

Washoe County PLAN SUBMITTAL

Grading Residential and Commercial

PERMITS+PLUS
ZONE



Washoe County
Permits Plus Zone
1001 East Ninth Street
PO Box 11130
Reno, NV 89520-0027



GRADING PERMIT SUBMITTAL GUIDELINES

The following is an outline of the requirements that need to be addressed when submitting for a grading permit. The outline is for reference purposes only and may not represent all of the requirements for approval. The applicant is directed to County Code Section 110.438, Grading Standards, for actual code requirements.

1. GENERAL REQUIREMENTS FOR SUBMITTAL

- **Plan Requirements**
 - For residential grading, four sets of plans are required. If the grading is over an acre, two extras are needed.
 - For commercial grading, five sets of plans are required.
 - When required by the Building Official, the plans and specifications shall be prepared and signed by an individual licensed by the State of Nevada to prepare such plans and specifications.
 - The following information must be clearly and accurately shown on the plan(s):
 - A plan showing the general vicinity of the site: (refer to Figure 1)
 - Show north arrow, date and scale.
 - Site plan drawn to scale showing: (refer to Figure 2)
 - Owner's name.
 - Mailing address.
 - Project address.
 - Lot, block and subdivision.
 - Assessor's parcel number.
 - Contact Information.
 - E-mail address, cellular number, fax, office phone, home phone.
 - The location and limits of all work to be performed.
 - The location of all proposed and existing structures on the lot.
 - The location of any structures on adjacent parcels that are within 15 feet of the proposed work site's parcel boundary.
 - Existing and proposed surface drainage patterns.
 - Sufficient elevation data to show the drainage will work as proposed.
 - The quantities of excavation, fill, and disturbed surface area shall be calculated and shown.
 - If material is to be removed from the site, the amount to be removed, the proposed disposal area, and the disposition of the fill, shall be stated.

2. SPECIFIC REQUIREMENTS

- All commercial and residential projects that disturb over 25,000 square feet of area must submit the following additional information:
 - Existing contours.
 - Proposed contours.



- Existing drainage (natural and man-made).
- Limiting dimensions of cut and fill.
- Proposed BMP's (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for over 30 days.

3. SETBACKS – CUT AND FILL SLOPES FROM PROPERTY BOUNDARY

- From the top of a cut slope, the setback must be one-fifth (1/5) of the vertical height of the cut slope with a minimum of 2 feet but need not exceed ten (10) feet (Figure 3a).
- The setback from the toe of a fill slope must be one-half (1/2) the vertical height of the fill slope with a minimum of 2 feet but need not exceed twenty (20) feet (Figure 3b).

4. SETBACKS – STRUCTURES FROM A SLOPE

- From the face of the structure to the toe of the slope, the setback shall be one-half (1/2) the vertical height of the slope but need not exceed 15 feet (Figure 3c).
- From the face of the structure's footing to the top of the slope, the setback shall be one-third (1/3) of the vertical height but need not exceed 40 feet (Figure 3d).

5. OTHER GENERAL REQUIREMENTS

- If the Project disturbs an acre or more of land, the applicant must:
 - Contact the Air Quality Management Division of the District Health Department to obtain a dust control permit.
 - Contact the Nevada Division of Environmental Protection (NDEP) to obtain a Notice of Intent (NOI) and construction storm water discharge permit (or waiver).
 - Contact the Washoe County Engineering Division and submit a Construction Permit Submittal Checklist, a Performance Standards Compliance Checklist and payment of the Construction Storm Water Inspection Fee.
- In all areas of the fill, all sod and vegetation is to be removed prior to placement of the fill.
- A soils and geology analysis and report may be required.
- A bond to insure completion and/or restoration of the work may be required as per Article 438, Grading Standards, of the Washoe County Development Code.
- Where slopes steeper than 3 horizontal to 1 vertical (3:1) are allowed, slopes shall not exceed 2 horizontal to 1 vertical (2:1) without slope stabilization and engineering.
- All cut and fill slopes are not to exceed 6 feet of vertical height before providing a minimum 6-foot wide terrace. Rockery, not riprap, shall be used in construction of the walls.
- All projects shall perpetuate existing off site drainage which reaches the property. Lot shall be graded so water will not flow onto adjacent properties. Drainage shall terminate at an approved drainage easement or to an approved street drainage system. (refer to 8. below)
- The maximum driveway gradient shall not exceed 14%.
- The faces of cut and fill slopes shall be prepared and maintained to control against erosion.



6. CERTIFICATIONS AND REPORTS

- Certification by a licensed engineer or surveyor of lot grading for drainage, soil suitability and slope setbacks will be required prior to the issuance of a Certificate of Occupancy.

7. SPECIAL USE PERMIT

- Special Use Permit is required for the following:
 - Grading projects excavating over 1,000 cubic yards.
 - Importing more than 5,000 cubic yards of fill.
 - Disturbing more than 25,000 square feet.
 - Placing more than 1,000 cubic yards of fill in a flood hazard area.
 - Constructing a permanent earthen structure over 4.5 feet high.
- Areas under building, pavement, and landscaping need not be included in these calculations.

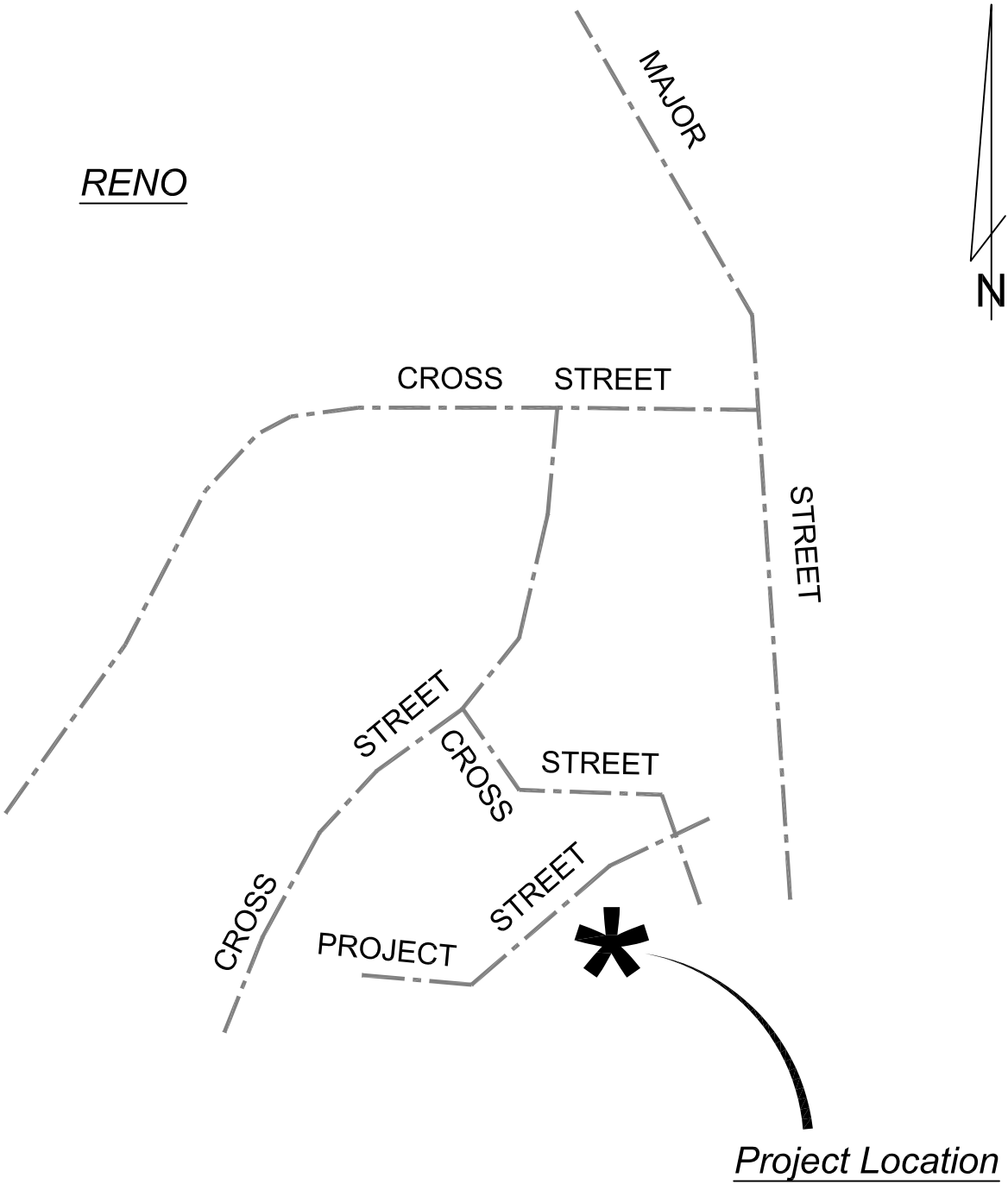
8. FLOOD PLAINS AND DRAINAGE WAYS

- If a structure is in a FEMA flood plain, the requirements of County Code Section 110.416 (Flood Hazards) must be followed.
- If a structure is in a flood plain other than those designated by FEMA or within a natural drainage way, a hydrology/hydraulic analysis performed by a Nevada Registered Engineer must be submitted to the Washoe County Engineering Division for review and approval. Special construction requirements for protection of proposed and existing downstream structures may be required.

9. COOPERATIVE PLANNING AREAS

- Within the Cooperative Planning Areas (generally that area extending from North Valleys and Spanish Springs through Washoe Valley – see County Code Section 110.438.45), grading for subdivision improvements, minor or major special use permits, or other discretionary or building permits adjacent to lots less than or equal to 5 acres in size shall not result in slopes steeper than three horizontal to one vertical (3:1), and a) not result in slopes that differ from the natural grade by more than four feet (4') within fifty feet (50') of a shared common property line when the adjacent parcel has an existing residence, and; b) not result in slopes that differ from the natural grade by more than twenty feet (20') within five hundred feet (500') of a property line.





VICINITY MAP
NOT TO SCALE

FIGURE 1



SETBACKS STRUCTURES

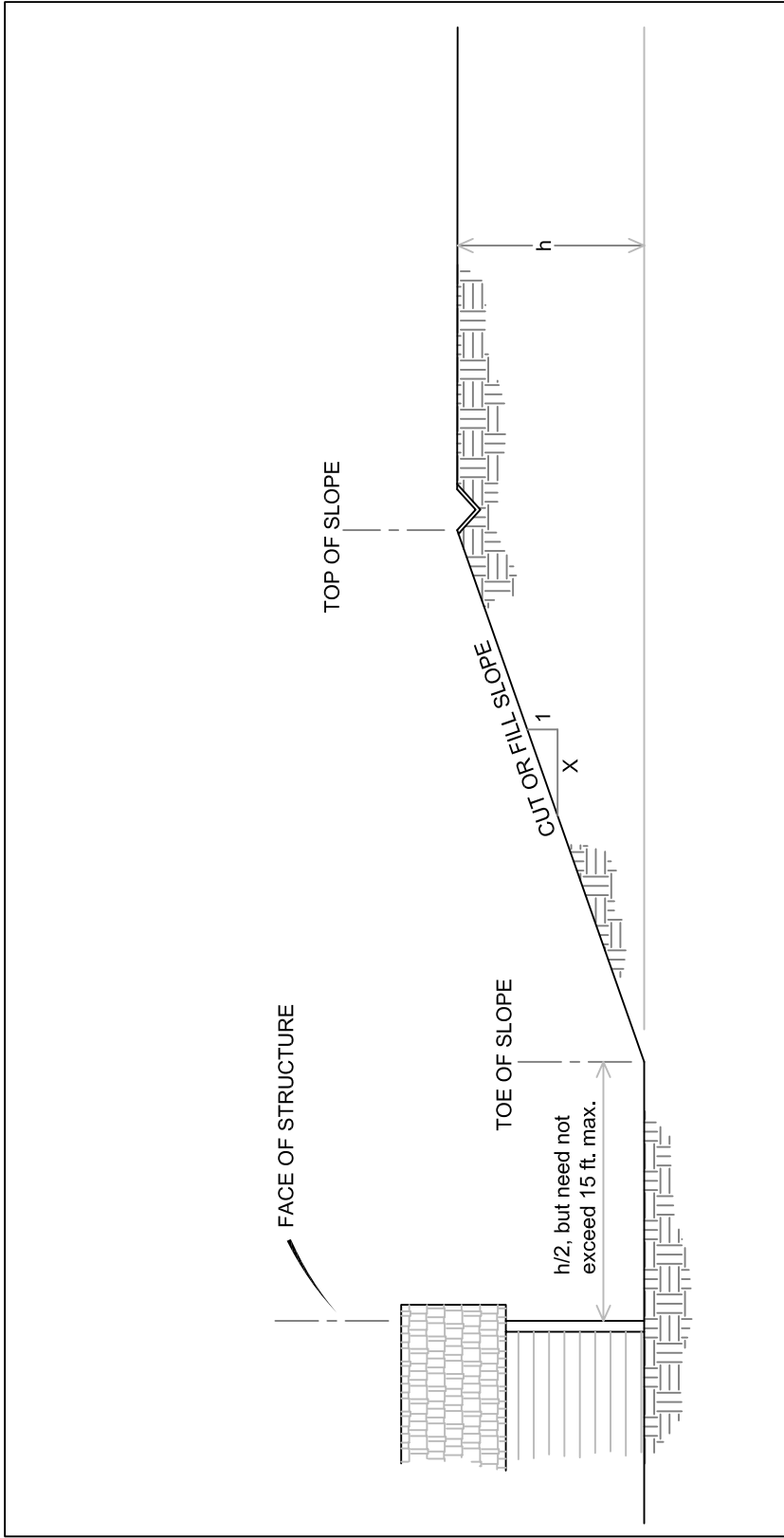


FIGURE 3C



SETBACKS
PROPERTY BOUNDARY

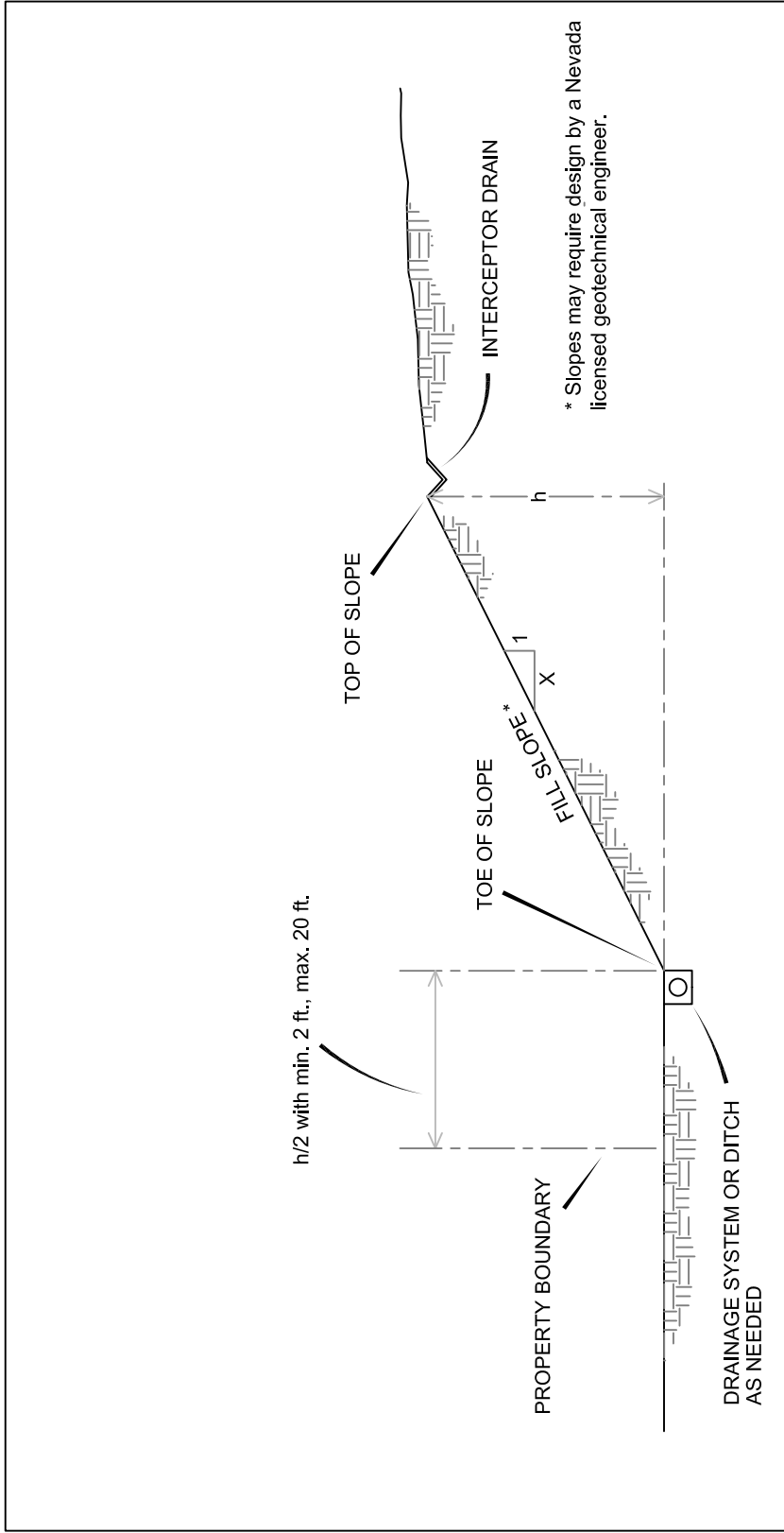


FIGURE 3B



SETBACKS
PROPERTY BOUNDARY

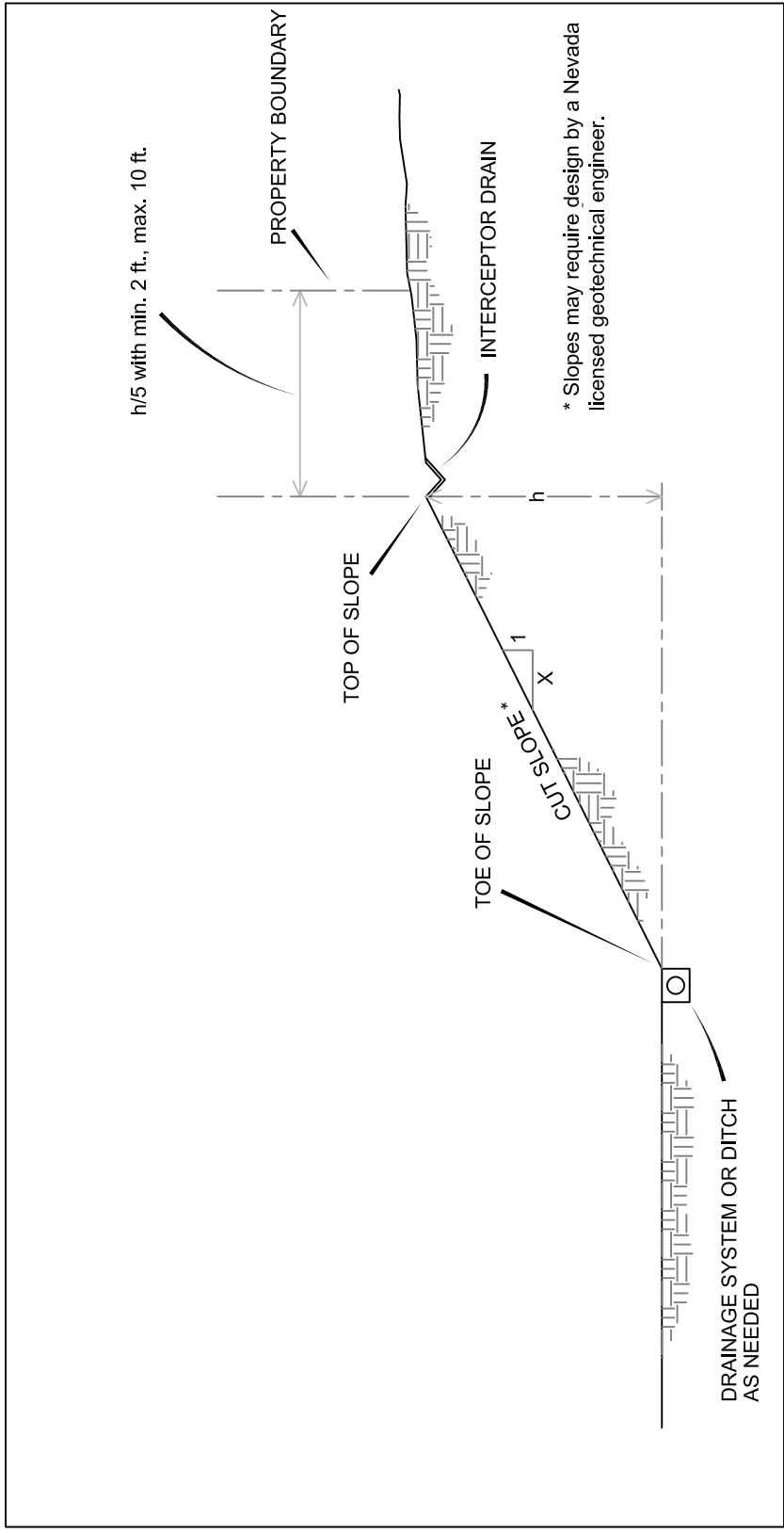


FIGURE 3A



TYPICAL SITE PLAN

- NOTES: 1) Show contours as required
2) Show existing easements
3) Show existing drainages
4) Show limiting dimensions and depth of cut and fill including quantities of cut and fill as required

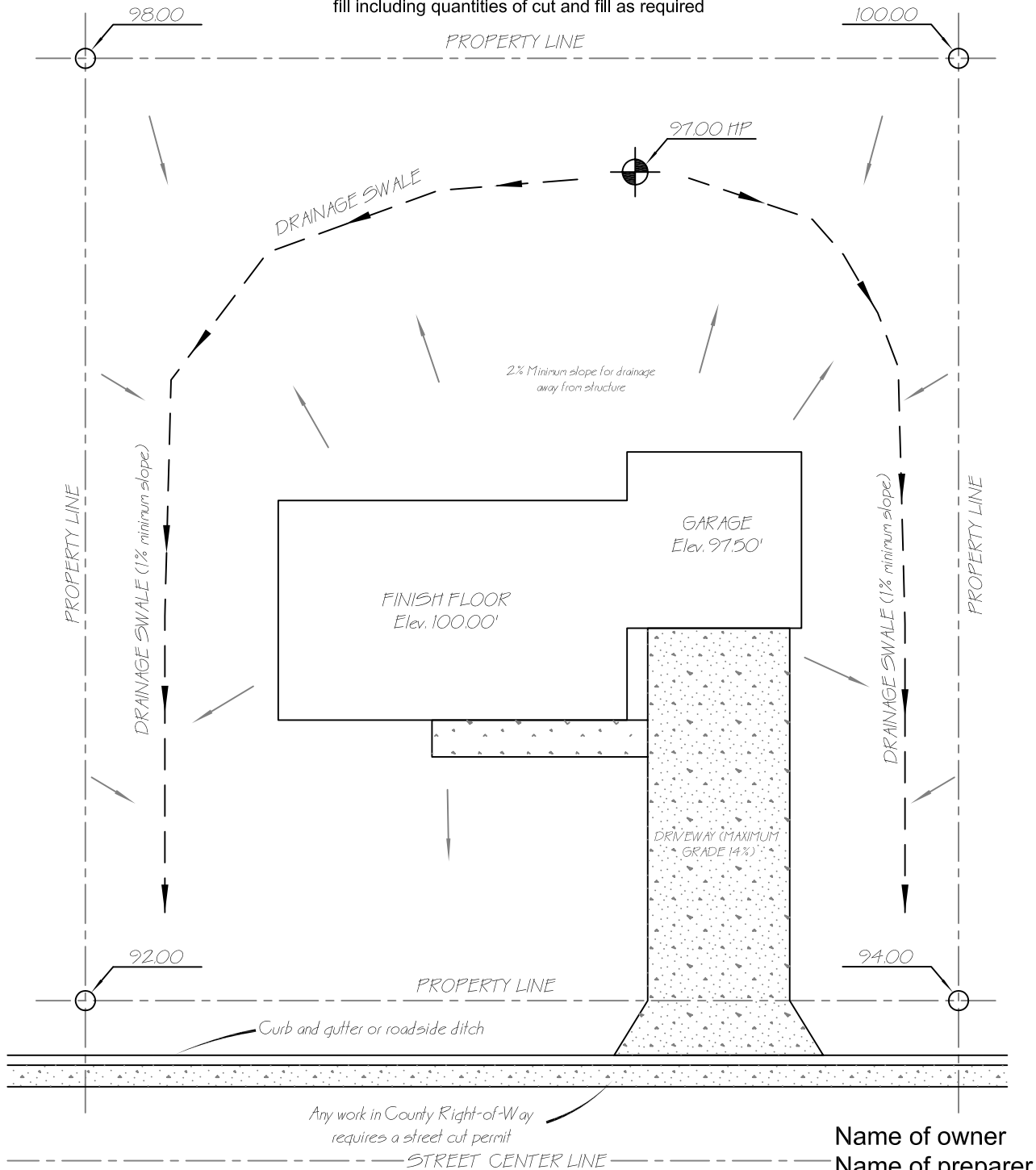


FIGURE 2



SETBACKS STRUCTURES

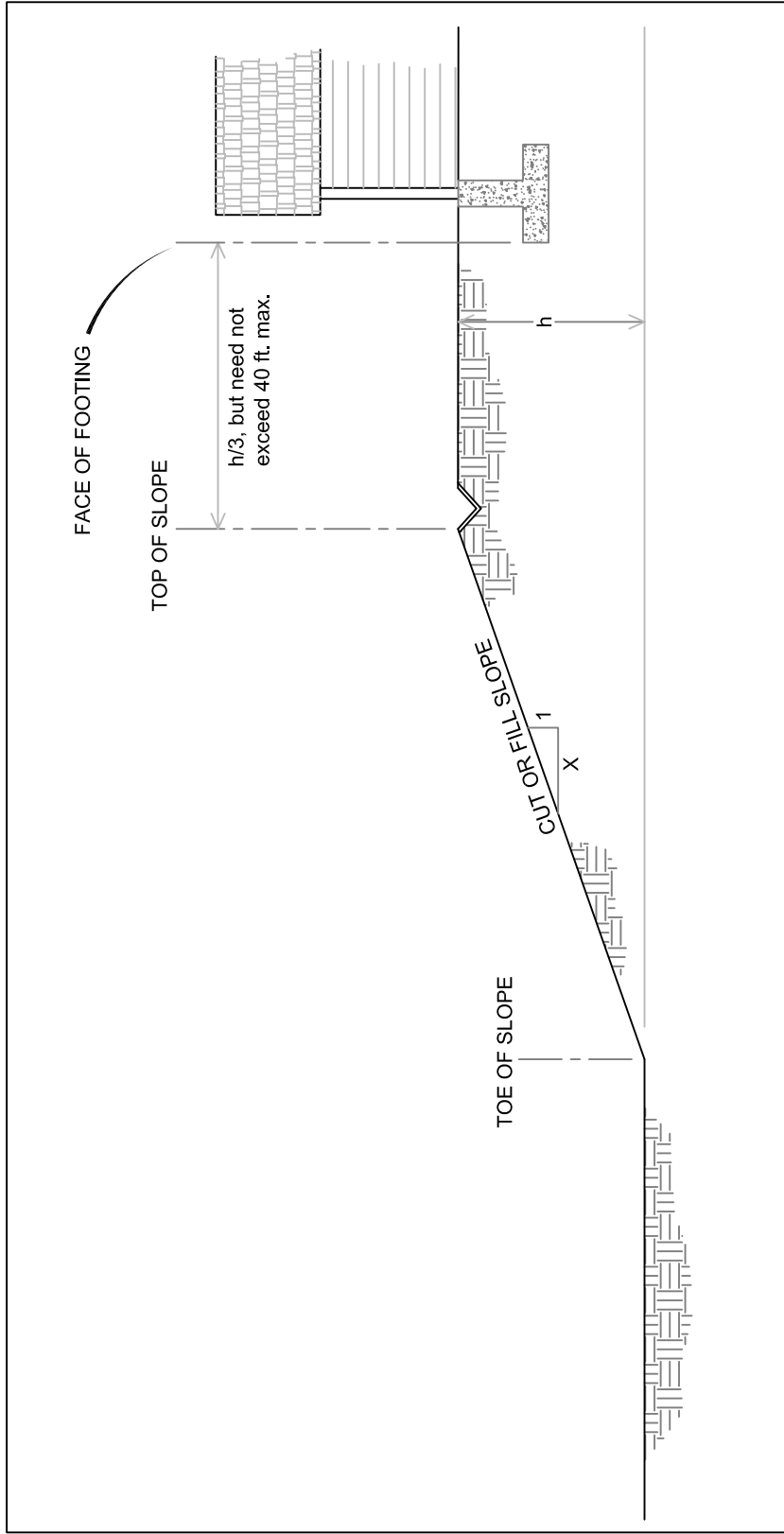


FIGURE 3D

