



LYON COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • DEVELOPMENT ENGINEERING • PLANNING

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## SITE DEVELOPMENT ~ PLAN REQUIREMENTS

All aspects of any commercial/industrial project submitted for a building permit require the applicant/owner to show compliance with all Lyon County regulations. This means that important site elements conditioned by the Board of County Commissioners or adopted as part of the County's codes and regulations will all be reviewed for compliance. You may want to discuss with staff the specific requirements for a project. Also, please note that staff will not accept incomplete applications. Below is a partial list of the requirements that are required to be submitted along with the building plans.

Improvement drawings stamped and signed by a **professional civil engineer** registered in Nevada will be required. A **site plan** must be submitted with the building plans showing the location of **all civil site improvements** including, as appropriate, all paving, curb and gutter, sidewalks, parking layout, trash enclosures, retaining walls, water, public sewer or septic, and drainage improvements. Plans, profiles and appropriate encroachment permits are required for work in the public way. Retaining walls over two feet will require structural calculations. **Utility plans** are also required that show the existing and proposed water and sewer/septic system items including horizontal location of facilities and finished surfaces and invert elevations on manholes, catch basins, sewer cleanouts, septic tanks and leach field piping etc. These plans must provide an approval line for the Lyon County Engineer, fire protection district, utility district & irrigation district.

A **grading plan** is required at the time the building plans are submitted. The plan will show existing ground contours to 20 feet beyond property lines, the proposed finished grade of all civil improvements, the finished floor elevation of the building and will demonstrate compliance with ADA requirements. Grading quantities shall be identified as well. (Site grading prior to receiving a building permit may require a **grading permit**. The grading permit addresses rough grading only and does not approve building locations, underground utilities, etc) A **drainage study** must be submitted illustrating how the project complies with the **Lyon County Drainage Guidelines**, dated June 20, 1996, rev. Sept. 12, 2006 (available on website). Projects on parcels in FEMA designated Special **Flood Hazard Areas** (SFHA) require a "floodplain development permit" from the Planning Department in order to obtain a building permit in accordance with Title 12.

A **geotechnical report** must be submitted if: **a.** Grading exceeds 5,000 cubic yards; or **b.** fills are at a depth of 5 feet or more; or **c.** the site contains retaining walls in excess of six feet in height; or **d.** if the project includes structures in category III or IV per IBC table 1604.5 or **e.** if required by the County due to special or unique site characteristics.

A **traffic study** will be required if more than 80 peak-hour trips or more than 500 trips per day are generated by the project.

Corresponding stamped as-built certifications may be required to obtain a final approval and a Certificate of Occupancy from the Building Official.

The attached checklist is provided as a guide to assist in preparing complete site improvement plans.

## **LYON COUNTY CHECKLIST COMMERCIAL AND INDUSTRIAL IMPROVEMENT PLAN**

Some items listed are required on multiple sheets within the plans. On smaller projects the required information may be combined onto one or two sheets, provided the required information is clear and legible.

- Drainage report for the proposed project and in compliance with the Drainage Guidelines for Lyon County dated June 30, 1996.
- Geotechnical report as required for the proposed project.
- Traffic report, if project generates more than 500 daily trips or 80 peak hour trips.
- Phasing noted (if applicable)
- Compliance with conditions of approval (if applicable.)

### **TITLE SHEET REQUIREMENTS**

All projects shall include the following title sheet information:

- Project name, location, and assessor's parcel number(s).
- Owners name, address, telephone and fax numbers.
- Project Engineer's name, address, telephone and fax numbers.
- Sheet index.
- Title block.
- Stamp and signature by project engineer.
- Vicinity map.
- Bench mark.
- General construction notes.
- Drawing sheet size 24-inches by 36-inches for all sheets.
- Minimum text size of 0.08-inch height.
- Legend (line type, symbols, abbreviations, etc.).
- Revision block for all sheets.
- Approval line for Lyon County Engineer, Lyon County Utilities (or servicing utility,) Central Lyon County Fire Protection District (or servicing fire dept) and Ditch Company (as required.)
- Line for Lyon County Building Department Tag Number where appropriate.

### **SITE PLAN REQUIREMENTS**

All projects shall include the following site plan information:

- All sheets clean, uncluttered and legible.
- Plans drawn to scale, with a north arrow and scale shown on all sheets.
- Property lines, proposed building footprint with building entrances and building square feet shown on all applicable sheets.
- Sidewalks, steps, paved areas, curb and gutters, valley gutters, curb returns with curb radius, spandrels, handicap ramps, (shown on all applicable sheets.)
- Signage, drive aisles and parking spaces shown and dimensioned.
- Reference to details for proposed construction.
- Plan and profile for public street, water, sanitary sewer and storm drain improvements.
- Existing and proposed conditions clearly shown on all sheets.
- Public or private improvements designated and shown on all sheets.
- Street names, project boundary and adjacent property owners shown.
- Existing and proposed easements and right of way labeled and dimensioned.

## ***GRADING PLAN REQUIREMENTS***

All projects shall include the following grading plan information:

- All sheets clean, uncluttered and legible.
- Plans drawn to scale, with a north arrow and scale shown on all sheets.
- Existing ground contours and elevations for the site extending 50-feet beyond the site lot lines.
- FEMA designated flood zones and elevations shown on all sheets.
- Demonstrate that surface water will drain away from the structure(s) in compliance with the County adopted building code. Structure footprint with pad and finished floor elevations with fine grading elevations shown. Drainage swales three (3) feet minimum from the building pad. 5% slope away from structure for 10-feet per IBC requirements.
- Proposed grading with spot elevations for top of curb, gutter flow lines, ditch flow lines, and pavement grade breaks.
- Percent of slope for curb and gutters, valley gutters, ditch flow lines, and paved areas.
- Elevations for top and toe of slopes with slope steepness shown. 2-foot minimum property line/fence setback from top and toe of slopes.
- General grading notes.
- Refer to the geotechnical report, with recommendations incorporated into the plans.
- Cut and fill earthwork quantities.
- ADA requirements.
- On-site and off-site storm drain improvements (as required.)
- Detailed grading for all storm water retention/detention basins.
- Erosion/sedimentation control (may be a separate plan).

## **UTILITY PLAN REQUIREMENTS**

All projects shall include the following utility information:

- Existing utilities including water, sewer, storm drain, wells, septic, electric power, gas, telephone, CATV.
- Proposed water, sanitary sewer and storm drain systems with pipe sizes. Sewer and storm drain improvements must include invert elevations and pipe slope. Water system must show service(s), backflow prevention and fire lines.
- Adequately sized grease interceptor/sand oil interceptor (if applicable) and trash enclosure that drains into the grease interceptor (if applicable).
- Plan and profiles for public water, sewer and storm drain.
- Submit plans to Nevada Bureau of Safe Drinking Water, Nevada Division of Environmental Protection and the appropriate utilities for review and comments.

## **DETAIL SHEET REQUIREMENTS**

- Standard and special details for items to be constructed. Approved and accepted Standard Details for Public Works Construction must not be modified unless "Modified" is noted and Modifications clearly shown. Border, date and ownership information must be left intact.