

CITY OF ELKO NEW MARKET AND LONSDALE

CERTIFICATE OF SURVEY REQUIREMENTS

Building permit applications shall be accompanied by a certificate of survey (2 copies). The survey shall depict following:

1. North arrow and scale of drawing (all submitted copies shall be to-scale).
2. Legal description, address of parcel and location of permanent property corner monuments.
3. Dimensions and location of all known easements and type of easement.
4. Location of all existing buildings. For remodeling or addition permits, dimensions of each building and reference distances from the lot lines to the nearest point of each building must be shown.
5. Location of existing utilities, including but not limited to manholes, hydrants, catch basins, power poles and telephone boxes. **Show all existing and proposed sewer and water service locations, and where they come into the structure.**
6. Front, side, and rear yard setback dimensions to existing and proposed buildings (measured to exterior wall).
7. All outside dimensions of buildings, including decks, fireplaces and cantilevers.
8. Setback dimensions to existing buildings on adjacent lots.
9. Location of irons at each side lot line establishing proposed front and rear building line. The maintenance of these irons, once established by the surveyor, shall be the responsibility of the building permit applicant.
10. Locations of proposed driveways (residential), parking lots, sidewalks and curb cuts (commercial). Driveways shall not be located over the sanitary sewer and water main service trench or within the drainage and utility easement.
11. Benchmark elevation and description of location. Benchmarks available from the City Engineer..
12. Driveway slope (maximum driveway slope is 10%).
13. Grade elevations at the following points (additional elevations may be required by staff):
 - a. Existing and proposed at each lot corner.
 - b. Existing street elevations (centerline and top of curb) at each lot line and both sides of proposed driveway edges.
 - c. Existing elevation on side lot lines, at extension of proposed front and rear building lines and any major grade changes.
 - d. Proposed elevation on side lot lines, at extension of proposed front and rear building lines (a minimum 2% grade along all lot lines is required).
 - e. Proposed lowest floor, garage floor and top of foundation elevations.
 - f. Existing and proposed elevations at all major corners of building.
 - g. Existing and proposed elevations at top and bottom of any major slopes.
 - h. First floor elevation and at-grade building corner elevations of existing buildings on adjacent lots, within 25 feet of side lot line.
14. Location and elevations at top and bottom of any proposed retaining walls.
15. Proposed direction of surface water drainage indicated by arrows and elevations.
16. The normal water level (NWL) and high water level (HWL) or Ordinary High Water elevation and/or contour for lots abutting a body of water or is within 50 feet of said water.
17. All delineated wetlands and wetland buffers.
18. Proposed location of rock construction entrance.
19. Proposed location of erosion control devices (silt fence).
20. Proposed location of sump pump discharge line and location at which line will connect to storm sewer or daylight.