



# ***LCExpress***

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## **New House in a Subdivision**

A plot plan is a good start for the plans required for your new home in a subdivision. However, a typical plot plan will not include all the details required. Here is a list of requirements that includes what is typically on a plot plan and some items that may need to be added.

### Plan Requirements

- North Arrow
- Verification of approval from all other Jurisdictions having authority such as Township Zoning.
- Verification of Individual Lot NOI from Ohio EPA.  
This requirement depends on how the entire subdivision or plat was permitted. Please coordinate with the subdivision/plat developer.
- Location and dimensions of all property lines and parcel area.
- Location and dimensions of all proposed development details including buildings, driveways, paved surfaces, decking, drainage systems, septic systems.
- Lines and dimensions identifying any public right of ways, property easements, and required setbacks
- Show the elevation of the ground immediately around the new home.  
NOTE: this elevation shall not be more than 12 inches above the planned grade in the approved grading plan.
- Proposed drainage measures such as ditches, mounds, drainage pipe systems, etc. with adequate information for evaluation. Include: Diameter, dimensions, slopes, invert/cover elevations, material properties, etc.
- Proposed spot grades that show proposed grading of new driveways, patios, sidewalks

**\* This checklist is strictly for assistance. It provides the most common requirements for the common development type indicated in the title. You may need to provide additional information to meet requirements if requested by the LCEO.**