



LCExpress

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New Home or Home Addition

This checklist will assist you in creating your site for areas outside of subdivisions. Common development plans related to this checklist include all or some of the following features: Home Addition, New Home, New Garage, New Barn, Ponds, New Pools, Yard Infill projects.

NOTE: Typical new home development plans on an undeveloped parcel will likely require you to consult with a professional engineer to develop plans.

Plan Requirements

- North Arrow
- Verification of approval from other Jurisdictions having authority.
- 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
- Area of Disturbance: all areas where ground will be modified in any way including but not limited to excavations, material stock pile and storage areas, lawns and landscaping.
- Locations of existing and newly proposed structures with clear labels for each
- Indicate proposed building finished floor elevation.
- Existing and proposed spot grades at lot corners and every 50ft along property lines
- Existing and proposed 1' contour lines
- Existing off-site spot elevations, including structures within 50ft of the property line
- 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
- Drainage arrows that show drainage flow from the new development. Note that drainage cannot impact nearby parcels and should be supported by proposed grading information.
- Delineation of Flood Plain and/or Riparian setback.
- Wetlands delineation or provide note indicating not applicable
- Surveyor/Engineer/Architect info and Official Stamp or Building Contractor Info
- SWP3 Plan Requirements

*** 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.**

The following is a list of common Jurisdictions having authority in the area

- Township Zoning
- USACE 404 Permit
- OEPA 401 Permit
- OEPA Isolated Wetland
- ODOT District 2 for State Roads
- Maumee River Conservancy District Permit
- Reno Beach/Howard Farms Conservancy District Permit