



LCExpress

Office of the Lucas County Engineer
Mike Pniewski, P.E., P.S.

1049 S. McCord Road
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Site Plan Requirements

All permit applications are required to have a Site Plan. The following checklist can help you develop your plan. Upload your Site Plan document when submitting your application in LCExpress.

Plan Requirements

- North Arrow
- Verification of Zoning approval
- Location and dimensions of all property lines and parcel area
- Locations and dimensions of all proposed development details including buildings, driveways, paved surfaces, decking, drainage systems, septic systems; etc.
- 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 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 grading of 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.
- Traffic Plan in compliance with ODOT Maintenance of Traffic requirements for any changes to the regular flow of traffic that may occur
- 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

Also check the following possible requirements

- USACE 404 Permit
- NPDES Permit
- OEPA 401 Permit
- OEPA Isolated Wetland
- Ohio DOT Access Permit
- Lucas County SWP3
- Lucas County Access Permit
- Lucas County Enclose Permit
- Lucas County Connect Permit
- Lucas County Floodplain Permit



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- Maumee River Conservancy District Permit
- Reno Beach/Howard Farms Conservancy District Permit

NOTE: Proposed Grades can be shown in reference to existing grade unless otherwise requested by the LCE.
EX: 4 inches above existing grade

Any item in this list that does not apply to your grading plans should be noted as Not Applicable. The Lucas County Engineer's Office will require a resubmittal of information to include all applicable items that were not included in the original information. A requirement for resubmittal will extend the permit approval process.

Create a Site Plan

Here are instructions on producing a Site Plan using Lucas County Engineer GIS Map Data.

GRADING PLAN USING LUCAS COUNTY GIS MAP DATA

You can find the Lucas County GIS Information on the Lucas County Engineer Website under **Plan Viewers and GIS Data**.
<http://co.lucas.oh.us/263/Engineers-Office>

On that page please click the "GIS/MAPS" link to agree to the disclaimer.

On the Next page Under "Engineer's Maps-Drainage, Utilities & Survey" please select the "LCE All Drainage" Map

Once the map comes up please enter the address in the box in the upper left and click the search button.

Once you have found the address, click on the "Layers" button in the upper left.

Now click on the box near "2016 TOPO" in the box that popped up on the right. You may have to zoom in if the option is not selectable.

This should show spot elevations for the parcel.

This can be printed out and/or edited using other software to produce some of the grading plan requirements for the grading and drainage permit.

Further details regarding the Permit requirements can be found in the Grading and Drainage Rules under the Stormwater Department of the Lucas County Engineer's website <http://co.lucas.oh.us/1023/Stormwater-Dept>.