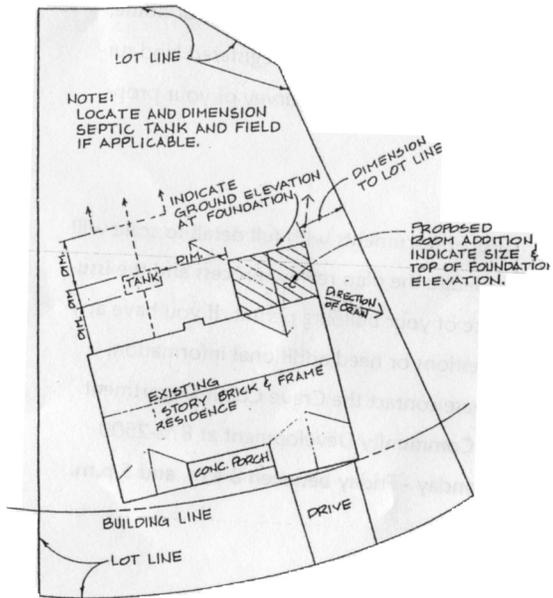


OWNER _____
 ADDRESS _____
 SUBDIVISION _____ Zoning _____
 Parcel ID _____ Lot No _____



 NORTH
 TYPICAL PLOT PLAN FOR ROOM ADDITION
 SCALE 1" = 20'-0"

What is a Site Plan?



City of Ellisville
 #1 Weis Avenue
 Ellisville, MO 63011
 Phone: (636)227-9660
 Fax: (636)227-9486
www.ellisville.mo.us

What is a Site Plan?

A Site plan is an accurate, clear, scale depiction of the dimensions and angles of the lot boundary lines including the following:

- ⇒ Location of front, rear, and side yard setbacks, together with the location of any existing and proposed structures and their distance from the property lines and from each other.
- ⇒ Existing and proposed finished grade of yards, driveways, and walks, including the slope or direction of drainage indicated by arrows.
- ⇒ Ground elevations and the elevation of the top of the foundation of the structures.
- ⇒ Spot elevations for the top and bottom of all existing and proposed retaining walls.
- ⇒ Location and width of any easements (identify the entities with rights to the easements). Please note that any construction within a dedicated easement is restricted.
- ⇒ Location of any septic fields, if applicable.
- ⇒ A registered engineer's seal is required if the building is to be constructed on compacted fill or for buildings in excess of 400 square feet.

Code Requirements

Whether arranging for a new site plan or when reviewing your current one, please keep the following Ellisville requirements in mind:

- ⇒ Finished grade level at the foundation walls must be at least eight inches below the top of the foundation walls for all wood frame construction, including all brick veneer. For solid masonry walls, a six inch difference is required.
- ⇒ Finished grade must slope away from foundations at least one inch per foot for a distance of 8 feet to ensure proper drainage away from foundations.
- ⇒ If there is a basement door in the residence, it should have a four-inch clearance when opening onto the grade. (be sure to note this on your plans)
- ⇒ Ellisville Zoning Ordinance requires that a building be set back from the property lines to meet the minimum required front, rear, and side yard setback requirements.

More Helpful Tips

In some cases you might have received a copy of your site plan at the time of your home purchase. If so, you can use it to begin preparing your revised plan. If you did not receive a copy when you bought your home, you may need to have a registered land surveyor prepare a new survey of your property.

Proper documents with full detail to scale will expedite the plan review process and the issuance of your permit. If you have any questions or need additional information, please contact the City of Ellisville at 636-227-9660 Monday - Friday between 8 a.m. and 5 p.m.

Please call 1-800-DIG-RITE prior to performing any excavation.

CITY OF ELLISVILLE

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