Blue Springs, Missouri
Community Development

MEMORANDUM

DATE: **October 12, 2015** ***(Revised June 13, 2022)***

TO: **Builders & Surveyors**

FROM: **Community Development & Engineering Departments**

SUBJECT: **Residential Plot Plan Requirements**

As of October 5, 2015, several new items will be required on plot plans for residential building permits. These changes are a result of updates to the Unified Development Code (UDC) and the Design & Construction Manual (D&C Manual). A new Right-of-Way Permit will be required for any construction in the Right-of-Way to ensure ADA compliance for new sidewalks and driveway approaches. New requirements are shown in bold and italics.

For your convenience, below is a checklist of all items that need to be included on a Residential Plot Plan for review and approval:

_____ Plot Plan should be on 8 1/2" x 14" paper labeled "Plot Plan" at the top.
_____ A Legal Description for the property must be included.
_____ A north arrow must be shown.
_____ All lot dimensions must be shown for each property line and must match the recorded Final Plat.
_____ All easements must be delineated and labeled and must match the recorded Final Plat.
_____ All street names must be labeled and the back of the curb shown.
_____ All building setback lines must be delineated and labeled and match the recorded Final Plat.
_____ All building setback measurements must be shown and must be measured from the portion of the house nearest to the property line.
_____ The driveway must be delineated and a percentage of driveway coverage labeled.
_____ Dimensions of all exterior walls, all decks over 30" above grade at any point, and any covered decks, patios, etc. must be delineated and labeled.
_____ Required sidewalks must be delineated and labeled (including width ***and ADA compliant cross slope language***) and must match the recorded Final Plat.

_____ ***The elevations at the back of the curb at driveway tie in locations and mid-point must be labeled.***

_____ ***The finished floor elevation of the garage must be labeled.***

_____ ***The driveway width at the back of the curb must be labeled.***

_____ Company, name and contact information of the surveyor must be shown.

_____ Company or name of person who requested the plot plan should be provided.

_____ Date of survey must be shown.

_____ ***Contours are required if the site has significant elevation changes, significant contour alterations, the lot contains a drainage swale, or the lot contains a drainage easement.***

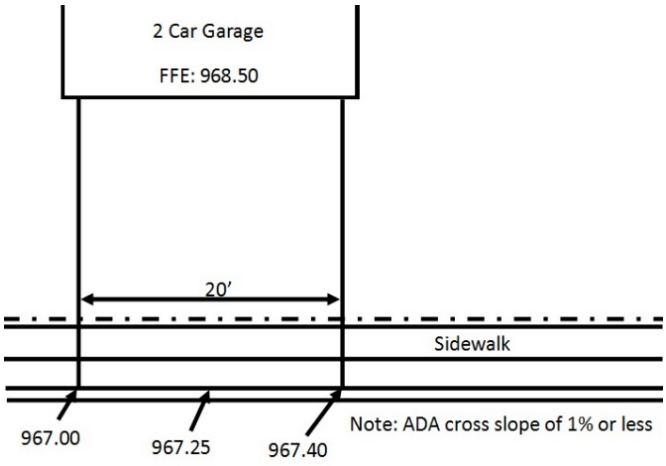
Three (3) copies of the plot plan must be submitted with the building permit application for review. Copies must be signed and sealed by the land surveyor registered in the State of Missouri who completed the plot plan.

Single-Family Residential Driveway Requirements:

ADA compliant cross slopes of 2% or less must be carried in the walking path across the driveway when a sidewalk is present.

Single-family driveways shall not exceed fifty percent (50%) coverage within the front yard of or the street-facing side yard in which the driveway is located. Driveways shall not exceed a width of thirty-five feet (35') within the right-of-way and fifty percent (50%) coverage, whichever is less. All widths refer to the total of driveways on the lot, not each individual driveway. Corner lots are allowed up to a maximum of forty-five feet (45') of driveway width within the right-of-way provided all other requirements are met.

The illustration to the right shows the information that is requested to be shown on the plot plan for lots with sidewalks. The finished floor elevation of the garage, back of curb elevations at each corner of the driveway and the mid-point, and the ADA note should all be included.



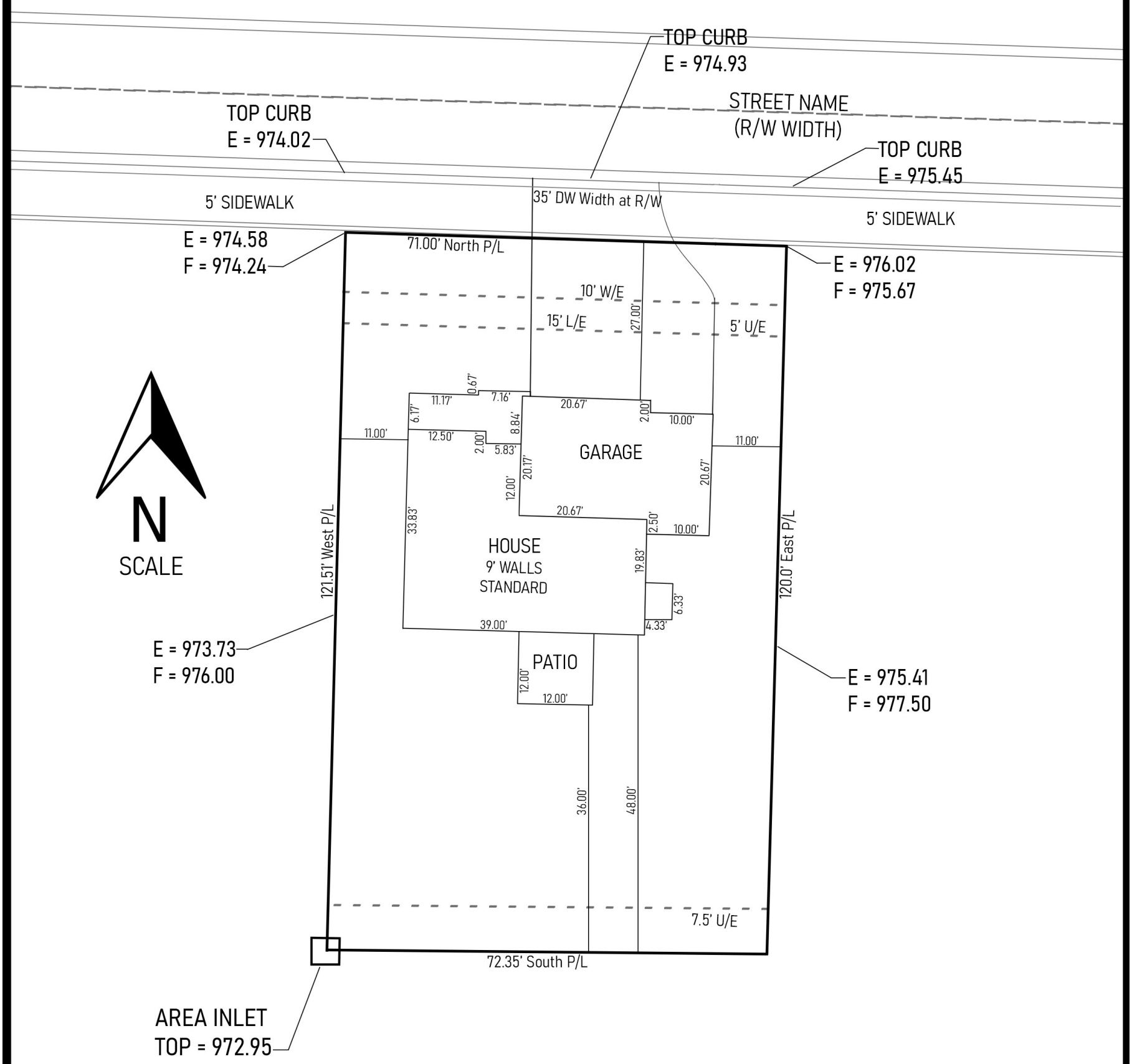
If you have any questions on any information required for a plot plan, please contact:

Adair Bright, Associate Planner
816-2228-0142 or abright@bluespringsgov.com

Blue Springs, Missouri
Community Development

PLOT PLAN

ADDRESS



LOT INFORMATION

8,535.99 SQ. FT.
MBFE = 966.97
ADDRESS

LEGAL DESCRIPTION

LOT #, SUBDIVISION,
PLAT #, A SUBDIVISION
AS RECORDED IN BLUE
SPRINGS, JACKSON
COUNTY, MISSOURI.

NOTES*

1. BULDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.

2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

*Notes may differ.

FRONT YARD AREA RESTRICTION

AREA BETWEEN B/L AND FRONT P/L
1,775.00 SQ. FT.
AREA COVERED BY CONCRETE
695.8 SQ. FT. (39.2%)

OTHER

DRIVEWAY SLOPE = 5.5%
EXTENDED LOT AREA = 9,316.96 SQ. FT.
DRIVE AREA = 981.3 SQ. FT.
SW AREA = 152.50 SQ. FT.

A. Bright
Engineering & Surveying*

*Not a real company. Made up for this example

THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE, DATE, AND SEAL OF THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS BEEN AFFIXED HERETO.

STATE OF MISSOURI
JOHN M. DOE
NUMBER PE-0000000
PROFESSIONAL ENGINEER

PLOT PLAN - LOT #

SUBDIVISION, PLAT NAME
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

HOME BUILDER
ADDRESS
CITY, COUNTY, STATE

PROJECT NO.	FILE NAME	DATE
#	LOT #-#, SUBDIVISION	MM/DD/YYYY

Rev:

SHEET
1 OF 1

8.5'

Drawing Not To Scale