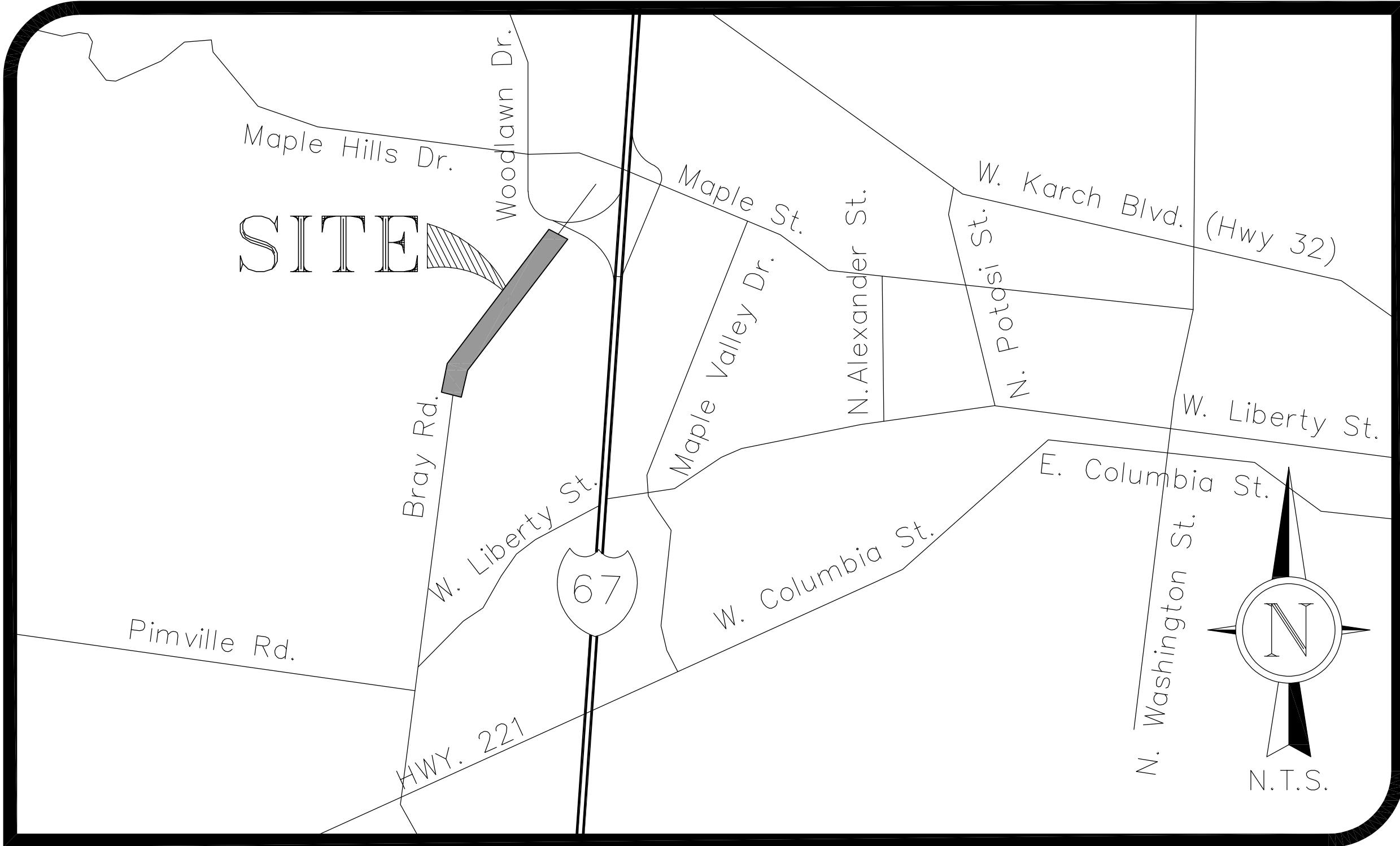


FARMINGTON CROSSINGS

U.S. SURVEY 2969, TOWNSHIP 36 NORTH, RANGE 5 EAST
CITY OF FARMINGTON, ST. FRANCOIS COUNTY, MISSOURI

BRAY ROAD IMPROVEMENT PLANS



LOCATOR MAP

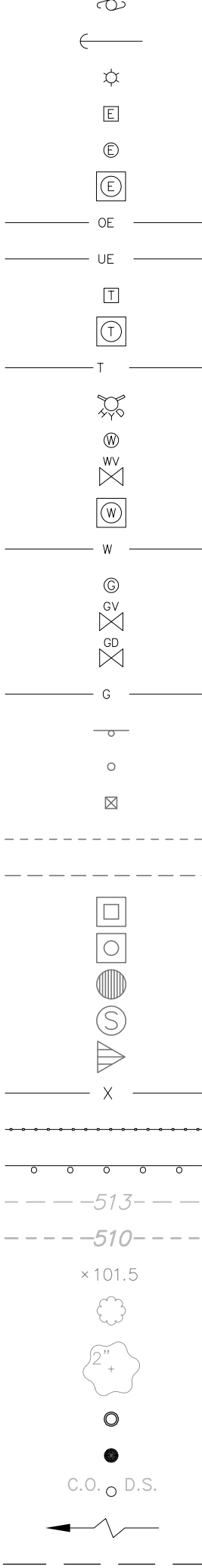
PROPERTY OWNER

CITY OF FARMINGTON

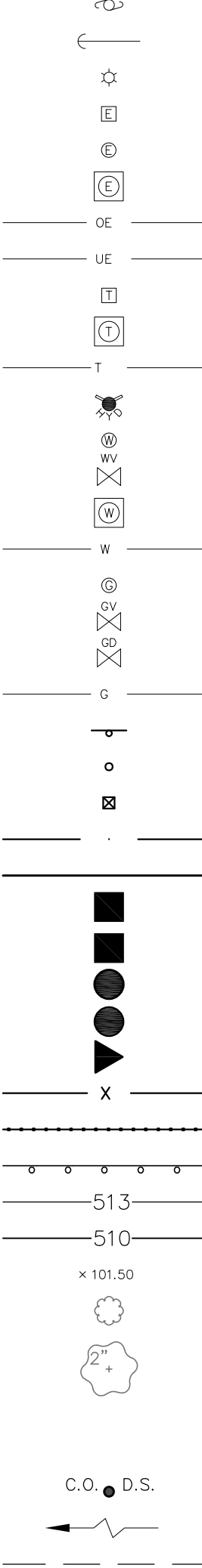
LEGEND

SHEET INDEX

EXISTING



PROPOSED



UTILITY POLE
GUY WIRE
LIGHT STANDARD
ELECTRIC BOX
ELECTRIC METER
ELECTRIC MANHOLE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
TELEPHONE BOX
TELEPHONE MANHOLE
UNDERGROUND TELEPHONE LINE
FIRE HYDRANT
WATER METER
WATER VALVE
WATER MANHOLE
WATER LINE
GAS METER
GAS VALVE
GAS DRIP
GAS LINE
STREET SIGN
BOLLARD OR POST
MAILBOX
SANITARY SEWER
STORM SEWER
STORM DRAIN GRATE INLET
STORM DRAIN AREA INLET
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
FLARED END SECTION
FENCE: CHAIN LINK OR WIRE
FENCE: WOOD CONSTRUCTION
GUARDRAIL
MINOR CONTOUR INTERVAL
MAJOR CONTOUR INTERVAL
SPOT ELEVATION
BUSH OR SHRUB

TREE W/APPROXIMATE DIAMETER SIZE
FOUND SURVEY MONUMENT AS NOTED
SET SURVEY MONUMENT AS NOTED
CLEAN-OUT/DOWN-SPOUT
SWALE
UTILITY EASEMENT

UTILITY/AGENCY CONTACTS

WATER
FARMINGTON CITY LIGHT
AND WATER
101 S. JEFFERSON ST.
FARMINGTON, MO 63640
(573) 756-2620

SEWER DISTRICT
FARMINGTON CITY LIGHT & WATER
101 S JEFFERSON STREET
FARMINGTON, MISSOURI
(573)-756-2620

GAS
SPIRE
720 OLIVE ST.
ST. LOUIS MO 63101
(314) 342-0709

FIRE PROTECTION
CITY OF FARMINGTON
222 E. COLUMBIA ST.
FARMINGTON, MO 63641
(573)-756-2324

ELECTRIC
FARMINGTON CITY LIGHT & WATER
101 S JEFFERSON STREET
FARMINGTON, MISSOURI
(573)-756-2620

BENCHMARK

NGS #E 56: 889.53 FIUS NAVD88 - AT DE LASSUS, SAINT FRANCOIS
COUNTY, ON THE MISSOURI PACIFIC RAILROAD, 6 FEET SOUTH OF THE
SOUTH END OF THE STATION, 202 FEET NORTH OF MILEPOST 87, 40
FEET SOUTH OF THE CENTERLINE OF A COUNTY
ROAD THAT CROSSES THE TRACK, 20 FEET EAST OF THE CENTERLIN
OF THE MAIN TRACK, AND 2 FEET SOUTH OF A TELEPHONE POLE. I
STANDARD DISK, STAMPED E 56 1934 AND SET IN THE TOP OF A
CONCRETE POST.

SITE BENCHMARK

980.60 FtUS NAVD88 - "0" IN OPEN OF FIRE HYDRANT; APPROXIMATELY 19'± NORTHWEST OF THE NORTHWEST EDGE OF PAYMENT OF BRAY ROAD; APPROXIMATELY 1063'± ALONG THE CENTERLINE OF PAVEMENT OF SAID BRAY ROAD, FROM THE INTERSECTION OF SAID BRAY ROAD AND WOODLAWN DRIVE.

BASIS OF BEARING

MISSOURI STATE PLANE
GRID NORTH FROM GPS
TIES TO MODOT GLOBAL
NAVIGATION SATELLITE
REAL-TIME NETWORK

GRIMES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. GRIMES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

ABBREVIATIONS

ADS	— ADVANCED DRAINAGE SYSTEMS, INC.	N.T.S. — NOT TO SCALE
ATO	— ADJUST TO GRADE	O.C. — ON CENTER
B.M.	— BENCHMARK	P.V.T. — PAVEMENT
C.I.	— CURB INLET	P.C. — PORTLAND CEMENT
C.O.	— CLEAN OUT	P.C.S. — PRECAST CONCRETE
CMP	— CORRUGATED METAL PIPE	P.S.I. — POUNDS/SQUARE INCH
CONC.	— CONCRETE	PROP. — PROPOSED
C.Y.	— CUBIC YARDS	R.C. — REINFORCED CONCRETE
D.C.I.	— DOUBLE CURB INLET	R.R. — RAIL ROAD
DIP	— DUCTILE IRON PIPE	R.CF — REINFORCED CONCRETE PIPE
DI	— DIAMETER	S.F. — SQUARE FOOT
DS	— DOWNSPOUT	S.Y. — SQUARE YARD
ELEV.	— ELEVATION	SAN. — SANITARY
EX	— EXISTING	SCH. — SCHEDULE
FD	— FLOOR DRAIN	SWPP — STORM WATER POLLUTION PREVENTION PLAN
FF	— FINISH FLOOR	TBA — TO BE ABANDONED
FL	— FLOW LINE	TBR — TO BE REMOVED
GI	— GRATE INLET	TY. — TYPICAL
GAL	— GALLON	UP — USE IN PLACE
H.G.	— HYDRAULIC GRADE	VCP — VITRIFIED CLAY PIPE
HYD	— HYDRANT	YD — YARD
MAX	— MAXIMUM	WW — WATER VALVE
MAN	— MANHOLE	
MIN	— MINIMUM	

ZIP CODE 63640
PARCEL ID: 09703500000000700



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www.grimesconsulting.com

REV. NO.	REMARKS	DATE
2	CITY COMMENTS	02/04/26
3	CITY COMMENTS	03/03/26
4	CITY COMMENTS	03/12/26
5	SWPPP ADDITION	04/07/26

BRAY ROAD PLANS FOR EARMINGTON CROSSINGS

BERRY ROAD FARMING MO 63640

HEET 11 OF 11
TITLE SHEET

JOB NUMBER: 4327.A

DRAWN BY: JRB

UNAC

DATE: 10/31/25

— — —

C1.0

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MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

PREPARED FOR:
SIMON CRE
CONTACT: CHRIS CURIE
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251
PH: 480.745.2623
FAX: 480.588.4150

SWPPP REQUIREMENTS

INTRODUCTION
This Stormwater Pollution Prevention Plan is for the Farmington Retail project located in Farmington, Missouri. The site is at 3874 Bray Road. (see location map) The proposed use for the site is a retail center.

SITE OWNER:
City of Farmington

II. SITE INFORMATION

- A: Soils
The soil found on site is classified as 'crider silt loam', 'elsh silt loam', 'fourche silt loam', and 'nicholson silt loam'.
B: Existing Run-Off Water Quality
No run-off water quality is available for this site.
C: Surface Waters and Receiving Waters
The site is part of a watershed that is located in the Farmington River watershed. The existing site drains drains in two directions, one of which will drain southwest on Bray Road and enter the proposed storm sewer and discharges south of Bray Road into the existing channel. The other part will drain northwest on Bray Road and enter the proposed storm sewer system and discharge into the roadside ditch of hwy 67.
D Site Area and Run-Off Coefficient
It is planned to disturb 4.54 acres of the site and grade the area all at one time.

III. CONSTRUCTION ACTIVITY

The purpose of this project is to redo Bray Road and add an additional lane for the Farmington Crossings development taking place south of Bray Road. Siltation controls will be installed as indicated on the plans prior to clearing. As the designated area has been cleared, the area will then be seeded with winter wheat to establish a vegetative cover resistant to erosion. No industrial activities like temporary concrete or asphalt batch plants are proposed.

IV. OFF-SITE VEHICLE TRACKING

A stabilized construction entrance shall be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept daily to remove any excess mud, dirt or rock tracked from the site. Dump trucks hauling material to or from the construction site will be covered with a tarpaulin.

V. MAINTENANCE/INSPECTION PROCEDURES

- A. Locate state county land disturbance permits, bmp inspection reports, etc. onsite with the SWPPP.
B. These are the inspection and maintenance procedures that shall be used by the contractor to maintain erosion and sediment controls.
C. All control measures shall be inspected by the contractor at least once each week and no later than 48 hours of a rainfall that causes stormwater runoff to occur onsite. Contractor to provide copy of inspection to The City of Farmington.
D. All measures shall be maintained by the contractor in good order with necessary repairs initiated within 24 hours of report.
E. Sediment accumulation shall be checked monthly by the contractor and removed by the contractor if the accumulation exceeds 10K of the capacity.
F. Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion.
G. When clearing and/or grading operations are completed or suspended for more than 5 days, all necessary precautions shall be taken to retain soil materials on site, protective measures may be required such as permanent seeding, periodic wetting, mulching, or other suitable means.
H. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover within such as a fast germinating annual such as rye grasses or sudan grasses the germinate within 2 weeks shall be utilized to retard erosion.
I. Storm sewer pipes, outlets and channels shall be protected by silt barriers and kept free of waste and silt at all times prior to final surface stabilization and/or paving.
J. Close attention shall be paid to the repair of damaged silt fence, end runs and undercutting beneath the silt fence.
K. Soil stockpiles must be stabilized or covered at the end of each workday or perimeter controls must be in place to prevent silt from the stockpile from leaving the site.
L. Dust controls measures shall be utilized during periods of dry weather, water until the surface is wet and repeat as needed, water shall be applied at rates so that runoff does not occur. Treated soil surfaces that receive vehicle traffic require a stone tracking pad or tire washing at all point of access.
M. All sediment removed during the maintenance of the bmp's shall be place on the soils stockpile until such time as it is needed.
N. COMPLETION OF CONSTRUCTION ACTIVITIES
A. Any sediment deposits remaining in place after siltation control barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.
B. All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1000 square feet when seeded.
O. CONTAMINATION FAILURE PLAN
A. In the event of any loss of contained sediment:
1. Repair any damaged siltation fences.
2. Clean up any necessary silted areas.
3. Restore any necessary silted areas.
4. Provide documentation of actions & mandatory reporting to St. Louis County Department of Public Works.
P. ENVIRONMENTAL CONCERNS
A. No endangered species or historic properties are known to exist on this property.
B. 404/401 permits are required for the project.
C. No sinkholes, springs, seeps or karst features were found on the site in the preliminary investigation.
D. The site does not drain to "Valuable Resource Water" as defined by MoDNR.
E. The site is not located within the floodway or floodplain. FIRM Panel 29099C0102F effective 06/20/2019.
F. SIGNAGE
A. The contractor shall provide, install, maintain & remove a public notification sign per the City of Farmington.

CLEARING AND GRADING

- ONCE ANY EXISTING BUILDINGS AND PAVEMENT HAVE BEEN DEMOLISHED, THE DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER MANNER. PAVEMENT DEBRIS MAY BE USED AS FILL UNDER THE GUIDANCE OF THE GEOTECHNICAL ENGINEER.
• STORMWATER RUNOFF WILL BE DIRECTED TO A SILTATION CONTROL DEVICE SUCH AS A SILT FENCE. THIS DEVICE WILL BE MAINTAINED AS DIRECTED BY THE SWPPP.
• ANY SILT LEAVING THE SITE SHALL BE CLEANED UP AND ANY DAMAGE CAUSED SHALL BE REPAIRED PROMPTLY.
• ALL VEHICLES LEAVING THE SITE WILL BE WASHED OF ALL MUD. SEE SHEET SWPPP PLAN FOR DESIGNATED WASH DOWN AREA. THE CONTRACTOR WILL MAINTAIN THIS WASH DOWN AREA AND EXCESSIVE MATERIAL WILL BE REMOVED ON A REGULAR BASIS. THE WASH DOWN AREA WILL NOT BE REMOVED UNTIL A PORTION OF NEW ONSITE PAVEMENT HAS BEEN ESTABLISHED FOR CONSTRUCTION PARKING.

MODULAR BLOCK WALL

- ALL EXCAVATION SHALL CONFORM TO OSHA STANDARDS.
• ONCE WALL IS CONSTRUCTED A FENCE SHALL BE PLACED ALONG THE TOP OF WALL AS TO PREVENT BODILY INJURY.

UTILITIES

- ALL EXCAVATION SHALL CONFORM TO OSHA STANDARDS.
• ALL OPEN TRENCHES SHALL BE MARKED WITH A TEMPORARY BARRIER TO PREVENT BODILY INJURY.

CONCRETE FLATWORK

- DO NOT ALLOW FRESH CONCRETE TO BE WASHED INTO A SEWER DRAIN, SWALE, OR STREAM. TRUCKS WILL DUMP EXCESS MATERIAL AND BE WASHED OF ALL CONCRETE AND MUD. SEE SHEET SWPPP PLAN FOR DESIGNATED WASH DOWN AREA.

ASPHALT PAVING

- DO NOT ALLOW ANY PETROLEUM PRODUCTS TO BE WASHED INTO A SEWER DRAIN, SWALE, OR STREAM. PRODUCTS SHALL BE STORED IN ORIGINAL CONTAINERS AND SEALED WHILE NOT BEING USED.

FOOTINGS AND FOUNDATIONS

- ALL EXCAVATION SHALL CONFORM TO OSHA STANDARDS.
• DO NOT ALLOW FRESH CONCRETE TO BE WASHED INTO A SEWER DRAIN, SWALE, OR STREAM. TRUCKS WILL DUMP EXCESS MATERIAL AND BE WASHED OF ALL CONCRETE AND MUD. SEE SHEET SWPPP PLAN FOR DESIGNATED WASH DOWN AREA.

USE OF PAINT, SOLVENTS, AND ADHESIVES

- A DROP CLOTH IS TO BE USED TO PREVENT PAINT (FRESH OR DRY) TO ENTER STORM DRAIN, SWALE, OR STREAM.
• SOILED RAGS SHALL BE PLACED IN CONTAINERS APPROVED FOR PAINT, SOLVENTS, AND ADHESIVES.
• ALL SPILLS WILL BE CLEANED UP IMMEDIATELY.
• ALL ONSITE EQUIPMENT WILL NOT BE USED IF FLUID LEAKS ARE PRESENT. LEAKS WILL BE FIXED PROMPTLY.

HANDLING WASTES

- ALL MATERIAL WASTE SHALL BE DISPOSED OF PROPERLY.
• ENSURE ALL WORKERS KNOW PROPER PROCEDURES.
• A DESIGNATED AREA FOR WASTE STORAGE SHALL BE IDENTIFIED ON SITE.
• EQUIPMENT BATTERIES WILL BE STORED IN AN AREA PROTECTED FROM RAIN WATER.

CONSTRUCTION MANAGEMENT

- MAKE SURE ALL BMPs ARE FOLLOWED.
• OCCURRENCES NOT LISTED ABOVE SHALL BE HANDLED IN A MANNER AS TO PROTECT PEOPLE AND THE ENVIRONMENT FROM EXPOSURE.
• ENSURE ALL EMPLOYEES UNDERSTAND THE PROJECT SWPPP AND BMPs.

ON-SITE FUELING

- ON-SITE FUELING FACILITIES SHALL ADHERE TO FEDERAL AND STATE REGULATIONS FOR STORAGE AND DISPENSERS

TOILET FACILITIES

- MAKE SURE ALL BMPs ARE FOLLOWED.
• OCCURRENCES NOT LISTED ABOVE SHALL BE HANDLED IN A MANNER AS TO PROTECT PEOPLE AND THE ENVIRONMENT FROM EXPOSURE.
• ENSURE ALL EMPLOYEES UNDERSTAND THE PROJECT SWPPP AND BMPs.

SPILL PREVENTION

- CONTAINMENT SYSTEMS EMPLOYED SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL BE ADEQUATE TO PROTECT BOTH SURFACE AND GROUND WATER.

DEWATERING

- ANY AREAS THAT ARE DEWATERED SHALL BE DRAINED BY PUMPING THE WATER OUT THROUGH A "US FILTER BAG" OR APPROVED EQUAL TO STABILIZED AREA. THE SILT TRAPPED IN THE "US FILTER BAG" SHALL BE SPREAD OVER THE SITE, SEEDED AND MULCHED.

SILTATION MAINTENANCE NOTES:

- (BY CONTRACTOR)
1. CLOSE ATTENTION BY THE CONTRACTOR SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE, END RUNS AND UNDERCUTTING BENEATH SILT FENCE.
2. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCE SHALL BE ACCOMPLISHED PROMPTLY BY THE CONTRACTOR.
3. SEDIMENT DEPOSITS MUST BE REMOVED BY THE CONTRACTOR AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILTATION CONTROL BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED BY THE CONTRACTOR TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
5. ALL EXPOSED SLOPES WHETHER TEMPORARY OR PERMANENT SHALL BE SEEDED PER SPECIFICATIONS IMMEDIATELY UPON COMPLETION.
6. ALL FLOWLINES OF DIVERSION DITCHES AND SWALES SHALL BE PROTECTED BY THE CONTRACTOR AS NEEDED.
7. ADDITIONAL SILTATION CONTROL MAY BE REQUIRED BY AN AUTHORIZED REPRESENTATIVE.

SILTATION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND INSPECTING ALL SILTATION CONTROL DEVICES.
2. EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
3. NO SLOPES SHALL BE GRADED STEEPER THAN 3:1 (HORIZONTAL : VERTICAL).
4. PARKING ON NON-SURFACED AREAS IS DISCOURAGED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS. CONTRACTOR SHALL KEEP ROAD CLEAR OF MUD AND DEBRIS. THE OWNER SHALL, AT ALL TIMES, CONTAIN MUD AND OTHER SPILLS ON THIS SITE. NO VEHICLE, TRAILER OR CONSTRUCTION EQUIPMENT IS TO DEPOSIT MUD OR ANY OTHER MATERIAL ON PUBLIC STREETS.
5. STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT BY THE CONTRACTOR AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
6. SILTATION FENCES SHALL BE INSPECTED BY CONTRACTOR WEEKLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.
7. SILT FENCING SHALL BE INSPECTED BY CONTRACTOR PERIODICALLY FOR DETERIORATION, BALES WHICH HAVE ROTTED OR FAILED SHALL BE REPLACED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.
8. IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST GERMINATING ANNUAL SUCH AS RYE GRASSES OR SUDAN GRASSES SHALL BE UTILIZED TO RETARD EROSION. IF ADEQUATE STORMWATER DETENTION AND EROSION CONTROL DEVICES HAVE NOT BEEN ESTABLISHED.

ALLOWABLE NON-STORM WATER DISCHARGES

THE FOLLOWING NON-STORM WATER DISCHARGES ARE AUTHORIZED PROVIDED IT HAS BEEN DETERMINED BY THE PERMITTEE THAT THEY ARE NOT SIGNIFICANT CONTRIBUTORS OF POLLUTANTS TO THE MSA. IF THESE DISCHARGES ARE IDENTIFIED AS SIGNIFICANT CONTRIBUTORS TO THE MSA, IMPLEMENTATION OF POLLUTION PREVENTION MEASURES FOR NON-STORM WATER DISCHARGES IS REQUIRED FOR SIGNIFICANT CONTRIBUTORS.

1. WATER LINE FLUSHING,
2. LANDSCAPE IRRIGATION,
3. DIVERTED STREAM FLOWS,
4. RISING GROUND WATERS,
5. UNCONTAMINATED GROUND WATER INFILTRATION (AS DEFINED AT 40 CFR 35.2005(20)),
6. UNCONTAMINATED PUMPED GROUND WATER,
7. DISCHARGE FROM POTABLE WATER SOURCES,
8. FOUNDATION DRAINAGE,
9. AIR CONDITIONING CONDENSATION,
10. IRRIGATION WATER, SPRINGS,
11. WATER FROM CRAWL SPACE PUMPS,
12. FOOTING DRAINS,
13. LAWN WATERING,
14. INDIVIDUAL RESIDENT CAR WASHING,
15. FLOWS FROM RIPARIAN HABITATS AND WETLANDS,
16. DECHLORINATED SWIMMING POOL DISCHARGES,
17. STREET WASH WATER, AND,
18. RESIDENTIAL BUILDING WASH WATERS, WITHOUT DETERGENTS.

DISCHARGES OR FLOWS FROM FIRE FIGHTING ACTIVITIES OCCUR DURING EMERGENCY SITUATIONS, THE PERMITTEE IS NOT EXPECTED TO EVALUATE FIRE FIGHTING DISCHARGES WITH REGARD TO POLLUTANT CONTRIBUTIONS. THEREFORE, THESE DISCHARGES ARE AUTHORIZED AS ALLOWABLE NON-STORM WATER DISCHARGES, UNLESS IDENTIFIED, BY EPA, AS SIGNIFICANT SOURCES OF POLLUTANTS TO WATERS OF THE U.S..

STORM & SANITARY SEWER NOTES:

1. ALL 8" MAINS AND 6" LATERALS TO BE CONSTRUCTED OF P.V.C. SDR-35 THICKWALL PIPE, A.S.T.M. D-3034.
2. ALL 8" MAIN AND 6" LATERAL JOINTS TO CONFORM TO A.S.T.M. STANDARD PR SDR-35 THICKWALL COMPRESSION JOINT FOR P.V.C.
3. ALL MANHOLE FRAMES AND COVERS SHALL BE CITY OF FARMINGTON TYPE "A" STANDARD FRAME AND COVER.
4. ALL LATERAL SEWER CONSTRUCTION METHODS TO CONFORM TO LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF FARMINGTON PLUMBING CODE.
5. ALL TRENCHES UNDER AREAS TO BE PAVED SHALL BE GRANULARLY FILLED WITH 3/4" CRUSHED LIMESTONE. BACKFILL SHALL BE PLACED IN ACCORDANCE WITH CITY OF FARMINGTON STANDARDS.
6. CONTRACTOR TO START LAYING PIPE AT DOWNSTREAM MANHOLE AND WORK UPSTREAM.
7. TAILSTAKE ELEVATIONS ARE SHOWN ON THE UTILITY PLAN.
8. CLEANOUTS SHALL BE LOCATED AT ALL HORIZONTAL AND VERTICAL CHANGES IN DIRECTION OF FLOW OF HOUSE LATERALS AND ANY SANITARY LATERAL OF 100 FEET OR LONGER.
9. TYPE "1" BEDDING PER MDOOT STANDARDS REQUIRED.
10. VERTICAL CLEARANCE BETWEEN SEWER AND WATER MAINS SHALL BE A MINIMUM OF 2'-0". HORIZONTAL CLEARANCE BETWEEN SEWER AND WATER SHALL BE MIN. OF 10'.
11. ALL REINFORCED CONCRETE PIPE SHALL BE A MINIMUM CLASS III PIPES
12. MAINTENANCE OF THE SEWERS DESIGNATED AS "PUBLIC" SHALL BE THE RESPONSIBILITY OF CITY OF FARMINGTON UPON DEDICATION OF THE SEWERS TO THE DISTRICT.
13. ANY ABANDONED SEWERS SHALL BE REMOVED OR COMPLETELY GROUT FILLED FOLLOWING INSTALLATION OF REPLACEMENT SEWERS.
14. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS AND AS-BUILT DRAWINGS TO BE APPROVED BY THE PROJECT ENGINEER.
15. PIPE JOINTS WITH ADAPTERS AND COUPLINGS SHALL BE SUPPLIED AND INSTALLED WITH EITHER STONG-BACK FERRULES OR MAX ADAPTERS, AND WITH STAINLESS STEEL SHEAR BANDS, BEING A MINIMUM OF TWELVE (12) MILS. WORM DRIVE HOSE CLAMPS AND CONCRETE BACKFILLING (CAUSTICITY) WILL NO LONGER BE ALLOWED AT THOSE JOINTS. GRANULAR BACKFILL SHOULD BE USED. IF FLOWABLE FILL IS REQUIRED, THE CONTRACTOR SHALL WRAP AND TAPE THE ADAPTERS AND COUPLINGS WITH A SIX (6) MIL POLYETHYLENE SHEET.
16. PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM CITY OF FARMINGTON, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE.
17. SOILS ENGINEER WILL VERIFY THAT ALL COMPRESSIBLE MATERIAL HAS BEEN REMOVED PRIOR TO FILL PLACEMENT AND THAT ALL FILL UNDER STORM AND SANITARY SEWER LINES CONSTRUCTED ABOVE THE ORIGINAL GROUND SURFACE, HAS BEEN COMPACTED TO 90% OF THE MODIFIED PROCTOR. FILL IS TO BE PLACED IN A MAXIMUM OF 9-INCH LIFTS. TEST SHALL BE TAKEN AT A MAXIMUM OF 50-FOOT WIDE INTERVALS ALONG THE ROUTE, AT A MAXIMUM INTERVAL OF 2-FOOT VERTICALLY, AND LATERALLY ON EACH SIDE OF THE PIPE, AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE. A COPY OF THE RESULTS WILL BE SUBMITTED TO THE CITY OF FARMINGTON PRIOR TO CONSTRUCTION APPROVAL.

GRADING NOTES:

1. PARKING ON NON-SURFACED AREAS IS DISCOURAGED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS. CONTRACTOR SHALL KEEP ROAD CLEAR OF MUD AND DEBRIS.
2. THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE KEPT FREE FROM MUD AND CONSTRUCTION DEBRIS AND SHALL BE CLEANED THROUGHOUT THE DAY.
3. ALL FILLS PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO 1-99 FOR THE ENTIRE DEPTH OF FILL. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
4. SOFT SOILS IN THE BOTTOM AND BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS SHALL NOT BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR IN ANY STORM SEWER LOCATION.
5. ALL TRASH AND DEBRIS ONSITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
6. DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON-SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFFSITE.
7. ANY WELLS, CISTERNS, AND/OR SPRINGS, WHICH MAY EXIST ON THIS PROPERTY, SHOULD BE LOCATED AND SEALED IN A MANNER ACCEPTABLE TO THE CITY OF FARMINGTON AND THE MDNR.
8. ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SPECIFICALLY APPROVED OTHERWISE.
9. NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
10. ANY LAND CLEARING, CONSTRUCTION, OR DEVELOPMENT INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH STORM WATER POLLUTION PREVENTION PLAN, AND THE PERSON ISSUED A LAND DISTURBANCE PERMIT ASSUMES AND ACKNOWLEDGES RESPONSIBILITY FOR COMPLIANCE WITH MOBILE RULES AND REGULATIONS AND THE APPROVED STORM WATER POLLUTION PREVENTION PLAN AT THE PERMITTED ACTIVITY.
11. CLEARING TECHNIQUES THAT RETAIN EXISTING VEGETATION TO THE MAXIMUM EXTENT PRACTICABLE SHALL BE USED AND THE PERIOD FOR DISTURBED AREA TO BE WITHOUT VEGETATIVE COVER SHALL BE MINIMIZED TO THE EXTENT PRACTICAL.
12. ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED
13. AREAS SHALL BE SEEDED AFTER CLEARING AND GRUBBING WHEN NO ACTIVITY WILL OCCUR WITHIN THIRTY DAYS.

STANDARD CONSTRUCTION NOTES:

TRENCH BACKFILL COMPACTION AND TESTING REQUIREMENTS:
THE CONTRACTOR IS TO REFER TO THE CITY OF FARMINGTON STANDARD CONSTRUCTION DETAILS, TO ESTABLISH THE REQUIREMENTS FOR THE SPECIFIC TYPE OF BACKFILL BEING USED.

PIPE TBA / TBR
ANY ABANDONED SEWERS SHALL BE REMOVED OR COMPLETELY GROUT FILLED. EASEMENT VACATION IS REQUIRED PRIOR TO THE ABANDONMENT OR REMOVAL OF EXISTING SEWERS. NEW SEWERS SHALL BE INSTALLED, TESTED, OPERABLE, AND ACCEPTED PRIOR TO SEWER ABANDONMENT AND/OR REMOVAL.

BACKFLOW PREVENTION:
BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH CURRENT PLUMBING CODE.

GENERAL NOTES

1. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
CONTRACTOR MUST CONTACT "DIG-RITE" (1-800-344-7483) FOR UTILITY LOCATIONS BEFORE PERFORMING ANY EXCAVATION ON THE SITE.
CONTRACTOR TO CONTACT ALL SEWER, GAS, TELEPHONE, WATERLINE AND ANY OTHER UTILITIES PRIOR TO CONSTRUCTION. ALL CONNECTIONS OR REPAIRS ARE TO BE MADE IN ACCORDANCE WITH LOCAL CODES AND/OR UTILITY COMPANIES REQUIREMENTS.
2. ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
3. ALL SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER.
4. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH City of Farmington.
5. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY City of Farmington AND THE OFFICE OF THE ENGINEER.
6. STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
7. PRESENT ZONING - C2
8. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF FARMINGTON.
9. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF FARMINGTON. REFER TO SILTATION NOTES.

GENERAL NOTES (CONT'D):

27. ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO 1-100 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO 1-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
28. ALL WORK WITHIN THE CITY OF Farmington RIGHT-OF-WAY SHALL BE TO THE CITY OF Farmington COUNTY STANDARDS.
29. PERMIT WILL BE REQUIRED BY THE CITY OF Farmington DEPARTMENT OF PUBLIC WORKS FOR ROOF DRAIN CONNECTIONS.
30. ALL AFFECTED OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.
31. ANY DISTURBED OFF SITE PROPERTY (I.E. BUSHES, TREES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.
32. SEPARATE DRAIN/LAYER PERMIT SHALL BE OBTAINED FROM THE CITY OF Farmington DEPARTMENT OF PUBLIC WORKS FOR INTERNAL (PRIVATE) STORM SEWERS.
33. PERMIT WILL SHALL BE OBTAINED FROM THE CITY OF Farmington FOR CONSTRUCTION OF RETAINING WALLS.
34. PRIOR TO THE ISSUANCE OF A MAJOR LAND DISTURBANCE PERMIT, A LAND DISTURBANCE ESROW SHALL BE APPROVED BY THE CITY OF Farmington.
35. PRIOR TO ANY MAJOR LAND DISTURBANCE ACTIVITY, A LAND DISTURBANCE PERMIT FROM THE STATE OF MISSOURI DEPARTMENT OF NATURAL RESOURCES IS REQUIRED.
36. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
37. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF Farmington AND MDOOT ADA STANDARDS.
38. ALL WORK WITHIN MDOOT RIGHT-OF-WAY SHALL BE TO MDOOT STANDARDS.

LIMITS OF DISTURBANCE:

THE CONTRACTOR SHALL STAY WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND MINIMIZE DISTURBANCE WITHIN THE WORK AREA WHEREVER POSSIBLE.



Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

STATE OF MISSOURI
LEONARD J. MEERS
NUMBER
E-28288
PROFESSIONAL ENGINEER

4/23/26
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

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PE: COA# E-3470-D
P.E. COA# LS-435-D

DATE	02/04/26	02/05/26	02/12/26	04/07/26	04/22/26
REMARKS					
REV. NO.	1	2	3	4	5
	CITY COMMENTS	CITY COMMENTS	CITY COMMENTS	SWPPP ADDITION	CITY COMMENT / ROAD/DEBT CORRD.

BRAY ROAD PLANS FOR
FARMINGTON CROSSINGS

BRAY ROAD, FARMINGTO, MO 63640

GENERAL NOTES

JOB NUMBER: 4327.A

DRAWN BY: JRB

DATE: 10/31/25

CHECKED BY: JLW

DATE: 10/31/25

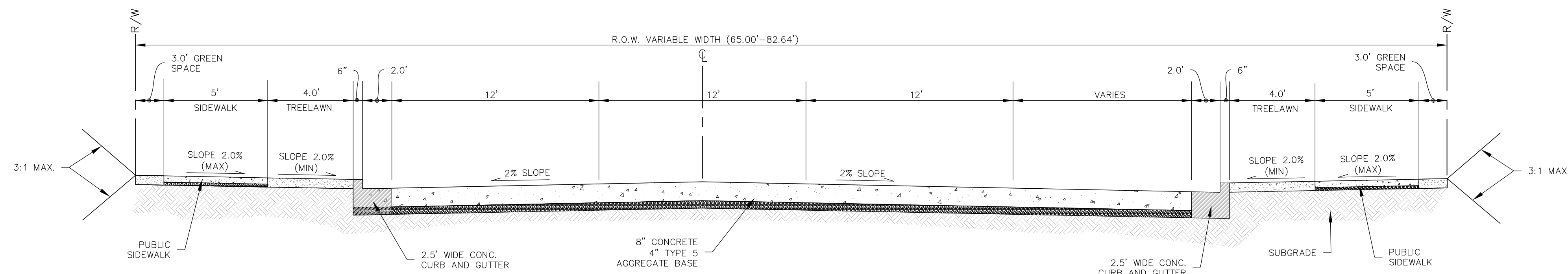
SHEET:

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PREPARED FOR:
SIMON CRE
CONTACT: CHRIS CURIEL
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251
PH: 480.745.2623
FAX: 480.588.4150

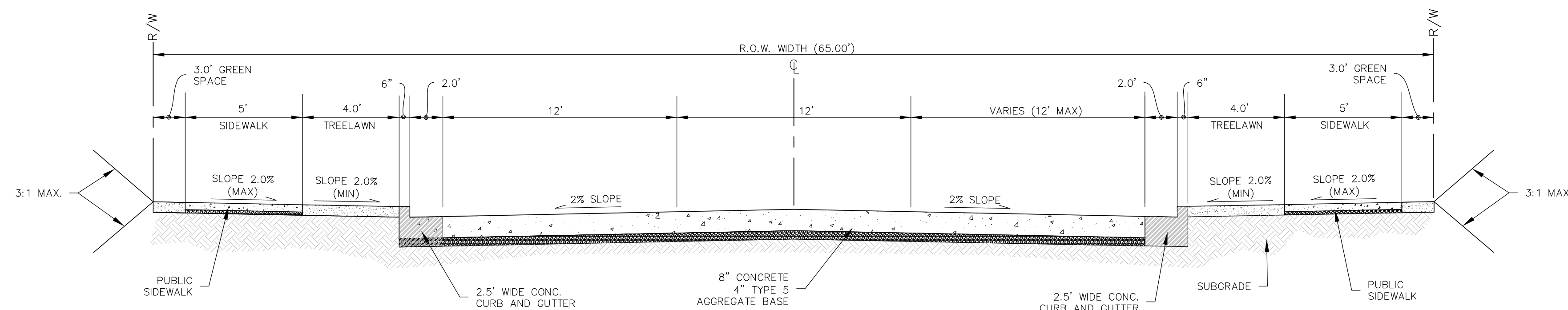
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PARCEL ID: 0970350000000700

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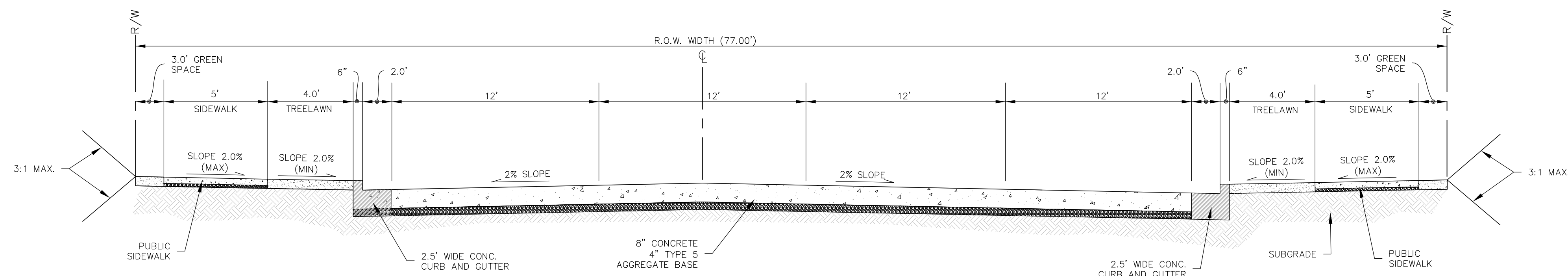
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STA. 3+19.60 - STA. 4+97.60**

1 BRAY ROAD TRANSITION TO ROUNDABOUT
SCALE: NTS



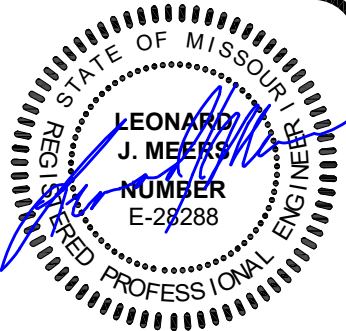
**TYPICAL FULL WIDTH CROSS SECTION
STA. 4+97.60 - STA. 6+30.28
STA. 9+11.27 - STA. 12+16.14
STA. 15+02.31 - STA. 15+83.96
STA. 18+63.75 - STA. 21+23.13**

2 BRAY ROAD 3 LANE ARTERIAL ROAD
SCALE: NTS



**TYPICAL FULL WIDTH CROSS SECTION
STA. 6+30.28 - STA. 9+11.27
STA. 12+16.14 - STA. 15+02.31
STA. 15+83.96 - STA. 18+63.75**

3 BRAY ROAD 3 LANE ARTERIAL W/RIGHT TURN LANE
SCALE: NTS



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P.E. CONW 15-343-D

REV. NO.	REMARKS	DATE
1	CITY COMMENTS	02/04/26
2	CITY COMMENTS	03/07/26
3	CITY COMMENTS	03/17/26
4	SWEEP ADDITION	04/07/26
5	CITY COMMENT / ROUNDABOUT CORRD.	04/23/26

BRAY ROAD PLANS FOR
FARMINGTON CROSSINGS
BRAY ROAD, FARMINGTON, MO 63640

SHEET TITLE
TYPICAL CROSS SECTIONS

JOB NUMBER: **4327.A**

DRAWN BY: **JRB**

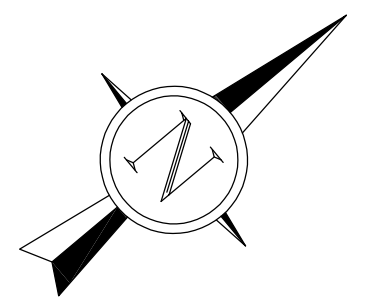
DATE: **10/31/25**

CHECKED BY: **JLW**

DATE: **10/31/25**

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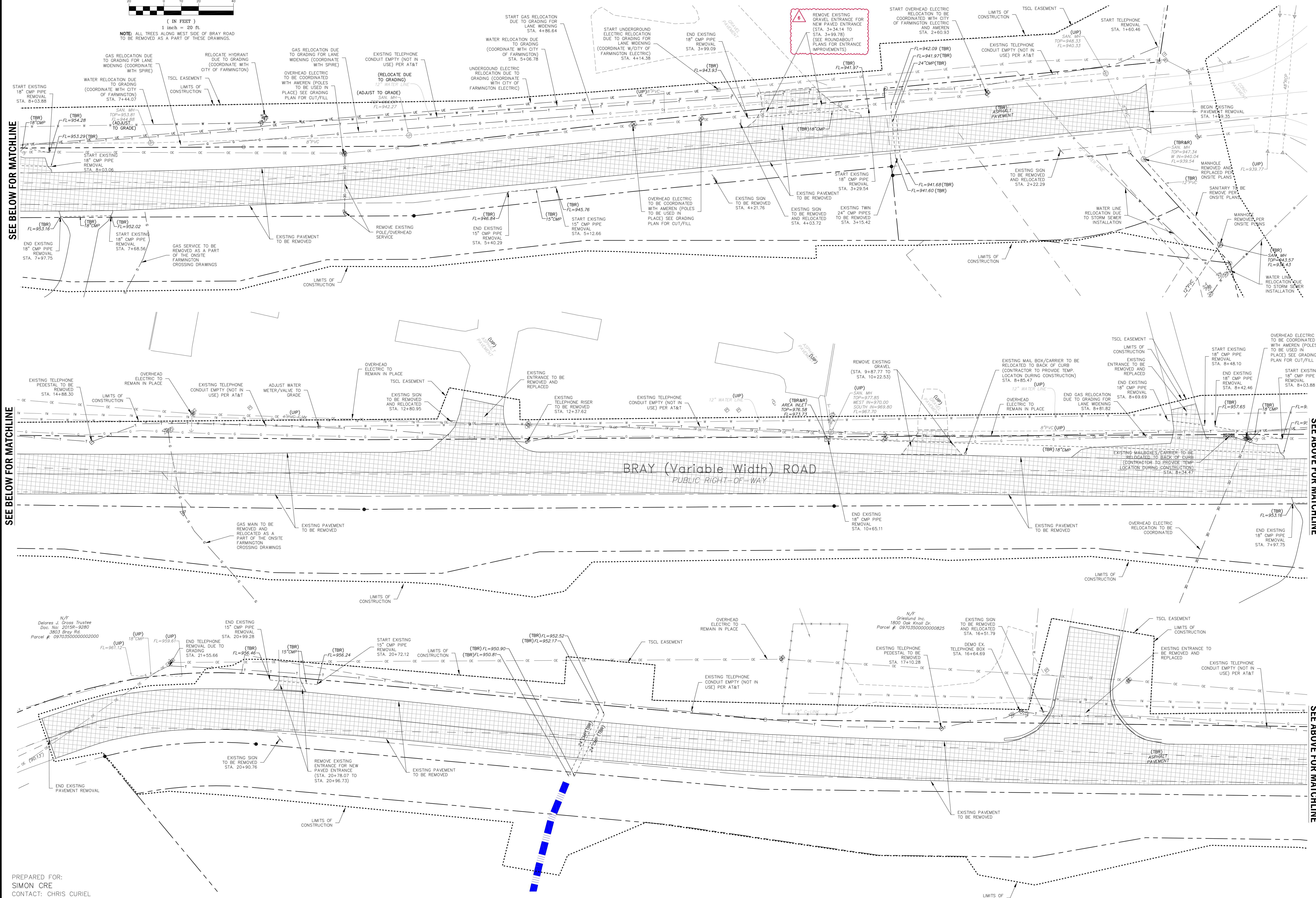
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GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

NOTE: ALL TREES ALONG WEST SIDE OF BRAY ROAD TO BE REMOVED AS A PART OF THESE DRAWINGS.



SEE BELOW FOR MATCHLINE

SEE BELOW FOR MATCHLINE

SEE ABOVE FOR MATCHLINE

SEE ABOVE FOR MATCHLINE

PREPARED FOR:
SIMON CRE
CONTACT: CHRIS CUREL
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251
PH: 480.745.2623
FAX: 480.588.4150

ZIP CODE 63640
PARCEL ID: 0970350000000700

STATE OF MISSOURI

LEONARD J. MEERS

NUMBER

E-28288

4/23/26

LEONARD J. MEERS

PROFESSIONAL ENGINEER

E-28288

Civil / Survey

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PS: C041-E-1543-D

REV.	NO.	DATE	REMARKS
1	1	02/04/26	CITY COMMENTS
2	2	03/07/26	CITY COMMENTS
3	3	03/17/26	CITY COMMENTS
4	4	04/07/26	SWEEP ADDITION
5	5	04/27/26	CITY COMMENTS / ROAD DEPT. CORRD.

BRAY ROAD, FARMINGTON CROSSINGS

BRAY ROAD, FARMINGTON, MO 63640

BRAY ROAD

DEMOLITION PLAN

JOB NUMBER: 4327.A

DRAWN BY: JRB

DATE: 10/31/25

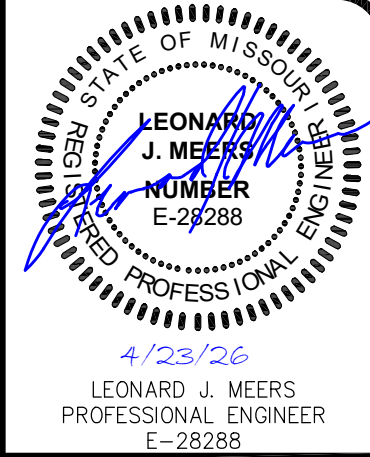
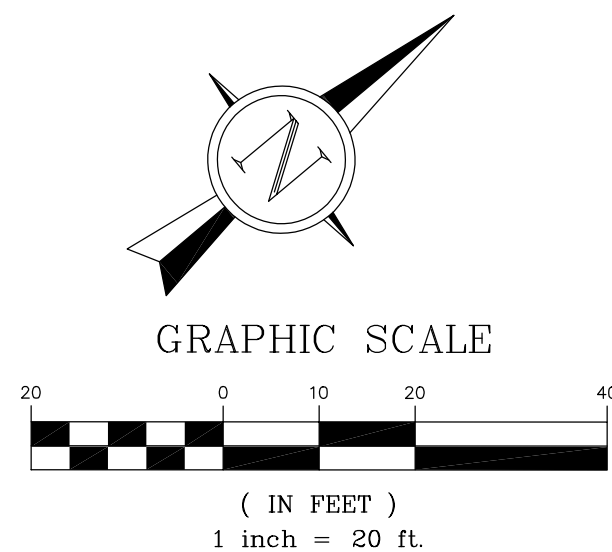
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REV. NO.	DATE	REMARKS
1	02/04/26	CITY COMMENTS
2	03/07/26	CITY COMMENTS
3	03/17/26	CITY COMMENTS
4	04/07/26	SWEEP ADDITION
5	04/27/26	CITY COMMENTS / ROUNDABOUT CORRD.

BRAY ROAD PLANS FOR
FARMINGTON CROSSINGS
BRAY ROAD, FARMINGTON, MO 63640

SHEET TITLE	BRAY ROAD PLAN & PROFILE
JOB NUMBER:	4327.A
DRAWN BY:	JRB
DATE:	10/31/25
CHECKED BY:	JLW
DATE:	10/31/25
SHEET:	C5.0

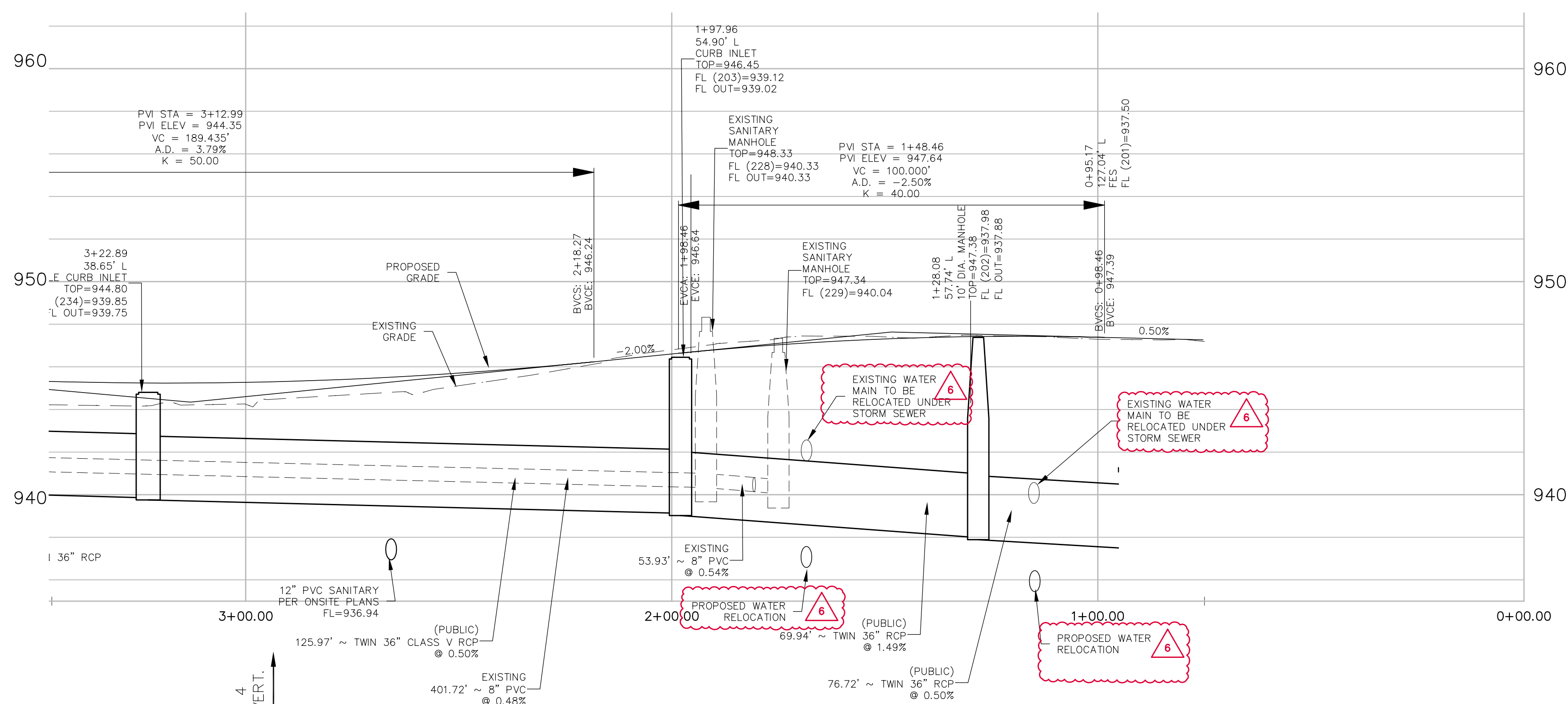
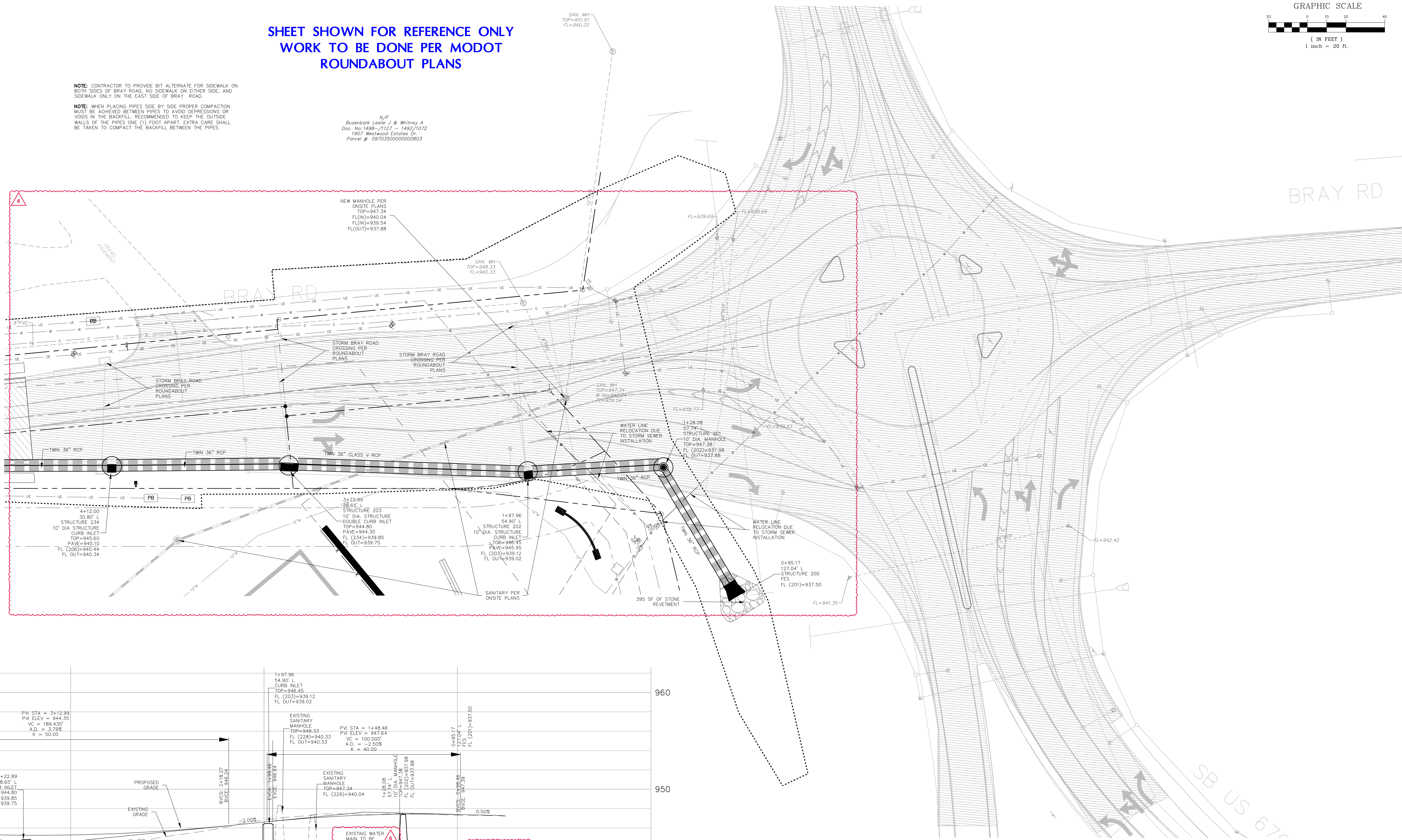
ZIP CODE 63640
PARCEL ID: 0970350000000700

**SHEET SHOWN FOR REFERENCE ONLY
WORK TO BE DONE PER MODOT
ROUNDABOUT PLANS**

NOTE: CONTRACTOR TO PROVIDE BIT ALTERNATE FOR SIDEWALK ON BOTH SIDES OF BRAY ROAD, NO SIDEWALK ON EITHER SIDE, AND SIDEWALK ONLY ON THE EAST SIDE OF BRAY ROAD.

NOTE: WHEN PLACING PIPES SIDE BY SIDE PROPER COMPACTION MUST BE ACHIEVED BETWEEN PIPES TO AVOID DEPRESSIONS OR VOIDS IN THE BACKFILL. RECOMMENDED TO KEEP THE OUTSIDE WALLS OF THE PIPES ONE (1) FOOT APART. EXTRA CARE SHALL BE TAKEN TO COMPACT THE BACKFILL BETWEEN THE PIPES.

N/E
Busenbark Leslie J & Whitney A
Doc. No: 1498-1127 - 1492/1072
1907 Westwood Estates Dr.
Parcel #: 09703500000000803

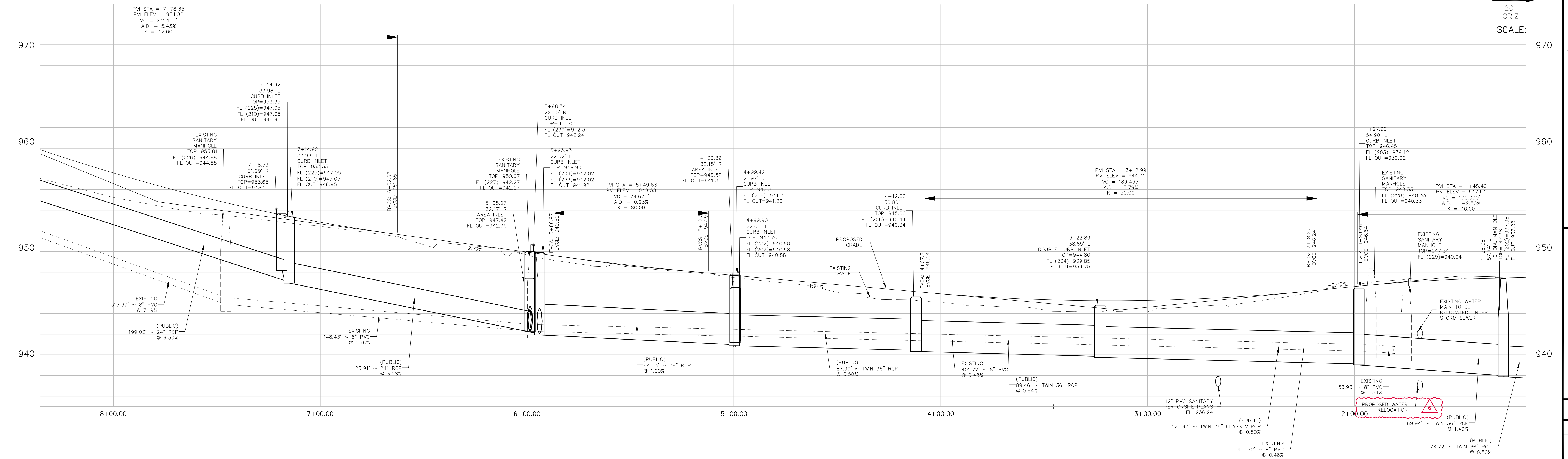
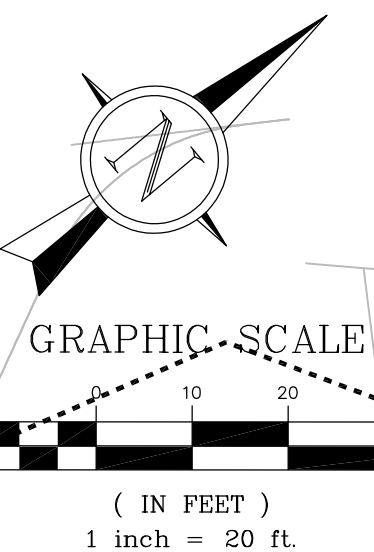


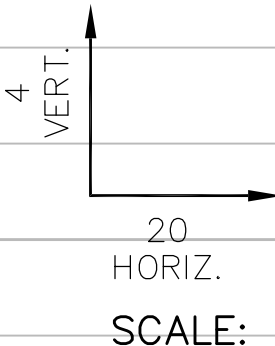
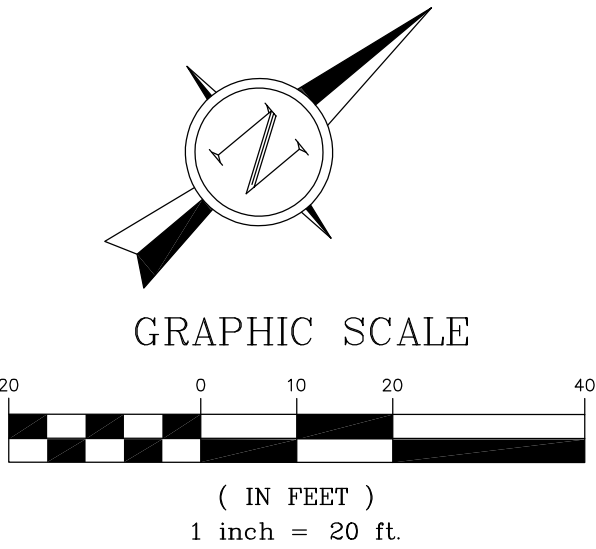
PREPARED FOR:
SIMON CRE
CONTACT: CHRIS CUREL
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251
PH: 480.745.2623
FAX: 480.588.4150

**SHEET SHOWN FOR REFERENCE ONLY WORK TO BE
DONE PER MODOT ROUNDABOUT PLANS**

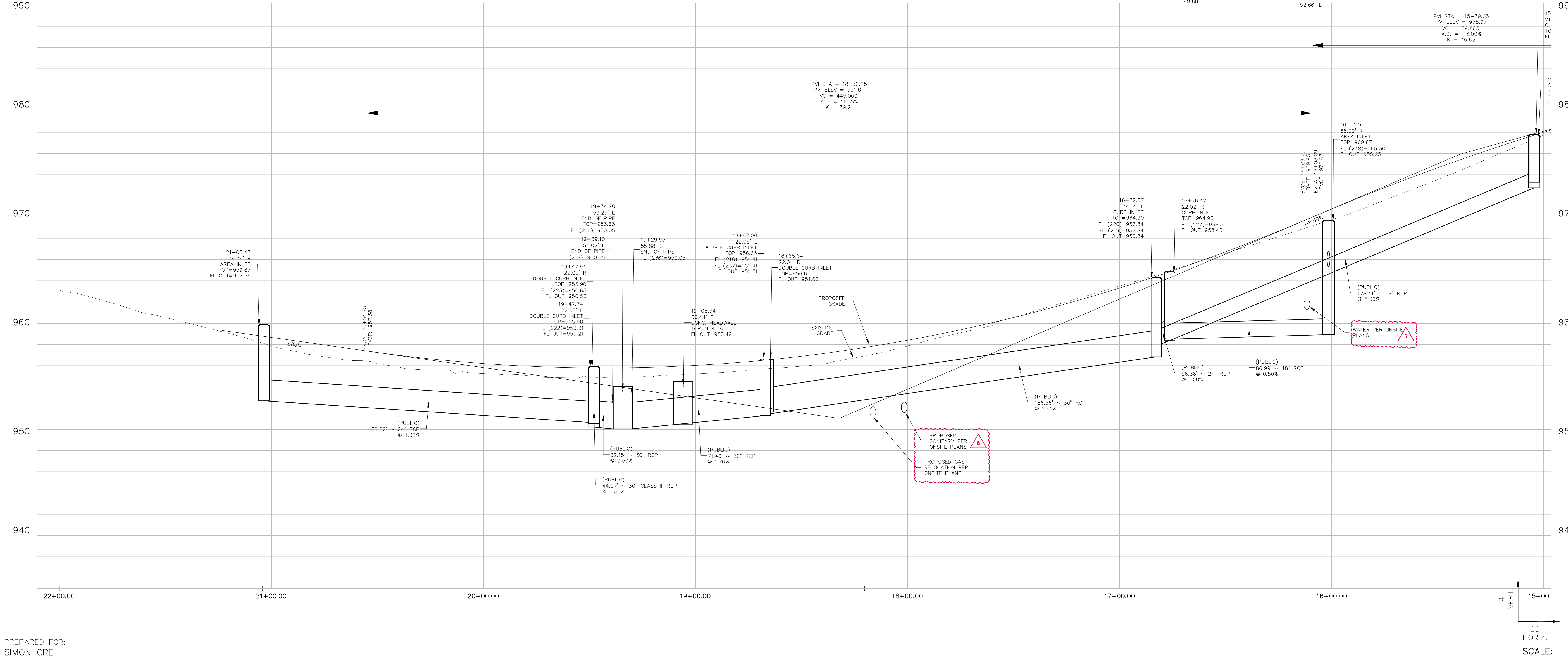
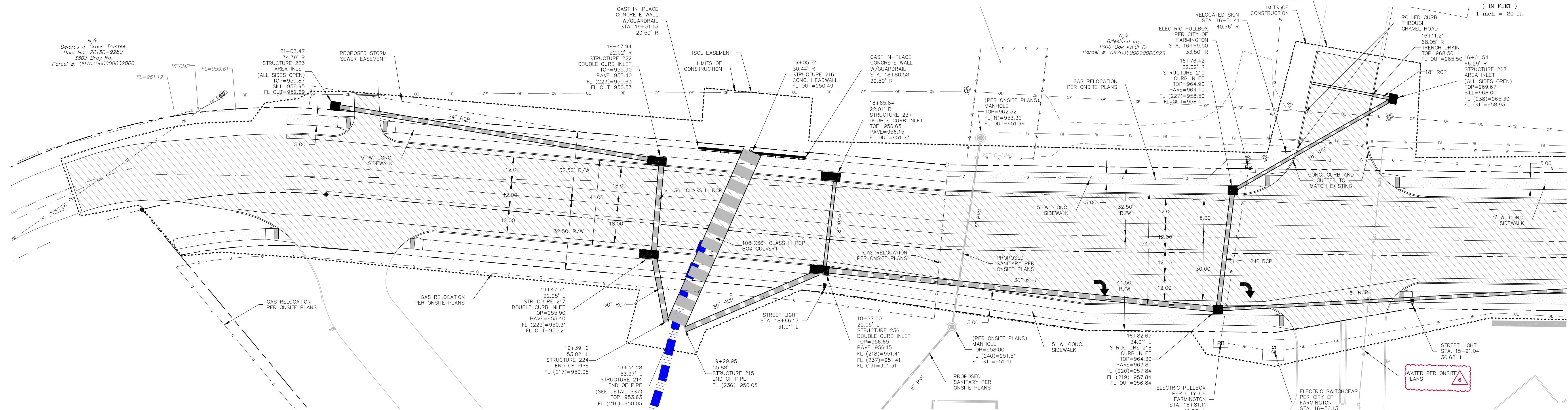
NOTE: RIP RAP IN ROADSIDE DITCH TO BE MODOT TYPE 2 DITCH LINER. SPECIAL CARE SHOULD BE TAKEN TO ENSURE SURFACE OF RIP RAP IS FLUSH WITH PROPOSED GRADE AND NOT MOUNDED.

SHEET SHOWN FOR REFERENCE ONLY
WORK TO BE DONE PER MODOT
ROUNDBOUT PLANS





ZIP CODE 63640
PARCEL ID: 09703500000000700



PREPARED FOR:
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PH: 480.745.2623
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ZIP CODE 63640
PARCEL ID: 0970350000000700

LEONARD J. MEERS
E-28288
4/23/26
LEONARD J. MEERS
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REV. NO.	DATE	REMARKS
1	02/04/26	CITY COMMENTS
2	03/03/26	CITY COMMENTS
3	03/12/26	CITY COMMENTS
4	04/07/26	SWEEP ADDITION
5	04/22/26	CITY COMMENTS / ROAD DEPUTY CORRD.

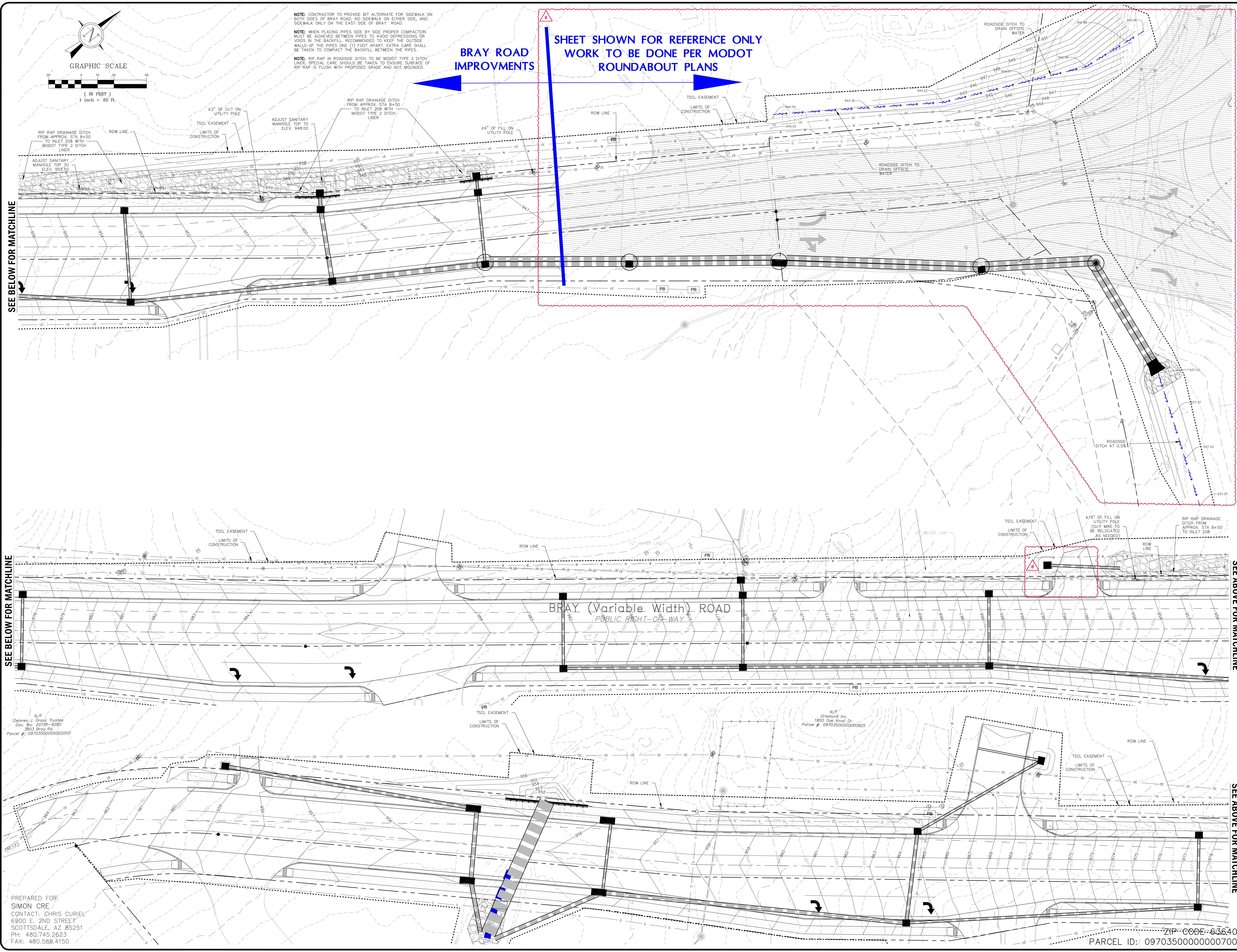
BRAY ROAD
PLAN & PROFILE

JOB NUMBER: 4327.A

DRAWN BY: JRB
DATE: 10/31/25
CHECKED BY: JLW
DATE: 10/31/25
SHEET:

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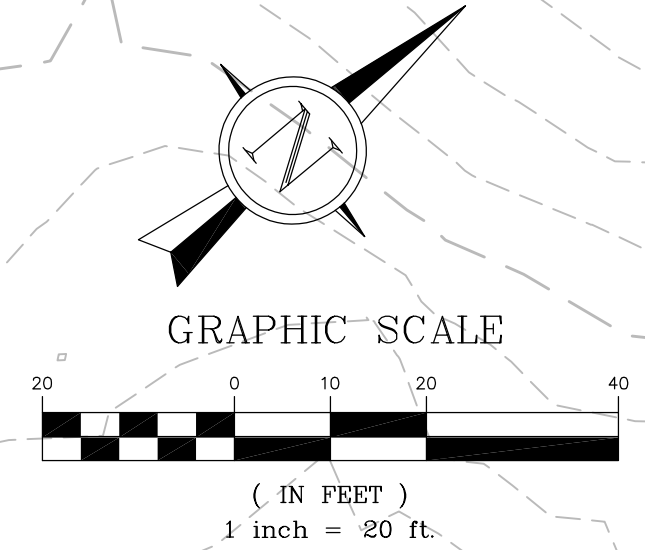
SEE ABOVE FOR MATCHLINE

N/F
Debra J. Cross Trustee
Doc. No. 2015R-9280
Parcel #: 0970350000000000

PREPARED FOR:
SIMON CRE
CONTACT: CHRIS CUREL
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251
PH: 480.745.2623
FAX: 480.588.4150

N/F
Grimesland Inc.
1800 Oak Knoll Dr.
Parcel #: 097035000000000000625

ZIP CODE: 63640
PARCEL ID: 0970350000000000700



NOTE: CONTRACTOR TO PROVIDE BIT ALTERNATE FOR SIDEWALK ON BOTH SIDES OF BRAY ROAD. NO SIDEWALK ON EITHER SIDE, AND SIDEWALK ONLY ON THE EAST SIDE OF BRAY ROAD.

NOTE: WHEN PLACING PIPES SIDE BY SIDE, PROPER COMPACTION MUST BE ACHIEVED BETWEEN PIPES TO AVOID DEPRESSIONS OR Voids IN THE BACKFILL. RECOMMENDED TO KEEP THE OUTSIDE WALLS OF THE PIPES ONE (1) FOOT APART. EXTRA CARE SHALL BE TAKEN TO COMPACT THE BACKFILL BETWEEN THE PIPES.

NOTE: RIP-RAP IN ROADSIDE DITCH TO BE MODOT TYPE 2 DITCH LINER. SPECIAL CARE SHOULD BE TAKEN TO ENSURE SURFACE OF RIP-RAP IS FLUSH WITH PROPOSED GRADE AND NOT MOUNDED.

BRAY ROAD IMPROVEMENTS

SHEET SHOWN FOR REFERENCE ONLY
WORK TO BE DONE PER MODOT
ROUNDBOUT PLANS

STATE OF MISSOURI

LEONARD J. MEERS

NUMBER E-28288

4/23/26

LEONARD J. MEERS

PROFESSIONAL ENGINEER

E-28288

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PE COAP E-3470D

PLS COAP E-3443-D

REV. NO.	REMARKS	DATE
1	CITY COMMENTS	02/04/26
2	CITY COMMENTS	03/03/26
3	CITY COMMENTS	03/12/26
4	SWEEP ADDITION	04/07/26
5	CITY COMMENTS / ROUNDABOUT CORRD.	04/22/26

BRAY ROAD GRADING

BRAY ROAD PLANS FOR FARMINGTON CROSSINGS

BRAY ROAD, FARMINGTON, MO 63640

SHEET TITLE

BRAY ROAD GRADING

BRAY ROAD PLANS FOR FARMINGTON CROSSINGS

JOB NUMBER:

4327.A

DRAWN BY:

JRB

DATE:

10/31/25

CHECKED BY:

JLW

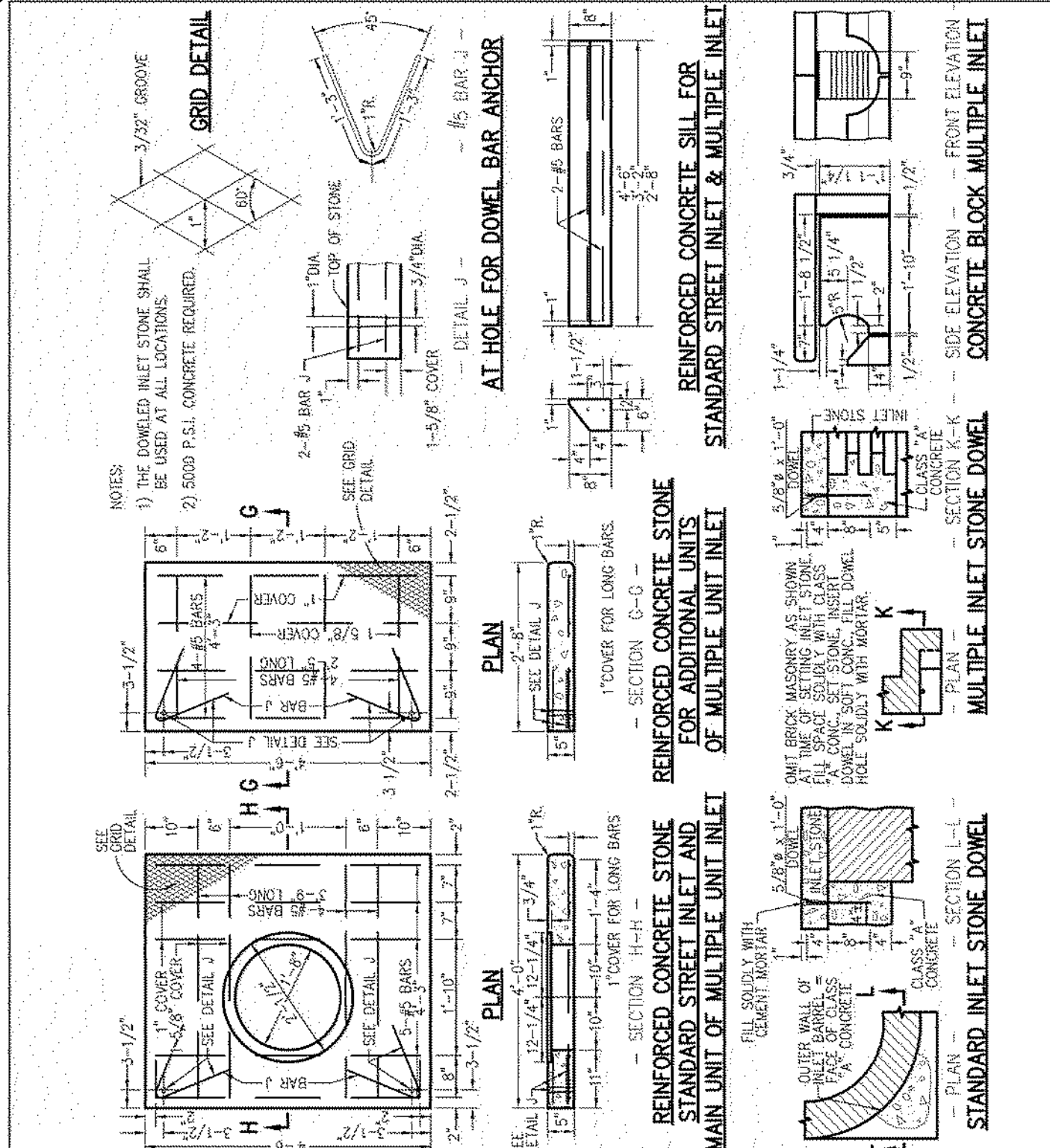
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10/31/25

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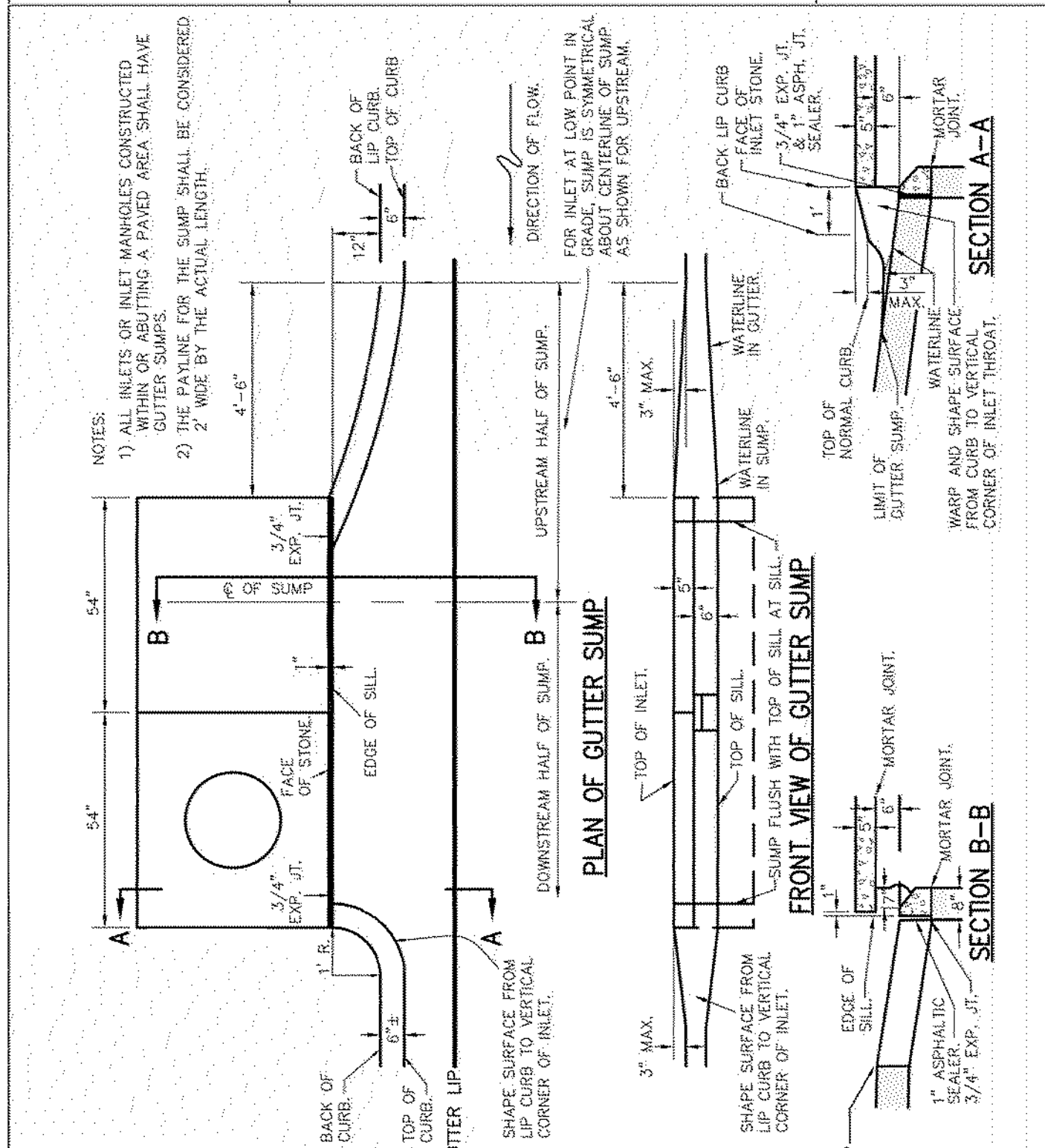
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CITY OF FARMINGTON
DEPARTMENT OF PUBLIC WORKS
FARMINGTON, MO

INLET STONE, BLOCK & DESIGN DETAIL

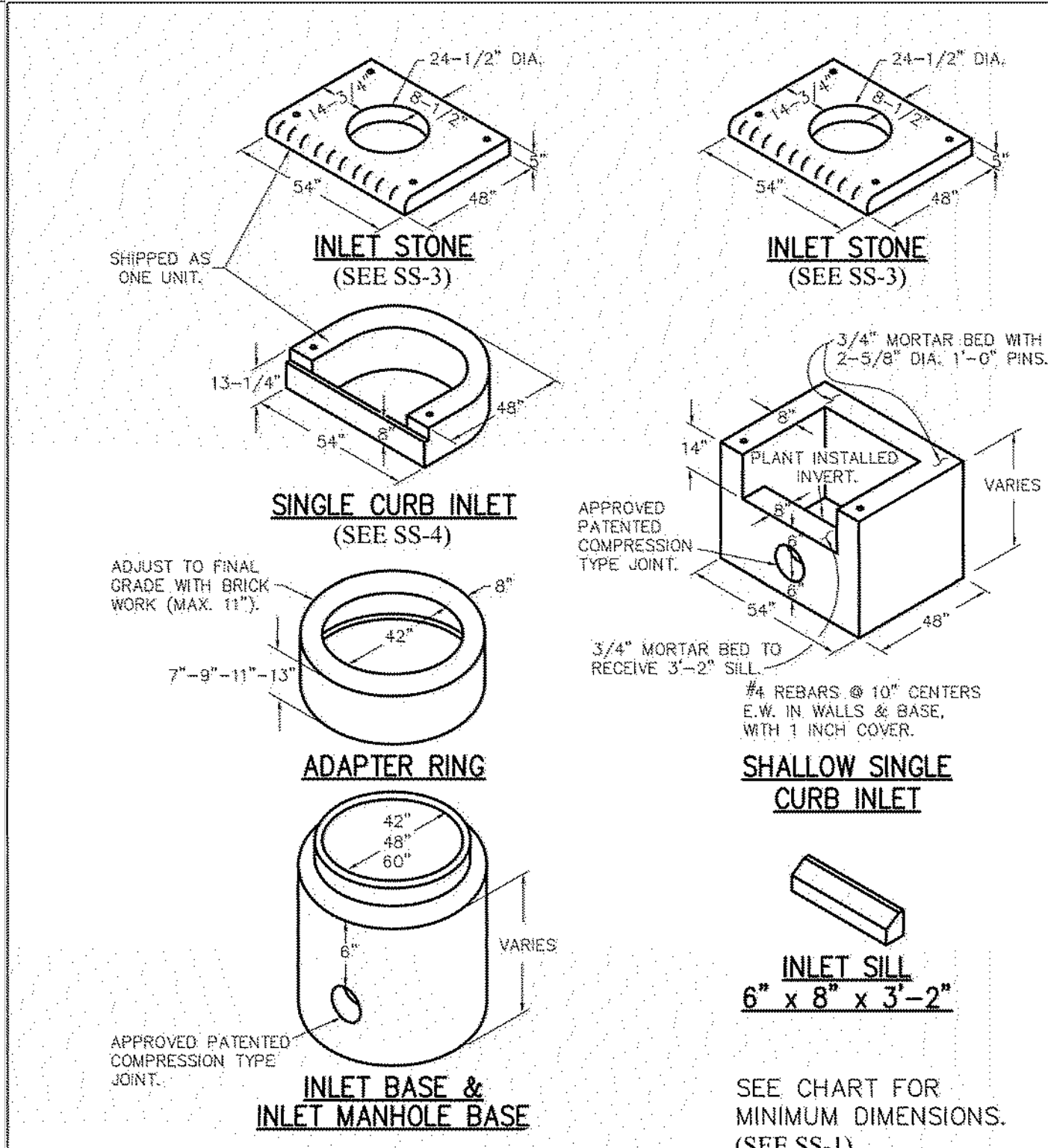
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CITY OF FARMINGTON
DEPARTMENT OF PUBLIC WORKS
FARMINGTON, MO

GUTTER DEPRESSION AND CURB SETBACK DETAIL

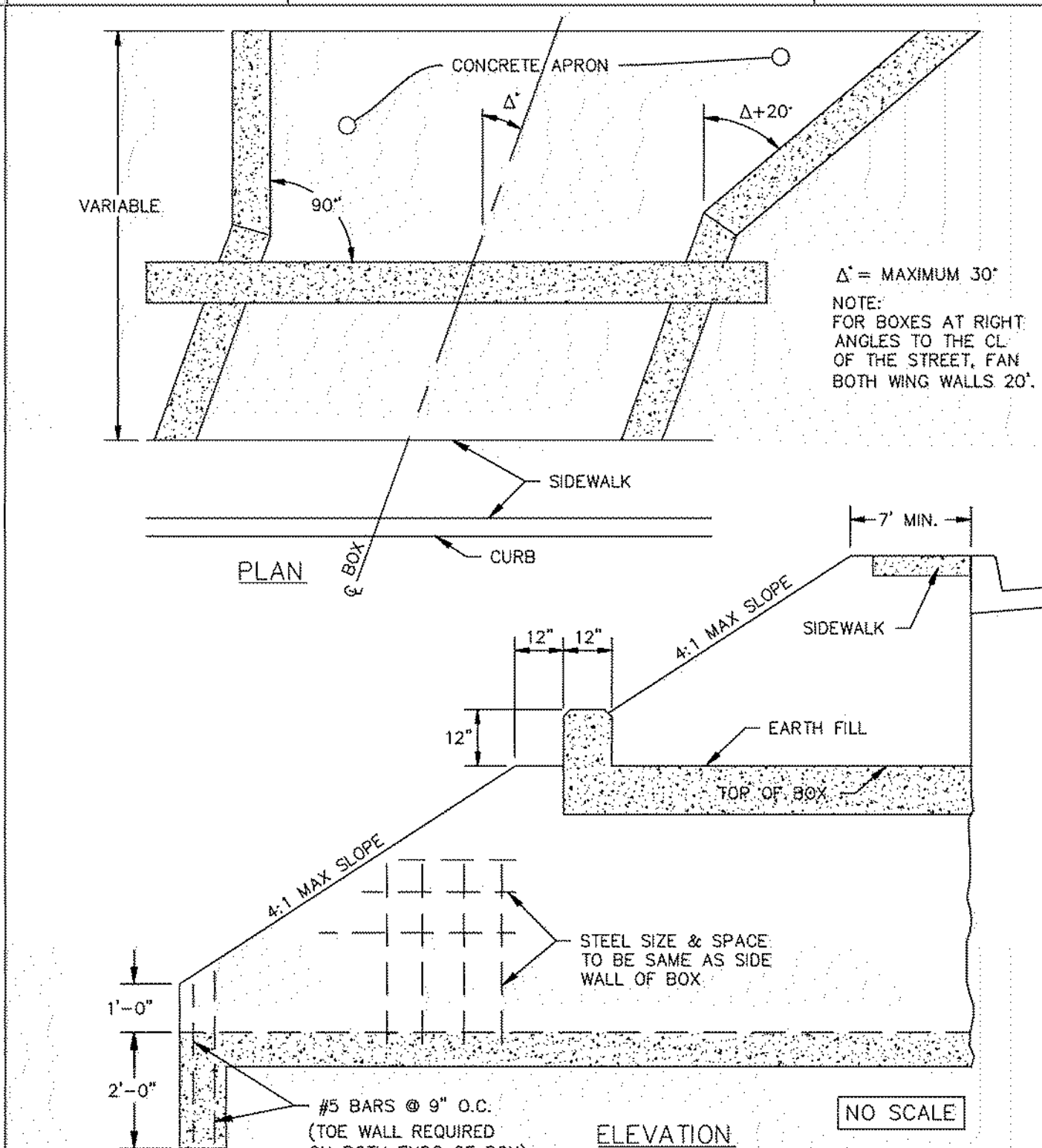
REVISION DATE: 4/11/24
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CITY OF FARMINGTON
DEPARTMENT OF PUBLIC WORKS
FARMINGTON, MO

SINGLE CURB INLET DETAIL SECTION VIEW

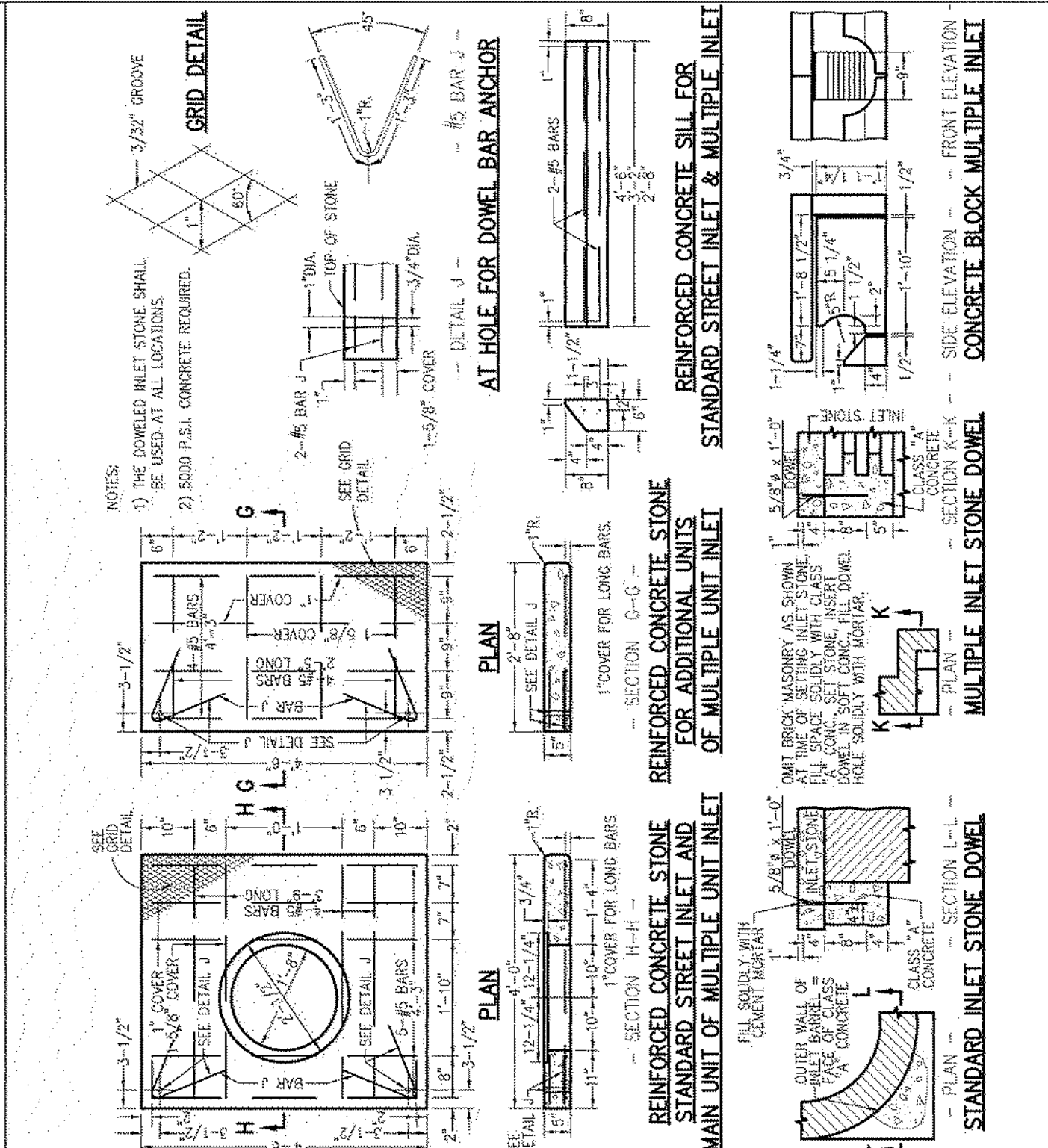
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CITY OF FARMINGTON
DEPARTMENT OF PUBLIC WORKS
FARMINGTON, MO

CONCRETE BOX ROADWAY FILL DETAIL

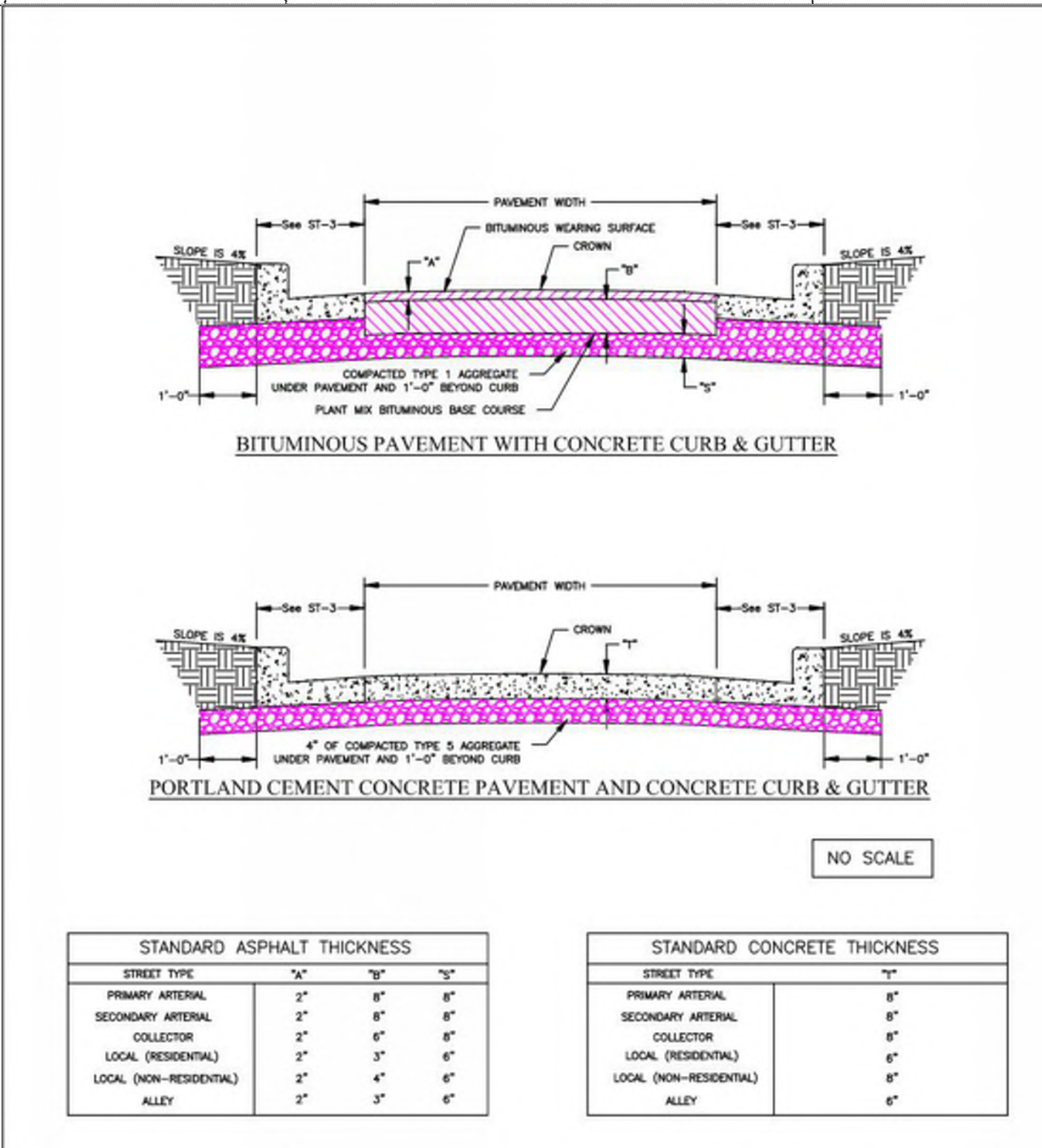
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CITY OF FARMINGTON
DEPARTMENT OF PUBLIC WORKS
FARMINGTON, MO

INLET STONE, BLOCK & DESIGN DETAIL

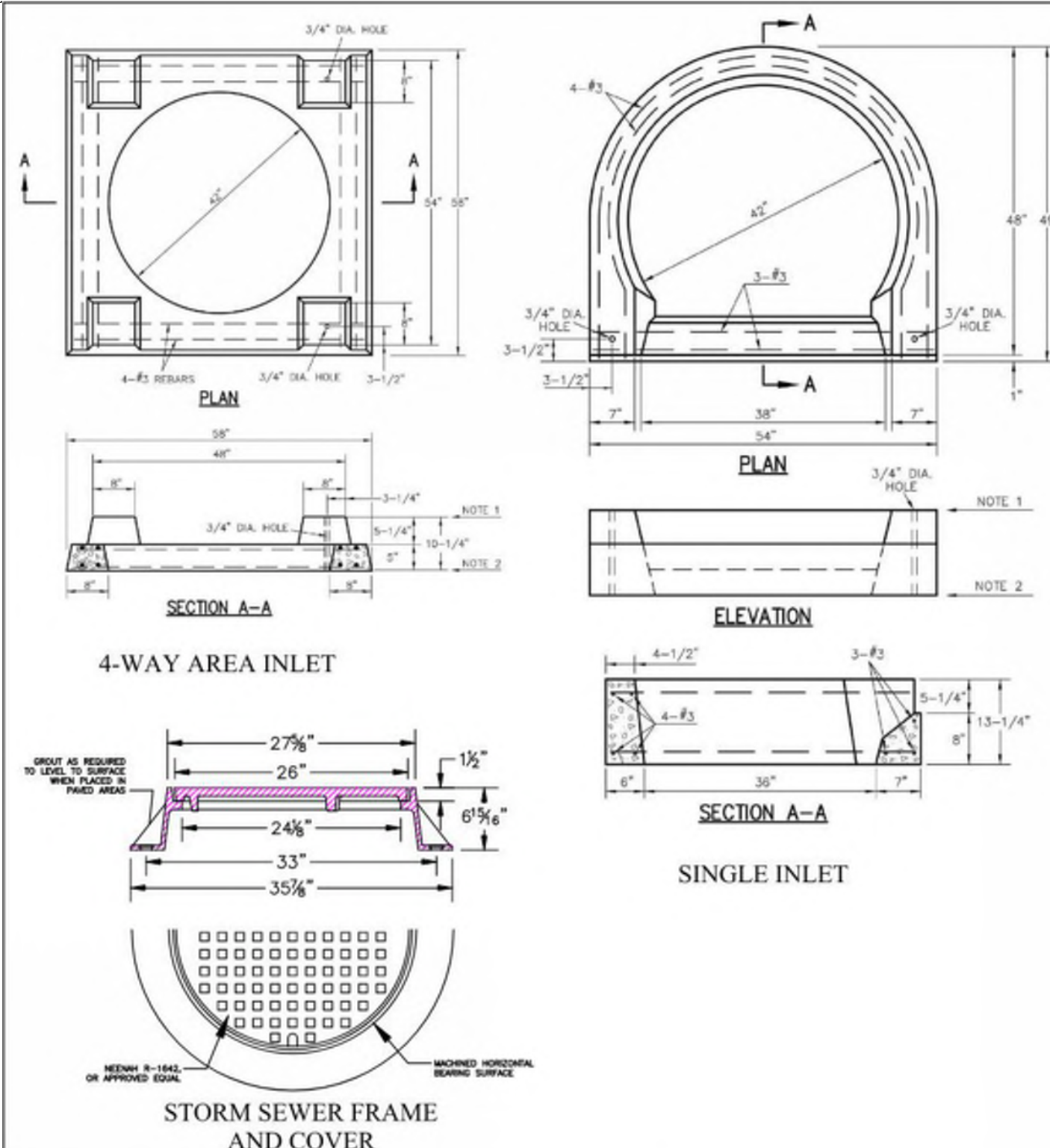
REVISION DATE: 4/11/24
DRAWING SS-3



CITY OF FARMINGTON
DEPARTMENT OF PUBLIC WORKS
FARMINGTON, MO

TYPICAL STREET SECTIONS

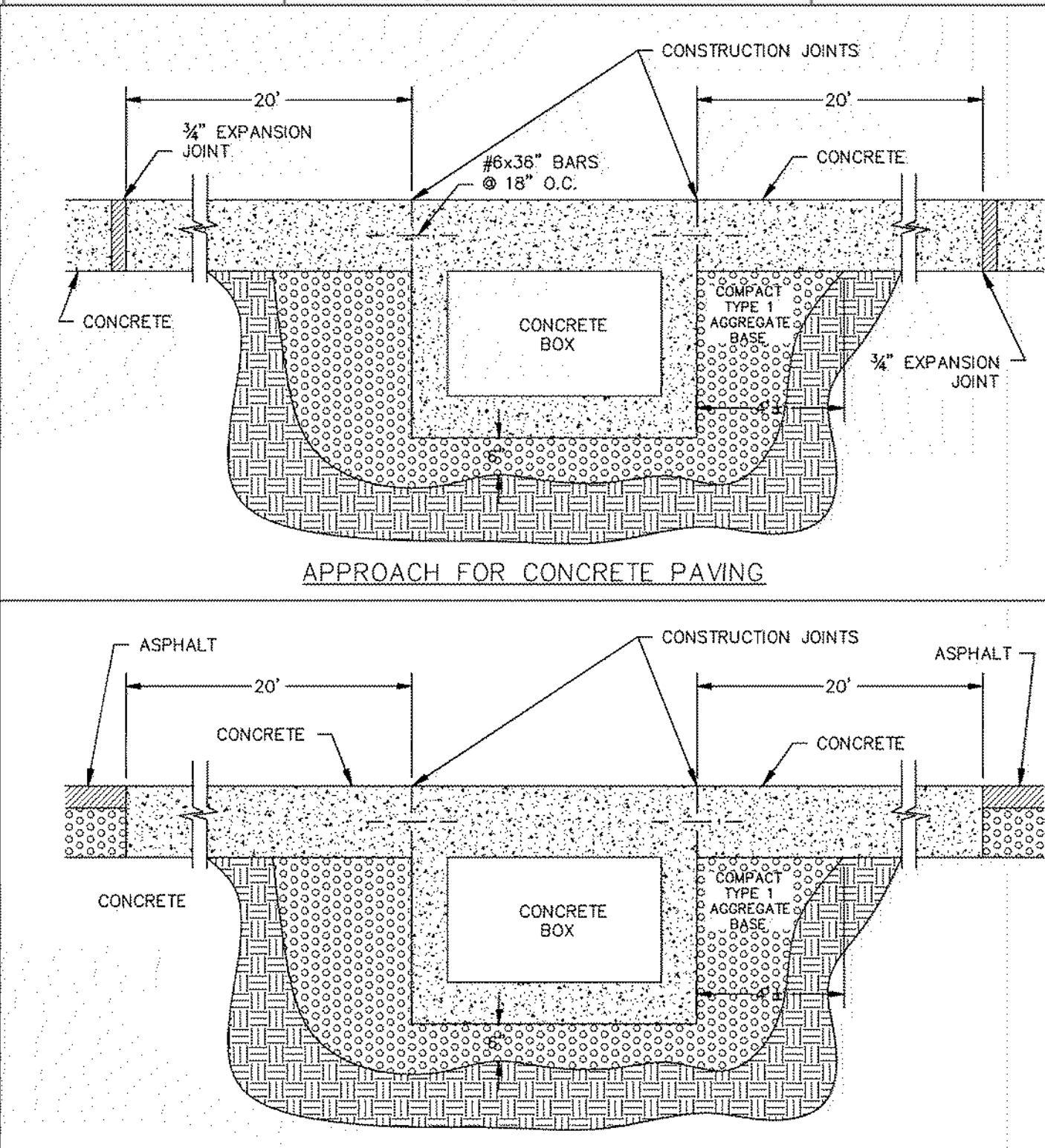
REVISION DATE: 4/11/24
DRAWING ST-1



CITY OF FARMINGTON
DEPARTMENT OF PUBLIC WORKS
FARMINGTON, MO

PRECAST CONCRETE UNIT FOR 4-WAY AREA OR SINGLE INLET DETAIL

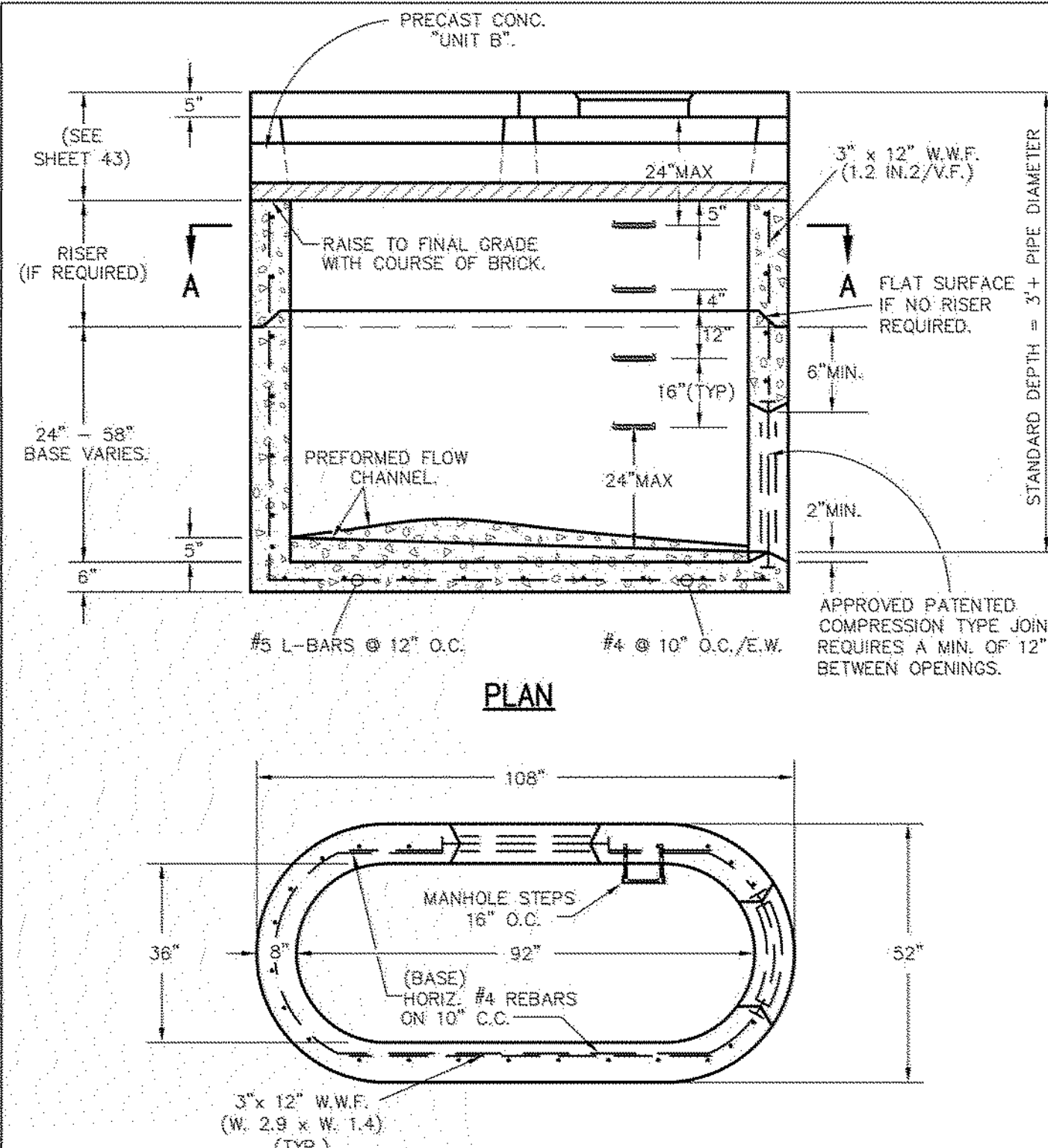
REVISION DATE: 4/11/24
DRAWING SS-4



CITY OF FARMINGTON
DEPARTMENT OF PUBLIC WORKS
FARMINGTON, MO

APPROACHES TO BOX CULVERT

REVISION DATE: 6/1/15
DRAWING SS-8



CITY OF FARMINGTON
DEPARTMENT OF PUBLIC WORKS
FARMINGTON, MO

DOUBLE CURB INLET DETAIL

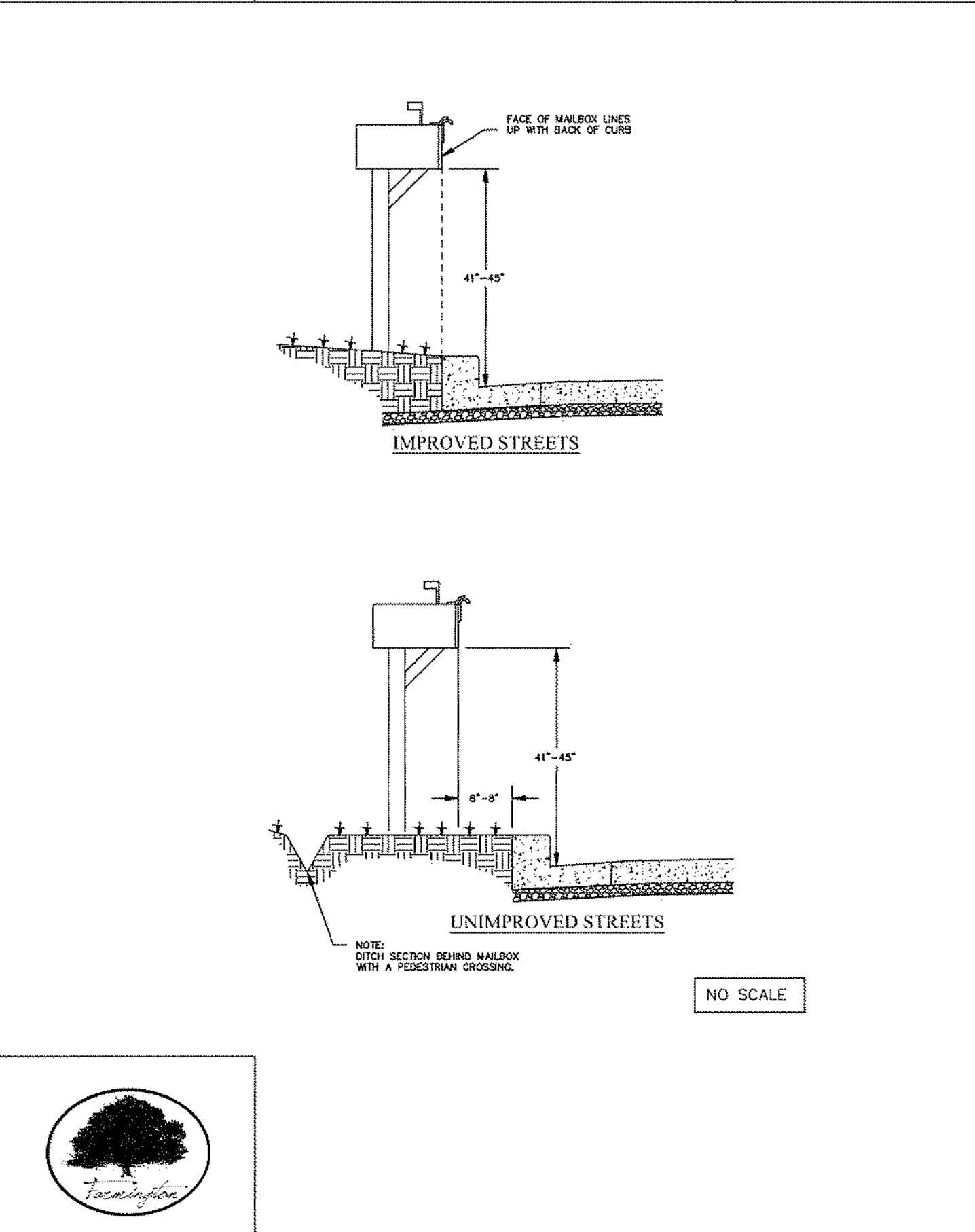
REVISION DATE: 4/11/24
DRAWING SS-5

REV. NO.	REMARKS	DATE
1	CITY COMMENTS	02/04/26
2	CITY COMMENTS	03/02/26
3	CITY COMMENTS	03/17/26
4	SWEEP ADDITION	04/07/26
5	CITY COMMENTS / ROAD DEPT. CORRD.	04/22/26

STATE OF MISSOURI
LEONARD J. MEERS
E-28288
4/23/26
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

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FAX: (314) 848-4010
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PE: COAR E-3470-D
P.E. CON: LS-543-D

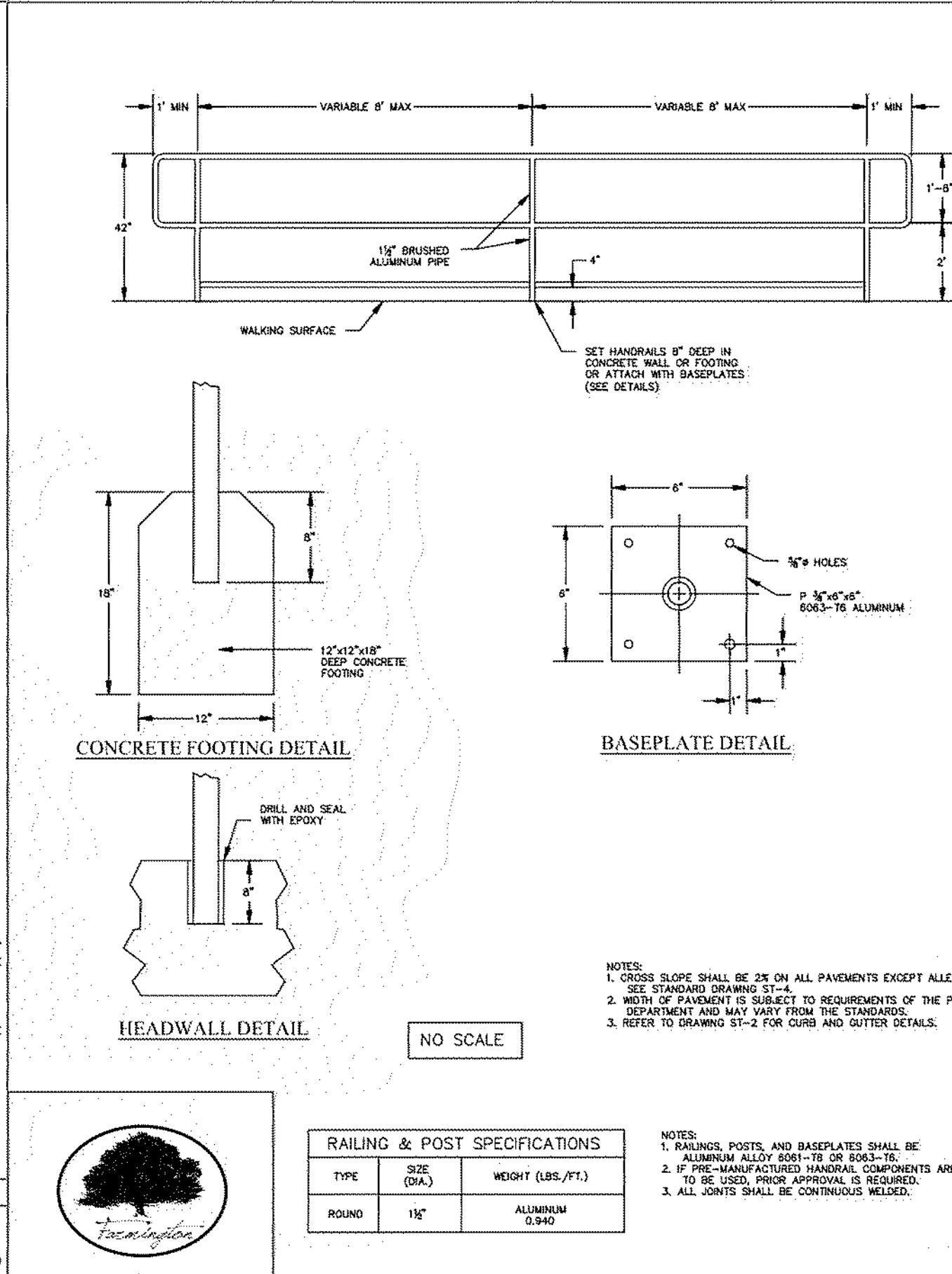
CONCRETE SIDEWALK
REVISION DATE: 6/1/15
DRAWING ST-6



MAILBOX REPLACEMENT
REVISION DATE: 6/1/15
DRAWING ST-12



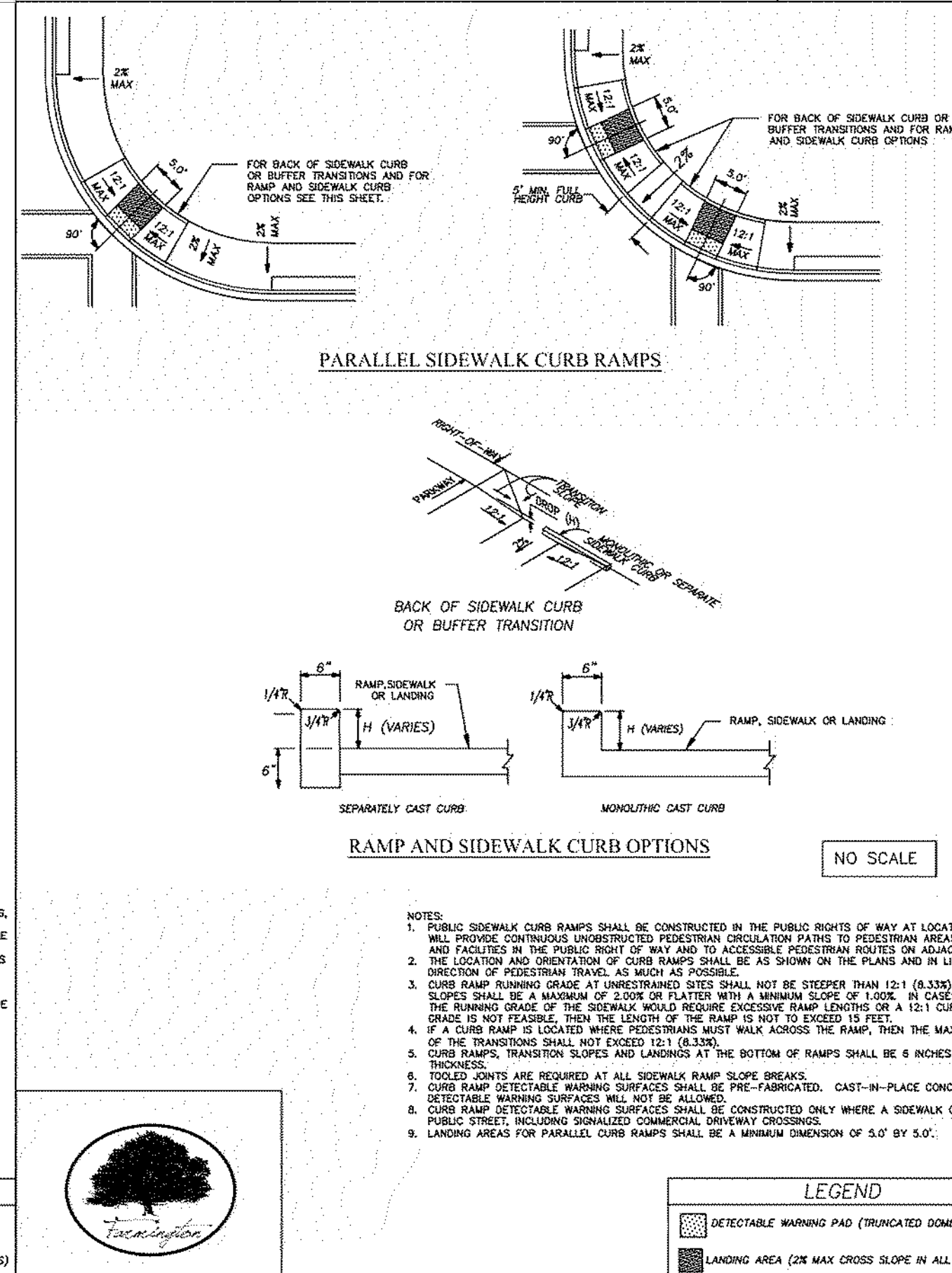
JOINT LOCATION - CONCRETE PAVEMENT
REVISION DATE: 6/1/15
DRAWING ST-5



HANDRAIL
REVISION DATE: 6/1/15
DRAWING ST-11



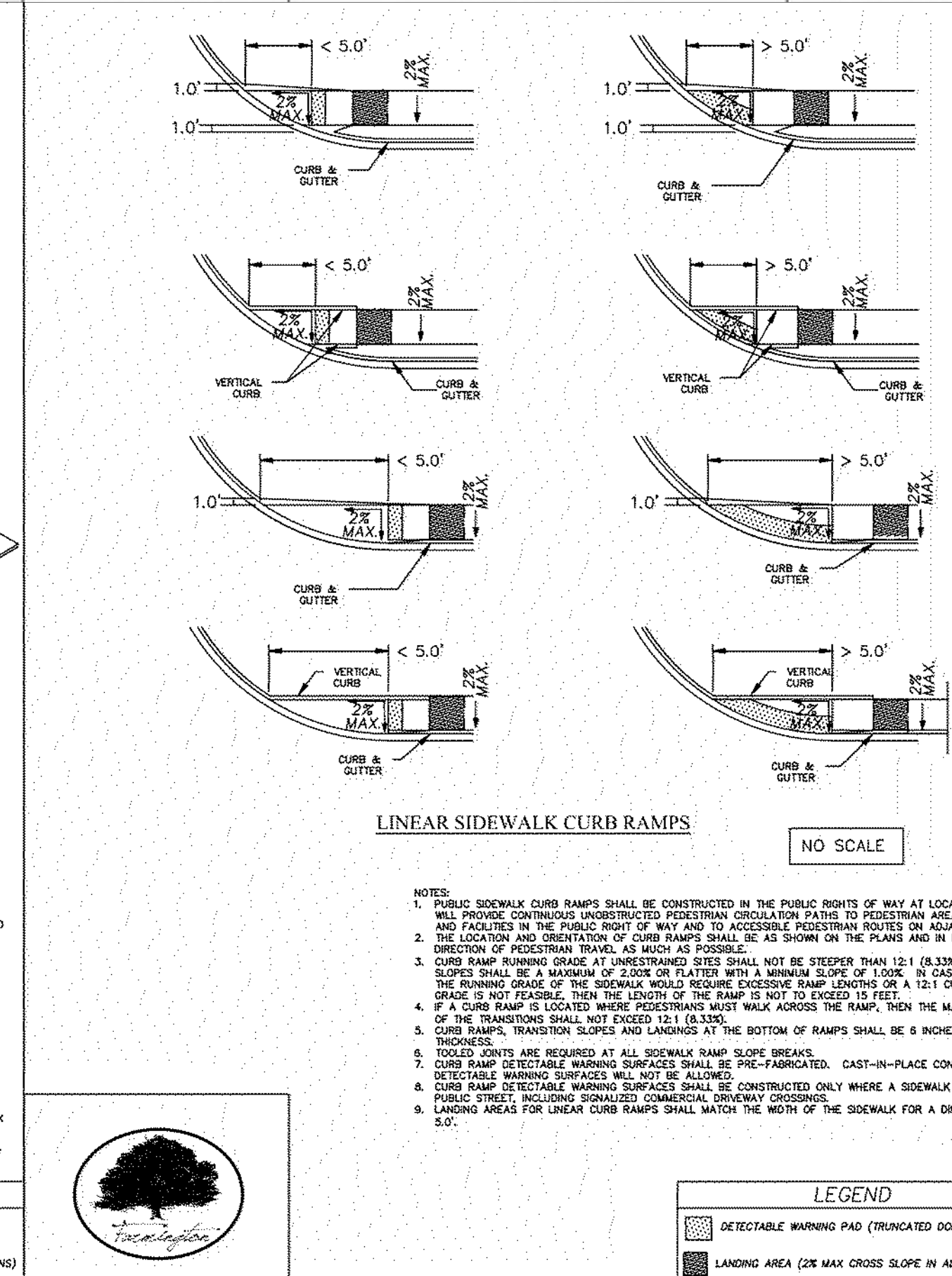
JOINT DETAILS - CONCRETE PAVEMENT
REVISION DATE: 6/1/15
DRAWING ST-4



CURB RAMPS
REVISION DATE: 6/1/15
DRAWING ST-7 SHEET 3 OF 3



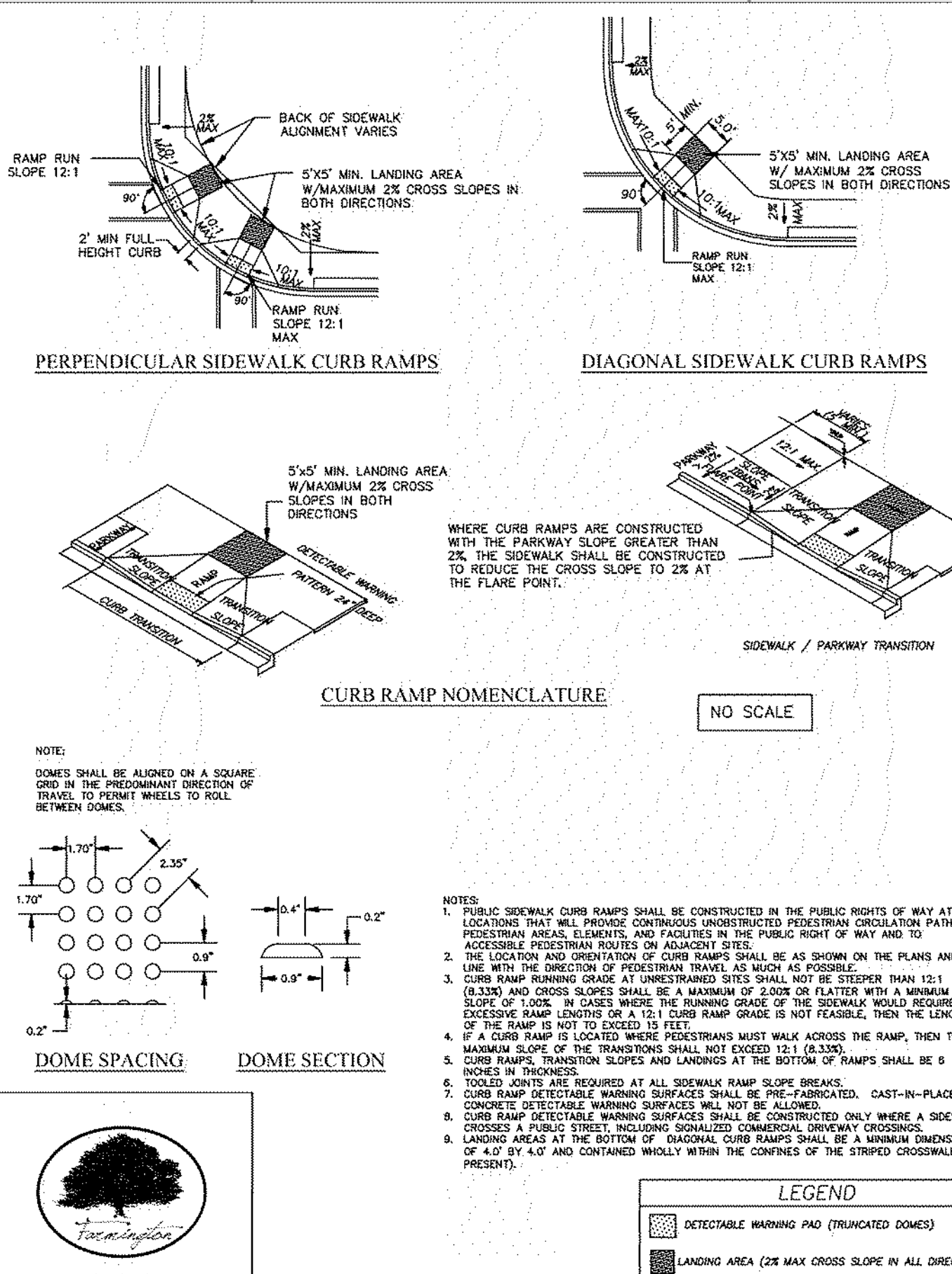
CONCRETE CURBS, CURBS & GUTTERS, AND GUTTERS
REVISION DATE: 4/11/24
DRAWING ST-3



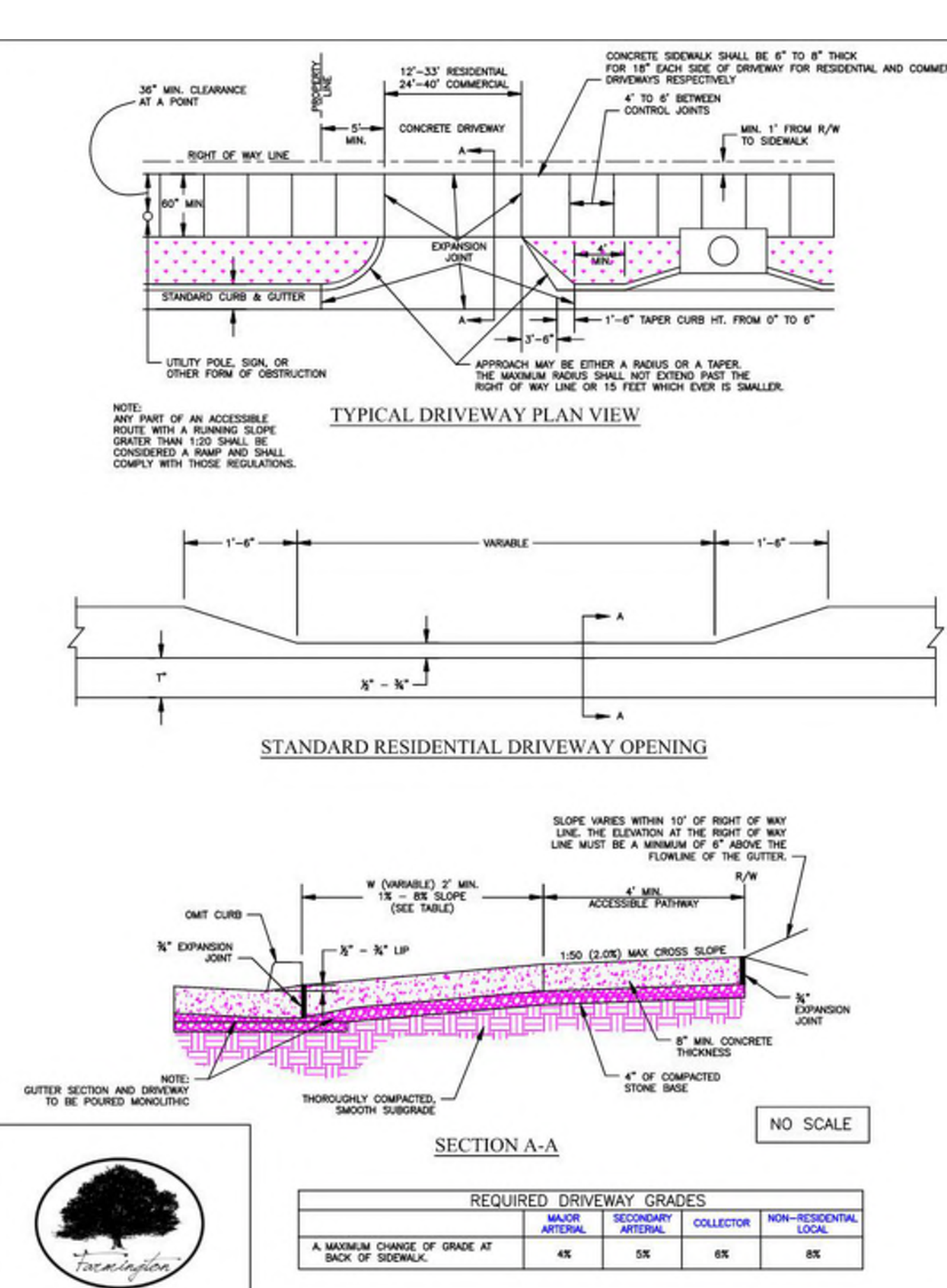
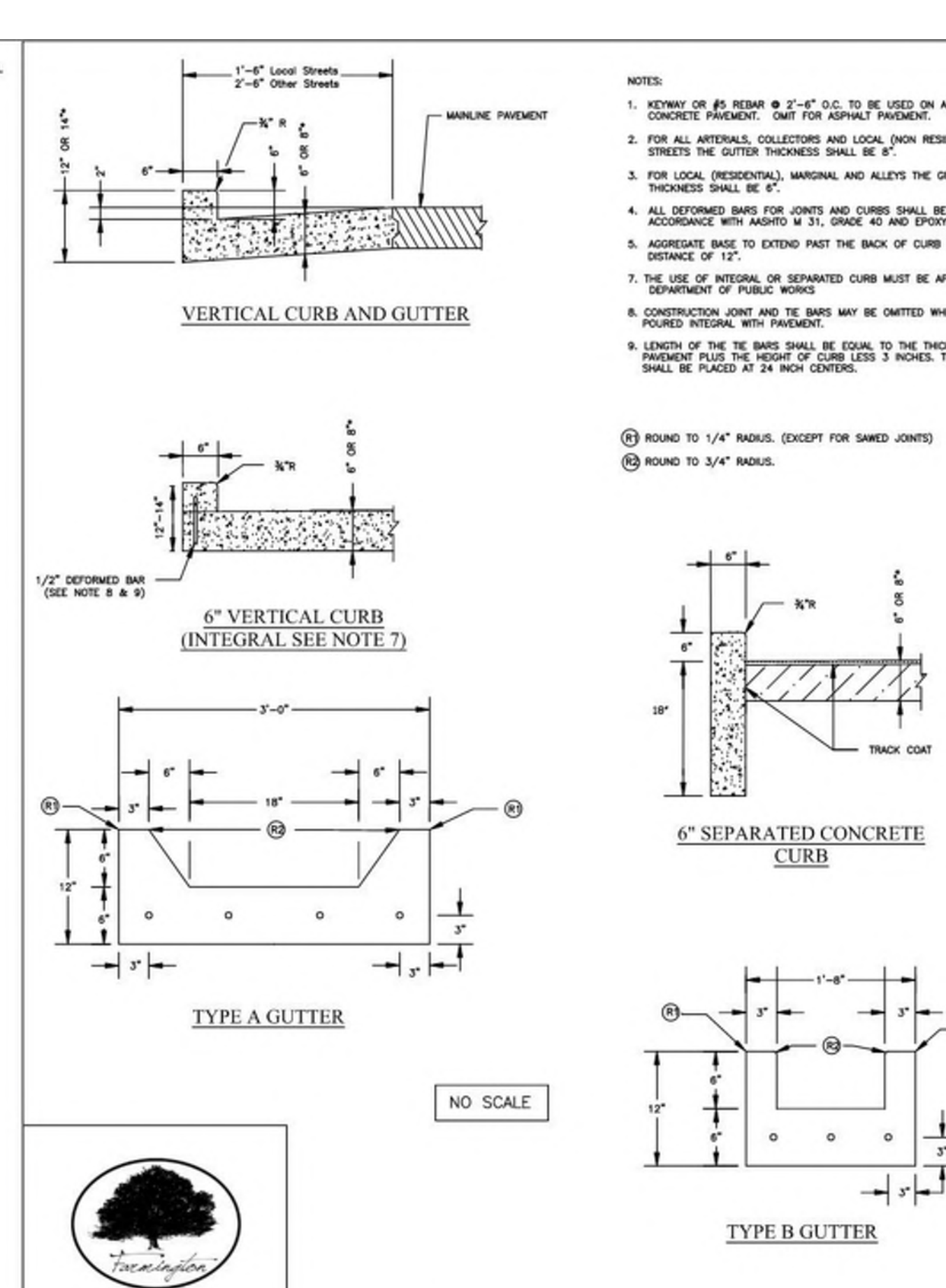
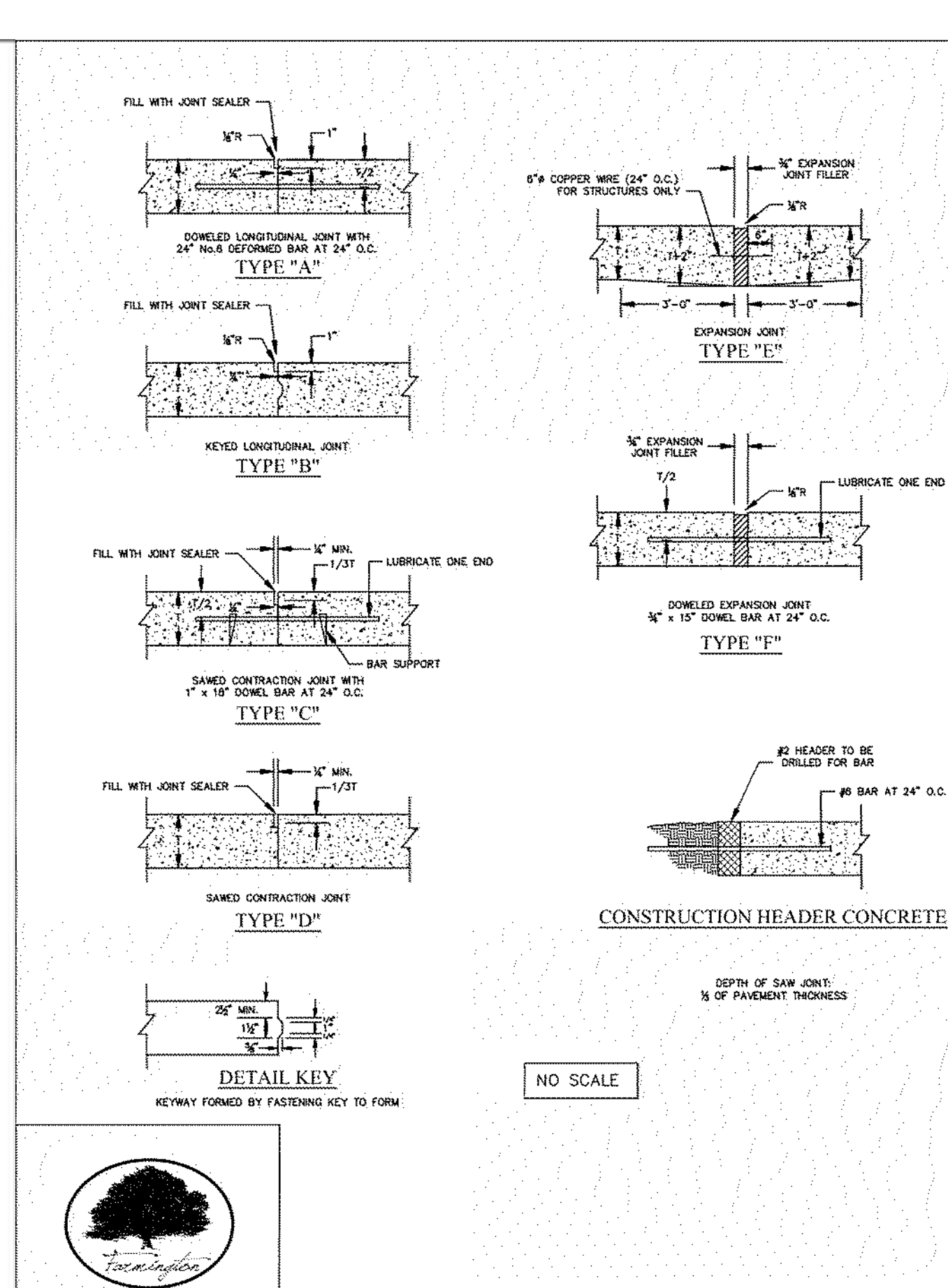
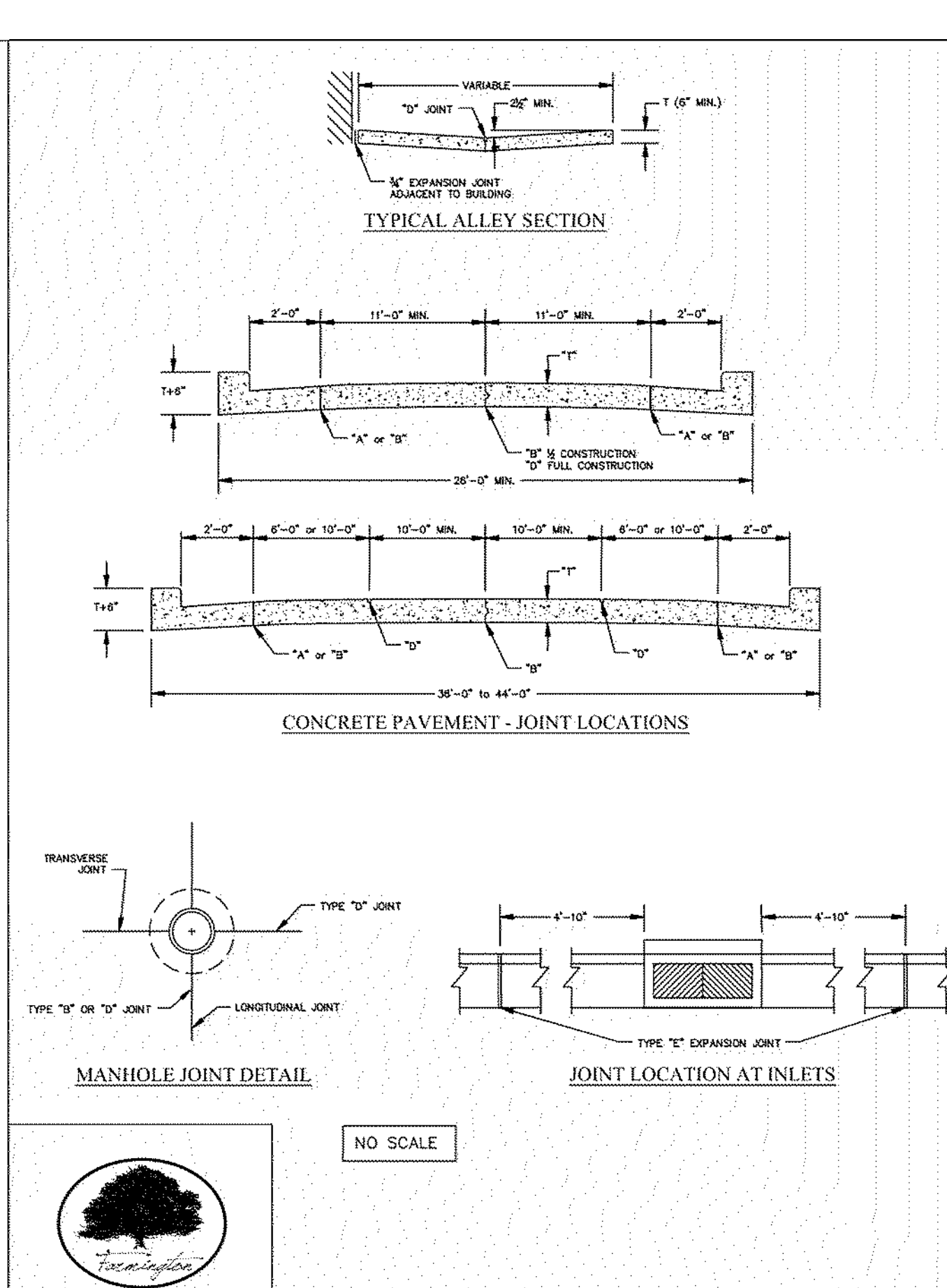
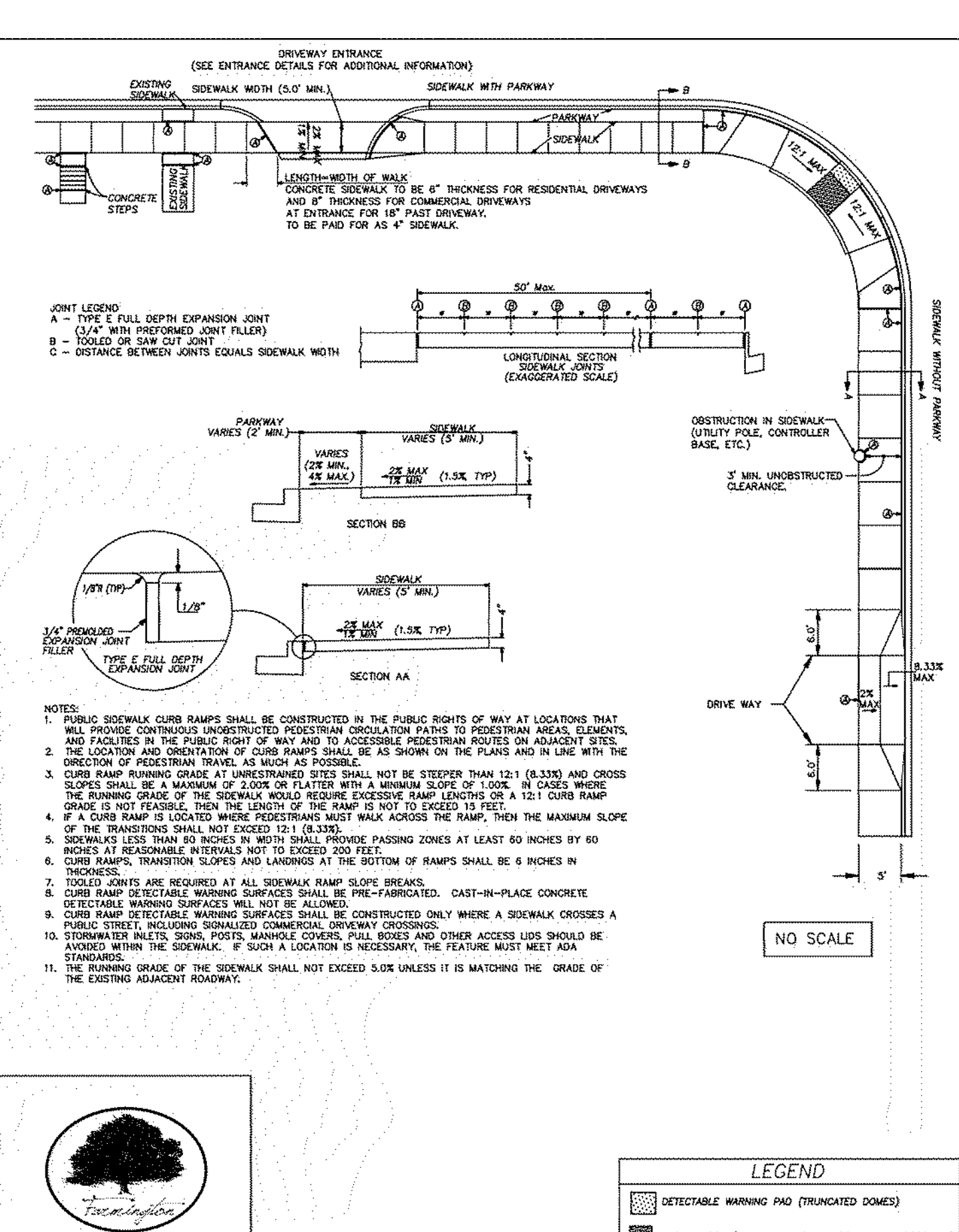
CURB RAMPS
REVISION DATE: 6/1/15
DRAWING ST-7 SHEET 2 OF 3

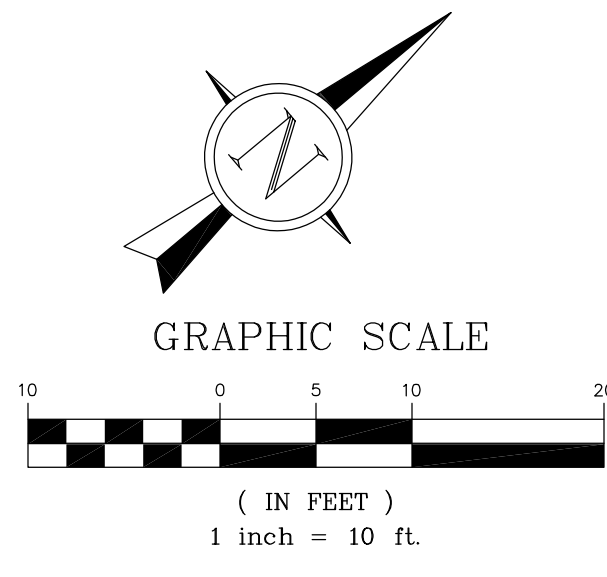


DRIVEWAY OPENING
REVISION DATE: 3/15/24
DRAWING ST-2



CURB RAMPS
REVISION DATE: 6/1/15
DRAWING ST-7 SHEET 1 OF 3





STATE OF MISSOURI

LEONARD J. MEERS

NUMBER E-28288

4/23/26

LEONARD J. MEERS

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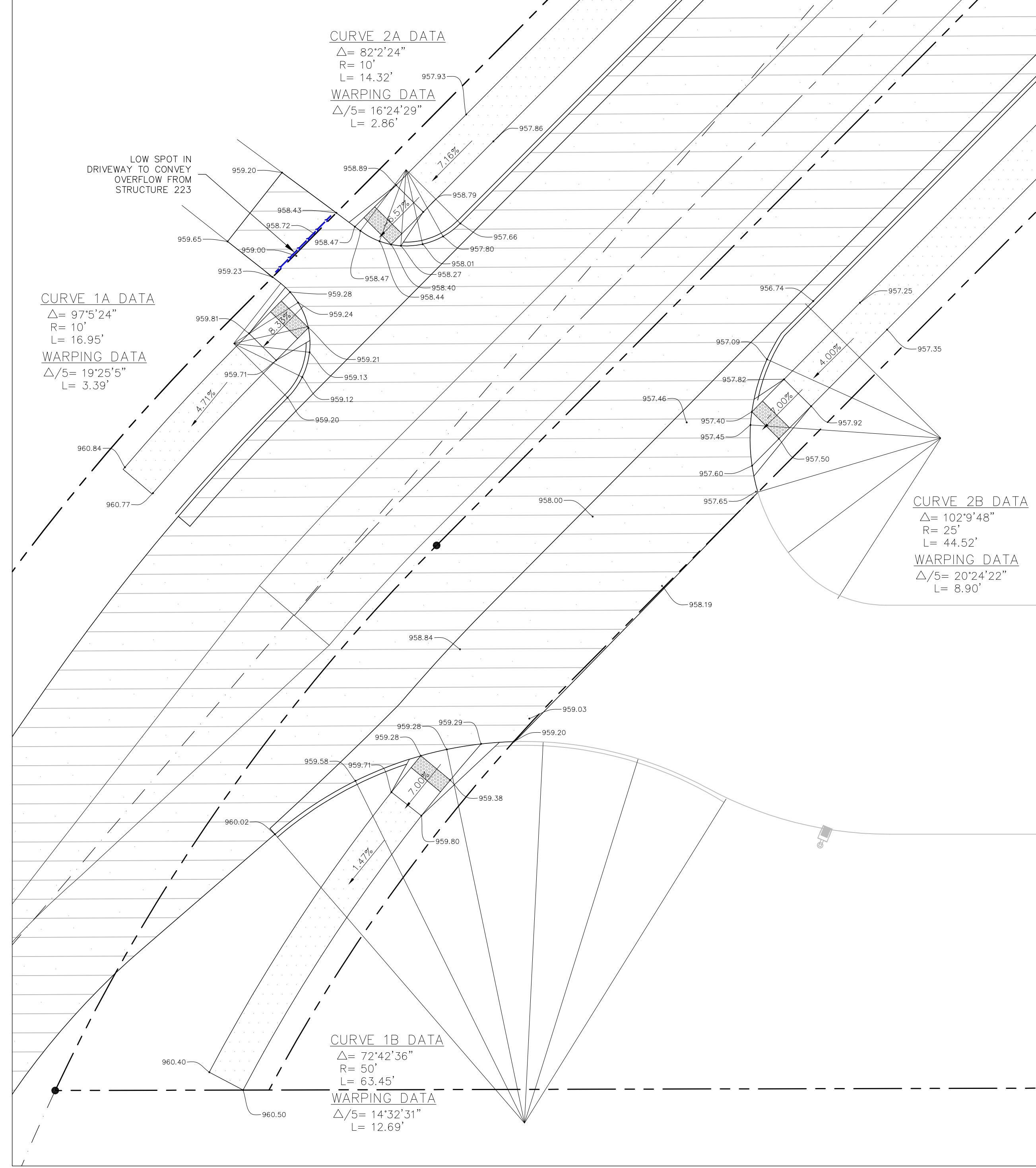
FAX: (314) 848-4000

www.grimesconsulting.com

PE: COAF E-3470-D

PE: SCOW E-5343-D

REV. NO.	DATE	REMARKS
1	02/04/26	CITY COMMENTS
2	03/03/26	CITY COMMENTS
3	03/12/26	CITY COMMENTS
4	04/07/26	SWEEP ADDITION
5	04/23/26	CITY COMMENTS / ROUNDABOUT CORRD.



BRAY ROAD PLANS FOR

FARMINGTON CROSSINGS

BRAY ROAD, FARMINGTON, MO 63640

WARPING DETAILS

C7.2

JOB NUMBER: 4327.A

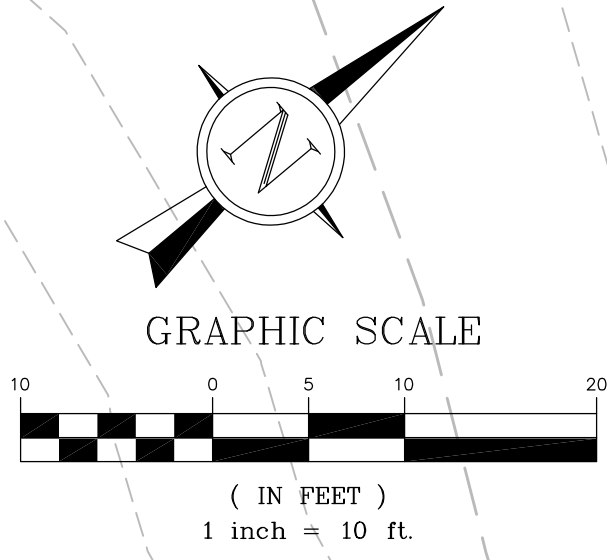
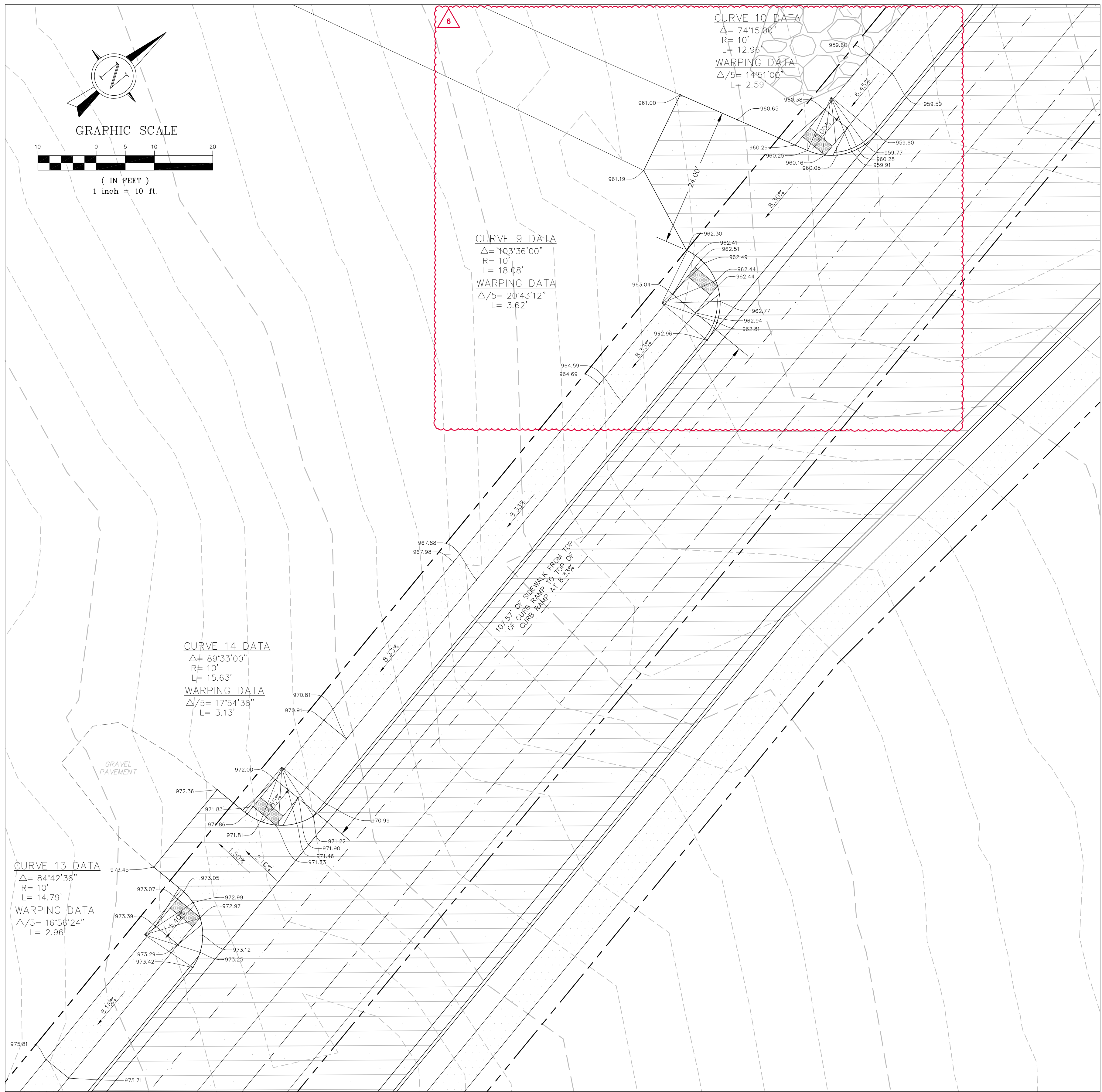
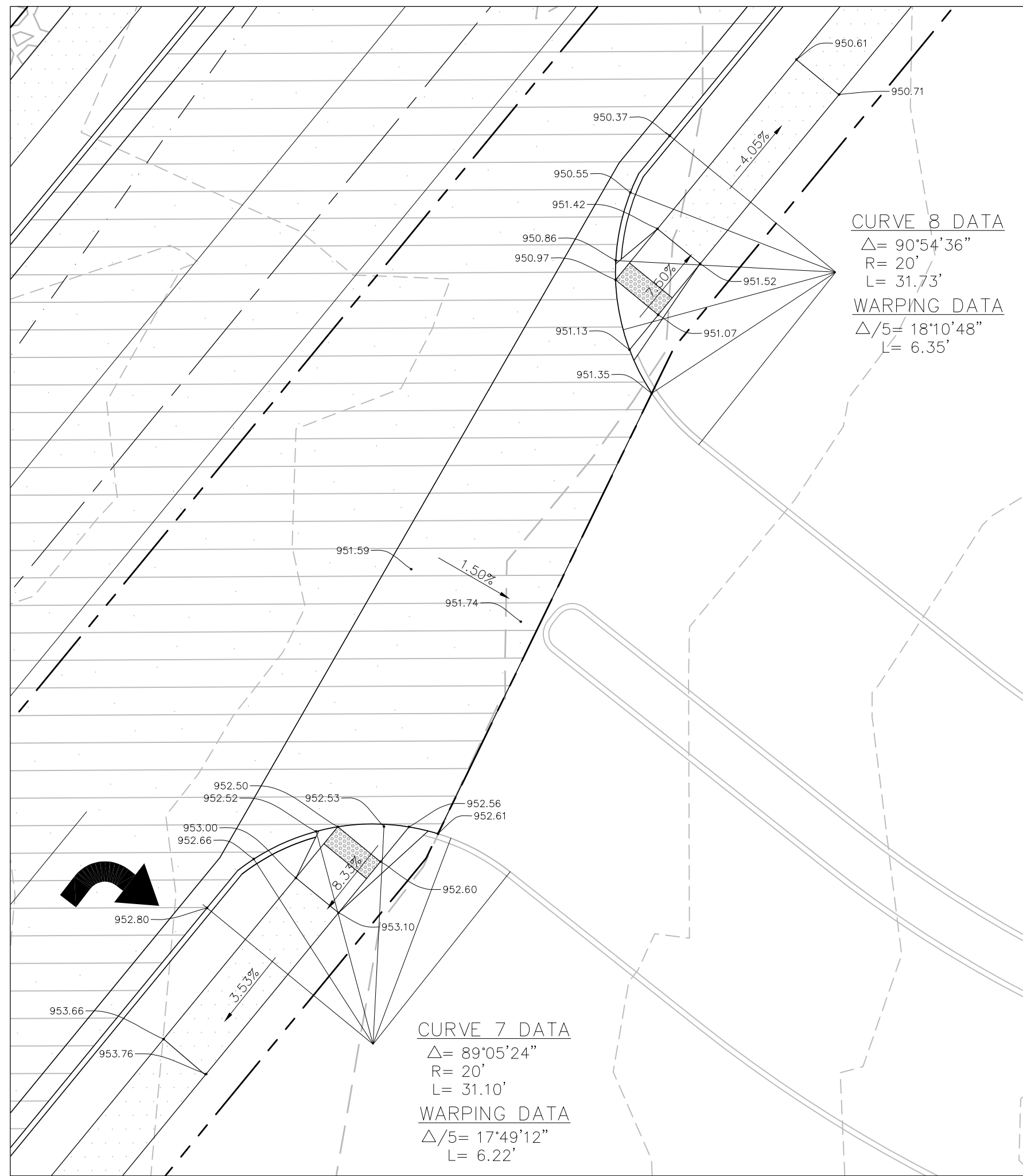
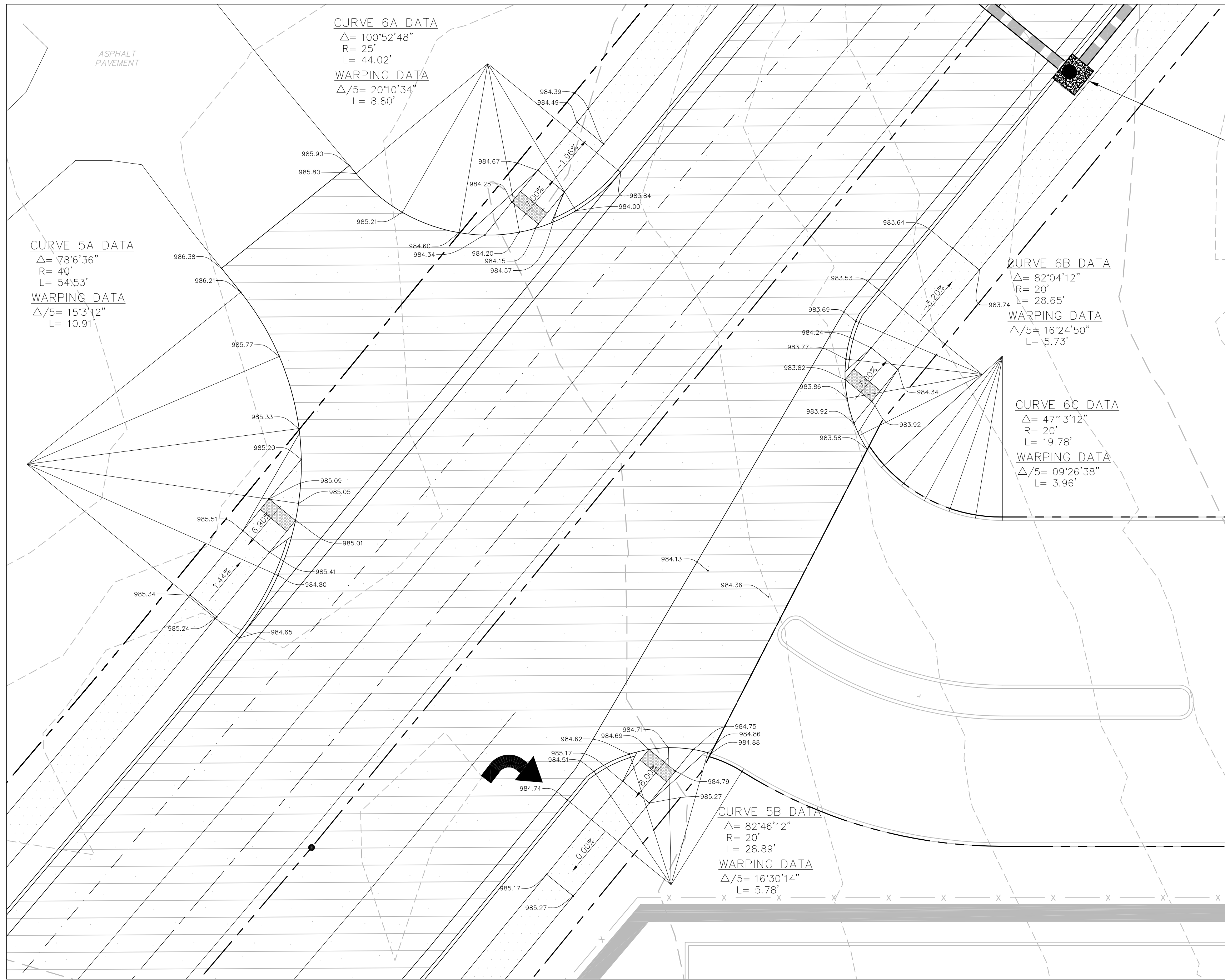
DRAWN BY: JRB

DATE: 10/31/25

CHECKED BY: JLW

DATE: 10/31/25

SHEET:



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FAX: 480.588.4150

ZIP CODE 63640
PARCEL ID: 09703500000000700

STATE OF MISSOURI

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4/23/26

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PE: COAF E-3470-D

PLS: CONVI 15-943-D

REV. NO.	REMARKS	DATE
1	CITY COMMENTS	02/04/26
2	CITY COMMENTS	03/07/26
3	CITY COMMENTS	03/17/26
4	SWEEP ADDITION	04/07/26
5	CITY COMMENTS / ROAD DEPT CORRD.	04/23/26

BRAY ROAD PLANS FOR

FARMINGTON CROSSINGS

BRAY ROAD, FARMINGTON, MO 63640

SHEET TITLE

WARPING DETAILS

JOB NUMBER:

4327.A

DRAWN BY:

JRB

DATE:

10/31/25

CHECKED BY:

JLW

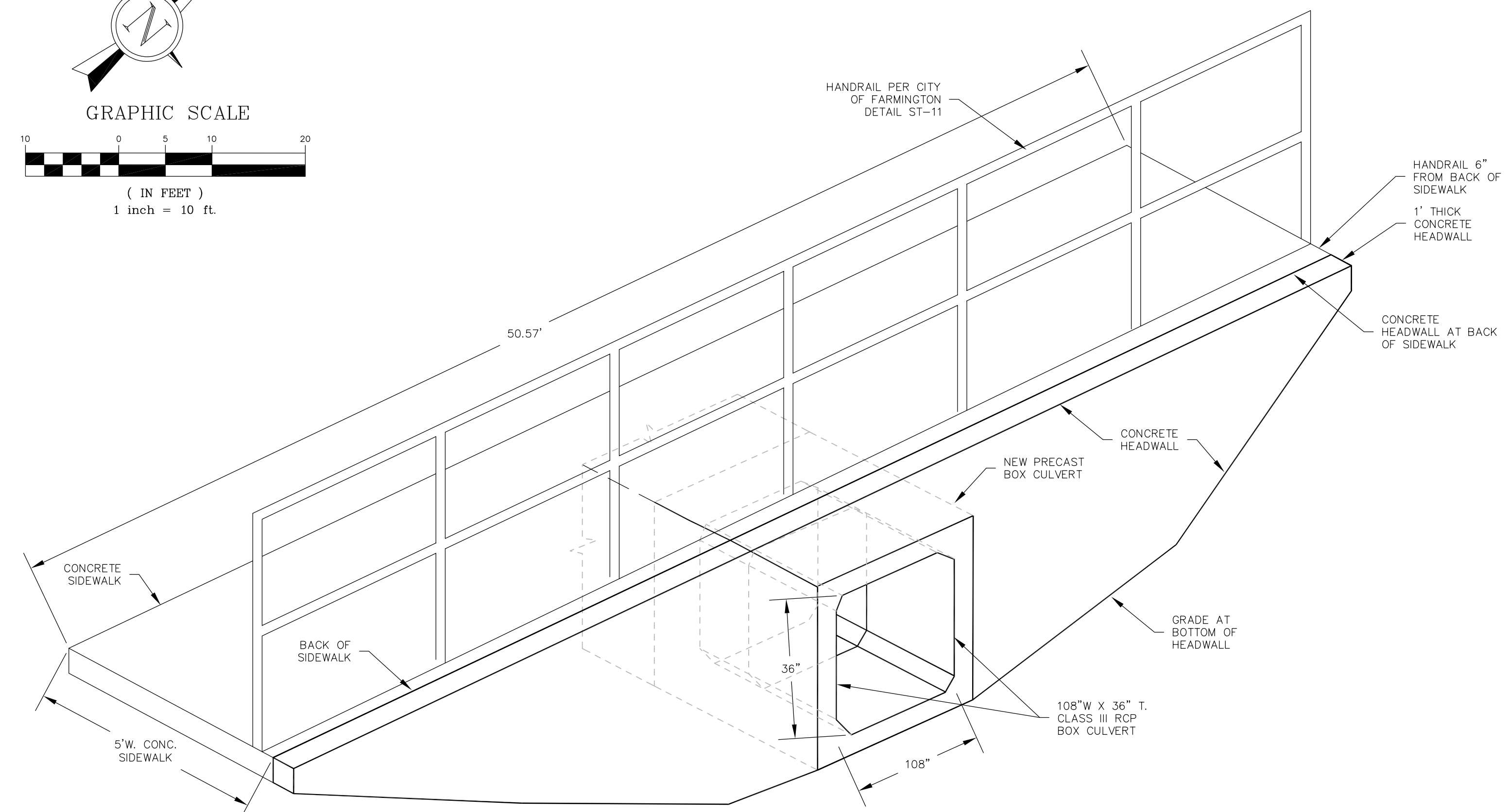
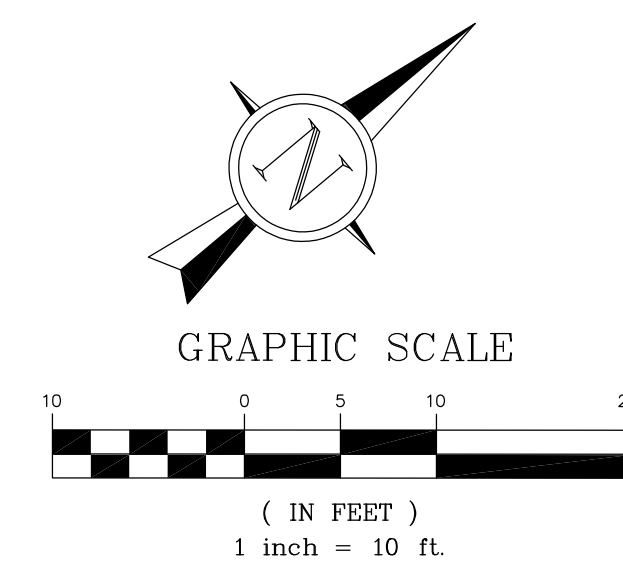
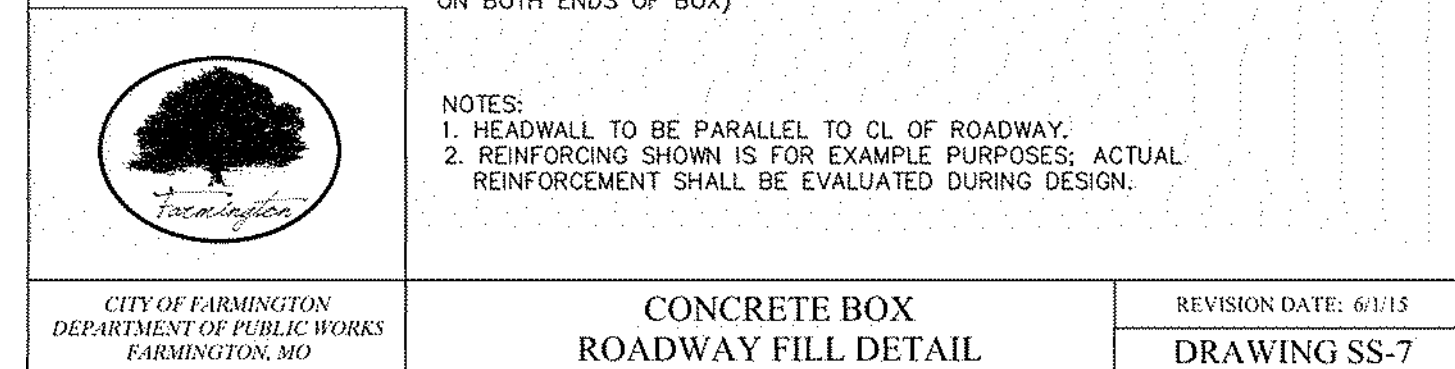
DATE:

10/31/25

SHEET:

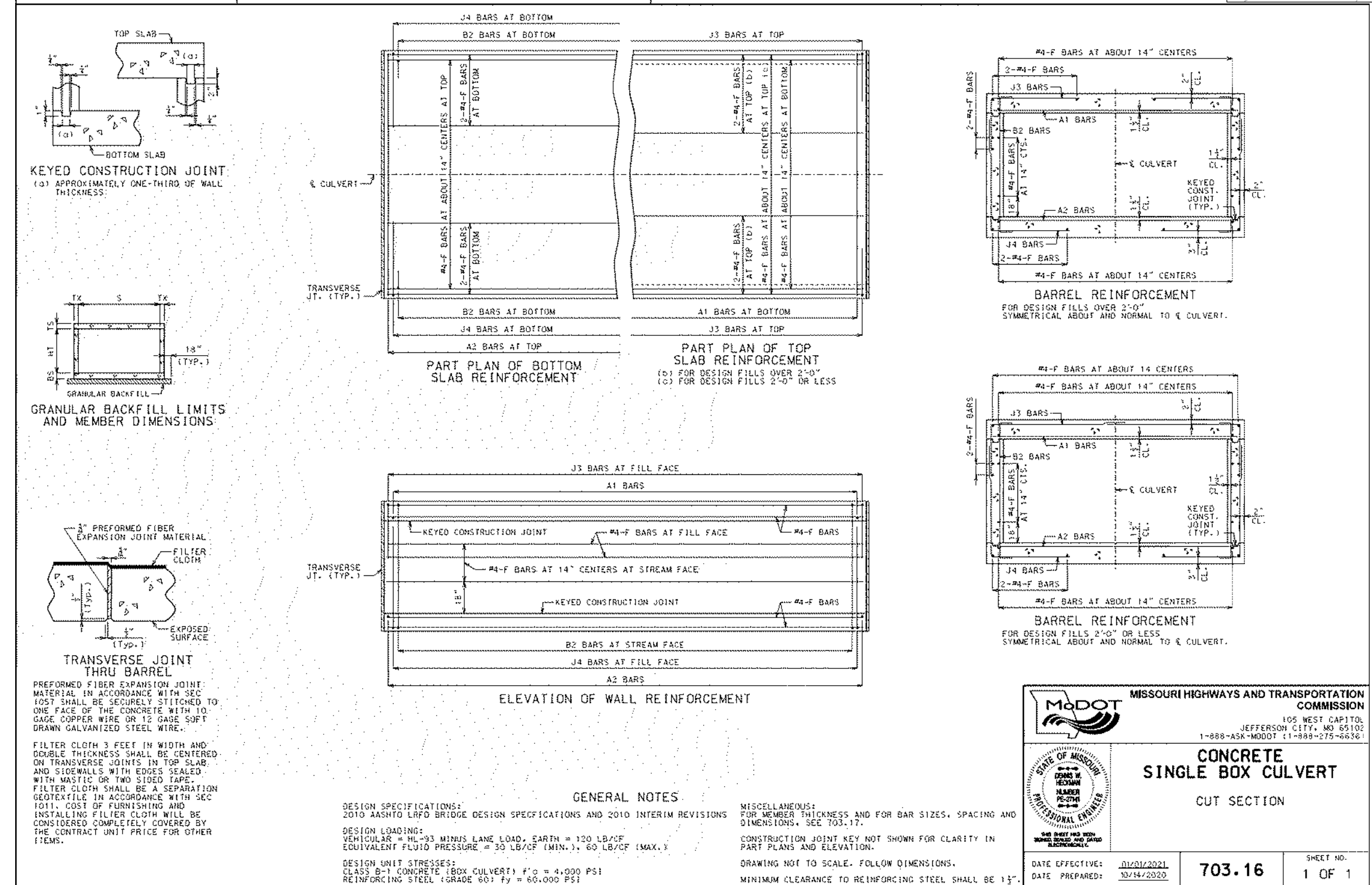
C7.3

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1 CONCRETE HEADWALL DETAIL
C7.4 SCALE : NTS

NOTE: SOCKET END OF PRECAST CULVERT
IS TO BE PLACED ON THE UPSTREAM END.



**STEEL FRAMES & EPS FORMS ARE
STANDARD 8'-0" LENGTHS**

10	11	12	13	14	15	16	17	18	19	20	21	22	23
----	----	----	----	----	----	----	----	----	----	----	----	----	----

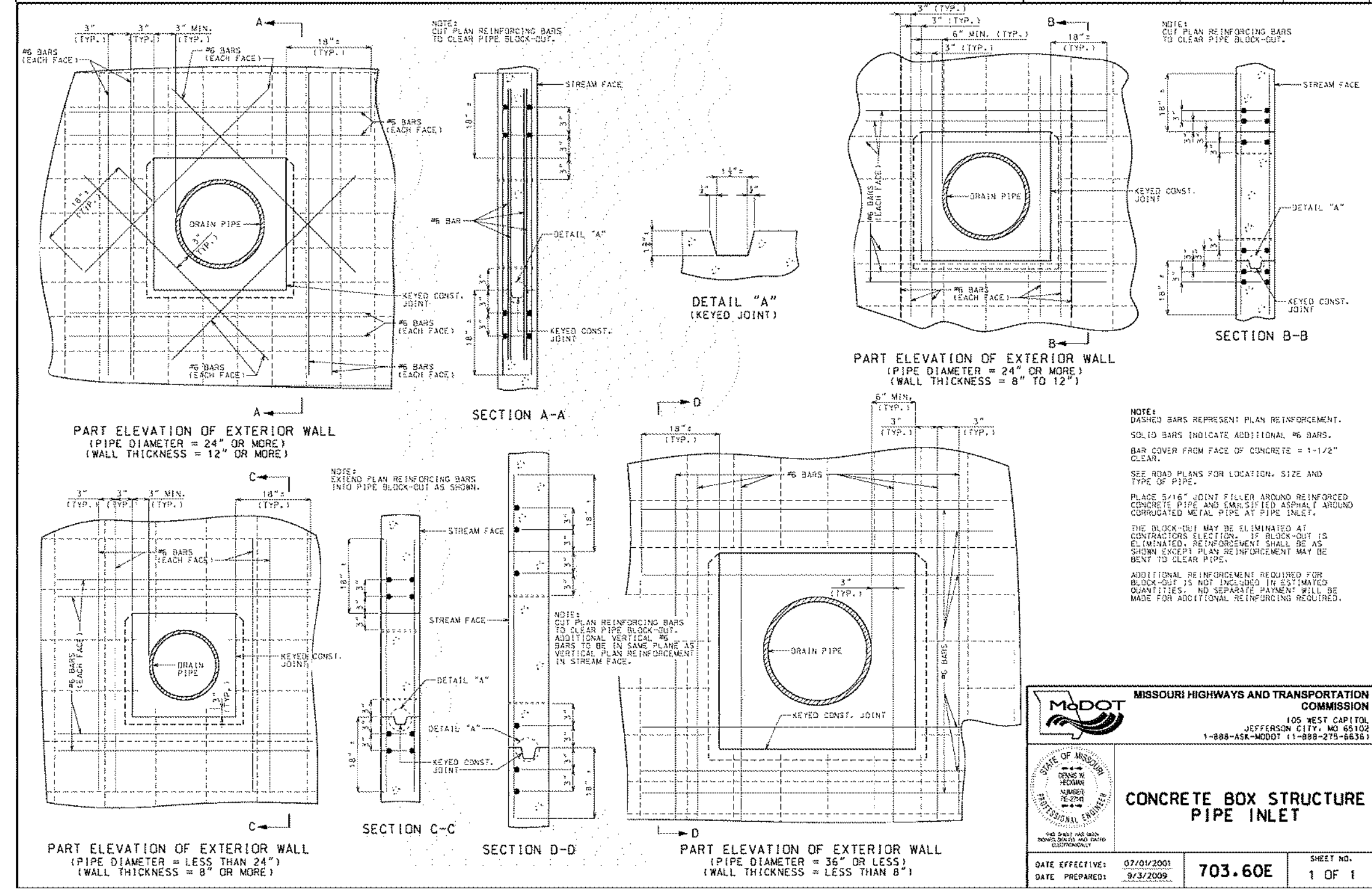
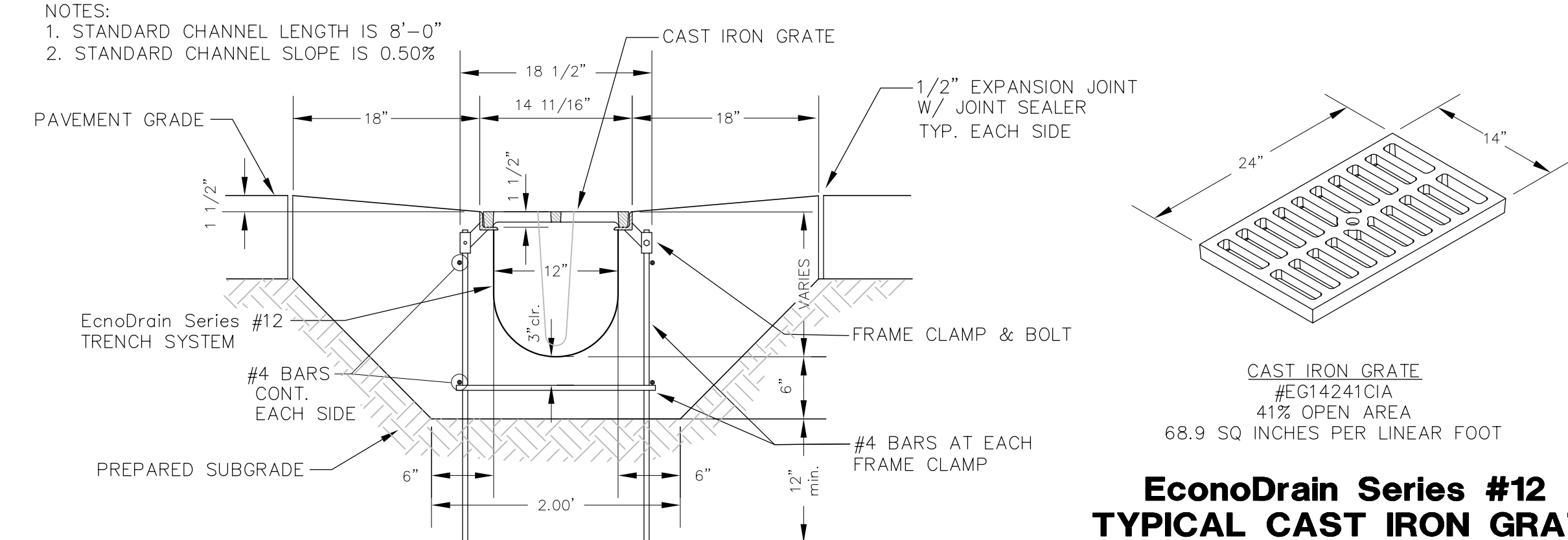
SHALLOW EPS FORMS

EPS FORM		DEPTH		FLOW GPM
		MIN	MAX	
SHALLOW EPS FORMS	10	8 1/2"	8 1/2"	730
	11	8 1/2"	9"	814
	12	9"	9 1/2"	899
	13	9 1/2"	10"	985
	14	10"	10 1/2"	1072
	15	10 1/2"	11"	1159
	16	11"	11 1/2"	1247
	17	11 1/2"	12"	1335
	18	12"	12 1/2"	1425
	19	12 1/2"	13"	1514
	20	13"	13 1/2"	1604
	21	13 1/2"	14"	1694
	22	14"	14 1/2"	1785
	23	14 1/2"	15"	1876

EPS FORM CHART

EconoDrain Series #12 STANDARD EPS FORMS

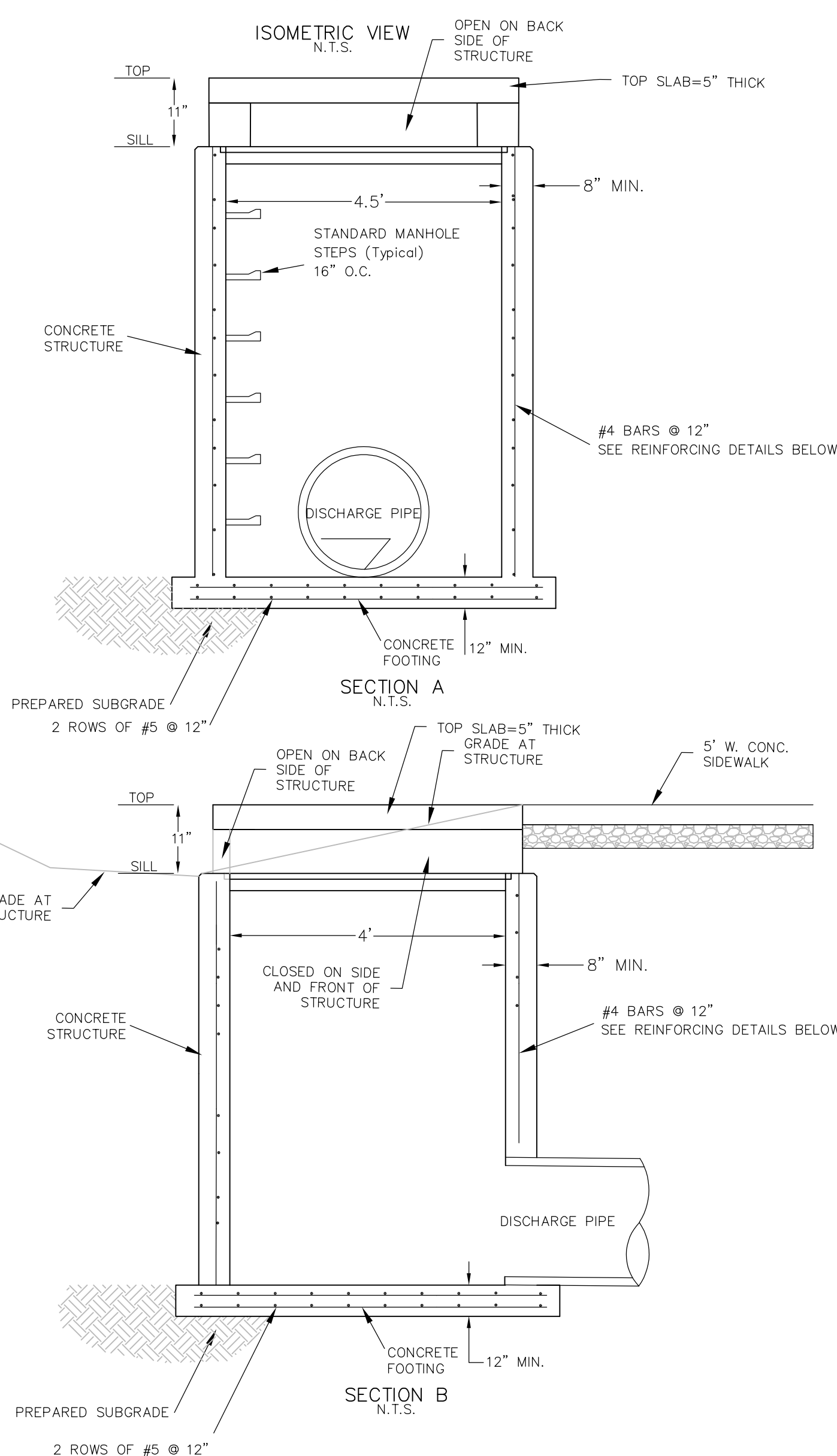
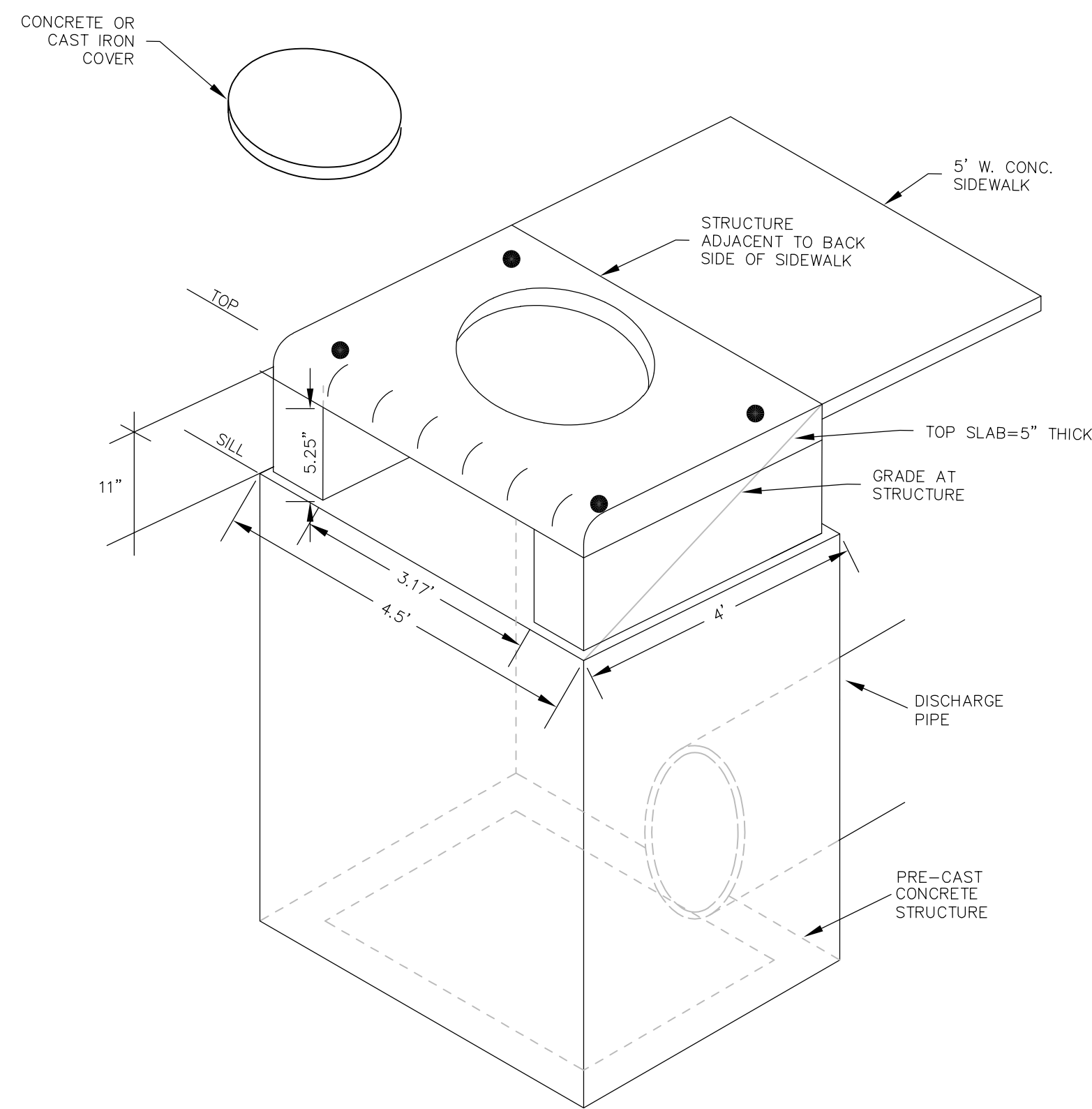
EconoDrain Series #12 TYPICAL TRENCH DRAIN SECTION



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2 TRENCH DRAIN DETAIL
C7.4 SCALE : NTS

ZIP CODE 63640
PARCEL ID: 09703500000000700

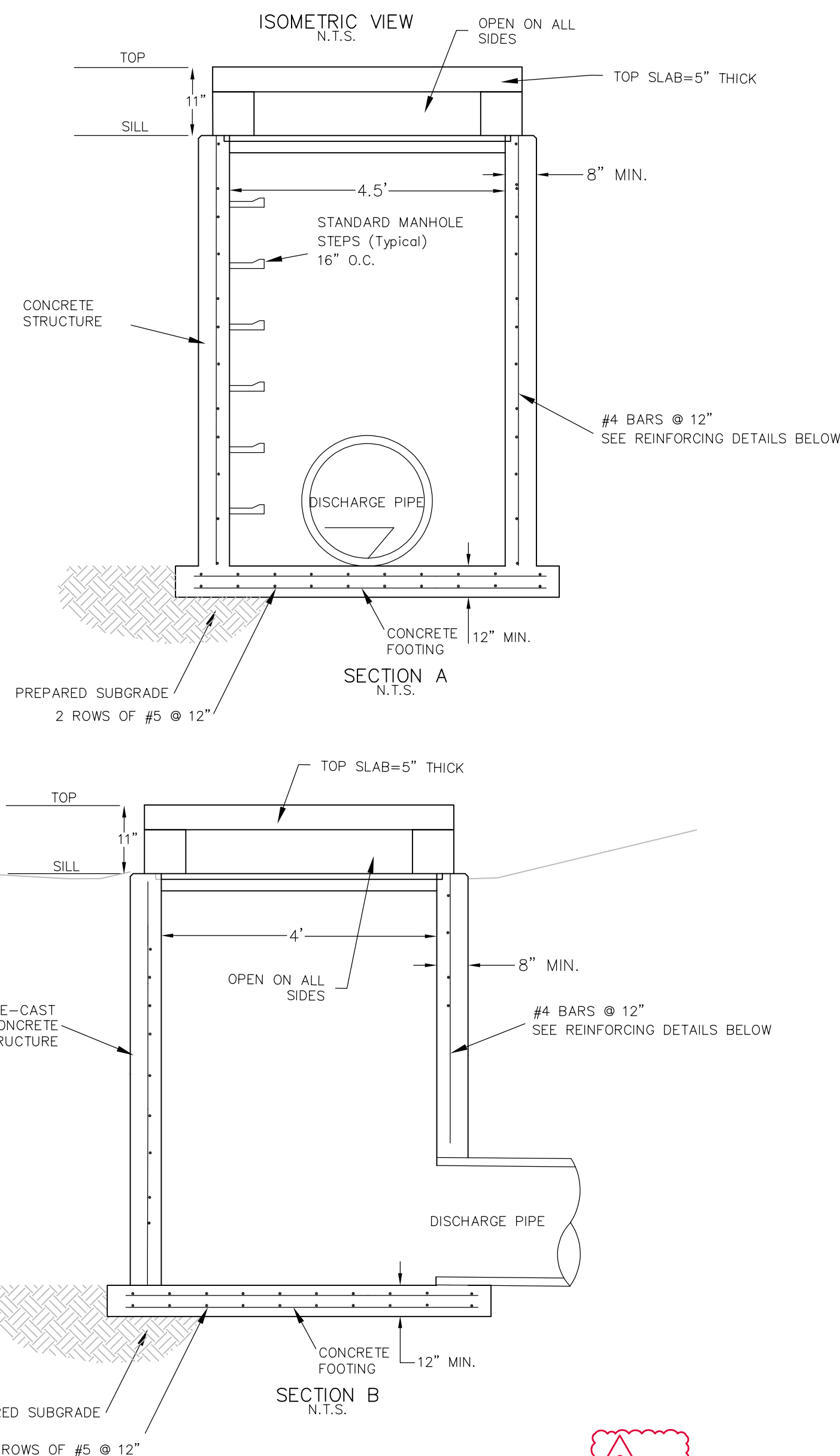
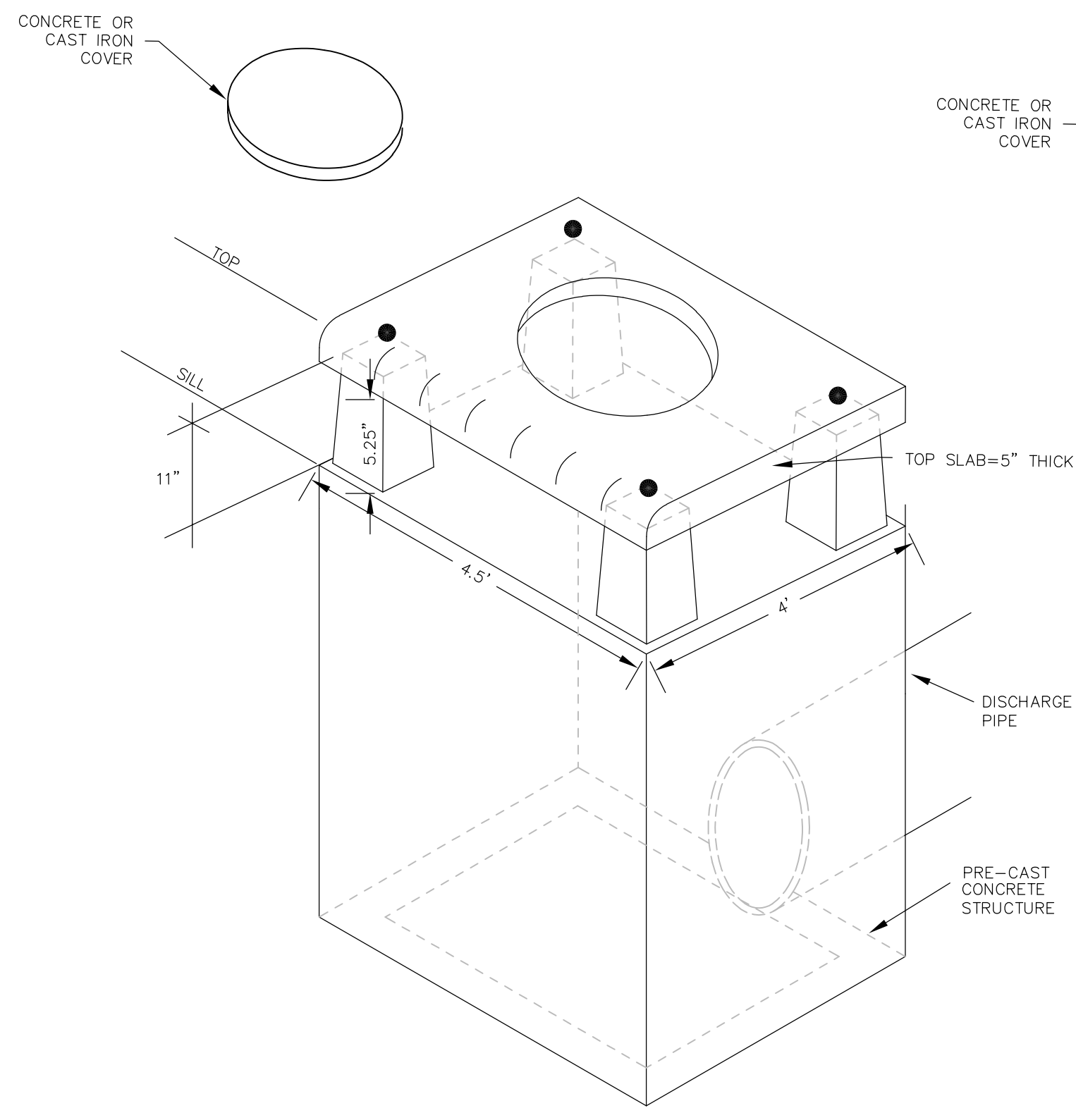


1
C7.5

STRUCTURE 213 DETAIL

SCALE : NTS

NOTE: AREA INLET OPEN ONLY
ON ONE SIDE (BACK SIDE OPEN)
SHOP DRAWING SUBMITTAL
IS REQUIRED FOR CITY OF
FARMINGTON REVIEW

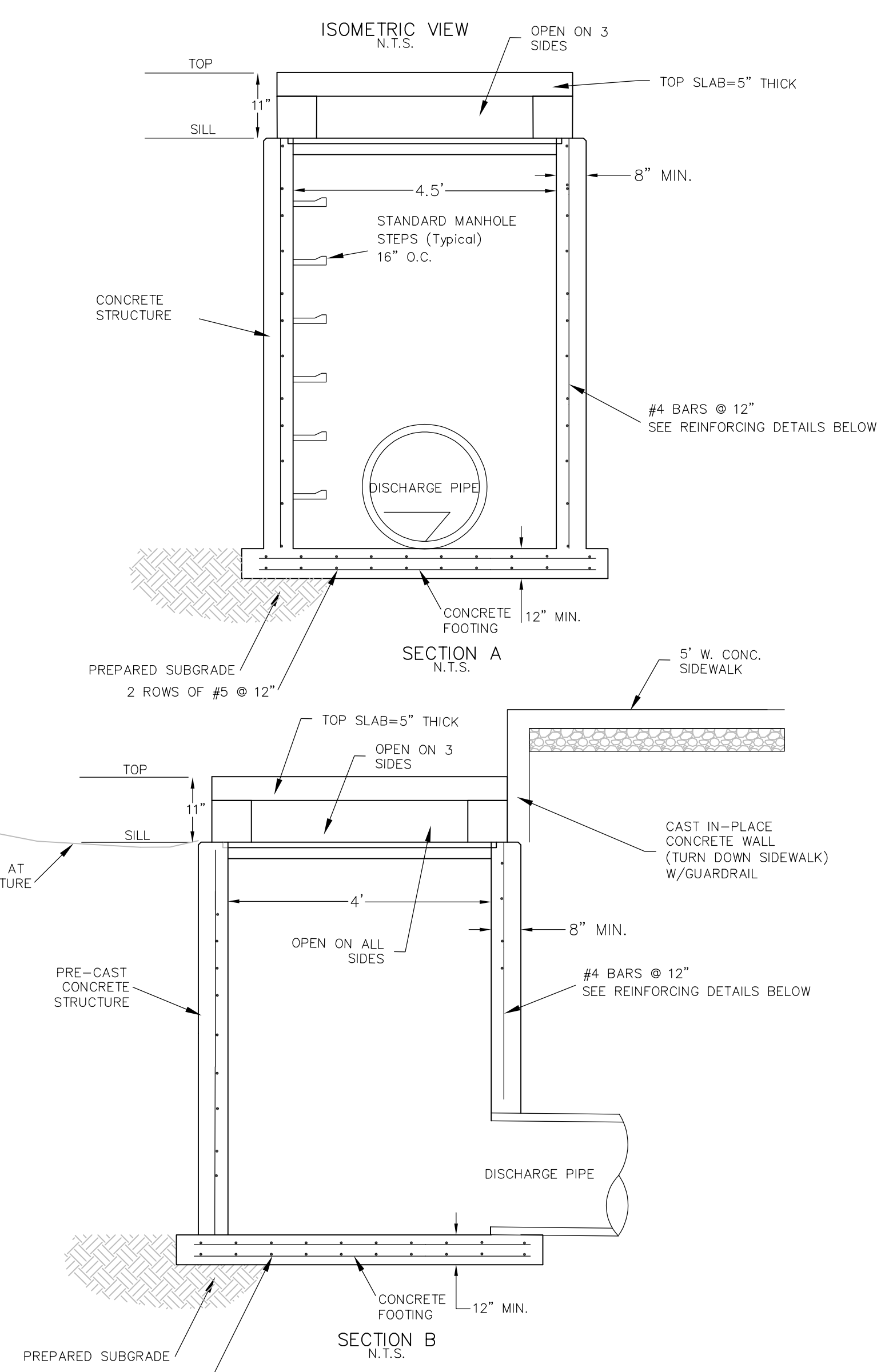
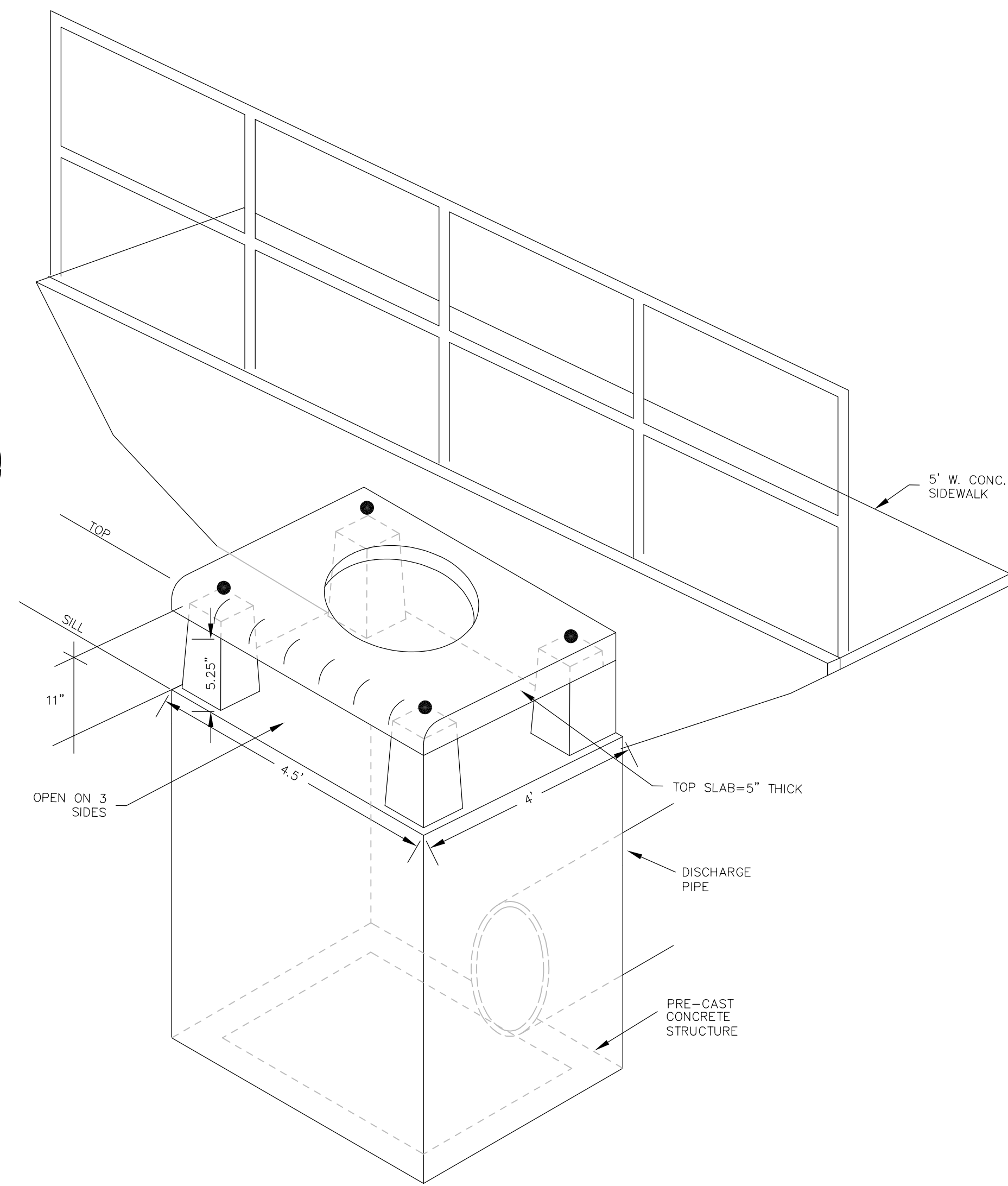


2
C7.5

STRUCTURE 223, 227, AND 229 DETAIL

SCALE : NTS

SHOP DRAWING SUBMITTAL
IS REQUIRED FOR CITY OF
FARMINGTON REVIEW

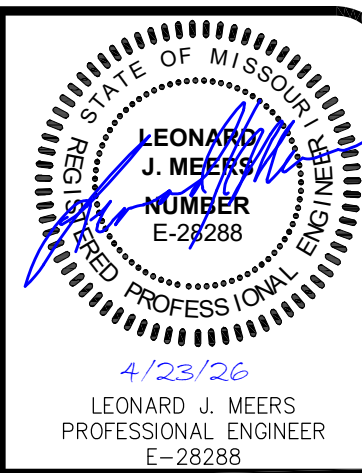
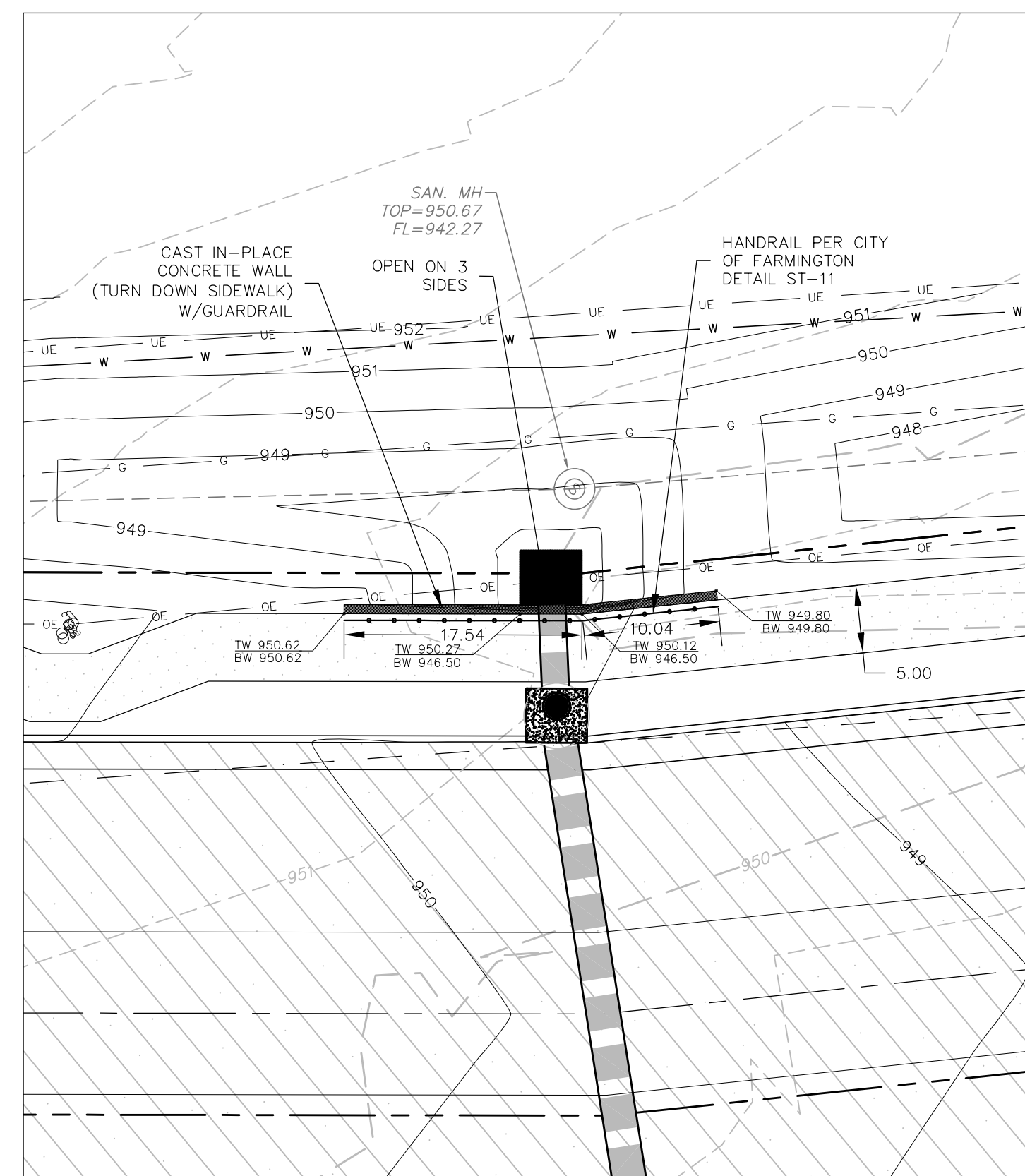
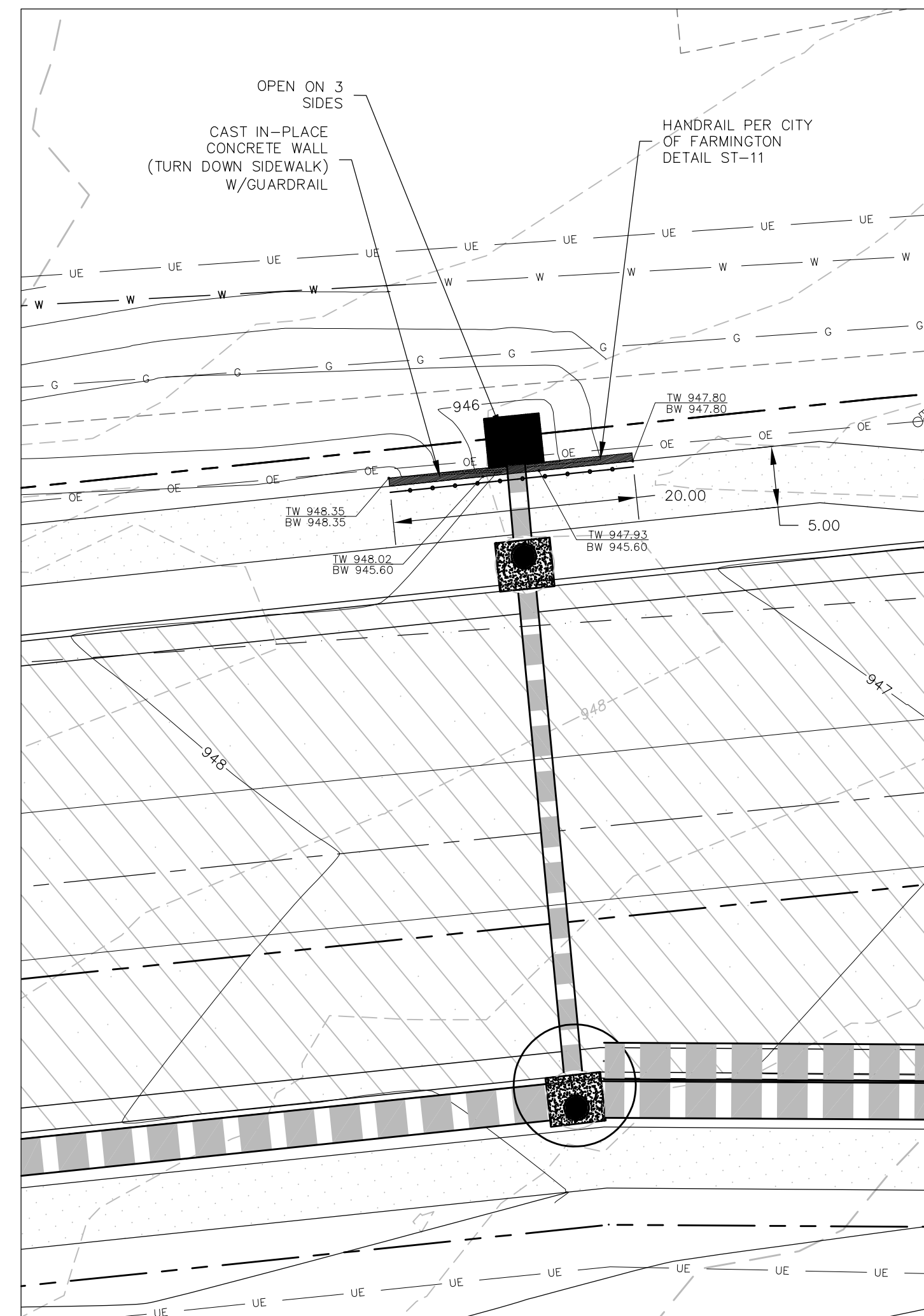


2
C7.5

STRUCTURE 208 & 239 DETAIL

SCALE : NTS

NOTE: AREA INLET OPEN
ONLY ON THREE SIDES
SHOP DRAWING SUBMITTAL
IS REQUIRED FOR CITY OF
FARMINGTON REVIEW



REV. NO.	REMARKS	DATE
1	CITY COMMENTS	02/04/26
2	CITY COMMENTS	03/07/26
3	CITY COMMENTS	03/17/26
4	SWP2 ADDITION	04/07/26
5	CITY COMMENT / ROAD DEPT CORRD.	04/22/26

BRAY ROAD PLANS FOR

FARMINGTON CROSSINGS

BRAY ROAD, FARMINGTON, MO 63640

SHEET TITLE

SITE DETAILS

JOB NUMBER: 4327.A

DRAWN BY: JRB

DATE: 10/31/25

CHECKED BY: JLW

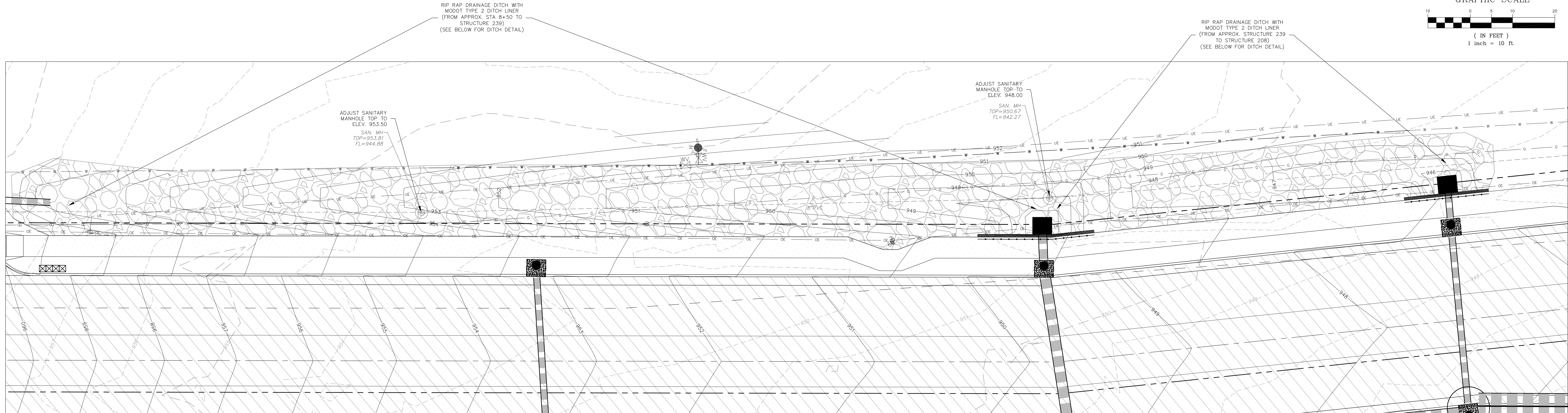
DATE: 10/31/25

SHEET:

C7.5

PREPARED FOR:
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FAX: 480.588.4150

ZIP CODE 63640
PARCEL ID: 0970350000000700



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Monday, Mar 2 2026

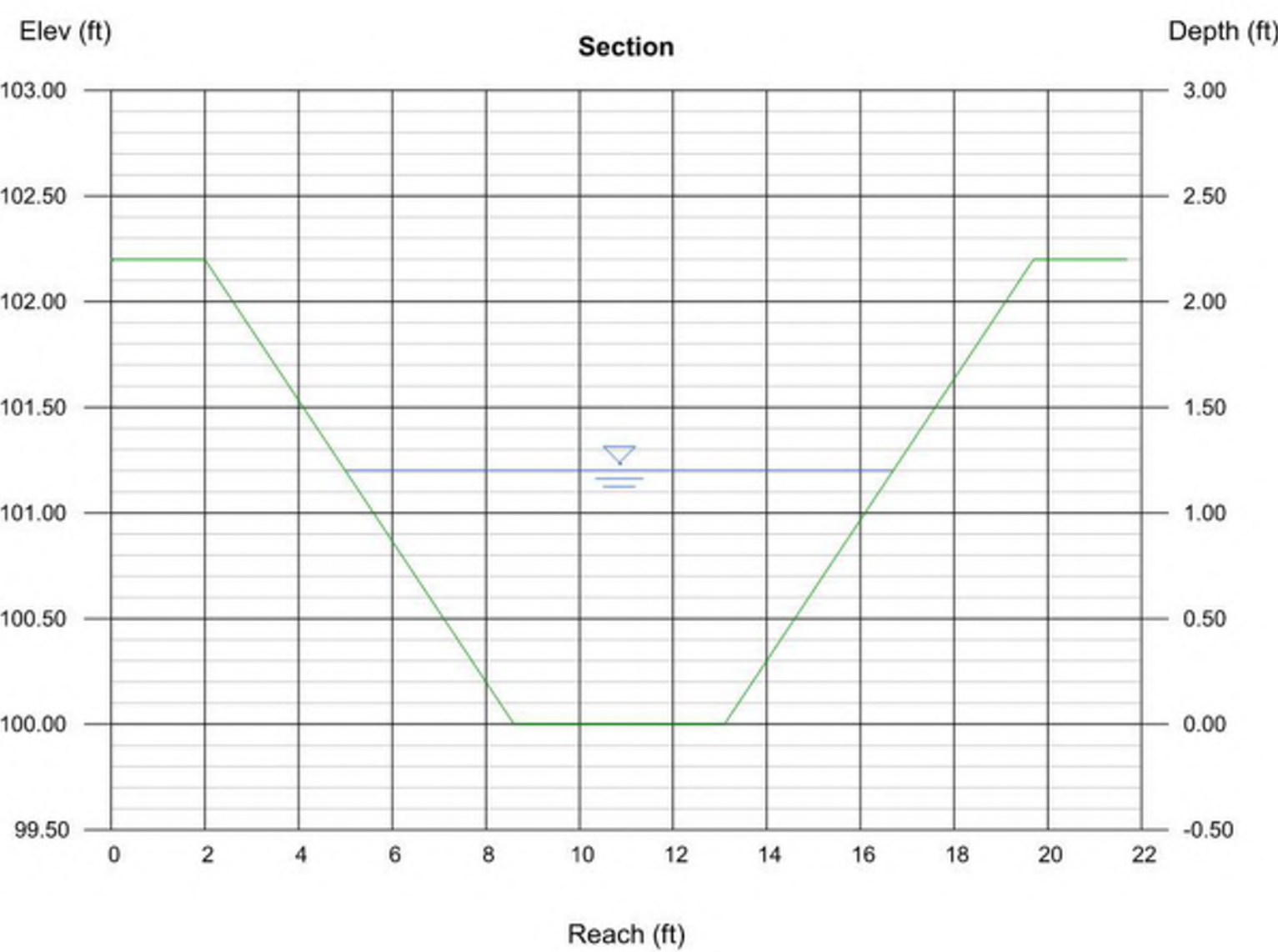
Ditch to Structure 239

Trapezoidal
Bottom Width (ft) = 4.50
Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 2.20
Invert Elev (ft) = 100.00
Slope (%) = 2.80
N-Value = 0.045

Calculations

Compute by:
Known Q (cfs) = 46.07

Highlighted
Depth (ft) = 1.20
Q (cfs) = 46.07
Area (sqft) = 9.72
Velocity (ft/s) = 4.74
Wetted Perim (ft) = 12.09
Crit Depth, Yc (ft) = 1.15
Top Width (ft) = 11.70
EGL (ft) = 1.55



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Monday, Mar 2 2026

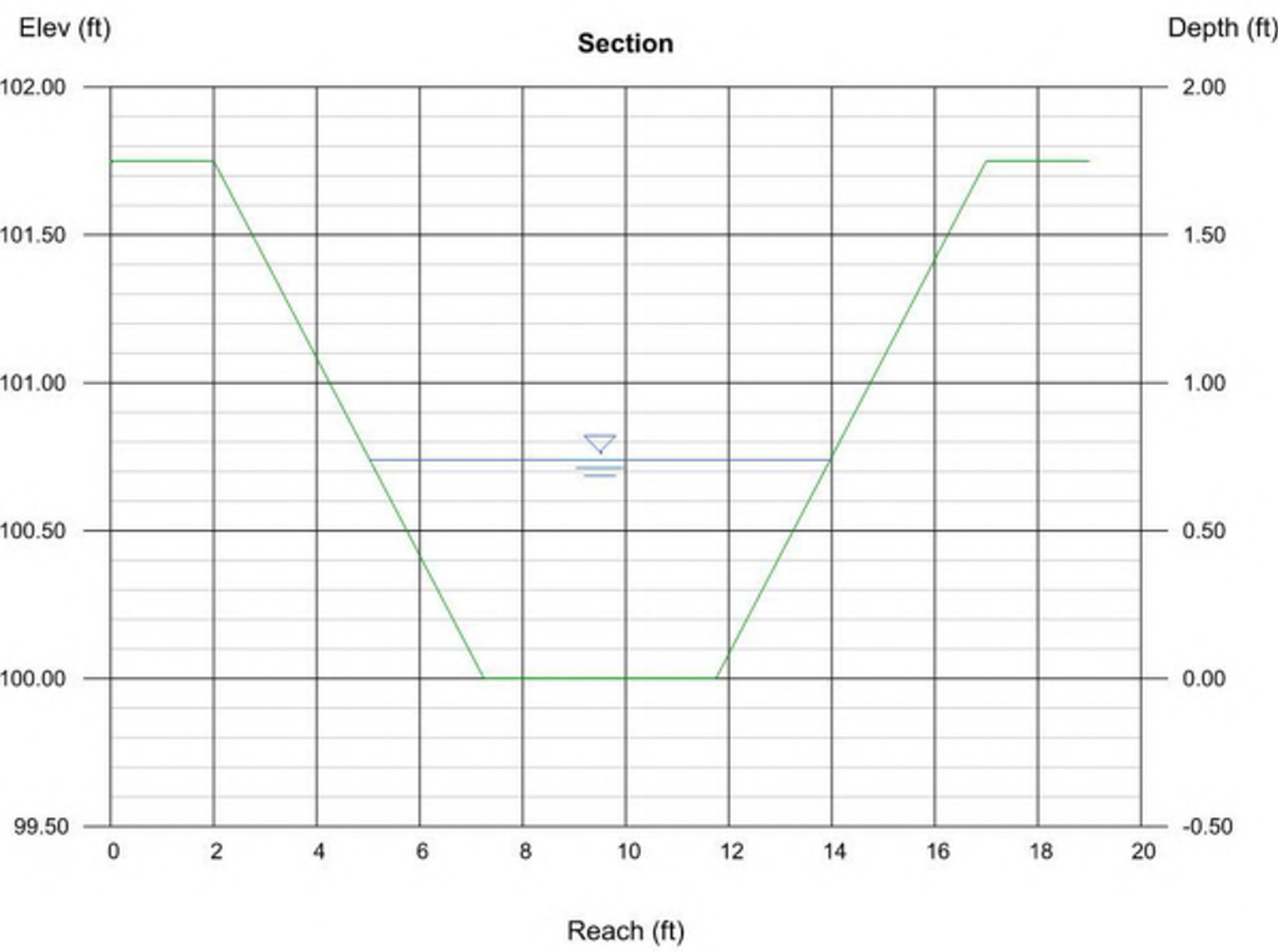
Ditch to Structure 208

Trapezoidal
Bottom Width (ft) = 4.50
Side Slopes (z:1) = 3.00, 3.00
Total Depth (ft) = 1.75
Invert Elev (ft) = 100.00
Slope (%) = 2.80
N-Value = 0.045

Calculations

Compute by:
Known Q (cfs) = 17.95

Highlighted
Depth (ft) = 0.74
Q (cfs) = 17.95
Area (sqft) = 4.97
Velocity (ft/s) = 3.61
Wetted Perim (ft) = 9.18
Crit Depth, Yc (ft) = 0.68
Top Width (ft) = 8.94
EGL (ft) = 0.94



PREPARED FOR:
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CONTACT: CHRIS CUREL
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ZIP CODE 63640
PARCEL ID: 09703500000000700

PROFESSIONAL ENGINEER
LEONARD J. MEERS
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REV. NO.	DATE	REMARKS
1	02/04/26	CITY COMMENTS
2	03/03/26	CITY COMMENTS
3	03/17/26	CITY COMMENTS
4	04/07/26	SWEEP ADDITION
5	04/23/26	CITY COMMENT / ROAD DEPT CORRD.

BRAY ROAD PLANS FOR
FARMINGTON CROSSINGS
BRAY ROAD, FARMINGTON, MO 63640

SHEET TITLE
SITE DETAILS

JOB NUMBER: 4327.A

DRAWN BY: JRB

DATE: 10/31/25

CHECKED BY: JLW

DATE: 10/31/25

SHEET:
C7.6

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BRAY ROAD

Hydraflow Civil 3D 2016

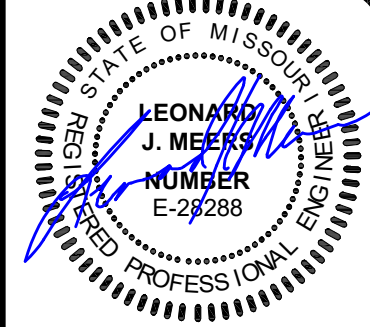
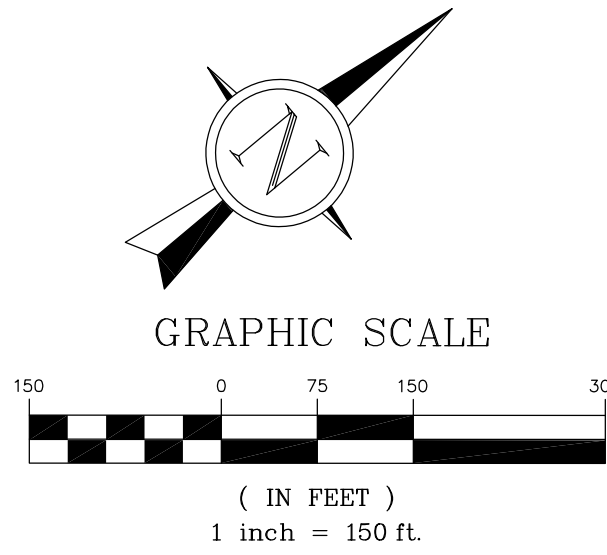
HYDRAULIC DATA 25 YEAR STORM

STRUCTURE		FLOWLINE		LENGTH	PIPE GRADE		PIPE SIZE	PIPE	"H"	TOTAL Q	V	MINOR	ENERGY	HYD	HYD	FREEBOARD	PIPE	DEPTH
LOWER	UPPER	PPE-ID	UPPER	LOWER	FT	%	IN	SHAPE	FACTOR	cfs	f.p.s.	LOSSES	LOSSES	GRADE	GRADE	OPENING****	CAPACITY	IN PIPE
215	236	P-236	951.31	950.05	71.42	1.76	30	Cir	0.013	30.31	6.92	n/a	0.43	953.19	952.55	956.65	3.46	54.47
236	218	P-218	955.64	951.41	186.60	2.27	30	Cir	0.013	25.63	6.29	n/a	0.00	957.36	953.68	964.30	6.94	61.75
218	220	P-220	972.76	957.84	178.41	6.36	18	Cir	0.013	1.62	4.39	n/a	0.00	973.24	956.13	977.60	4.56	30.37
220	221	P-221	973.30	972.86	43.97	1.00	18	Cir	0.013	0.78	2.03	n/a	0.00	973.63	973.41	977.80	4.17	10.51
218	219	P-219	956.40	957.84	56.38	1.00	24	Cir	0.013	23.13	8.13	0.71	0.00	960.11	959.53	964.90	4.79	22.54
219	227	P-227	956.93	958.50	86.97	0.50	18	Cir	0.013	22.27	12.60	0.00	3.91	964.02	960.11	968.80	4.78	7.36
236	237	P-237	951.63	951.41	44.13	0.50	18	Cir	0.013	2.23	1.26	0.02	0.02	954.11	954.08	956.65	2.54	7.42
215	216	P-216	950.49	950.05	88.49	0.50	36 x 108	Box	0.013	184.61	7.41	0.00	0.25	953.05	953.05	956.82	3.76	235.42
200	201	P-201	938.61	938.00	121.87	0.50	36(2b)	Cir	0.013	68.04	4.99	0.23	0.30	941.47	941.00	944.30	2.83	94.37
201	202	P-202	939.05	938.71	67.88	0.50	36(2b)	Cir	0.013	68.04	4.88	0.00	0.17	941.85	941.71	946.65	4.80	94.40
202	203	P-203	939.75	939.15	119.93	0.50	36(2b)	Cir	0.013	67.22	4.93	0.28	0.29	942.67	942.15	945.10	2.43	94.35
203	224	P-234	940.34	939.85	97.03	0.50	36(2b)	Cir	0.013	63.22	4.61	0.25	0.21	943.26	942.85	946.25	2.99	94.79
204	206	P-206	940.68	940.44	86.12	0.50	36(2b)	Cir	0.013	61.30	4.45	0.23	0.18	943.81	943.44	947.70	3.89	94.36
206	232	P-232	941.92	940.98	94.05	1.00	36	Cir	0.013	56.99	8.74	n/a	0.00	944.36	943.81	949.90	5.54	66.68
232	209	P-209(2)	946.95	942.02	123.85	3.98	24	Cir	0.013	8.90	4.04	n/a	0.41	948.01	945.57	953.35	5.34	45.13
209	225	P-225	959.99	947.05	199.03	6.50	24	Cir	0.013	6.73	3.92	n/a	0.00	960.91	948.37	965.90	4.99	57.67
225	211	P-211	969.76	960.09	150.55	6.42	18	Cir	0.013	5.16	4.40	n/a	0.00	970.64	961.13	976.40	5.76	26.61
211	212	P-212	970.30	969.86	44.04	1.00	18	Cir	0.013	2.92	3.05	n/a	0.00	970.95	970.96	976.40	5.45	10.50
212	213	P-213	970.59	970.40	9.00	2.11	18	Cir	0.013	1.90	2.78	n/a	0.00	971.11	971.18	976.67	5.56	15.26
225	226	P-226	960.53	960.09	44.04	1.00	18	Cir	0.013	0.93	1.75	n/a	0.00	960.89	961.24	965.90	5.01	10.50
209	210	P-210	948.15	947.05	56.09	1.96	18	Cir	0.013	1.15	1.85	n/a	0.00	948.55	948.43	953.65	5.10	14.71
206	207	P-207	941.20	940.98	43.98	0.50	18	Cir	0.013	3.23	1.83	0.00	0.04	944.13	944.08	947.80	3.67	7.43
207	208	P-208	941.35	941.30	10.00	0.50	18	Cir	0.013	2.10	1.19	0.02	0.00	944.16	944.16	946.52	2.34	7.42
203	204	P-204	940.16	939.85	62.24	0.50	24	Cir	0.013	1.62	0.52	0.00	0.00	943.08	943.07	945.25	2.17	15.96
211	230	P-230	979.96	969.86	109.73	6.47	18	Cir	0.013	1.71	2.30	n/a	0.00	977.45	970.99	982.50	5.05	26.71
230	231	P-231	977.50	977.06	44.04	1.00	18	Cir	0.013	1.16	2.48	n/a	0.00	977.90	977.62	982.50	4.60	10.50
232	233	P-233	942.24	942.02	44.34	0.50	30	Cir	0.013	46.98	9.57	0.00	0.58	945.10	944.52	950.00	4.90	28.89
234	235	P-235	941.20	940.44	52.83	1.44	18	Cir	0.013	0.97	0.55	0.00	0.00	943.62	943.61	946.20	2.58	12.60
224	217	P-217	950.21	950.05	32.13	0.50	30	Cir	0.013	31.84	6.49	0.00	0.19	952.71	952.55	955.90	3.19	28.94
217	222	P-222	950.53	950.31	44.07	0.50	30	Cir	0.013	29.76	6.06	0.40	0.23	953.43	952.81	955.90	2.47	28.98
222	223	P-223	952.69	950.63	156.02	1.32	24	Cir	0.013	27.68	8.81	0.85	2.34	956.61	953.43	959.87	3.26	25.99
233	P-239	239	942.39	942.34	10.11	0.50	24	Cir	0.013	45.80	14.58	0.00	0.42	945.52	945.10	947.42	1.90	15.90

25 YEAR STORM

STRUCTURE NUMBER	GRASS AREA (ACRES)	C FACTOR (GRASS)	PAVT/BLDG (ACRES)	C FACTOR (IMP.)	WEIGHTED C FACTOR	TOTAL AREA (ACRES)	TIME OF CONCENTRATION (To) (5 MIN + TIME IN PIPE)	LINE FLOW TIME	INTENSITY	TOTAL Q	GUTTER SPREAD (10 YR STORM)
202	0.00	0.60	0.11	1.00	1.00	0.11	12.40	0.23	7.40	0.81	7.26
203	0.00	0.60	0.17	1.00	1.00	0.17	12.00	0.41	7.49	1.27	8.81
204	0.00	0.60	0.11	1.00	1.00	0.11	5.00	2.01	9.47	1.04	6.56
206	0.00	0.60	0.07	1.00	1.00	0.07	11.30	0.33	7.64	0.53	6.11
207	0.00	0.60	0.07	1.00	1.00	0.07	5.10	0.40	9.42	0.66	6.25
208	0.37	0.60	0.00	1.00	0.60	0.37	5.00	0.14	9.47	2.10	N/A
209	0.00	0.60	0.19	1.00	1.00	0.19	7.50	0.51	8.65	1.64	5.71
210	0.00	0.60	0.15	1.00	1.00	0.15	5.00	0.50	9.47	1.42	6.30
211	0.00	0.60	0.07	1.00	1.00	0.07	8.10	0.57	9.09	0.64	2.94
212	0.12	0.15	0.07	1.00	0.46	0.19	5.10	0.24	9.45	0.83	5.62
213	0.07	0.15	0.19	1.00	0.77	0.26	5.00	0.05	9.47	1.90	N/A
216	80.71	0.15	45.00	0.35	0.22	125.71	16.00	0.20	6.68	186.08	N/A
217	0.00	0.60	0.16	1.00	1.00	0.16	5.40	0.08	9.33	1.49	8.11
218	0.00	0.60	0.14	1.00	1.00	0.14	6.00	0.49	9.14	1.28	4.72
219	0.03	0.15	0.15	1.00	0.86	0.18	5.10	0.12	9.43	1.46	4.66
220	0.00	0.60	0.19	1.00	1.00	0.19	5.40	0.60	9.35	1.78	4.74
221	0.14	0.15	0.14	1.00	0.58	0.28	5.00	0.36	9.47	1.52	4.36
222	0.00	0.60	0.16	1.00	1.00	0.16	5.30	0.12	9.37	1.69	6.20
223	4.87	0.60	0.00	1.00	0.60	4.87	5.00	0.30	9.47	27.67	N/A
225	0.00	0.60	0.09	1.00	1.00	0.09	6.70	0.85	8.91	0.80	3.20
226	0.00	0.60	0.09	1.00	1.00	0.09	5.00	0.42	9.47	0.85	4.94
227	1.02	0.15	2.20	1.00	0.73	3.22	5.00	0.12	9.47	22.28	N/A
230	0.00	0.60	0.08	1.00	1.00	0.08	5.30	0.80	9.37	0.75	3.14
231	0.13	0.15	0.30	1.00	0.74	0.43	5.00	0.30	9.47	3.03	6.60
232	0.00	0.60	0.11	1.00	1.00	0.11	11.10	0.18	7.68	0.84	6.34
233	0.00	0.60	0.08	1.00	1.00	0.08	11.00	0.08	7.70	0.62	6.49
234	0.00	0.60	0.07	1.00	1.00	0.07	11.60	0.35	7.57	0.53	5.39
235	0.00	0.60	0.06	1.00	1.00	0.06	5.00	1.61	9.47	0.97	6.31
236	0.00	0.60	0.17	1.00	1.00	0.17	6.50	0.17	8.98	1.53	7.57
237	0.00	0.60	0.13	1.00	1.00	0.13	5.00	0.58	9.47	1.23	7.06
239	4.11	0.60	3.51	1.00	0.78	7.62	11.00	0.01	7.71	46.07	N/A

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P.E. COAF E-3470-D

REV. NO.	DATE	REMARKS
1	02/04/26	CITY COMMENTS
2	03/07/26	CITY COMMENTS
3	03/12/26	CITY COMMENTS
4	04/07/26	SWEEP ADDITION
5	04/23/26	CITY COMMENTS / ROAD DEBIT CORRD.

BRAY ROAD PLANS FOR
FARMINGTON CROSSINGS

PROPOSED DRAINAGE
AREA MAP

JOB NUMBER: 4327.A

DRAWN BY: JRB

DATE: 10/31/25

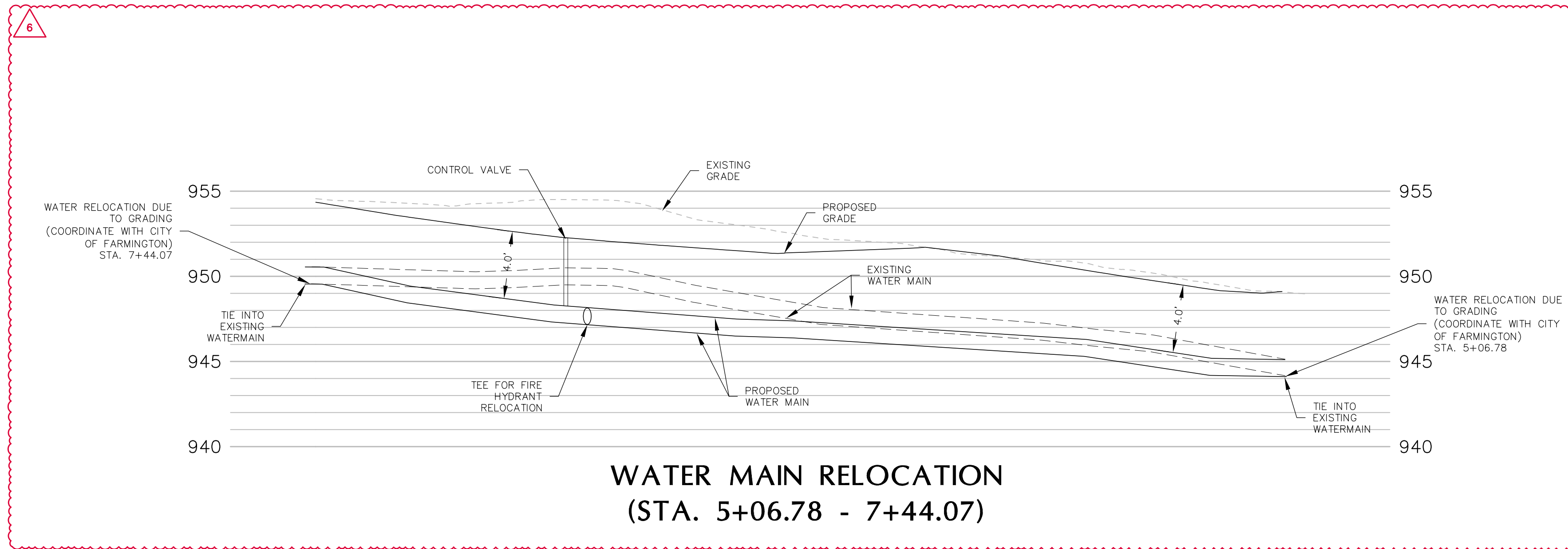
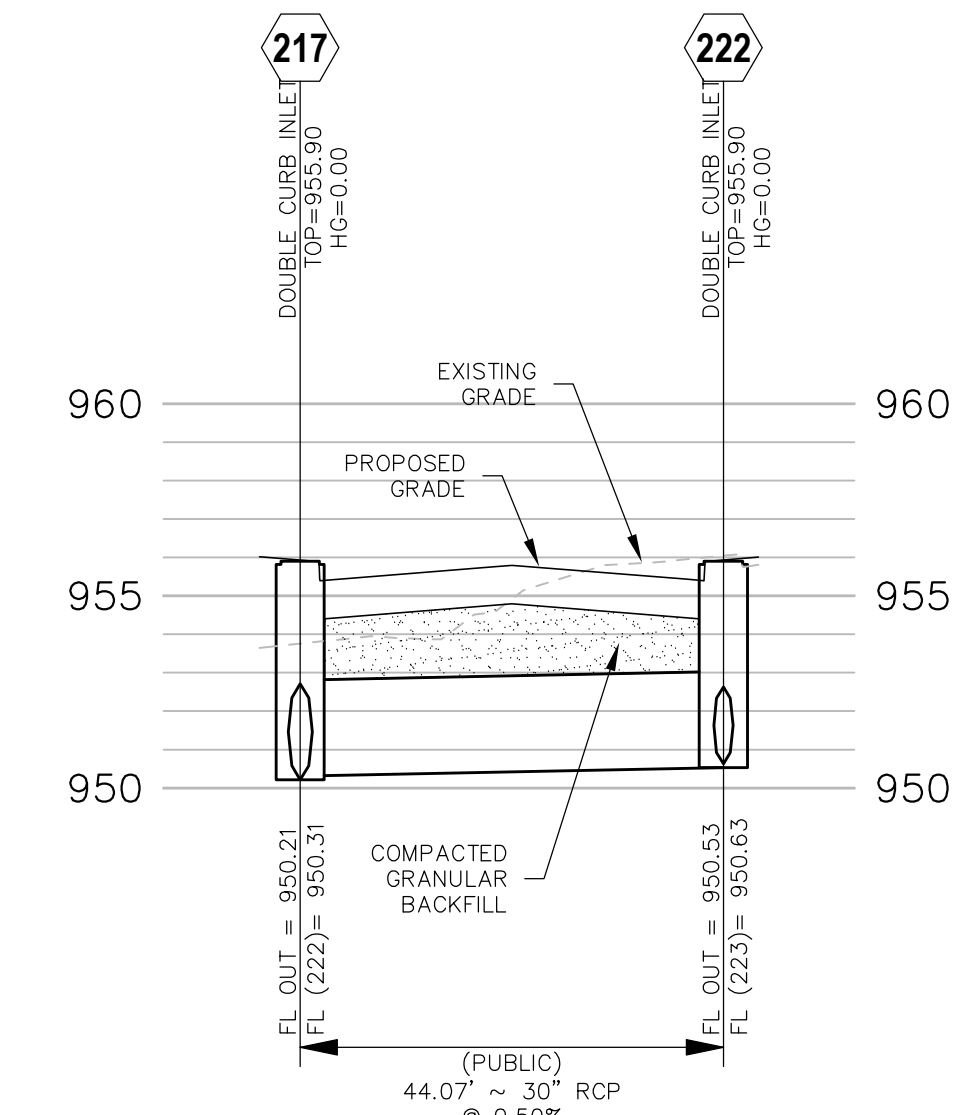
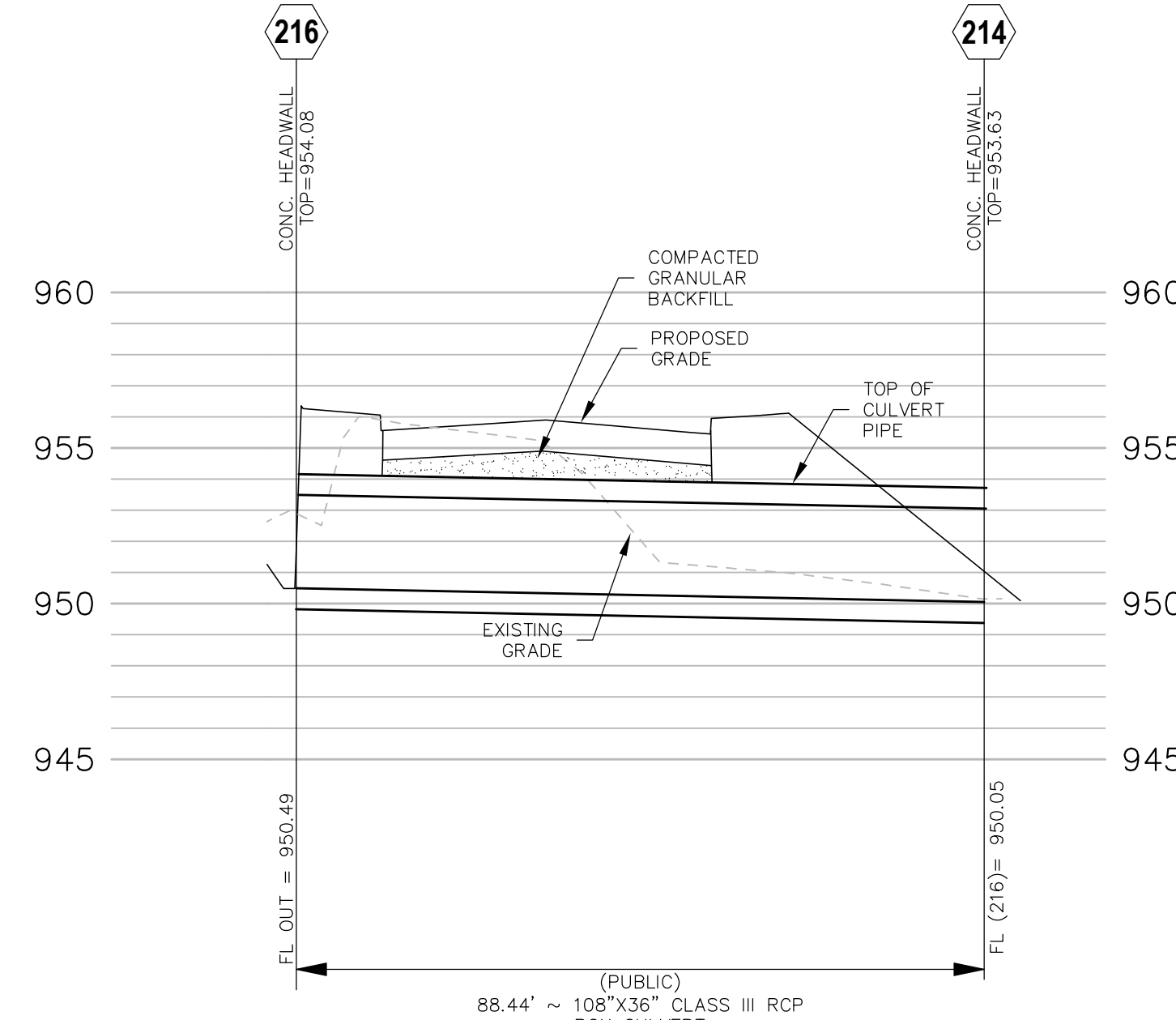
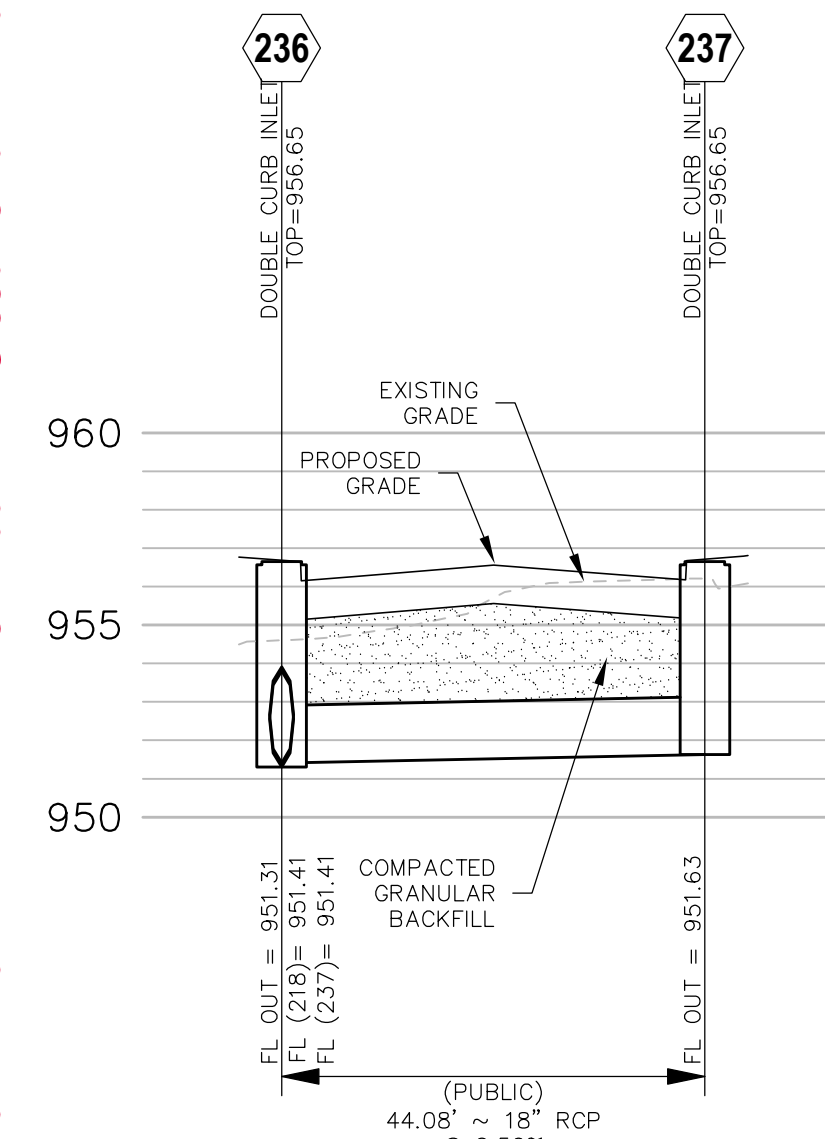
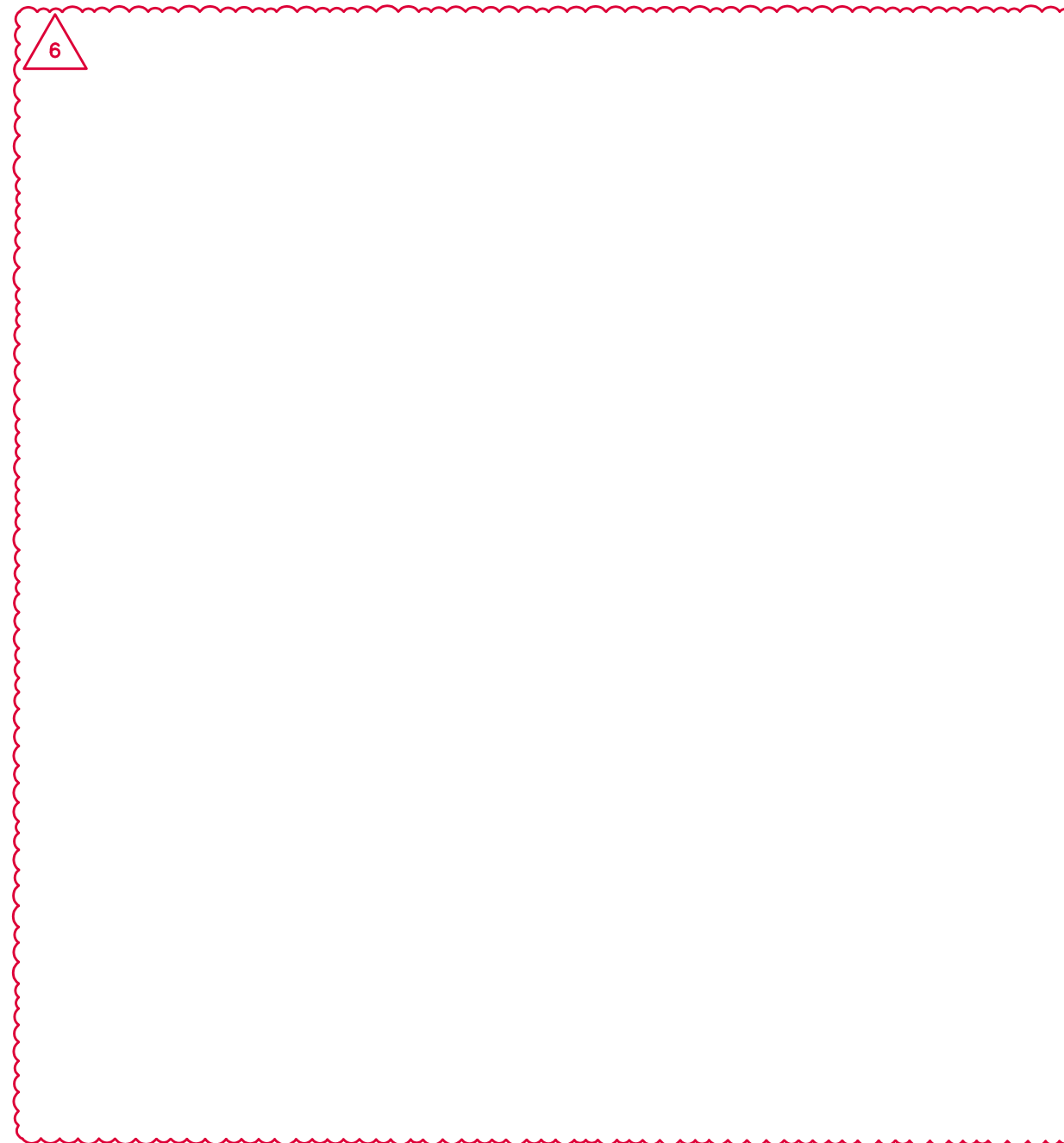
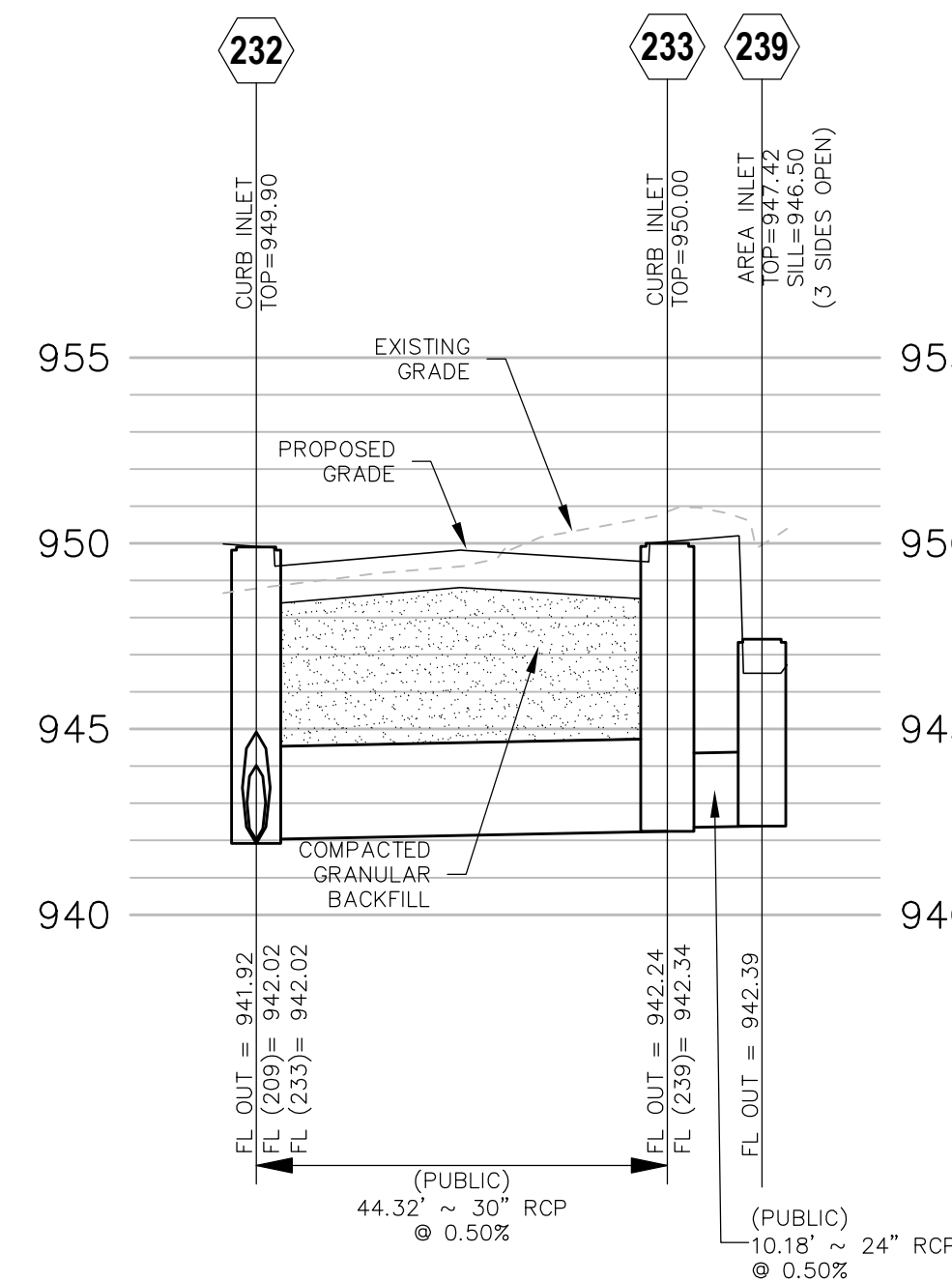
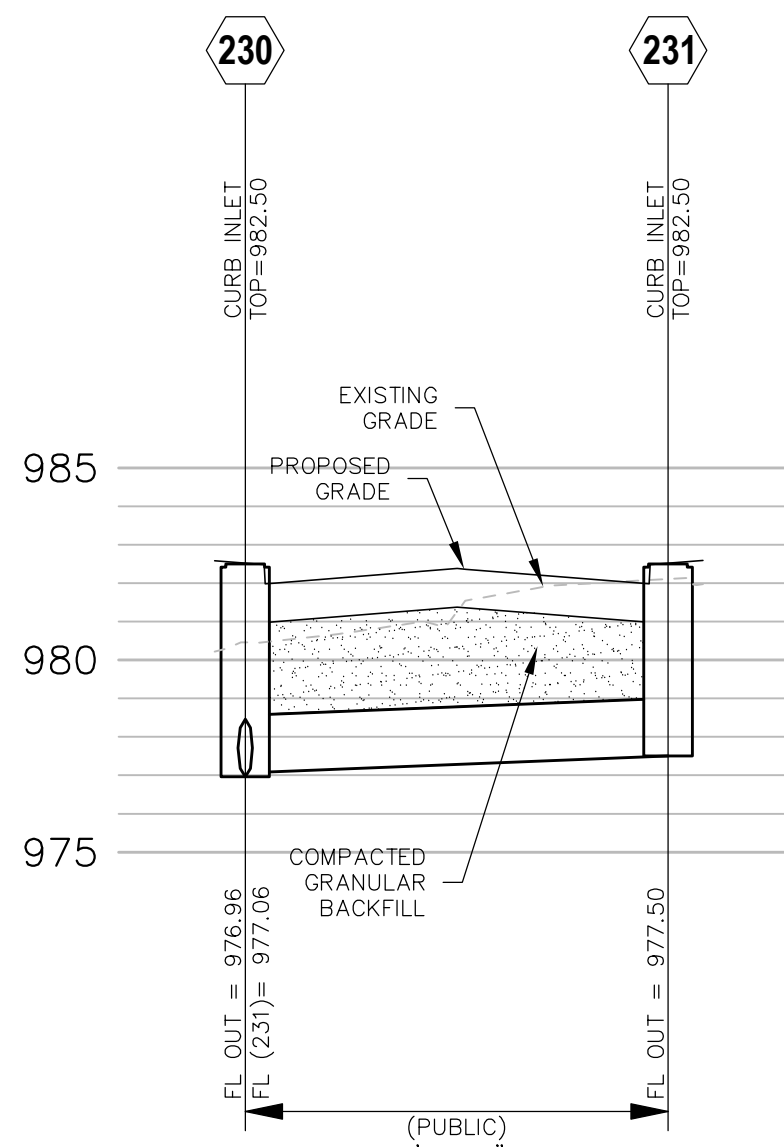
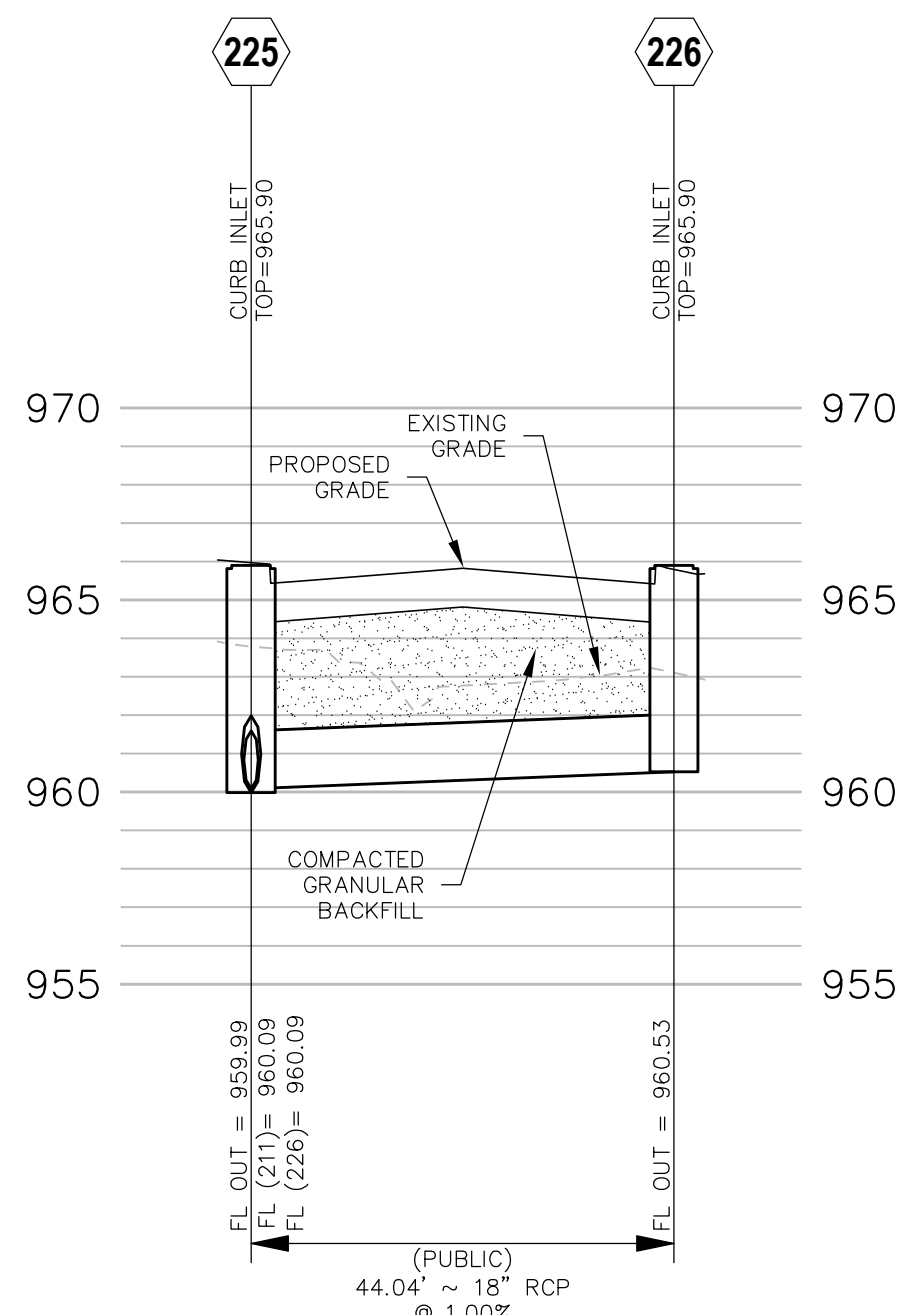
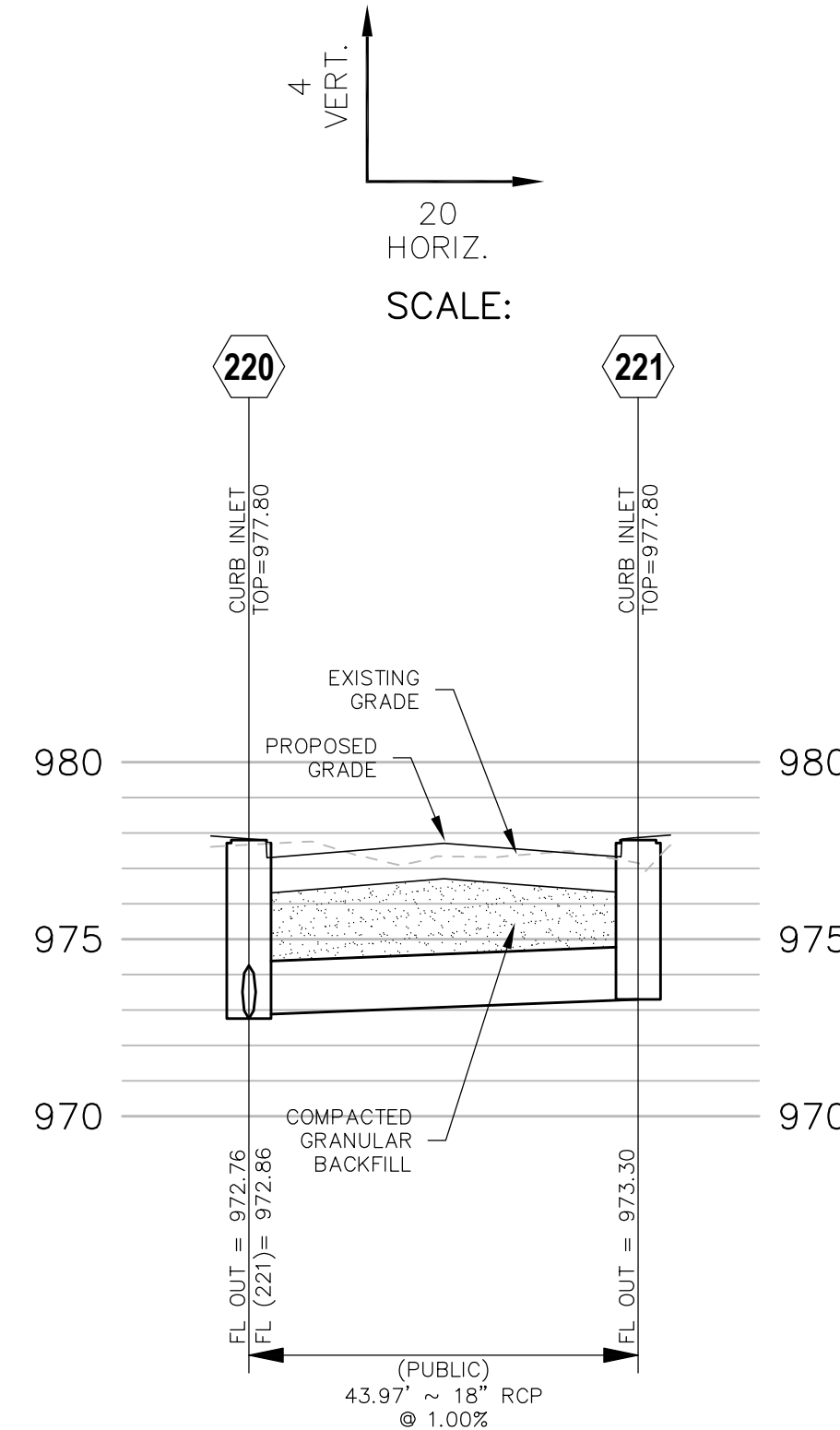
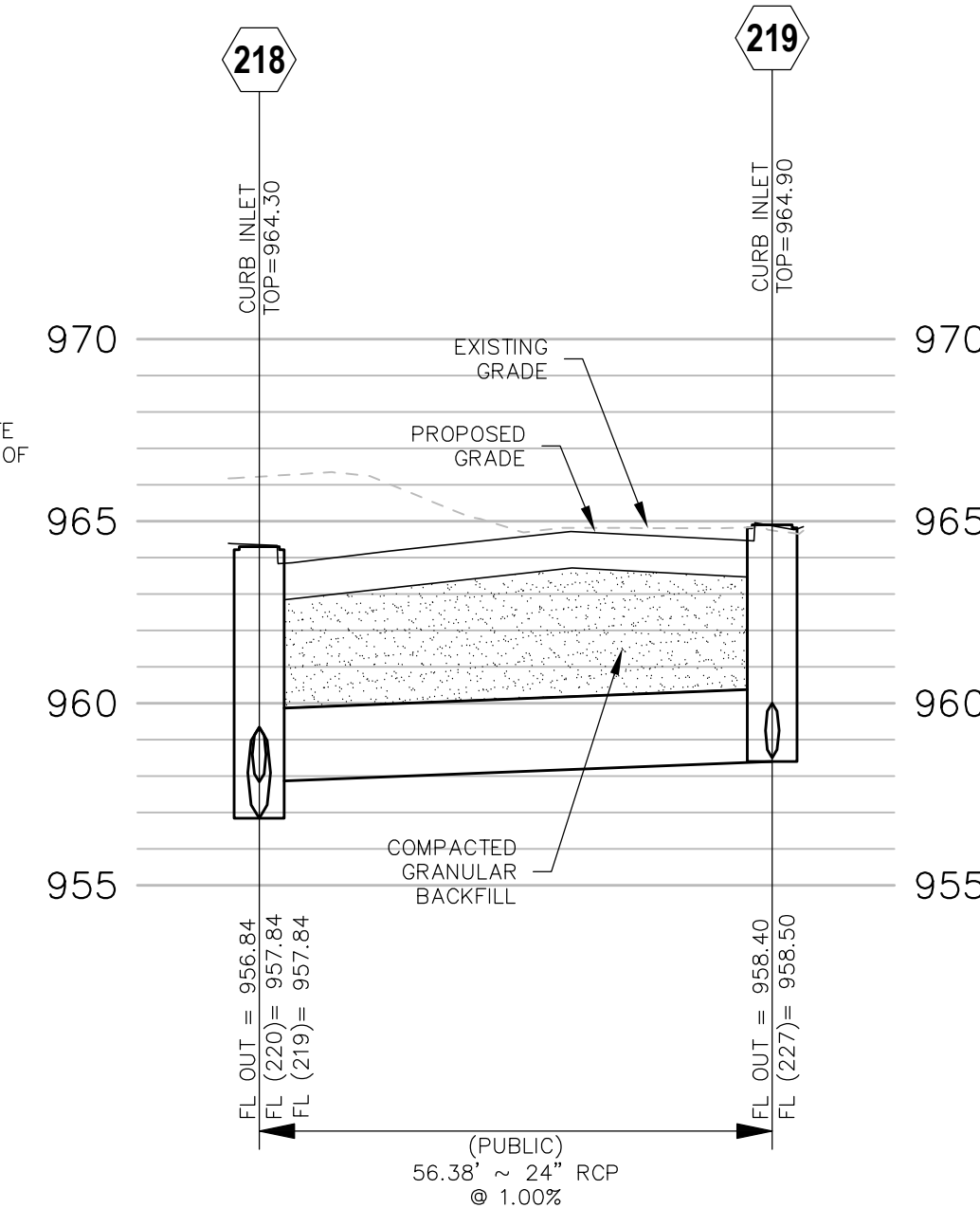
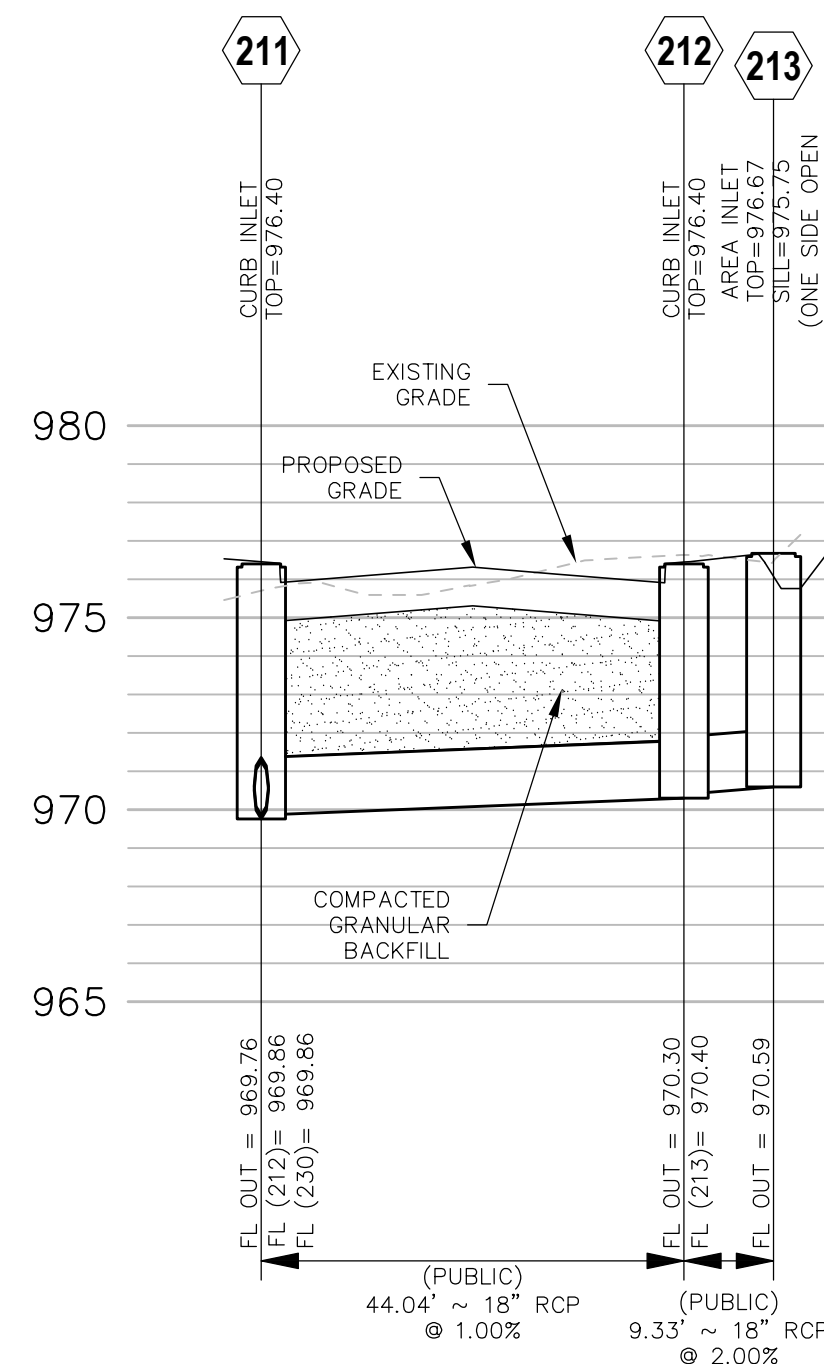
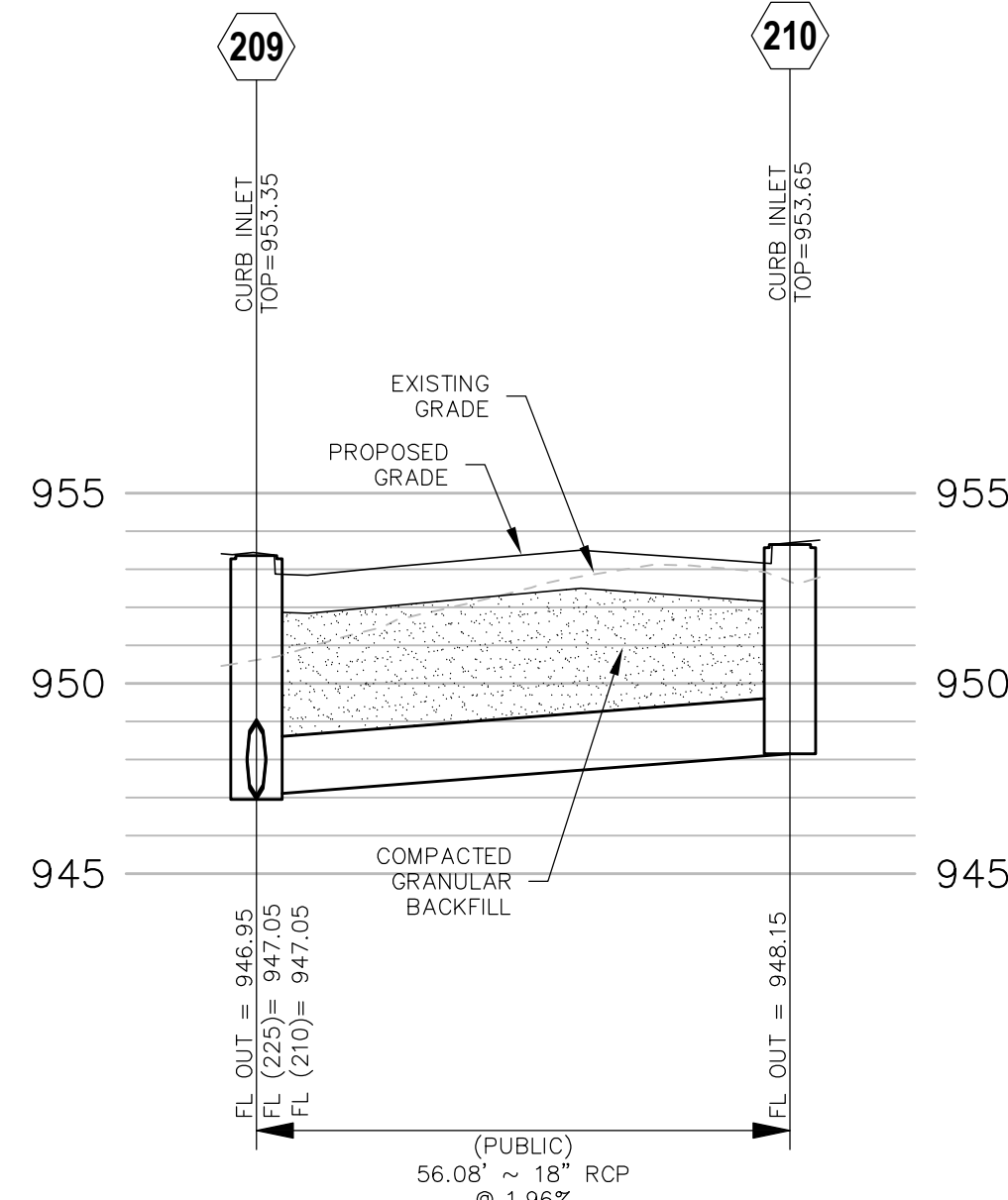
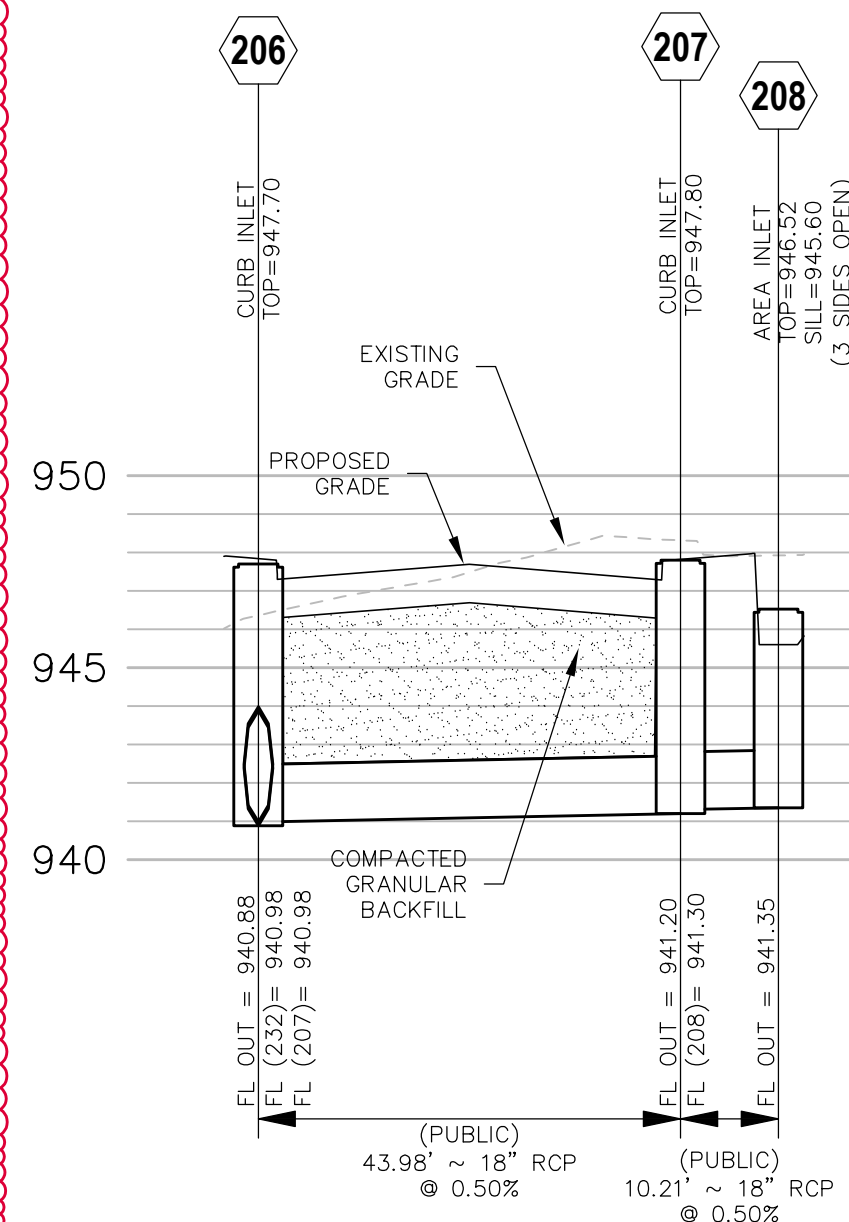
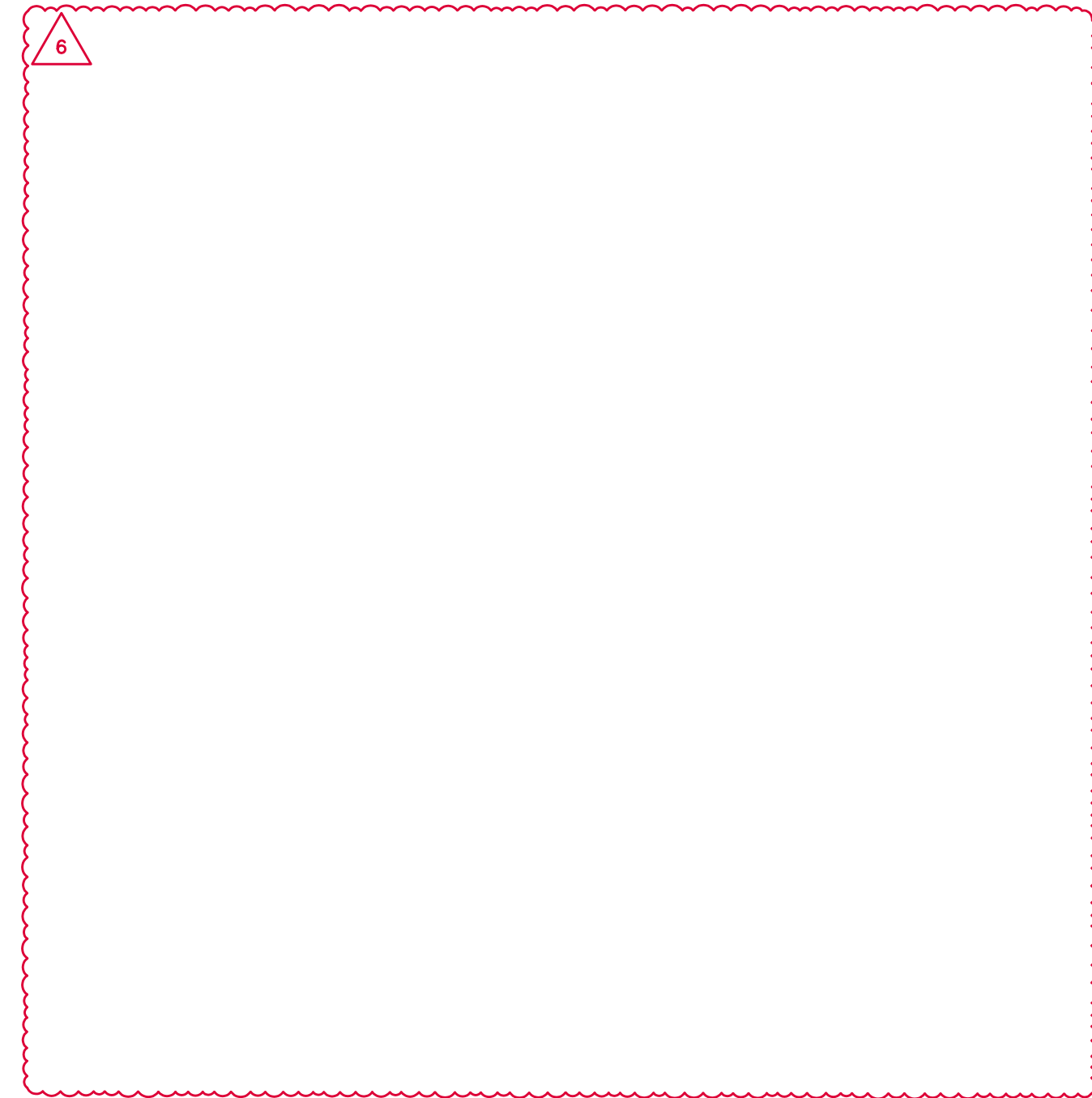
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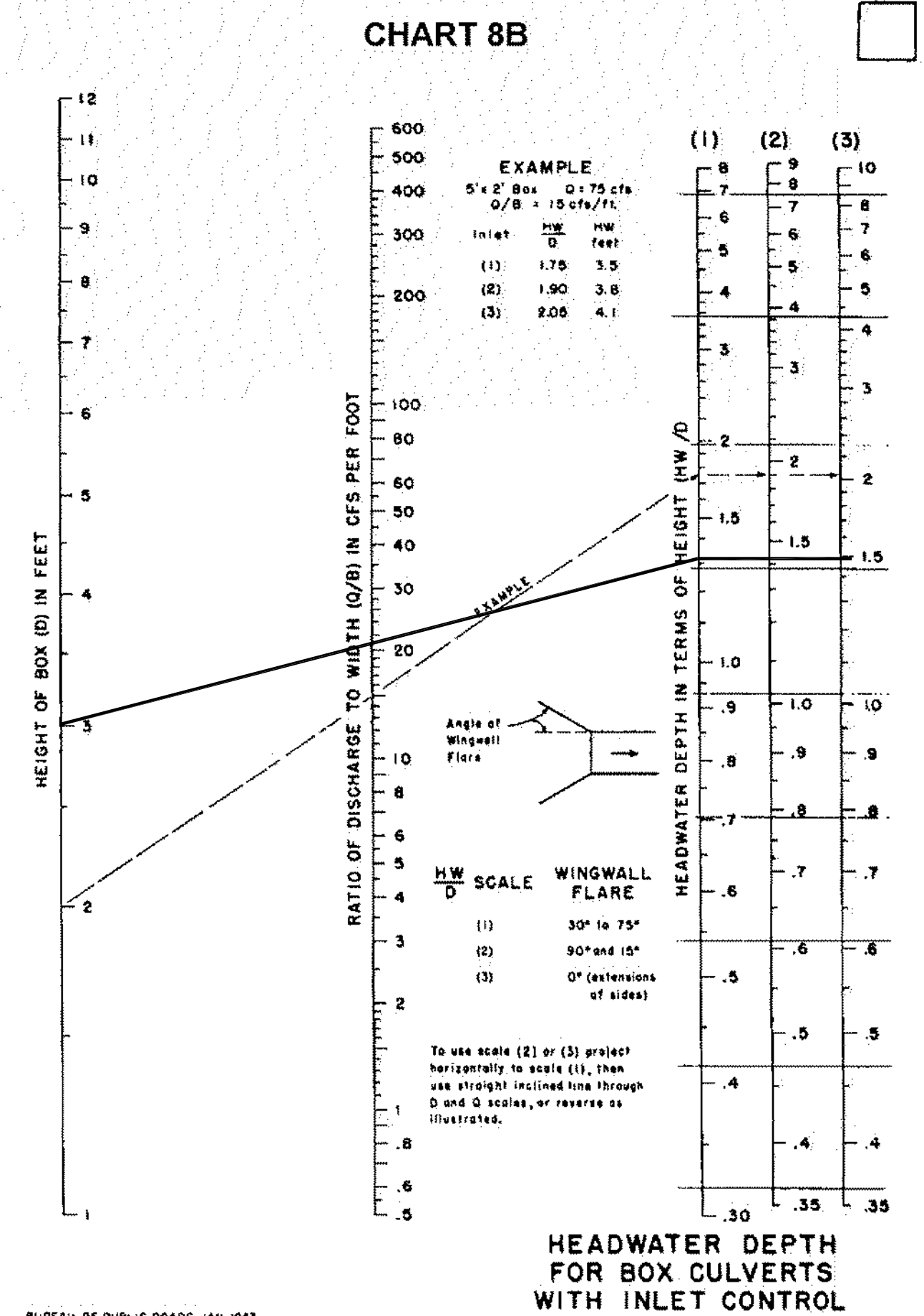
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ZIP CODE: 63640
PARCEL ID: 09703500000000700



WATER MAIN RELOCATION
(STA. 5+06.78 - 7+44.07)

$Q/B=21$
FOR $Q=186$ cfs,
 $B=186/21=8.85$ ft ~ 9.0'
HW/D
HW=955.90-1' OF FREEBOARD
ALLOWABLE HW=954.90
FL(BOX)=950.49
 $954.90-950.49=4.41$
 $4.41/3=1.47$



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4/23/26
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P.E. COAF LS-543-D

REV. NO.	REMARKS	DATE
1	CITY COMMENTS	02/04/26
2	CITY COMMENTS	03/07/26
3	CITY COMMENTS	03/17/26
4	SWP2 ADDITION	04/07/26
5	CITY COMMENT / ROUNDABOUT CORRD.	04/27/26

BRAY ROAD PLANS FOR
FARMINGTON CROSSINGS
BRAY ROAD, FARMINGTON, MO 63640

SHEET TITLE
BRAY ROAD
CROSSING
STORM PROFILES

JOB NUMBER: 4327.A

DRAWN BY: JRB

DATE: 10/31/25

CHECKED BY: JLW

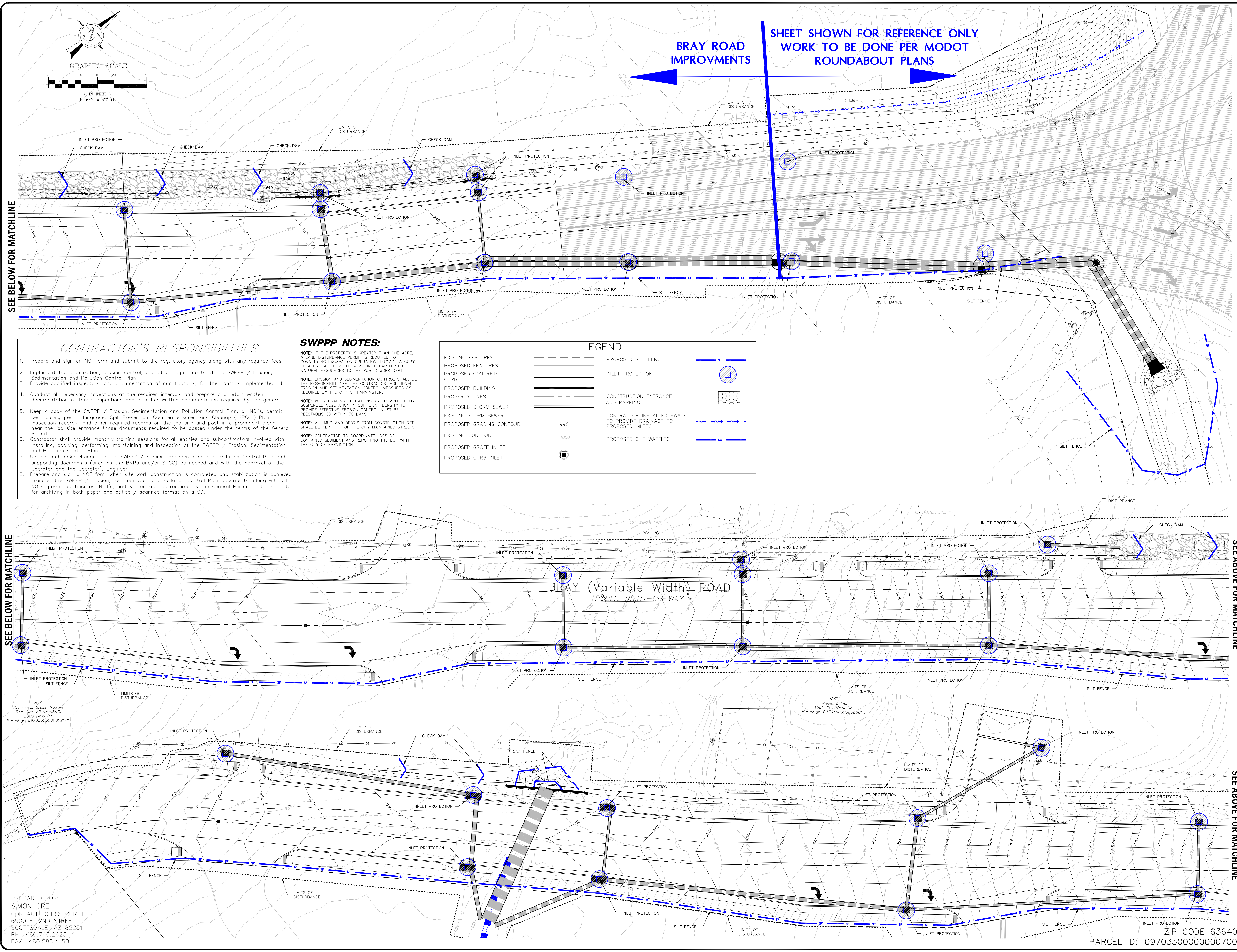
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BUREAU OF PUBLIC ROADS JAN 1983

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STATE OF MISSOURI

LEONARD J. MEERS

PROFESSIONAL ENGINEER

E-28288

4/23/26

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PLS COAT LS-343-D

REV. NO.	REMARKS	DATE
1	CITY COMMENTS	02/04/26
2	CITY COMMENTS	03/03/26
3	CITY COMMENTS	03/12/26
4	SWPPP ADDITION	04/07/26
5	CITY COMMENTS / ROUNDABOUT CORRD.	04/22/26

BRAY ROAD PLANS FOR

FARMINGTON CROSSINGS

BRAY ROAD, FARMINGTON, MO 63640

SHEET TITLE

SWPPP PLAN

JOB NUMBER: 4327.A

DRAWN BY: JRB

DATE: 10/31/25

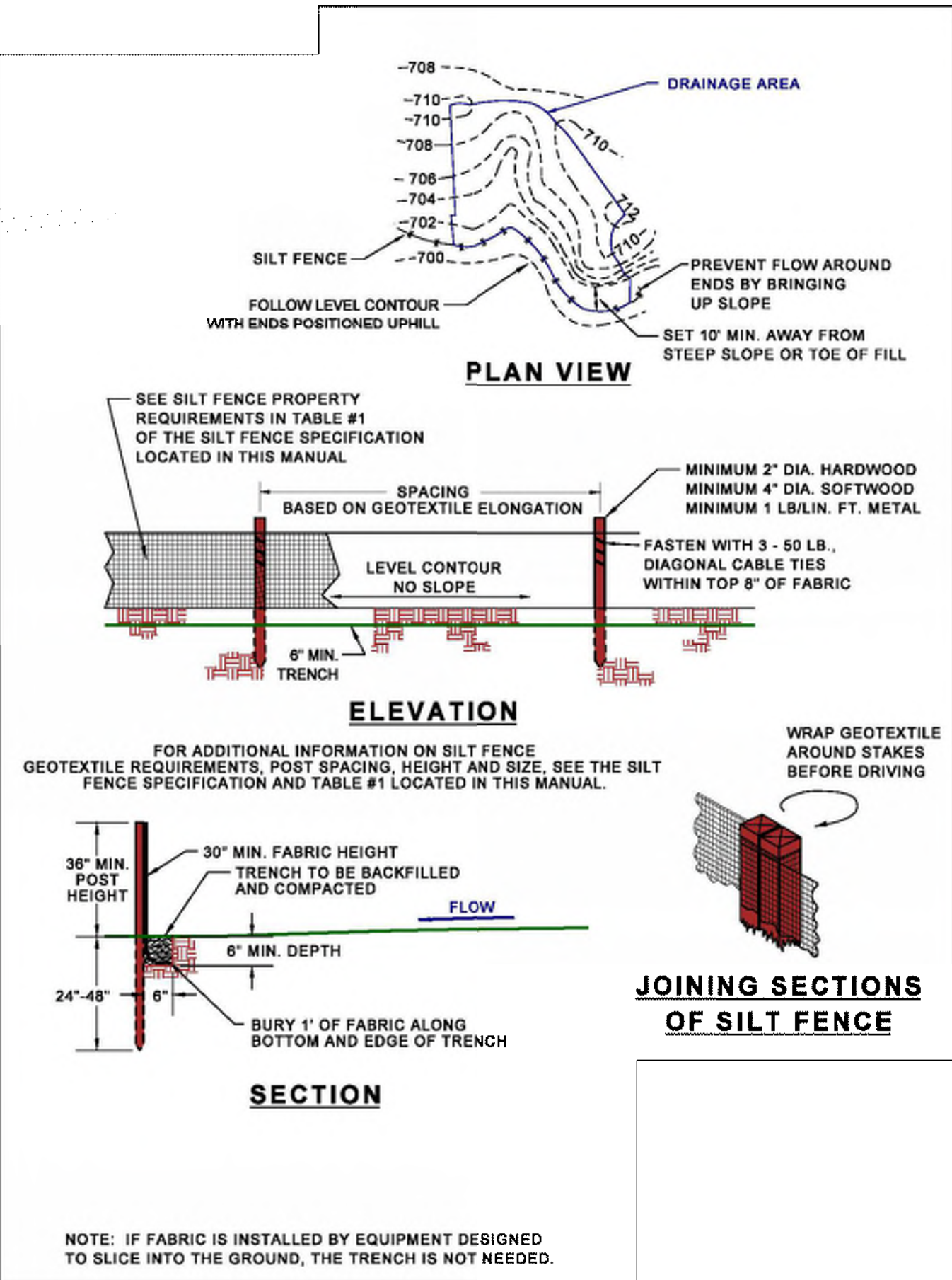
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DATE: 10/31/25

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CONCRETE WASTE MANAGEMENT

DESCRIPTION - The purpose of this specification is to set forth procedures and practices designed to eliminate the discharge of concrete waste materials to storm drainage systems, drainage areas, streets or watercourses, which shall be required of the contractor.

APPROPRIATE APPLICATION OF BMP - Concrete waste management procedures and practices will be implemented on construction projects as follows:

- Where concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Where slurries containing Portland cement concrete (PCC), asphaltic concrete (AC) or bituminous concrete (BC) are generated, such as from saw cutting, coring, grinding, grooving and hydro-concrete demolition.
- Where concrete trucks and other concrete-coated equipment are washed on-site, when approved by the Resident Engineer or Construction Inspector.
- Where mortar-mixing station exist.

AWARENESS / ENFORCEMENT

- Contractor's and / or permit holder's superintendent or representative shall oversee and enforce concrete waste management procedures.
 - Discuss the concrete management techniques described in this BMP (such as handling of concrete waste and washout) with the ready-mix concrete supplier before any deliveries are made.
 - The site superintendent shall make drivers aware of the presence of the concrete waste management facilities. The site superintendent should post signage indicating the location and designated use of the concrete waste management areas, and provide careful oversight to inspect for evidence of improper dumping of concrete waste and wash water.
- IMPLEMENTATION**
- Contractors, private individuals, public agencies, etc. using concrete material, shall incorporate requirements for concrete waste management into material supplier and subcontractor agreements. Include requirements in contracts with concrete delivery companies that drivers must use designated concrete washout facilities.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete.
 - Do not allow excess concrete to be dumped on-site, except in designated areas.
 - Cover the structures before predicted rainstorms to prevent overflows.
 - Monitor on site concrete waste storage and disposal procedures at least weekly or as directed by the Resident Engineer or Construction Inspector.

MULCH

PHYSICAL DESCRIPTION - A layer of organic material precipitated to protect exposed soil or freshly seeded areas from erosion by eliminating direct impact of precipitation and slowing overland flow rates. Mulch materials may include, but are not limited to, such things as grass, hay, straw, wood chips, wood fibers, hydro mulch and shredded bark. Type 1 mulch is prohibited in the flood plain.

- Type I Mulch-Vegetative (includes grass, hay, and straw).
- Type II Mulch-Vegetative with asphalt emulsion (includes grass, hay, and straw).
- Type III Mulch-Vegetative with overspray (includes grass, hay, and straw).
- Type V Mulch-Hydro mulch (includes wood fiber, wood cellulose).
- Shredded Hardwood Bark Mulch.
- Wood Chips, (not recycled lumber).

WHERE BMP IS TO BE INSTALLED - Typically installed on seeded areas for temporary use, and in landscaped areas for permanent use.

CONDITIONS FOR EFFECTIVE USE OF BMPs

- Type of Flow: Sheet flow only.
- Slopes: See attached chart for types of mulch acceptable as a function of slope length and steepness.
- Mulching Rates: See attached table.

WHEN BMP IS TO BE INSTALLED - Immediately after grading landscaped areas or seeding other areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- Install upstream BMPs to protect area to be mulched.
- Rough grade area and remove all debris larger than 1 inch if area is to be vegetated and mowed in the future, larger than 2 inches if area is to be permanently mulched.
- If area is to be seeded, follow requirements of Seeding BMP.
- Spread mulch and anchor by punching it into the ground, using netting, peg and twine, or tacking with liquid binder.
- For additional information see Section 802 of St. Louis County's Standard Specifications for Road and Bridge Construction.

O&M PROCEDURES

- Inspect every week and after every storm until adequate vegetation is established, annually for permanent mulch.
- Protect from vehicular and foot traffic.
- Repair damaged, degraded or eroded areas - reseed as needed and replace mulch.

SITE CONDITIONS FOR REMOVAL - Temporary mulch should be removed when adequate vegetation is established.

TYPICAL DETAILS - Type of mulch required for various slopes and application rates attached.

SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 cfs. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (NAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMP - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow:	Sheet flow only.
Contributing Slope Length:	30 foot maximum for 3:1 slopes. 50 foot maximum for slopes between 3:1 and 10:1. 100 foot maximum for slopes under 10%.

For additional information see Section 806.70 of St. Louis County's Standard Specification for Highway Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stock piles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- Drive post for fence line.
- Dig trench to required dimensions in front of posts for fabric burial.
- Attach wire mesh to posts.
- Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench.
- Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.33 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be at least 5 feet long and driven or placed at a slight upstream angle into the ground to a

minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are staked or wired to the upslope side of the post. Staples should be a 17-gauge wire and 1/2 inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

The height of the fence posts should be 38 (22-inch embedment) to 42 (18-inch embedment) inches above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction: Install fence by slicing it into ground with specialized equipment. Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1998).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.

O&M PROCEDURES

- Inspect every week and after every storm.
- Remove sediment buildup deeper than 1/2 the fence height or 12", whichever is less.
- Replace torn or clogged fabric; repair loose fabric.
- Repair unstable or broken posts.
- Stabilize any areas susceptible to undermining.
- Extend fence or add additional row(s) of fence if necessary to provide adequate protection.

SITING AND DESIGN CONSIDERATIONS - The material for silt fences should be a pervious sheet of synthetic fabric such as polypropylene, nylon, and polyester or polyethylene yarn. Choose the material based on the minimum synthetic fabric requirements shown in Table 1 below.

Table 1- Temporary Silt Fence Property Requirements

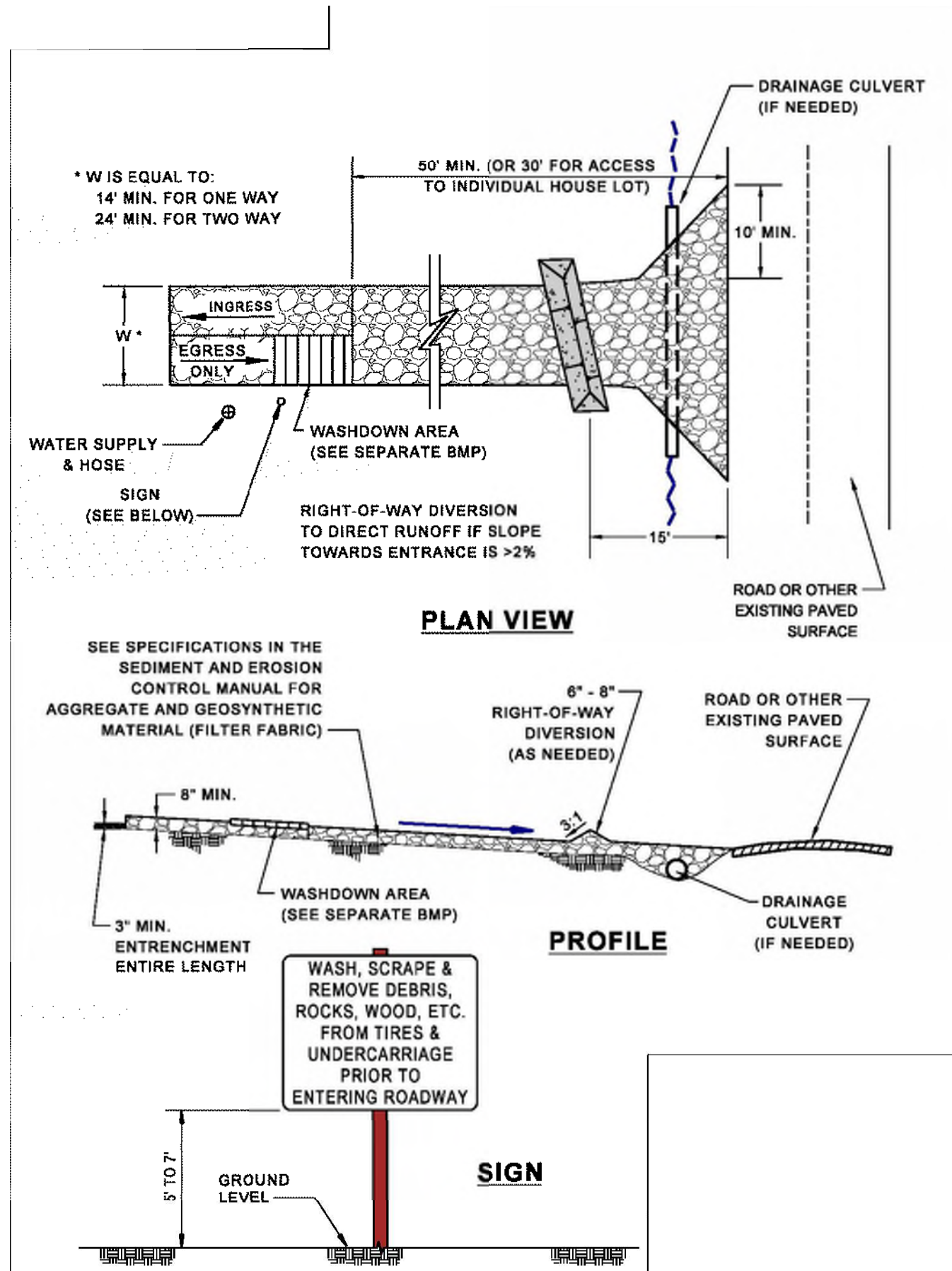
Physical Property	Test Method	Units	Supported Silt Fence	MARV Geotextile Requirements	
				Unsupported Silt Fence	Unsupported Silt Fence
				Woven	Non-Woven
Post Spacing (Maximum)		feet	4	4	8
Height of Wire / Polymer Fence (Minimum)		inches	30	---	---
Grab Strength (Minimum): Machine Direction	ASTM D 4632	pounds	90	125	125
Cross Machine Direction			90	100	100
Permeability (Minimum)	ASTM D 4491	sec ⁻¹	0.05	0.05	0.05
Apparent Opening Size (ACS)	ASTM D 4751	Screen Number	30	30	30
Ultraviolet Stability (Minimum (retained strength))	ASTM D 4355		70% after 500 h of exposure		

Notes:

- MARV Minimum Average Roll Value
- Elongation measured in accordance with ASTM D 4632
- Silt Fence Support - 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength)
- Maximum Average Roll Value

SITE CONDITIONS FOR REMOVAL - After permanent vegetation of slope is established. Remove fence and post, regrade trench area and vegetate.

TYPICAL DETAIL - 806-70.0



SEEDING REQUIREMENTS

Permanent Seeding	Dates for Seeding											
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Tall Fescue			O	O	O				O	O		
Smooth Brome			O	O	O				O	O		
Fescue & Brome			O	O	O				O	O		
Fescue, Ryegrass & Bluegrass	A	A	O	O	O	P	P	O	O	P	P	A
Temporary Seeding	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
	A	A	O	O	O	O	O	O	O	O	O	A
Rye or Sudan			O	O	O	O	O	O	O	O	O	
Oats			O	O	O	O	O	O	O	O	O	

- O = Optimum seeding dates
- A = Acceptable seeding dates
- P = Permitted seeding dates with reseeding 2 months later - Initially use 50% of seed and 75% of fertilizer. Reseed with additional 75% seed and remaining fertilizer.

Permanent Seeding ¹	Minimum Fertilizer and Seeding Rates	
	Pounds per acre	Pounds per 1000 sq. ft.
Tall Fescue	300	7.0
Smooth Brome	200	4.8
Mixture # 1	250	5.7
Mixture # 2	210	4.8
Temporary Seeding	Minimum Fertilizer and Seeding Rates	
	Pounds per acre	Pounds per 1000 sq. ft.
Rye or Sudan	150	3.5
Oats	200	2.5
Fertilizer	Permanent Seeding (pounds per acre)	
	Nitrogen	Phosphorus
	45	30
	65	30
	65	30
Lime - ENM	Temporary Seeding (pounds per acre)	
	600	600

ENM = Effective neutralizing material per State evaluation of quarried rock.

O&M PROCEDURES:

- Inspect every week and after every storm
- Protect area from vehicular and foot traffic
- Re-seed areas that have not sprouted within 21 days of planting.
- Repair damaged or eroded areas and reseed and stabilize as needed
- Do not mow until 4 inches of growth occurs
- During the first 4 months, mow no more than 1/2 the grass height
- Re-fertilize during 2nd growing season

SITE CONDITIONS FOR REMOVAL - Does not require removal, but temporary seeding can be removed immediately prior to work returning to an area

CONSTRUCTION ENTRANCE

PHYSICAL DESCRIPTION - A stabilized entrance to a construction site designed to minimize the amount of sediment tracked from the site on vehicles and equipment. Stabilization generally consists of aggregate over geogrid and geosynthetic material. Mud and sediment fall off of tires as they travel along the stabilized entrance; however, additional measures in the form of a washdown area should also be included on site. The stabilized entrance also distributes the axle load of vehicles over a larger area, thereby mitigating the rutting impact vehicles normally have on unpaved areas. See additional in the "Construction Site Access Requirements" section of this manual.

WHERE BMP IS TO BE INSTALLED - At locations where it is safe for construction vehicles and equipment to access existing streets - preferably at location of future streets or drives.

CONDITIONS FOR EFFECTIVE USE OF BMP

Drainage: Ditches or pipes, if needed, sized for 15 year, 20 minute storm; HGL 6" below surface of entrance

WHEN BMP IS TO BE INSTALLED - First order of work, along with washdown area, prior to vehicles or equipment accessing unpaved areas.

INSTALLATION / CONSTRUCTION PROCEDURES

- Grade and compact area of construction entrance.
- Install culvert under entrance if needed to maintain positive drainage.
- Place geosynthetic material next to compacted soil, lay geogrid on top of this, and cover with aggregate, forming diversion across entrance if needed to direct runoff away from roadway.
- See Washdown Station BMP for additional steps.

O&M PROCEDURES:

- Immediately remove any mud or debris tracked onto paved surfaces.
- Remove sediment and clods of dirt from construction entrance continuously.
- Replace rock if necessary to maintain clean surface.
- Repair settled areas.

SITE CONDITIONS FOR REMOVAL - Remove when vehicles and equipment will no longer access unpaved areas.

TYPICAL DETAIL - 806-46.01

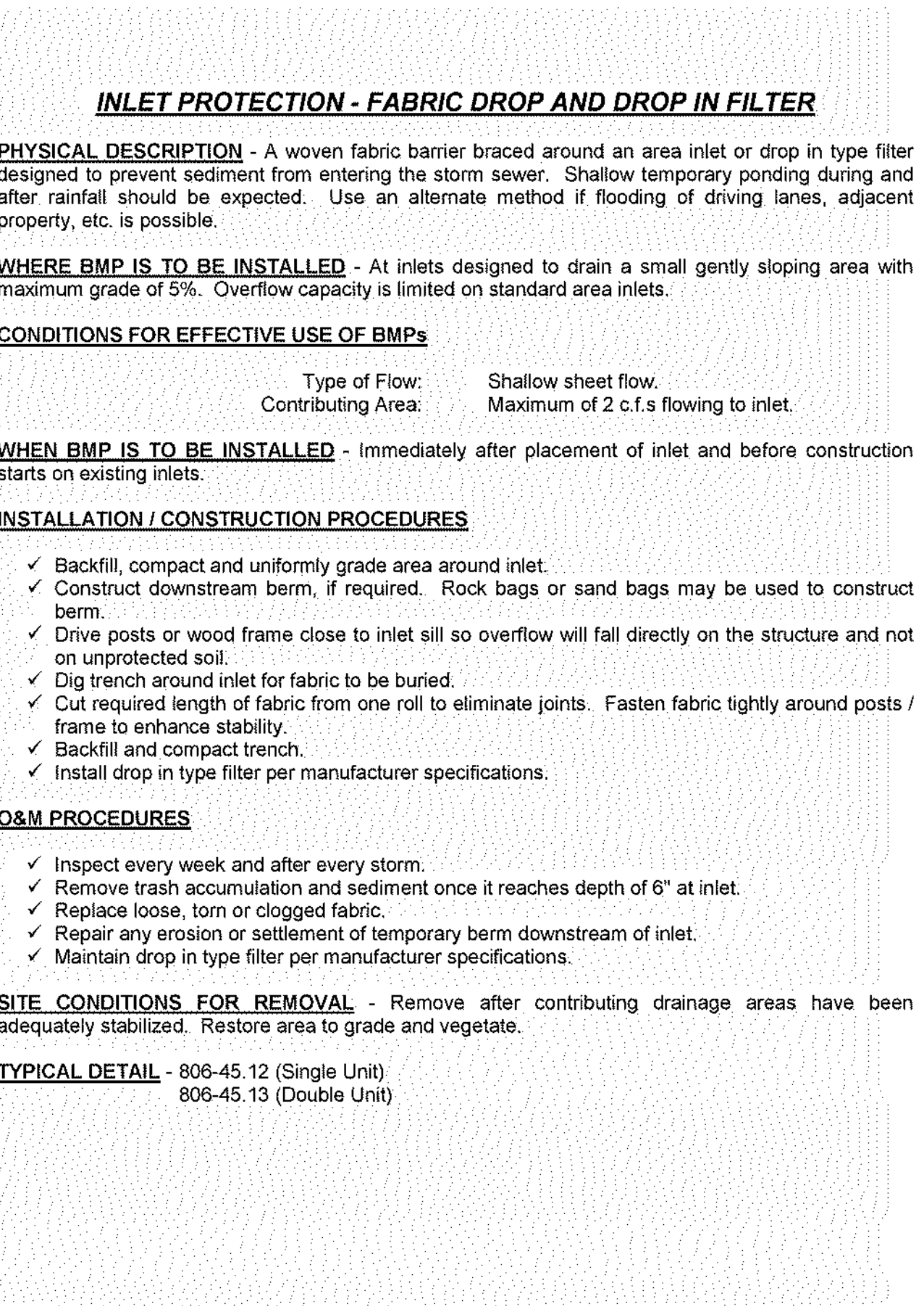
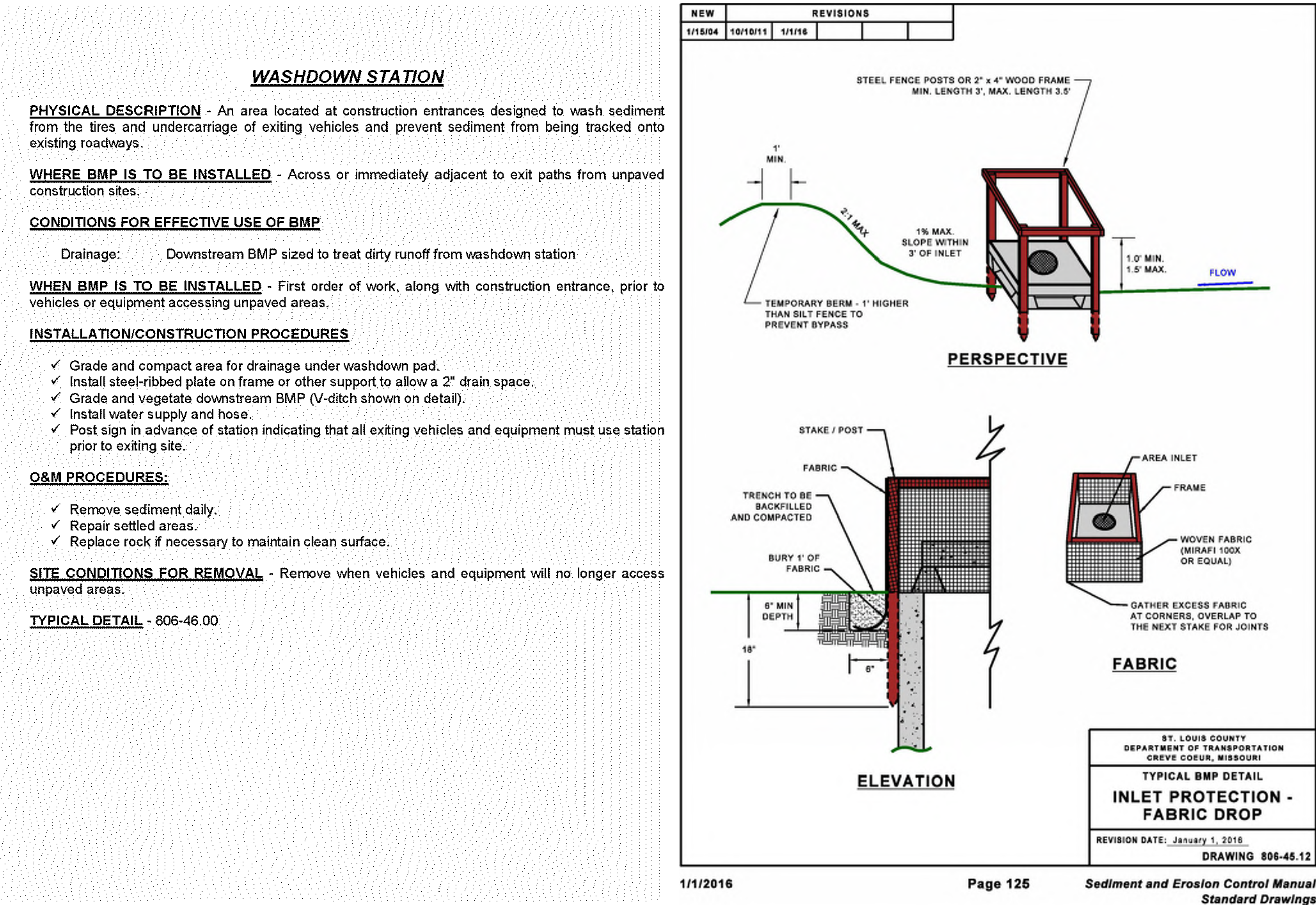
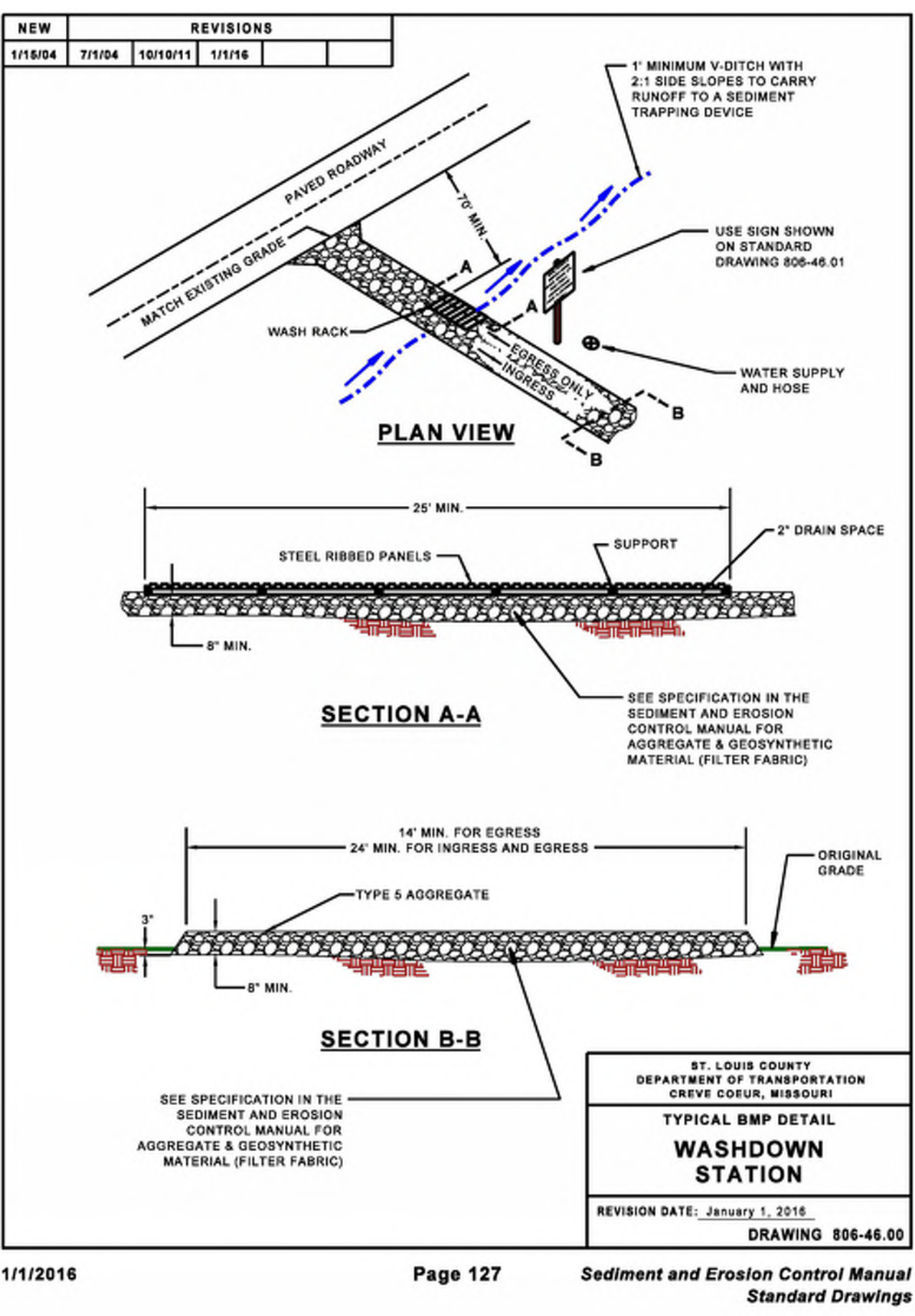
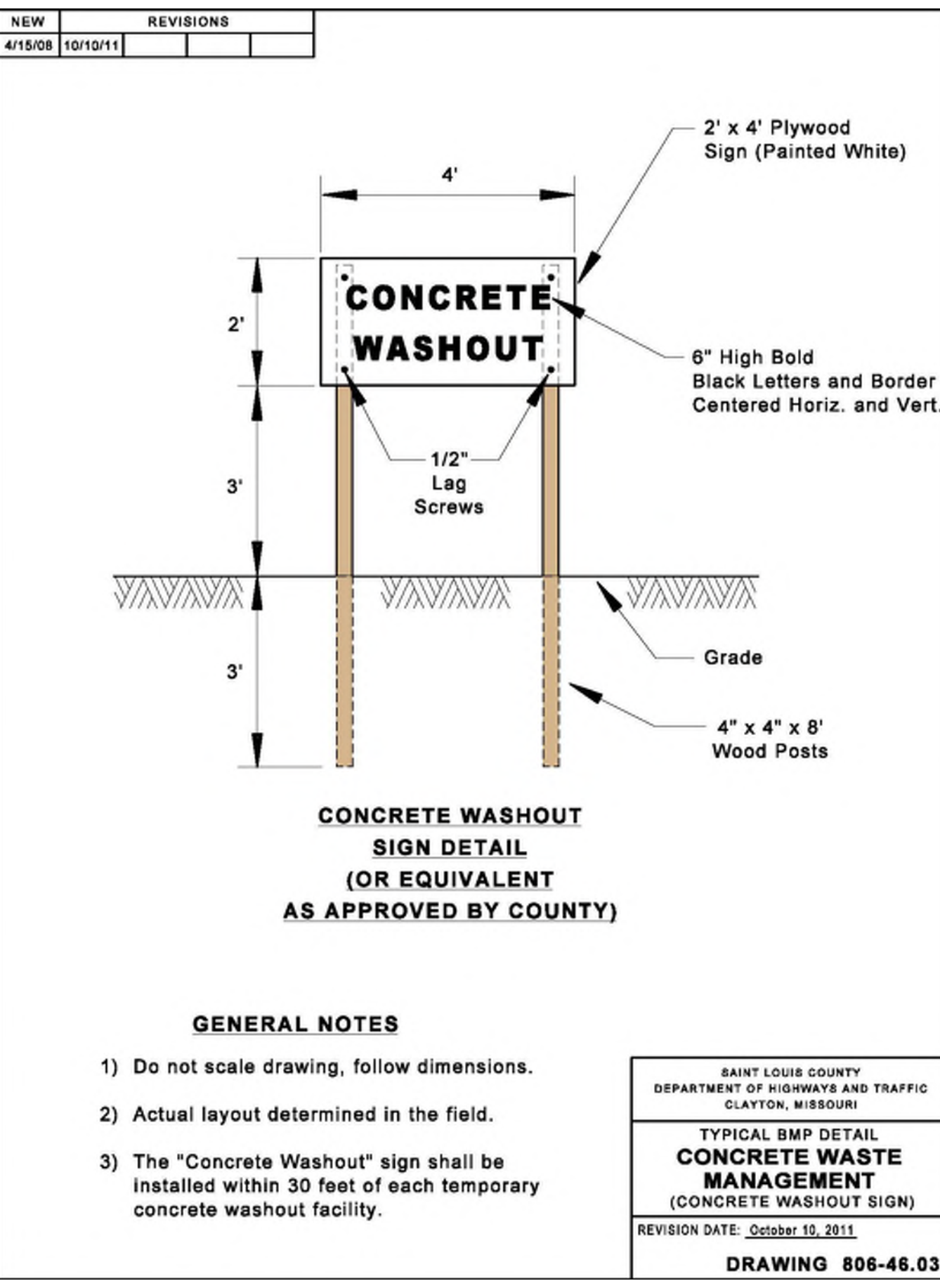
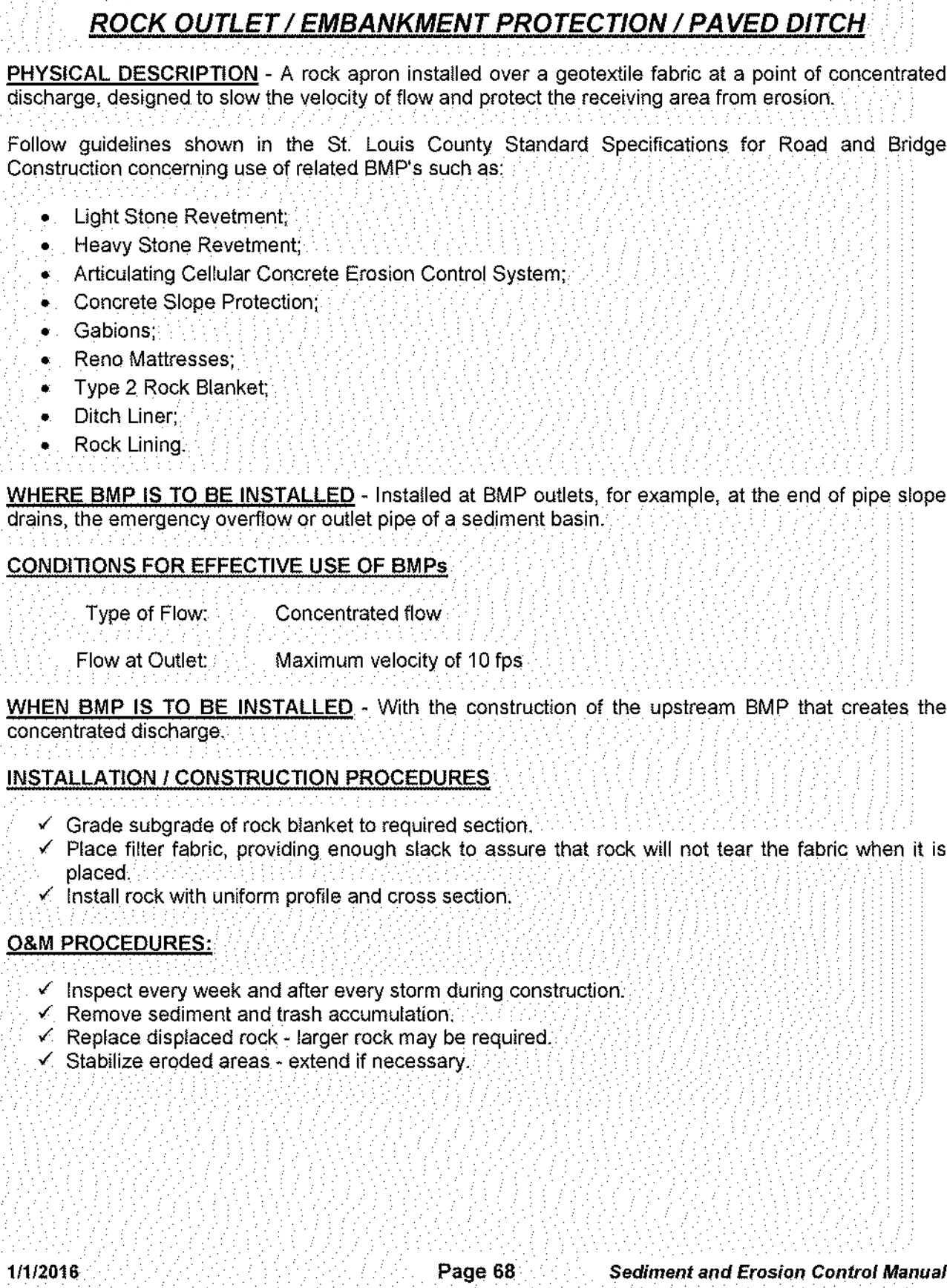
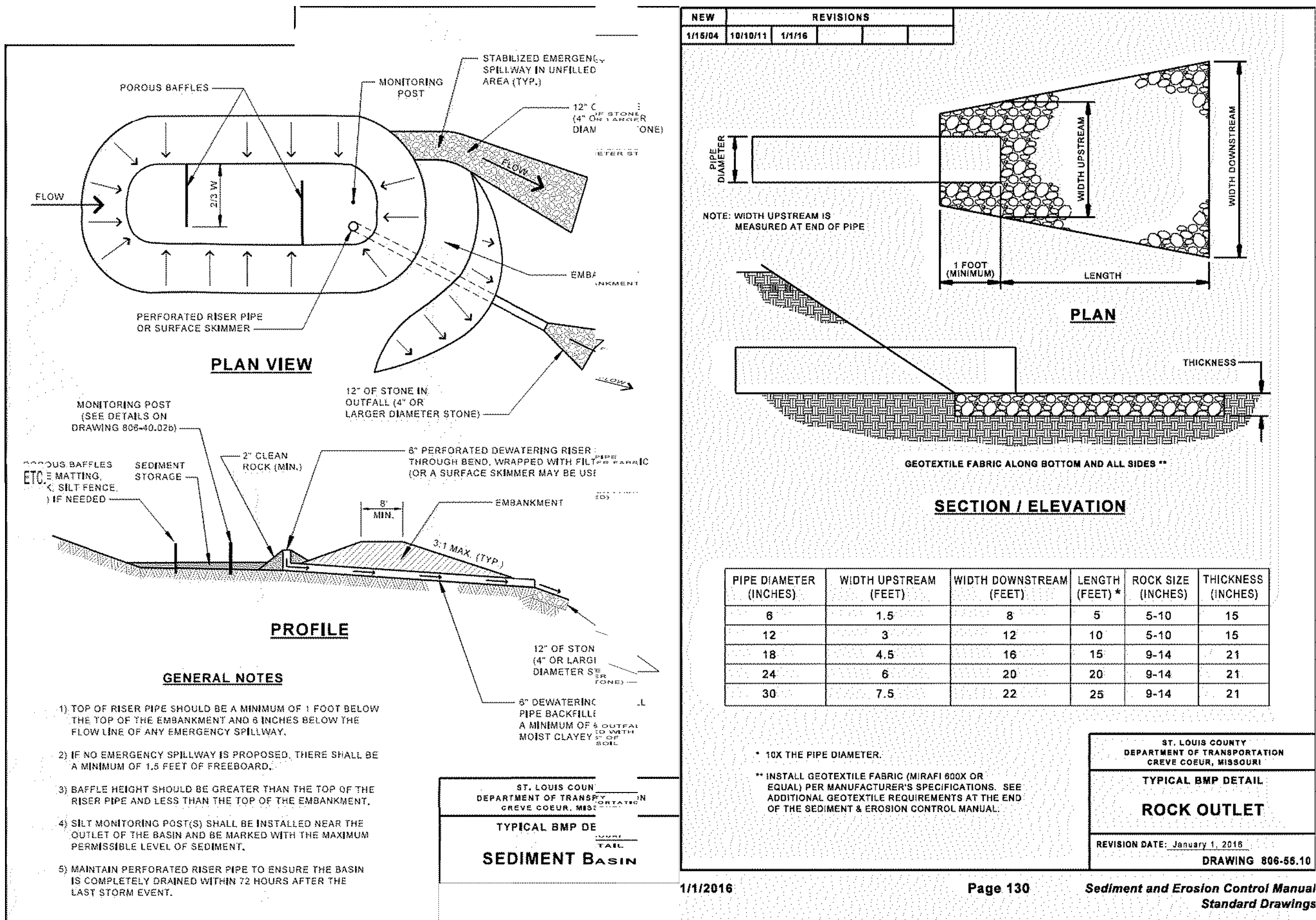
PUBLIC NOTIFICATION SIGNS

Provide, install, maintain and remove a public notification sign on a major land disturbance project (one acre and above). The following (minimum) requirements for the sign shall apply:

- The contractor / permittee shall provide the post(s), mounting hardware, sign, etc.
- The sign(s) shall be posted at the main entrance to the site, plainly visible to the traveling public and / or at other locations as may be directed by St. Louis County, prior to the commencement of construction / land disturbance operations.
- The sign shall be mounted on a standard signpost at a 7-foot minimum height to the bottom of the sign. Other methods for displaying the sign may be used as approved by St. Louis County.
- The sign shall remain in place and maintained until land disturbance activities are completed as determined by St. Louis County, and immediately removed thereafter.
- Sign blank shall be 2.5 feet wide by 3 feet long. Signs shall be made from 5052-H38 aluminum alloy, which has been anodized, degreased, de-burred and etched.
- Sign legend should be Helvetica Font sized to utilize as much of the blank as possible, centered horizontal and vertical. Background shall be white, high intensity retro-reflective sheeting (ASTM 4956 Type IV). Border and sign legend shall be black, non-reflective 2-mil vinyl.

Additional information relating to fabrication, connectors and posts is on file at the St. Louis County Department of Transportation, Traffic Operations Building, 2688 Adie Road, Maryland Heights, Missouri 63043.

Only one of the three example signs shown on the next page (Page 43) need be posted at the land disturbance site. If unsure of which sign to post, please contact the St. Louis County Department(s) of Transportation or Public Works for clarification.



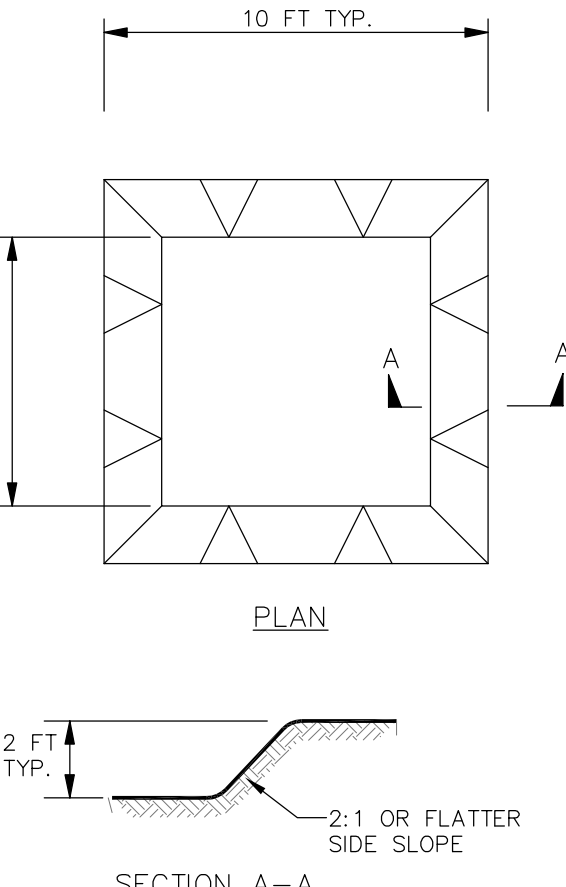
CONCRETE WASHOUT NOTES

CONTAIN CONCRETE WASHOUT ON SITE OR TAKE IT OFFSITE FOR DISPOSAL IN DESIGNATED AREAS ONLY. DO NOT WASH-OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

FOR ONSITE WASHOUT: LOCATE WASHOUT AREA ON-SITE AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH TO CONTAIN LIQUID AND SOLID WASTE. LOCATE IT IN A DIRT AREA WHERE THE LIQUID PORTION OF THE WASHOUT CAN SOAK INTO THE GROUND. THEY ARE PREFERABLY BUILT BELOW-GRADE TO PREVENT BREACHES AND REDUCE THE LIKELIHOOD OF RUNOFF. DISCONTINUE USE OF THE WASHOUT ONCE IT REACHES 75% CAPACITY. WASHOUTS SHOULD BE SIZED TO HANDLE SOLIDS AND WASH WATER TO PREVENT OVERFLOW. IT IS ESTIMATED THAT 7 GALLONS OF WASH WATER ARE USED TO WASH ONE TRUCK CHUTE AND 50 GALLONS ARE USED TO WASH OUT THE HOPPER OF A CONCRETE PUMP.

IMPLEMENT A MAINTENANCE SCHEDULE FOR WASHOUT AREAS.

- WASH OUT WASTES INTO THE PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND USED ON SITE; OR BURIED ON SITE OR DISPOSED OF PROPERLY.
- DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCKPILE OR DISPOSE OF IN THE TRASH.
- DO NOT PLACE CONCRETE WASH WATER IN A PIT THAT IS CONNECTED TO THE STORM DRAIN SYSTEM OR THAT DRAINS TO NEARBY WATERWAYS.
- CONCRETE WASHED OUT IN AREAS OTHER THAN THOSE DESIGNATED FOR SUCH ACTIVITY, SHALL BE CLEANED UP BY THE CONTRACTOR.
- INSTALL SIGNAGE ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO.
- PERFORM WASHOUT OF CONCRETE MIXERS, DELIVERY TRUCKS AND OTHER DELIVERY SYSTEMS IN DESIGNATED AREAS ONLY.
- WASH OUT CONCRETE FROM CONCRETE PUMPER BINS INTO CONCRETE PUMPER TRUCKS AND DISCHARGE INTO DESIGNATED WASHOUT AREA. EQUIPMENT THAT CANNOT BE EASILY MOVED, SUCH AS CONCRETE PAVERS, SHALL ONLY BE WASHED IN DESIGNATED AREAS THAT DO NOT DRAIN TO WATERWAYS OR STORM DRAIN SYSTEMS.
- BACKFILL AND REPAIR HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES.
- A SELF-CONTAINED AND WATERTIGHT CONTAINER MAY BE USED TO CONTROL, CAPTURE, AND CONTAIN CONCRETE WASTEWATER AND WASH-OUT MATERIAL. THE CONTAINER MUST BE PORTABLE AND TEMPORARY, DAMAGE RESISTANT, PROTECT AGAINST SPILLS AND LEAKS, AND SIZED TO HANDLE SOLIDS AND WASH WATER TO PREVENT OVERFLOW. THE CONTAINER SHOULD BE EMPTIED AND CLEANED WHEN 75% OF ITS CAPACITY IS REACHED. AFTER ALL LIQUIDS EVAPORATE OR ARE PUMPED OR VACUUMED, AND THE REMAINING SLURRY SOLIDIFIED, THE CONTRACTOR MAY BURY THE SOLIDS ON SITE. IN EITHER CASE, SOLIDS SHALL BE BURIED A MINIMUM OF 2 FEET BELOW FINISHED GRADE. DISPOSAL OF CONTAINER CONTENTS THAT ARE REMOVED FROM THE SITE SHALL BE MADE AT AN APPROVED LANDFILL. IN ORDER TO PREVENT OVERFLOW CAUSED BY NATURAL OCCURRENCES AND TO PROVIDE SECURITY FOR SAFETY PURPOSES AND AGAINST ACTS OF VANDALISM, THE CONTAINER SHALL BE COVERED AT THE END OF EACH WORKDAY AND REMAIN COVERED UNTIL THE BEGINNING OF THE NEXT WORKDAY. THE COVER SHALL REMAIN ON SITE WITH THE CONTAINER AT ALL TIMES. CONTAINER SHALL BE FREE OF LIQUIDS DURING ANY ON-SITE RELOCATION PROCESS OR TRANSPORT TO ANOTHER SITE.
- PROJECTS, LOCATION(S) FOR THE CONTAINER SHALL BE APPROVED BY THE ENGINEER.



1 CONCRETE WASHOUT PIT DETAIL

SCALE : NTS

PREPARED FOR:
SIMON CRE
CONTACT: CHRIS CURIEL
6900 E. 2ND STREET
SCOTTSDALE, AZ 85251
PH: 480.745.2623
FAX: 480.588.4150

ZIP CODE 63640
PARCEL ID: 0970350000000700

LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
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PH: (314) 848-4000
FAX: (314) 848-4010
www.grimesconsulting.com
PE: COAF E-3470-D
P.E. CON. E-343-D

REV. NO.	DATE	REVISIONS
1	02/04/26	CITY COMMENTS
2	02/07/26	CITY COMMENTS
3	02/17/26	CITY COMMENTS
4	04/07/26	SWPPP ADDITION
5	04/22/26	CITY COMMENTS / ROADDESK CORRD.

BRAY ROAD PLANS FOR

FARMINGTON CROSSINGS

BRAY ROAD, FARMINGTO, MO 63640

SWPPP DETAILS

MONTH 1

MONTH 2

MONTH 3

MONTH 4

MONTH 5

MONTH 6

MONTH 7

MONTH 8

MONTH 9

MONTH 10

MONTH 11

MONTH 12

INSTALL CONSTRUCTION EXIT, SEDIMENT BARRIERS, AND OTHER PERIMETER CONTROLS

INSTALL STORMWATER MANAGEMENT SYSTEM

INSTALLATION OF SEDIMENT RETENTION BASINS AND RELATED STRUCTURES

MAINTAIN EROSION & SEDIMENT CONTROL AND TREE PROTECTION

CLEARING, GRUBBING, DEMOLITION NECESSARY FOR THE INSTALLATION OF SEDIMENT RETENTION BASINS AND RELATED STRUCTURES

CLEAR AND GRUB REMAINING AREAS. BEGIN GRADING

BUILDING CONSTRUCTION

PERMANENT STABILIZATION OF AREAS AT FINAL GRADE AND TEMPORARY STABILIZATION OF REMAINING AREAS

INSTALL CURB & GUTTER, BASE AND PAVING

FINAL LANDSCAPING, CLEANING OUT OF STORM DRAINS, ETC.

REMOVE EROSION AND SEDIMENT MEASURES

JOB NUMBER: 4327.A

DRAWN BY: JRB

DATE: 10/31/25

CHECKED BY: JLW

DATE: 10/31/25

SHEET:

C10.2

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