

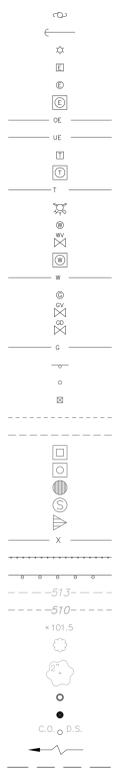
# FARMINGTON CROSSINGS

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

## BRAY ROAD IMPROVEMENT PLANS

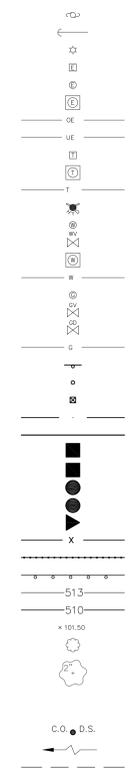
### LEGEND

#### EXISTING



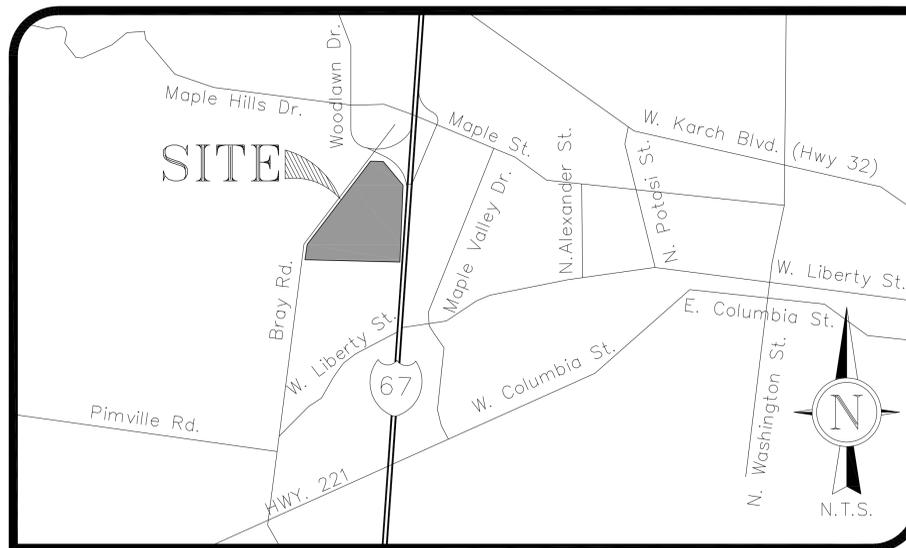
- UTILITY POLE
- GUY WIRE
- LIGHT STANDARD
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- UNDERGROUND TELEPHONE LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER MANHOLE
- WATER LINE
- GAS METER
- GAS 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

#### PROPOSED



### SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 GENERAL NOTES
- C3.0 TYPICAL CROSS SECTIONS
- C4.0 BRAY ROAD DEMOLITION PLAN
- C5.0 BRAY ROAD PLAN & PROFILE
- C5.1 BRAY ROAD PLAN & PROFILE
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- C5.3 BRAY ROAD PLAN & PROFILE
- C6.0 BRAY ROAD GRADING
- C7.0 SITE DETAILS
- C7.1 SITE DETAILS
- C7.2 WARPING DETAILS
- C7.3 WARPING DETAILS
- C7.4 SITE DETAILS
- C7.5 SITE DETAILS
- C7.6 SITE DETAILS
- C8.0 PROPOSED DRAINAGE AREA MAP
- C9.0 BRAY ROAD CROSSING STORM PROFILES



### LOCATOR MAP

PROPERTY OWNER

CITY OF FARMINGTON

#### 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

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

**FIRE PROTECTION**  
CITY OF FARMINGTON  
222 E. COLUMBIA ST.  
FARMINGTON, MO 63640  
(573)-756-2324

#### BENCHMARK:

NGS #E 56: 889.53 FUS 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 CENTERLINE OF THE MAIN TRACK, AND 2 FEET SOUTH OF A TELEPHONE POLE. A STANDARD DISK, STAMPED E 56 1934 AND SET IN THE TOP OF A CONCRETE POST.

#### SITE BENCHMARK:

980.60 FUS NAVD88 - "0" IN OPEN OF FIRE HYDRANT; APPROXIMATELY 19'± NORTHWEST OF THE NORTHWEST EDGE OF PAYMENT OF BRAY ROAD; APPROXIMATELY 106.3'± 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
ATG - ADJUST TO GRADE	O.C. - ON CENTER
B.M. - BENCHMARK	PAVT. - PAVEMENT
C.I. - CURB INLET	P.C. - PORTLAND CEMENT
C.O. - CLEAN OUT	PCC - PRECAST CONCRETE
COMP - 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	RCF - REINFORCED CONCRETE PIPE
DIA. - DIAMETER	S.F. - SQUARE FOOT
DS - DOWNSPOUT	S.Y. - SQUARE YARD
ELEV. - ELEVATION	SAN - SANITARY
EX - EXISTING	SOH - SCHEDULE
FD - FLOOR DRAIN	SWPPP - STORM WATER POLLUTION PREVENTION PLAN
FF - FINISH FLOOR	TBA - TO BE ABANDONED
FL - FLOW LINE	TBR - TO BE REMOVED
G.I. - GRATE INLET	TYP. - TYPICAL
GAL. - GALLON	UIP - USE IN PLACE
H.G. - HYDRAULIC GRADE	VCP - VITRIFIED CLAY PIPE
HYD - HYDRANT	YD - YARD DRAIN
MAX - MAXIMUM	WV - WATER VALVE
MH - MANHOLE	
MIN - MINIMUM	



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.

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REV. NO.	DATE	REMARKS
1	01/19/26	CITY COMMENTS
2	02/02/26	CITY COMMENTS
3	03/02/26	CITY COMMENTS
4	03/12/26	CITY COMMENTS

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

SHEET TITLE  
**TITLE SHEET**

JOB NUMBER: **4327.A**

DRAWN BY: **JRB**

DATE: **10/31/25**

CHECKED BY: **JLW**

DATE: **10/31/25**

SHEET:

C1.0

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3/12/26  
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DATE	REVISIONS	DATE	REVISIONS
01/19/26		02/02/26	
02/02/26		03/02/26	
03/02/26		03/12/26	

## SWPPP REQUIREMENTS

I. 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', 'elsah 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 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 Crossing 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 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 10% 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 weeding, 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. Close attention shall be paid to the repair of damaged silt fence, end runs and undercutting beneath the silt fence.

J. 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.

K. 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.

L. All sediment removed during the maintenance of the bmp's shall be place on the soils stockpile until such time as it is needed.

### VI. 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 improvements) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1000 square feet when seeded.

### VII. CONTAMINATION FAILURE PLAN

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.

### VIII. 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 20999C0102F effective 06/20/2019.

### IX. SIGNAGE

A. The contractor shall provide, install, maintain & remove a public notification sign per the City of Farmington.

## ALLOWABLE NON-STORM WATER DISCHARGES

THE FOLLOWING NON-STORM WATER DISCHARGES ARE AUTHORIZED PROVIDED IT HAS BEEN DETERMINED BY THE PERMITEE 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 PERMITEE 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.

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 BODY 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 GRABED 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 SHALL BE REPAIRED PROMPTLY BY THE CONTRACTOR.

2. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCE SHALL BE ACCOMPLISHED PROMPTLY BY THE CONTRACTOR.

3. SEDIMENT DEPOSITS SHOULD 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.

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.

## 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 WITH 3/4" CRUSHED LIMESTONE. BACKFILL SHALL BE PLACED IN ACCORDANCE WITH CITY OF FARMINGTON STANDARDS.

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 HOSE LATERALS AND ANY SANITARY LATERAL OF 100 FEET OR LONGER.

9. TYPE "1" BEDDING PER MDDOT 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 STING-BACK TRENCHERS 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 PERMITEE 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.

18. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

19. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL, AND DEBRIS.

20. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.

21. PROPOSED CONTOURS SHOWN ARE FINISH ELEVATIONS ON PAVED AREAS.

22. A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED.

23. INTERIM STORMWATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE SHALL BE PROVIDED.

24. THE DEVELOPER SHALL PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH CITY OF FARMINGTON STANDARDS.

25. ADEQUATE TEMPORARY OFF-STREET PARKING SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.

26. PRIOR TO ISSUANCE OF FOUNDATION OR BUILDING PERMITS, ALL APPROVALS FROM CITY OF FARMINGTON MUST BE RECEIVED.

27. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION IF PROPOSED, SHALL BE REVIEWED BY THE CITY OF FARMINGTON FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.

28. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPERS RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. CITY OF FARMINGTON BEARS NO RESPONSIBILITY FOR UTILITY RELOCATIONS OR ADJUSTMENT COSTS OR ASSOCIATED DELAYS.

29. ALL DISTURBED EARTH AREAS WITHIN THE CITY OF FARMINGTON RIGHT-OF-WAY SHALL BE SOODED.

30. ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF FARMINGTON DEPT. OF PUBLIC WORKS.

31. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH THE UTILITY COMPANIES THE REMOVAL OF EXISTING UTILITY COMPANY FACILITIES THAT CONFLICT WITH THE NEW DEVELOPMENT AND THE INSTALLATION OF THE NEW SYSTEMS TO SERVE THE PROPOSED DEVELOPMENT.

32. ALL CONSTRUCTION OF PUBLIC IMPROVEMENTS AND ALL CONSTRUCTION WITHIN CITY OF FARMINGTON R.O.W. SHALL COMPLY WITH THE COUNTY STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS. THE COUNTY ENGINEER SHALL BE NOTIFIED AT LEAST 1 WEEK IN ADVANCE OF THE START OF SAID CONSTRUCTION AND ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO THE START OF SAID CONSTRUCTION.

33. THE CONTRACTOR MUST SUPPLY THE CITY OF FARMINGTON CONSTRUCTION INSPECTORS WITH SOILS REPORTS PRIOR TO OR DURING SITE SOIL TESTING.

34. 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.

ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.

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.

ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH City of Farmington.

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.

STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

PRESENT ZONING - C2

ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF FARMINGTON.

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.

PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL, AND DEBRIS.

GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.

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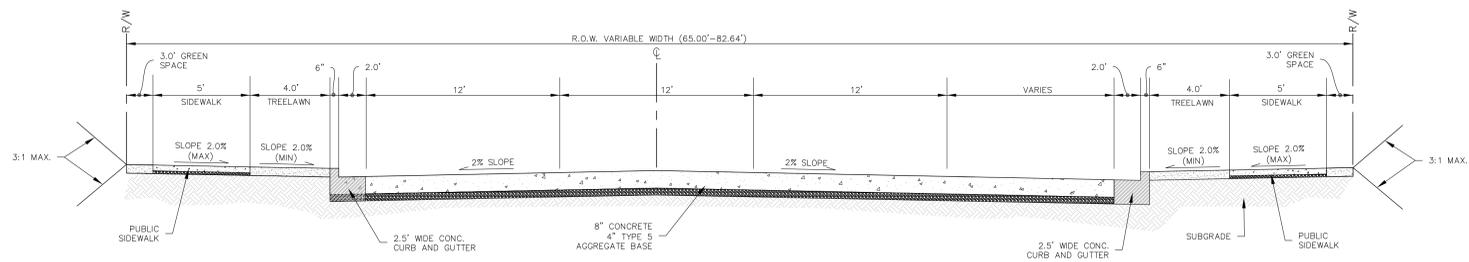
## GENERAL NOTES (CONT'D):

27. ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY

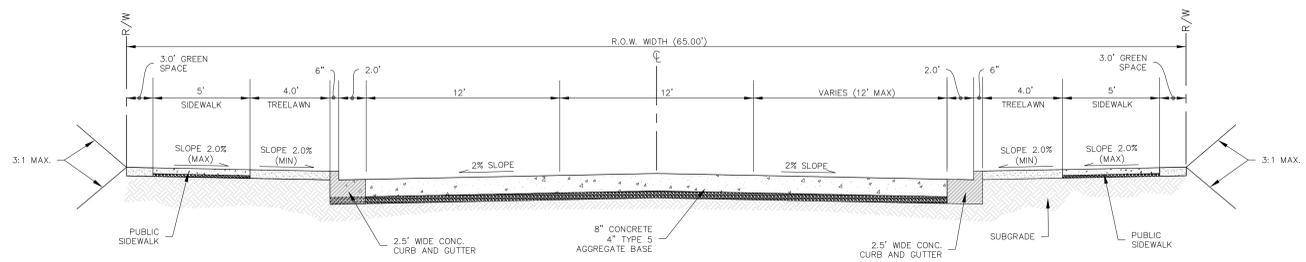


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PE COAF E-3470-D  
P.E. COAF LS-343-D

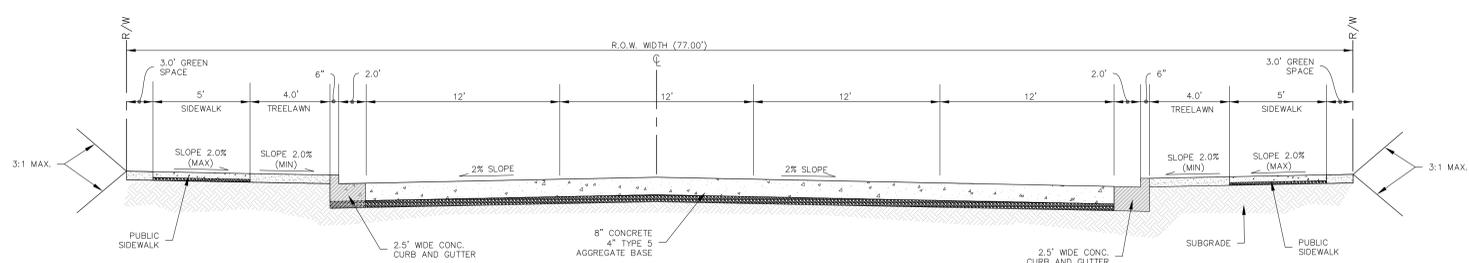
REV. NO.	REMARKS	DATE
1	CITY COMMENTS	07/19/26
2	CITY COMMENTS	07/07/26
3	CITY COMMENTS	03/02/26
4	CITY COMMENTS	03/12/26



**1**  
TYPICAL FULL WIDTH CROSS SECTION  
STA. 3+19.60 - STA. 4+97.60  
**BRAY ROAD TRANSITION TO ROUNDABOUT**  
C3.0 SCALE: NTS



**2**  
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  
**BRAY ROAD 3 LANE ARTERIAL ROAD**  
C3.0 SCALE: NTS



**3**  
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  
**BRAY ROAD 3 LANE ARTERIAL W/RIGHT TURN LANE**  
C3.0 SCALE: NTS

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

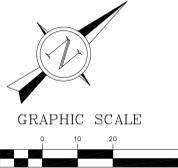
SHEET TITLE  
**TYPICAL CROSS SECTIONS**

JOB NUMBER: **4327.A**  
DRAWN BY: **JRB**  
DATE: **10/31/25**  
CHECKED BY: **JLW**  
DATE: **10/31/25**  
SHEET:

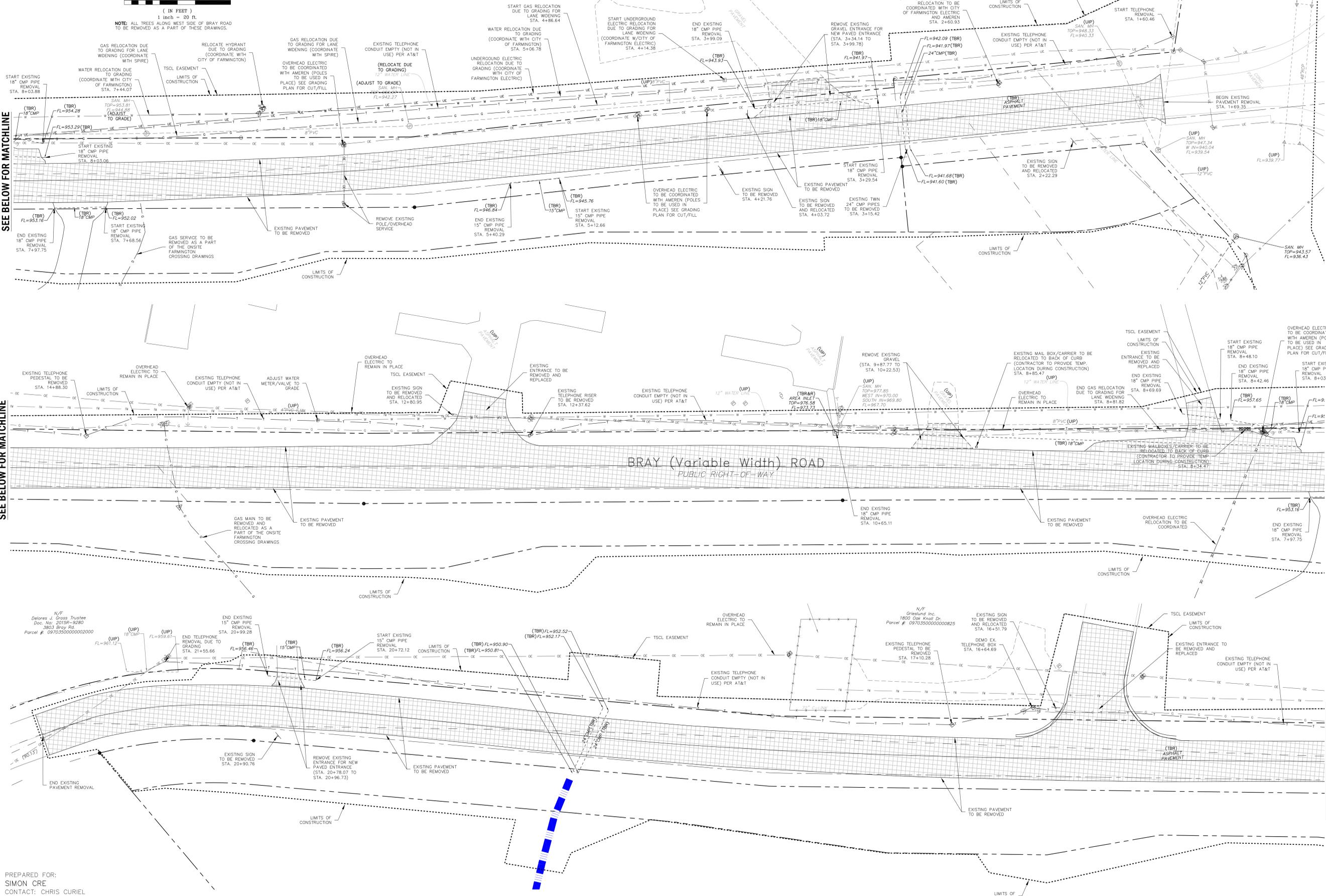
**C3.0**

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



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 CURIEL  
6900 E. 2ND STREET  
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PH: 480.745.2623  
FAX: 480.588.4150

ZIP CODE 63640  
PARCEL ID: 0970350000000700

LEONARD J. MEERS  
PROFESSIONAL ENGINEER  
E-28288

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P: CSOAR LS-343-3

REV. NO.	DATE	REMARKS
1	01/19/26	CITY COMMENTS
2	02/02/26	CITY COMMENTS
3	03/02/26	CITY COMMENTS
4	03/12/26	CITY COMMENTS

**BRAY ROAD PLANS FOR FARMINGTON CROSSINGS**

BRAY ROAD, FARMINGTON, MO 63640

**DEMOLITION PLAN**

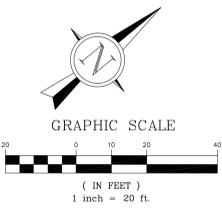
SHEET TITLE

JOB NUMBER: 4327.A

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

**C4.0**

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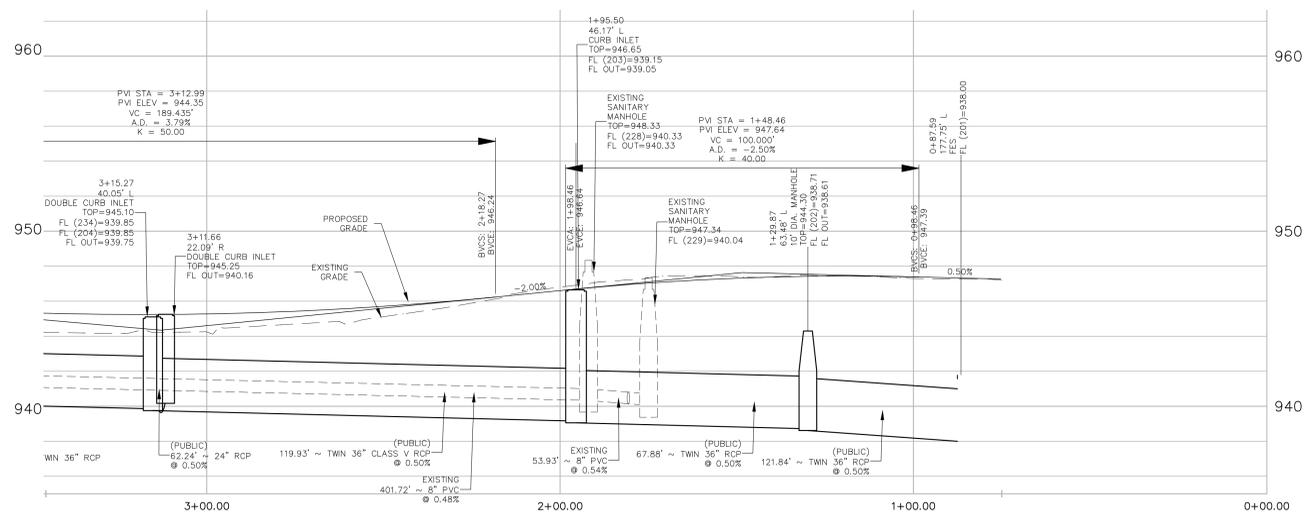
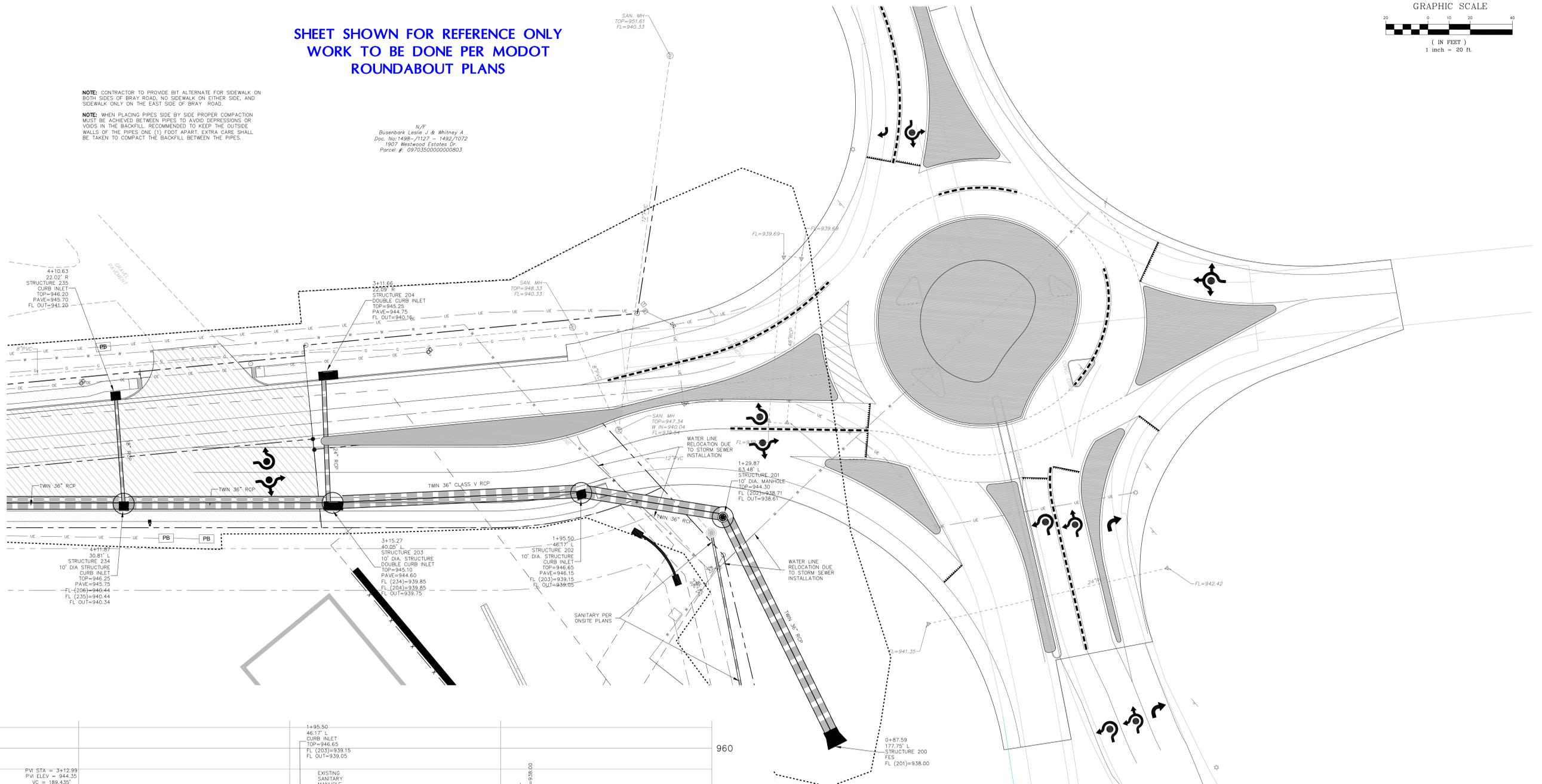


**SHEET SHOWN FOR REFERENCE ONLY  
WORK TO BE DONE PER MODOT  
ROUNDBOUT PLANS**

**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/F  
Busenbark Leslie J & Whitney A  
Doc. No: 1498-71127 - 1492/1072  
1507 Westwood Estates Dr.  
Parcel #: 09703500000000803



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

VERT. 4'  
HORIZ. 20'  
SCALE:

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

ZIP CODE 63640  
PARCEL ID: 09703500000000700

LEONARD J. MEERS  
PROFESSIONAL ENGINEER  
E-28288

GRIMES CONSULTING, INC.  
Civil / Survey

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PE COAF E-3470-D  
PLS COM 15-943-D

REV. NO.	DATE	REMARKS
1	07/19/26	CITY COMMENTS
2	07/07/26	CITY COMMENTS
3	03/02/26	CITY COMMENTS
4	03/12/26	CITY COMMENTS

BRAY ROAD PLANS FOR  
**FARMINGTON CROSSINGS**

BRAY ROAD, FARMINGTON, MO 63640

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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

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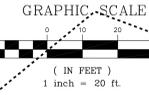
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**NOTE:** RIP RAP IN ROADSIDE DITCH TO BE MODOT TYPE 2 DITCH LINER. SPECIAL CARE SHOULD BE TAKEN TO ENSURE SURFACE OF RIP RAP IS FLUSH WITH PROPOSED GRADE AND NOT MOUND.

N/F  
Vicky S. Jennings  
Doc. No: 20179-07147  
1906 1900 Westwood Estates Dr.  
Parcel #: 097035000000000001

N/F  
Busenbark Leslie J & Whitney A  
Doc. No: 1488-7127 - 1492/1072  
1907 Westwood Estates Dr.  
Parcel #: 097035000000000003

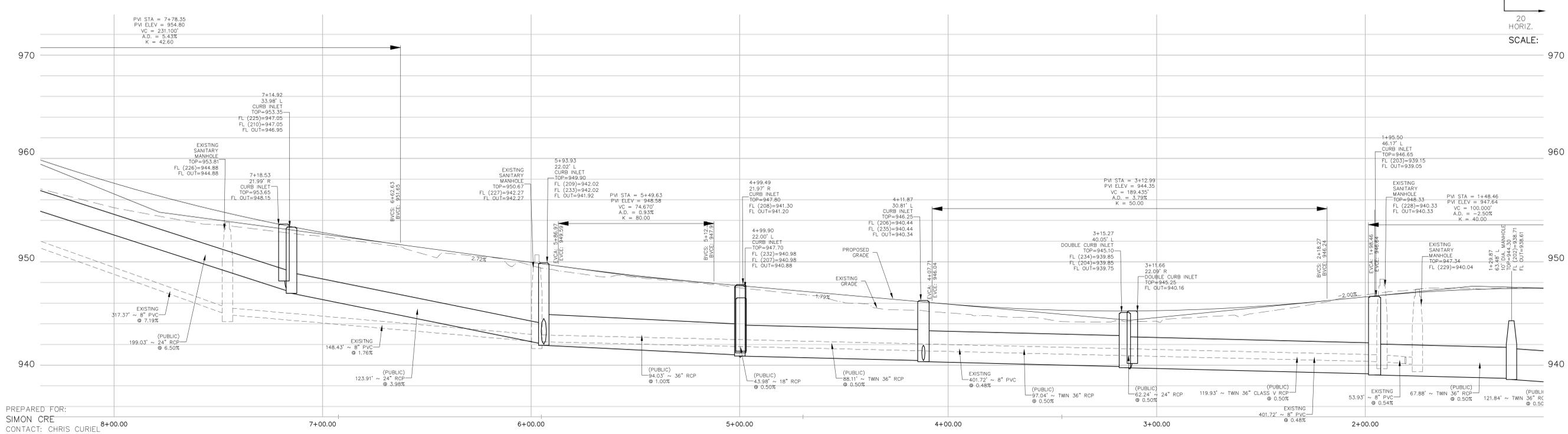
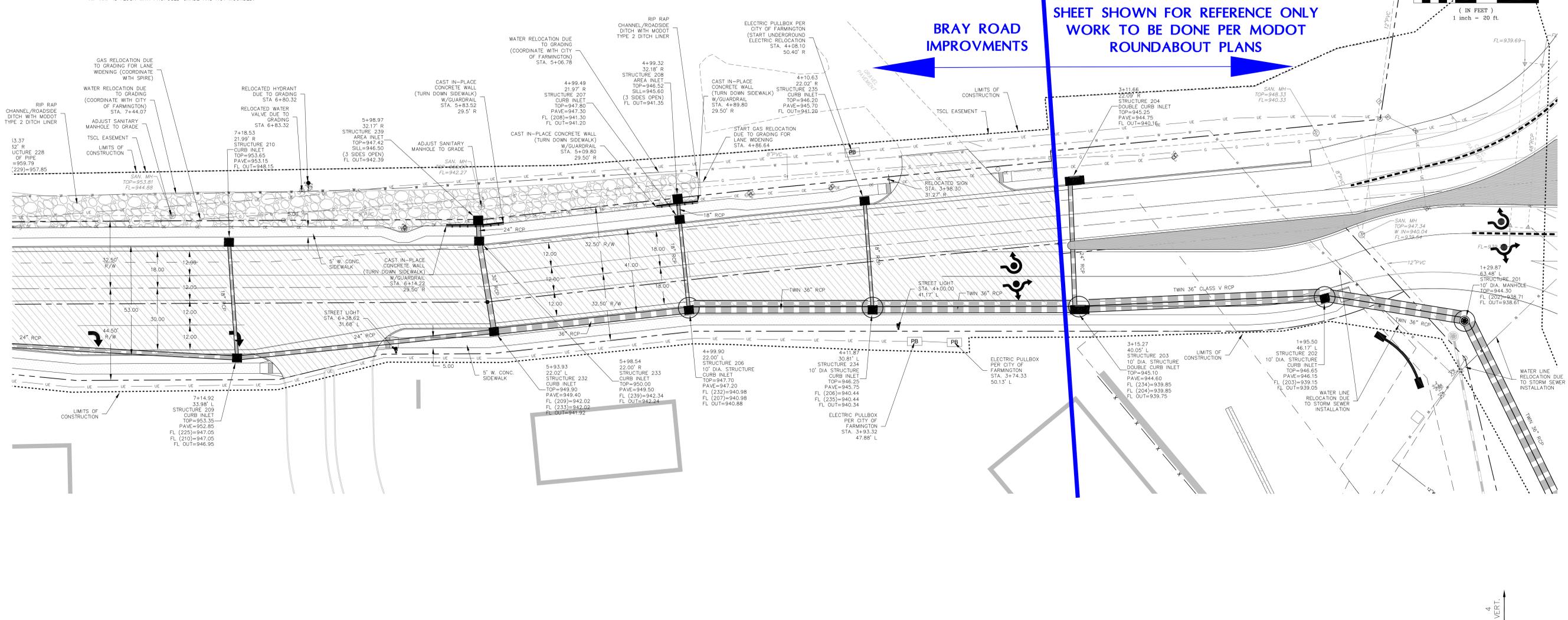


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PES COAR LS-843.3

REV. NO.	DATE	REMARKS
1	07/19/26	CITY COMMENTS
2	07/02/26	CITY COMMENTS
3	03/02/26	CITY COMMENTS
4	03/12/26	CITY COMMENTS

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:  
**C5.1**



PREPARED FOR:  
SIMON CRE  
CONTACT: CHRIS CUREL  
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SCOTTSDALE, AZ 85251  
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ZIP CODE 63640  
PARCEL ID: 09703500000000700



REV. NO.	DATE	REMARKS
1	07/19/26	CITY COMMENTS
2	07/07/26	CITY COMMENTS
3	03/05/26	CITY COMMENTS
4	03/12/26	CITY COMMENTS

REV. NO.	DATE	REMARKS
1	07/19/26	CITY COMMENTS
2	07/07/26	CITY COMMENTS
3	03/05/26	CITY COMMENTS
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BRAY ROAD PLANS FOR  
**FARMINGTON CROSSINGS**  
 BRAY ROAD, FARMINGTON, MO 63640

SHEET TITLE  
**BRAY ROAD  
 PLAN & PROFILE**

JOB NUMBER: **4327.A**

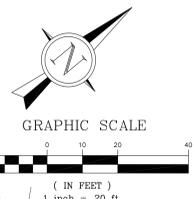
DRAWN BY: **JRB**

DATE: **10/31/25**

CHECKED BY: **JLW**

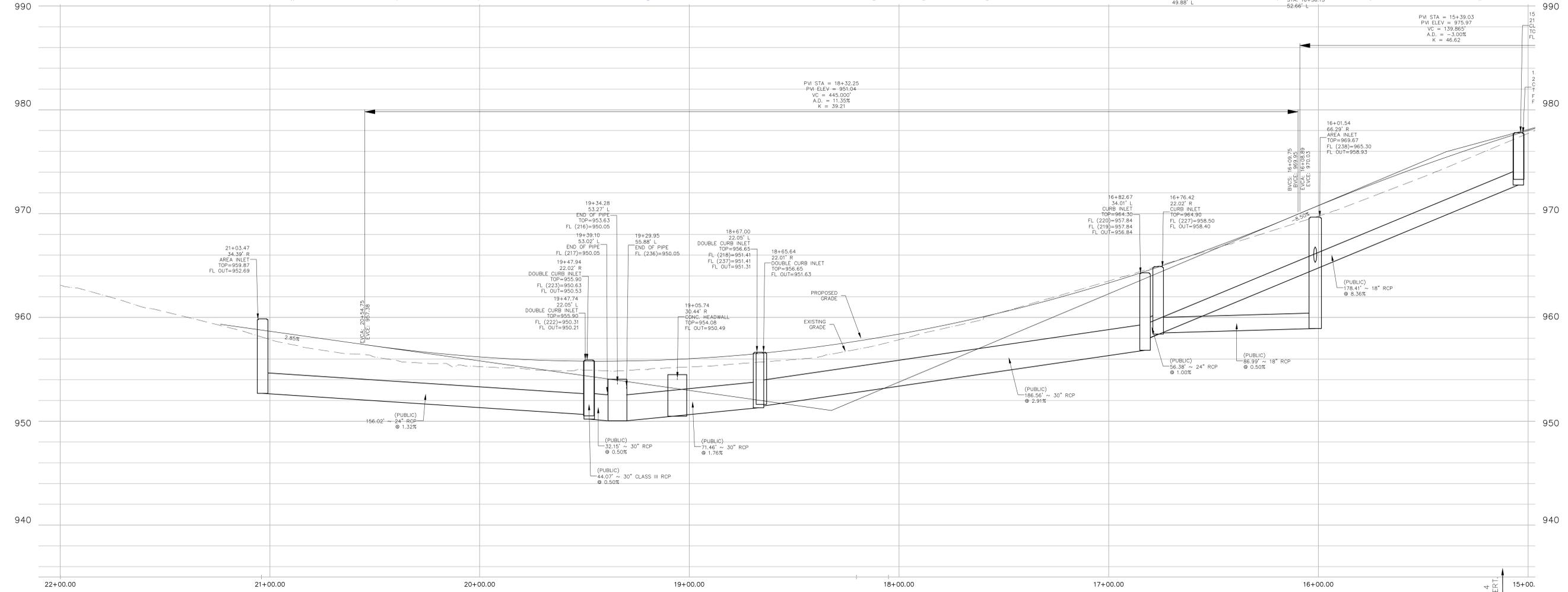
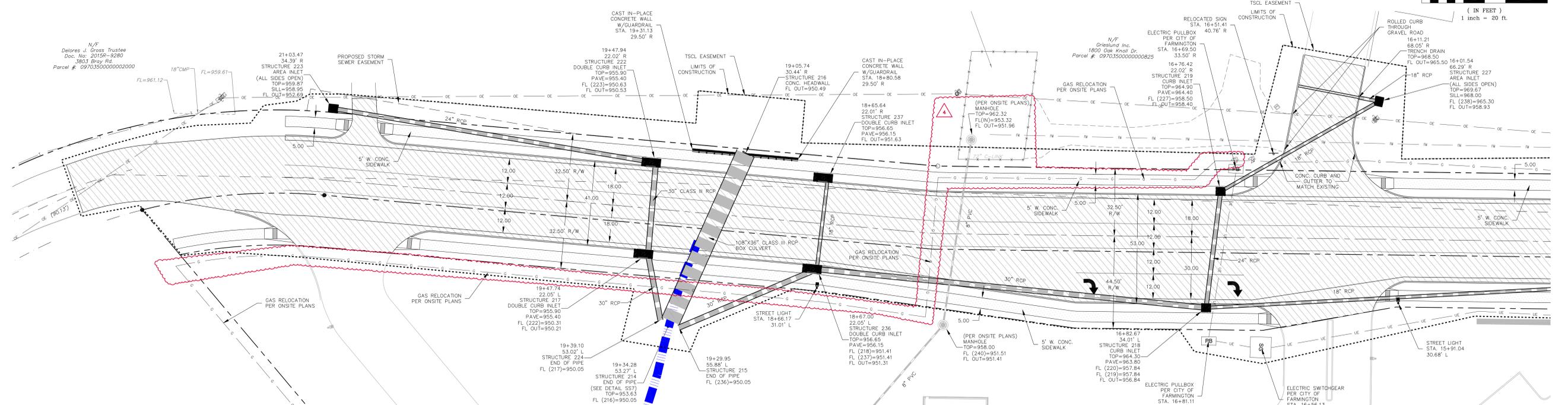
DATE: **10/31/25**

SHEET:  
**C5.3**



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 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

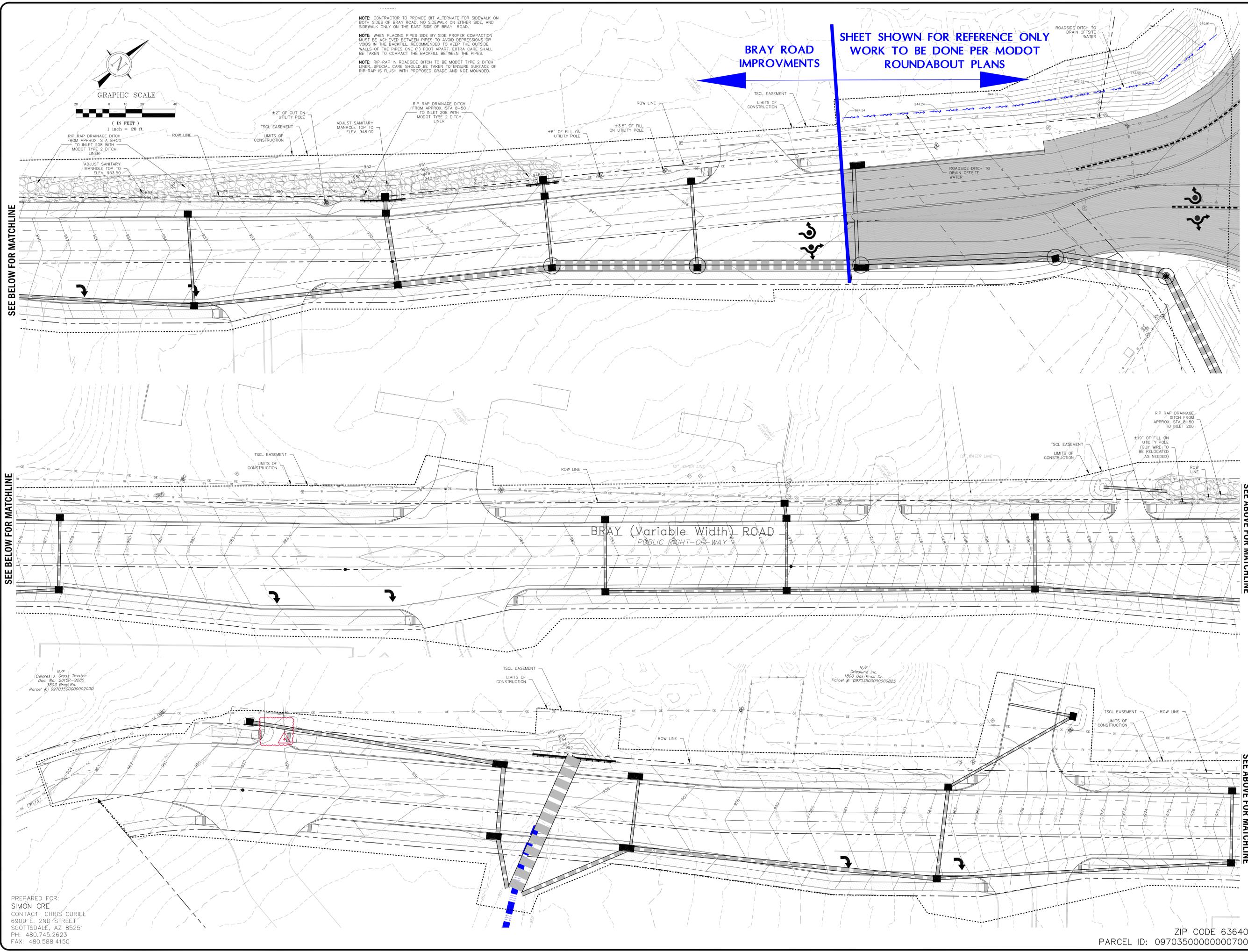


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 PE COM# E-3470-D  
 PLS COM# LS-343-D

REV. NO.	REMARKS	DATE
1	CITY COMMENTS	07/19/26
2	CITY COMMENTS	07/07/26
3	CITY COMMENTS	03/02/26
4	CITY COMMENTS	03/12/26

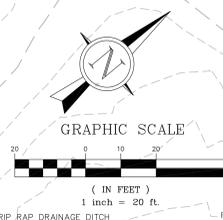
BRAY ROAD GRADING  
 FARMINGTON CROSSINGS  
 BRAY ROAD, FARMINGTON, MO 63640

SHEET TITLE	BRAY ROAD GRADING
JOB NUMBER:	4327.A
DRAWN BY:	JRB
DATE:	10/31/25
CHECKED BY:	JLW
DATE:	10/31/25
SHEET:	C6.0



BRAY ROAD IMPROVEMENTS  
 SHEET SHOWN FOR REFERENCE ONLY  
 WORK TO BE DONE PER MODOT  
 ROUNDABOUT PLANS

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SEE BELOW FOR MATCHLINE

SEE BELOW FOR MATCHLINE

SEE ABOVE FOR MATCHLINE

SEE ABOVE FOR MATCHLINE

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

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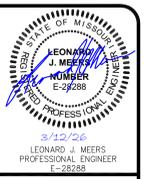




GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.



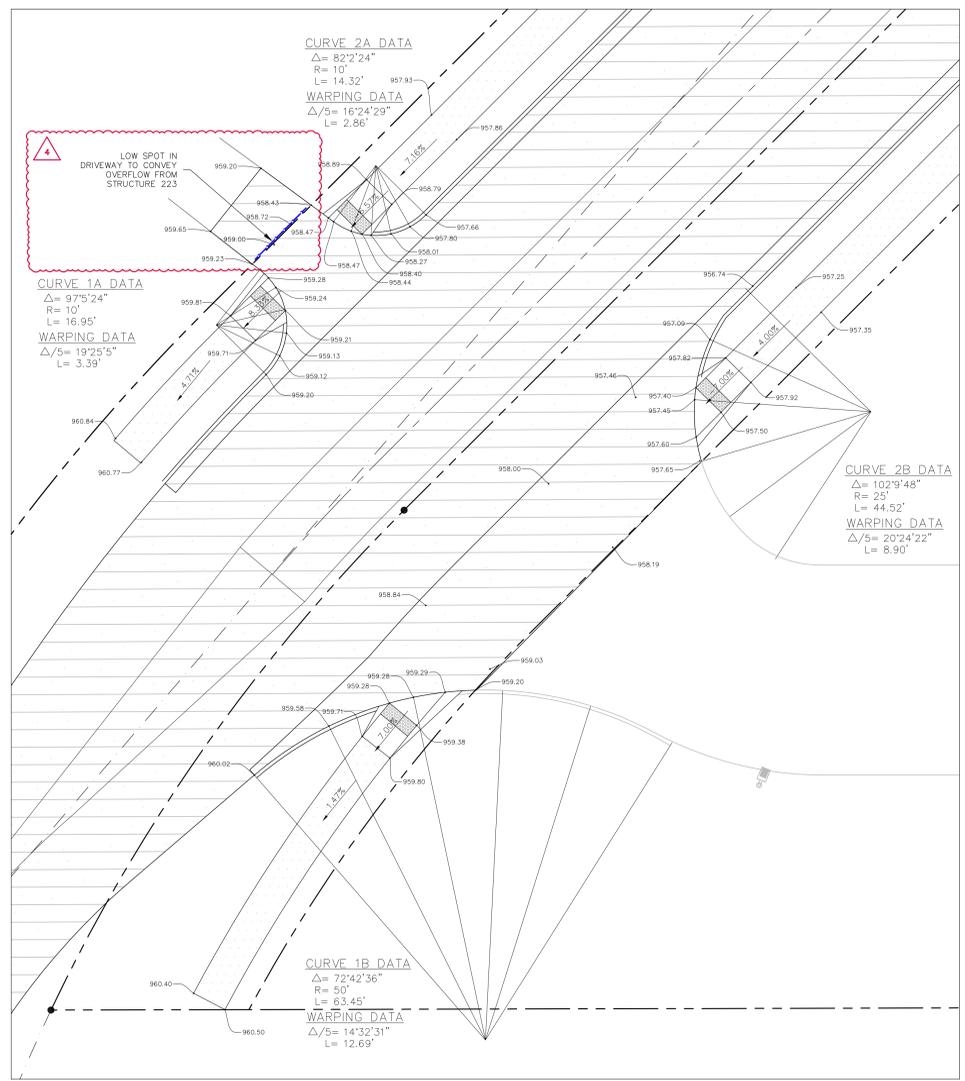
GRIMES CONSULTING, INC.  
12300 OLD TESSON RD.  
SUITE 3800  
ST. LOUIS, MO 63128  
PH: (314) 848-4000  
FAX: (314) 848-4010  
www.grimesconsulting.com  
PE COAF E-3476-D  
P.E. COAF E-3476-D

REV. NO.	REMARKS	DATE
1	CITY COMMENTS	01/19/26
2	CITY COMMENTS	02/02/26
3	CITY COMMENTS	03/02/26
4	CITY COMMENTS	03/12/26

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

SHEET TITLE  
**WARPING DETAILS**

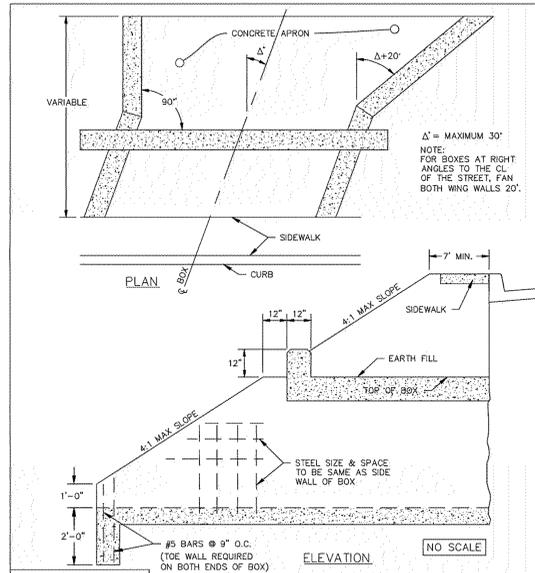
JOB NUMBER:	4327-A
DRAWN BY:	JRB
DATE:	10/31/25
CHECKED BY:	JLW
DATE:	10/31/25
SHEET:	C7.2



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

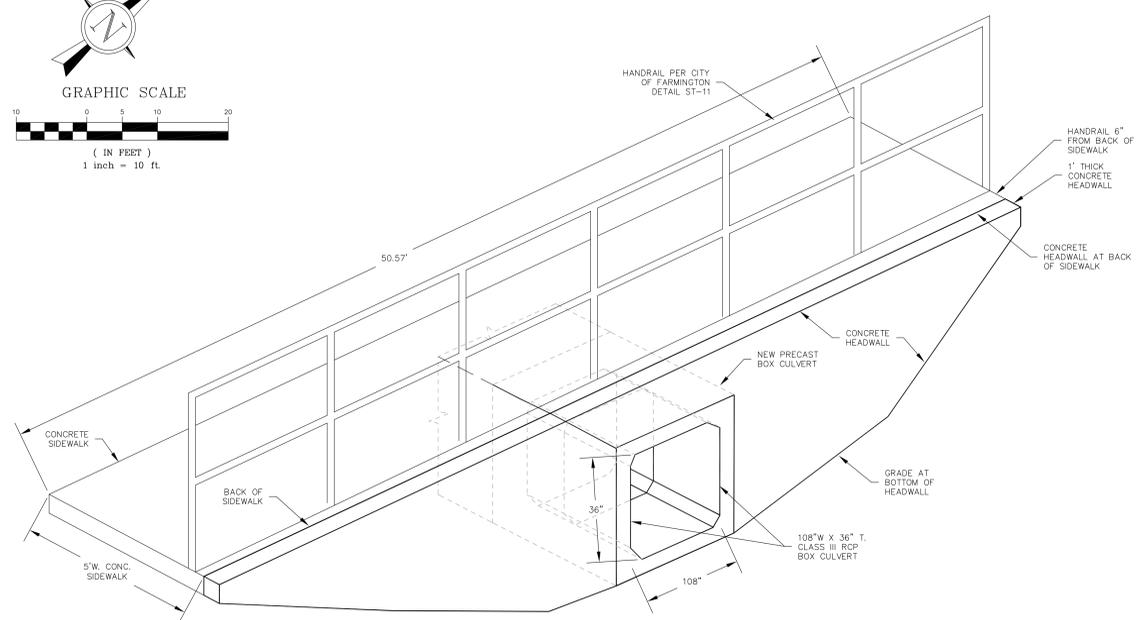
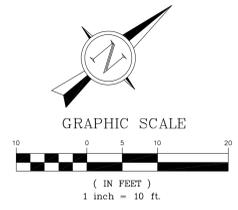
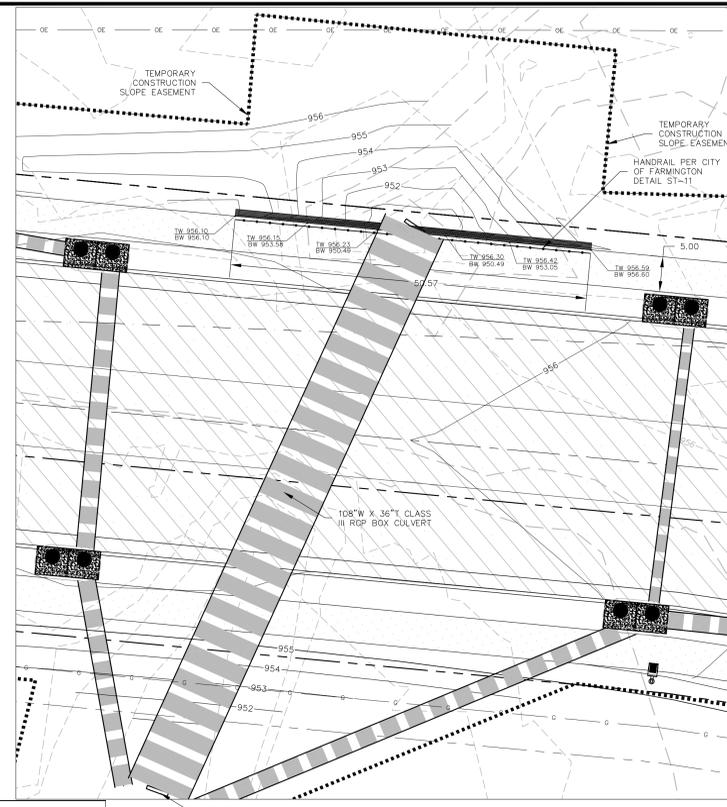
ZIP CODE 63640  
PARCEL ID: 0970350000000700





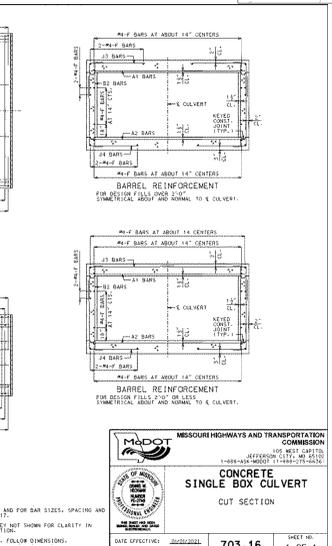
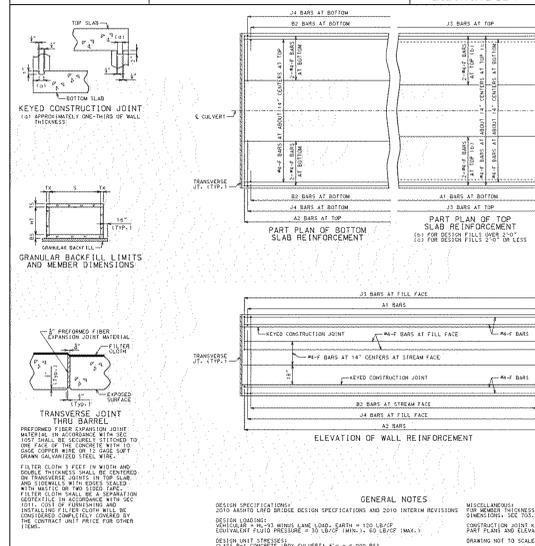
**CONCRETE BOX ROADWAY FILL DETAIL**  
 REVISION DATE: 6/1/15  
 DRAWING SS-7

NOTES:  
 1. HEADWALL TO BE PARALLEL TO CL OF ROADWAY.  
 2. REINFORCING SHOWN IS FOR EXAMPLE PURPOSES; ACTUAL REINFORCING SHALL BE EVALUATED DURING DESIGN.



**1 CONCRETE HEADWALL DETAIL**  
 SCALE: NTS

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



**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION**  
**CONCRETE SINGLE BOX CULVERT**  
 CUT SECTION  
 703.16  
 SHEET NO. 1 OF 1

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

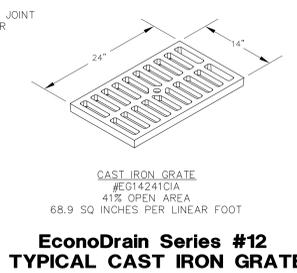
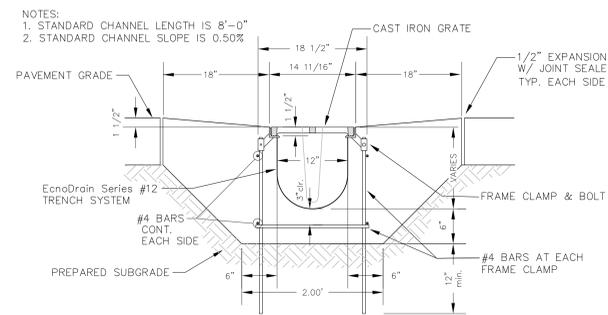
10	11	12	13	14	15	16	17	18	19	20	21	22	23
----	----	----	----	----	----	----	----	----	----	----	----	----	----

**SHALLOW EPS FORMS**

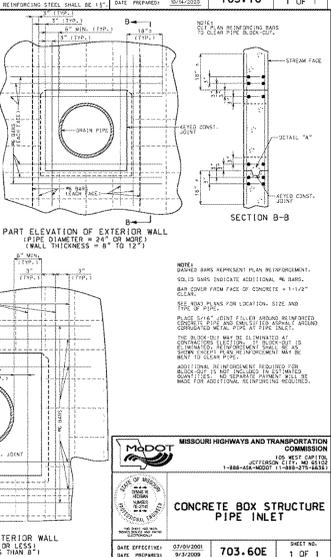
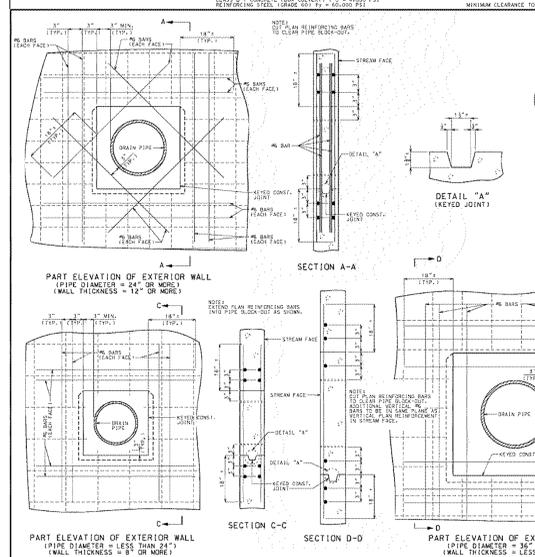
EPS FORM	MIN	DEPTH	MAX	FLOW GPM
10	8"	8 1/2"	9"	730
11	8 1/2"	9"	9 1/2"	814
12	9"	9 1/2"	10"	899
13	9 1/2"	10"	10 1/2"	985
14	10"	10 1/2"	11"	1072
15	10 1/2"	11"	11 1/2"	1159
16	11"	11 1/2"	12"	1247
17	11 1/2"	12"	12 1/2"	1335
18	12"	12 1/2"	13"	1425
19	12 1/2"	13"	13 1/2"	1514
20	13"	13 1/2"	14"	1604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

**EPS FORM CHART**

**EconoDrain Series #12 STANDARD EPS FORMS**

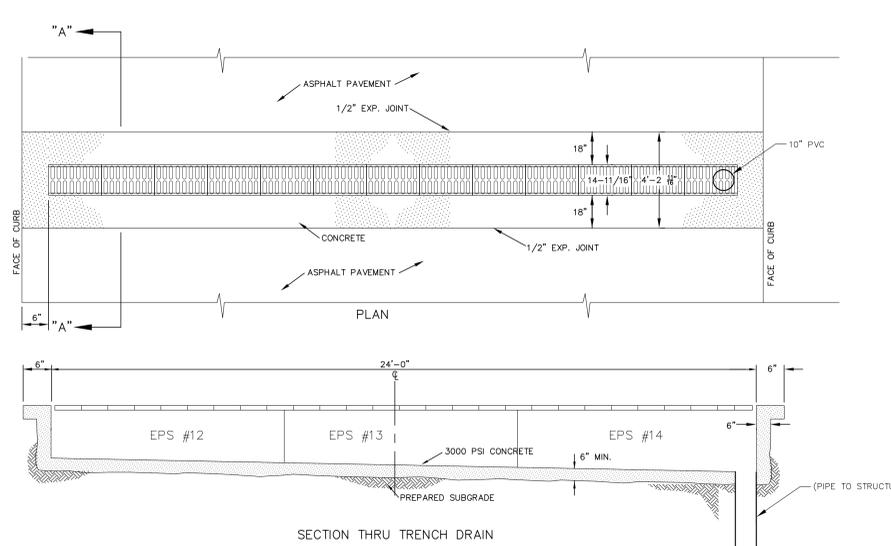


**EconoDrain Series #12 TYPICAL TRENCH DRAIN SECTION**



**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION**  
**CONCRETE BOX STRUCTURE PIPE INLET**  
 703.60E  
 SHEET NO. 1 OF 1

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



**2 TRENCH DRAIN DETAIL**  
 SCALE: NTS

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

**GRIMES CONSULTING, INC.**  
 12300 OLD TESSON RD.  
 SUITE 300  
 ST. LOUIS, MO 63128  
 PH: (314) 848-4100  
 FAX: (314) 848-4010  
 www.grimesconsulting.com  
 PE: COAF E-3470-D  
 PLS: COAF LS-343-D

**LEONARD J. MEERS**  
 PROFESSIONAL ENGINEER  
 E-28288  
 3/12/26

REV. NO.	DATE	REMARKS
1	07/19/26	CITY COMMENTS
2	07/07/26	CITY COMMENTS
3	03/02/26	CITY COMMENTS
4	03/12/26	CITY COMMENTS

**SITE DETAILS**  
 SHEET TITLE  
 JOB NUMBER: 4327.A  
 DRAWN BY: JRB  
 DATE: 10/31/25  
 CHECKED BY: JLW  
 DATE: 10/31/25  
 SHEET:

**C7.4**

ZIP CODE 63640  
 PARCEL ID: 0970350000000700

REV. NO.	DATE	REMARKS
1	07/19/26	CITY COMMENTS
2	07/07/26	CITY COMMENTS
3	03/02/26	CITY COMMENTS
4	03/12/26	CITY COMMENTS

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

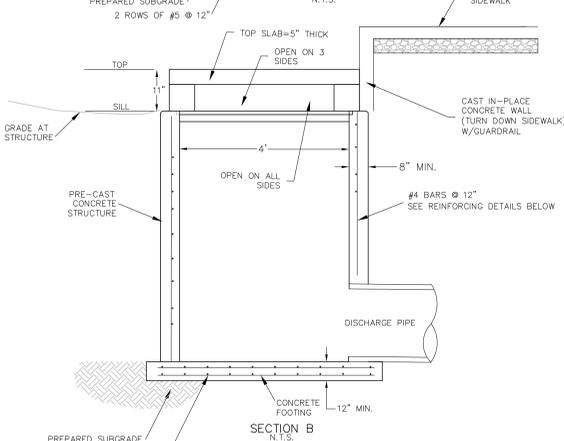
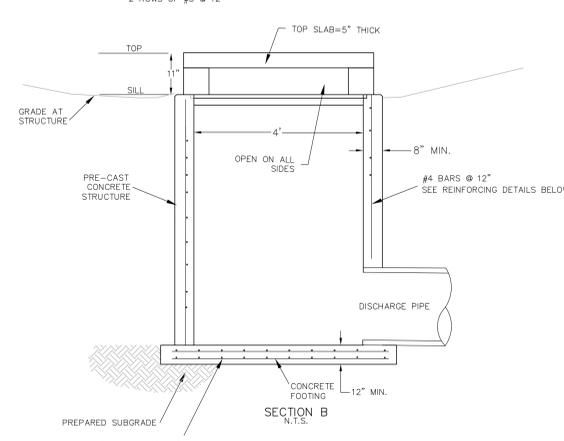
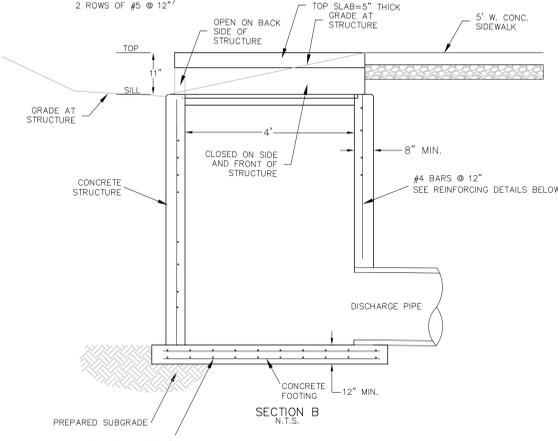
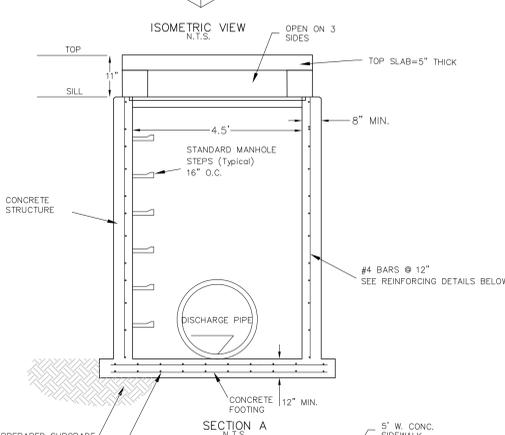
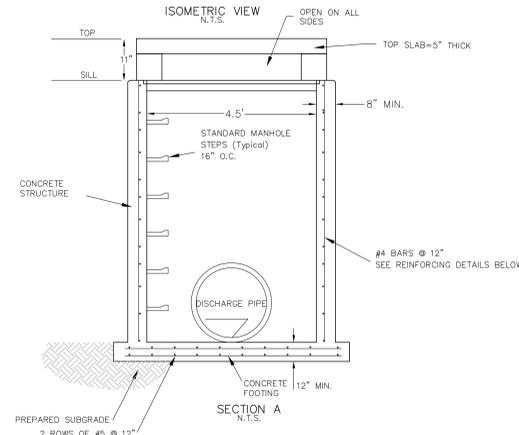
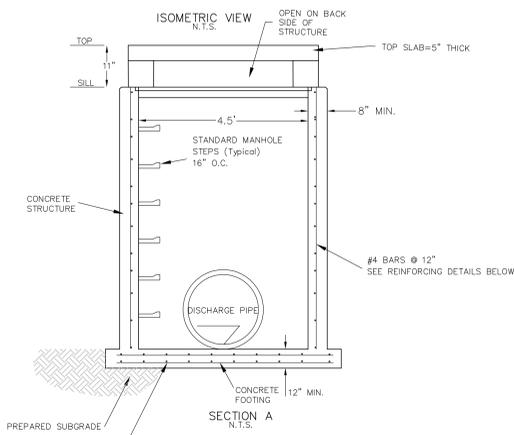
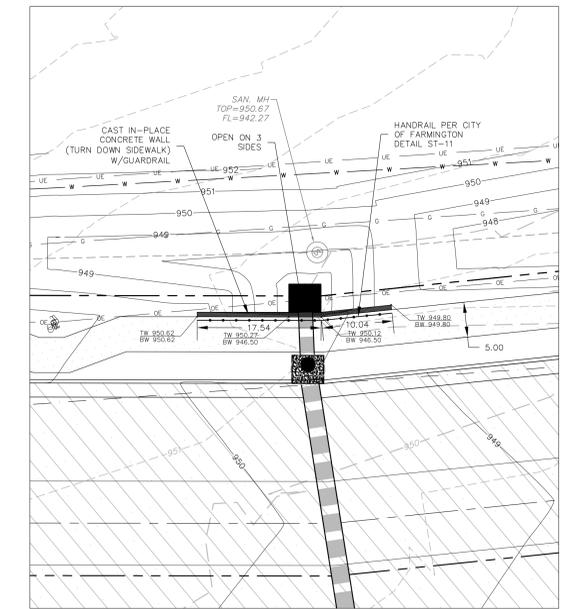
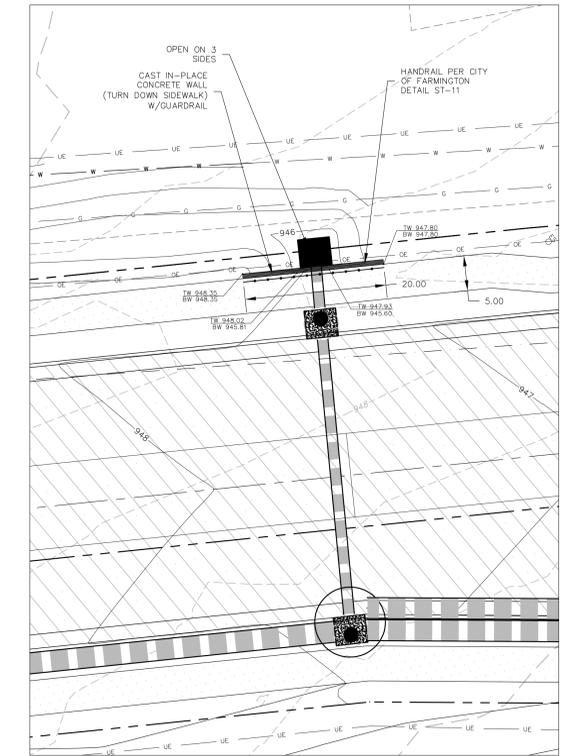
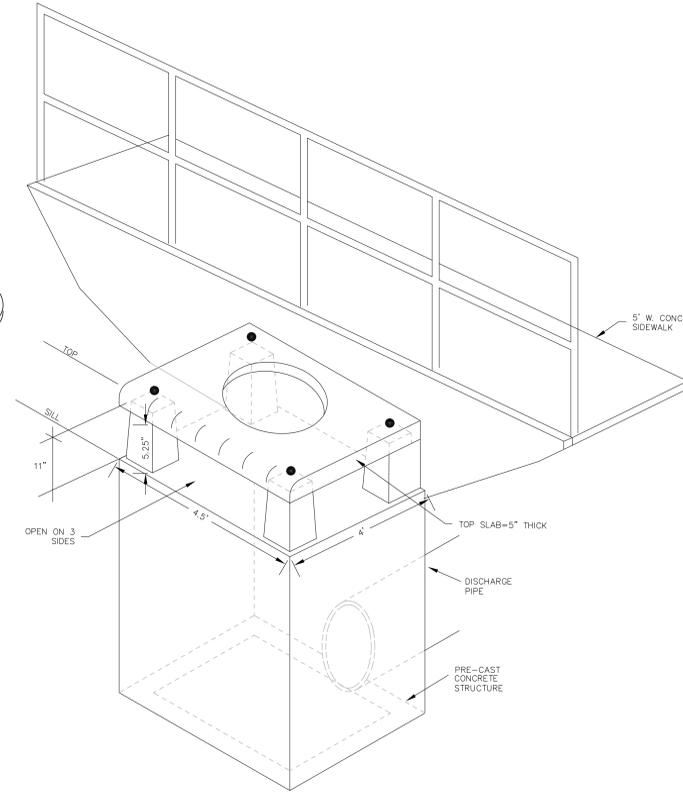
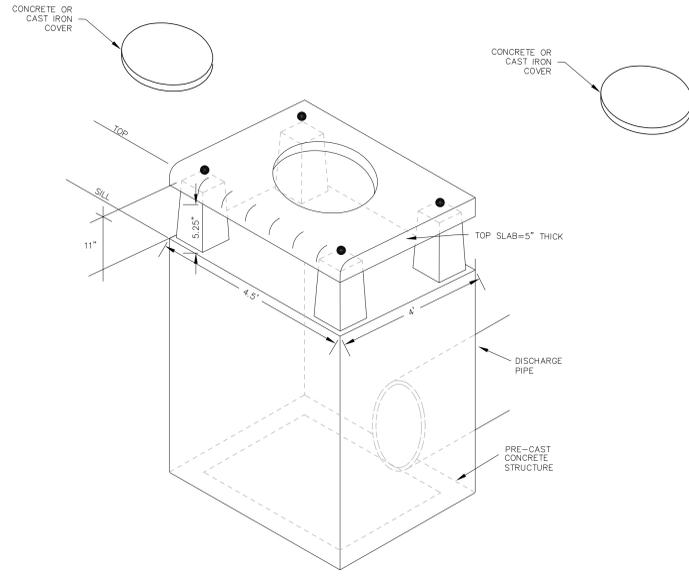
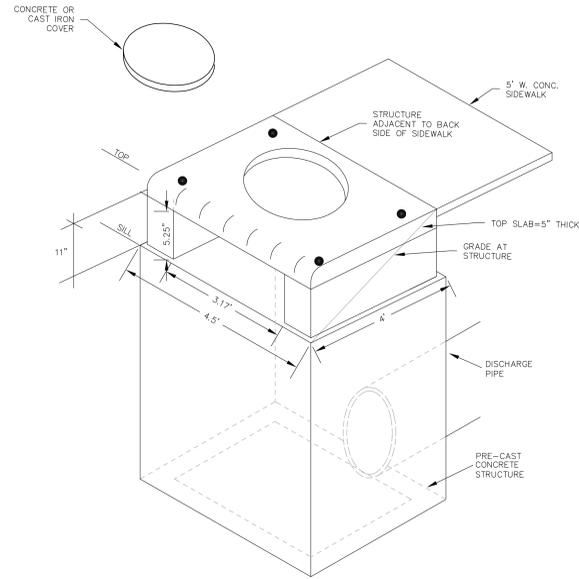
CHECKED BY: JLW

DATE: 10/31/25

SHEET:

**C7.5**

ZIP CODE 63640  
 PARCEL ID: 0970350000000700



**1** STRUCTURE 213 DETAIL  
 C7.5 SCALE: NTS

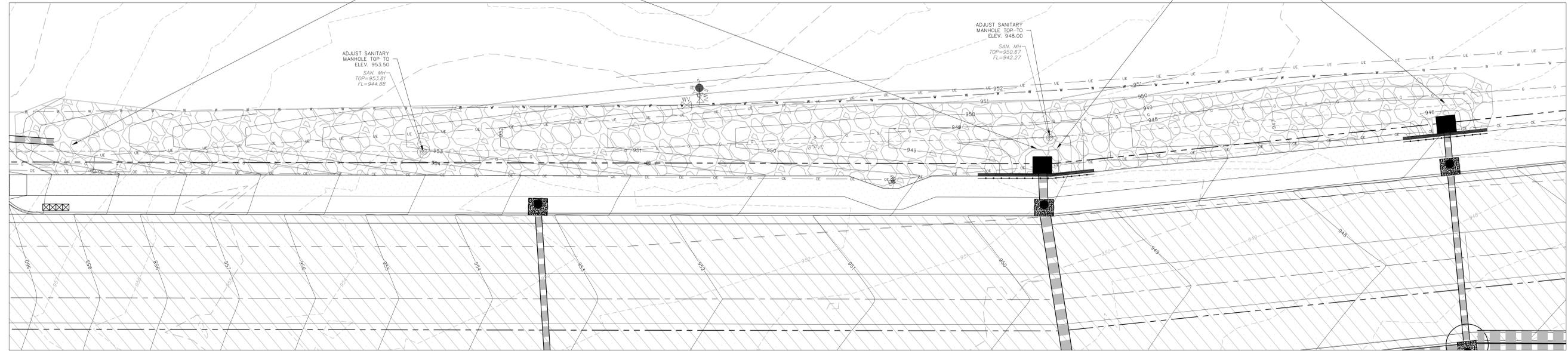
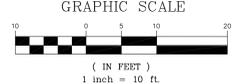
**2** STRUCTURE 223 AND 227 DETAIL  
 C7.5 SCALE: NTS

**2** STRUCTURE 208 & 239 DETAIL  
 C7.5 SCALE: NTS

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

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

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



**Channel Report**

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Mar 2 2026

**Ditch to Structure 239**

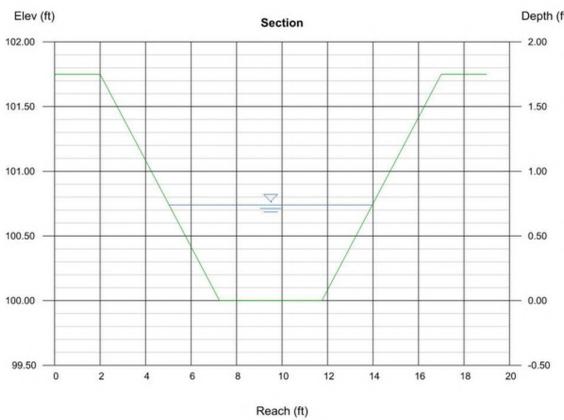
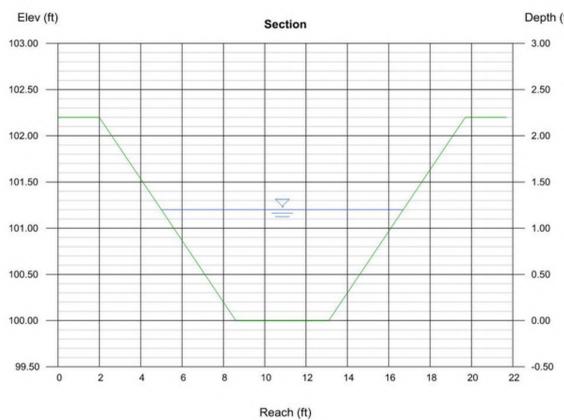
<b>Trapezoidal</b>		<b>Highlighted</b>	
Bottom Width (ft)	= 4.50	Depth (ft)	= 1.20
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 46.07
Total Depth (ft)	= 2.20	Area (sqft)	= 9.72
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 4.74
Slope (%)	= 2.80	Wetted Perim (ft)	= 12.09
N-Value	= 0.045	Crit Depth, Yc (ft)	= 1.15
		Top Width (ft)	= 11.70
		EGL (ft)	= 1.55
<b>Calculations</b>			
Compute by:	Known Q		
Known Q (cfs)	= 46.07		

**Channel Report**

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Mar 2 2026

**Ditch to Structure 208**

<b>Trapezoidal</b>		<b>Highlighted</b>	
Bottom Width (ft)	= 4.50	Depth (ft)	= 0.74
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 17.95
Total Depth (ft)	= 1.75	Area (sqft)	= 4.97
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 3.61
Slope (%)	= 2.80	Wetted Perim (ft)	= 9.18
N-Value	= 0.045	Crit Depth, Yc (ft)	= 0.68
		Top Width (ft)	= 8.94
		EGL (ft)	= 0.94
<b>Calculations</b>			
Compute by:	Known Q		
Known Q (cfs)	= 17.95		



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

LEONARD J. MEERS  
E-28288  
3/12/26  
LEONARD J. MEERS  
PROFESSIONAL ENGINEER  
E-28288

GRIMES CONSULTING, INC.  
Civil / Survey

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FAX: (314) 848-4010  
www.grimesconsulting.com  
PE COAF E-3470-D  
P.E. COAF E-3470-D

DATE	07/19/26	02/07/26	03/02/26	03/12/26
REMARKS	CITY COMMENTS	CITY COMMENTS	CITY COMMENTS	CITY COMMENTS
REV. NO.	1	2	3	4

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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Hydraflow Civil 3D 2016

BRAY ROAD

HYDRAULIC DATA 25 YEAR STORM

STRUCTURE	PIPE ID	FLOWLINE	LENGTH	PIPE GRADE	PIPE SIZE	PIPE SHAPE	"n"	TOTAL Q	V	MINOR LOSSES	ENERGY LOSSES	HYD GRADE UP	HYD GRADE DOWN	LOVEST OPENING	FREEBOARD	PIPE CAPACITY	DEPTH IN PIPE	
LOWER	UPPER	UPPER	LOWER	FT	%	N	SHAPE	CFE	F.P.S.			UP	DOWN	****				
215	P-236	951.31	950.05	71.42	1.78	30	Cir	0.013	30.31	6.92	n/a	0.43	953.19	952.55	3.46	54.47	1.88**	
236	P-218	955.64	951.41	186.80	2.27	30	Cir	0.013	25.83	6.29	n/a	0.00	957.36	953.88	6.94	61.75	1.72**	
218	P-220	952.76	957.84	172.41	8.36	18	Cir	0.013	1.62	4.98	n/a	0.00	973.24	956.13	4.56	30.37	0.48**	
220	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	4.17	10.51	0.33**	
218	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	6.64	22.54	1.71**	
219	P-227	958.93	958.50	86.97	0.50	18	Cir	0.013	22.27	12.80	0.00	3.91	964.02	960.11	4.78	7.38	1.50	
236	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	1.50
215	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	2.57
200	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	2.64
201	P-202	938.05	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	2.80
202	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	2.64
203	P-204	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	2.68
204	P-206	940.88	940.44	88.12	0.50	36(2b)	Cir	0.013	61.50	4.45	0.23	0.18	943.81	943.44	947.70	3.89	94.36	2.70
206	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	2.44**
232	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	1.06**
209	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	0.92**
225	P-211	959.76	960.09	150.55	6.42	18	Cir	0.013	5.18	4.40	n/a	0.00	970.54	961.13	976.40	5.76	26.61	0.38**
211	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	0.85**
212	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	0.52**
225	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	0.36**
209	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	0.40**
206	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	1.50
207	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	1.50
203	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	2.00
211	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	0.49**
230	P-231	977.50	977.06	44.04	1.00	18	Cir	0.013	1.16	2.48	n/a	0.00	977.50	977.62	982.50	4.60	10.50	0.40**
232	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	2.50
234	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	1.50
224	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	2.50
217	P-222	950.53	950.31	44.07	0.50	30	Cir	0.013	29.76	8.06	0.40	0.23	953.43	952.81	955.90	2.47	28.98	2.50
222	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	2.00
233	P-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	2.00

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 (Tc) (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	7.94
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	0.18	1.00	1.00	0.18	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	0.90	9.37	0.75	9.14
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

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

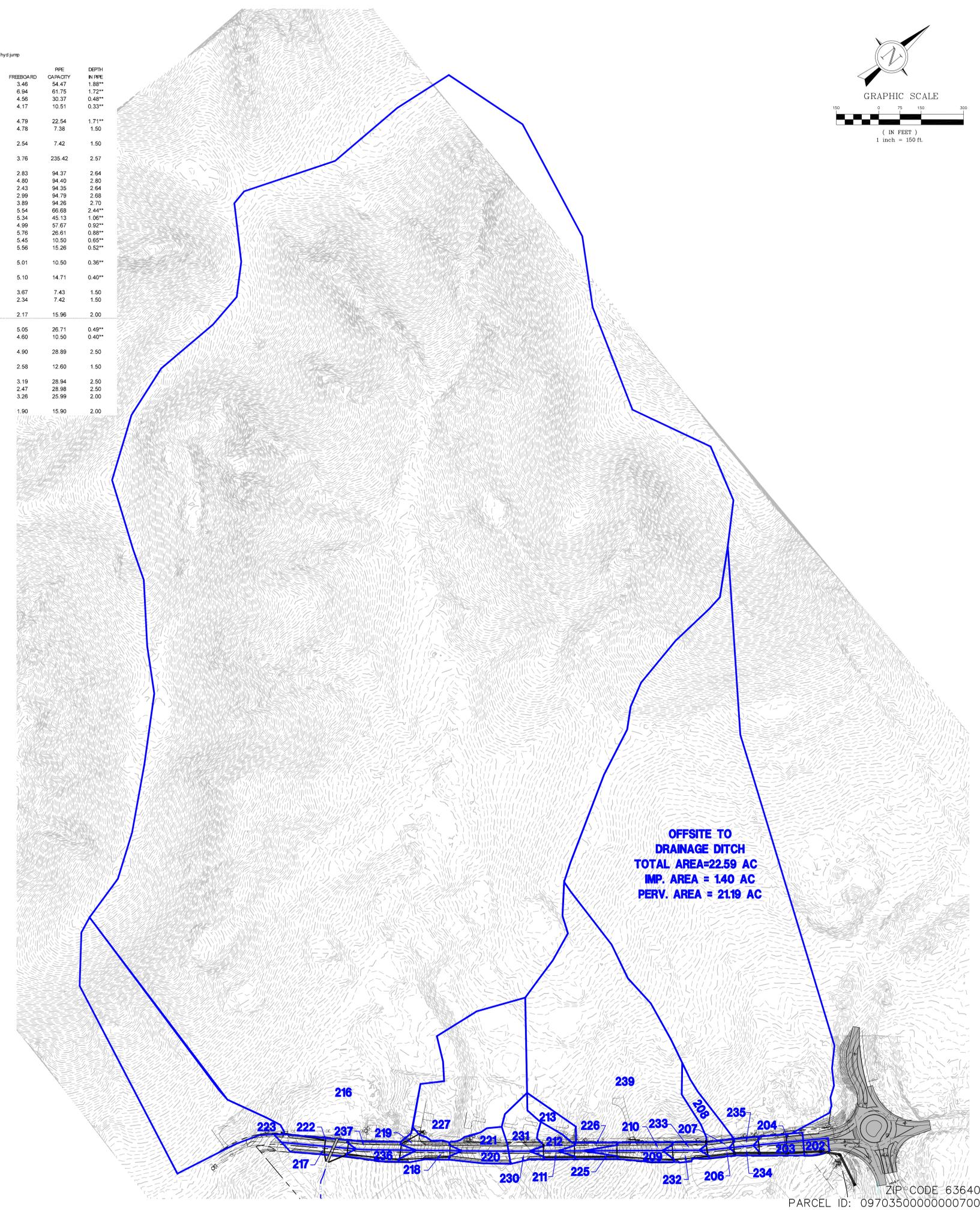


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Professional Engineer  
LEONARD J. MEERS  
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FAX: (314) 848-0010  
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REV. NO.	REMARKS	DATE
1	CITY COMMENTS	07/19/26
2	CITY COMMENTS	07/07/26
3	CITY COMMENTS	03/02/26
4	CITY COMMENTS	03/12/26

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

SHEET TITLE  
**PROPOSED DRAINAGE AREA MAP**  
JOB NUMBER: 4327.A  
DRAWN BY: JRB  
DATE: 10/31/25  
CHECKED BY: JLW  
DATE: 10/31/25  
SHEET:  
**C8.0**  
ZIP CODE 63640  
PARCEL ID: 0970350000000700



REV. NO.	DATE	REMARKS
1	07/19/26	CITY COMMENTS
2	07/07/26	CITY COMMENTS
3	03/02/26	CITY COMMENTS
4	03/12/26	CITY COMMENTS

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

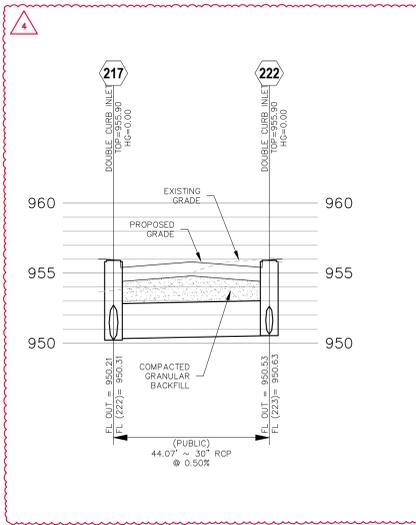
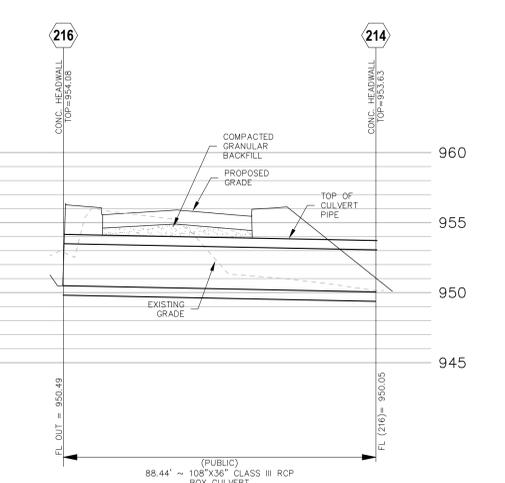
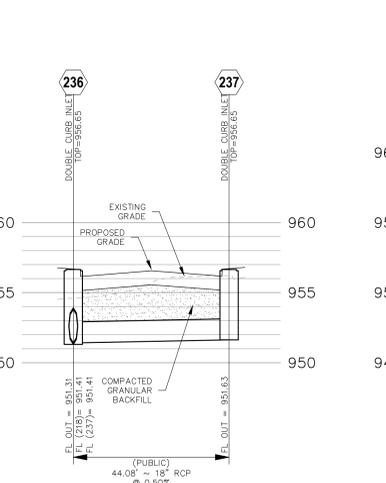
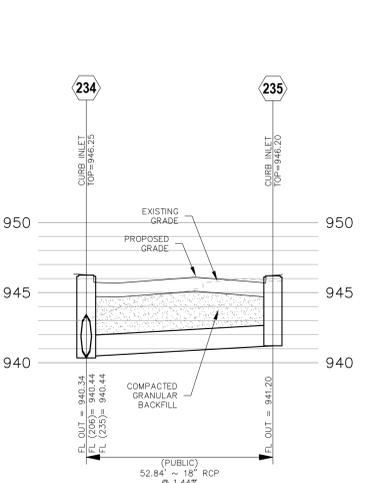
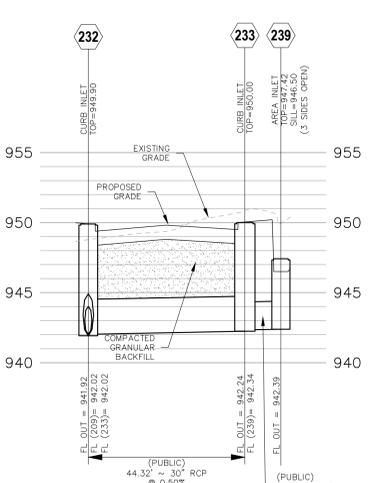
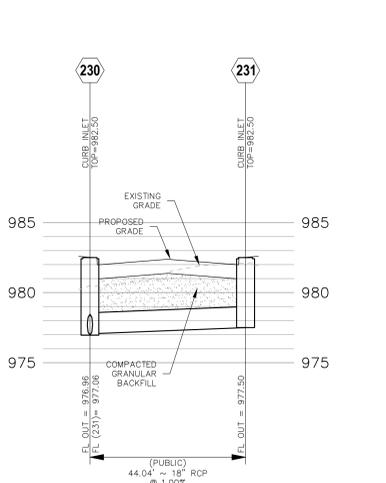
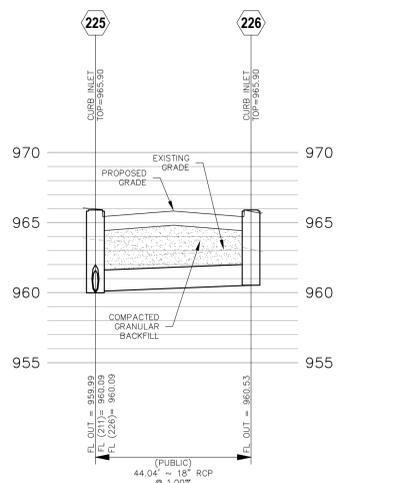
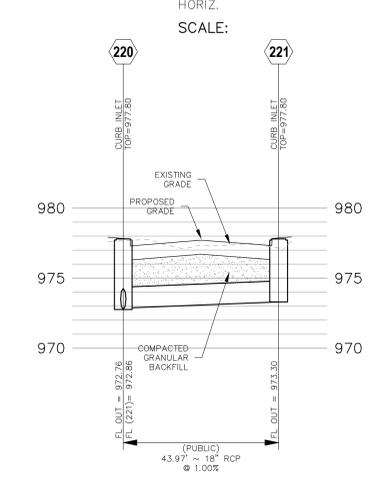
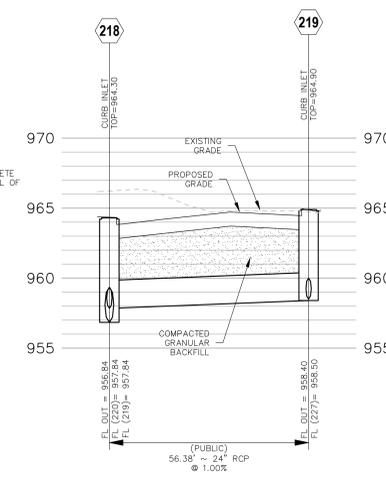
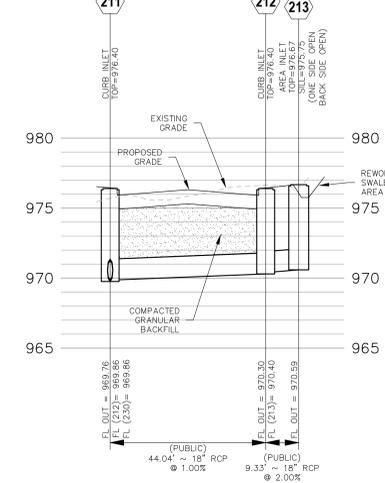
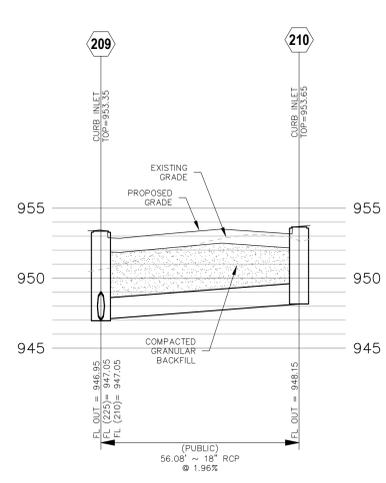
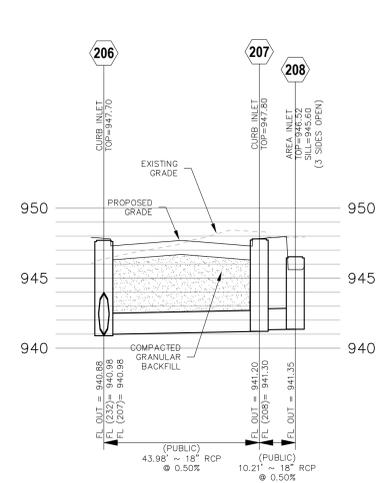
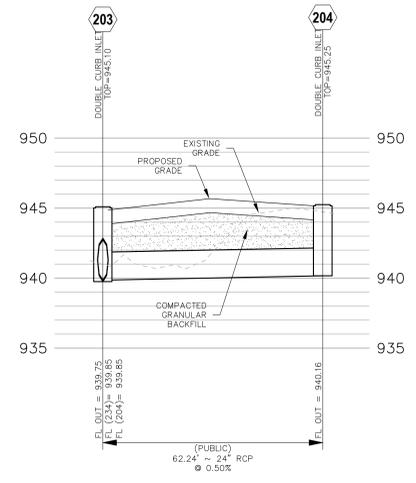
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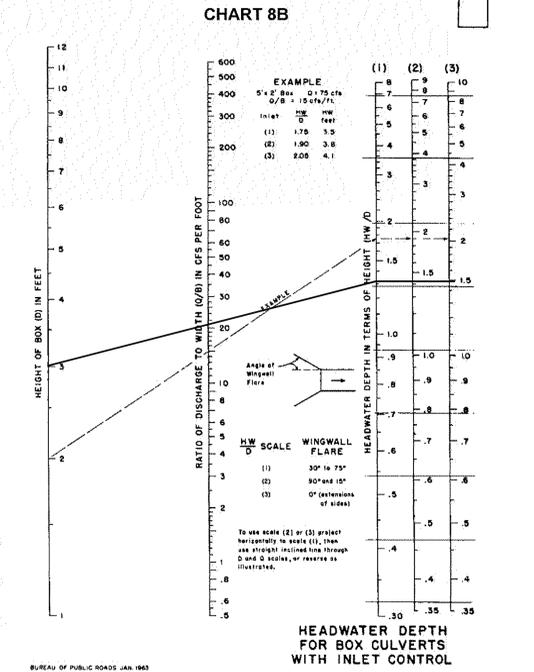
DATE: 10/31/25

SHEET:

**C9.0**



$Q/B=21$   
 FOR  $Q=186$  cfs,  
 $B=186/21=8.85$  ft  $\sim 9.0'$   
 $HW/D$   
 $HW=955.90-1'$  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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 SIMON CRE  
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ZIP CODE 63640  
 PARCEL ID: 0970350000000700