



INDEPENDENCE

★ COMMUNITY DEVELOPMENT ★

Plan Requirements

ALL submitted plans:

- On 11" x 17" paper or greater size/PDF file
- Drawn in a manner that cannot be modified
- Updated utility contact list on first sheet
- Plan and profile are to scale with scale shown
- A uniform set of symbols as defined by a legend within the plan set
- Plan and profile are to scale on all pages, as applicable
- Scale and north arrow shown on all pages
- Include all information necessary to build and review the design for compliance
- Show existing and finish grade contours at intervals of 2' or less, with elevations displayed
- Includes ties to permanent reference points
- Includes identification and location of proposed improvements
- Includes ROW, property, and easement lines, plus stream buffer and flood plain if applicable
- Includes existing man-made and topographical features, as well as existing utilities
- Sealed by a registered Professional Engineer in the state of Missouri

STORM improvements must show:

- Hydraulic calculations
- Drainage map with runoff coefficient for each area
- Pipe profiles with hydraulic grade lines for 10 and 100 year storms
- Type and grade of all material
- Flow line elevations in and out of each structure
- Drainage area map with design flow rates

STREET plans must show:

- Horizontal and vertical curve data
- Sidewalk locations, curb locations, grades, dimensions, and elevations
- Typical sections reflective of city standards

SANITARY SEWER plans must show:

- Connection points to existing facilities and elevations
- Alignment of proposed sewer with manholes designated by stations with deflection angles clearly shown
- Flow line elevations in and out of each manhole
- Elevations of lowest floor surface
- Drainage area map with design flow rates