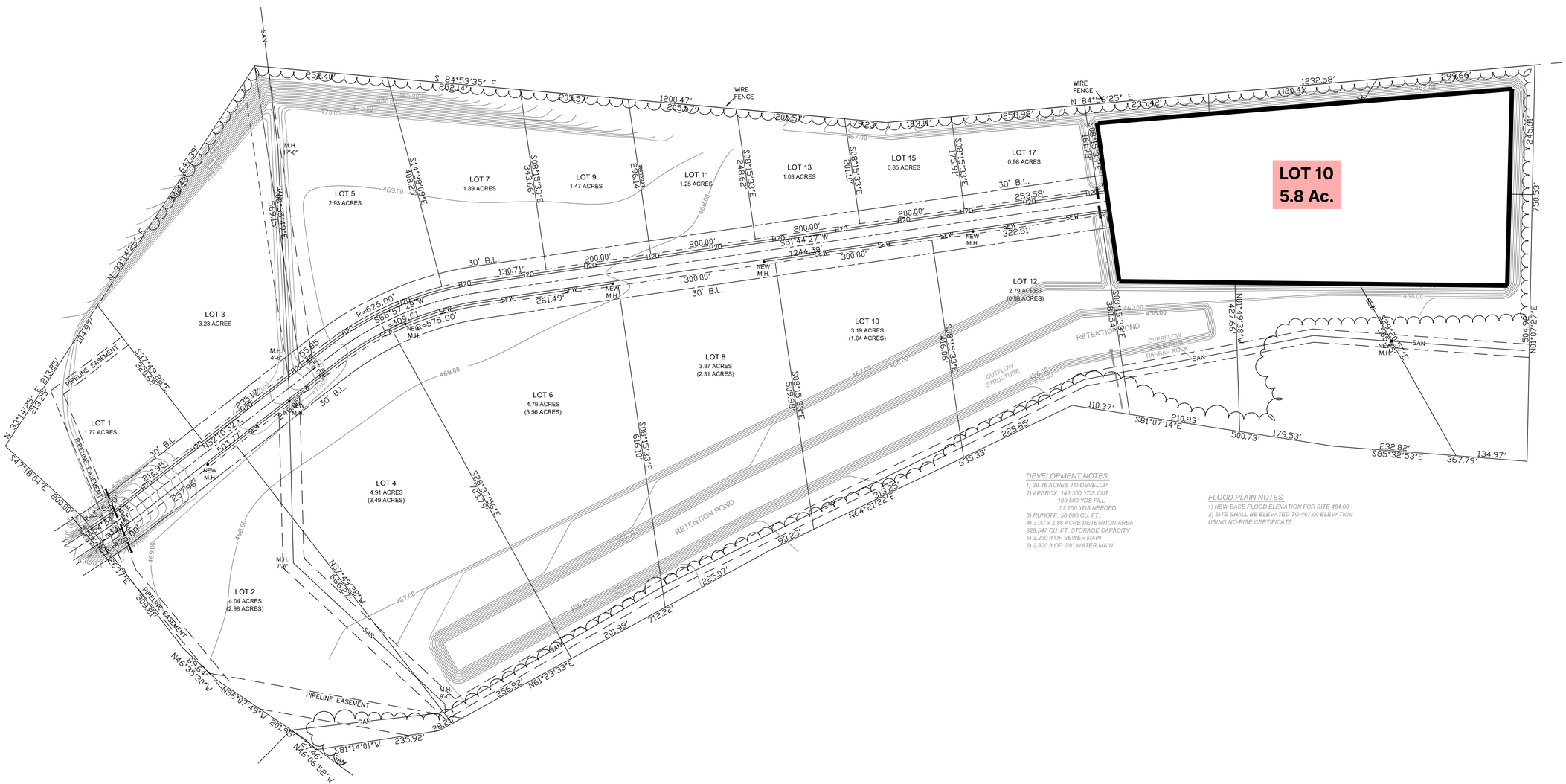

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PRELIMINARY LAYOUT

53 ACRES DEVELOPMENT
BOULDER FALLS
TROY, MISSOURI 63379

DISCLAIMER OF RESPONSIBLITY

I HEREBY SPECIFY THAT THE DOCUMENTS INTENDED TO BE AUTHENTICATED BY MY SEAL ARE LIMITED TO THIS SHEET, AND I HEREBY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER DRAWINGS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS WHICH ARE NOT INTENDED TO BE USED FOR ANY PART OR PARTS OF THE ARCHITECTURAL OR ENGINEERING PROJECT OR SURVEY.

JPE
L.L.C.

SEPTEMBER 2, 2025

SHEET 2 OF 4

REVISIONS

DEVELOPMENT NOTES

1) 39.36 ACRES TO DEVELOP
2) APPROX. 142,300 YDS CUT
199,500 YDS FILL
57,200 YDS NEEDED
3) RUNOFF: 56,000 CU. FT.
4) 3.00' x 2.86 ACRE DETENTION AREA
329,547 CU. FT. STORAGE CAPACITY
5) 2,260 ft OF SEWER MAIN
6) 2,800 ft OF Ø8" WATER MAIN

FLOOD PLAIN NOTES

1) NEW BASE FLOOD ELEVATION FOR SITE 464.00
2) SITE SHALL BE ELEVATED TO 467.00 ELEVATION USING NO-RISE CERTIFICATE