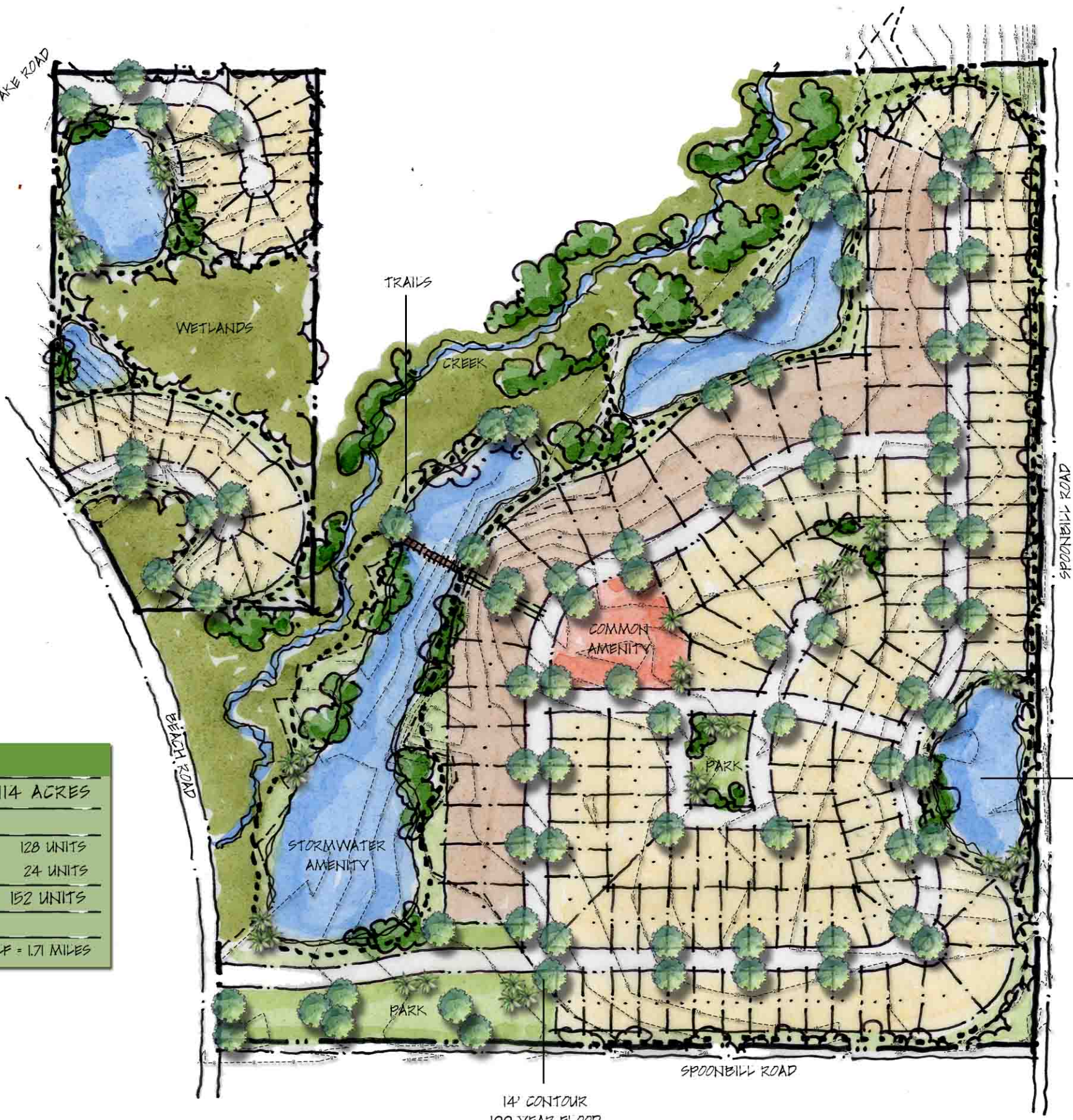


BLUE SPRINGS LAKE ROAD



DEVELOPMENT SUMMARY	
TOTAL SITE ACREAGE:	+/- 114 ACRES
RESIDENTIAL:	
70' X 150' = +/- 1/4 ACRE	128 UNITS
100' X 200' = +/- 1/2 ACRE	24 UNITS
TOTAL UNITS:	152 UNITS
ROAD LENGTHS:	
60' R.O.W.	9,025 LF = 1.71 MILES

GENERAL NOTES:
 THE 14' CONTOUR IS THE 100 YEAR FLOOD LINE. THE DESIGN INTENT FOR THIS LAND PLAN IS TO STAY OUT OF THE 100 YEAR FLOOD, THIS WOULD KEEP ALL BUILDINGS AT GROUND LEVEL AND WOULD BE MORE COST EFFECTIVE. USING THE LATEST TOPO INFORMATION RECEIVED FROM DELTA LAND SURVEYING, THE STORMWATER IS ACCOUNTED FOR AT THE LOWEST POINTS OF THE SITE. THIS SITE WILL HAVE WATER BUT NOT SEWER. THIS PLAN ACCOUNTS FOR ALL LOTS TO HAVE SEPTIC SYSTEMS. WITH SEPTIC SYSTEMS THE LOTS ON THE CREEK ARE LARGER DUE TO GROUNDWATER AND GIVE MORE FLEXIBILITY TO WHERE THE SEPTIC TANK CAN BE LOCATED (POSSIBLY MOUNDED SYSTEMS). THE COMMON AMENITY IS LOCATED ON THE HIGHEST POINT OF THE SITE, THIS WILL GIVE GREAT VIEWS OF THE CREEK AS WELL AS BEING CENTRALLY LOCATED TO ALL RESIDENTS. PRELIMINARY STORMWATER CALCULATIONS HAVE BEEN PREPARED TO ASSURE ENOUGH STORMWATER TREATMENT.

