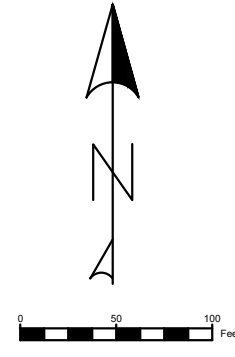


- LEGEND:**
- E-W- EXISTING WATER
 - E-ST- EXISTING STORM
 - E-SS- EXISTING SANITARY
 - P-W- PROPOSED WATER
 - P-ST- PROPOSED STORM
 - P-SS- PROPOSED SANITARY
 - FIRE HYDRANT
 - WATER MAIN VALVE
 - STORM INTAKE
 - STORM FLARED END
 - STORM MANHOLE
 - SANITARY MANHOLE
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT



CONCEPT PLAN FOR DR HORTON PREPARED BY STUBBS ENGINEERING

SITE AREA:

42.7 ACRES (1,860,754 SQ. FT.)

EXISTING ZONING:
A-1 AGRICULTURAL

PROPOSED ZONING:

R-2 ONE AND TWO FAMILY RESIDENTIAL
R-4 ROW DWELLING AND TOWNHOME DWELLING

LEGAL DESCRIPTION:

PORTION OF SECTION 32 T79N R26W

OWNER:

PHILLIPS-HAMILTON INC
HERTZ FARM MANAGEMENT
415 SOUTH 11TH ST, PO BOX 500
NEVADA IA, 50201
CONTACT: CHRIS SMITH
PHONE: (515) 382-1500

DEVELOPER:

DR HORTON
1910 SW PLAZA SHOPS LANE
ANKENY, IA 50023
CONTACT: JOSH MOULTON
PHONE: (515) 965-7876

ENGINEER/SURVEYOR:

STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499



AUTUMN VALLEY
WAUKEE, IA

STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979-8499



CONCEPT PLAN

DATE: 07/02/20
DRAWN BY: JA
ENGINEER: BWS
PROJECT NUMBER: 19-212
PAGE NUMBER: