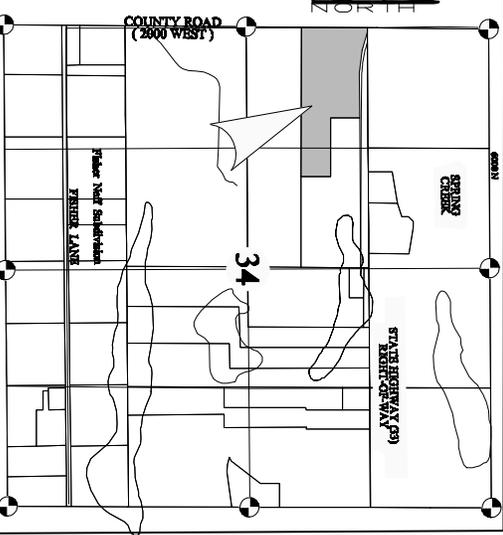
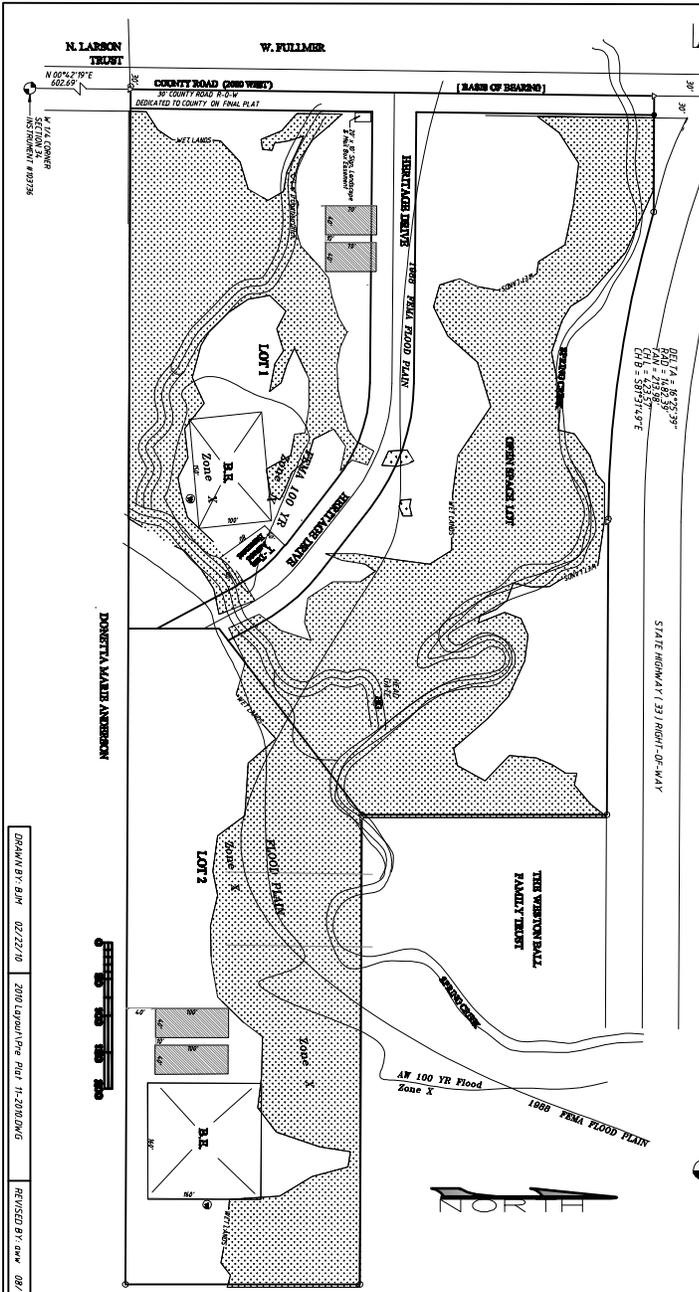


AREA / QUANTITY TABLE	8049 ACRES
TOTAL LOT AREA	8049 ACRES
TOTAL OPEN SPACE AREA	779 ACRES
TOTAL SUBDIVISION ROAD AREA	177 ACRES
TOTAL COUNTY ROAD AREA	0.50 ACRES
TOTAL PROJECT AREA	2000 ACRES

- SUBDIVISION NOTES**
- (2) LOTS BANNING FROM 4.6 ACRES TO 6.0 ACRES
 - WATER IS INDIVIDUAL WELLS ON SECTION 34 AND SITES AS APPROVED BY EASTERN IOWA PUBLIC HEALTH
 - ZONING IS ABR - 235
 - ALL UTILITIES SHALL BE UNDERGROUND
 - DRAINAGE AREA - (1) 2800 SF FIELDS PER LOT
 - SETBACK 200 FT FROM SWAMPY CREEK STRUCTURES
 - WELLS TO MEET DEPT OF WATER RESOURCES RULES
 - WELLS TO BE 50 FEET ABOVE GROUND AND NORMAL HIGH WATER LEVEL
 - FEMA FLOOD PLAIN LINES ARE SHOWN ON THIS P.L.A.T.
 - A DETAILED STUDY WAS DONE BY AN ENGINEERING FIRM FLOOD PLAIN AS SHOWN
 - STANDARD COUNTY SETBACKS:
 - FRONT 30'
 - REAR 30'
 - LEFT 50'
 - RIGHT 50'
 - BARRIERS, FENCEPOSTS AND OUTCROPPING SHALL BE SETBACK FROM THE ROAD AND UPRAMPING AREA WILL BE DEDICATED TO THE H.O.A. FOR OWNERSHIP AND MAINTENANCE ON FINAL P.L.A.T.
 - OPEN SPACE LOT WILL BE OWNED IN COMMON AND MANAGED BY THE HOA, AND WILL BE SHOWN ON FINAL P.L.A.T.

LEGEND

- Section Corner Found or Set as Noted
- AW ENG 2009' Corner Sta 518 + 24.78' rebar
- Proposed Well Site
- Section Breakdown line
- Property Boundary - Lot lines
- Center Line Road
- Creek Banks
- Right-of-Way (50' from Side Ditch)
- Wetlands
- Delineated proposed location - 2800 SF
- Trap Layout 40 ft x 70 ft
- Building Footprint as shown



Master Plan

HERITAGE PEAKS SUBDIVISION

PART OF THE S 1/2 NW 1/4 OF SECTION 34, T4P 04N, R10E, S5E.

D & R ROBERTS FAMILY LIMITED PARTNERSHIP

P.O. BOX 417
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AW ENGINEERING

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PROJECT NUMBER 2004-088

DATE: 02/22/10
 2010 Update Per P.L.A.T. 1-2010/10/10
 REVISION BY: aweng@aweng.com 08/16/10