

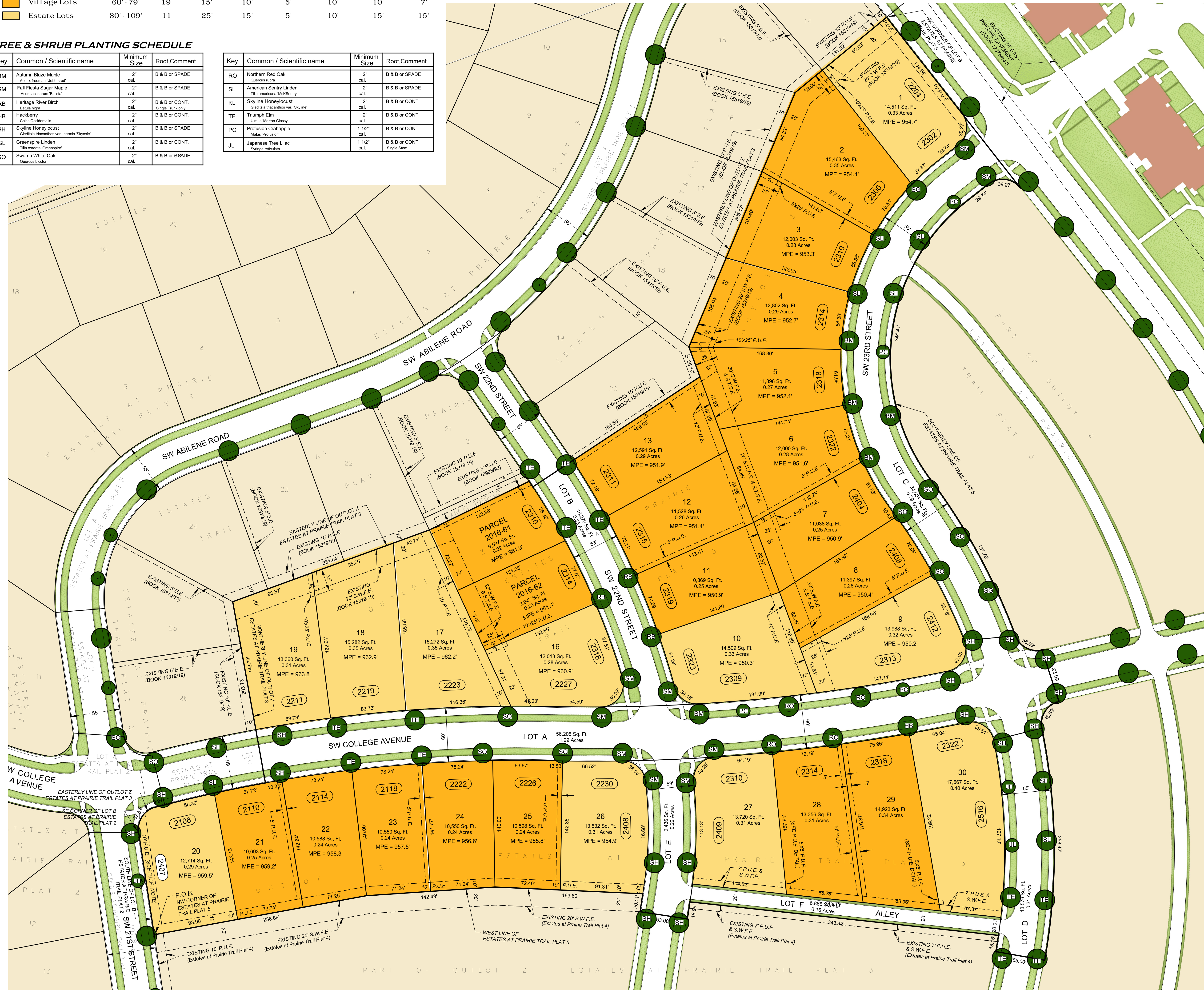
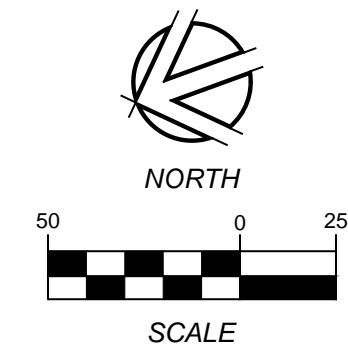
Total Residential Lots = 30		Minimum Front Setback	Front Facade Zone	Minimum Side Setback	Minimum Street Side Setback	Street Side Facade Zone	Minimum Rear Setback
Key	Lot Types	Width	Number	15'	10'	10'	7'
	Village Lots	60'-79'	19	15'	10'	10'	7'
	Estate Lots	80'-109'	11	25'	15'	15'	15'

TREE & SHRUB PLANTING SCHEDULE

Key	Common / Scientific name	Minimum Size	Root Comment
BM	Autumn Blaze Maple <i>Acer x freemanii 'Jefferson'</i>	2" cal.	B & B or SPADE
SM	Fall Fiesta Sugar Maple <i>Acer saccharum 'Salem'</i>	2" cal.	B & B or SPADE
RB	Heritage River Birch <i>Betula nigra</i>	2" cal.	B & B or CONT. Single Trunk Only
HB	Hackberry <i>Celtis occidentalis</i>	2" cal.	B & B or CONT.
SH	Skyline Honeylocust <i>Gleditsia tricanthos var. 'nema' 'Skyote'</i>	2" cal.	B & B or SPADE
GL	Greenspire Linden <i>Tilia cordata 'Greenspire'</i>	2" cal.	B & B or CONT.
SO	Swamp White Oak <i>Quercus bicolor</i>	2" cal.	B & B or 60/90E

Key	Common / Scientific name	Minimum Size	Root Comment
RO	Northern Red Oak <i>Quercus rubra</i>	2" cal.	B & B or SPADE
SL	American SENTRY Linden <i>Tilia americana 'Mordeny'</i>	2" cal.	B & B or SPADE
KL	Skyline Honeylocust <i>Gleditsia tricanthos var. 'Skyline'</i>	2" cal.	B & B or CONT.
TE	Triumph Elm <i>Ulmus Mortonii 'Glossy'</i>	2" cal.	B & B or CONT.
PC	Profusion Crabapple <i>Malus Profusion'</i>	1 1/2" cal.	B & B or CONT.
JL	Japanese Tree Lilac <i>Syringa reticulata</i>	1 1/2" cal.	B & B or CONT. Single Stem

ESTATES AT PRAIRIE TRAIL PLAT 5



OWNERS/ DEVELOPERS

DRA Properties, LC
1525 NE 36th Street
Ankeny, Iowa 50021
(515)964-9444

BENCHMARKS

- Top of rim of the sanitary manhole located at the intersection of SW Cascade Falls Drive and SW 21st Street. Elevation = 958.87 feet (NAVD88)
- Top of rim of the sanitary manhole located at the intersection of SW College Avenue and SW 21st Street. Elevation = 962.42 feet (NAVD88)

ESTATES AT PRAIRIE TRAIL PLAT 5 LEGAL DESCRIPTION

Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 4, an official plat, located in the City of Ankeny, Polk County, Iowa, being more particularly described as follows:

Containing 11.86 acres more or less

Said parcel is subject to all easements and restrictions.

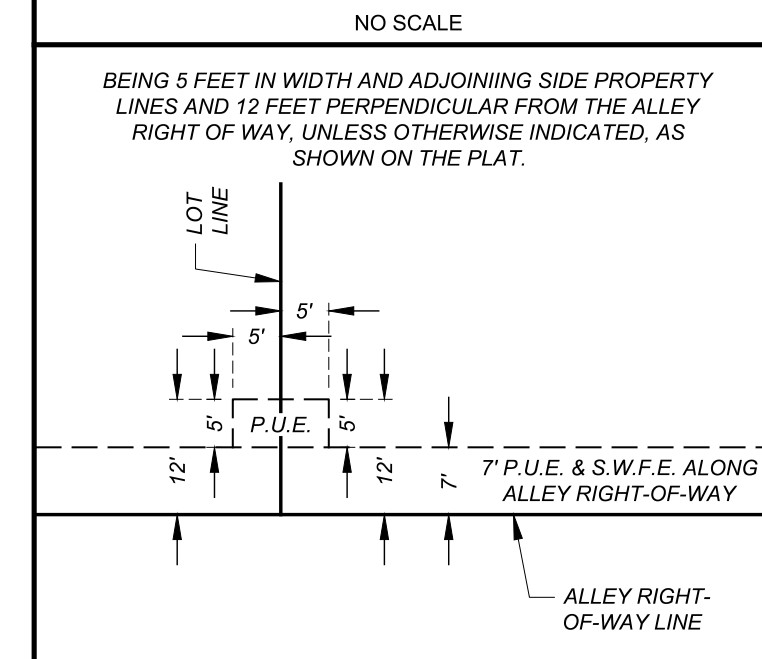
GENERAL NOTES

- Land area : 11.86 acres
- Estates at Prairie Trail Plat 5 is part of the Prairie Trail Southwest Neighborhood Plan approved by the City of Ankeny.
- Lots A, B, C, D, E, and F shall be dedicated to the City of Ankeny for public right-of-way purposes.
- Street lights to be provided by developer.
- 8' sidewalks are required along the east side of SW College Avenue.
- Zoning : Prairie Trail Mixed Use Neighborhood Planned Unit Development (Refer to Planned Urban Development guidelines for additional setback restrictions). Restrictions (I.E., building setbacks, height and bulk regulations, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party.
- The south line of Outlot V, ESTATES AT PRAIRIE TRAIL PLAT 4 is assumed to bear South 71°54'03" West
- No franchise utility transformers, switch gears, pedestals or other cabinetry will be situated within a Public Utility Easement within the front or side yard of any residential lot. The intent for said easement is for distribution purposes only. All such above-ground cabinetry shall be placed within the provided Public Utility Easements located in the rear yards of the residential lots or in future easements created in office or commercial parcels.

LEGEND

MPE	Minimum Protection Elevation
(R)	Record dimension
E.E.	Electric easement
P.U.E.	Public utility easement
S.T.S.E.	Storm sewer easement
S.W.F.E.	Surface water flowage easement
(123)	Address
---	Subject boundary line
---	Proposed boundary line
---	Proposed easement line
---	Existing boundary line
---	Existing easement line

ALLEY PUBLIC UTILITY EASEMENT DETAIL



1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture



REVISIONS:
1) _____
2) _____
3) _____
4) _____
5) _____
6) _____
7) _____

NOTE: NILES ASSOCIATES, INC. WARRANTS ANY PROGRAMS WHICH ARISE FROM FAILURE TO FOLLOW THE ENGINEERING INTENT OF THE ENGINEER TO MEET ANY AND/OR FOLLOW THE ENGINEER'S OMISSIONS, INCONSISTENCIES AND/OR CONFLICTS WHICH ARE ALLEGED.

ESTATES AT PRAIRIE TRAIL PLAT 5
ANKENY, IOWA
MARKETING PLAT

PROJECT NAME: _____
DESCRIPTION: _____
DATE: 06/13/16
DRAWN BY: TJH
CHECKED BY: JPN
SCALE: AS NOTED
SHEET TITLE: EX-1
SHEET NO.: 1/1