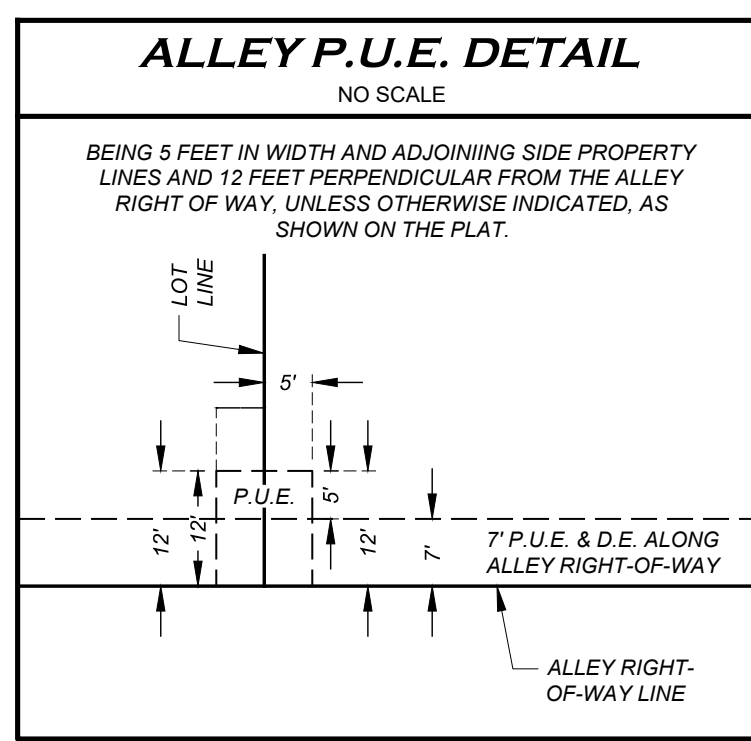


- ### BENCHMARKS
- Top of rim of existing sanitary manhole, located at the intersection of SW Franklin Drive and SW Merchant Street. Elevation = 965.40' (NAVD88)
 - Top of rim of existing sanitary manhole, located at the intersection of SW Franklin Drive and SW Oak Street. Elevation = 954.32' (NAVD88)
 - Top of rim of existing sanitary manhole, located at the intersection of SW 16th Street and SW Walnut Street. Elevation = 961.43 (NAVD88)

- ### GENERAL NOTES
- Land area : 13.76 acres
 - HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 2 is part of the amended Heritage Park at Prairie Trail Neighborhood Plan, Prairie Trail Southeast Neighborhood Plan, and the Parkway South at Prairie Trail Neighborhood Plan, as approved by the City of Ankeny.
 - Lots A and B shall be dedicated to the City of Ankeny for public right-of-way purposes.
 - Lot V shall be private open space.
 - Street lights to be provided by developer.
 - 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.
 - There shall be no driveway access onto SW Des Moines Street.
 - The west line of Lot 24, HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 2 is assumed to bear North 39 degrees 06 minutes 57 seconds West.
 - The site lies within Zone X, areas determined to be outside of the 0.2% Annual Chance Floodplain, as shown on the Flood Insurance Rate Map Community Panel Number 190226 0205 F, with an effective date of February 1, 2019.
 - 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.

TREE & SHRUB PLANTING SCHEDULE

Key	Common / Scientific name	Minimum Size	Root Comment
SM	Fall Fiesta Sugar Maple <i>Acer saccharum 'Ballou's FALL FIESTA'</i>	2" Caliper	B&B or Container
BM	Autumn Blaze Maple <i>Acer x freemanii 'Jefferson'</i>	2" Caliper	B&B or Container
HB	Hackberry <i>Celtis occidentalis</i>	2" Caliper	B&B or Container
SH	Skyline Honey Locust <i>Gleditsia triacanthos f. 'Inermis 'Skyline'</i>	2" Caliper	B&B or Container
KC	Kentucky Coffee Tree 'Espresso' <i>Gymnocladia dioica</i>	2" Caliper	B&B or Container
SG	Sweet Gum <i>Liquidambar styraciflua 'Roundabout'</i>	2" Caliper	B&B or Container
VC	Velvet Pillar Crabapple <i>Malus 'Velvet Pillar'</i>	2" Caliper	B&B or Container
BG	Black Gum / Black Tupelo <i>Nyssa sylvatica</i>	2" Caliper	B&B or Container
HP	Hophornbeam / Ironwood <i>Ostrya virginiana</i>	2" Caliper	B&B or Container
SO	Swamp White Oak <i>Quercus bicolor</i>	2" Caliper	B&B or Container
RO	Northern Red Oak <i>Quercus rubra</i>	2" Caliper	B&B or Container
SL	American Sentry Linden <i>Tilia americana 'McSentry'</i>	2" Caliper	B&B or Container
TE	Triumph Elm <i>Ulmus 'Morton Glossy'</i>	2" Caliper	B&B or Container



LEGEND

E.E.	Electric Easement
P.U.E.	Public Utility Easement
D.E.	Drainage Easement
S.S.E.	Sanitary Sewer Easement
S.T.S.E.	Storm Sewer Easement
S.W.F.E.	Surface Water Flowage Easement
W.E.	Water main Easement
G.E.	Gas Easement
M.E.C.	MidAmerican Energy Company Electric Easement
(R)	Record dimension
1234	Lot Address
---	Subject boundary line
---	Proposed boundary line
---	Proposed easement line
---	Existing boundary line
---	Existing easement line

TOTAL RESIDENTIAL LOTS = 34

KEY	LOT TYPES	WIDTH	NUMBER	MINIMUM FRONT SETBACK	FRONT FACADE ZONE	MINIMUM SIDE SETBACK	MINIMUM STREET SIDE SETBACK	STREET SIDE FACADE ZONE	MINIMUM REAR SETBACK
[Orange]	VILLAGE LOTS	60' - 79'	17	15'	10'	5'	10'	10'	7'
[Yellow]	ESTATE LOTS	80' - 109'	7	25'	15'	5'	10'	15'	15'
[Blue]	TOWNHOME LOTS	22' - 30'	10	0'	10'	5'	5'	5'	7'

NOTES:
1. REFER TO THE PRAIRIE TRAIL PATTERN BOOK AND P.U.D. GUIDELINES FOR ADDITIONAL SETBACK RESTRICTIONS FOR BUILDINGS AND ACCESSORY STRUCTURES

HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 2