



BENCHMARKS

- Top of rim of existing sanitary manhole, located at the intersection of SW Des Moines Street and SW Elm Street. Elevation = 984.08' (NAVD88)
- Top of rim of existing sanitary manhole, located at the intersection of SW 11th Street and SW Elm Street. Elevation = 981.99' (NAVD88)

GENERAL NOTES

- Land area : 4.05 acres
- PARKWAY NORTH AT PRAIRIE TRAIL PLAT 2 is part of the amended Vintage Hills Neighborhood Plan and the Parkway North at Prairie Trail Neighborhood Plan, as approved by the City of Ankeny.
- Lots E and H shall be dedicated to the City of Ankeny for public right-of-way purposes.
- Street lights to be provided by developer.
- There are no minimum protection elevations required for this Plat.
- The developer shall be responsible for any recommended improvements required within the approved traffic impact study for the Parkway North at Prairie Trail neighborhood.
- 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.
- 8' sidewalks will be installed along the north side of SW 11th Street, along the east side of the south two way portion of SW Des Moines Street, and along the east and west sides of the inside loop of the one way SW Des Moines Street. 5' sidewalks will be required along all other public streets.
- Lot 9 shall have no driveway access onto SW Des Moines Street.
- Lot 1, street side yard maximum setback will not be applied because of the existing MidAmerican Energy Company Electric Transmission Line Easement, as shown on the easement recorded in Book 14109, Page 951. The home will front onto SW Magazine road with driveway access onto SW Des Moines Street.
- The driveway for Lot 1 needs to be installed as far north on SW Des Moines Street as possible.
- The north line of Outlot X, PARKWAY NORTH AT PRAIRIE TRAIL PLAT 1 is assumed to bear North 89 degrees 57 minutes 25 seconds East.
- The site lies within Zone X, areas determined to be outside 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.

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
1234	Lot Address
---	Subject boundary line
---	Proposed boundary line
---	Proposed easement line
---	Proposed road centerline
---	Section line
---	Existing boundary line
---	Existing easement line

TREE & SHRUB PLANTING SCHEDULE

Key	Common / Scientific name	Minimum Size	Root Comment
SM	Fall Fiesta Sugar Maple <i>Acer saccharum</i> 'Baller's FALL FIESTA'	2" Caliper	B&B or Container
BM	Autumn Blaze Maple <i>Acer freemanii</i> 'Jefferson'	2" Caliper	B&B or Container
HB	Haskberry <i>Callis coccinellata</i>	2" Caliper	B&B or Container
SH	Skyline Honey Locust <i>Gleditsia triacanthoides</i> 'Inermis Skyline'	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</i> 'Rotundifolia'	2" Caliper	B&B or Container
VC	Velvet Pillar Crabapple <i>Malus coronaria</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 Slaty Linden <i>Tilia americana</i> 'Mokantany'	2" Caliper	B&B or Container
TE	Triumph Elm <i>Ulmus 'Morton Glassy'</i>	2" Caliper	B&B or Container

TOTAL RESIDENTIAL LOTS = 9

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'	7	15'	10'	5'	10'	10'	7'
Yellow	ESTATE LOTS	80' - 109'	2	25'	15'	5'	10'	15'	15'

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

PARKWAY NORTH AT PRAIRIE TRAIL PLAT 2