

LEGEND

- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Found monument 1/2" IR with yellow cap #18643 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- IR Round iron rebar (outside diameter)
- IP Round iron pipe (outside diameter)
- MPE Minimum Protection Elevation
- 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

TREE & SHRUB PLANTING SCHEDULE

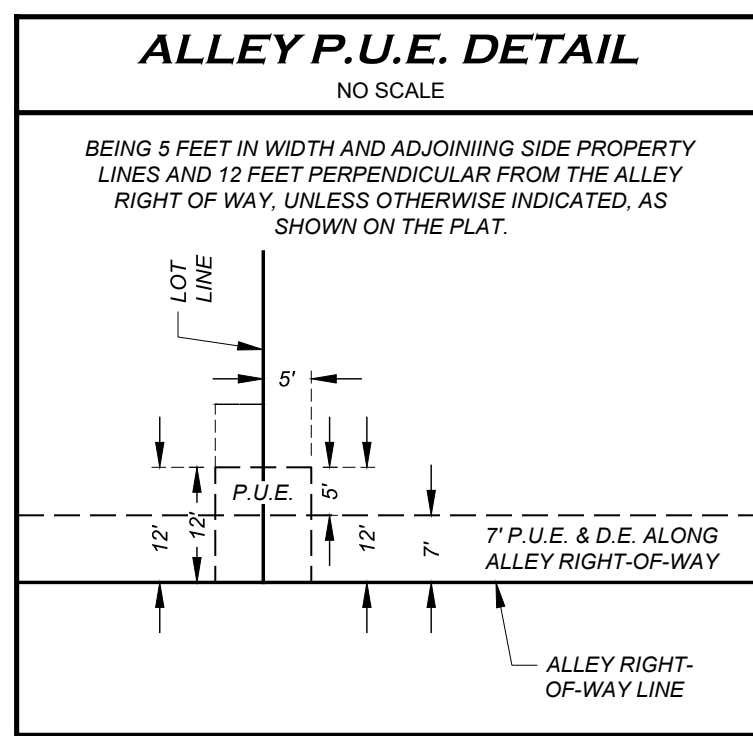
Key	Common / Scientific name	Minimum Size	Root Comment
SM	Fall Fiesta Sugar Maple <i>Acer saccharum 'Sulcatifolius' FALL FIESTA</i>	2" Caliper	B&B or Container
BM	Autumn Blaze Maple <i>Acer x freemanii 'Jeffersred'</i>	2" Caliper	B&B or Container
HB	Hackberry <i>Rhus copallina</i>	2" Caliper	B&B or Container
SH	Skylark Honey Locust <i>Gleditsia triacanthos f. inermis 'Skylark'</i>	2" Caliper	B&B or Container
KC	Kentucky Coffee Tree 'Espresso' <i>Cornus florida</i>	2" Caliper	B&B or Container
SG	Sweet Gum <i>Liquidambar styraciflua 'Roundtopia'</i>	2" Caliper	B&B or Container
VC	Velvet Pinar Crabapple <i>Malus velutina</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 'McHenry'</i>	2" Caliper	B&B or Container
TE	Triumph Elm <i>Ulmus 'Morton Glasy'</i>	2" Caliper	B&B or Container

BENCHMARKS

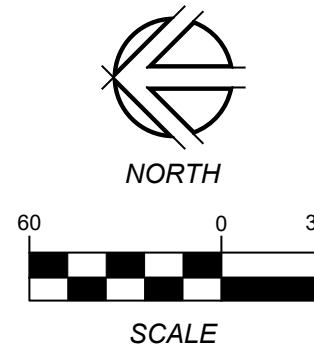
- Top of rim of existing sanitary manhole, located at the intersection of SW Franklin Drive and SW Merchant Street. Elevation = 965.40' (NAVD88)
- Top of rim of existing sanitary manhole, located at the intersection of SW Franklin Drive and SW Oak Street. Elevation = 954.32' (NAVD88)
- Top of rim of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

GENERAL NOTES

- Land area : 59.90 acres
- PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 1 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, B, C, D and E shall be dedicated to the City of Ankeny for public right-of-way purposes.
- Outlots K, M, N and O cannot be further developed without being re-platted.
- Lots V, X and Z shall be dedicated to the City of Ankeny for public open space purposes.
- 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.
- 8' sidewalks will be installed along the west side of SW Cherry Street, along the west side of the south two way portion of SW Des Moines Street, along the inside loop of the one way SW Des Moines Street, and along the east side of the north two way portion of the SW Des Moines Street. 5' sidewalks will be required along all other public streets.
- There shall be no driveway access onto SW Des Moines Street.
- No building, structure, improvement, or obstruction, shall be placed within or upon the existing 75' wide Pipeline Easement, as shown in Book 12376, Pages 444-464.
- The east line of the Northwest Quarter of Section 26 is assumed to bear South 00 degrees 11 minutes 49 seconds West.
- There are no minimum protection elevations required for this Plat.
- 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.



NILLES ASSOCIATES



TOTAL RESIDENTIAL LOTS = 17

KEY	LOT TYPES	WIDTH	NUMBER	MINIMUM FRONT SETBACK	FRONT FAÇADE ZONE	MINIMUM SIDE SETBACK	MINIMUM STREET SIDE SETBACK	STREET SIDE FAÇADE ZONE	MINIMUM REAR SETBACK
Orange box	VILLAGE LOTS	60' - 79'	4	15'	10'	5'	10'	10'	7'
Yellow box	ESTATE LOTS	80' - 109'	13	25'	15'	5'	10'	15'	15'

NOTES:

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



PARKWAY SOUTH AT PRAIRIE TRAIL PLAT 1