

POINTES WEST AT PRAIRIE TRAIL PLAT 3

LEGEND

- (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
- (1234) Street 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 |
|-----|---|--------------|-------------------------------------|
| BM | Autumn Blaze Maple <i>Acer x freemanii 'Jefferson'</i> | 2" | B & B or SPADE |
| SM | Fall Fiesta Sugar Maple <i>Acer saccharum 'Balsam'</i> | 2" | B & B or SPADE |
| RB | Heritage River Birch <i>Betula nigra</i> | 2" | B & B or CONT. Single Trunk only |
| HB | Hackberry <i>Celastrus occidentalis</i> | 2" | B & B or CONT. |
| SH | Skyline Honeylocust <i>Gleditsia inaequalis var. 'Inermis Skyloft'</i> | 2" | B & B or SPADE |
| PC | Profusion Crabapple <i>Malus 'Profusion'</i> | 1 1/2" | B & B or CONT. |
| SO | Swamp White Oak <i>Quercus bicolor</i> | 2" | B & B or SPADE |
| RO | Northern Red Oak <i>Quercus rubra</i> | 2" | B & B or SPADE |
| SL | American Sentry Linden <i>Tilia americana 'McSentry'</i> | 2" | B & B or SPADE |
| JL | Japanese Tree Lilac <i>Syringa reticulata</i> | 1 1/2" | B & B or CONT. Single Stem |
| AC | Adirondack Crabapple <i>Malus cv. 'Adirondack'</i> | 1 1/2" | B & B or CONT. |
| LL | Redmond Linden <i>Tilia americana 'Redmond'</i> | 2" | B & B or CONT. |
| LC | Skyline Honeylocust <i>Gleditsia inaequalis var. 'Skyloft'</i> | 2" | B & B or CONT. |
| PE | Princeton American Elm <i>Ulmus americana 'Princeton'</i> | 2" | B & B or CONT. |

OWNERS/DEVELOPERS

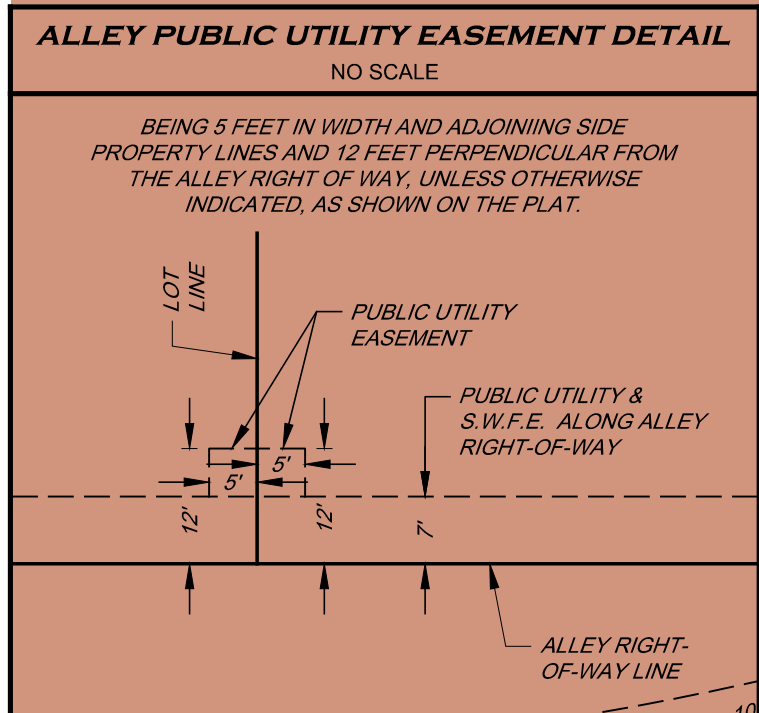
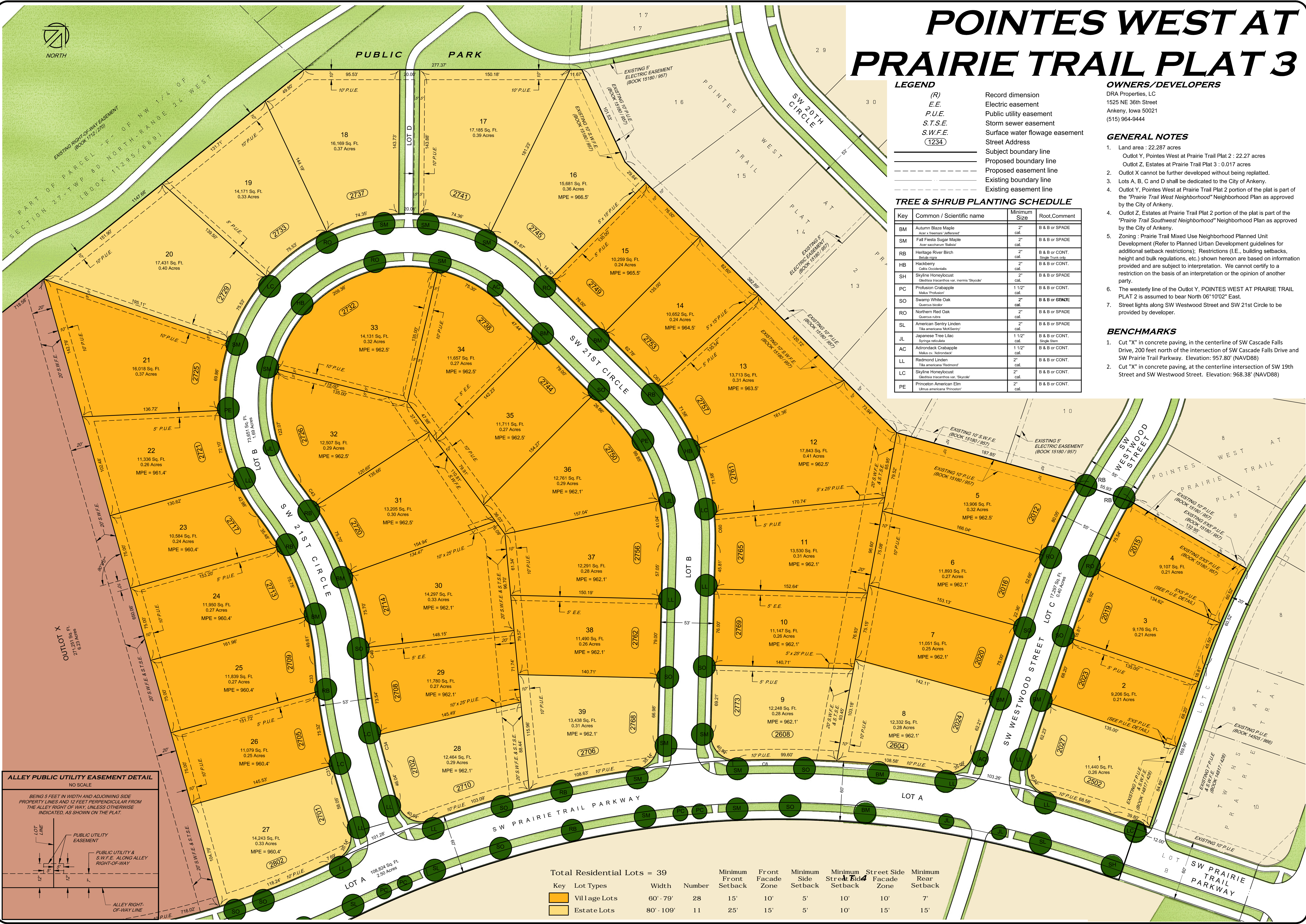
DRA Properties, LC
1525 NE 36th Street
Ankeny, Iowa 50021
(515) 964-9444

GENERAL NOTES

- Land area : 22.287 acres
Outlot Y, Pointes West at Prairie Trail Plat 2 : 22.27 acres
Outlot Z, Estates at Prairie Trail Plat 3 : 0.017 acres
- Outlot X cannot be further developed without being replanted.
- Lots A, B, C and D shall be dedicated to the City of Ankeny.
- Outlot Y, Pointes West at Prairie Trail Plat 2 portion of the plat is part of the "Prairie Trail West Neighborhood" Neighborhood Plan as approved by the City of Ankeny.
- Outlot Z, Estates at Prairie Trail Plat 2 portion of the plat is part of the "Prairie Trail Southwest Neighborhood" Neighborhood Plan as approved by the City of Ankeny.
- Zoning : Prairie Trail Mixed Use Neighborhood Planned Unit Development (Refer to Restrained 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 westerly line of the Outlot Y, POINTES WEST AT PRAIRIE TRAIL PLAT 2 is assumed to bear North 06°10'02" East.
- Street lights along SW Westwood Street and SW 21st Circle to be provided by developer.

BENCHMARKS

- Cut "X" in concrete paving, in the centerline of SW Cascade Falls Drive, 200 feet north of the intersection of SW Cascade Falls Drive and SW Prairie Trail Parkway. Elevation: 957.80' (NAVD88)
- Cut "X" in concrete paving, at the centerline intersection of SW 19th Street and SW Westwood Street. Elevation: 968.38' (NAVD88)



Total Residential Lots = 39

| 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' | 28 | 15' | 10' | 5' | 10' | 10' | 7' |
| Yellow | Estate Lots | 80' - 109' | 11 | 25' | 15' | 5' | 10' | 15' | 15' |

NILLES ASSOCIATES
 2525 N ANKENY BLVD., SUITE 121
 ANKENY, IOWA - 50023-4703
 (515) 965-0123 voice - (515) 965-3322 fax
 Civil Engineering - Land Surveying
 Landscape Architecture

PROJECT NAME: POINTES WEST AT PRAIRIE TRAIL PLAT 3
 ANKENY, IOWA
 SALES MARKETING PLAT

REVISIONS:
 1) 10/27/15 - UPDATED ELECTRIC EASEMENTS
 2) 11/02/15 - REVISED TREE & SHRUB PLANTING SCHEDULE
 3) 11/02/15 - REVISED TREE & SHRUB PLANTING SCHEDULE
 4) 11/02/15 - REVISED TREE & SHRUB PLANTING SCHEDULE
 5) 11/02/15 - REVISED TREE & SHRUB PLANTING SCHEDULE
 6) 11/02/15 - REVISED TREE & SHRUB PLANTING SCHEDULE
 7) 11/02/15 - REVISED TREE & SHRUB PLANTING SCHEDULE

NOTES:
 1) ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 6) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7) ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

PROJECT NO.: 14098
 DATE: 02/12/14
 DRAWN BY: TJH
 CHECKED BY: TJH
 SCALE: AS NOTED
 SHEET TITLE: EX-1
 SHEET NO.: 1/1