



**LEGEND**

D.E.	Drainage easement
P.U.E.	Public utility easement
(123)	Address
---	Subject boundary line
---	Proposed boundary line
---	Proposed easement line
---	Existing boundary line
---	Existing easement line

- BENCHMARKS**
- Cut 'X' in the top of curb located in the southwest quadrant of SW Cherry Street and SW Magazine Road at the midpoint of radius. Elevation=973.05' (NAVD88)
  - Cut 'X' in the top of curb located in the northwest quadrant of SW School Street and SW 18th Street at the midpoint of radius. Elevation=961.98' (NAVD88)

- GENERAL NOTES**
- PRAIRIE TRAIL PARK PLAT 1 is part of the amended Heritage Park at Prairie Trail Neighborhood Plan and the Prairie Trail Southeast 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.
  - Lots S, T, U, V, W, X, Y and Z shall be dedicated to the City of Ankeny for public open space purposes.
  - Street lights to be provided by developer.
  - 8' sidewalks are required along the west side of SW School Street and the north side of SW 18th Street, lying east of SW School Street.
  - 10' sidewalks are required along the south side of SW Prairie Trail Parkway.
  - 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.

**TREE & SHRUB PLANTING SCHEDULE**

Key	Common / Scientific name	Minimum Size	Root/Comment
SO	Swamp White Oak <i>Quercus bicolor</i>	2" cal.	B & B or CONT. Single Trunk only
SM	Fall Fiesta Sugar Maple <i>Acer saccharinum 'Baltica'</i>	2" cal.	B & B or CONT. Single Trunk only
SH	Skyline Honeylocust <i>Gleditsia inaequalis var. 'spemilis' 'Skyline'</i>	2" cal.	B & B or CONT. Single Trunk only
RO	Northern Red Oak <i>Quercus rubra</i>	2" cal.	B & B or CONT. Single Trunk only
SL	American Sentry Linden <i>Tilia americana 'McK'Sentry'</i>	2" cal.	B & B or CONT. Single Trunk only



**PRAIRIE TRAIL PARK PLAT 1**

**TOTAL RESIDENTIAL LOTS = 4**

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
[Yellow Box]	ESTATE LOTS	80' - 109'	10	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