



**GENERAL NOTES**

- Land area : 9.13 acres
- ESTATES AT PRAIRIE TRAIL PLAT 7 is part of the Amended Prairie Trail Southwest Neighborhood Plan, approved on August 4, 2016.
- 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.
- The west line of ESTATES AT PRAIRIE TRAIL PLAT 7 is assumed to bear North 50°14'10" East.
- Lots A, B, and C shall be dedicated to the City of Ankeny for public right-of-way purposes.
- Street lights to be provided by developer.
- 8' sidewalks are required along the north side of SW Plaza Parkway and east side of SW College Avenue.
- 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.

**BENCHMARKS**

- Top of rim of the sanitary manhole located at the intersection of SW Cascade Falls Drive and SW 21st Street. Elevation = 958.87 feet (NAVD88)
- Top of rim of the sanitary manhole located at the intersection of SW College Avenue and SW 21st Street. Elevation = 962.42 feet (NAVD88)

**LEGEND**

- Found monument 5/8" IR with red cap #18530 unless otherwise noted
- Found monument 1/2" IR with yellow cap #19710 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 unless otherwise noted
- Round iron rebar (outside diameter)
- Round iron pipe (outside diameter)
- Minimum Protection Elevation
- Electric Easement
- Public Utility Easement
- Drainage Easement
- Sanitary Sewer Easement
- Storm Sewer Easement
- Surface Water Flowage Easement
- Water main Easement
- MidAmerican Energy Company Easement
- Record dimension
- 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
■	VILLAGE LOTS	60' - 79'	15	15'	10'	5'	10'	10'	7'
■	ESTATE LOTS	80' - 109'	6	25'	15'	5'	10'	15'	15'
■	TOWNHOME LOTS	22' - 30'	13	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

**ESTATES AT PRAIRIE TRAIL PLAT 7 LEGAL DESCRIPTION**

Outlot A, ESTATES AT PRAIRIE TRAIL PLAT 6, an official plat, located in the City of Ankeny, Polk County, Iowa.

Containing 9.13 acres more or less.

Said parcel is subject to any and all restrictions, covenants and easements of record.

**ESTATES AT PRAIRIE TRAIL PLAT 7**

**TREE & SHRUB PLANTING SCHEDULE**

Key	Common / Scientific name	Minimum Size	Root Comment
BM	Autumn Blaze Maple <i>Acer freemanii</i> 'Jefferson'	2" cal.	B & B or SPADE
SM	Fall Fiesta Sugar Maple <i>Acer saccharum</i> 'Spatz'	2" cal.	B & B or SPADE
RB	Heritage River Birch <i>Betula nigra</i>	2" cal.	B & B or CONT. Single Trunk only
HB	Hackberry <i>Celtis occidentalis</i>	2" cal.	B & B or CONT.
SH	Skyline Honeylocust <i>Gleditsia triacanthos</i> var. 'inermis	2" cal.	B & B or SPADE
SG	Cherokee Sweetgum <i>Liquidambar styraciflua</i> 'Ward'	2" cal.	B & B or SPADE
SO	Swamp White Oak <i>Quercus bicolor</i>	2" cal.	B & B or SPADE
RO	Northern Red Oak <i>Quercus rubra</i>	2" cal.	B & B or SPADE
SL	American Sentry Linden <i>Tilia americana</i> 'MonSentry'	2" cal.	B & B or SPADE
TE	Triumph Elm <i>Ulmus 'Morton Glossy</i>	2" cal.	B & B or CONT.
PC	Profusion Crabapple <i>Malus 'Profusion'</i>	1 1/2" cal.	B & B or CONT.
JL	Japanese Tree Lilac <i>Syringa reticulata</i>	1 1/2" cal.	B & B or CONT. Single Stem

**CURVE TABLE**

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	38.74'	25.00'	88°46'46"	34.98'	S88°19'05"E
C2	450.64'	688.00'	37°31'45"	442.63'	S62°41'34"E
C3	38.59'	25.00'	88°28'10"	34.87'	S37°14'22"E
C4	36.09'	25.00'	82°42'17"	33.03'	N48°19'51"E
C5	197.78'	688.00'	16°28'14"	197.10'	N81°26'52"E
C6	344.41'	222.50'	88°41'17"	311.04'	N62°26'36"W
C7	39.27'	25.00'	90°00'00"	35.36'	S26°54'03"W
C8	350.89'	1032.00'	19°28'53"	349.21'	N81°38'29"E
C9	39.63'	25.00'	90°48'55"	35.61'	S45°58'28"W
C10	36.31'	25.00'	83°12'22"	33.20'	N41°02'11"W
C11	707.66'	1032.00'	39°17'19"	693.87'	S62°59'43"E
C12	49.00'	30.00'	93°35'14"	43.73'	N3°26'34"E
C13	65.69'	1278.50'	2°56'39"	65.69'	N48°45'51"E

**ALLEY P.U.E. DETAIL**  
NO SCALE

