

OWNERS / DEVELOPERS

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

LEGAL DESCRIPTION

That part of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, an official plat, located in the City of Ankeny, Polk County, Iowa, and being more particularly described as follows:

Beginning at the northwest corner of said Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4:

thence North 35 degrees 18 minutes 17 seconds East, along the north line of said Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, a distance of 42.97 feet;

thence North 81 degrees 02 minutes 13 seconds East, continuing along said north line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, a distance of 74.77 feet;

thence northeasterly 49.86 feet along a curve to the left, tangent to the last described line, continuing along said north line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, having a radius of 839.50 feet, a delta angle of 03 degrees 24 minutes 11 seconds and a chord distance of 49.85 feet which bears North 79 degrees 20 minutes 07 seconds East;

thence northeasterly 155.86 feet along a compound curve to the left, tangent to the last described curve, continuing along said north line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, having a radius of 569.92 feet, a delta angle of 15 degrees 40 minutes 08 seconds and a chord distance of 155.37 feet which bears North 69 degrees 47 minutes 58 seconds East;

thence northeasterly 26.77 feet along a reverse curve to the right, tangent to the last described curve, continuing along said north line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, having a radius of 483.00 feet, a delta angle of 03 degrees 10 minutes 30 seconds and a chord distance of 26.76 feet which bears North 63 degrees 33 minutes 09 seconds East;

thence northeasterly 116.97 feet along a reverse curve to the left, tangent to the last described curve, continuing along said north line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, having a radius of 831.50 feet, a delta angle of 08 degrees 03 minutes 36 seconds and a chord distance of 116.87 feet which bears North 61 degrees 06 minutes 36 seconds East;

thence southeasterly 37.60 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 25.00 feet, a delta angle of 86 degrees 11 minutes 03 seconds and a chord distance of 34.16 feet which bears South 79 degrees 49 minutes 40 seconds East;

thence South 36 degrees 44 minutes 09 seconds East, tangent to the last described curve, a distance of 569.65 feet;

thence southeasterly 826.81 feet along a curve to the left, tangent to the last described line, having a radius of 1032.00 feet, a delta angle of 45 degrees 54 minutes 13 seconds and a chord distance of 804.87 feet which bears South 59 degrees 41 minutes 15 seconds East;

thence southeasterly 36.31 feet along a curve to the right, tangent to the last described curve, having a radius of 25.00 feet, a delta angle of 83 degrees 12 minutes 22 seconds and a chord distance of 33.20 feet which bears South 41 degrees 02 minutes 11 seconds East;

thence South 00 degrees 34 minutes 00 seconds West, tangent to the last described curve, a distance of 267.30 feet;

thence South 06 degrees 16 minutes 40 seconds West, a distance of 120.59 feet;

thence South 00 degrees 33 minutes 55 seconds West, a distance of 44.25 feet;

thence southwesterly 39.27 feet along a curve to the right, tangent to the last described line, having a radius of 25.00 feet, a delta angle of 90 degrees 00 minutes 05 seconds and a chord distance of 35.36 feet which bears South 45 degrees 33 minutes 58 seconds West, to the south line of said Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4;

thence North 89 degrees 26 minutes 00 seconds West, tangent to the last described curve, along said south line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, a distance of 104.11 feet;

thence South 86 degrees 38 minutes 47 seconds West, continuing along said south line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, a distance of 351.25 feet;

thence North 85 degrees 56 minutes 10 seconds West, a distance of 387.27 feet;

thence North 70 degrees 57 minutes 56 seconds West, continuing along said south line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, a distance of 123.45 feet;

thence North 58 degrees 26 minutes 07 seconds West, continuing along said south line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, a distance of 154.32 feet;

thence northwesterly 163.16 feet along a curve to the right, continuing along said south line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, not tangent to the last described line, having a radius of 1834.90 feet, a delta angle of 05 degrees 05 minutes 42 seconds and a chord distance of 163.11 feet which bears North 38 degrees 07 minutes 29 seconds West, to the west line of said Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4;

thence North 22 degrees 46 minutes 27 seconds West, along said west line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, a distance of 450.74 feet;

thence North 12 degrees 38 minutes 22 seconds West, continuing along said west line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, a distance of 333.88 feet;

thence North 10 degrees 21 minutes 47 seconds West, continuing along said west line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, a distance of 111.64 feet;

thence North 10 degrees 25 minutes 39 seconds West, continuing along said west line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, a distance of 64.58 feet, to said north line of Outlot W, ESTATES AT PRAIRIE TRAIL PLAT 4, and to the Point of Beginning.

Containing 27.24 acres more or less

Said parcel is subject to all easements and restrictions.

ZONING

Prairie Trail Mixed Use Neighborhood Planned Unit Development (P.U.D.)

GENERAL NOTES

- 2nd story living units above garages will only be allowed on estate and manor lots.
- Paving thickness shall be 7" non-reinforced PCC for local streets
- Paving thickness shall be 8" for SW Plaza Parkway
- Existing utilities shown as "Map location" within the neighborhood to be removed as encountered during construction.

NARRATIVE

THE SW PLAZA PARKWAY NEIGHBORHOOD CONSISTS OF 27.24 ACRES IN THE SOUTHWESTERN CORNER OF PRAIRIE TRAIL. THIS NEIGHBORHOOD WILL SERVE AS A TRANSITIONAL BORDER BETWEEN THE SINGLE FAMILY HOMES IN THE ESTATES AREA AND THE SW ORALABOR ROAD AND SW IRVINDALE DRIVE ARTERIAL STREET CORRIDORS. THERE ARE 3 DISTINCT LOTS AND PROPOSED USES WITHIN THE NEIGHBORHOOD.

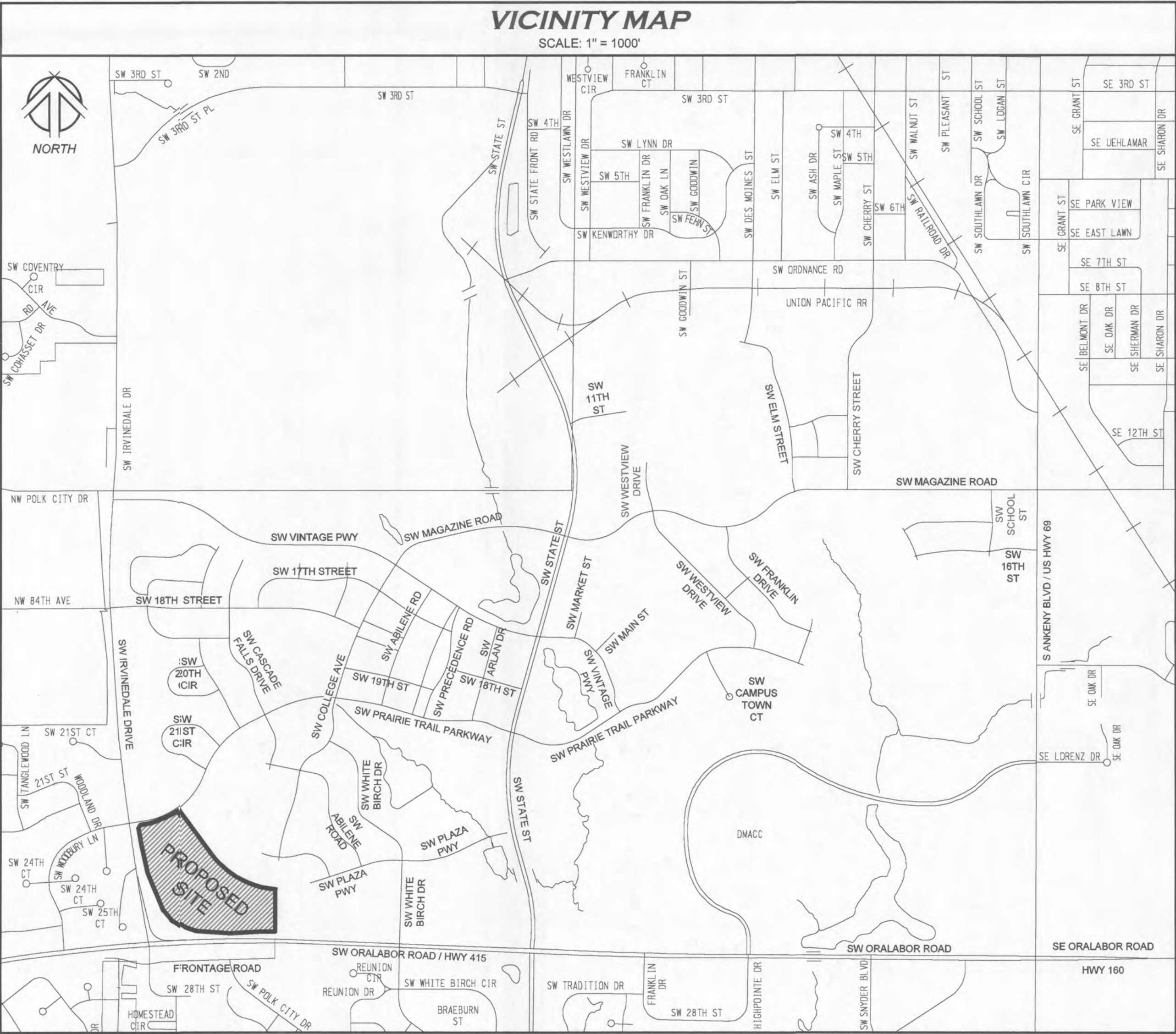
THE NORTHERN PARCEL IS OUTLOT X AND IS 5.05 ACRES IN SIZE. THIS IS PROPOSED TO BE A NEIGHBORHOOD COMMERCIAL USE AT THE CORNERS OF SW PRAIRIE TRAIL PARKWAY, SW IRVINDALE DRIVE, AND SW PLAZA PARKWAY. THIS PARCEL WILL PROVIDE COMMERCIAL AND RETAIL SERVICES FOR THE SURROUNDING NEIGHBORHOODS.

THE MIDDLE PARCEL IS OUTLOT Y AND IS 11.35 ACRES IN SIZE. THIS PARCEL IS PROPOSED TO BE A MIXED USE RESIDENTIAL DEVELOPMENT. IT IS ANTICIPATED THAT A DEVELOPMENT WITH DENSITIES SLIGHTLY HIGHER THAN TYPICAL PRAIRIE TRAIL SINGLE FAMILY RESIDENTIAL WILL BE PLANNED HERE. THE COMMUNITY IS PLANNED TO HAVE BOTH ATTACHED AND DETACHED HOUSING TYPES. ARCHITECTURAL STYLES WILL CONFORM TO THE EXISTING PRAIRIE TRAIL PATTERN BOOK.

THE SOUTHERN PARCEL IS OUTLOT Z AND IS 10.84 ACRES IN SIZE. THIS PARCEL IS BISECTED BY THE NORTHERN NATURAL GAS LINE AND IS A COLLECTION POINT FOR STORM WATER FROM A LARGE PORTION OF THE WESTERN PRAIRIE TRAIL AREA. TWO CONNECTED REGIONAL BASINS ARE BEING DESIGNED TO PROVIDE BOTH THE REQUIRED DETENTION VOLUME FOR THE AREAS WITHIN THE WATERSHED AND THE ABILITY TO TREAT THAT SAME STORM WATER. THESE BASINS WILL ALSO HAVE PERMANENT POOLS TO PROVIDE AN AMENITY TO THE AREA. THE BASINS ARE CURRENTLY IN THE DESIGN PHASE AND WILL BE CONSTRUCTED IN 2017 BY THE CITY OF ANKENY. LIKE ALL OTHER REGIONAL BASINS WITHIN PRAIRIE TRAIL, THESE WILL BE OWNED AND MAINTAINED BY THE CITY OF ANKENY.

THIS AREA WILL CREATE THE SM3 (SOUTHWEST MARSH) SUB-AREA BASIN AS ANTICIPATED IN THE ORIGINAL PRAIRIE TRAIL STORM WATER GUIDELINES.

AS THE ESTATES AREA CONTINUES TO DEVELOP AND SW PLAZA PARKWAY EXTENDS WEST TOWARD SW PRAIRIE TRAIL PARKWAY, ACCESS AND SERVICES TO THIS NEIGHBORHOOD WILL BECOME AVAILABLE. IT IS ANTICIPATED THAT INITIAL SITE WORK, UTILITIES, PAVING, AND INITIAL BUILDING FOR THE MIXED USE RESIDENTIAL AREA IS PLANNED FOR 2017. COMPLETION OF SW PLAZA PARKWAY AND SW COLLEGE AVENUE ARE CURRENTLY INCLUDED IN THE CITY OF ANKENY'S 2018 LIST OF CIP PROJECTS.



INDEX OF SHEETS		
Sheet Description	Sheet Title	Sheet Number
NEIGHBORHOOD PLAN	NP-1	1
NEIGHBORHOOD PLAN RENDERING	NP-2	2
PRELIMINARY PLAT	NP-3	3
GRADING & UTILITY PLAN	NP-4	4
HYDRANT RADIUS MAP, LANDSCAPE PLAN & DETAILS	NP-5	5

LEGEND		
CITY OF ANKENY		
Existing / Proposed	Existing / Proposed	Address
● ▲	Found monument 5/8" IR with red cap #18530 unless otherwise noted	Spot elevation
○ △	Set monument 5/8" IR with red cap #18530 unless otherwise noted	Sanitary sewer manhole
IR	Round iron rebar	Cleanout
IP	Round iron pipe	Storm sewer intake
PCC	Portland cement concrete	Storm sewer beehive
ACC	Asphaltic cement concrete	Flared end section
FL	Pipe flowline elevation	Water hydrant
RCP	Reinforced concrete pipe	Water valve
CMP	Corrugated metal pipe	Water service shut-off
CPP	Corrugated plastic pipe	Water main manhole
PVC	Polyvinyl chloride pipe	Monitoring well
CIP	Cast iron pipe	Yard hydrant
P.U.E.	Public utility easement	Well
SWFE	Surface water flowage easement	Gas meter
B/B	Back of curb to back of curb	Gas valve
	Subject boundary line	Air conditioning unit
	Section line	Electric manhole
	Proposed boundary line	Electric meter
	Existing boundary line	Electric pedestal
	Future boundary line	Electric transformer
	Underlying boundary line	Utility hand hole
	Proposed easement line	Utility pole
	Existing easement line	Utility pole with light
	Setback line	Light pole
	Barbed wire fence line	Guy wire
	Chain-link fence line	Traffic signal
	Wood fence line	Traffic signal with light
	Retaining wall	Traffic manhole
	Sanitary sewer & size	Communication pedestal
	Storm sewer & size	Telephone booth
	Water main & size	TV pedestal
	Gas main & size	Billboard sign
	Overhead electric & wires	Street sign
	Overhead communication	Down spout
	Underground electric	Tree shrub
	Underground television	Deciduous tree
	Underground communication	and trunk diameter
	Contour elevation	Coniferous tree
	Swale flowline	and trunk diameter
	Edge of water	
	Edge of tree dripline	



NEIGHBORHOOD COMMERCIAL
MIXED USE RESIDENTIAL

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

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

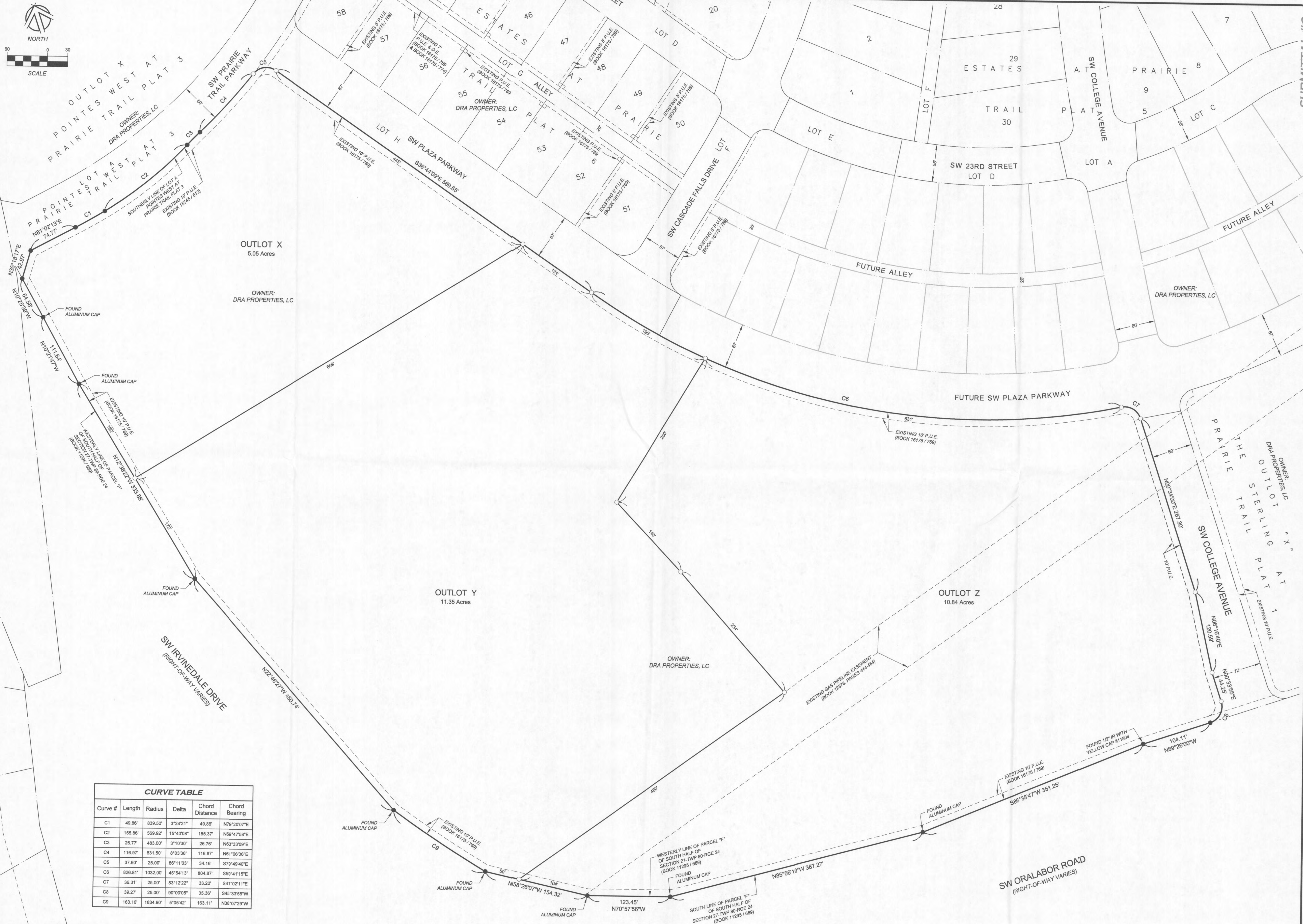
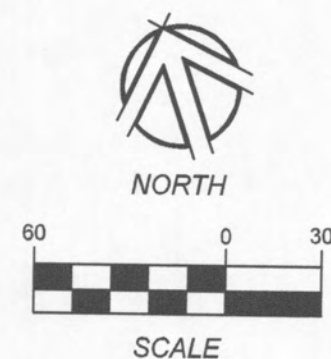
NILES ASSOCIATES

REVISIONS:
1.1) TECH REVIEW COMMENTS 03/06/17
2.1) 1
3.1) 2
4.1) 3
5.1) 4
6.1) 5
7.1) 6

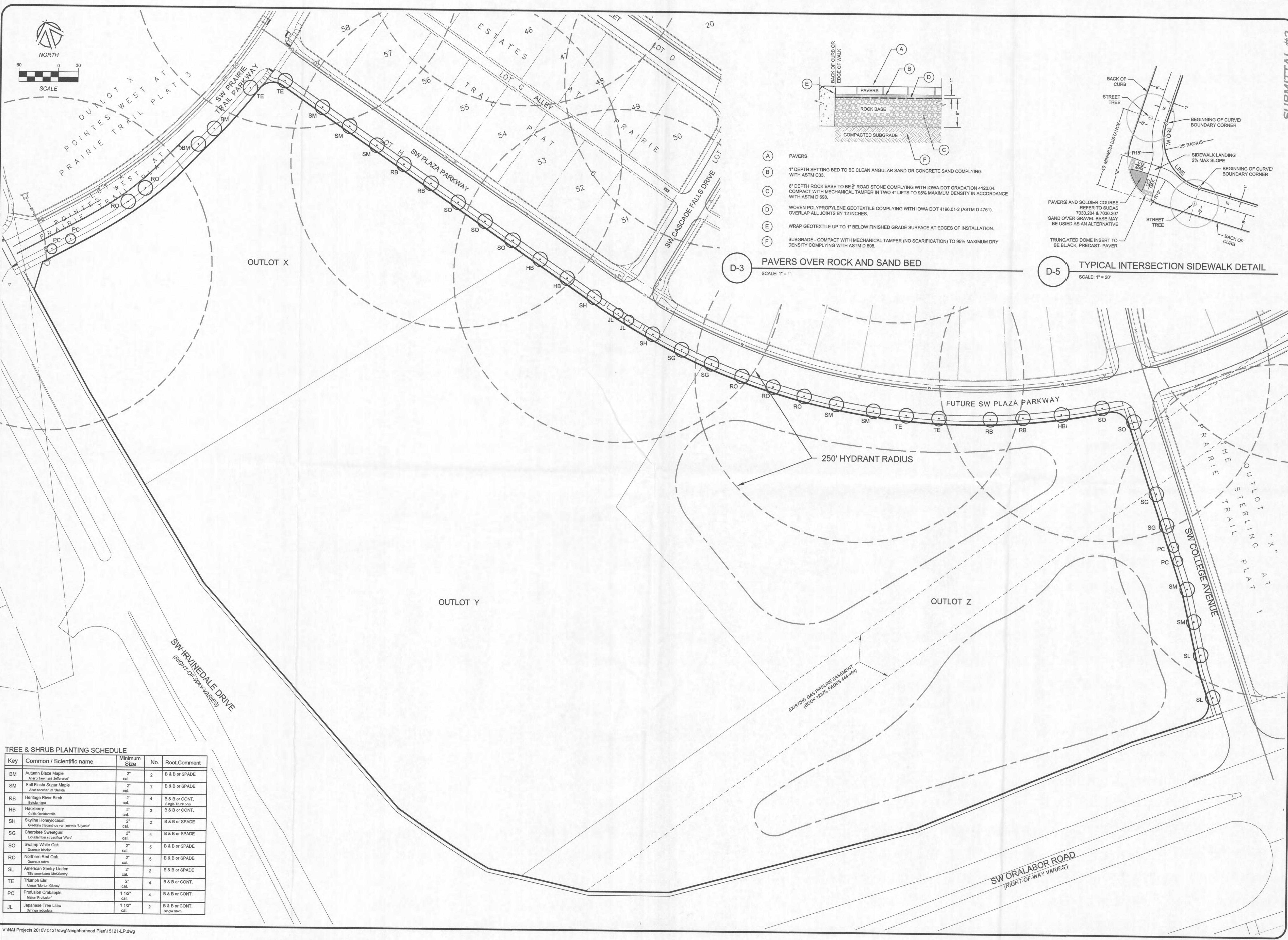
NOTE: NILES ASSOCIATES, ANKNEY, IOWA, IS THE ENGINEER OF RECORD FOR THIS PROJECT. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA ENGINEERING BOARD'S STANDARDS AND RULES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.

SW PLAZA PARKWAY NEIGHBORHOOD
ANKENY, IOWA
NEIGHBORHOOD PLAN RENDERING

PROJECT NAME: SW PLAZA PARKWAY NEIGHBORHOOD
DATE: 09/06/2016
DRAWN BY: TJH
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE: NP-2
SHEET NO.: 2/5



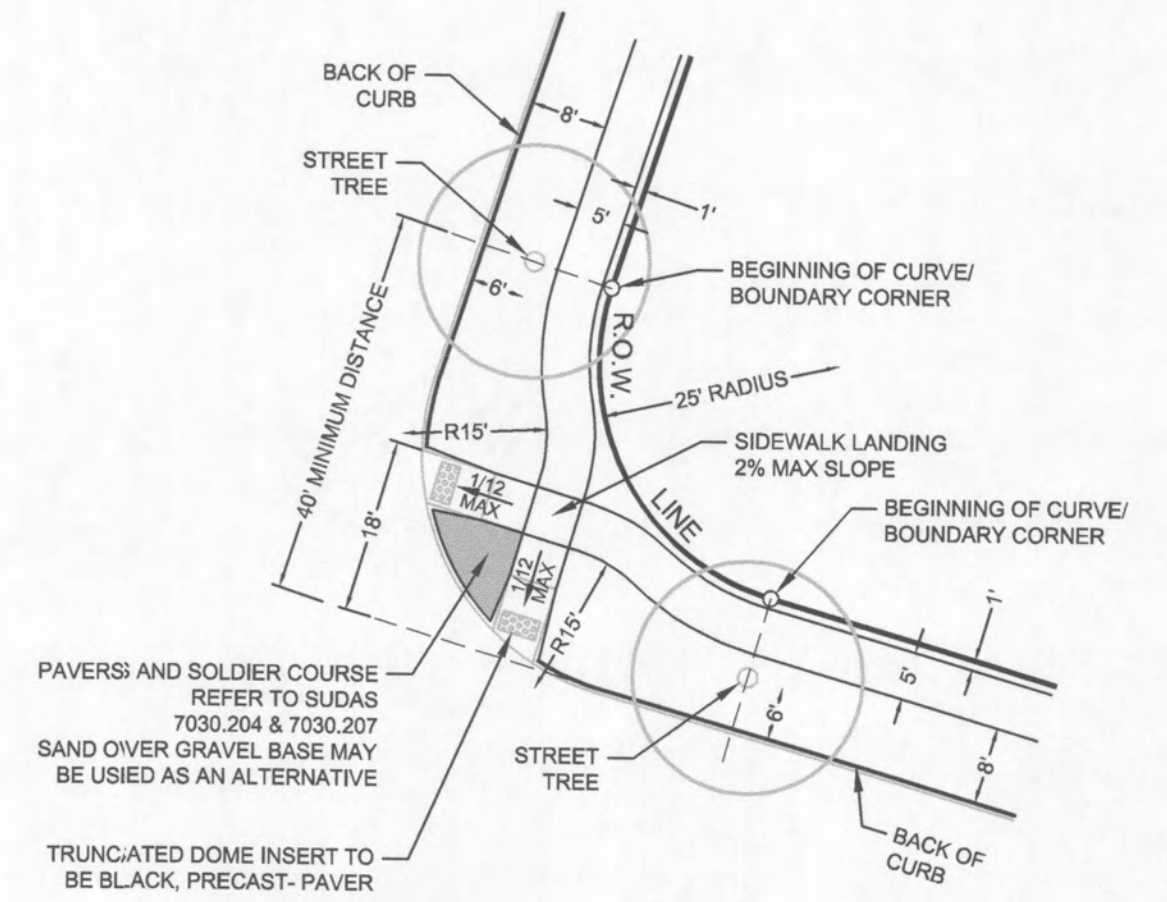
<i>CURVE TABLE</i>					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	49.86'	839.50'	3°24'21"	49.86'	N79°20'07"E
C2	155.86'	566.92'	15°40'08"	155.37'	N69°47'58"E
C3	28.77'	483.00'	3°10'30"	26.76'	N85°33'09"E
C4	116.97'	831.50'	8°03'36"	116.87'	N61°06'36"E
C5	37.60'	25.00'	86°11'13"	34.16'	S79°44'40"E
C6	826.81'	1032.00'	45°55'34"	804.87'	S59°41'15"E
C7	36.31'	25.00'	83°12'22"	33.20'	S41°02'11"E
C8	39.27'	25.00'	90°00'45"	35.36'	S45°33'58"W
C9	163.16'	1834.90'	5°05'42"	163.11'	N36°07'29"W



TREE & SHRUB PLANTING SCHEDULE				
Key	Common / Scientific name	Minimum Size	No.	Root Comment
BM	Autumn Blaze Maple <i>Acer x freemanii 'Jefferson'</i>	2" cal.	2	B & B or SPADE
SM	Fall Fiesta Sugar Maple <i>Acer saccharum 'Walden'</i>	2" cal.	7	B & B or SPADE
RB	Heritage River Birch <i>Betula nigra</i>	2" cal.	4	B & B or CONT. Single Trunk only
HB	Hackberry <i>Celtis occidentalis</i>	2" cal.	3	B & B or CONT.
SH	Skyline Honeylocust <i>Gleditsia inaequalis</i> var. <i>nemris</i> 'Skyline'	2" cal.	2	B & B or SPADE
SG	Cherokee Sweetgum <i>Liquidambar styraciflua</i> 'Ward'	2" cal.	4	B & B or SPADE
SO	Swamp White Oak <i>Quercus bicolor</i>	2" cal.	5	B & B or SPADE
RO	Northern Red Oak <i>Quercus rubra</i>	2" cal.	5	B & B or SPADE
SL	American Sentry Linden <i>Tilia americana 'WickSentry'</i>	2" cal.	2	B & B or SPADE
TE	Triumph Elm <i>Ulmus Mortonii</i> 'Glaspy'	2" cal.	4	B & B or CONT.
PC	Profusion Crabapple <i>Malus 'Profusion'</i>	1 1/2" cal.	4	B & B or CONT.
JL	Japanese Tree Lilac <i>Syringa reticulata</i>	1 1/2" cal.	2	B & B or CONT. Single Stem

- (A) PAVERS
- (B) 1" DEPTH SETTING BED TO BE CLEAN ANGULAR SAND OR CONCRETE SAND COMPLYING WITH ASTM C33
- (C) 8" DEPTH ROCK BASE TO BE 3" ROAD STONE COMPLYING WITH IOWA DOT GRADATION 4120.04. COMPACT WITH MECHANICAL TAMPER IN TWO 4" LIFTS TO 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D 698.
- (D) WOVEN POLYPROPYLENE GEOTEXTILE COMPLYING WITH IOWA DOT 4196.01-2 (ASTM D 4751). OVERLAP ALL JOINTS BY 12 INCHES.
- (E) WRAP GEOTEXTILE UP TO 1" BELOW FINISHED GRADE SURFACE AT EDGES OF INSTALLATION.
- (F) SUBGRADE - COMPACT WITH MECHANICAL TAMPER (NO SCARIFICATION) TO 95% MAXIMUM DRY DENSITY COMPLYING WITH ASTM D 698.

D-3 PAVERS OVER ROCK AND SAND BED
SCALE: 1" = 1'



D-5 TYPICAL INTERSECTION SIDEWALK DETAIL
SCALE: 1" = 20'

SUBMITTAL #2

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone • (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1.) TECH REVIEW COMMENTS 03/09/17
2.)
3.)
4.)
5.)
6.)
7.)

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ERRORS OR OMISSIONS IN THESE PLANS. SPECIFICATIONS AND NOTES SHALL PREVAIL IN THE EVENT OF A DISCREPANCY. THE USER ASSUMES ALL LIABILITY FOR PROBLEMS WHICH MAY ARISE FROM FAILURE TO OBTAIN NECESSARY PERMITS OR TO COMPLY WITH ANY ORDINANCES OR REGULATIONS. OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME: SW PLAZA PARKWAY NEIGHBORHOOD
DESCRIPTION: HYDRANT RADIUS MAP, LANDSCAPE PLAN & DETAILS
PROJECT NO.: 15121
DATE: 09/08/2016
DRAWN BY: TJH
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE: NP-5
SHEET NO.: 5/5