

LEGAL DESCRIPTION

That part of Parcel "1" of the North Half of Section 26, Township 80 North, Range 24 West of the Fifth Principal Meridian, located in the City of Ankeny, Polk County, Iowa, as shown on the plat of survey recorded in Book 11295, Pages 669-674; AND those parts of Lots S and T and Outlot F, PRAIRIE TRAIL PARK PLAT 1, 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 HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 4, an official plat, located in the City of Ankeny, Polk County, Iowa; thence southeasterly 39.27 feet along a curve to the right, along the west line of said HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 4, having a radius of 25.00 feet, a delta angle of 90 degrees 00 minutes 00 seconds and a chord distance of 35.36 feet which bears South 44 degrees 59 minutes 16 seconds East; thence South 00 degrees 00 minutes 44 seconds West, tangent to the last described curve, continuing along said west line of HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 4, a distance of 97.61 feet; thence southeasterly 191.91 feet along a curve to the left, tangent to the last described line, continuing along said west line of HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 4, having a radius of 277.50 feet, a delta angle of 39 degrees 37 minutes 28 seconds and a chord distance of 188.11 feet which bears South 19 degrees 47 minutes 59 seconds East; thence southeasterly 100.67 feet along a reverse curve to the right, tangent to the last described curve, continuing along said west line of HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 4, having a radius of 1272.50 feet, a delta angle of 04 degrees 31 minutes 59 seconds and a chord distance of 100.65 feet which bears South 37 degrees 20 minutes 44 seconds East, to the north line of HERITAGE PARK AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; thence southeasterly 303.49 feet, continuing along a curve to the right, along the west line of said HERITAGE PARK AT PRAIRIE TRAIL PLAT 1, having a radius of 1272.50 feet, a delta angle of 13 degrees 39 minutes 53 seconds and a chord distance of 302.77 feet which bears South 28 degrees 14 minutes 48 seconds East; thence southwesterly 41.83 feet along a compound curve to the right, tangent to the last described curve, continuing along said west line of HERITAGE PARK AT PRAIRIE TRAIL PLAT 1, having a radius of 25.00 feet, a delta angle of 95 degrees 52 minutes 29 seconds and a chord distance of 37.12 feet which bears South 26 degrees 31 minutes 23 seconds West; thence South 22 degrees 11 minutes 58 seconds East, not tangent to the last described curve, continuing along said west line of HERITAGE PARK AT PRAIRIE TRAIL PLAT 1, a distance of 55.38 feet; thence southeasterly 38.74 feet along a curve to the right, continuing along said west line of HERITAGE PARK AT PRAIRIE TRAIL PLAT 1, not tangent to the last described line, having a radius of 25.00 feet, a delta angle of 88 degrees 46 minutes 52 seconds and a chord distance of 34.98 feet which bears South 60 degrees 58 minutes 18 seconds East; thence southeasterly 95.02 feet along a compound curve to the right, continuing along said west line of HERITAGE PARK AT PRAIRIE TRAIL PLAT 1, tangent to the last described curve, having a radius of 1272.50 feet, a delta angle of 04 degrees 16 minutes 43 seconds and a chord distance of 95.00 feet which bears South 14 degrees 26 minutes 31 seconds East, to the north line of PRAIRIE TRAIL PARK PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; thence southeasterly 329.61 feet, continuing along a curve to the right, along the westerly line of said PRAIRIE TRAIL PARK PLAT 1, having a radius of 1272.50 feet, a delta angle of 14 degrees 50 minutes 28 seconds and a chord distance of 328.69 feet which bears South 04 degrees 52 minutes 55 seconds East, to the northerly line of said PRAIRIE TRAIL PARK PLAT 1; thence South 81 degrees 29 minutes 25 seconds West, not tangent to the last described curve, along said northerly line of PRAIRIE TRAIL PARK PLAT 1, a distance of 130.90 feet; thence North 80 degrees 50 minutes 32 seconds West, along said northerly line of PRAIRIE TRAIL PARK PLAT 1, a distance of 85.51 feet; thence southwesterly 36.76 feet along a curve to the left, not tangent to the last described line, continuing along said northerly line of PRAIRIE TRAIL PARK PLAT 1, having a radius of 1190.00 feet, a delta angle of 01 degree 46 minutes 11 seconds and a chord distance of 36.75 feet which bears South 08 degrees 16 minutes 23 seconds West; thence South 07 degrees 23 minutes 17 seconds West, tangent to the last described curve, continuing along said northerly line of PRAIRIE TRAIL PARK PLAT 1, a distance of 43.00 feet; thence North 81 degrees 35 minutes 37 seconds West, continuing along said northerly line of PRAIRIE TRAIL PARK PLAT 1, a distance of 93.21 feet; thence South 08 degrees 24 minutes 23 seconds West, continuing along said northerly line of PRAIRIE TRAIL PARK PLAT 1, a distance of 55.00 feet; thence North 81 degrees 35 minutes 37 seconds West, continuing along said northerly line of PRAIRIE TRAIL PARK PLAT 1, a distance of 19.94 feet; thence northwesterly 44.37 feet along a curve to the right, tangent to the last described line, continuing along said northerly line of PRAIRIE TRAIL PARK PLAT 1, having a radius of 327.50 feet, a delta angle of 07 degrees 45 minutes 45 seconds and a chord distance of 44.34 feet which bears North 77 degrees 42 minutes 45 seconds West; thence southwesterly 51.18 feet along a reverse curve to the left, tangent to the last described curve, having a radius of 36.00 feet, a delta angle of 81 degrees 27 minutes 19 seconds and a chord distance of 46.98 feet which bears South 65 degrees 26 minutes 28 seconds West; thence southwesterly 144.10 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 224.50 feet, a delta angle of 38 degrees 46 minutes 36 seconds and a chord distance of 141.84 feet which bears South 43 degrees 06 minutes 07 seconds West; thence South 61 degrees 29 minutes 25 seconds West, tangent to the last described curve, a distance of 39.28 feet; thence southwesterly 23.64 feet along a curve to the right, tangent to the last described line, having a radius of 224.50 feet, a delta angle of 06 degrees 01 minutes 58 seconds and a chord distance of 23.63 feet which bears South 64 degrees 30 minutes 24 seconds West; thence southwesterly 69.99 feet along a reverse curve to the left, tangent to the last described curve, having a radius of 65.00 feet, a delta angle of 71 degrees 36 minutes 31 seconds and a chord distance of 65.52 feet which bears South 31 degrees 43 minutes 07 seconds West; thence South 86 degrees 46 minutes 15 seconds West, not tangent to the last described curve, a distance of 68.01 feet; thence northwesterly 69.36 feet along a curve to the left, not tangent to the last described line, having a radius of 56.00 feet, a delta angle of 70 degrees 57 minutes 41 seconds and a chord distance of 65.01 feet which bears North 39 degrees 33 minutes 59 seconds West; thence northwesterly 34.91 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 224.50 feet, a delta angle of 08 degrees 54 minutes 38 seconds and a chord distance of 34.88 feet which bears North 70 degrees 35 minutes 30 seconds West; thence South 11 degrees 59 minutes 37 seconds East, not tangent to the last described curve, a distance of 90.68 feet, to said northerly line of PRAIRIE TRAIL PARK PLAT 1; thence South 61 degrees 29 minutes 25 seconds West, continuing along said northerly line of PRAIRIE TRAIL PARK PLAT 1, a distance of 447.74 feet; thence North 75 degrees 24 minutes 08 seconds West, continuing along said northerly line of PRAIRIE TRAIL PARK PLAT 1, a distance of 176.32 feet, to the easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; thence North 19 degrees 31 minutes 31 seconds East, along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 141.37 feet; thence northeasterly 37.06 feet along a curve to the right, tangent to the last described line, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, having a radius of 25.00 feet, a delta angle of 84 degrees 56 minutes 10 seconds and a chord distance of 33.76 feet which bears North 61 degrees 59 minutes 36 seconds East; thence North 23 degrees 41 minutes 23 seconds East, not tangent to the last described curve, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 57.94 feet; thence northwesterly 40.50 feet along a curve to the right, not tangent to the last described line, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, having a radius of 25.00 feet, a delta angle of 92 degrees 49 minutes 24 seconds and a chord distance of 36.22 feet which bears North 31 degrees 31 minutes 53 seconds West; thence northeasterly 135.74 feet along a reverse curve to the left, tangent to the last described curve, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, having a radius of 355.00 feet, a delta angle of 21 degrees 54 minutes 28 seconds and a chord distance of 134.91 feet which bears North 03 degrees 55 minutes 35 seconds East; thence South 82 degrees 58 minutes 21 seconds West, not tangent to the last described curve, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 55.00 feet; thence North 68 degrees 30 minutes 30 seconds West, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 217.75 feet; thence North 35 degrees 08 minutes 35 seconds West, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 224.40 feet; thence North 39 degrees 08 minutes 57 seconds West, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 396.20 feet; thence southwesterly 21.43 feet along a curve to the left, not tangent to the last described line, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, having a radius of 3028.50 feet, a delta angle of 00 degrees 24 minutes 19 seconds and a chord distance of 21.43 feet which bears South 54 degrees 31 minutes 57 seconds West; thence North 44 degrees 58 minutes 43 seconds West, not tangent to the last described curve, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 171.15 feet; thence northwesterly 128.40 feet along a curve to the right, tangent to the last described line, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, having a radius of 156.50 feet, a delta angle of 47 degrees 00 minutes 33 seconds and a chord distance of 124.83 feet which bears North 21 degrees 28 minutes 27 seconds West; thence northeasterly 62.11 feet along a compound curve to the right, tangent to the last described curve, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, having a radius of 50.00 feet, a delta angle of 71 degrees 10 minutes 14 seconds and a chord distance of 58.19 feet which bears North 37 degrees 36 minutes 56 seconds East; thence North 16 degrees 47 minutes 57 seconds West, not tangent to the last described curve, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 20.00 feet; thence southwesterly 47.56 feet along a curve to the left, not tangent to the last described line, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, having a radius of 70.00 feet, a delta angle of 38 degrees 55 minutes 38 seconds and a chord distance of 46.65 feet which bears South 53 degrees 44 minutes 14 seconds West; thence North 55 degrees 43 minutes 35 seconds West, not tangent to the last described curve, continuing along said easterly line of HERITAGE VILLAGE AT PRAIRIE TRAIL PLAT 1, a distance of 172.37 feet, to the southerly right-of-way line of SW Magazine Road, as shown on the Warranty Deed recorded in Book 13888, Page 330; thence northeasterly 39.43 feet along a curve to the right, not tangent to the last described line, along said southerly right-of-way line of SW Magazine Road, having a radius of 25.00 feet, a delta angle of 90 degrees 21 minutes 36 seconds and a chord distance of 35.47 feet which bears North 36 degrees 51 minutes 41 seconds East; thence northeasterly 528.31 feet along a reverse curve to the left, tangent to the last described curve, continuing along said southerly right-of-way line of SW Magazine Road, having a radius of 805.00 feet, a delta angle of 37 degrees 36 minutes 09 seconds and a chord distance of 518.88 feet which bears North 63 degrees 14 minutes 24 seconds East; thence South 84 degrees 41 minutes 18 seconds East, not tangent to the last described curve, along said southerly right-of-way line of SW Magazine Road, a distance of 31.78 feet; thence North 50 degrees 50 minutes 20 seconds East, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 84.29 feet; thence North 04 degrees 18 minutes 34 seconds East, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 31.30 feet; thence northeasterly 344.52 feet along a curve to the right, not tangent to the last described line, continuing along said southerly right-of-way line of SW Magazine Road, having a radius of 595.00 feet, a delta angle of 33 degrees 10 minutes 31 seconds and a chord distance of 339.72 feet which bears North 73 degrees 25 minutes 29 seconds East; thence South 89 degrees 59 minutes 16 seconds East, tangent to the last described curve, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 374.99 feet; thence South 44 degrees 42 minutes 59 seconds East, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 35.52 feet; thence North 89 degrees 37 minutes 10 seconds East, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 69.01 feet; thence North 45 degrees 17 minutes 01 second East, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 35.19 feet; thence South 89 degrees 59 minutes 16 seconds East, continuing along said southerly right-of-way line of SW Magazine Road, a distance of 387.75 feet, to said west line of HERITAGE TOWNHOMES AT PRAIRIE TRAIL PLAT 4 and the Point of Beginning.

Containing 54.32 acres more or less.

Said parcel is subject to all easements and restrictions.

OWNERS/DEVELOPERS

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

ZONING

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

GENERAL NOTES

- Paving thickness shall be 7" PCC for local streets.
- Paving thickness shall be 8" PCC for SW Des Moines Street
- 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.
- 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.
- Existing utilities shown as "Map location" within the neighborhood to be removed as encountered during construction.
- 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.

NEIGHBORHOOD NARRATIVE

The Parkway South at Prairie Trail Neighborhood will consist primarily of single-family residential lots with townhomes and a variety of park lots. This 54-acre neighborhood surrounds the large central park and drainage corridor that has been part of the Prairie Trail Master Plan since the beginning in 2006. The area lies west of the Heritage Townhomes at Prairie Trail and Heritage Park at Prairie Trail single family residential lots, east of the Heritage Village at Prairie Trail neighborhood, south of SW Magazine Road and north of SW Prairie Trail Parkway.

There are 79 residential lots planned with a mix of the front-loaded lots and alley-loaded lots. There will be 38 Village lots, of which the alley loaded Village lots will have a minimum buildable width of 60-65 feet to accommodate 2-3 car garages. There will be 41 larger Estate lots, many will have alley loaded garages and front onto the proposed SW Des Moines Street. Lots 44-48 and 74-79 are alley loaded lots fronting onto a public park, similar to Estates Park. Multi-family townhome lots are planned for Outlots O and P, in the northwestern portion of the neighborhood that will be alley loaded.

The central ring of SW Des Moines Street is a proposed one-way street circulating counterclockwise around the 12.61 acre central park. The proposed width of this one way street is 21 feet which will accommodate parking on one side. Larger front-loaded Village and Estate lots will be planned for internal areas within this Neighborhood.

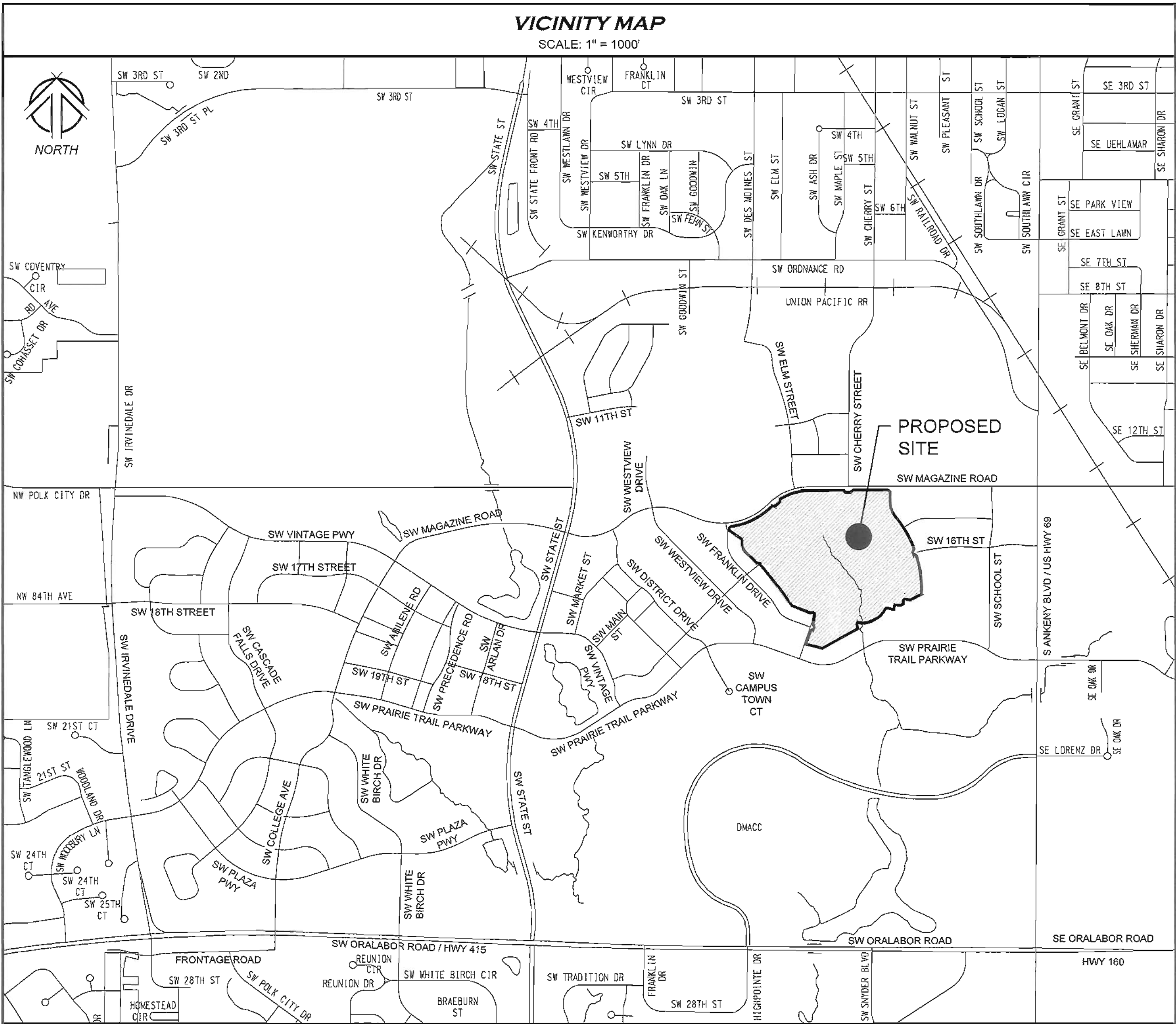
Lot V will be a private open space that will be maintained by the townhome homeowner's association.

Lots W, X, and Y will be public parks with open spaces and possible structural park improvements.

Lot Z will be a public park with the northern portion planned for active open space and amenities while the southern portion will be a series of natural wetland areas providing water quality treatment within the larger storm water management basin.

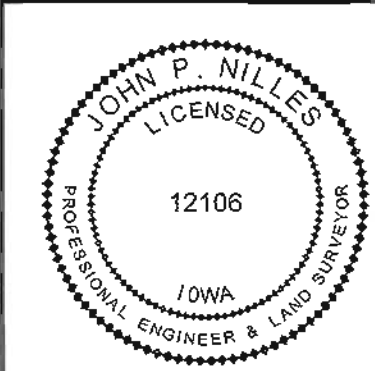
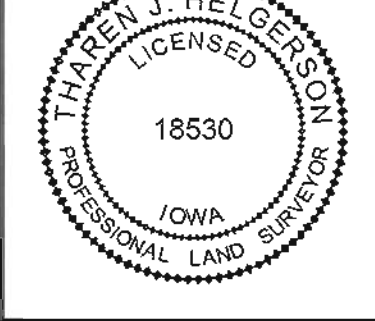
This neighborhood will be constructed in multiple phases. Initial grading occurred in 2016 and the main sanitary sewer line was installed last year. The construction of SW Des Moines Street is currently planned for the Spring of 2019 and will connect SW Prairie Trail Parkway and SW Magazine Road, while providing storm water management and storage within Lot Z. The proposed Element #11, located to the southeast of the neighborhood is currently planned for completion in 2020.

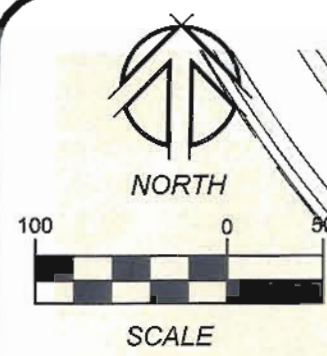
The Prairie Trail Pattern Book currently adopted and used by the Architectural Review Board for Residential, Educational and Neighborhood Commercial neighborhoods within Prairie Trail will also be the template for architecture in this neighborhood.



SHEET LIST TABLE		
DESCRIPTION	SHEET NO.	SHEET TITLE
NEIGHBORHOOD PLAN	1	NP-1
NEIGHBORHOOD PLAN LOT TYPES	2	NP-2
NEIGHBORHOOD OVERVIEW & WATER HYDRANT RADIUS MAP	3	NP-3
NEIGHBORHOOD PRELIMINARY PLAT	4	NP-4
PRELIMINARY PLAT	5	NP-5
PRELIMINARY PLAT	6	NP-6
PRELIMINARY PLAT	7	NP-7
GRADING & UTILITY PLAN	8	NP-8
GRADING & UTILITY PLAN	9	NP-9
GRADING & UTILITY PLAN	10	NP-10
LANDSCAPE PLAN	11	NP-11
STREET CROSS-SECTIONS	12	NP-12
STREET CROSS-SECTIONS	13	NP-13
STREET CROSS-SECTIONS & DETAILS	14	NP-14
STREET CROSS-SECTIONS & DETAILS	15	NP-15

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

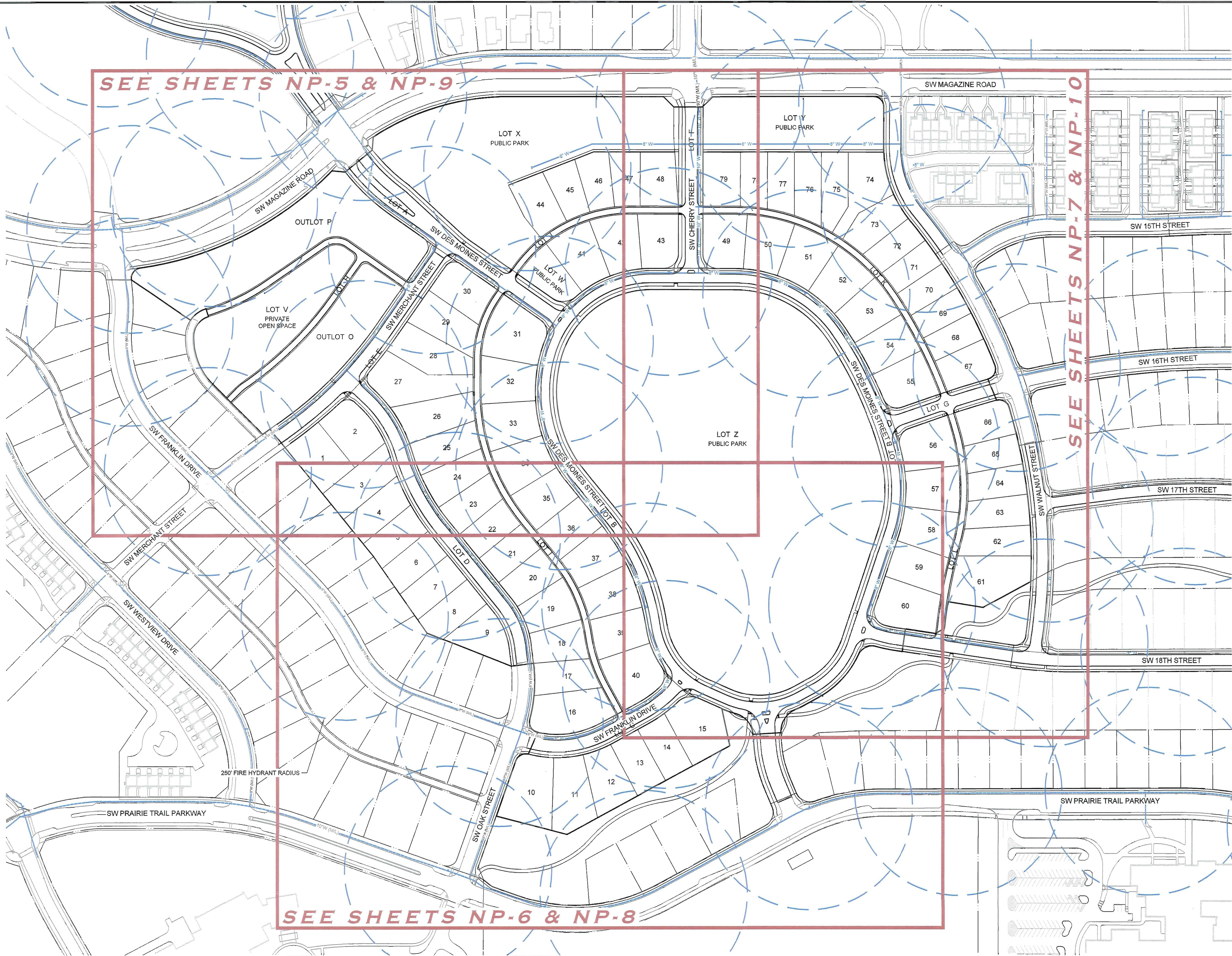
CERTIFICATIONS	
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. SIGNATURE: <u>John P. Nilles</u> DATE: <u>2/23/20</u> JOHN P. NILLES, P.E. & L.S. No. 12106 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
	I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. SIGNATURE: <u>Roger J. Silver</u> DATE: <u>2-23-19</u> ROGER J. SILVER SIGNATURE: _____ DATE: _____ PAGES OR SHEETS COVERED BY THIS SEAL: _____ SHEET NUMBERS 1, 2, 8-11
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. SIGNATURE: <u>Tharen J. Helgeson</u> DATE: <u>2-23-17</u> THAREN J. HELGESON, L.S. No. 18530 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 DATE OF SURVEY: 12/04/18



TOTAL RESIDENTIAL LOTS = 79

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'	38	15'	10'	5'	10'	10'	7'
	ESTATE LOTS	80'-109'	41	25'	15'	5'	10'	15'	15'
	TOWNHOME LOTS	22'-30'		0'	10'	5'	5'	5'	7'
	OPEN SPACE								
	CROSS HATCH DESIGNATES POTENTIAL TOWNHOME OR VILLAGE LOT NEIGHBORHOOD								

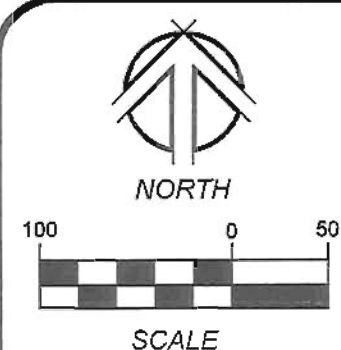
NOTES:
1. REFER TO THE PRAIRIE TRAIL PATTERN BOOK AND P.U.D. GUIDELINES FOR ADDITIONAL SETBACK RESTRICTIONS FOR BUILDINGS AND ACCESSORY STRUCTURES



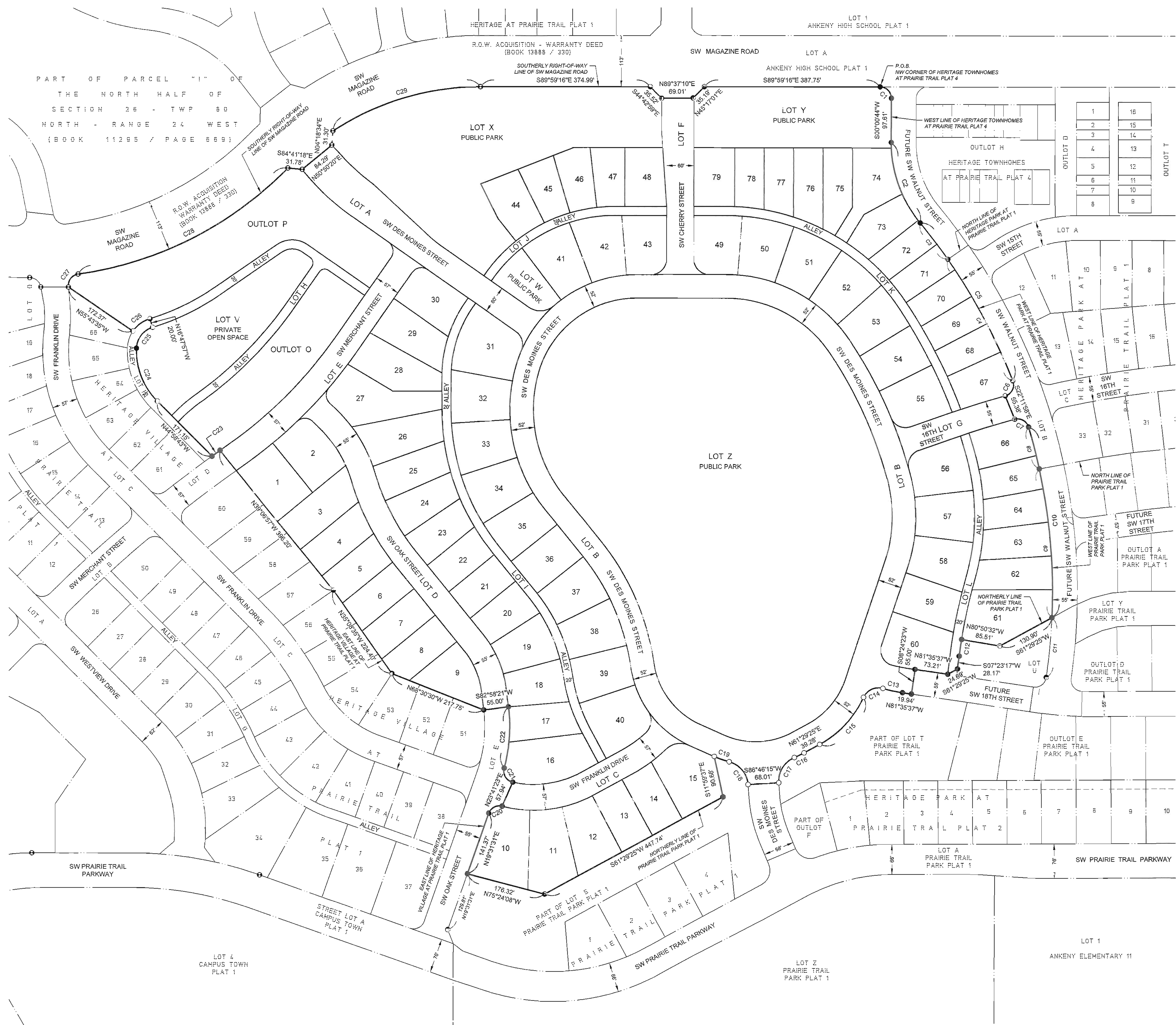
SEE SHEETS NP-7 & NP-10

SEE SHEETS NP-6 & NP-8

PROJECT NAME	DESCRIPTION
NAI NO.: 17014 DATE: 12/26/2018 DRAWN BY: ADS / TJH CHECKED BY: RJS SHEET SIZE: 24" X 36" SHEET TITLE: NP-3 SHEET NO.: 3 / 15	



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	39.27'	25.00'	90°00'00"	35.36'	N44°59'16"W
C2	191.91'	277.50'	39°37'28"	188.11'	S19°47'59"E
C3	100.67'	1272.50'	4°31'58"	100.65'	N37°20'44"W
C4	303.49'	1272.50'	13°39'53"	302.77'	N28°14'48"W
C5	404.16'	1272.50'	18°11'52"	402.46'	N30°30'47"W
C6	41.83'	25.00'	95°52'29"	37.12'	N26°31'23"E
C7	38.74'	25.00'	88°46'52"	34.98'	N60°58'18"W
C8	95.02'	1272.50'	4°16'43"	95.00'	N14°26'31"W
C9	329.61'	1272.50'	14°50'28"	328.69'	N4°52'55"W
C10	424.63'	1272.50'	19°07'11"	422.67'	N7°01'17"W
C11	132.52'	1272.50'	5°58'01"	132.46'	N5°31'19"E
C12	36.76'	1190.00'	1°48'11"	36.75'	N8°16'23"W
C13	44.37'	327.50'	7°45'45"	44.34'	S77°42'45"E
C14	51.18'	36.00'	81°27'19"	46.98'	S65°26'28"W
C15	144.10'	224.50'	36°48'36"	141.64'	N43°06'07"E
C16	23.64'	224.50'	6°01'58"	23.63'	N64°30'24"E
C17	69.99'	56.00'	71°36'31"	65.52'	S31°43'07"W
C18	69.36'	56.00'	70°57'41"	65.01'	S39°33'59"W
C19	34.91'	224.50'	8°54'38"	34.88'	S70°35'30"E
C20	37.06'	25.00'	84°56'10"	33.76'	S61°59'36"W
C21	40.50'	25.00'	92°49'24"	36.22'	N31°31'53"W
C22	135.74'	355.00'	21°54'28"	134.91'	N3°55'56"E
C23	21.43'	3028.50'	0°24'19"	21.43'	S54°31'57"W
C24	128.40'	156.50'	47°00'33"	124.83'	S21°28'27"E
C25	62.11'	50.00'	71°10'14"	58.19'	S37°38'56"W
C26	47.56'	70.00'	38°55'38"	46.65'	S53°44'14"W
C27	39.43'	25.00'	90°21'36"	35.47'	N36°51'24"E
C28	528.31'	805.00'	37°36'09"	518.88'	N63°14'41"E
C29	344.52'	595.00'	33°10'31"	339.72'	S73°25'29"W



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

REVISIONS:

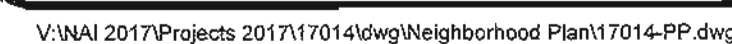
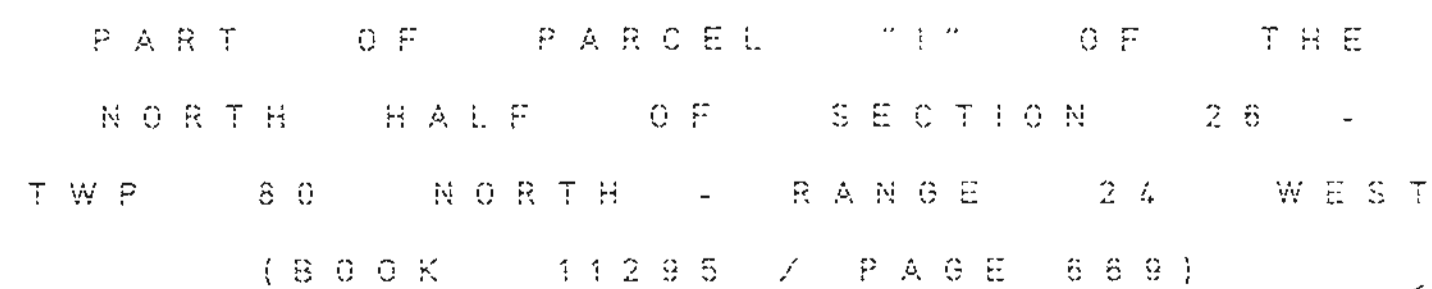
(1)	02/08/19 - CITY TECH REVIEW COMMENTS
(2)	02/15/19 - CITY TECH REVIEW COMMENTS
(3)	02/22/19 - CITY TECH REVIEW COMMENTS/UPDATED CHERRY ROW

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PARKWAY SOUTH AT PRAIRIE TRAIL
ANKENY, IOWA

NEIGHBORHOOD PRELIMINARY PLAT

PROJECT NAME	DESCRIPTION
NAI NO.: 17014	
DATE: 12/26/2011	
DRAWN BY: ADS / T.J.H.	
CHECKED BY: RJS	
SHEET SIZE: 24" X 36"	
SHEET TITLE: NP-4	
SHEET NO.: 4 / 15	



P&H ASSOCIATES

REVISIONS:

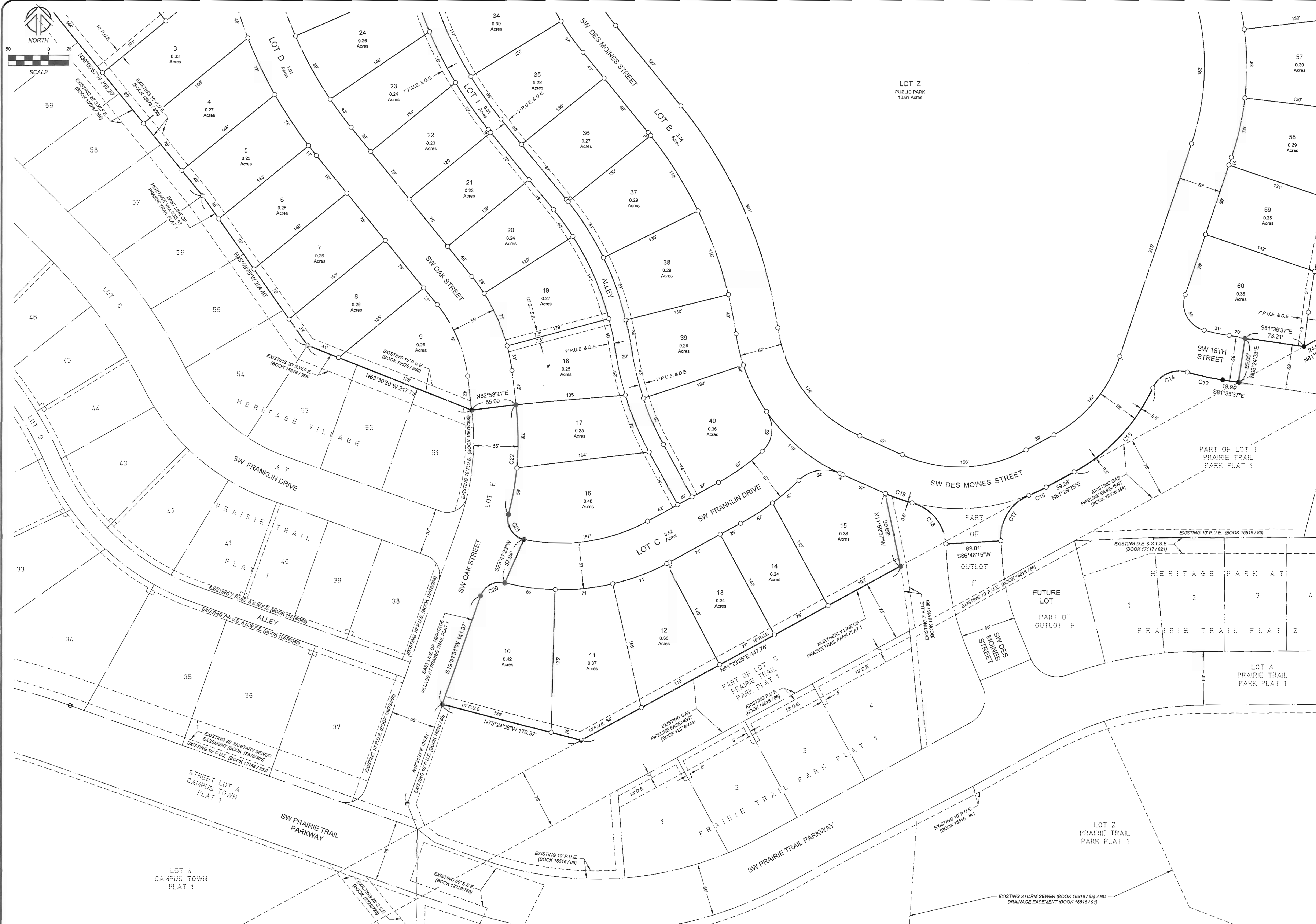
1.) 02/06/16 - CITY TECH REVIEW COMMENTS	1)
2.) 07/16/16 - CITY TECH REVIEW COMMENTS	2)
3.) 02/22/16 - CITY TECH REVIEW COMMENTS/UPDATED CHERRY ROW	3)
	4)
	5)
	6)
	7)

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PARKWAY SOUTH AT PRAIRIE TRAIL
ANKENY, IOWA

PROJECT NAME:

NAI NO.:	17014
DATE:	12/26/201
DRAWN BY:	ADS / TJH
CHECKED BY:	RJS
SCALE:	AS NOTED
SHEET TITLE:	NP-5
SHEET NO.:	5 / 15



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) 11/28/17 - CITY TECH REVIEW COMMENTS
2) 12/28/17 - CITY TECH REVIEW COMMENTS
3) 02/28/18 - CITY TECH REVIEW COMMENTS/UPDATED CHERRY ROW
4) 03/28/18 - CITY TECH REVIEW COMMENTS/UPDATED CHERRY ROW
5) 04/28/18 - CITY TECH REVIEW COMMENTS/UPDATED CHERRY ROW
6) 05/28/18 - CITY TECH REVIEW COMMENTS/UPDATED CHERRY ROW
7) 06/28/18 - CITY TECH REVIEW COMMENTS/UPDATED CHERRY ROW

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PROJECT NAME:
PARKWAY SOUTH AT PRAIRIE TRAIL
ANKENY, IOWA

PRELIMINARY PLAT

PLAN NO.:
17014

DATE:
12/28/2018

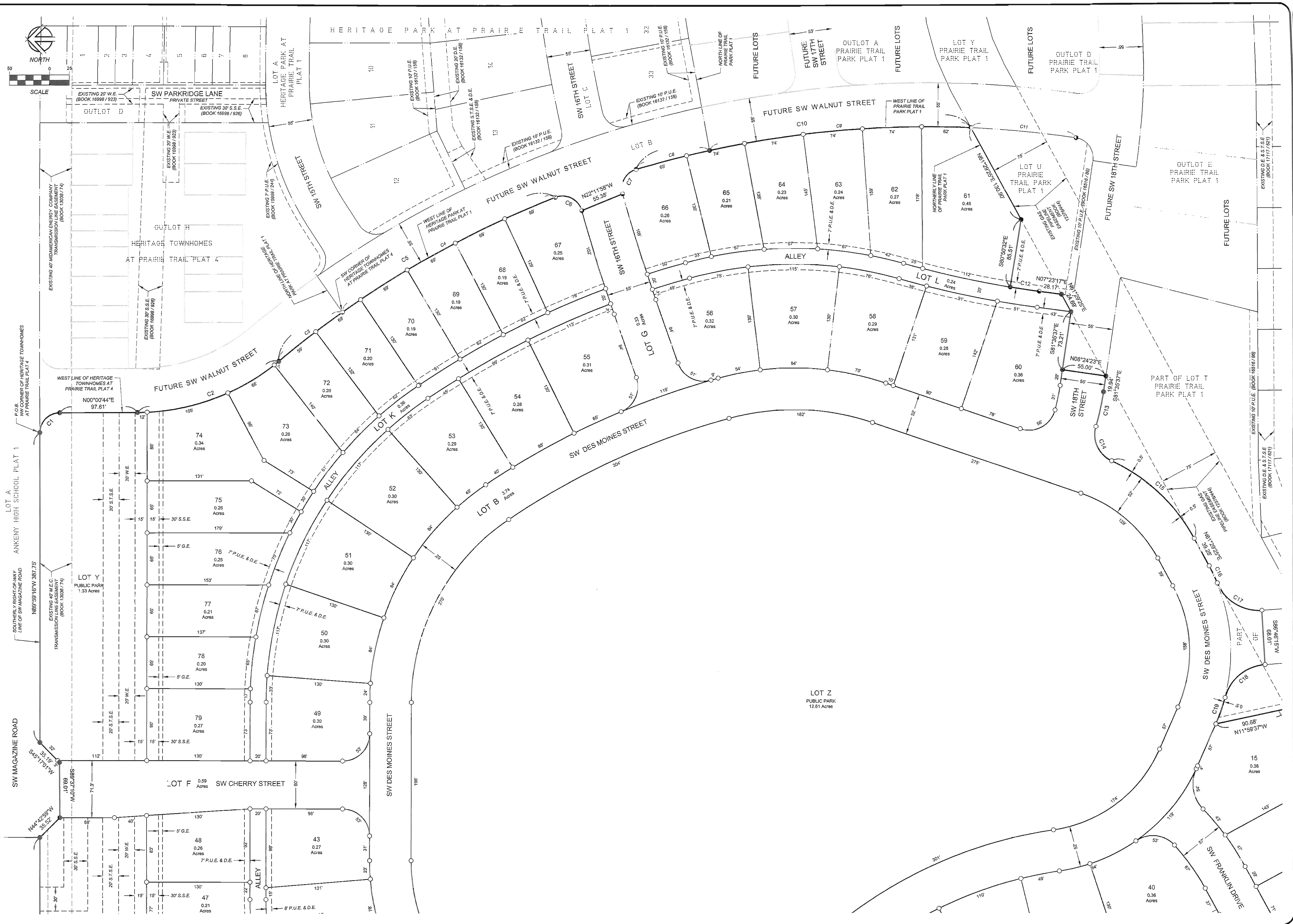
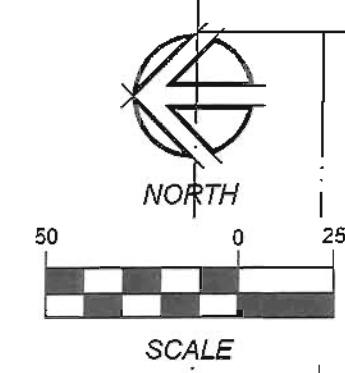
DRAWN BY:
ADS / T.J.H.

CHECKED BY:
RJS

SCALE:
AS NOTED

SHEET
TITLE:
NP-6

SHEET
NO.:
6/15



V:\NAI 2017\Projects 2017\17014\dwg\Neighborhood Plan\17014-PP.dwg

PROJECT NAME

PARKWAY SOUTH AT PRAIRIE TRAIL

PRELIMINARY PLAT

DATE: 12/26/2018

DRAWN BY: ADS / T.J.H.

CHECKED BY: RJS

SCALE: AS NOTED

SHEET TITLE: NP-7

SHEET NO.: 7/15

REVISIONS:

1) 02/08/18 - CITY TECH REVIEW COMMENTS

2) 02/08/18 - CITY TECH REVIEW COMMENTS

3) 02/22/18 - CITY TECH REVIEW COMMENTS (UPDATED CHERRY ROW)

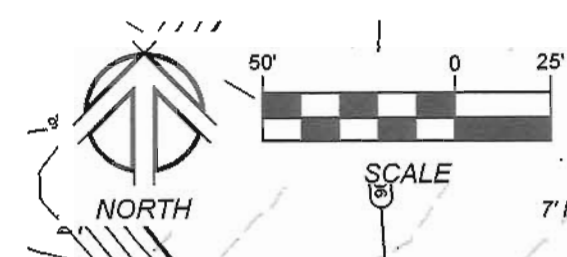
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(515) 965-0123 phone - (515) 965-3322 fax

Civil Engineering - Landscape Architecture

NILLES ASSOCIATES



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Landscape Architecture

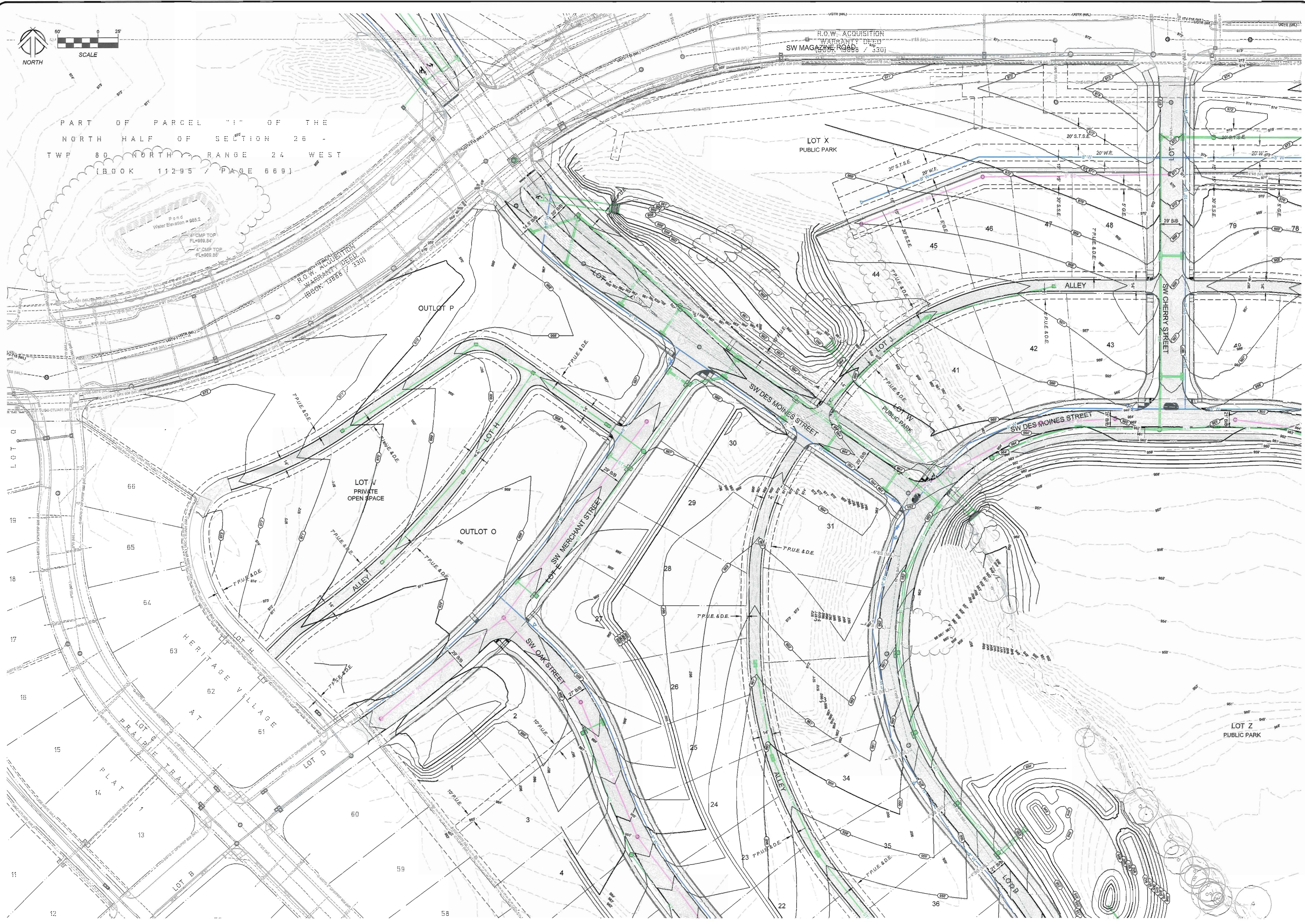
NILLES ASSOCIATES

REVISIONS:
1. 02/22/2018 - CITY TECH REVIEW COMMENTS
2. 03/19/19 - CITY TECH REVIEW COMMENTS
3. 02/22/19 - CITY TECH REVIEW COMMENTS/UPDATED CHERRY ROW
4. 6.1
5. 6.1
6.1
7.1

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PARKWAY SOUTH AT PRAIRIE TRAIL
PROJECT: 17014
GRADING & UTILITY PLAN

PROJECT NAME: 17014
DATE: 12/28/2018
DRAWN BY: ADS/TJH
CHECKED BY: RJS
SHEET SIZE: 24" X 36"
SHEET TITLE: NP-8
SHEET NO.: 8/15



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PROJECT NAME:
PARKWAY SOUTH AT PRAIRIE TRAIL
ANKENY, IOWA

DATE: 12/28/2018

DRAWN BY: ADS / T.J.H.

CHECKED BY: RJS

SHEET SIZE: 24" X 36"

SHEET TITLE: NP-9

SHEET NO.: 9/15

PROJECT NO.: 17014

DATE: 12/28/2018

DRAWN BY: ADS / T.J.H.

CHECKED BY: RJS

SHEET SIZE: 24" X 36"

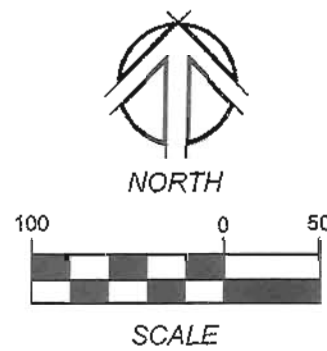
SHEET TITLE: NP-9

SHEET NO.: 9/15

REVISIONS:
1. 02/04/18 - CITY TECH REVIEW COMMENTS
2. 02/15/18 - CITY TECH REVIEW COMMENTS
3. 02/22/18 - CITY TECH REVIEW COMMENTS
4. 03/01/18 - CITY TECH REVIEW COMMENTS
5. 03/01/18 - CITY TECH REVIEW COMMENTS
6. 03/01/18 - CITY TECH REVIEW COMMENTS
7. 03/01/18 - CITY TECH REVIEW COMMENTS

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

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Civil Engineering - Land Surveying
Landscape Architecture



TREE & SHRUB PLANTING SCHEDULE

Key	Common / Scientific name	Minimum Size	No.	Root/Comment
SM	Fall Fiesta Sugar Maple <i>Acer saccharum</i> 'Fall Fiesta'	2" Caliper	19	B&B or Container
BM	Autumn Blaze Maple <i>Acer x freemanii</i> 'Jefferson'	2" Caliper	18	B&B or Container
HB	Hackberry <i>Celastrus occidentalis</i>	2" Caliper	16	B&B or Container
SH	Skyline Honey Locust <i>Gleditsia viciifolia</i> 'Inermis Skyline'	2" Caliper	16	B&B or Container
KC	Kentucky Coffee Tree 'Espresso' <i>Gymnocladus dioica</i>	2" Caliper	15	B&B or Container
SG	Sweet Gum <i>Liquidambar styraciflua</i> 'Rotundifolia'	2" Caliper	15	B&B or Container
VC	Velvet Pillar Crabapple <i>Malus 'Velvet Pillar'</i>	2" Caliper	8	B&B or Container
BG	Black Gum / Black Tupelo <i>Nyssa sylvatica</i>	2" Caliper	11	B&B or Container
HP	Hopbush / Ironwood <i>Osagea virginica</i>	2" Caliper	12	B&B or Container
SO	Swamp White Oak <i>Quercus nigra</i>	2" Caliper	12	B&B or Container
RO	Rouge Red Oak <i>Quercus rubra</i>	2" Caliper	23	B&B or Container
SL	American Sycamore <i>Platanus occidentalis</i>	2" Caliper	14	B&B or Container
TE	Triumph Elm <i>Ulmus 'Morton Glossy'</i>	2" Caliper	17	B&B or Container



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REVISIONS:
1) 02/08/19 - CITY TECH REVIEW COMMENTS
2) 02/19/19 - CITY TECH REVIEW COMMENTS
3) 02/22/19 - CITY TECH REVIEW COMMENTS/UPDATED CHERRY ROW
4) 03/01/19 - CITY TECH REVIEW COMMENTS/UPDATED CHERRY ROW
5) 03/01/19 - CITY TECH REVIEW COMMENTS/UPDATED CHERRY ROW
6) 03/01/19 - CITY TECH REVIEW COMMENTS/UPDATED CHERRY ROW
7) 03/01/19 - CITY TECH REVIEW COMMENTS/UPDATED CHERRY ROW

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PROJECT NAME:
PARKWAY SOUTH AT PRAIRIE TRAIL
ANKENY, IOWA

DATE:
12/28/2018

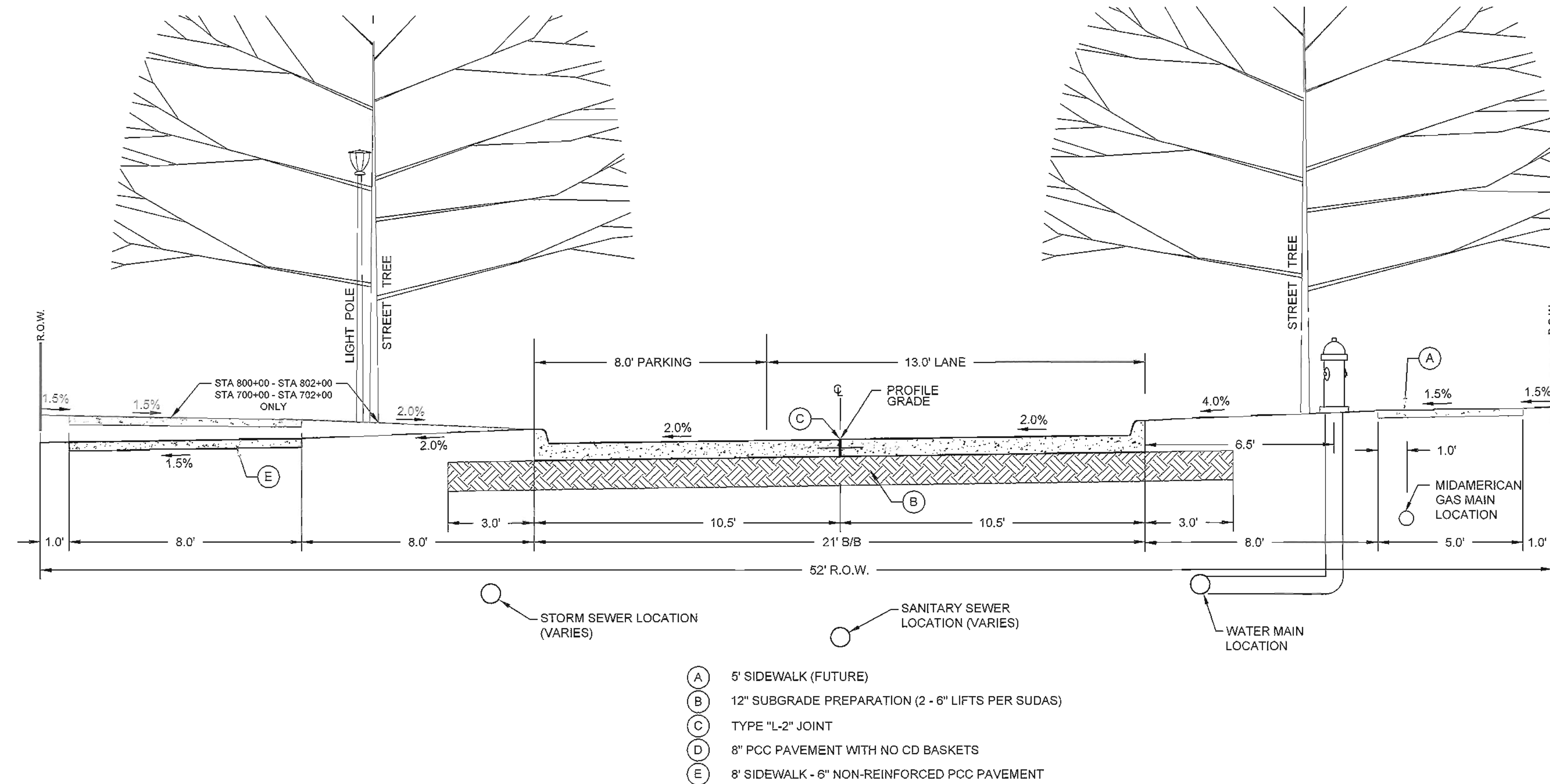
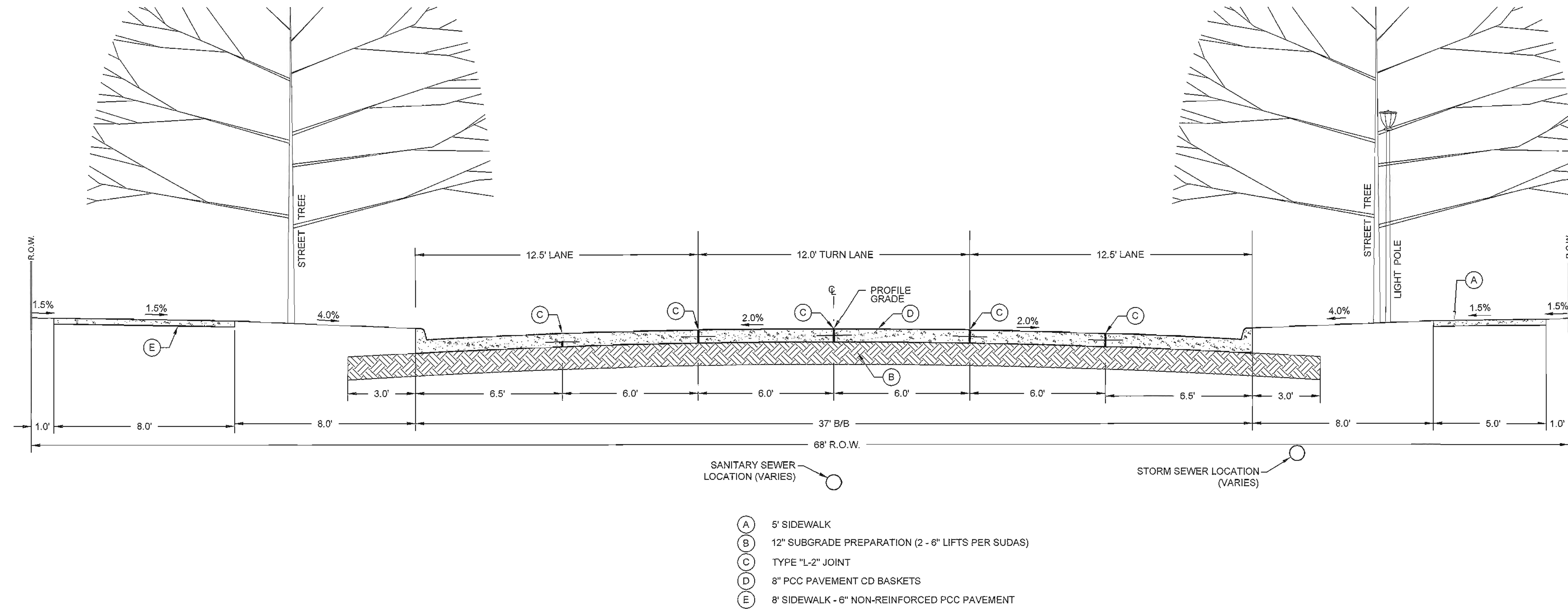
DRAWN BY:
ADS / TJH

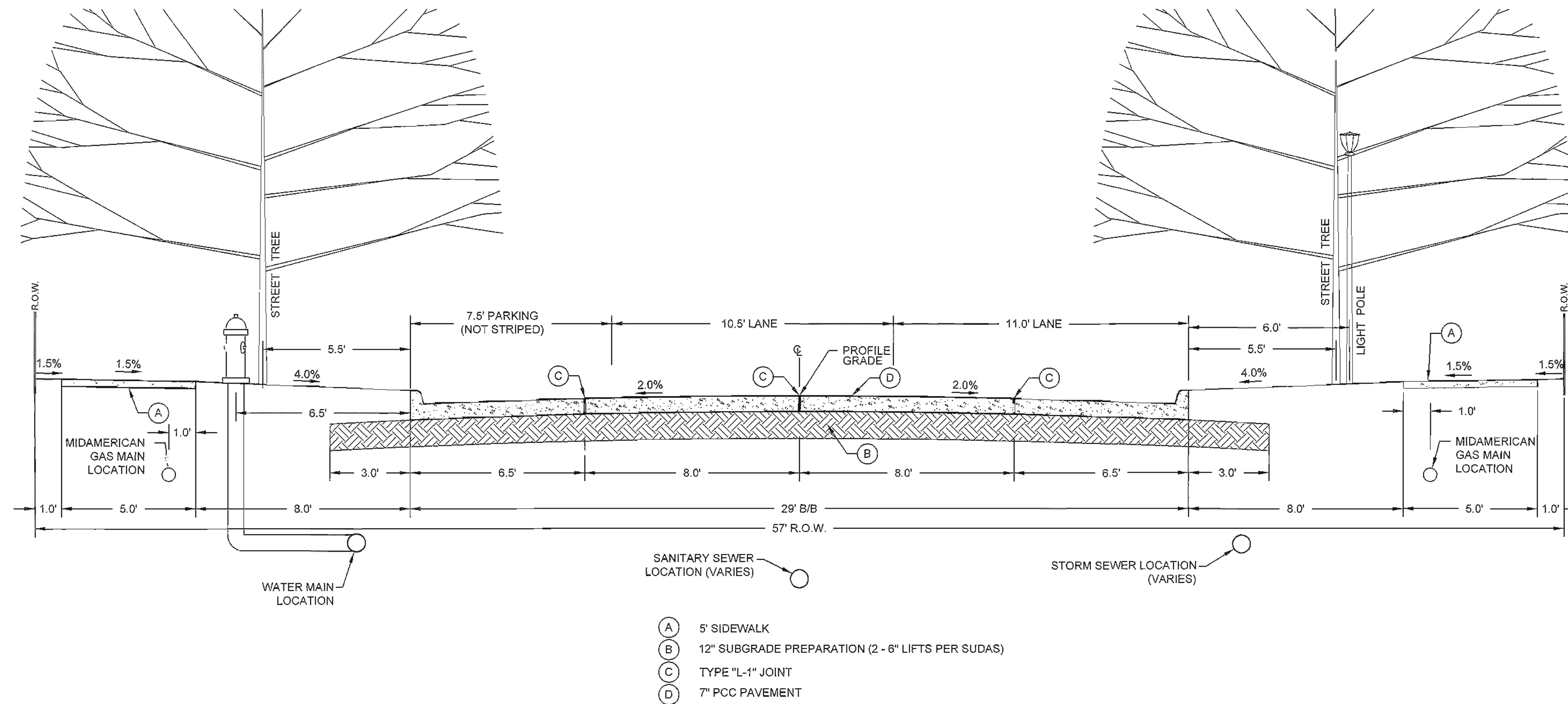
CHECKED BY:
RJS

SCALE:
AS NOTED

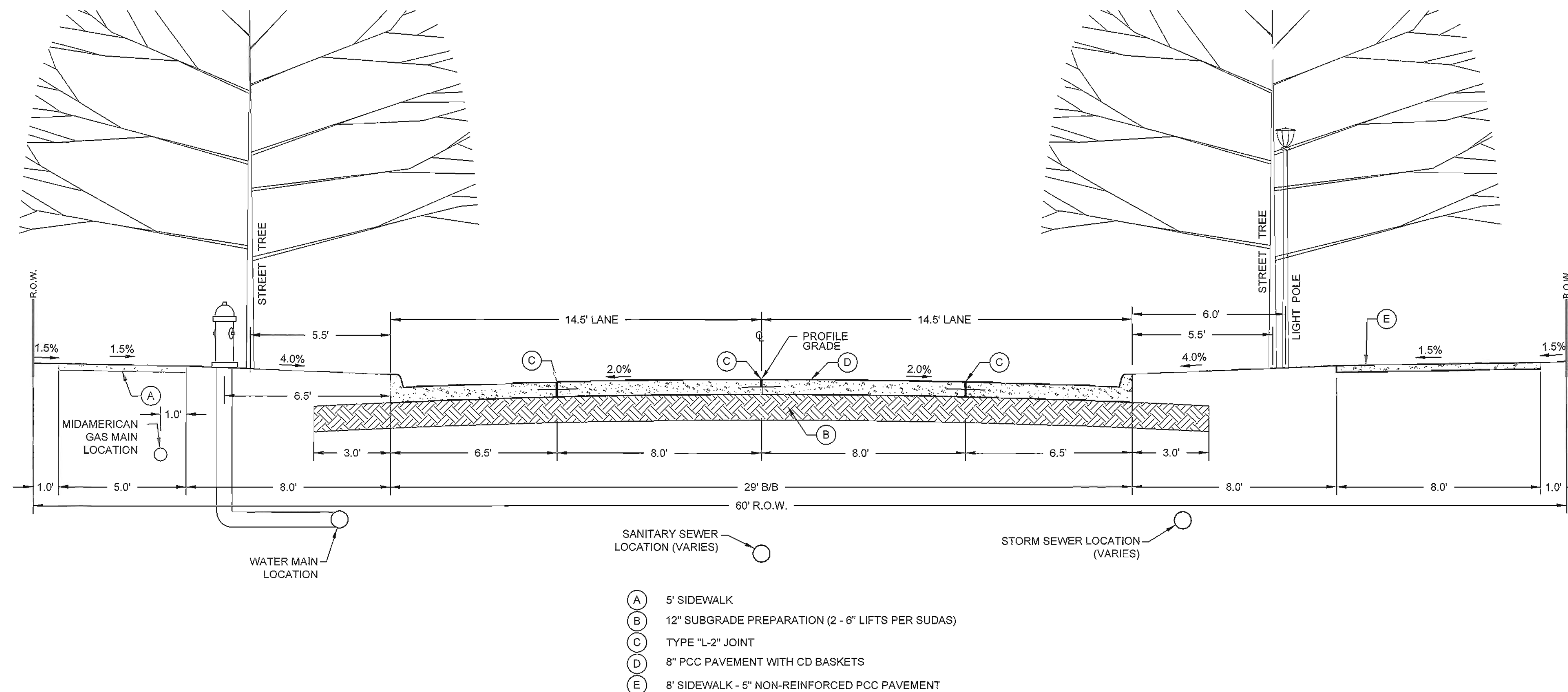
SHEET TITLE:
NP-11

SHEET NO.:
11 / 15

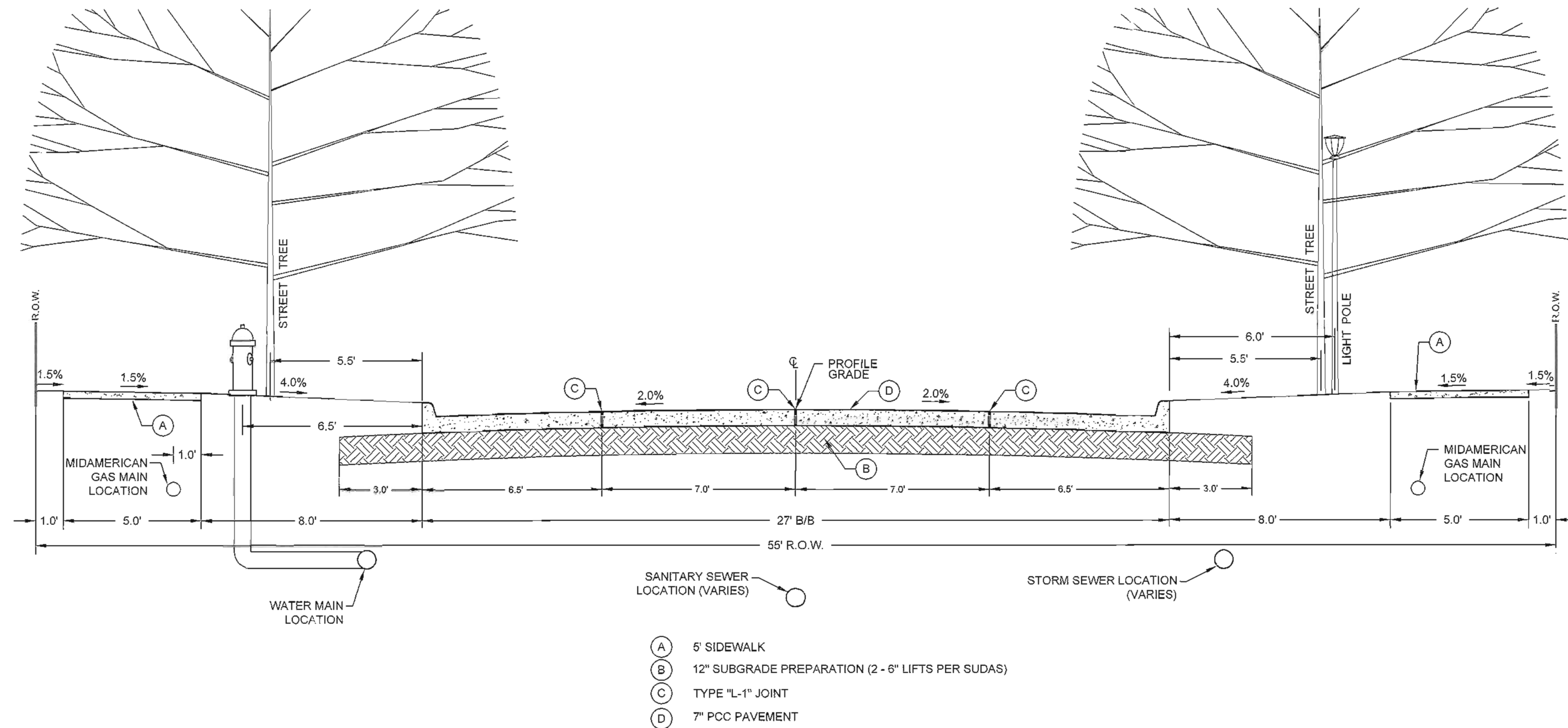




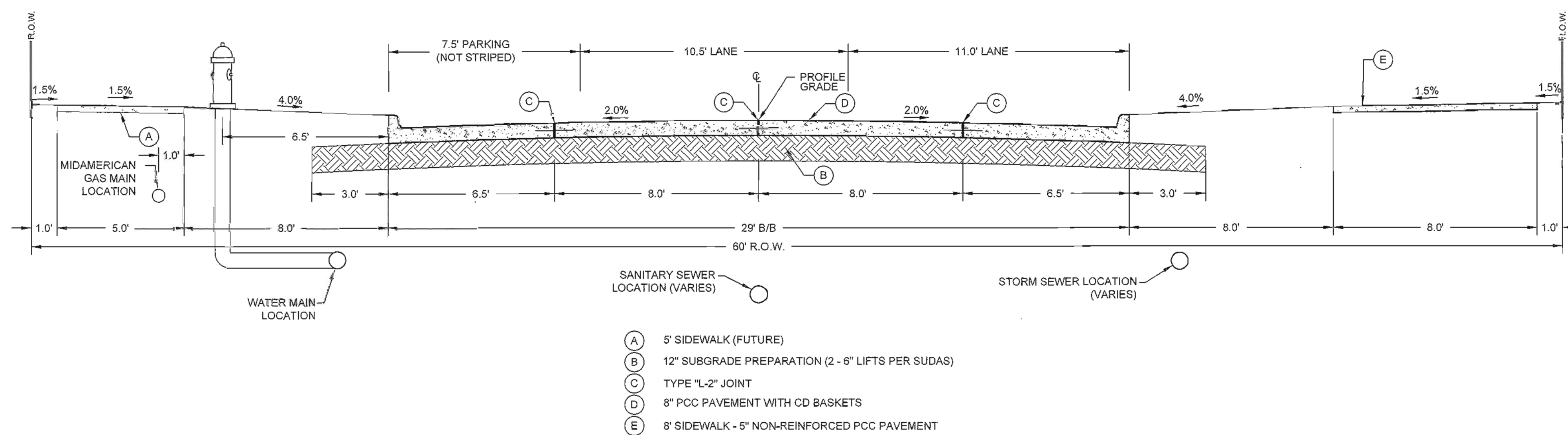
D-3 29' B/B CROSS SECTION - SW FRANKLIN DRIVE & SW MERCHANT STREET
SCALE: 1" = 3'



D-4 29' B/B CROSS SECTION WITH 8' SIDEWALK - SW DES MOINES STREET (NORTH)
SCALE: 1" = 3'



D-5 27' B/B CROSS SECTION - SW OAK STREET & SW 16TH STREET & SW 18TH STREET
SCALE: 1" = 3'



D-6 29' B/B CROSS SECTION WITH 8' SIDEWALK - SW CHERRY STREET
SCALE: 1" = 3'

