

VINTAGE HILLS
AMENDED NEIGHBORHOOD PLAN

OWNERS & DEVELOPERS

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

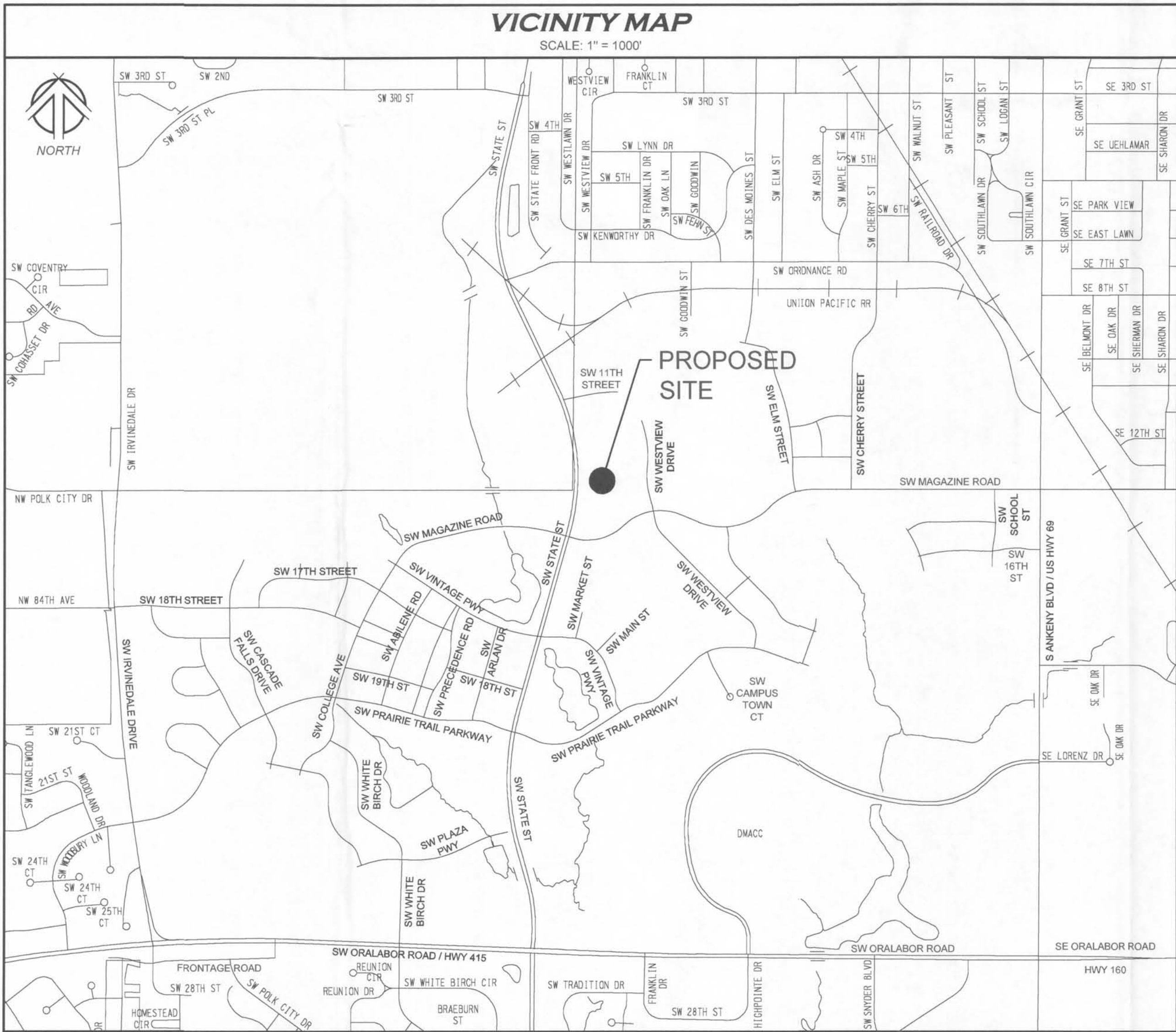
ZONING

Vintage Hills Mixed Use Neighborhood Planned Unit Development (P.U.D)

GENERAL NOTES

1. Paving thickness shall be 7" non-reinforced PCC for local streets
2. Existing utilities shown as "Map location" within the neighborhood to be removed as encountered during construction.
3. 2nd story living units above garages will only be allowed on Estate and Manor type lots.
4. Lot 8 shall have no direct access to SW State Street.

INDEX OF SHEETS		
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NARRATIVE

The neighborhood directly north of The District town center planned for Prairie Trail is a mix of uses transitioning from commercial to residential. At the heart of this 28.8 acre development is an existing senior living campus with a planned expansion east of SW Westview Drive, north of SW Magazine Road. The area west of the senior living campus, facing SW State Street has an existing Bank and can provide professional support for the senior campus, possible multi-family housing, or office uses similar to those in Vintage Business Park across State Street.

Residential lots will form the northern and eastern portions of the Neighborhood. The curved streets leading north from SW Magazine Road and east from SW State Street will be extended in the future to serve a larger area of residential in the northern portion of Prairie Trail and connect to the Ankeny School District's campus.

Lots 1-7 will be Estate lots and will be front loaded with driveways connecting to the street. The neighborhood residents will benefit from the nearby town center area and library within walking distance across SW Magazine Road. Sidewalks will be developed along both sides of all proposed streets. Parking is proposed on one side of all streets. The city will own and maintain streets and public utilities as typical in other developments.

Lot 8 will be Business Park Neighborhood Precinct, resembling the buildings at 1200 & 1250 SW State Street.

Lot 9 will be future mixed use residential.

Storm water runoff for the existing site currently flows in all four directions. This will be a benefit for this development by allowing storm water runoff to be broken up and distributed with negligible impact to three different major storm water facilities. Storm water runoff for the development will drain via seven different outlets as follows:

1. The existing senior living campus and bank have on-site storm water basins that drain via storm pipe to the South Lake (SL8).
2. A portion of the site will drain to the existing storm water basin as developed for Vintage Hills at Prairie Trail Plat 1.
3. The western part of existing SW 11th Street currently drains via storm pipe to the North Lake (NL5).
4. The western portion of Lot 9 and Lot 8 will drain via storm pipe to NL5; due to improvements made at the John Deere site, additional storage is available in NL5 to handle the drainage from this part; a future water quality basin will be designed on Lot 8 for that future development.
5. The southern portion of Lot 9 will flow via an existing overland swale to the south to a future storm water basin on Lot 3 of Vintage Hills Plat 3 that will drain via existing storm pipe to SL8.
6. The east part of SW 11th Street, east part of Lot 9, and north part of SW Westview Drive will all drain east via future storm pipe and future road, to the future Des Moines Street Parkway Basins.
7. The back part of the easterly lots along SW Westview Drive will drain overland and through future storm pipes to the future Parkway Basins.

This plan honors many of design parameters established with the Precedence Neighborhood. The type and arrangement of uses establish a great transition from the commercial areas into residential while adding to the diversity of attractive housing options within Prairie Trail.

The expansion of Lot 8 is scheduled to begin in Fall of 2017.

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	Round iron pipe
PCC	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
CIP	Cast iron pipe
P.U.E.	Public utility easement
SWFE	Surface water flowage easement
B/B	Back of curb to back of curb
---	Subject boundary line
---	Section line
---	Proposed boundary line
---	Existing boundary line
---	Future boundary line
---	Underlying boundary line
---	Proposed easement line
---	Existing easement line
---	Setback line
X	Barbed wire fence line
o	Chain-link fence line
o	Wood fence line
o	Retaining wall
SS	Sanitary sewer & size
ST	Storm sewer and size
W	Water main and size
W	Gas main & size
OHE	Overhead electric & wires
OHE	Overhead communication
UOE	Underground electric
TV	Underground television
UOC	Underground communication
900'	Contour elevation
---	Swale flowline
---	Edge of water
---	Edge of tree dripline
1234	Address
x 900.0'	Spot elevation
○	Sanitary sewer manhole
○	Cleanout
○	Storm sewer manhole
○	Storm sewer intake
○	Storm sewer beehive
○	Flared end section
○	Water hydrant
○	Water valve
○	Water service shut-off
○	Water main manhole
○	Monitoring well
○	Yard hydrant
○	Well
○	Gas meter
○	Gas valve
○	Air conditioning unit
○	Electric manhole
○	Electric meter
○	Electric pedestal
○	Electric transformer
○	Utility hand hole
○	Utility pole
○	Utility pole with light
○	Light pole
○	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 and trunk diameter
○	Coniferous tree and trunk diameter

ROLL CALL				
Plan & Zoning Commission				
Ankeny, IA				
Date	Ayes	Nays	Pass	Absent
Anderson	Aye	Nay	Pass	Absent
Enders	Aye	Nay	Pass	Absent
Flack	Aye	Nay	Pass	Absent
Houlihan	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Odson	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Whiting	Aye	Nay	Pass	Absent
Ayes	6	Nays	0	Pass
APPROVED				
Replaces Plan Approved November 16, 2015				
Chairperson Secretary				

2ND AMENDMENT

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

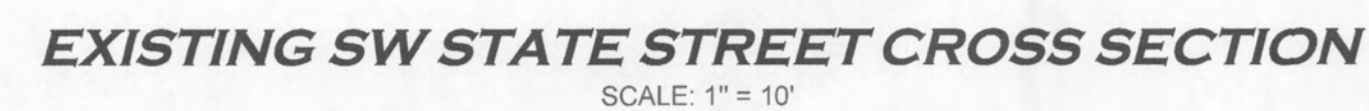
NILES ASSOCIATES

REVISIONS:
1) 05-28-2010 PER CITY COMMENT LETTER DATED 05-17-10
2) 10/05/15 - AMENDED NEIGHBORHOOD PLAN
3) 05/03/2017 - 2ND AMENDED NEIGHBORHOOD PLAN
4) 07/24/17 - CITY TECH REVIEW COMMENTS

NOTES: NILES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR THE PRESENCE OF THESE PLANS, SPECIFICATIONS, AND FOR ANY PROBLEMS WHICH MAY BE ENCOUNTERED IN THE FIELD BY ANY PERSONS WHOSE GUIDANCE WITH RESPECT TO ANY ERRORS OR OMISSIONS IN THESE PLANS IS REQUIRED.

VINTAGE HILLS
ANKENY, IOWA
NEIGHBORHOOD PLAN

PROJECT NAME: VINTAGE HILLS
DRAWN BY: T.J.H.
CHECKED BY: RJS
SCALE: AS NOTED
SHEET TITLE: NP-1
SHEET NO: 1/7



LANDSCAPE SCREEN - SW STATE STREET

REQUIREMENTS

4' HEIGHT EARTH BERM AS DETAILED.

PROVIDE THE FOLLOWING PLANT MATERIAL FOR EVERY 100 FEET OF STREET FRONTAGE. (DOES NOT INCLUDE ENTRANCE DRIVES)

TYPE & MINIMUM SIZE WHEN PLANTED

- 1 OVERSTORY TREE (2" CALIPER)
- 2 CONIFEROUS TREES (6" HEIGHT)
- 2 UNDERSTORY TREES (1 1/2" CALIPER)
- 10 SHRUBS (18" HEIGHT)

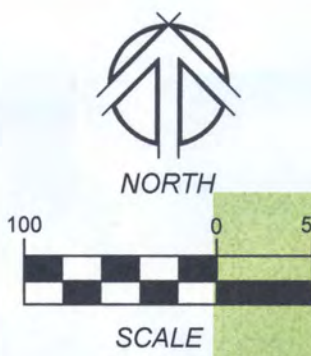
* GRASSES AND FORBS ATTRIBUTED TO THE STATE OF IOWA MAY BE SUBSTITUTED FOR SHRUBS AT A MINIMUM RATIO OF 100 SF PER SHRUB



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	306.96'	1471.50'	11°57'08"	306.40'	N84°54'33"E
C2	164.87'	1531.50'	6°10'05"	164.79'	S86°01'51"E
C3	33.93'	25.00'	77°46'13"	31.39'	N58°10'06"E
C4	20.80'	1164.00'	1°01'25"	20.80'	N19°47'42"E
C5	43.30'	25.00'	99°14'38"	38.09'	S29°18'54"E
C6	29.04'	1531.50'	1°05'11"	29.04'	S78°23'38"E
C7	734.79'	658.00'	63°58'57"	697.20'	S78°09'42"W
C8	414.61'	542.00'	43°49'47"	404.58'	S68°05'07"W
C9	117.53'	442.00'	15°14'06"	117.18'	N82°22'57"W
C10	1213.31'	2361.83'	29°26'02"	1200.02'	N0°15'31"E

NOTES

1. ANKENY VINTAGE PLAT 1 AND VINTAGE HILLS PLATS 1, 2 & 3 ARE PART OF THE VINTAGE HILLS MIXED USE NEIGHBORHOOD PLANNED UNIT DEVELOPMENT (P.U.D.)
2. LOTS 1-7 AND LOT 9 ARE TO BE PART OF THE RESIDENTIAL MIXED NEIGHBORHOOD PRECINCT
3. LOT 8 HAS BEEN RE-CLASSIFIED AS BUSINESS PARK NEIGHBORHOOD PRECINCT



VINTAGE HILLS NEIGHBORHOOD PLAN AMENDMENT
LEGAL DESCRIPTION

Lots 1 and 2, VINTAGE HILLS PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa; and Lot 1, VINTAGE HILLS PLAT 2, an official plat, located in the City of Ankeny, Polk County, Iowa; and Lots 1, 2 and 3, VINTAGE HILLS PLAT 3, an official plat, located in the City of Ankeny, Polk County, Iowa; and tract of land located in that part of Parcel "I" of the Southwest Quarter of Section 23, and that part of Parcel "I" of the Southeast Quarter of Section 22, and that part of Parcel "I" of the Northwest Quarter of Section 26, all of which is located in Township 80 North, Range 24 West of the Fifth Principal Meridian, in the City of Ankeny, Polk County, Iowa, as shown on the plat of survey recorded in Book 11295, Pages 669-674 and as shown on the Special Warranty Deed recorded in Book 11295, Pages 730-744.

Beginning at the southwest corner of Lot A, said Havenwood Plat 1; thence North 32 degrees 14 minutes 15 seconds East, along the south line of said Lot A, a distance of 43.66 feet;

thence North 78 degrees 56 minutes 00 seconds East, continuing along said south line of Lot A, a distance of 385.29 feet;

thence southwesterly 306.96 feet along a curve to the right, tangent to the last described line, continuing along said south line of Lot A, having a radius of 1471.50 feet, a delta angle of 11 degrees 57 minutes 08 seconds and a chord distance of 306.40 feet which bears North 84 degrees 54 minutes 33 seconds East, to the west line of said Lot A;

thence North 00 degrees 53 minutes 07 seconds East, not tangent to the last described curve, along said west line of Lot A, a distance of 60.00 feet;

thence southeasterly 164.87 feet along a curve to the right, not tangent to the last described line, having a radius of 1531.50 feet, a delta angle of 06 degrees 10 minutes 05 seconds and a chord distance of 164.79 feet which bears South 86 degrees 01 minutes 51 seconds East;

thence northeasterly 33.93 feet along a reverse curve to the left, tangent to the last described curve, having a radius of 25.00 feet, a delta angle of 77 degrees 46 minutes 13 seconds and a chord distance of 31.39 feet which bears North 58 degrees 10 minutes 06 seconds East;

thence northeasterly 20.80 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 1164.00 feet, a delta angle of 01 degrees 01 minutes 25 seconds and a chord distance of 20.80 feet which bears North 19 degrees 47 minutes 42 seconds East;

thence South 69 degrees 41 minutes 35 seconds East, not tangent to the last described curve, a distance of 57.00 feet;

thence southeasterly 43.30 feet along a curve to the left, not tangent to the last described line, having a radius of 25.00 feet, a delta angle of 99 degrees 14 minutes 38 seconds and a chord distance of 38.09 feet which bears South 29 degrees 18 minutes 54 seconds East;

thence southeasterly 29.04 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 1531.50 feet, a delta angle of 01 degree 05 minutes 11 seconds and a chord distance of 29.04 feet which bears South 78 degrees 23 minutes 38 seconds East;

thence South 77 degrees 51 minutes 03 seconds East, tangent to the last described curve, a distance of 75.72 feet;

thence South 12 degrees 08 minutes 57 seconds West, a distance of 317.13 feet;

thence South 02 degrees 57 minutes 56 seconds East, a distance of 332.30 feet;

thence South 02 degrees 54 Minutes 15 seconds West, a distance of 140.80 feet;

thence South 50 degrees 37 minutes 01 second East, a distance of 144.10 feet;

thence South 29 degrees 54 minutes 38 seconds East, a distance of 235.02 feet;

thence South 24 degrees 04 minutes 21 seconds West, a distance of 140.67 feet, to the north right-of-way line of SW Magazine Road;

thence southwesterly 734.79 feet along a curve to the left, not tangent to the last described line, along said north right-of-way line of SW Magazine Road, having a radius of 658.00 feet, a delta angle of 63 degrees 58 minutes 57 seconds and a chord distance of 697.20 feet which bears South 78 degrees 09 minutes 42 seconds West;

thence southwesterly 414.61 feet along a reverse curve to the right, tangent to the last described curve, continuing along said north right-of-way line of SW Magazine Road, having a radius of 542.00 feet, a delta angle of 43 degrees 49 minutes 47 seconds and a chord distance of 404.58 feet which bears South 68 degrees 05 minutes 07 seconds West;

thence northwesterly 117.53 feet along a compound curve to the right, tangent to the last described curve, continuing along said north right-of-way line of SW Magazine Road, having a radius of 442.00 feet, a delta angle of 15 degrees 14 minutes 06 seconds and a chord distance of 117.18 feet which bears North 82 degrees 22 minutes 57 seconds West;

thence North 29 degrees 53 minutes 41 seconds West, tangent to the last described curve, continuing along said north right-of-way line of SW Magazine Road, a distance of 42.33 feet, to the easterly right-of-way line of SW State Street;

thence northeasterly 1213.31 feet along a curve to the left, not tangent to the last described line, along said easterly right-of-way line of SW State Street, having a radius of 2361.83 feet, a delta angle of 29 degrees 26 minutes 02 seconds and a chord distance of 1200.02 feet which bears North 00 degrees 15 minutes 31 seconds East, to said south line of Lot A and the Point of Beginning.

Containing 28.75 acres more or less.

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

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TOTAL RESIDENTIAL LOTS = 7

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
	ESTATE LOTS	80' - 109'	7	25'	15'	5'	10'	15'	15'
	BUSINESS PARK NEIGHBORHOOD PRECINCT			50'		15'	15'		15'
	FUTURE RESIDENTIAL MIXED NEIGHBORHOOD PRECINCT								

NOTES:

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



2ND AMENDMENT

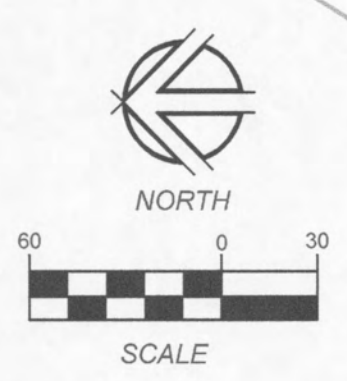
1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
NILES ASSOCIATES
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

- REVISIONS:
1. 12-15-2010 PER CITY COMMENT LETTER DATED 05-17-10
 2. 10-05-15 - AMENDED NEIGHBORHOOD PLAN
 3. 10-05-15 - CITY TECH REVIEW COMMENTS
 4. 07-24-17 - CITY TECH REVIEW COMMENTS
 5. 07-24-17 - CITY TECH REVIEW COMMENTS
 - 6.
 - 7.

NOTE: NILES ASSOCIATES, INC. WARRANTS ANY INFORMATION PROVIDED HEREON TO BE TRUE AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THE ENGINEERING INTENT OF THIS PLAN IS TO OBTAIN AND/OR FOLLOW THE ENGINEER'S OMBORSE, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

VINTAGE HILLS
ANKENY, IOWA
PRELIMINARY PLAT WITH MASTERPLAN

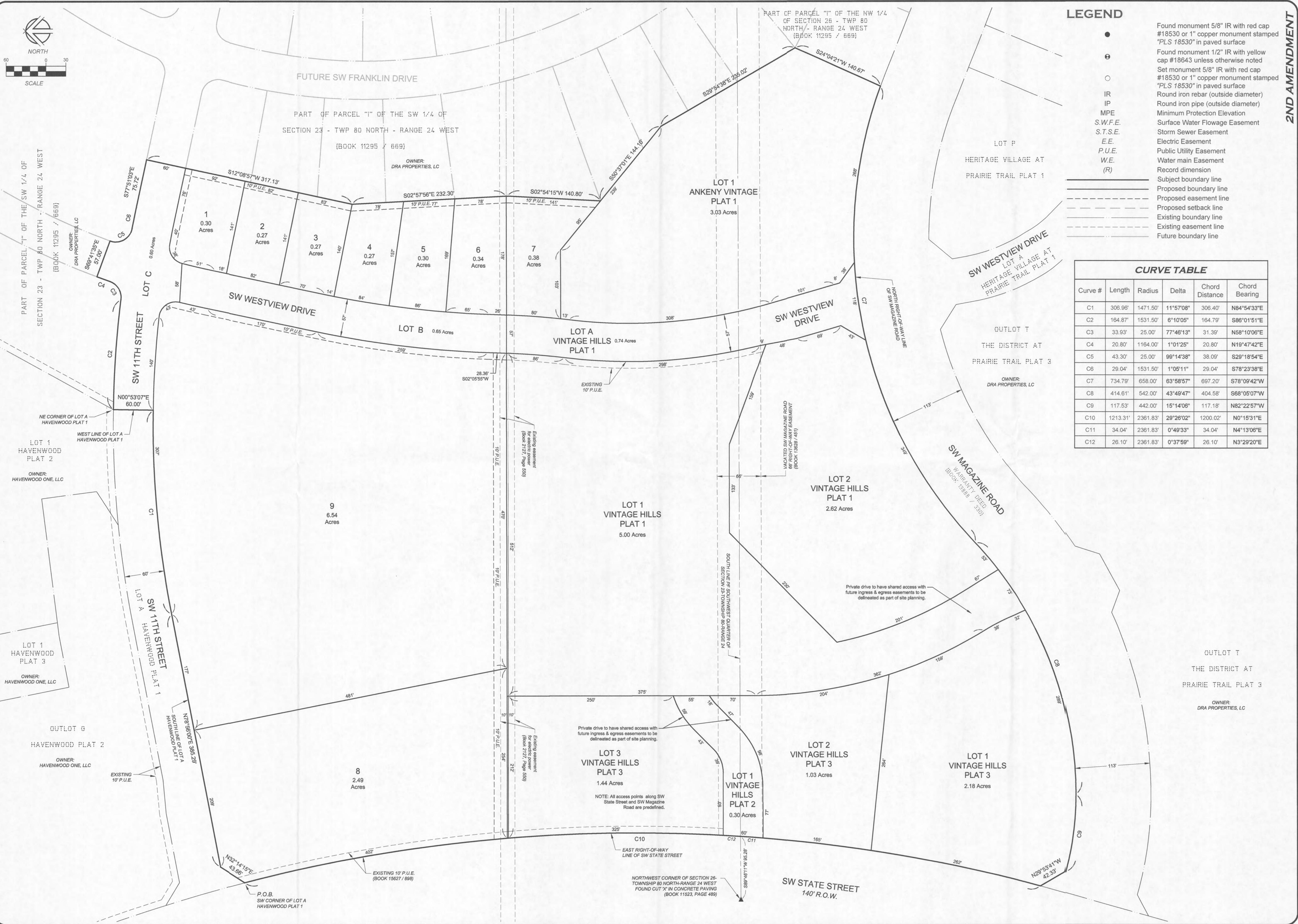
PROJECT NAME	DESCRIPTION
DATE	15100
DATE	04 - 31 - 2010
DRAWN BY	T.J.H.
CHECKED BY	R.J.S.
SCALE	AS NOTED
SHEET TITLE	NP-3
SHEET NO.	3/7



LEGEND

- Found monument 5/8" IR with red cap #18530 or 1" copper monument stamped "PLS 18530" in paved surface
- Found monument 1/2" IR with yellow cap #18643 unless otherwise noted
- Set monument 5/8" IR with red cap #18530 or 1" copper monument stamped "PLS 18530" in paved surface
- Round iron rebar (outside diameter)
- Round iron pipe (outside diameter)
- Minimum Protection Elevation
- Surface Water Flowage Easement
- Storm Sewer Easement
- Electric Easement
- Public Utility Easement
- Water main Easement
- Record dimension
- Subject boundary line
- Proposed boundary line
- Proposed easement line
- Proposed setback line
- Existing boundary line
- Existing easement line
- Future boundary line

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
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C9	117.53'	442.00'	15°14'08"	117.18'	N82°22'57"W
C10	1213.31'	2361.83'	29°26'02"	1200.02'	N0°15'31"E
C11	34.04'	2361.83'	0°49'33"	34.04'	N4°13'06"E
C12	26.10'	2361.83'	0°37'59"	26.10'	N3°29'20"E



2ND AMENDMENT

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 - 2) 10/06/15 - AMENDED NEIGHBORHOOD PLAN
 - 3) 05/03/2017 - CITY REVIEW COMMENTS
 - 4) 05/03/2017 - CITY REVIEW COMMENTS
 - 5) 07/24/17 - CITY REVIEW COMMENTS

NILES ASSOCIATES, INC. ENGINEERS AND SURVEYORS
AND LANDSCAPE ARCHITECTS
FOR THE PROJECT, THE ENGINEER AND SURVEYOR HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE IOWA ENGINEERING AND SURVEYING ACT AND THE IOWA LANDSCAPE ARCHITECTURE ACT. THE ENGINEER AND SURVEYOR HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE IOWA ENGINEERING AND SURVEYING ACT AND THE IOWA LANDSCAPE ARCHITECTURE ACT. THE ENGINEER AND SURVEYOR HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE IOWA ENGINEERING AND SURVEYING ACT AND THE IOWA LANDSCAPE ARCHITECTURE ACT.

VINTAGE HILLS
ANKENY, IOWA
PRELIMINARY PLAT

PROJECT NAME:	15100
DATE:	04-31-2010
DRAWN BY:	T.J.H.
CHECKED BY:	R.J.S.
SCALE:	AS NOTED
SHEET TITLE:	NP-4
SHEET NO.:	4/7



2ND AMENDMENT

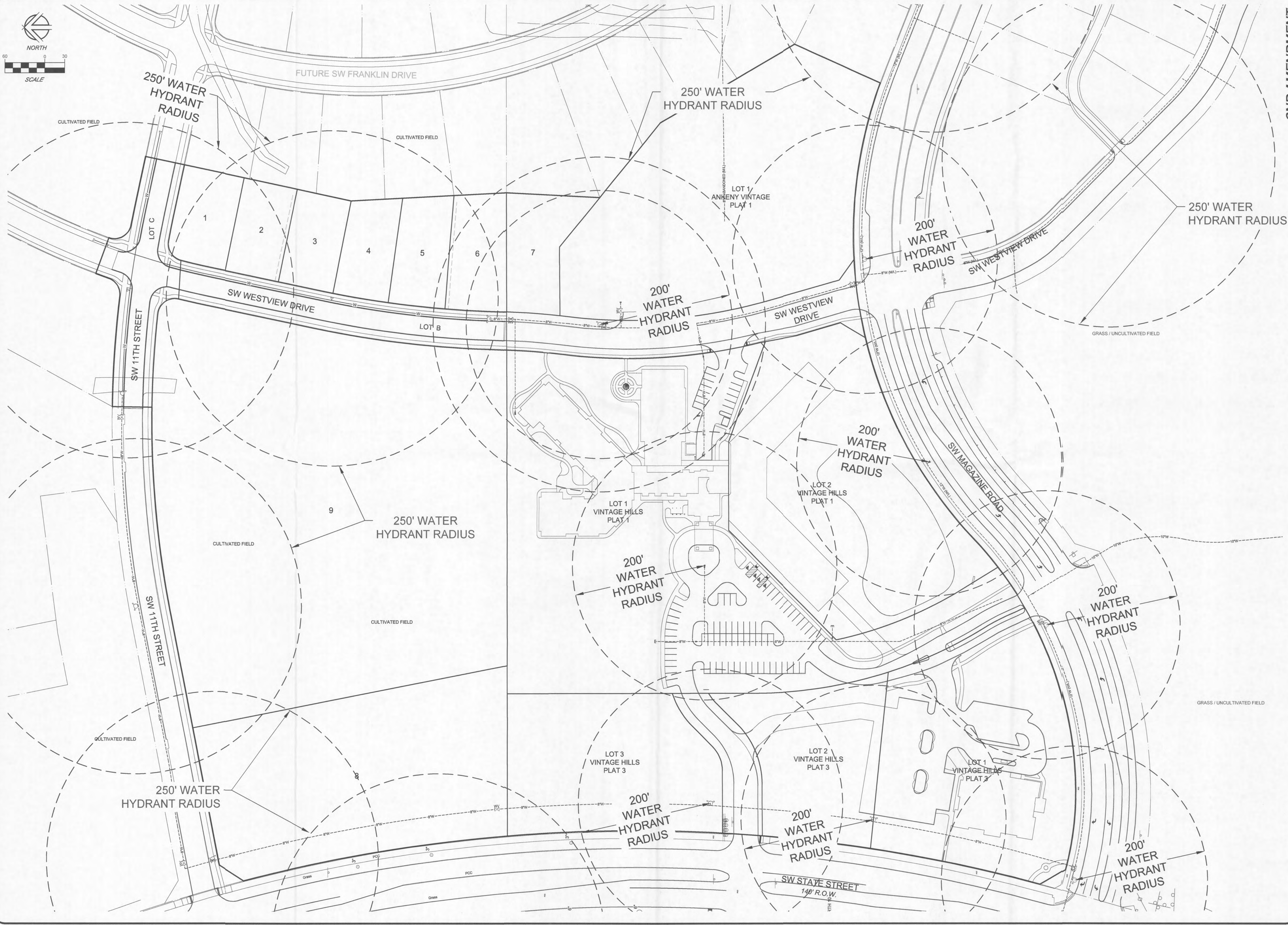
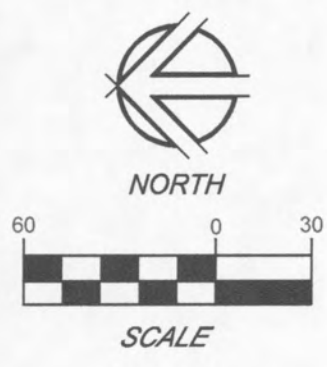
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1) 05-28-2010 PER CITY COMMENT LETTER DATED 05-17-10
2) 10-05-15 - AMENDED NEIGHBORHOOD PLAN
3) 10-20-15 - CITY TECH REVIEW COMMENTS
4) 11-10-15 - CITY TECH REVIEW COMMENTS
5) 07-24-17 - CITY TECH REVIEW COMMENTS

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VINTAGE HILLS
ANKENY, IOWA
GRADING AND UTILITY PLAN

PROJECT NAME:	15100
DATE:	04-31-2010
DRAWN BY:	T.J.H.
CHECKED BY:	R.J.S.
SCALE:	AS NOTED
SHEET TITLE:	NP-5
SHEET NO.:	5/7



2ND AMENDMENT

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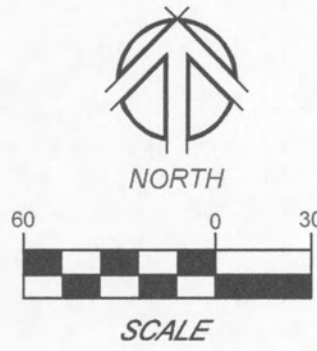
- REVISIONS
- 1) 05-29-2010 PER CITY COMMENT LETTER DATED 05-17-10
 - 2) 10/09/15 - AMENDED NEIGHBORHOOD PLAN
 - 3) 05/03/17 - AMENDED NEIGHBORHOOD PLAN
 - 4) 05/03/17 - CITY TECH REVIEW COMMENTS
 - 5) 07/24/17 - CITY TECH REVIEW COMMENTS
 - 6)
 - 7)

NILES ASSOCIATES, INC. AND ITS ENGINEERS AND SURVEYORS SHALL BE RESPONSIBLE AND LIABLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THEM BY THE CLIENT AND FOR THE ENGINEERING AND SURVEYING SERVICES PROVIDED BY THEM TO THE CLIENT. THE ENGINEER AND SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THEM BY THE CLIENT OR FOR THE ENGINEERING AND SURVEYING SERVICES PROVIDED BY THEM TO THE CLIENT.

VINTAGE HILLS
ANKENY, IOWA

WATER HYDRANT RADIUS MAP

PROJECT NAME	DESCRIPTION
NAI NO: 15100	
DATE: 04-31-2010	
DRAWN BY: TJH	
CHECKED BY: RJS	
SCALE: AS NOTED	
SHEET TITLE: NP-5	
SHEET NO: 6/7	



STREET TREE PLANTING SCHEDULE

Key	Common / Scientific name	Minimum Size	No.
ZM	Autumn Blaze Maple <i>Acer freemanii</i> 'Jefferson'	2" cal.	10
RB	River Birch - Single Stem <i>Betula nigra</i>	8-10" ht.	6
HB	Hackberry <i>Celtis occidentalis</i>	2" cal.	8
LC	Shademaster Honeylocust <i>Gleditsia tricanthos</i> var. <i>lanceolata</i>	2" cal.	9
RO	Red Oak <i>Quercus rubra</i>	2" cal.	3
SO	Swamp White Oak <i>Quercus bicolor</i>	2" cal.	4
SL	Greenspire Linden <i>Tilia cordata</i> 'Greenspire'	2" cal.	7

STREET TREES ARE SHOWN AS A CONCEPTUAL DESIGN GUIDE TO SUGGEST SPACING AND VARIETY. FINAL TREE PLANTING PLANS SHOULD ACCOMPANY CONSTRUCTION PLANS FOR THE FUTURE PUBLIC STREETS.



2ND AMENDMENT

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2) 10/05/15 - AMENDED NEIGHBORHOOD PLAN

3) 10/26/15 - CITY TECH REVIEW COMMENTS

4) 01/27/16 - CITY TECH REVIEW COMMENTS

5) 07/24/17 - CITY TECH REVIEW COMMENTS

6)

7)

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VINTAGE HILLS
ANKENY, IOWA

LANDSCAPE PLAN

PROJECT NAME: VINTAGE HILLS
DESCRIPTION: LANDSCAPE PLAN

DATE: 04-31-2010
DRAWN BY: T.J.H.
CHECKED BY: R.J.S.
SCALE: AS NOTED
SHEET TITLE: NP-7
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