



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,  
PLANNERS & SURVEYORS

October 11, 2019

Honorable Mayor, City Council and Planning & Zoning Commission  
c/o Deb Gervais  
City of Ankeny  
Planning & Building Department  
220 West 1<sup>st</sup> Street  
Ankeny, Iowa 50021

RE: Attivo Trail Ankeny Neighborhood Plan

Honorable Mayor, City Council, and Planning and Zoning Commission Members,

On behalf of Haverkamp Properties LLC, we submit herewith the following neighborhood plan including approximately 12.3 acres located at the northwest corner of SW Magazine Road and SW Des Moines Street. The neighborhood plan includes the development of 294 apartment units that serve the 55+ market of active adults. New private access drives off of SW Magazine Road, SW Des Moines Street and SW Westview Drive with onsite parking and an underground parking garage will be constructed to serve the development, as well as private storm sewer, watermain and sanitary sewer. Regional detention is being provided east of SW Des Moines Street for this property. The development will have many onsite amenities for the residents such as walking trails, private courtyard area, swimming pool and fitness center.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thank you.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, P.E.

Cc: Brent Haverkamp, Haverkamp Properties LLC