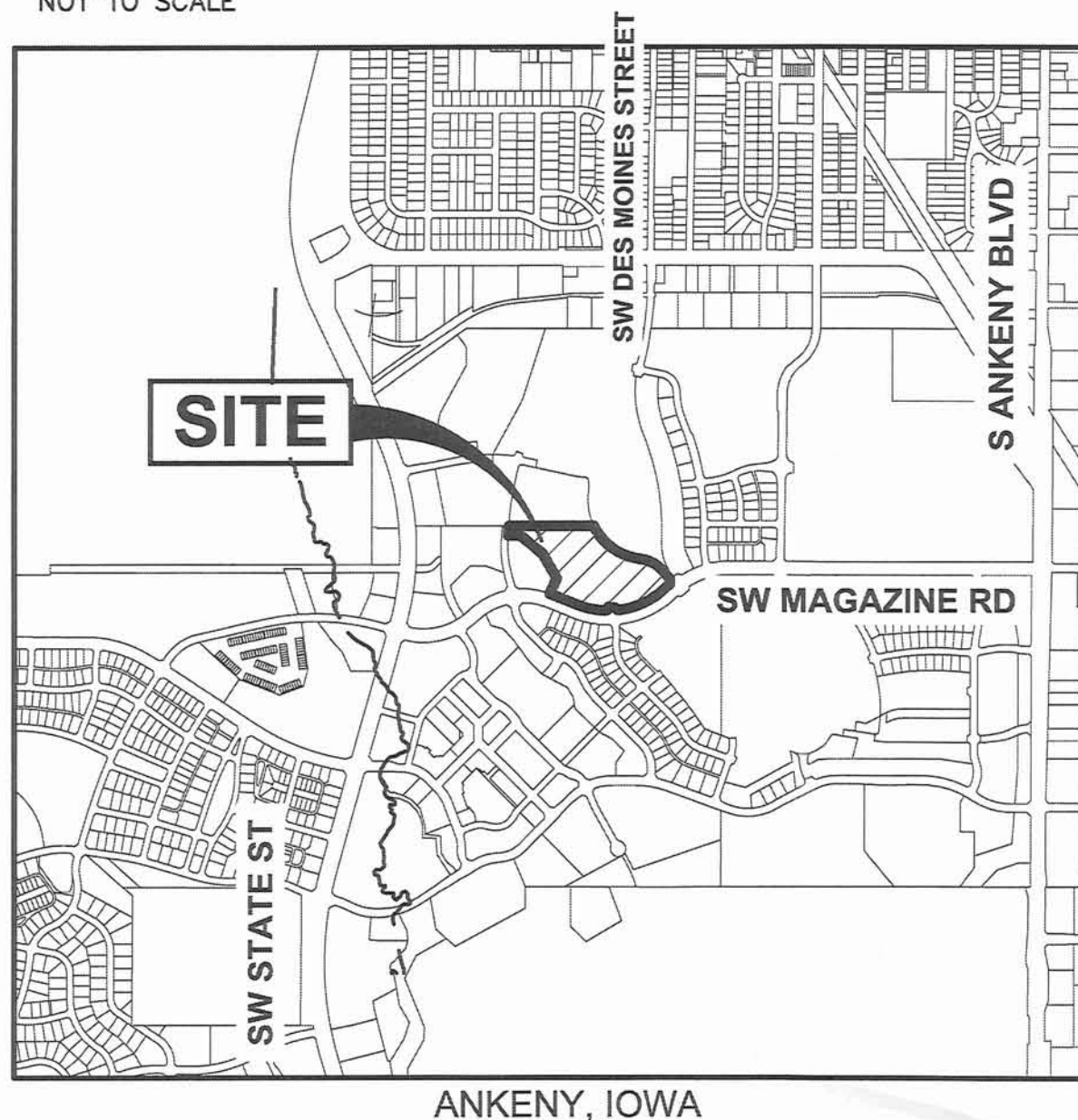


NEIGHBORHOOD PLAN FOR: ATTIVO TRAIL ANKENY

ANKENY, IOWA

VICINITY MAP

NOT TO SCALE



INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES AND DETAILS
3	OVERALL PLAN
4-5	DIMENSION PLAN
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8	LANDSCAPE PLAN

LEGAL DESCRIPTION

A PART OF OUTLOT 'N', PARKWAY NORTH AT PRAIRIE TRAIL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF VINTAGE HILLS PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°54'04" EAST, 707.08 FEET TO THE EASTERLY LINE OF SAID OUTLOT 'N'; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 490.50 FEET, WHOSE ARC LENGTH IS 497.09 FEET AND WHOSE CHORD BEARS SOUTH 54°37'46" EAST, 476.09 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 299.50 FEET, WHOSE ARC LENGTH IS 237.83 FEET AND WHOSE CHORD BEARS SOUTH 60°54'49" EAST, 231.63 FEET; THENCE SOUTH 38°09'52" EAST, 74.93 FEET TO THE SOUTHWEST CORNER OF LOT 'A', SAID PARKWAY NORTH AT PRAIRIE TRAIL PLAT 1; THENCE SOUTH 01°36'56" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'N', 34.80 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 708.00 FEET, WHOSE ARC LENGTH IS 26.41 FEET AND WHOSE CHORD BEARS SOUTH 45°30'27" WEST, 26.41 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 692.00 FEET, WHOSE ARC LENGTH IS 465.12 FEET AND WHOSE CHORD BEARS SOUTH 63°41'40" WEST, 456.42 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.25 FEET AND WHOSE CHORD BEARS NORTH 54°21'35" WEST, 33.90 FEET; THENCE NORTH 83°29'53" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 60.50 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 46.64 FEET AND WHOSE CHORD BEARS SOUTH 38°51'59" WEST, 40.17 FEET; THENCE WESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 692.00 FEET, WHOSE ARC LENGTH IS 238.23 FEET AND WHOSE CHORD BEARS NORTH 77°49'27" WEST, 237.06 FEET; THENCE NORTH 67°57'43" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 225.00 FEET; THENCE WESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 658.00 FEET, WHOSE ARC LENGTH IS 21.65 FEET AND WHOSE CHORD BEARS NORTH 68°54'16" WEST, 21.65 FEET TO THE SOUTHWESTERLY CORNER OF SAID OUTLOT 'N'; THENCE NORTH 24°04'21" EAST ALONG THE WESTERLY LINE OF SAID OUTLOT 'N', 140.67 FEET; THENCE NORTH 29°54'38" WEST CONTINUING ALONG SAID WESTERLY LINE, 235.02 FEET; THENCE NORTH 50°37'01" WEST CONTINUING ALONG SAID WESTERLY LINE, 239.41 FEET; THENCE SOUTH 89°54'08" WEST CONTINUING ALONG SAID WESTERLY LINE, 102.61 FEET; THENCE NORTHERLY CONTINUING ALONG SAID WESTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1128.50 FEET, WHOSE ARC LENGTH IS 80.24 FEET AND WHOSE CHORD BEARS NORTH 04°08'08" EAST, 80.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.30 ACRES (535,949 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	ROOF DRAIN/ DOWNSPOUT
TYPE SW-506 STORM INTAKE	DECIDUOUS TREE
TYPE SW-513 STORM INTAKE	CONIFEROUS TREE
TYPE SW-401 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-402 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-301 SANITARY MANHOLE	ELECTRIC POWER POLE
STORM/SANITARY CLEANOUT	GUY ANCHOR
WATER VALVE	STREET LIGHT
FIRE HYDRANT ASSEMBLY	POWER POLE W/ TRANSFORMER
SIGN	UTILITY POLE W/ LIGHT
DETECTABLE WARNING PANEL	ELECTRIC BOX
STORM SEWER STRUCTURE NO.	ELECTRIC TRANSFORMER
STORM SEWER PIPE NO.	ELECTRIC MANHOLE OR VAULT
SANITARY SEWER STRUCTURE NO.	TRAFFIC SIGN
SANITARY SEWER PIPE NO.	TELEPHONE JUNCTION BOX
SANITARY SEWER WITH SIZE	TELEPHONE MANHOLE/VAULT
SANITARY SERVICE	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
STORM SERVICE	CABLE TV JUNCTION BOX
WATERMAIN WITH SIZE	CABLE TV MANHOLE/VAULT
WATER SERVICE	MAIL BOX
SAWCUT (FULL DEPTH)	BENCHMARK
SILT FENCE	SOIL BORING
GARAGE FLOOR ELEVATION (AT OVERHEAD DOOR)	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

APPLICANT

HAVERKAMP PROPERTIES LLC
CONTACT: ZACK LUDWIG
4720 MORTENSEN ROAD, SUITE 105
AMES, IOWA 50014
PH. (515) 232-7575

OWNER

DRA PROPERTIES LC
1525 NE 36TH STREET
ANKENY, IOWA 50021
PH. (515) 965-5273

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

PRACTIC DESIGN
CONTACT: JOSH SKOW
5820 LINCOLN WAY, SUITE 101
AMES, IOWA 50014
PH. (515) 508-1274

SUBMITTAL DATES

FIRST SUBMITTAL: 09/20/2019
SECOND SUBMITTAL: 10/11/2019

ZONING

PRAIRIE TRAIL RESIDENTIAL MIXED USE NEIGHBORHOOD PRECINT
PLANNED UNIT DEVELOPMENT (PUD)

USE

RETIREMENT RESIDENTIAL

BULK REGULATIONS

- REAR YARD SETBACK = 25'
- FRONT YARD SETBACK = 25'
- SIDE YARD SETBACK = 25'

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1909.434



1-800-292-8989
www.iowaonecall.com

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2019 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

ERIN K. OLLENDIKE
LICENSE NUMBER 16926
IOWA

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.

DATE _____

PRELIMINARY
FOR CONSTRUCTION

ERIN K. OLLENDIKE, P.E.
LICENSE NUMBER 16926
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL:
1-8

RECEIVED
OCT 11 2019
CITY OF ANKENY

GENERAL NOTES

- PAVING THICKNESS SHALL BE 7" NON-REINFORCED P.C.C. FOR PUBLIC STREET CONNECTION POINTS WITHIN THE PUBLIC R.O.W. AND 6" NON-REINFORCED P.C.C. FOR ONSITE ACCESS DRIVES AND PARKING AREAS.
- ALL STREETS AND STORM SEWER SHOWN WILL BE PRIVATE.
- DETENTION FOR THIS SITE IS PROVIDED IN A REGIONAL DETENTION POND BEING CONSTRUCTED EAST OF SW DES MOINES STREET.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLETING A REVISION OR ADDENDUM TO THE TRAFFIC IMPACT STUDY FOR THE NEIGHBORHOOD PLAN. THE REVISION OR ADDENDUM TO THE TRAFFIC IMPACT STUDY SHALL BE APPROVED BY THE CITY PRIOR TO THE DEVELOPER SUBMITTING A FINAL PLAT TO THE CITY FOR REVIEW. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY RECOMMENDED IMPROVEMENTS REQUIRED WITHIN THE APPROVED TRAFFIC IMPACT STUDY REVISION OR ADDENDUM RELATED TO THE INCREASE OF DENSITY FROM THE ATTIVO TRAIL ANKENY SITE.

ATTIVO TRAIL ANKENY NARRATIVE

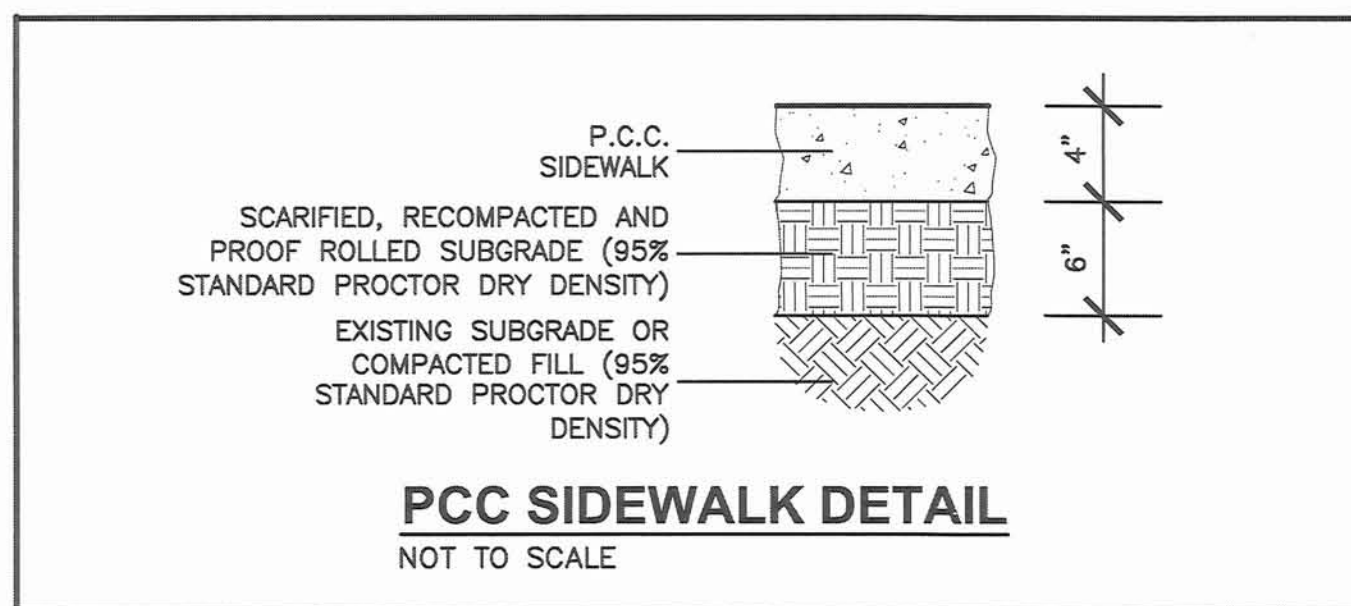
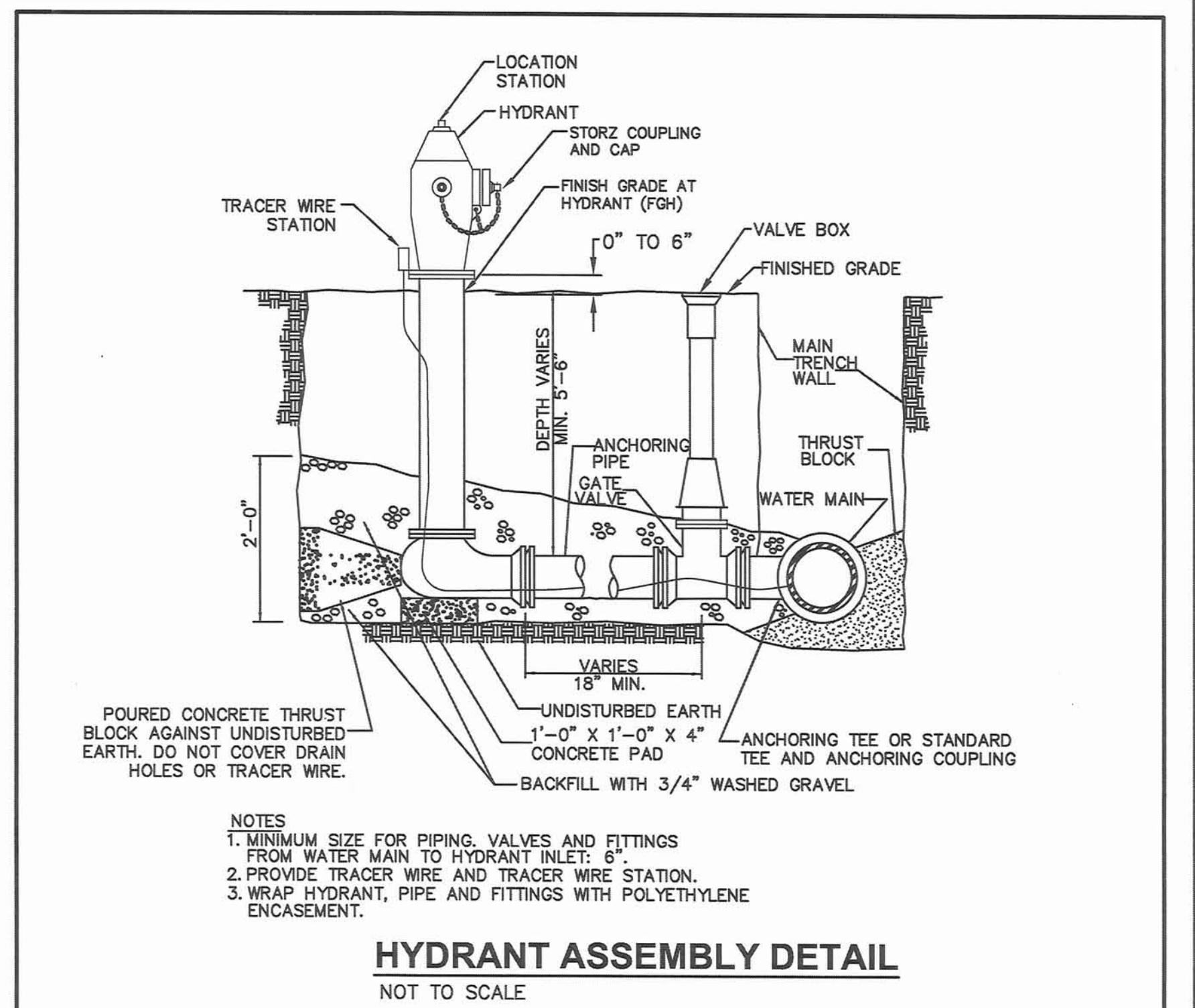
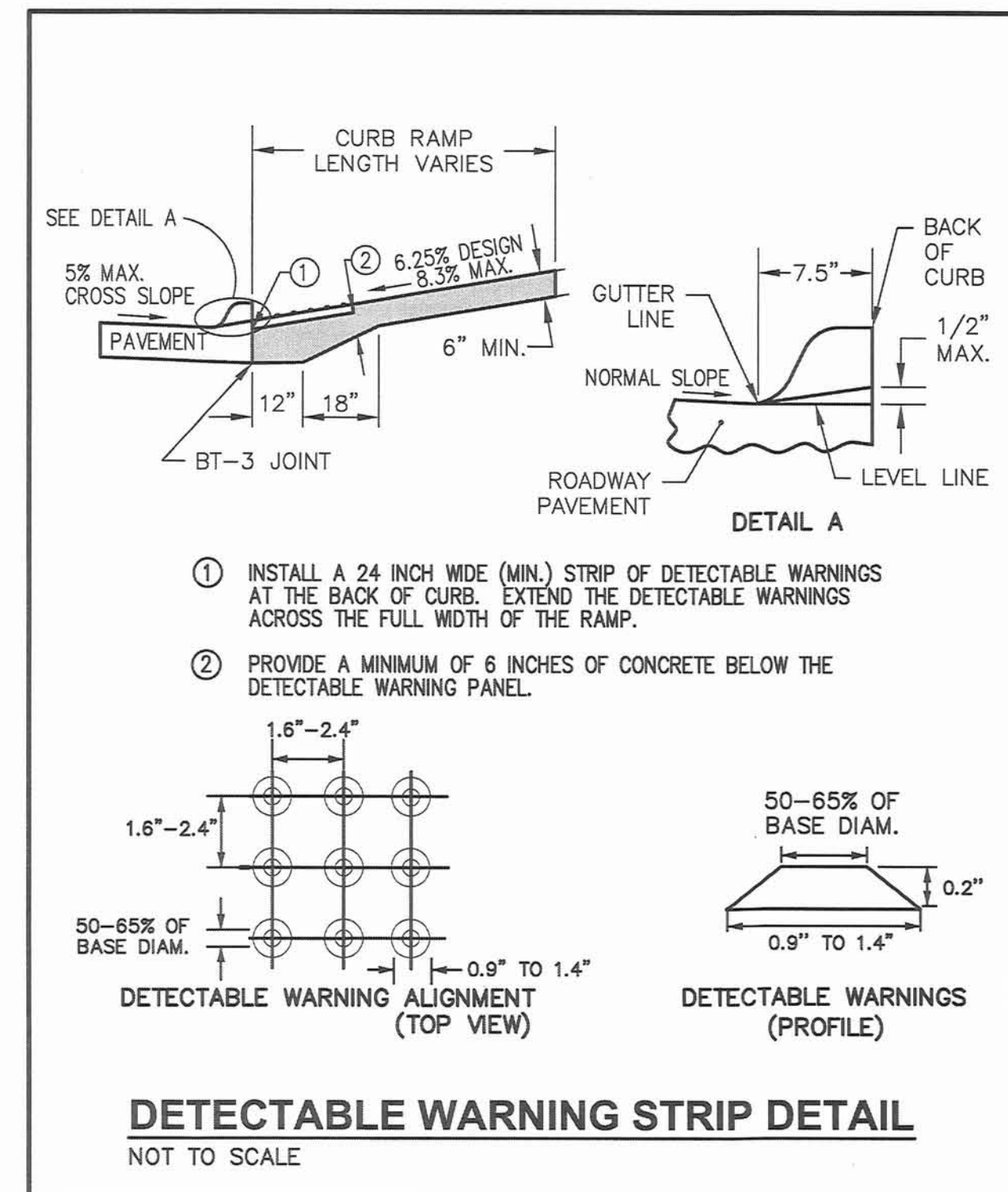
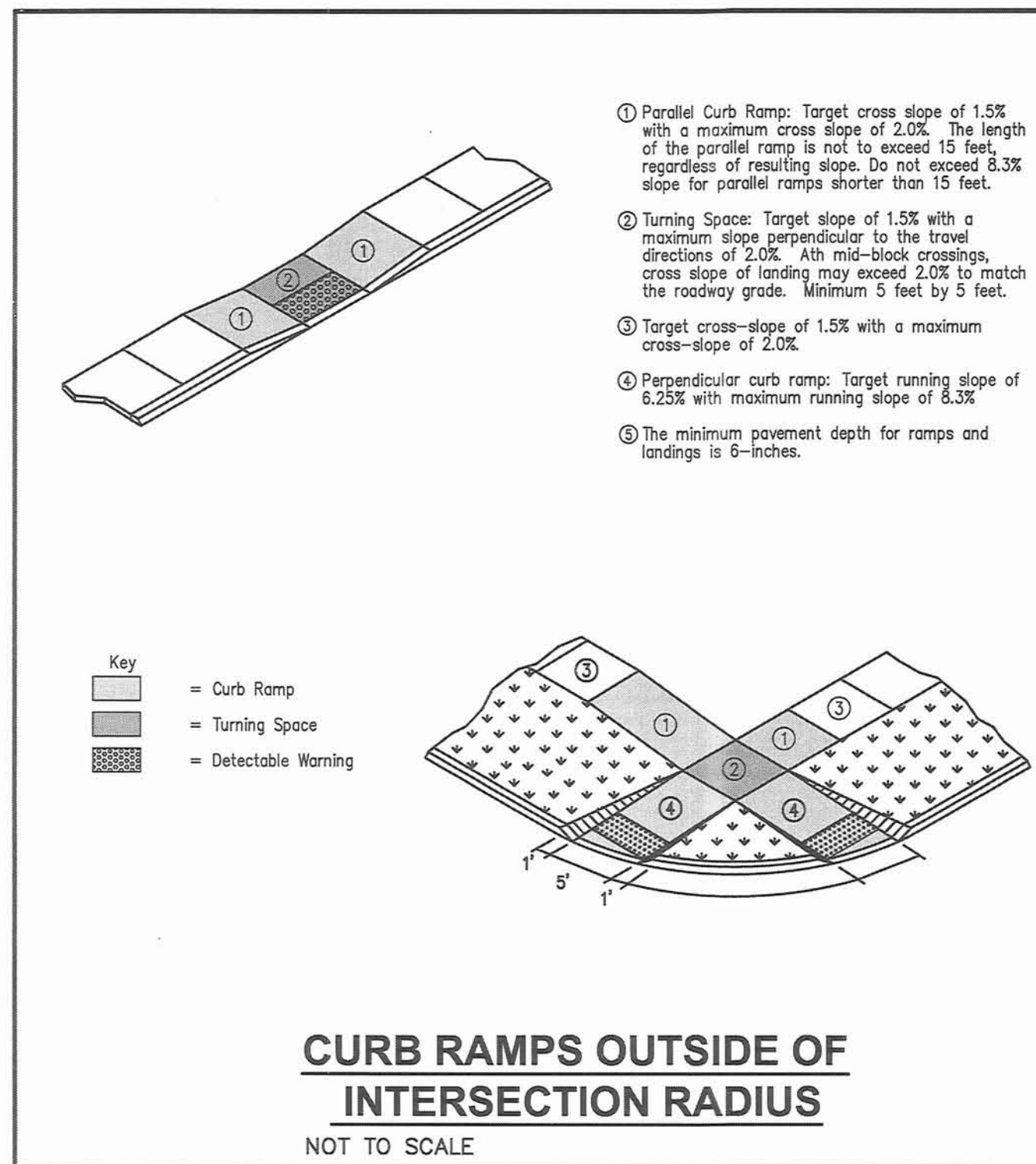
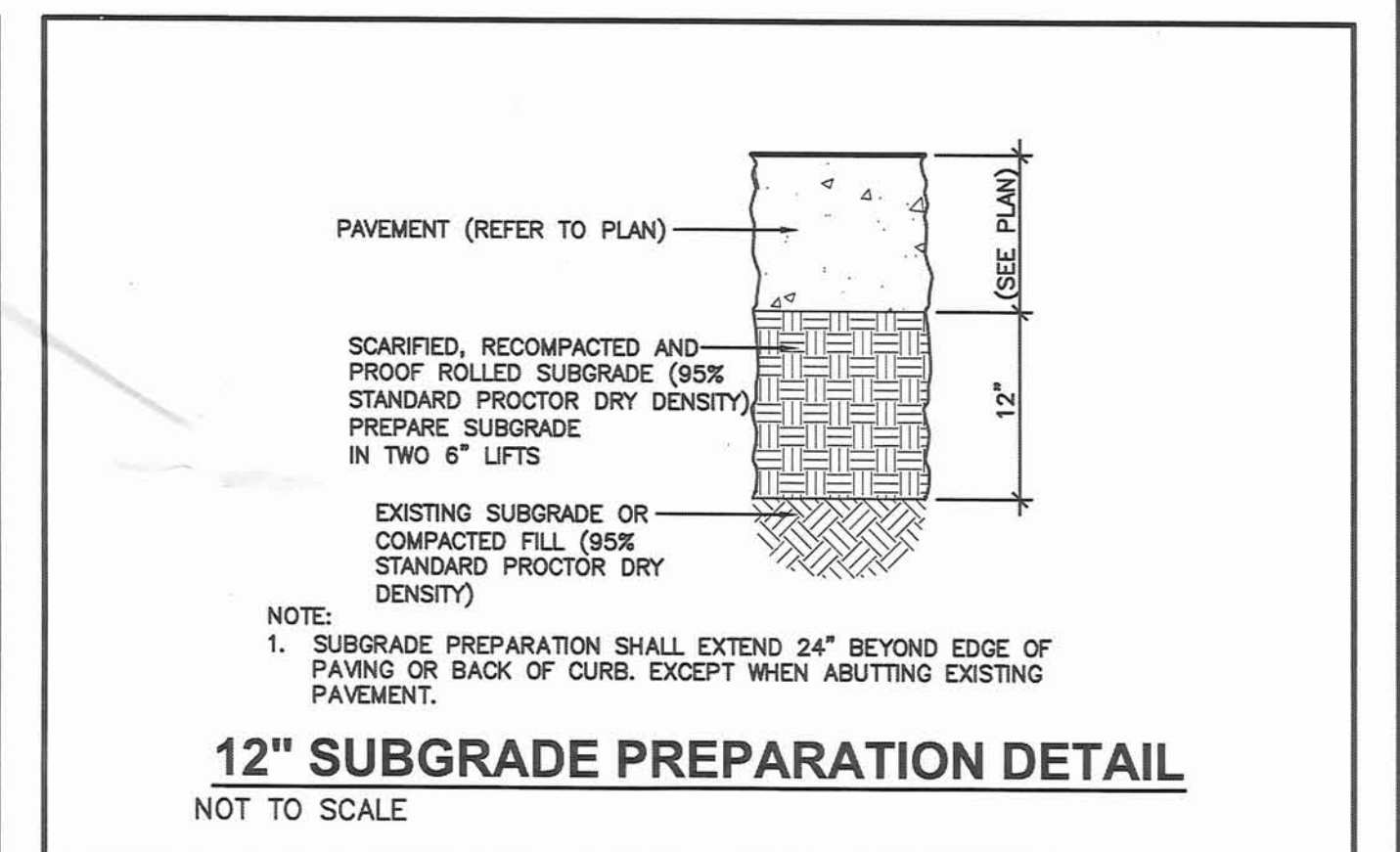
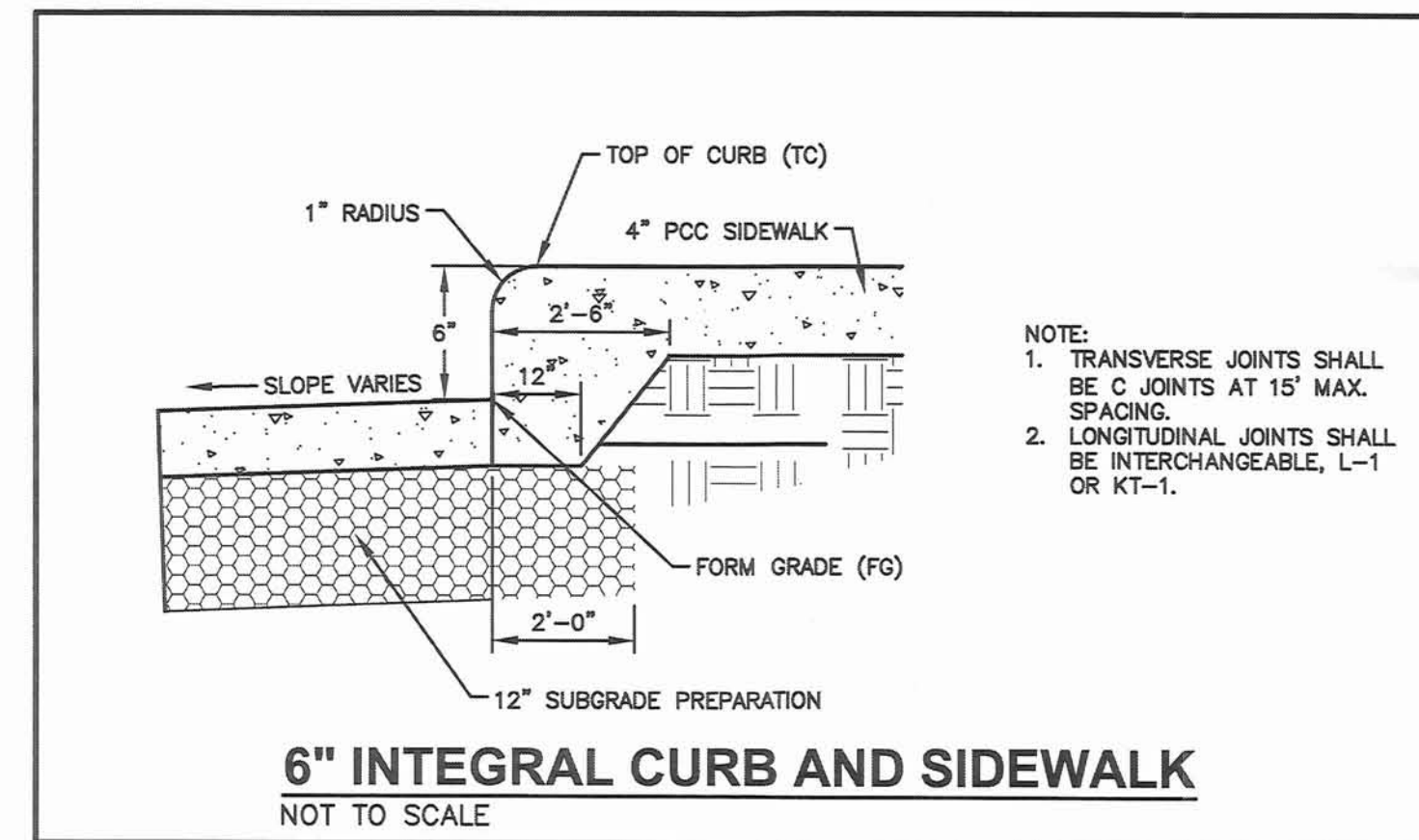
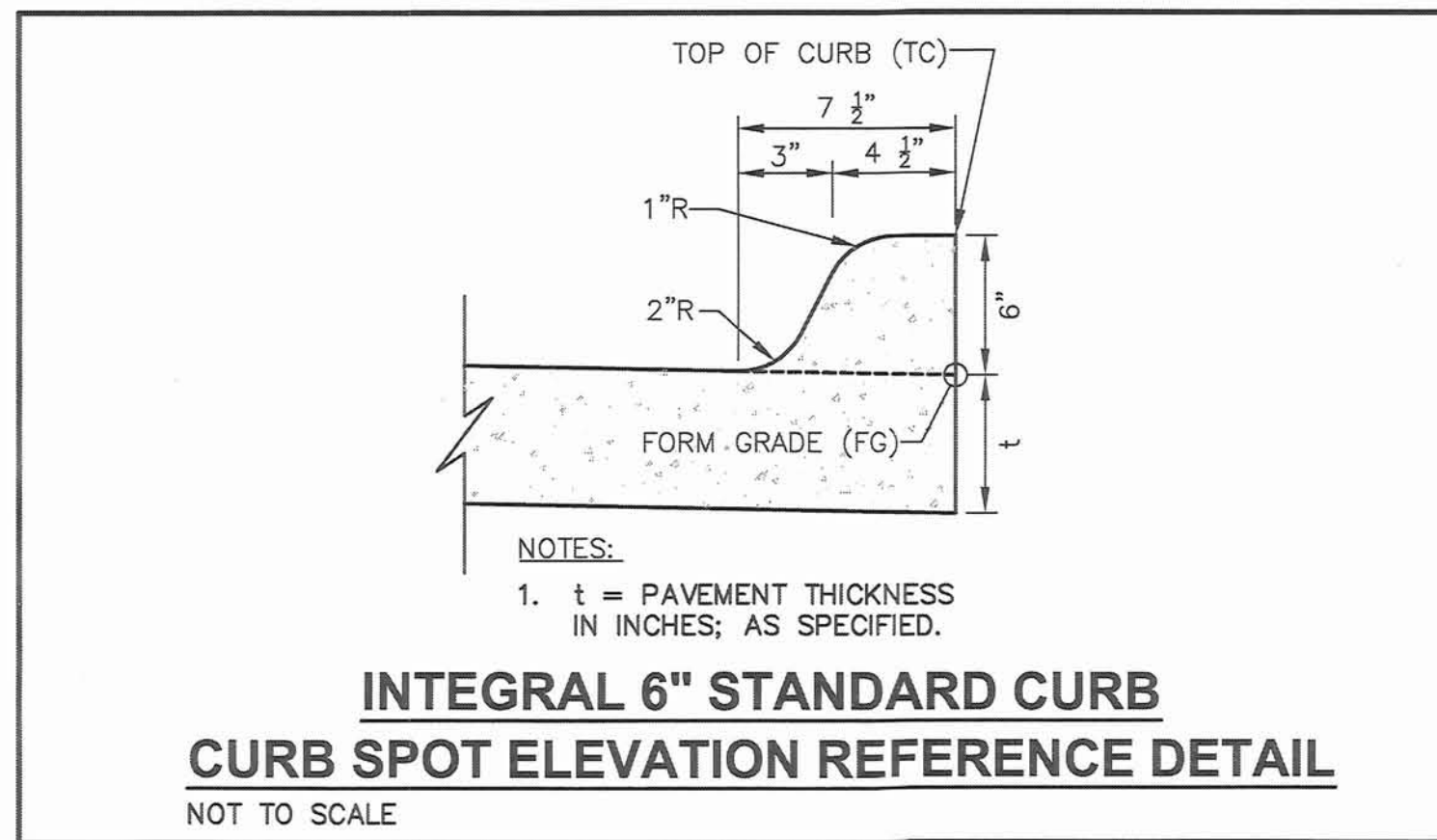
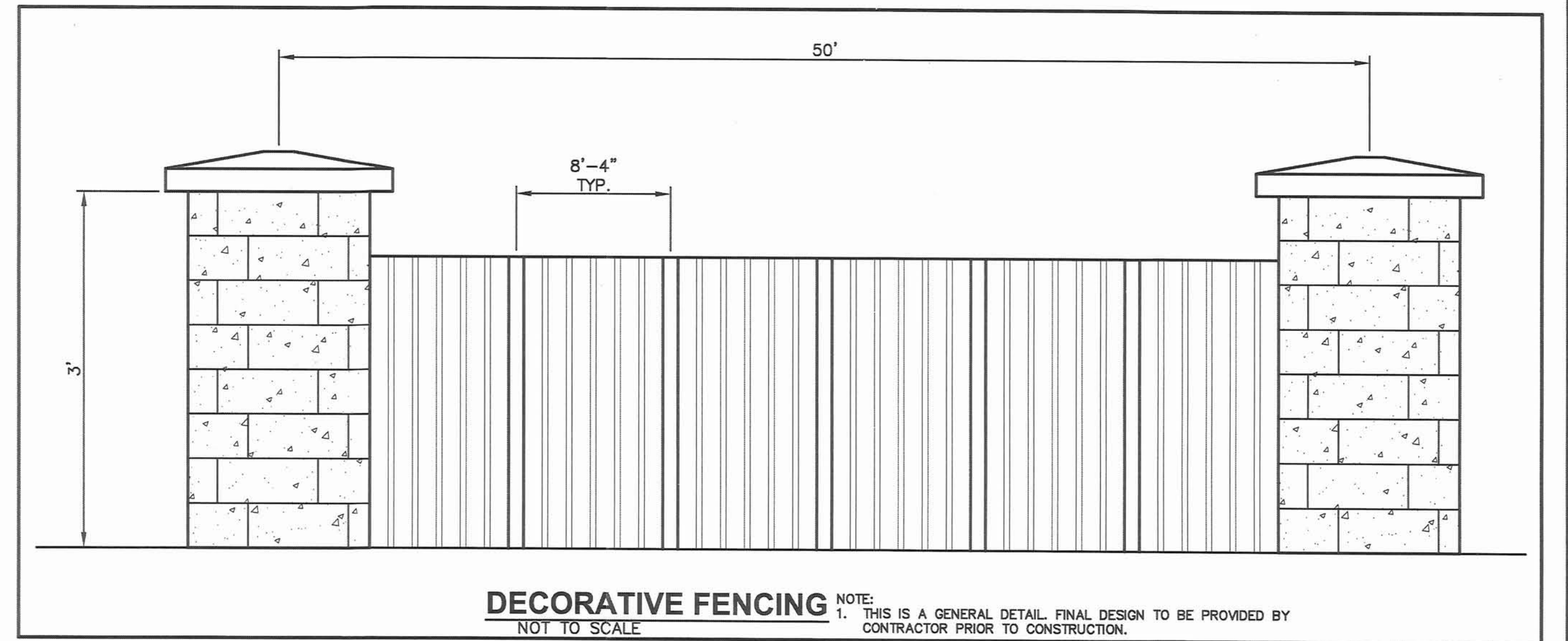
ATTIVO TRAIL ANKENY IS A NEW NEIGHBORHOOD IN PRAIRIE TRAIL LOCATED NORTH OF SW MAGAZINE ROAD AND WEST OF SW DES MOINES STREET. HAVERKAMP PROPERTIES LLC WILL DEVELOP AND MANAGE THE ACTIVE ADULT COMMUNITY WHICH WILL SERVE THE 55+ MARKET WITH HOUSING INCLUDING A HIGH-END APARTMENT BUILDING.

THE NEW NEIGHBORHOOD WILL FEATURE AMENITIES INCLUDING VARIOUS WALKING TRAILS, PRIVATE COURTYARD AREA, SWIMMING POOL, FITNESS CENTER, ONSITE ORGANIZED SOCIAL ACTIVITIES, AND UNDERGROUND PARKING. ITS PROXIMITY TO THE MOVIE THEATER AND THE DISTRICT WILL ALSO ALLOW RESIDENTS TO EXPERIENCE THE VARIETY OF DINING AND ENTERTAINMENT VENUES THAT PRAIRIE TRAIL HAS TO OFFER. THE COMMUNITY WILL BE MADE UP OF APPROXIMATELY 300 UNITS AND WILL BE CONSTRUCTED OVER THREE PHASES. THE UNITS WITHIN THIS BUILDING WILL INCLUDE HIGH END FINISHES AND AESTHETICS THAT WILL CATER TO THE PREFERENCES OF THE 55+ MARKET.

INTERNAL ACCESS DRIVES WITHIN ATTIVO TRAIL ANKENY WILL BE PRIVATE WITH SIDEWALKS CONNECTING RESIDENTS TO SW WESTVIEW DRIVE, SW MAGAZINE ROAD AND SW DES MOINES STREET. STORM SEWER, SANITARY SEWER AND WATER MAIN WILL BE PRIVATELY OWNED AND MAINTAINED.

THE BUILDING BEING PROPOSED SHALL BE OWNED AND MAINTAINED BY A SINGLE OWNERSHIP ENTITY. CONSTRUCTION OF PHASE I WILL BEGIN IN THE SPRING OF 2020 AND FIRST OCCUPANCY WILL OCCUR IN THE FALL OF 2021. THE SECOND PHASE WILL START ONCE 70% OF THE UNITS ARE LEASED WITHIN PHASE I. THE THIRD PHASE WILL START ONCE 70% OF THE UNITS ARE LEASED WITHIN PHASE II.

ATTIVO TRAIL ANKENY WILL SERVE THE ANKENY MARKET BY PROVIDING ACTIVE ADULT LIVING IN THE HEART OF PRAIRIE TRAIL AND WILL APPEAL TO THOSE EMPTY NESTERS WHO ARE READY TO DOWNSIZE BUT STILL WANT TO MAINTAIN AN ACTIVE LIFESTYLE IN A HIGH-END COMMUNITY.



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COMMENTS: NONE
PLOTTER: HP DesignJet T1300e
PLOTTER: HP DesignJet T1300e

DATE: 10/11/2019
REVISIONS: 09/20/2019
SECOND SUBMITTAL
FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
E.I.: JWM

ESA
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

ATTIVO TRAIL ANKENY
GENERAL NOTES AND DETAILS

2 / 8
1909.434

PARKING REQUIREMENTS

PHASE 1:

113 UNITS
 REQUIRED: 1.5 SPACES/UNIT = 170 STALLS
 PROVIDED:
 UNDERGROUND = 100 STALLS
 GARAGES = 9 STALLS
 SURFACE PARKING = 71 STALLS
 TOTAL = 180 STALLS

ACCESSIBLE PARKING
 REQUIRED: (51-75 SPACES PROVIDED) = 3 STALLS
 PROVIDED: = 3 STALLS

NOTE: 10 SURFACE PARKING STALLS ARE RESERVED FOR USE BY THE VINTAGE COOPERATIVE DIRECTLY WEST OF THIS BUILDING.

PHASE 2:

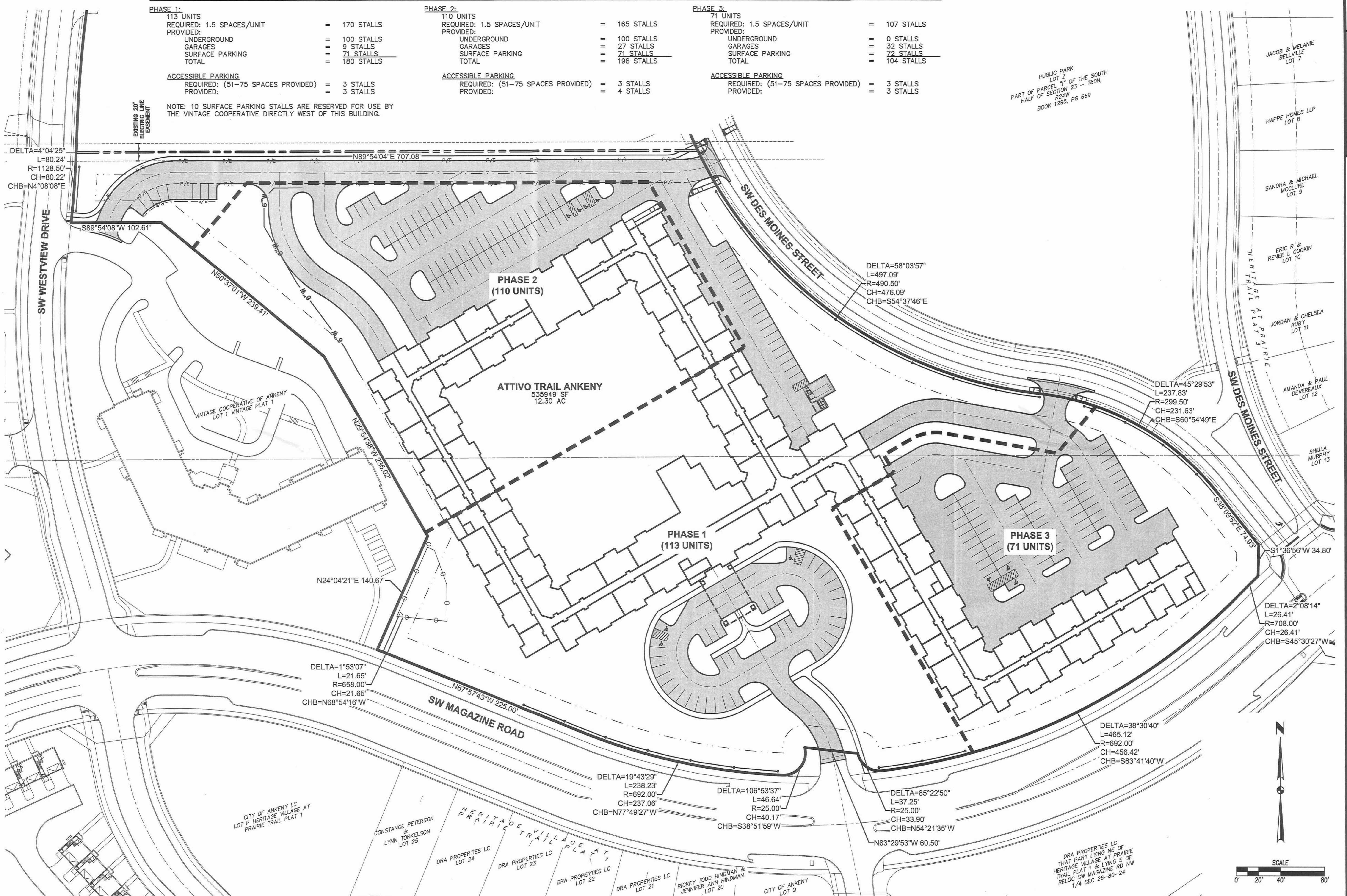
110 UNITS
 REQUIRED: 1.5 SPACES/UNIT = 165 STALLS
 PROVIDED:
 UNDERGROUND = 100 STALLS
 GARAGES = 27 STALLS
 SURFACE PARKING = 71 STALLS
 TOTAL = 198 STALLS

ACCESSIBLE PARKING
 REQUIRED: (51-75 SPACES PROVIDED) = 3 STALLS
 PROVIDED: = 4 STALLS

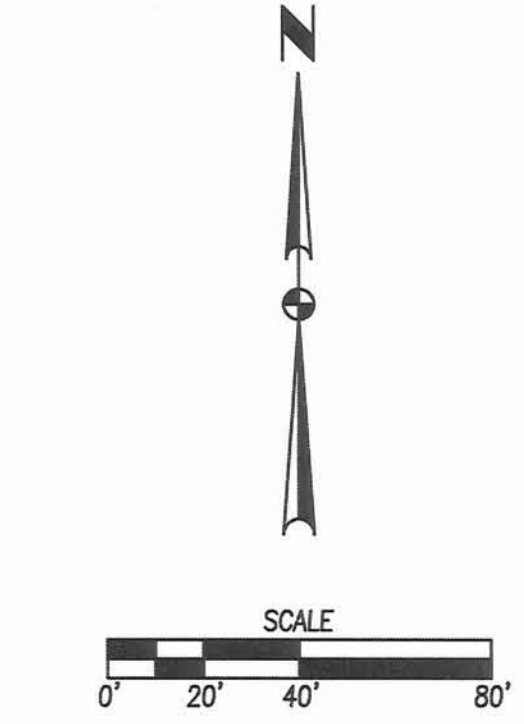
PHASE 3:

71 UNITS
 REQUIRED: 1.5 SPACES/UNIT = 107 STALLS
 PROVIDED:
 UNDERGROUND = 0 STALLS
 GARAGES = 32 STALLS
 SURFACE PARKING = 72 STALLS
 TOTAL = 104 STALLS

ACCESSIBLE PARKING
 REQUIRED: (51-75 SPACES PROVIDED) = 3 STALLS
 PROVIDED: = 3 STALLS



PUBLIC PARK LOT 2
 PART OF PARCEL "I" OF THE SOUTH
 HALF OF SECTION 23 - 180N,
 R24W
 BOOK 1295, PG 669



- JACOB & MELANIE BELLVILLE LOT 7
- HAPPE HOMES LLP LOT 8
- SANDRA & MICHAEL MCCLURE LOT 9
- ERIC R & RENEE L GOOKIN LOT 10
- JORDAN & CHELSEA RUBY LOT 11
- AMANDA & PAUL DEVEREAUX LOT 12
- SHEILA MURPHY LOT 13

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REVISIONS	FIRST SUBMITTAL

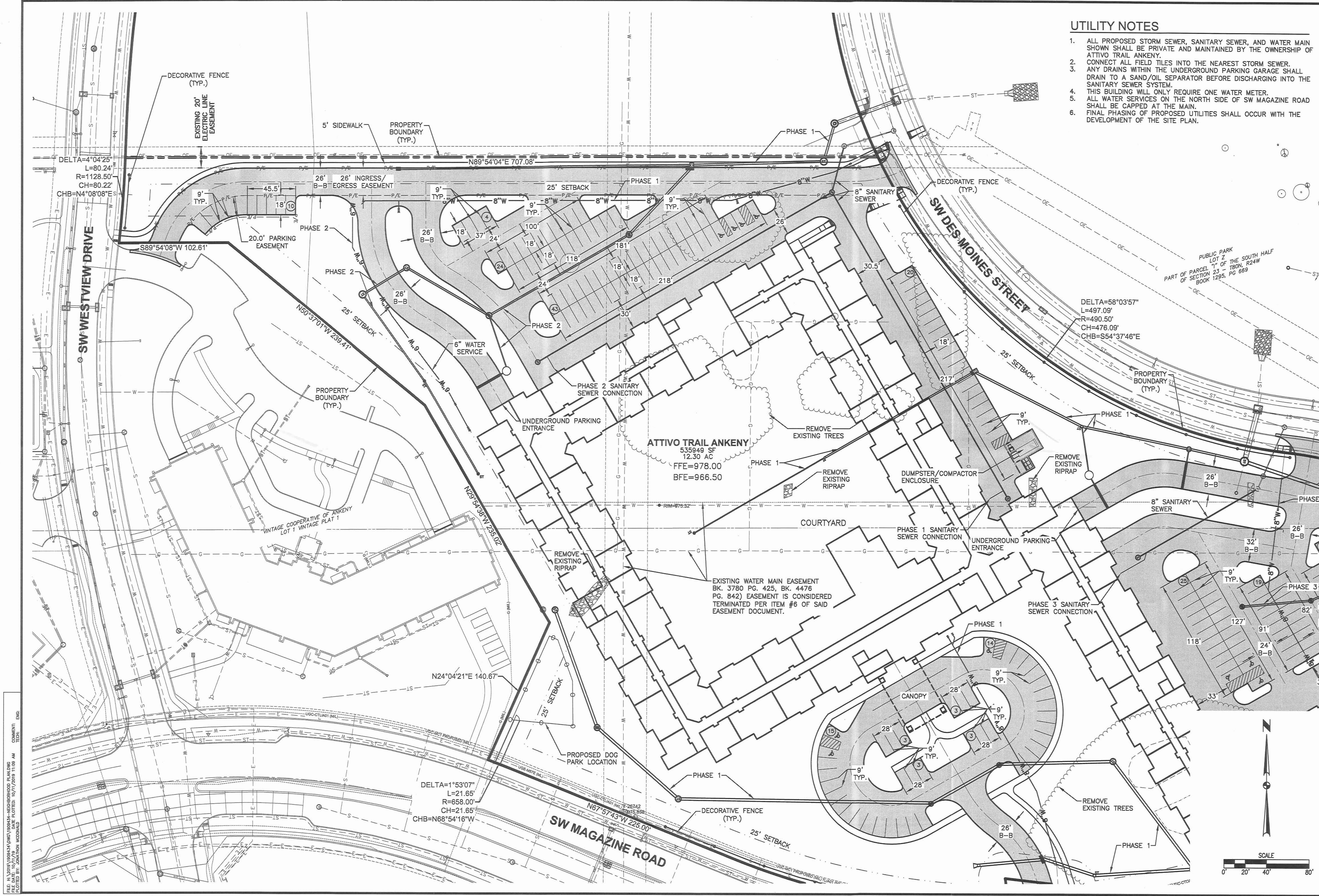
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 EI: JWM

CIVIL DESIGN ADVANTAGE
 ANKENY, IOWA

ATTIVO TRAIL ANKENY

OVERALL PLAN

3 / 8
 1909.434



- ### UTILITY NOTES
1. ALL PROPOSED STORM SEWER, SANITARY SEWER, AND WATER MAIN SHOWN SHALL BE PRIVATE AND MAINTAINED BY THE OWNERSHIP OF ATTIVO TRAIL ANKENY.
 2. CONNECT ALL FIELD TILES INTO THE NEAREST STORM SEWER.
 3. ANY DRAINS WITHIN THE UNDERGROUND PARKING GARAGE SHALL DRAIN TO A SAND/OIL SEPARATOR BEFORE DISCHARGING INTO THE SANITARY SEWER SYSTEM.
 4. THIS BUILDING WILL ONLY REQUIRE ONE WATER METER.
 5. ALL WATER SERVICES ON THE NORTH SIDE OF SW MAGAZINE ROAD SHALL BE CAPPED AT THE MAIN.
 6. FINAL PHASING OF PROPOSED UTILITIES SHALL OCCUR WITH THE DEVELOPMENT OF THE SITE PLAN.

DATE	10/11/2019
REVISIONS	
SECOND SUBMITTAL	
FIRST SUBMITTAL	

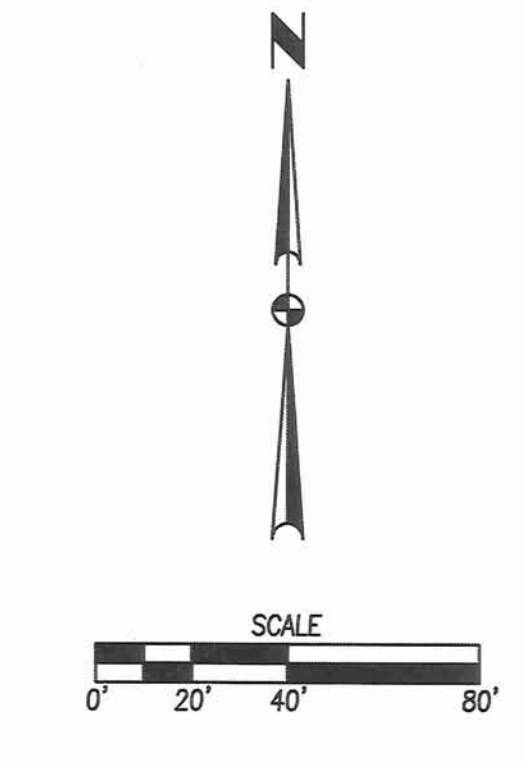
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 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO
 EI: JWM



ANKENY, IOWA

ATTIVO TRAIL ANKENY DIMENSION PLAN

FILE: I:\2019\ATTIVO TRAIL ANKENY\DWG\ATTIVO TRAIL ANKENY DIMENSION PLAN.DWG
 COMMENT: EKO
 DATE: 10/11/2019 11:09 AM
 PLOTTED BY: JONATHAN WOODWARD



ATTIVO TRAIL ANKENY
 535949 SF
 12.30 AC
 FFE=978.00
 BFE=966.50

DELTA=58°03'57"
 L=497.09'
 R=490.50'
 CH=476.09'
 CHB=S54°37'46"E

DELTA=1°53'07"
 L=21.65'
 R=658.00'
 CH=21.65'
 CHB=N68°54'16"W

DELTA=4°04'25"
 L=80.24'
 R=1126.50'
 CH=80.22'
 CHB=N4°08'08"E

S89°54'08"W 102.61'

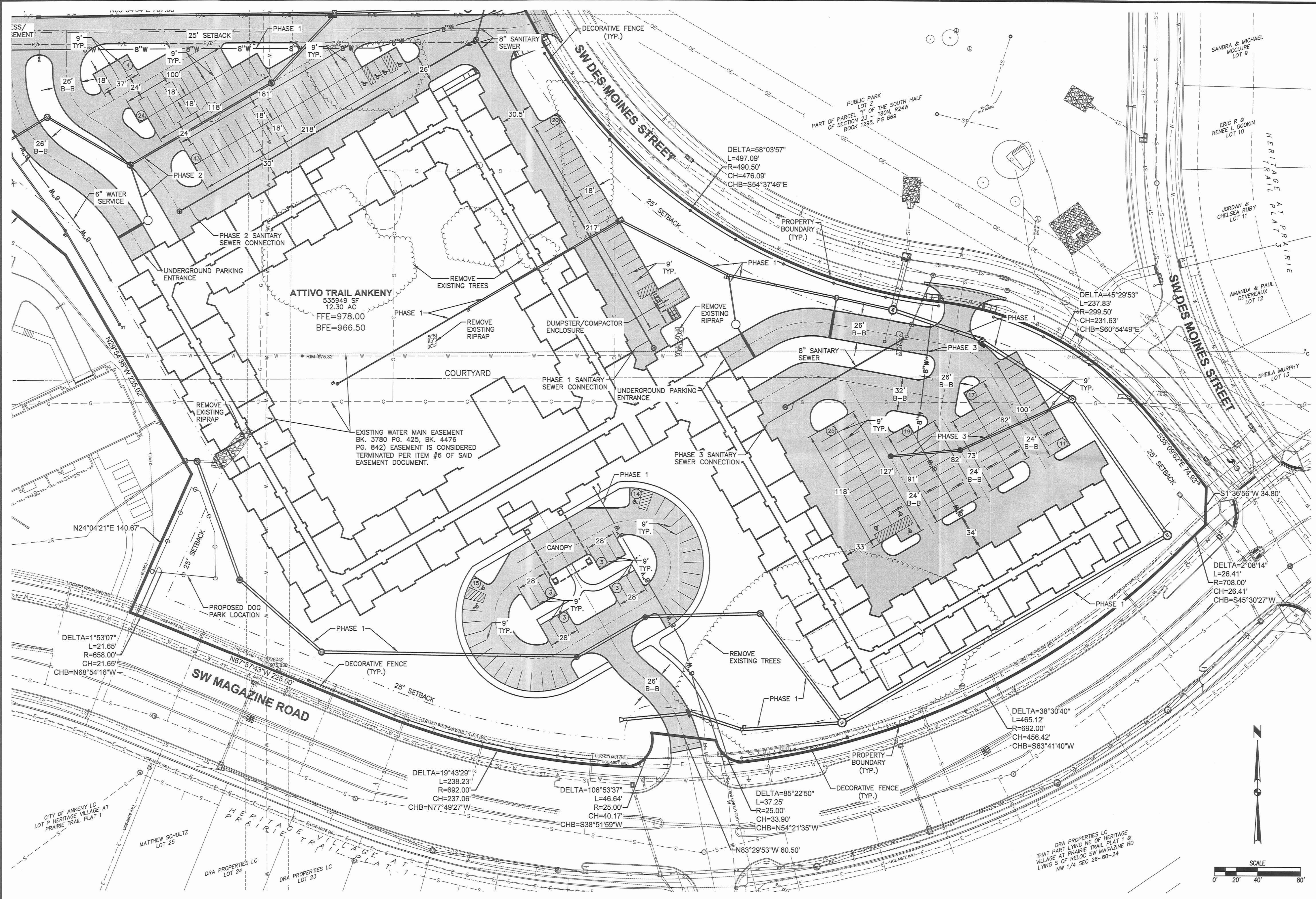
N50°37'01"W 239.41'

N24°04'21"E 140.67'

N67°57'43"W 225.00'

PUBLIC PARK
 LOT 2
 PART OF PARCEL 71 OF THE SOUTH HALF
 OF SECTION 23 - T80N R24W
 OF BOOK 1295, PG 669

EXISTING WATER MAIN EASEMENT
 BK. 3780 PG. 425, BK. 4476
 PG. 842) EASEMENT IS CONSIDERED
 TERMINATED PER ITEM #6 OF SAID
 EASEMENT DOCUMENT.



ATTIVO TRAIL ANKENY
 535949 SF
 12.30 AC
 FFE=978.00
 BFE=966.50

EXISTING WATER MAIN EASEMENT
 BK. 3780 PG. 425, BK. 4476
 PG. 842) EASEMENT IS CONSIDERED
 TERMINATED PER ITEM #6 OF SAID
 EASEMENT DOCUMENT.

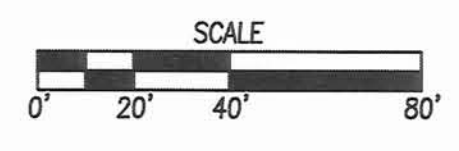
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 R=658.00'
 CH=21.65'
 CHB=N68°54'16"W

DELTA=19°43'29"
 L=238.23'
 R=692.00'
 CH=237.06'
 CHB=N77°49'27"W

DELTA=106°53'37"
 L=46.64'
 R=25.00'
 CH=40.17'
 CHB=S38°51'59"W

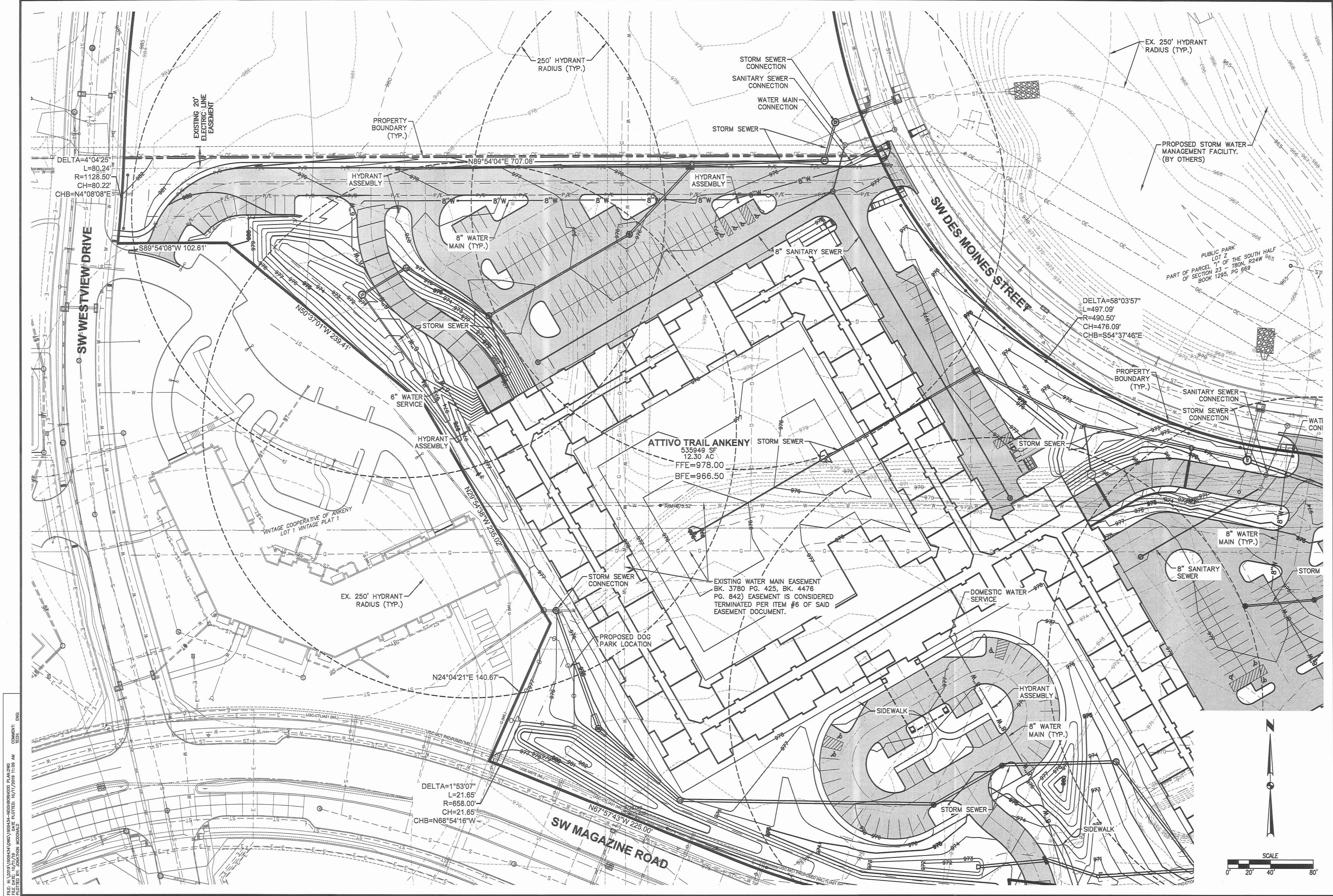
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 R=25.00'
 CH=33.90'
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DELTA=38°30'40"
 L=465.12'
 R=692.00'
 CH=456.42'
 CHB=S63°41'40"W



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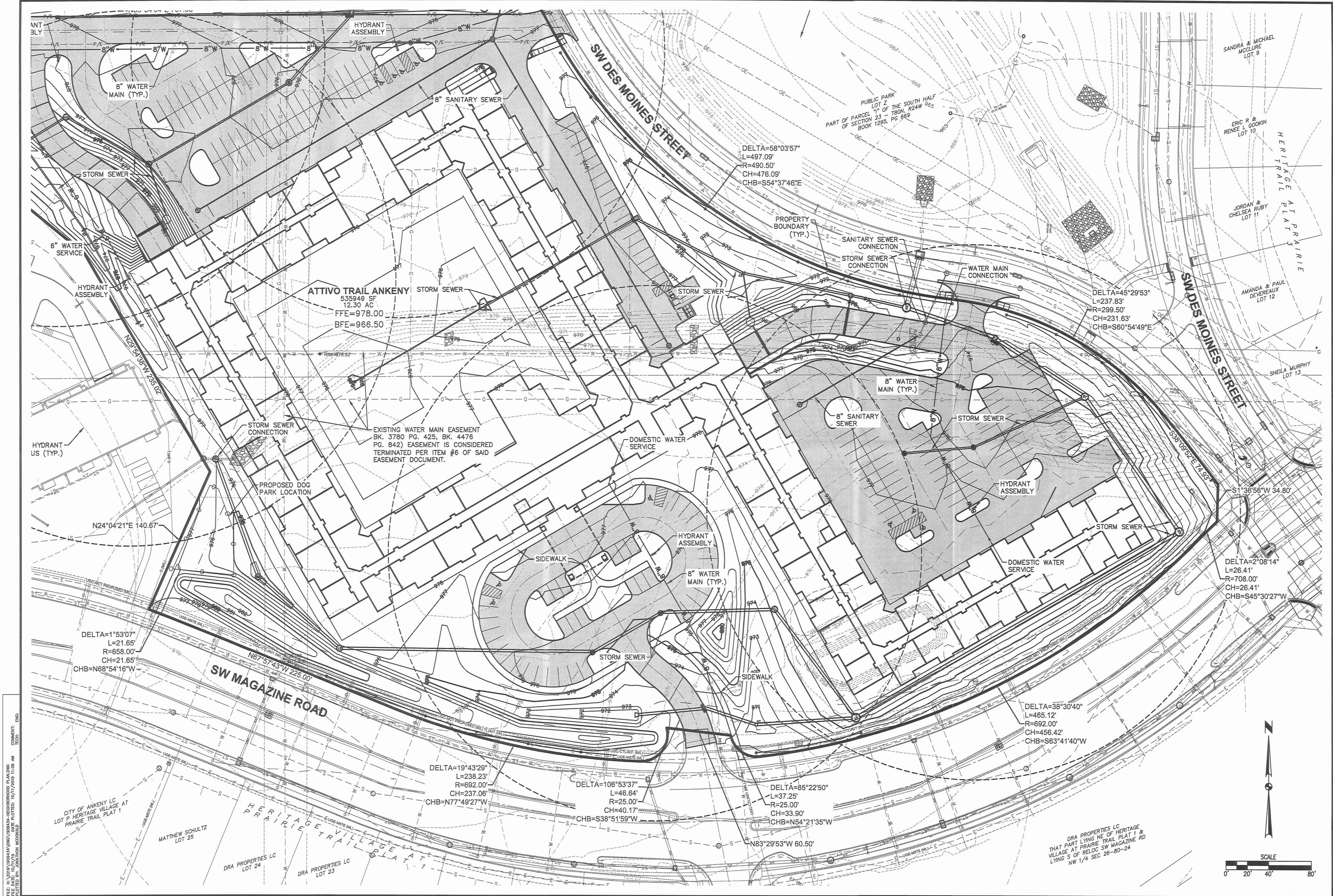
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	REVISIONS	09/20/2019
	SECOND SUBMITTAL	FIRST SUBMITTAL
	ENGINEER: EKO	EI: JWM
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410		
CIVIL DESIGN ADVANTAGE ANKENY, IOWA		
<h1>ATTIVO TRAIL ANKENY</h1> <h2>DIMENSION PLAN</h2>		
<div style="display: flex; justify-content: space-between;"> 5 8 </div> 1909.434		



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 ENG.

ATTIVO TRAIL ANKENY
GRADING PLAN

6
8
 1909.434



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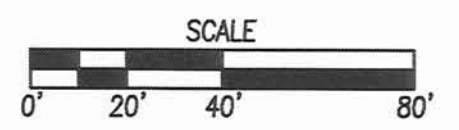
DATE	REVISIONS
10/11/2019 <td>SECOND SUBMITTAL</td>	SECOND SUBMITTAL
09/20/2019 <td>FIRST SUBMITTAL</td>	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO EI: JWM



ANKENY, IOWA

ATTIVO TRAIL ANKENY GRADING PLAN



DRA PROPERTIES LC
 THAT PART LYING NE OF HERITAGE
 VILLAGE AT PRAIRIE TRAIL PLAT 1 &
 LYING S OF RELOC SW MAGAZINE RD
 NW 1/4 SEC 26-80-24

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 FILE DATE: 10/11/19 DATE PLOTTED: 10/17/2019 11:10 AM
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NOTES

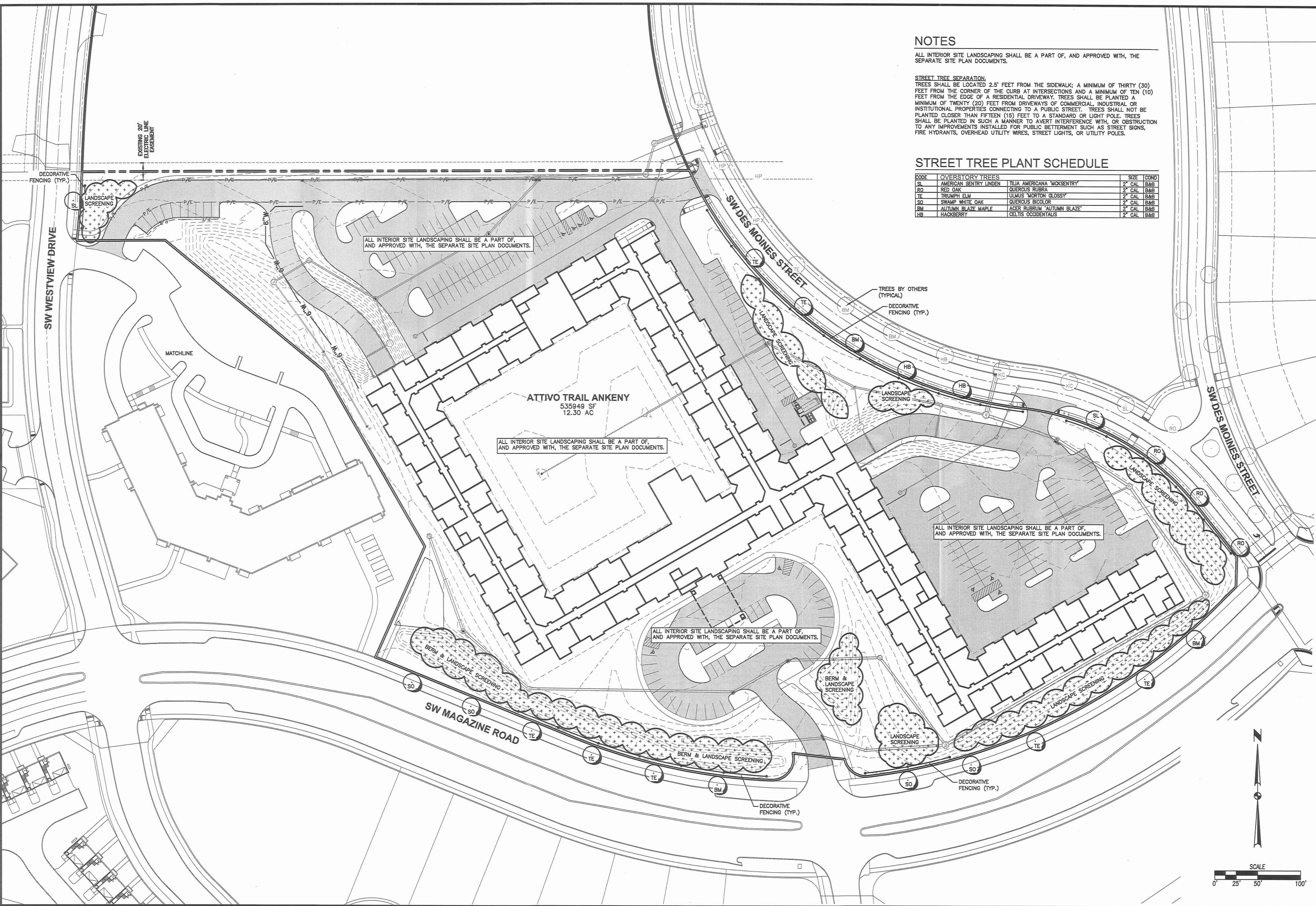
ALL INTERIOR SITE LANDSCAPING SHALL BE A PART OF, AND APPROVED WITH, THE SEPARATE SITE PLAN DOCUMENTS.

STREET TREE SEPARATION

TREES SHALL BE LOCATED 2.5' FEET FROM THE SIDEWALK; A MINIMUM OF THIRTY (30) FEET FROM THE CORNER OF THE CURB AT INTERSECTIONS AND A MINIMUM OF TEN (10) FEET FROM THE EDGE OF A RESIDENTIAL DRIVEWAY. TREES SHALL BE PLANTED A MINIMUM OF TWENTY (20) FEET FROM DRIVEWAYS OF COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL PROPERTIES CONNECTING TO A PUBLIC STREET. TREES SHALL NOT BE PLANTED CLOSER THAN FIFTEEN (15) FEET TO A STANDARD OR LIGHT POLE. TREES SHALL BE PLANTED IN SUCH A MANNER TO AVOID INTERFERENCE WITH, OR OBSTRUCTION TO ANY IMPROVEMENTS INSTALLED FOR PUBLIC BETTERMENT SUCH AS STREET SIGNS, FIRE HYDRANTS, OVERHEAD UTILITY WIRES, STREET LIGHTS, OR UTILITY POLES.

STREET TREE PLANT SCHEDULE

CODE	OVERSTORY TREES	SIZE	COND
SL	AMERICAN SENTRY LINDEN	2" CAL	B&B
RO	RED OAK	2" CAL	B&B
TE	TRIUMPH ELM	2" CAL	B&B
SO	SWAMP WHITE OAK	2" CAL	B&B
BM	AUTUMN BLAZE MAPLE	2" CAL	B&B
HR	HACKBERRY	2" CAL	B&B
	LIJA AMERICANA 'MCKSENTRY'	2" CAL	B&B
	QUERCUS RUBRA	2" CAL	B&B
	ULMUS 'MORTON GLOSSY'	2" CAL	B&B
	QUERCUS BICOLOR	2" CAL	B&B
	ACER RUBRUM 'AUTUMN BLAZE'	2" CAL	B&B
	CELTIS OCCIDENTALIS	2" CAL	B&B



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EDA
 CIVIL DESIGN ADVANTAGE

ATTIVO TRAIL ANKENY
 LANDSCAPE PLAN

ANKENY, IOWA

08/08
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