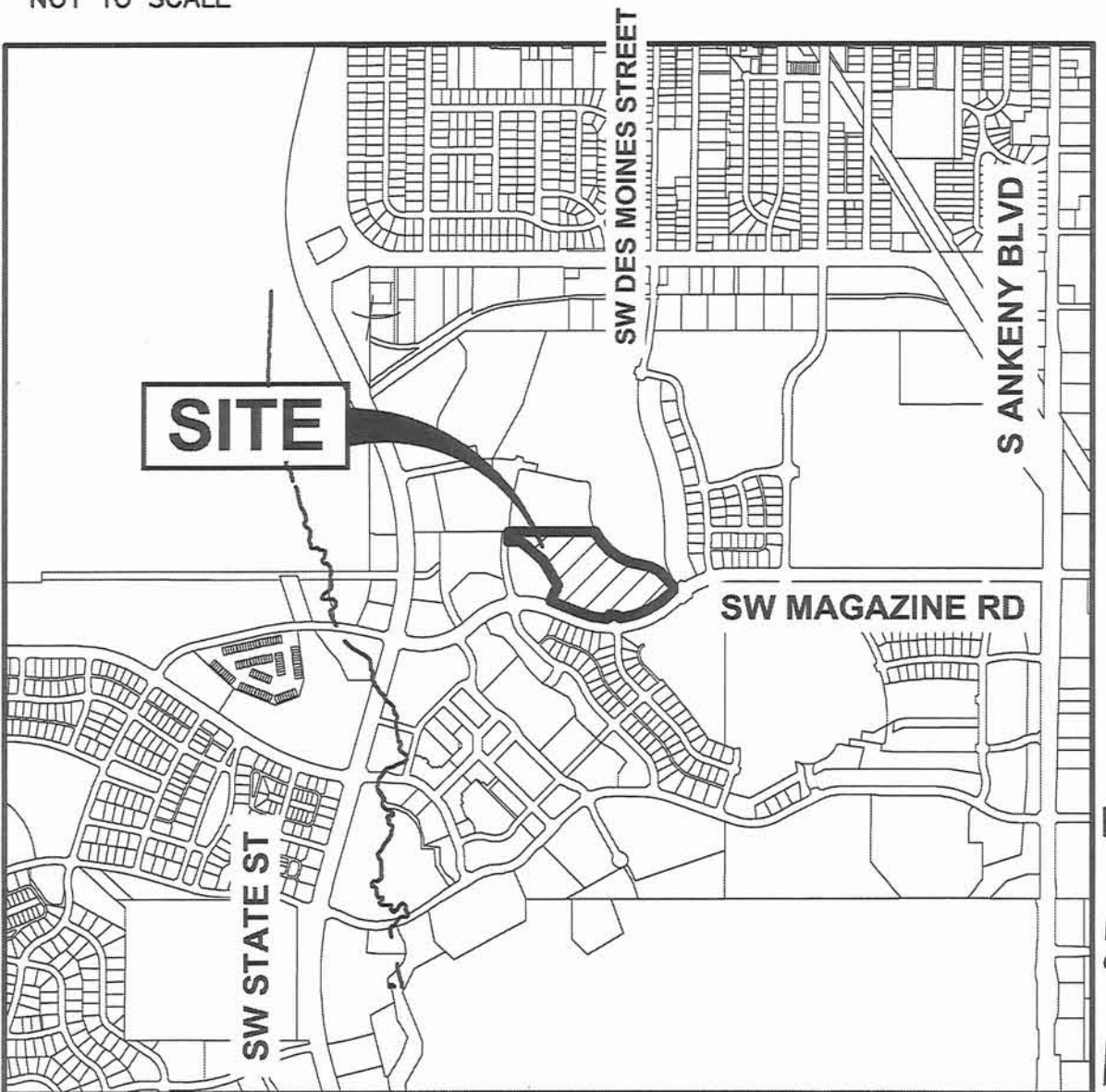


NEIGHBORHOOD PLAN FOR:
ATTIVO TRAIL ANKENY
ANKENY, IOWA

ROLL CALL	
Plan & Zoning Commission	
Ankeny, IA	
Date	October 22, 2019
Ayes	5
Nays	0
Abstain	0
Absent	3
APPROVED	
Chairperson	Erin K. Ollendike
Secretary	Patricia H. Hargrave

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

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
THIRD SUBMITTAL:	10/25/2019

ZONING

PRAIRIE TRAIL RESIDENTIAL MIXED USE NEIGHBORHOOD PRECINCT
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.

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES AND DETAILS
3	OVERALL PLAN
4-5	DIMENSION PLAN
6-7	GRADING PLAN
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, 28.41 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

PROJECT BOUNDARY	---
LOT LINE	---
SECTION LINE	---
CENTER LINE	---
RIGHT OF WAY	--- R/W ---
PERMANENT EASEMENT	--- P/E ---
TEMPORARY EASEMENT	--- T/E ---
TYPE SW-501 STORM INTAKE	ST-10
TYPE SW-503 STORM INTAKE	ST-10
TYPE SW-505 STORM INTAKE	ST-10
TYPE SW-506 STORM INTAKE	ST-10
TYPE SW-513 STORM INTAKE	ST-10
TYPE SW-401 STORM MANHOLE	ST
TYPE SW-402 STORM MANHOLE	ST
TYPE SW-301 SANITARY MANHOLE	S
STORM/SANITARY CLEANOUT	SC
WATER VALVE	WV
FIRE HYDRANT ASSEMBLY	FHA
SIGN	S
DETECTABLE WARNING PANEL	ST-10
STORM SEWER STRUCTURE NO.	ST-10
STORM SEWER PIPE NO.	L-10
SANITARY SEWER STRUCTURE NO.	S-10
SANITARY SEWER PIPE NO.	P-10
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S-S-S
STORM SEWER	ST-ST
STORM SERVICE	ST-ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W-W
SAWCUT (FULL DEPTH)	SAWCUT
SILT FENCE	SILT FENCE
GARAGE FLOOR ELEVATION (AT OVERHEAD DOOR)	GFE
USE AS CONSTRUCTED	(UAC)
MINIMUM PROTECTION ELEVATION	MPE

EXISTING

SANITARY MANHOLE	S
WATER VALVE BOX	WV
FIRE HYDRANT	FHA
WATER CURB STOP	WCS
WELL	WELL
STORM SEWER MANHOLE	ST
STORM SEWER SINGLE INTAKE	ST
STORM SEWER DOUBLE INTAKE	ST
FLARED END SECTION	FLARED
ROOF DRAIN/ DOWNSPOUT	RD
DECIDUOUS TREE	DT
CONIFEROUS TREE	CT
DECIDUOUS SHRUB	DS
CONIFEROUS SHRUB	CS
ELECTRIC POWER POLE	EPP
GUY ANCHOR	GA
STREET LIGHT	SL
POWER POLE W/ TRANSFORMER	PPWT
UTILITY POLE W/ LIGHT	UPL
ELECTRIC BOX	EB
ELECTRIC TRANSFORMER	ET
ELECTRIC MANHOLE OR VAULT	EMV
TRAFFIC SIGN	TS
TELEPHONE JUNCTION BOX	TJB
TELEPHONE MANHOLE/VAULT	TMV
TELEPHONE POLE	TP
GAS VALVE BOX	GV
CABLE TV JUNCTION BOX	CTJB
CABLE TV MANHOLE/VAULT	CTMV
MAIL BOX	MB
BENCHMARK	BM
SOIL BORING	SB
UNDERGROUND TV CABLE	UTVC
GAS MAIN	GM
FIBER OPTIC	FO
UNDERGROUND TELEPHONE	UT
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	E
FIELD TILE	TILE
SANITARY SEWER W/ SIZE	8"S
STORM SEWER W/ SIZE	15" RCP
WATER MAIN W/ SIZE	8"W

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 SDAS 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.

	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.
	PRELIMINARY FOR CONSTRUCTION DATE _____

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

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

RECEIVED
OCT 25 2019
CITY OF ANKENY

GENERAL NOTES

1. 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.
2. ALL STREETS AND STORM SEWER SHOWN WILL BE PRIVATE.
3. DETENTION FOR THIS SITE IS PROVIDED IN A REGIONAL DETENTION POND BEING CONSTRUCTED EAST OF SW DES MOINES STREET.
4. 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.

ATTIVO TRAIL ANKENY NARRATIVE

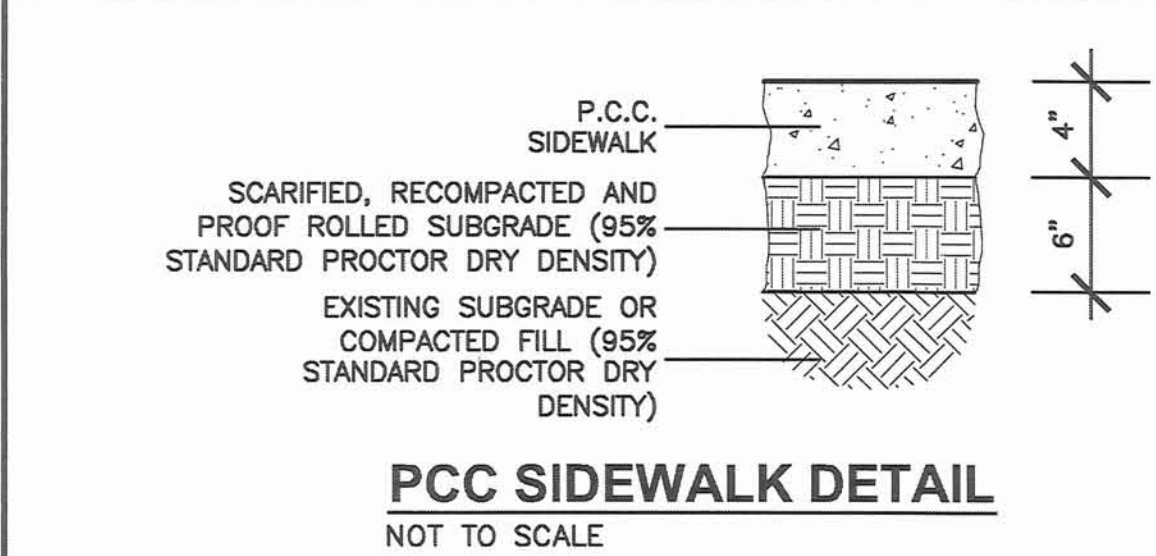
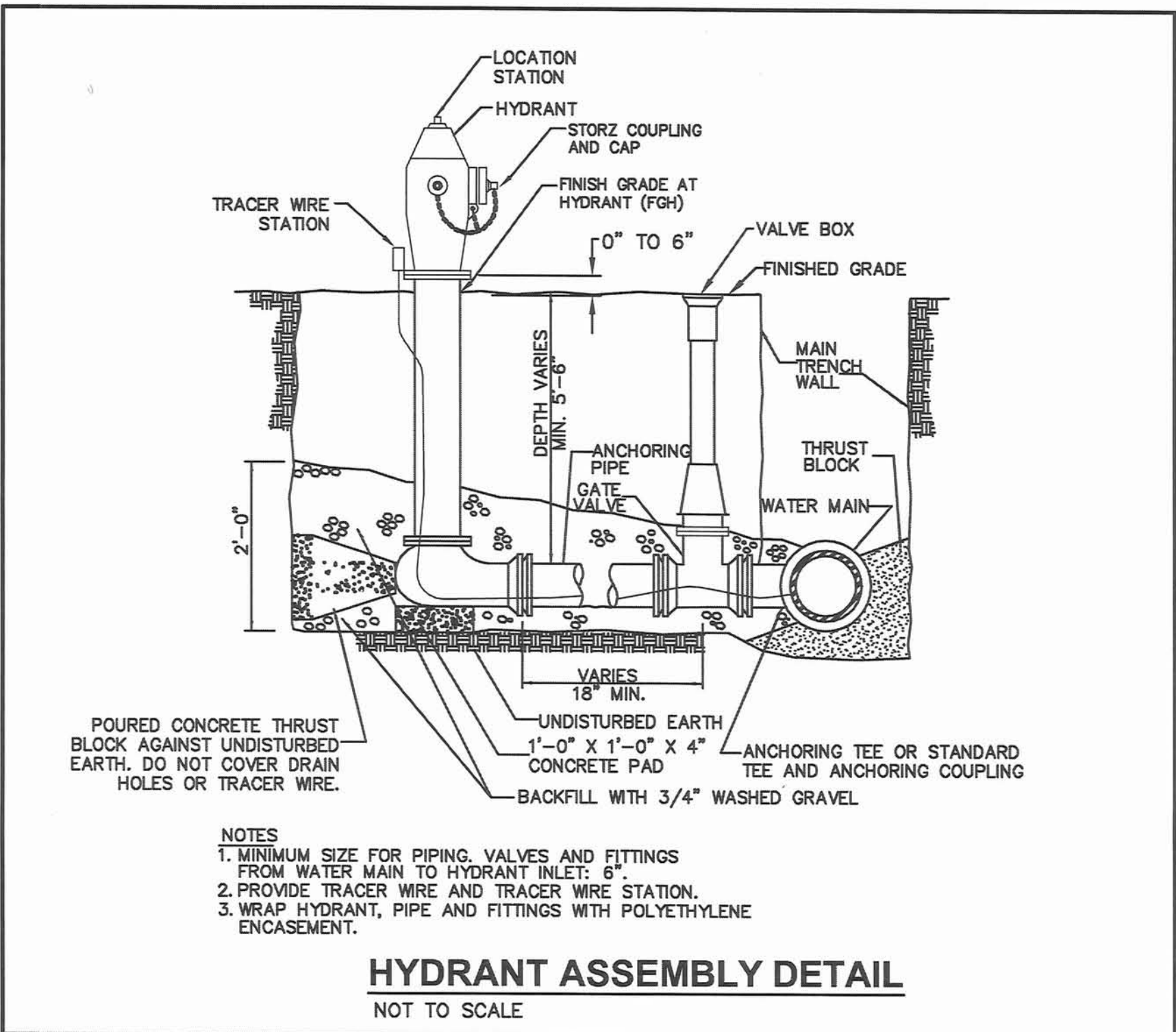
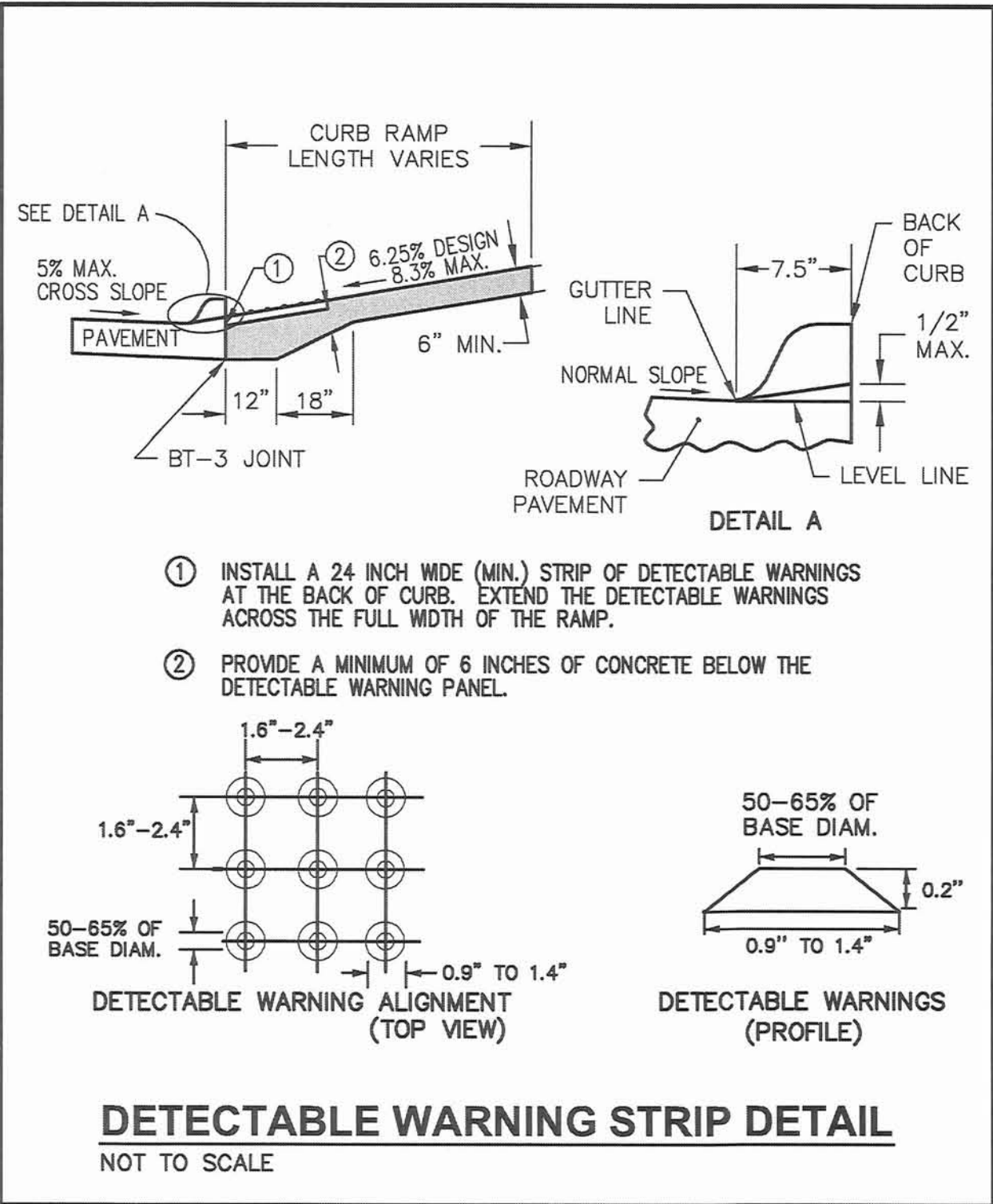
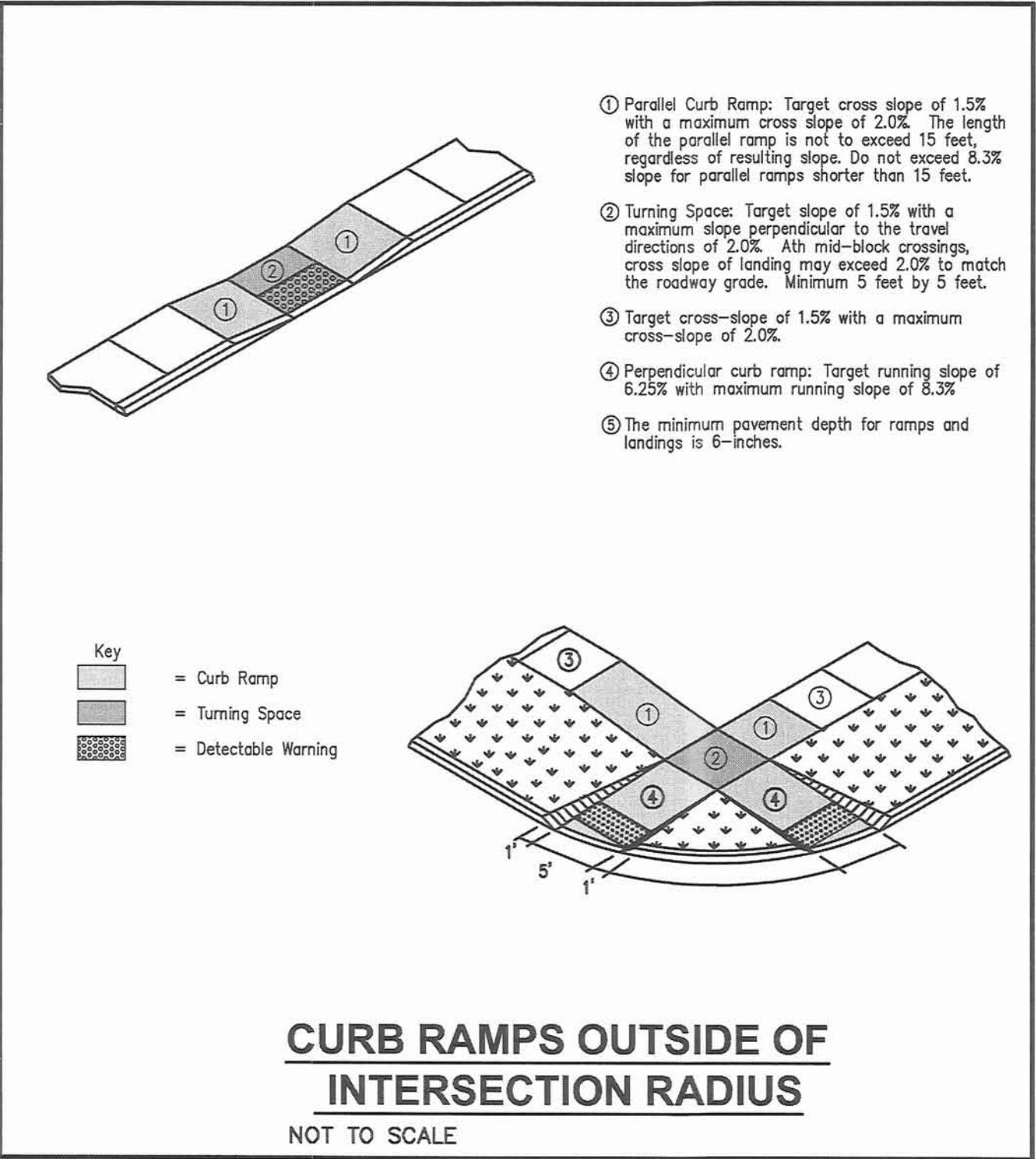
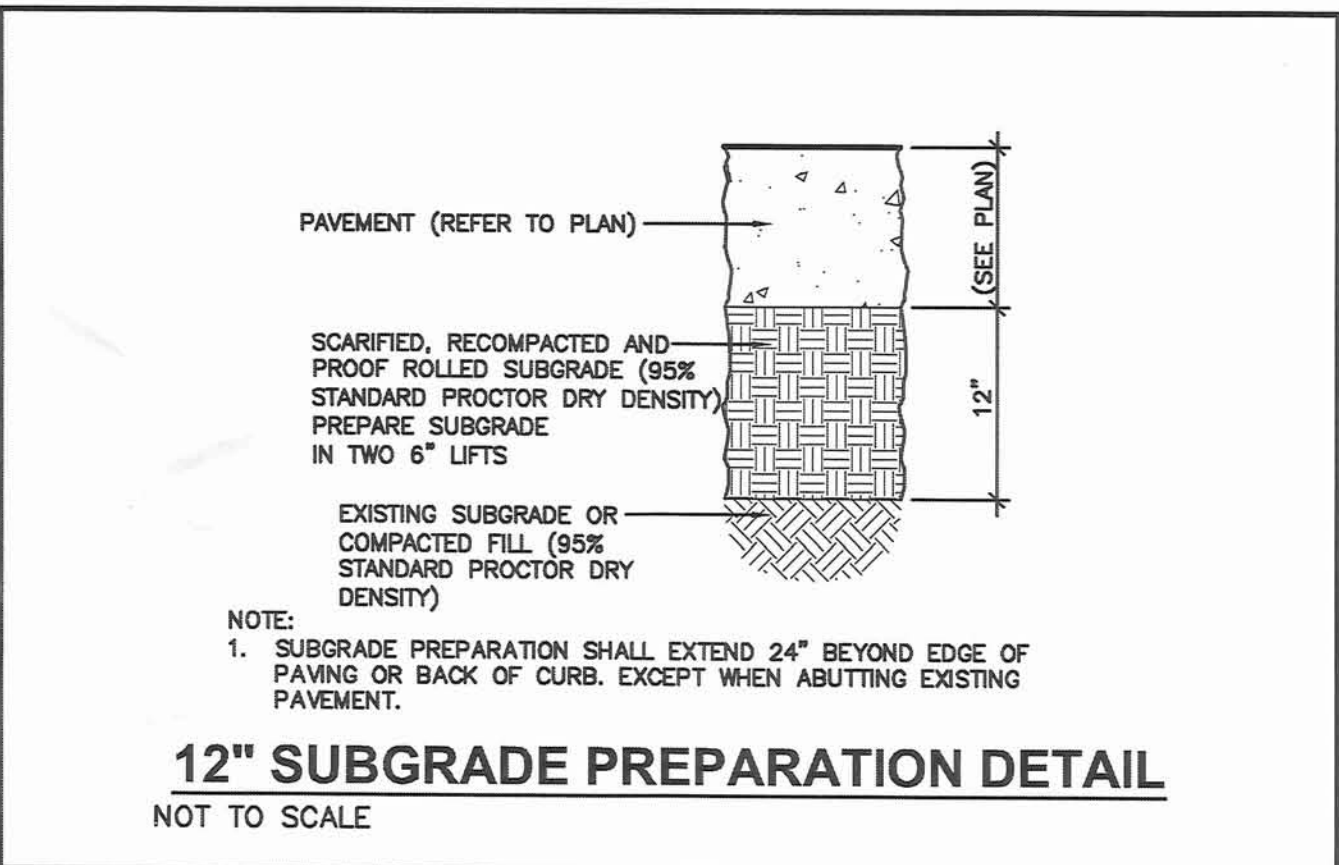
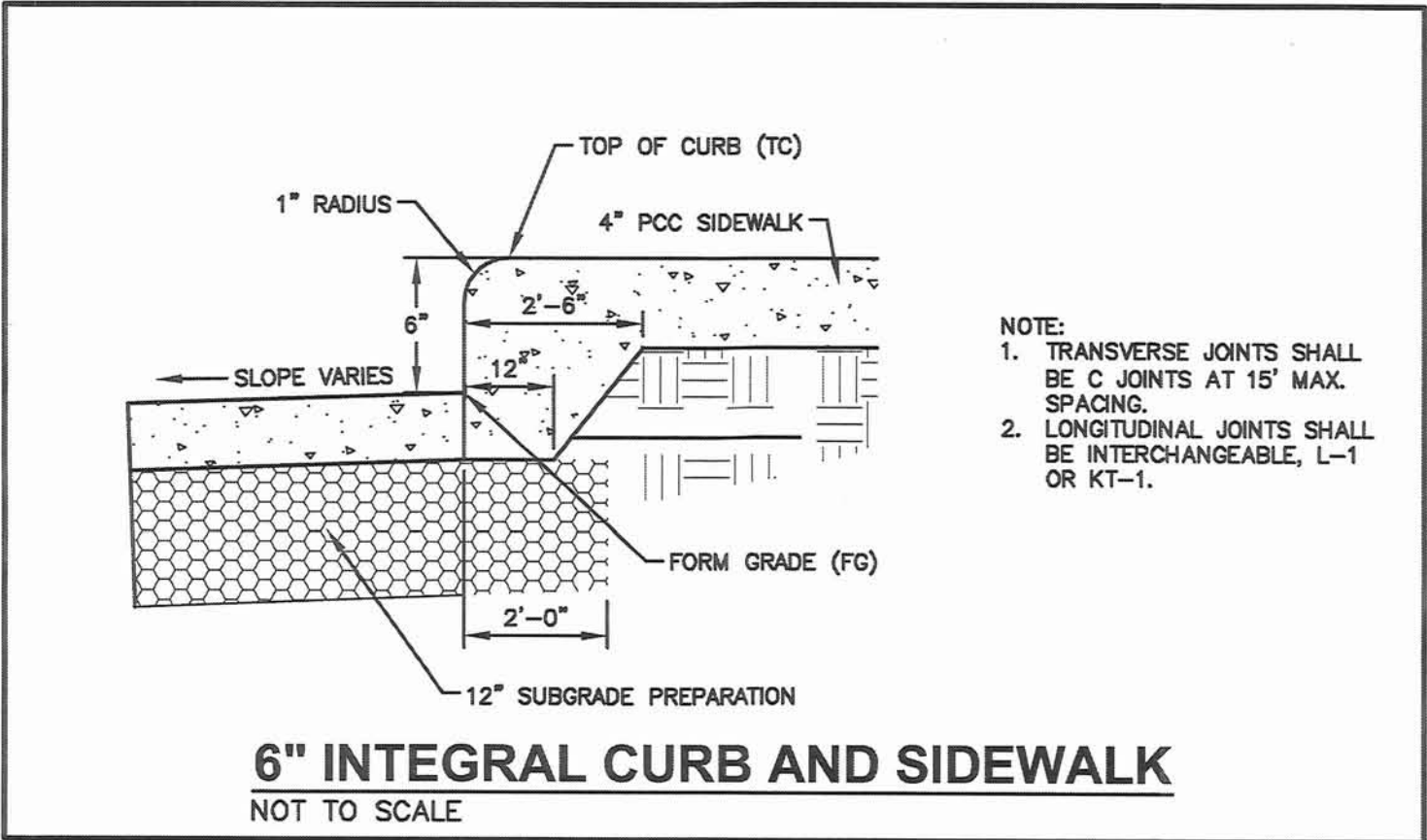
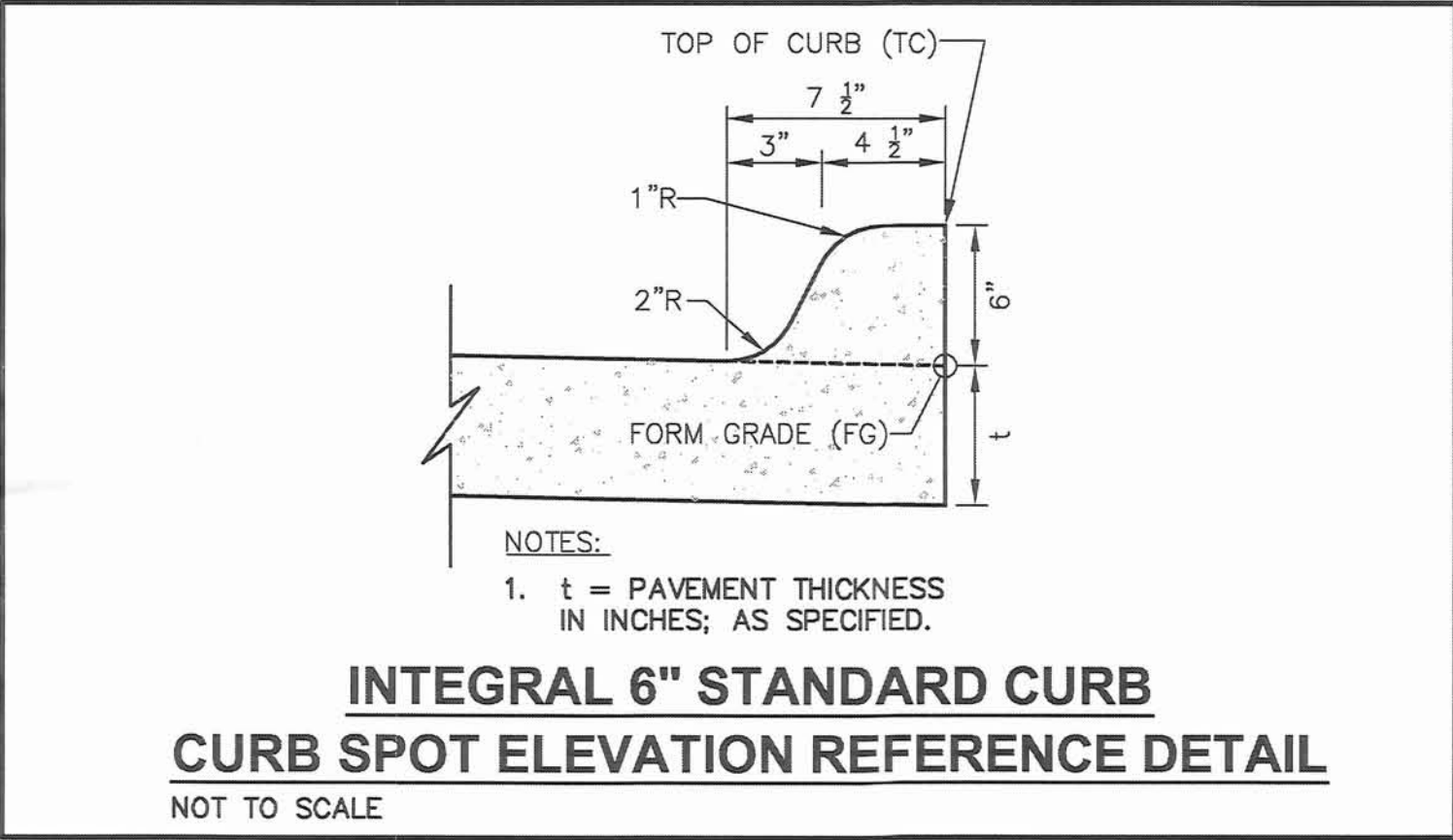
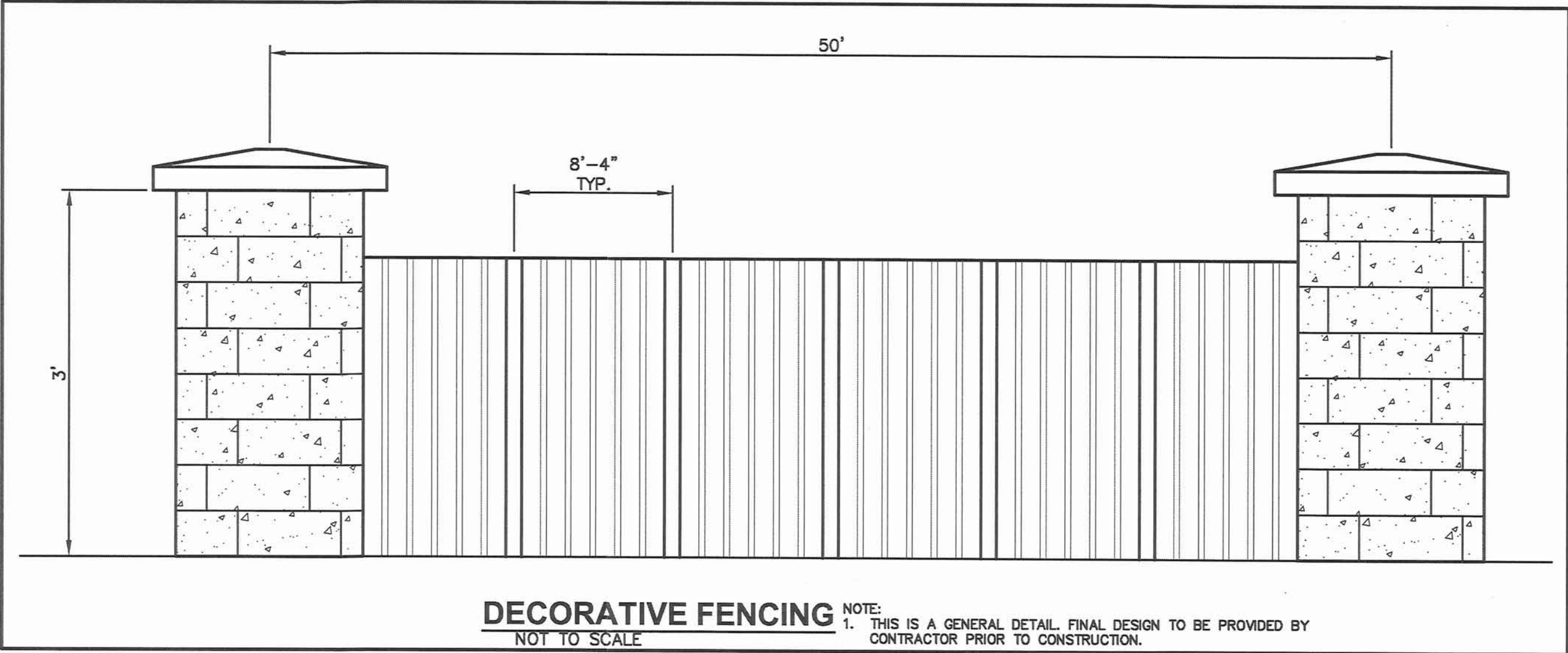
ATTIVO TRAIL ANKENY IS A NEW NEIGHBORHOOD IN PRAIRIE TRAIL LOCATED NORTH OF SW MAGAZINE ROAD AND WEST OF SW DES MOINES STREET. HAVERKAMP PROPERTIES LLC WILL DEVELOP AND MANAGE THE ACTIVE ADULT COMMUNITY WHICH WILL SERVE THE 55+ MARKET WITH HOUSING INCLUDING A HIGH-END APARTMENT BUILDING.

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 ASTHETICS 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.



FILE: A:\WORK\WORKSPACE\ANVENY\NEIGHBORHOOD PLAN.DWG
FILE DATE: 10/25/19
PLOT DATE: 10/25/19
PLOT BY: GRAE HEROLD
COMMENTS: ENG.

PHASE 1:

113 UNITS

REQUIRED: 1.5 SPACES/UNIT
PROVIDED:
UNDERGROUND

UNDERGROUND	=	100 STALLS
GARAGES	=	9 STALLS
SURFACE PARKING	=	<u>71 STALLS</u>
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:

ASE 2.
110 UNITS

REQUIRED: 1.5 SPACES/UNIT
PROVIDED:

UNDERGROUND	=	100 STALLS
GARAGES	=	27 STALLS
SURFACE PARKING	=	<u>71 STALLS</u>
TOTAL	=	198 STALLS

ACCESSIBLE PARKING

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

PHASE 3:

71 UNITS
REQUIRED: 1.5 SPACES/UNIT
PROVIDED:

UNDERGROUND	=	0 STALLS
GARAGES	=	32 STALLS
SURFACE PARKING	=	<u>72 STALLS</u>
TOTAL	=	104 STALLS

ACCESSIBLE PARKING

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

PUBLIC PARK
LOT Z
PART OF PARCEL "1" OF THE SOUTH
HALF OF SECTION 23 - T80N,
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
- 11

AMANDA & PA
TIEREAUX

R=708.00'
CH=26.41'
CHB=S45°30'27"

1

40' 8

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

5

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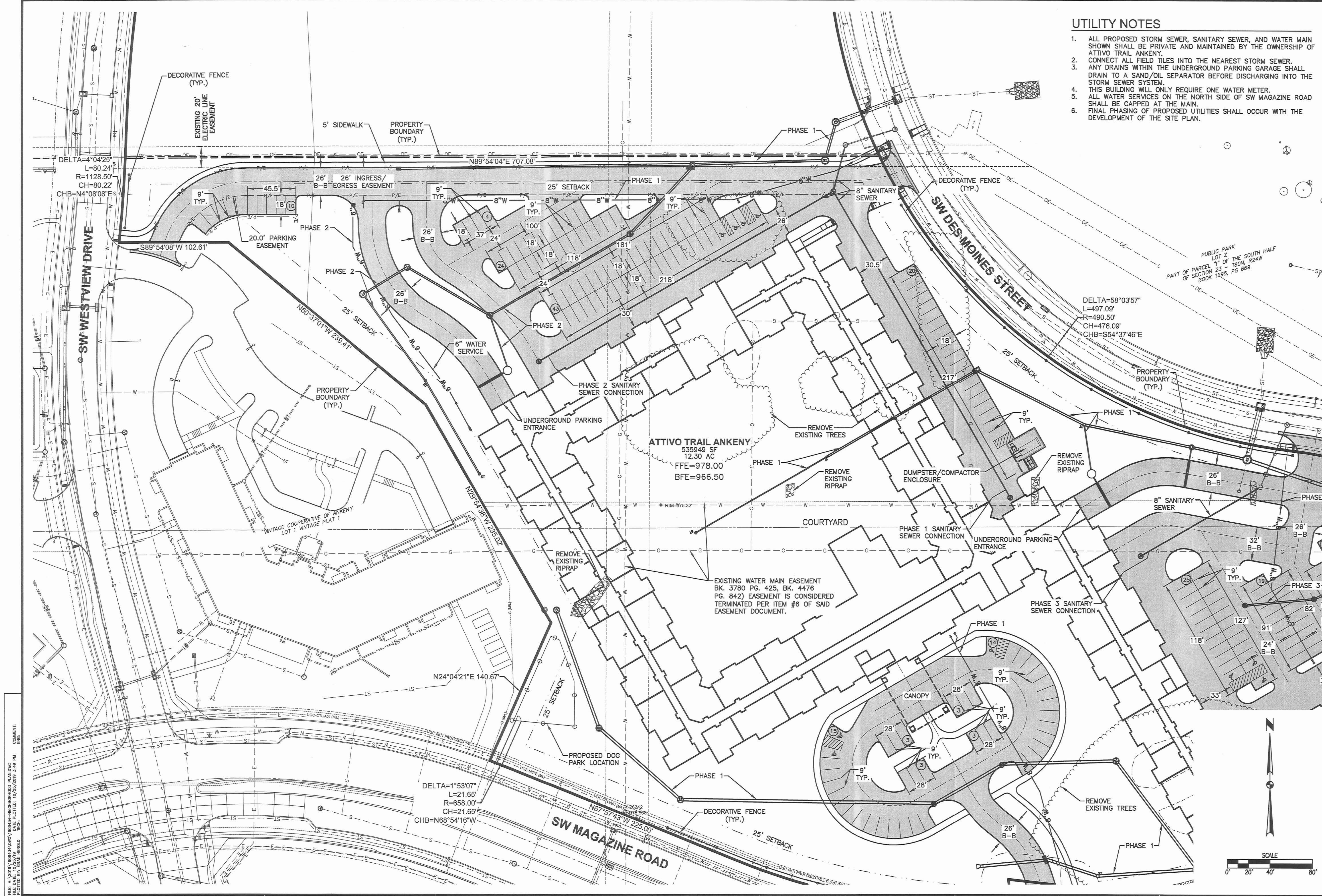
ATTIVO TRAIL ANKENY

OVERALL PLAN

3

1909.434

FILE: H:\2019\1909434\DWG\1909434-NEIGHBORHOOD PLAN.DWG
FILE DATE: 10/25/19 DATE PLOTTED: 10/25/2019 3:49 PM
PLOT BY: GRAF HEROLD, INC. COMMENT:
ENC:



- ### 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. ANY DRAINS WITHIN THE UNDERGROUND PARKING GARAGE SHALL DRAIN TO A SAND/OIL SEPARATOR BEFORE DISCHARGING INTO THE STORM SEWER SYSTEM.
 3. THIS BUILDING WILL ONLY REQUIRE ONE WATER METER.
 4. ALL WATER SERVICES ON THE NORTH SIDE OF SW MAGAZINE ROAD SHALL BE CAPPED AT THE MAIN.
 5. FINAL PHASING OF PROPOSED UTILITIES SHALL OCCUR WITH THE DEVELOPMENT OF THE SITE PLAN.

FILE: H:\ATTIVO TRAIL ANKENY\ATTIVO TRAIL ANKENY\DWG\ATTIVO TRAIL ANKENY.DWG
 PLOT DATE: 10/25/19
 DATE PLOTTED: 10/25/2019 3:49 PM
 COMMENT:
 ENG: GRAE HEROLD

DATE	REVISIONS
10/25/2019	THIRD SUBMITTAL
10/11/2019	SECOND SUBMITTAL
09/20/2019	FIRST SUBMITTAL

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

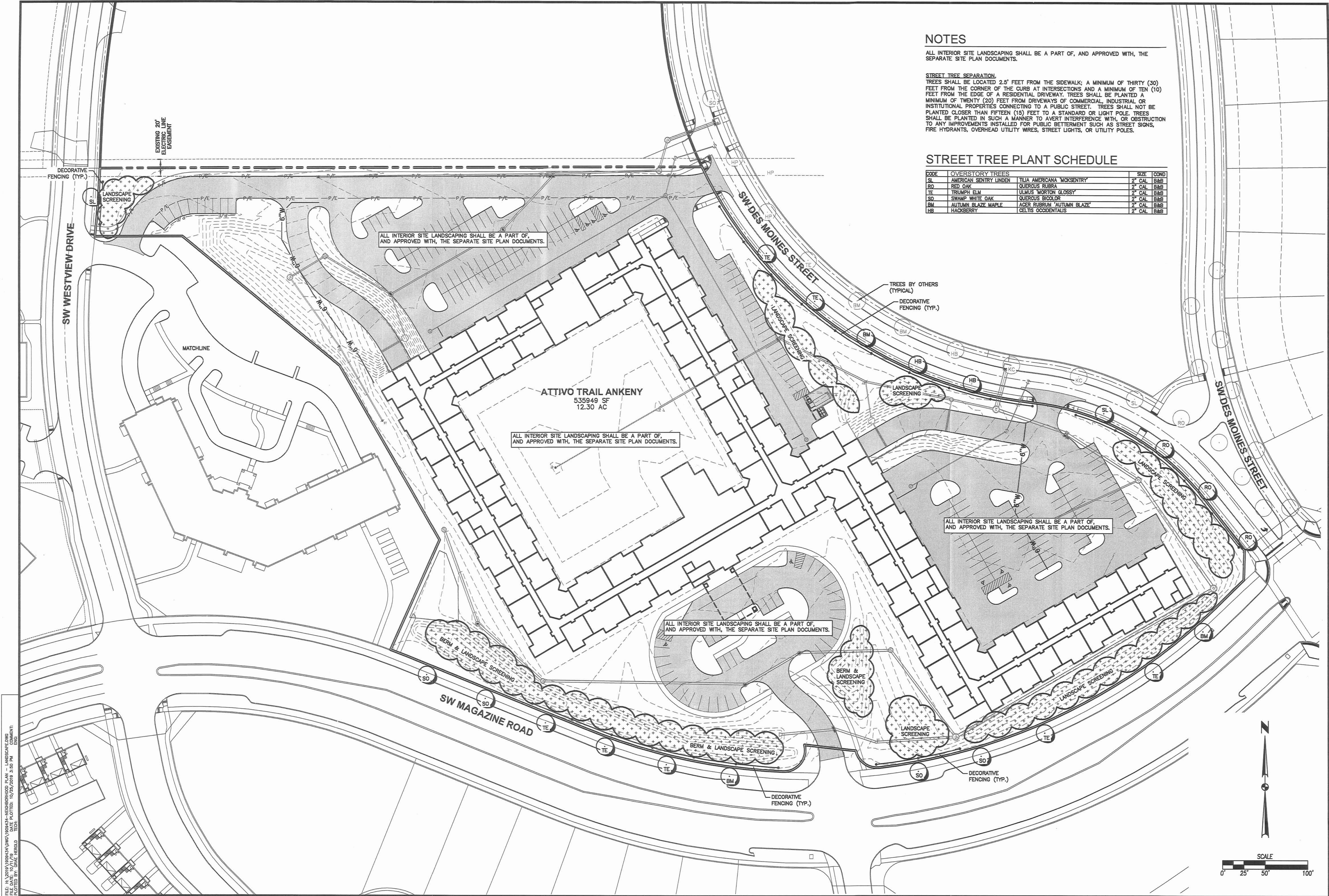


ANKENY, IOWA

ATTIVO TRAIL ANKENY

DIMENSION PLAN

FILE: H:\3405 S.E. CROSSROADS DRIVE\3405 S.E. CROSSROADS DRIVE - LANDSCAPE PLAN
FILE DATE: 10/11/19 DATE PLOTTED: 10/25/2019 3:50 PM
PLOTTED BY: BAKE HEROLD TECH: ENG



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 AT 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
HB	HACKBERRY	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

ATTIVO TRAIL ANKENY LANDSCAPE PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

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

REVISIONS

DATE	10/11/2019
FIRST SUBMITTAL	09/20/2019

GA

SCALE
0' 25' 50' 100'

