

INDEX LEGEND
LOCATION: OUTLOT 'N'
PARKWAY NORTH AT
PRAIRIE TRAIL PLAT 1
ANKENY, POLK COUNTY, IOWA
REQUESTOR: HAVERKAMP PROPERTIES LLC
PROPRIETOR: DRA PROPERTIES LC
1525 NE 36TH STREET
ANKENY, IOWA 50021
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS
DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

ATTIVO TRAIL ANKENY

FINAL PLAT

I hereby grant administrative approval of the final plat for Attivo Trail Ankeny as set forth in the Prairie Trail Planned Unit Development
Attivo Trail Ankeny Neighborhood Plan.
CITY OF ANKENY, IA
Eric Carstens, Planning Administrator
Planning & Building Department
ATTEST:
Brenda J. Hefling 4/14/2020
Brenda J. Hefling, Date
Administrative Assistant

DATE OF SURVEY

FEBRUARY 27, 2020

PLAT DESCRIPTION

OUTLOT 'N', PARKWAY NORTH AT PRAIRIE TRAIL PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 18.96 ACRES (825,788 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

APPLICANT

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

OWNER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

ZONING

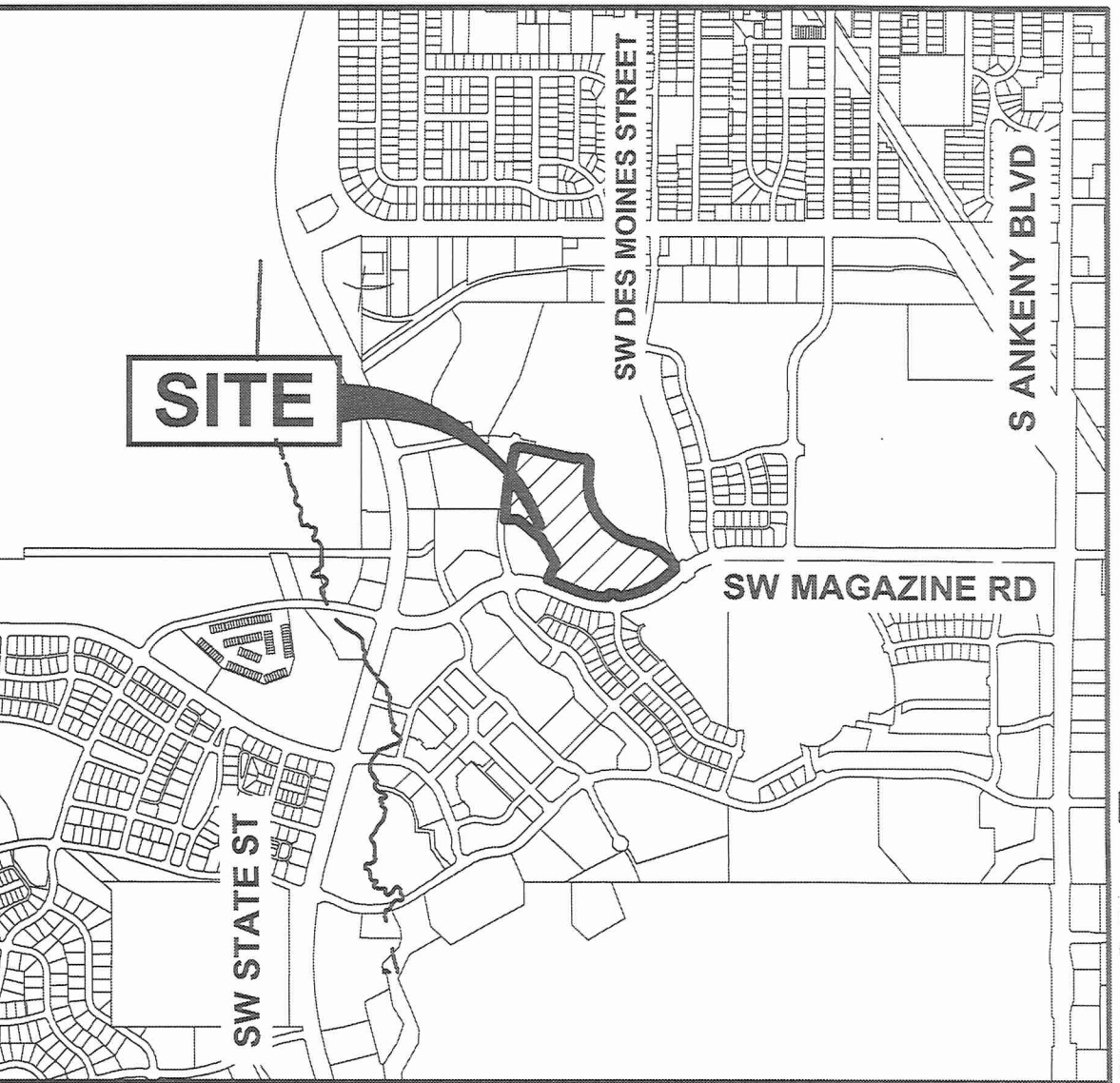
PRAIRIE TRAIL RESIDENTIAL MIXED USE NEIGHBORHOOD PRECINCT PLANNED UNIT DEVELOPMENT (PUD)

BULK REGULATIONS

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

VICINITY MAP

NOT TO SCALE



FILE: H:\2020\WORK\ATTIVO TRAIL ANKENY-FINAL PLATING
FILE DATE: 4/10/2020
DATE PLOTTED: 4/10/2020 3:14 PM
COMMENTS: ENG
PLOT BY: JON BRADSHAW



DATE

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

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

TECH: JAE

REVIEW:

ENGINEER:

ATTIVO TRAIL ANKENY
FINAL PLAT

ANKENY, IOWA

RECEIVED
APR 13 2020
CITY OF ANKENY

1/1
1909.434

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ATTIVO TRAIL ANKENY

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DATE	04/10/20
REVISIONS	02/28/20
SECOND SUBMITTAL	
FIRST SUBMITTAL	

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ANKENY, IOWA

ATTIVO TRAIL ANKENY

FINAL PLAT

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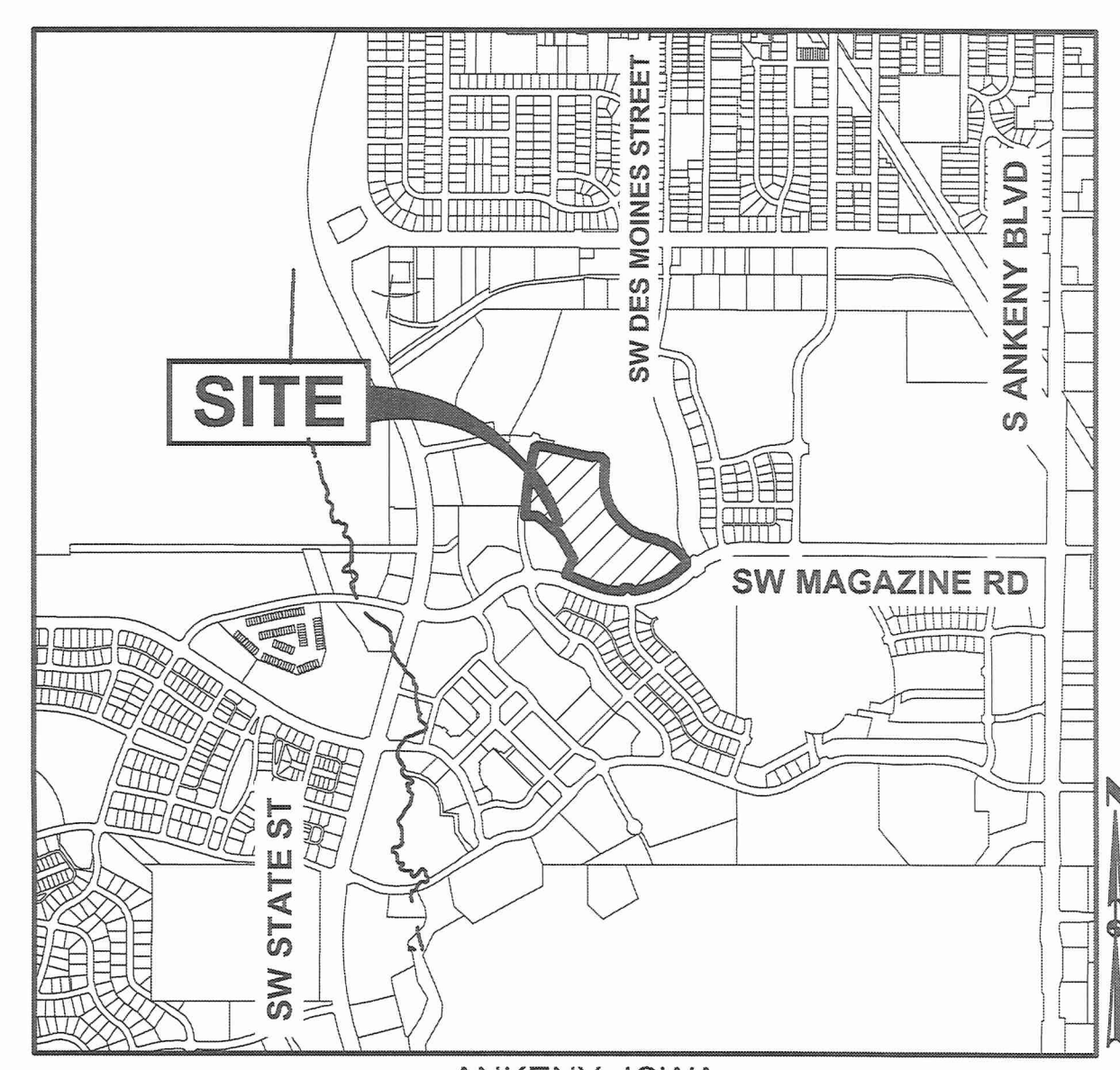
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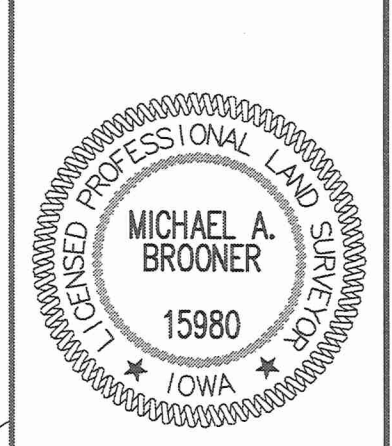
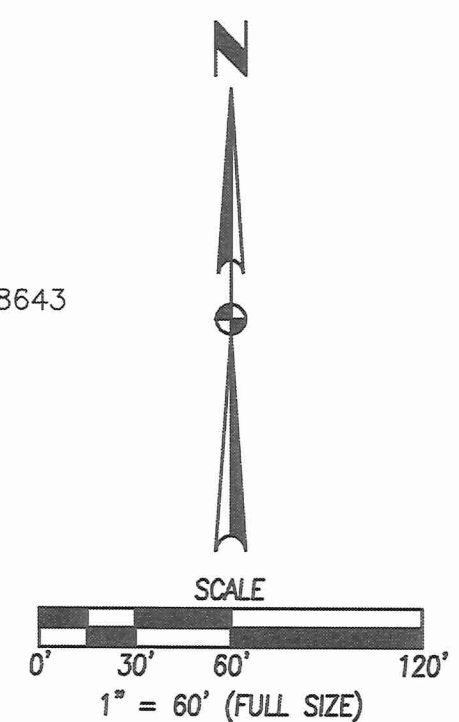
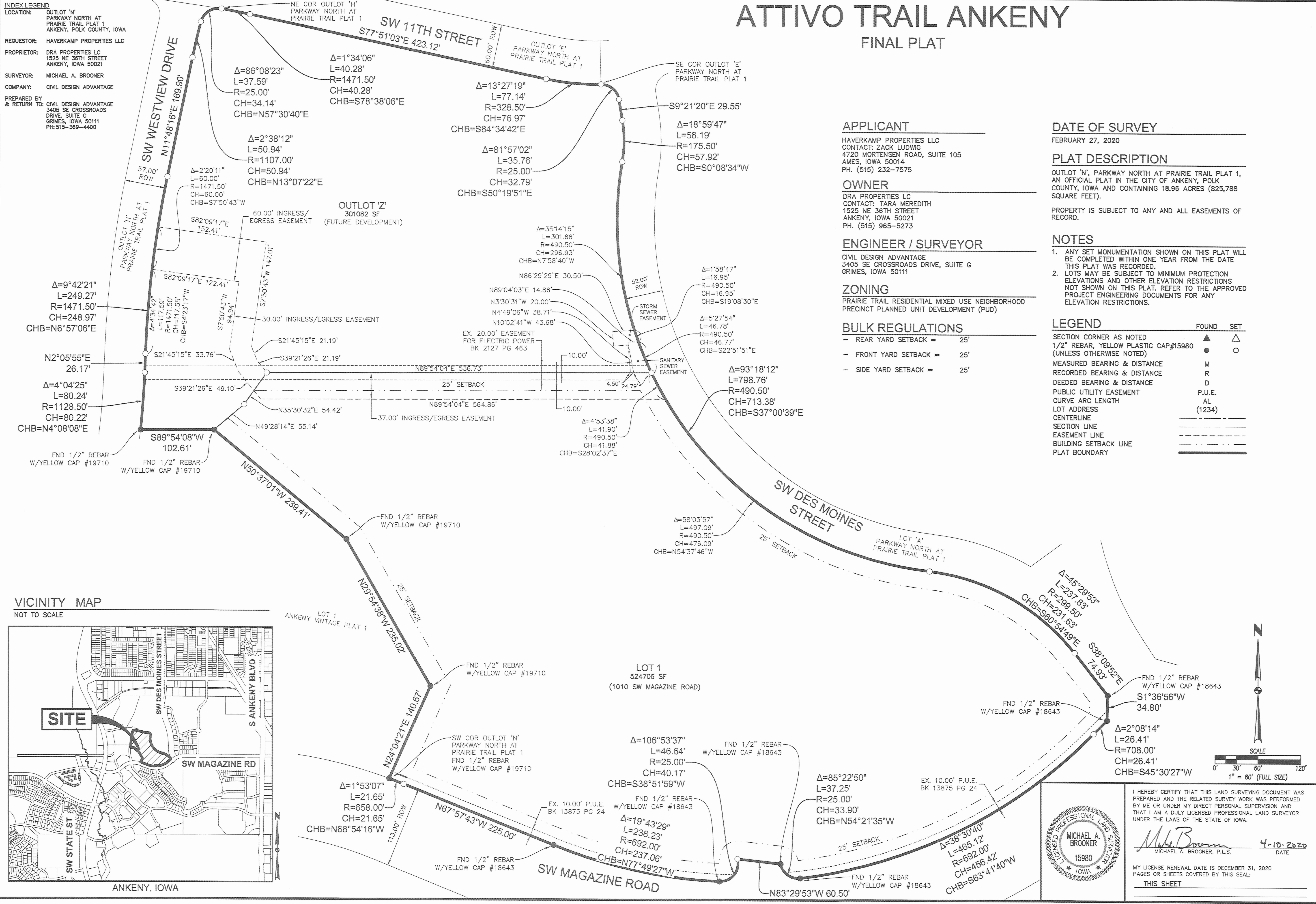
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LOT ADDRESS	(1234)	
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BUILDING SETBACK LINE		
PLAT BOUNDARY		

VICINITY MAP

NOT TO SCALE



FILE: PL 1909.434 (1909.434) (1909.434) - FINAL PLAT.DWG
DATE PLOTTED: 4/10/2020 3:14 PM
PLOTTER: J. B. BROWN



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 PROFESSIONAL LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF IOWA.

Michael A. Brooner
MICHAEL A. BROONER, P.L.S.
4-10-2020
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

REVISIONS	DATE
SECOND SUBMITTAL	04/10/20
FIRST SUBMITTAL	02/28/20

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ENGINEER:	TECH: JAE	REVIEW:
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CIVIL DESIGN ADVANTAGE

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ANKENY, IOWA

ATTIVO TRAIL ANKEN

FINAL PLAT

1
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1909.434
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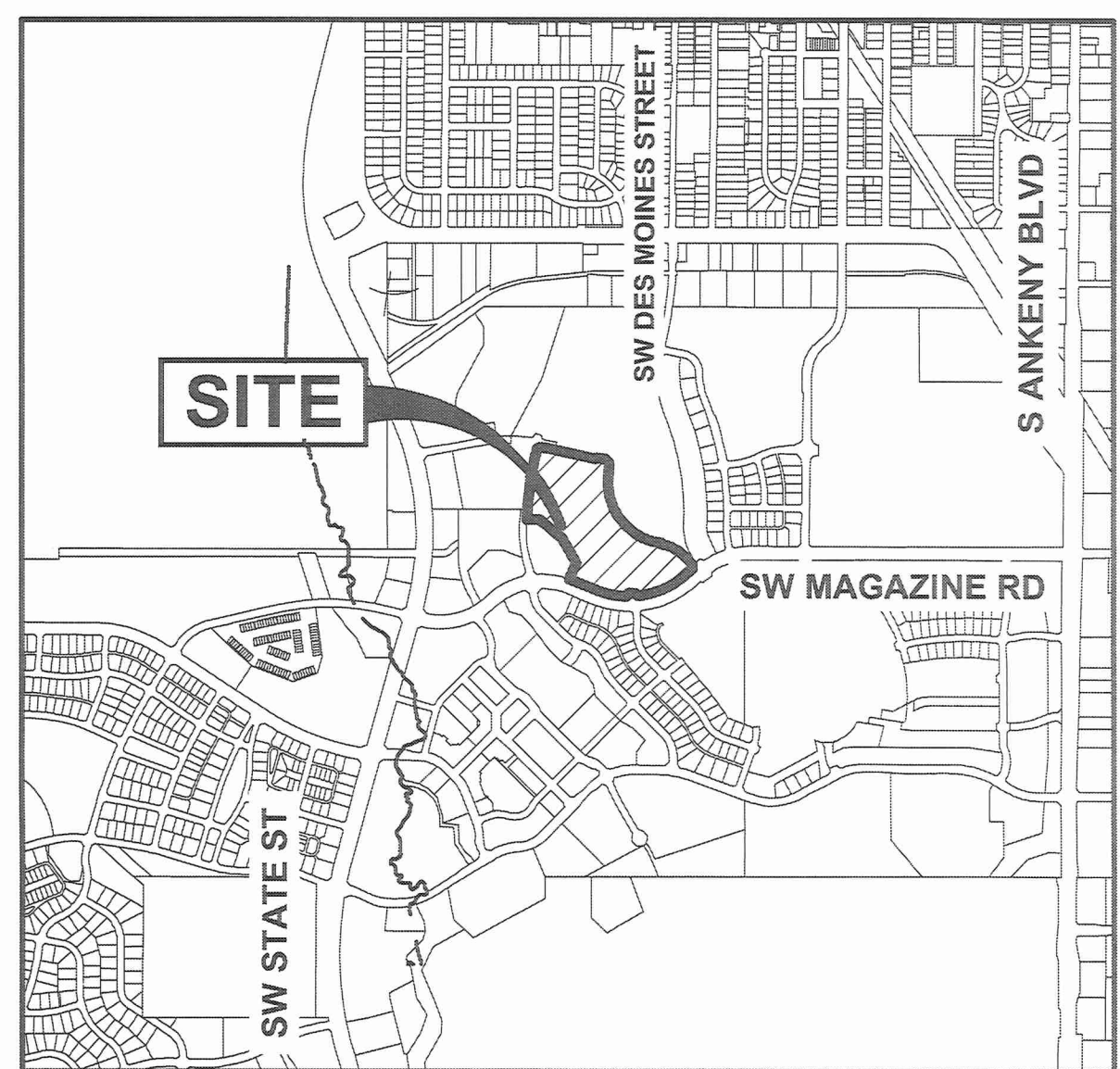
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FILE: H:\2019\1908434\DWG\1908434--FINAL PLAT.DWG
 FILE DATE: 4/10/20 DATE PLOTTED: 4/10/2020 3:14 PM
 PLOTTED BY: JON EPPAHL TECH:

FILE: H:\2019\1909434\DWG\1909434-FINAL PLAT.DWG
FILE DATE: 4/10/20 DATE PLOTTED: 4/10/2020
PLOT BY: JON EROMI TECH: