



PLT BY: CARL MCANIN - 206/604228 - ONE-FAMILY-6000004RTD\_CSD\_Drawing\Plot\01 FP DRWG.dwg - ANSI EXPAND D (34,00 X 22,00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION)PLOT3 - CEC-XES TEST.CTB - PLOT SCALE = 1:1

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	88°30'28"	25.00'	38.62'	24.36'	34.84'	N45°36'38"E
C2	3°24'54"	435.00'	55.73'	27.81'	55.12'	N03°03'51"E
C3	3°05'16"	435.00'	50.39'	25.20'	50.38'	N06°18'56"E
C4	3°05'16"	435.00'	50.39'	25.20'	50.38'	N09°24'12"E
C5	3°05'16"	435.00'	50.39'	25.20'	50.38'	N12°29'28"E
C6	3°05'16"	435.00'	50.39'	25.20'	50.38'	N15°34'44"E
C7	3°05'16"	435.00'	50.39'	25.20'	50.38'	N18°40'00"E
C8	3°05'16"	435.00'	50.39'	25.20'	50.38'	N21°45'17"E
C9	2°56'52"	435.00'	48.10'	24.06'	48.10'	N24°46'20"E
C10	86°42'56"	25.00'	37.84'	23.61'	34.33'	N17°06'42"W
C11	6°34'07"	435.00'	107.14'	53.66'	107.14'	N29°31'50"E
C12	86°42'56"	25.00'	37.84'	23.61'	34.33'	N16°10'22"E
C13	5°39'21"	435.00'	92.30'	46.19'	92.26'	N35°38'34"E
C14	2°26'10"	435.00'	39.76'	19.88'	39.75'	N39°41'20"E
C15	0°39'21"	465.00'	5.32'	2.66'	5.32'	N40°34'45"E
C16	6°54'34"	465.00'	56.08'	28.07'	56.04'	N36°47'47"E
C17	6°40'38"	465.00'	54.14'	27.13'	54.16'	N30°00'11"E
C18	6°58'21"	465.00'	56.59'	28.33'	56.55'	N23°10'41"W
C19	6°52'34"	465.00'	55.81'	27.94'	55.77'	N16°15'13"E
C20	6°51'04"	465.00'	55.60'	27.89'	55.57'	N09°23'24"E
C21	5°51'46"	465.00'	47.58'	23.81'	47.56'	N03°01'59"E
C22	91°42'20"	25.00'	40.01'	25.76'	35.88'	S44°16'58"E
C23	3°21'55"	865.00'	50.81'	25.41'	50.80'	N03°15'09"E
C24	3°26'58"	865.00'	52.08'	26.05'	52.07'	N06°39'36"E
C25	3°26'58"	865.00'	52.08'	26.05'	52.07'	N10°06'34"E
C26	3°24'40"	865.00'	51.50'	25.76'	51.44'	N13°32'23"E
C27	3°25'24"	865.00'	51.68'	25.85'	51.68'	N16°57'25"E
C28	3°26'14"	865.00'	51.84'	25.95'	51.88'	N20°23'14"E
C29	3°26'14"	865.00'	51.84'	25.95'	51.88'	N23°44'28"E
C30	3°27'40"	865.00'	52.25'	26.13'	52.25'	N27°16'25"E

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C31	3°26'56"	865.00'	52.07'	26.04'	52.06'	N30°43'43"E
C32	3°26'58"	865.00'	52.08'	26.05'	52.07'	N34°10'41"E
C33	3°26'14"	865.00'	51.84'	25.95'	51.88'	N37°31'16"E
C34	1°34'02"	865.00'	23.66'	11.83'	23.66'	N40°07'24"E
C35	2°30'43"	535.00'	23.46'	11.73'	23.45'	N39°39'04"E
C36	5°04'44"	535.00'	48.22'	24.12'	48.20'	N35°48'48"E
C37	8°44'10"	535.00'	81.57'	40.87'	81.50'	N28°51'48"E
C38	11°16'22"	535.00'	105.26'	52.80'	105.04'	N18°51'32"E
C39	10°13'34"	535.00'	95.44'	47.87'	95.36'	N08°06'34"E
C40	2°53'42"	535.00'	27.03'	13.52'	27.03'	N01°32'56"E
C41	84°21'50"	25.00'	36.81'	22.65'	33.57'	S66°40'38"W
C42	12°17'51"	430.00'	42.29'	46.32'	42.11'	N77°17'23"W
C43	6°27'36"	430.00'	48.48'	24.27'	48.46'	N86°40'07"W
C44	84°58'50"	25.00'	34.27'	25.00'	35.36'	N44°53'55"W
C45	90°00'13"	25.00'	34.27'	25.00'	35.35'	N45°06'12"E
C46	5°16'55"	370.00'	34.07'	17.05'	34.06'	N87°15'37"W
C47	3°06'00"	370.00'	20.02'	10.01'	20.02'	N83°04'19"W
C48	3°05'52"	370.00'	20.00'	10.00'	20.00'	N79°58'23"W
C49	3°06'16"	370.00'	20.05'	10.03'	20.04'	N76°52'19"W
C50	4°10'44"	370.00'	26.99'	13.50'	26.98'	N73°13'50"W
C51	3°05'52"	370.00'	20.00'	10.00'	20.00'	N74°58'23"W
C52	84°21'44"	25.00'	36.81'	22.65'	33.57'	S28°57'33"E
C53	10°13'34"	535.00'	95.44'	47.87'	95.36'	N08°06'34"E

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C200	41°02'33"	900.00'	644.70'	336.88'	631.00'	N20°23'04"E
C201	29°34'58"	900.00'	465.99'	238.35'	460.81'	S14°41'51"W
C202	11°22'35"	900.00'	178.70'	89.65'	178.41'	S35°13'08"W
C203	40°48'20"	500.00'	356.10'	185.98'	348.62'	N20°30'15"E
C204	22°02'53"	500.00'	192.41'	97.41'	191.22'	N29°52'59"E
C205	18°45'27"	500.00'	163.64'	82.58'	162.96'	N09°28'49"E
C206	18°45'27"	400.00'	130.95'	66.07'	130.37'	N80°31'11"W

EASEMENT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
EC1	88°30'28"	25.00'	38.62'	24.36'	34.84'	S45°36'38"W
EC2	0°20'47"	435.00'	5.65'	2.83'	5.65'	S01°31'48"W
EC3	0°19'29"	370.00'	2.10'	1.05'	2.10'	N71°18'12"W
EC4	84°21'44"	25.00'	36.81'	22.65'	33.57'	N28°57'33"W
EC5	0°58'18"	435.00'	15.86'	7.93'	15.86'	S33°18'03"W
EC6	1°51'32"	435.00'	30.34'	15.17'	30.33'	S34°42'58"W
EC7	10°13'34"	535.00'	95.44'	47.87'	95.36'	N08°06'34"E

LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	N6°14'47"12"W	31.83'
L7	S05°19'38"W	16.03'
L8	N41°53'21"W	17.23'

**BENCHMARK**  
 BURY BOLT ON HYDRANT @ THE NW CORNER OF NE HILLCREST DRIVE & NE 55TH STREET  
 ELEVATION = 951.170

BURY BOLT ON HYDRANT @ THE NW CORNER OF NE HILLCREST DRIVE & NE 56TH STREET  
 ELEVATION = 950.810

**FLOOD ZONE DESIGNATION**  
 ZONES A & C FEMA FLOOD INSURANCE RATE MAPS:  
 PANELS 190901-0034-B, 190901-0031-B  
 & 190901-0050-B REVISED MARCH 1, 1984

**CURRENT ZONING**  
 P.U.D. - NORTHGATE EAST

**AREA 'A' - LOTS 1 THRU 30**  
 SINGLE-FAMILY & BI-ATTACHED TOWNHOME USES

**AREA 'B' - LOTS 31 THRU 42**  
 MULTI-FAMILY USES

**AREA 'C' - LOTS 91 THRU 96**  
 SINGLE FAMILY & MULTIFAMILY USES

**NORTHGATE - PLANNED UNIT DEVELOPMENT BULK REGULATIONS**

- AREA 'A' - SINGLE-FAMILY RESIDENTIAL AND BI-ATTACHED TOWNHOMES
  - MINIMUM LOT WIDTH FOR DETACHED SINGLE-FAMILY UNITS AT FRONT YARD SETBACK - 65 FEET, 60 FEET FOR LOTS ABUTTING THE GREENBELT
  - MINIMUM LOT WIDTH FOR BI-ATTACHED UNITS AT FRONT YARD SETBACK - 38 FEET
  - MINIMUM LOT AREA FOR DETACHED SINGLE-FAMILY UNITS IS 8,000 SF, 4,500 SF FOR LOTS ABUTTING THE GREENBELT
  - MINIMUM YARD REQUIREMENTS
  - FRONT - 30 FEET
  - REAR - 30 FEET (DECKS MAY EXTEND 12 FEET IN TO REAR YARD SETBACK)
  - SIDE - 10 FEET (MINIMUM 5' ONE SIDE)
  - SCREENINGS REQUIRED
  - CLASS B ALONG NE 54TH STREET, FENCES ALONG NE 54TH STREET SHALL BE SETBACK 20' FROM THE NE 54TH STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE STREET RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NE 54TH STREET RIGHT-OF-WAY.
  - R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED BY THIS P.U.D.
- AREA 'B' - SINGLE-FAMILY, TOWNHOMES AND MULTI-FAMILY RESIDENTIAL
  - MINIMUM YARD REQUIREMENTS
  - FRONT - 30 FEET FROM PUBLIC RIGHT-OF-WAYS, 20 FEET FROM BACK OF CURB OF ALL PRIVATE DRIVES
  - REAR - 30 FEET
  - BUILDING SEPARATION - 20' FEET FOR APARTMENT/CONDOMINIUM TYPE BUILDINGS - 10 FEET FOR MULTI-FAMILY ROWHOUSE, TOWNHOMES AND SINGLE-FAMILY UNITS
  - SCREENINGS REQUIRED
  - CLASS B ALONG NE 54TH STREET AND NE DELAWARE AVENUE, FENCES ALONG NE 54TH STREET AND NE DELAWARE AVENUE SHALL BE SETBACK 20' FROM THE NE 54TH STREET AND NE DELAWARE AVENUE STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE STREET RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NE 54TH STREET AND NE DELAWARE AVENUE RIGHT-OF-WAY.
  - CLASS A ALONG AREA 'B'S SHARED PROPERTY LINE
  - CLASS A OR B SCREENING MAY BE REQUIRED ALONG NE 5TH STREET IF THIS AREA DEVELOPS AS A HIGHER DENSITY THAN THE ADJACENT AREA(S)
  - R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED BY THIS P.U.D.
- AREA 'C' - SINGLE-FAMILY AND TOWNHOME RESIDENTIAL
  - MINIMUM YARD REQUIREMENTS
  - FRONT - 30 FEET FROM PUBLIC RIGHT-OF-WAYS, 20 FEET FROM BACK OF CURB OF ALL PRIVATE DRIVES
  - REAR - 30 FEET FROM PUBLIC RIGHT-OF-WAYS, 20 FEET FROM BACK OF CURB OF ALL PRIVATE DRIVES
  - BUILDING SEPARATION - 10 FEET FOR MULTI-FAMILY ROWHOUSE, TOWNHOMES AND SINGLE-FAMILY UNITS
  - SCREENINGS REQUIRED
  - CLASS B ALONG NE DELAWARE AVENUE, FENCES ALONG NE DELAWARE AVENUE SHALL BE SETBACK 20' FROM THE NE DELAWARE AVENUE STREET RIGHT-OF-WAY. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE STREET RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND NE DELAWARE AVENUE RIGHT-OF-WAY.
  - CLASS A OR B SCREENING MAY BE REQUIRED ALONG NE 5TH STREET IF THIS AREA DEVELOPS AS A HIGHER DENSITY THAN THE ADJACENT AREA(S)
  - R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED BY THIS P.U.D.

- NOTES**
- LOTS A, B, C, D & E SHALL BE DEDICATED TO THE CITY OF ANKENY FOR STREET RIGHT-OF-WAY.
  - THE MINIMUM PROTECTION ELEVATIONS REQUIRED ON THIS PLAT ARE FROM THE PROJECT ENGINEER'S CALCULATIONS. THIS PROFESSIONAL LAND SURVEYOR DOES NOT CERTIFY THE ACCURACY OR CORRECTNESS OF THESE ELEVATIONS.
  - THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1:5000 FOR INDIVIDUAL LOTS.
  - THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT HERE TRANSCRIBED FROM THE FINAL PLAT OF NORTHGATE PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 14446, PAGE 784 AT THE POLK COUNTY RECORDER'S OFFICE.
  - OUTLOT N° 19 IS TO BE DEDICATED FOR PUBLIC PARK AND GREENWAY. OUTLOT N° 19 SHALL BE OWNED AND MAINTAINED BY THE CITY OF ANKENY.
  - BUFFER ALONG NE 54TH STREET SHALL INCLUDE TYPE A SCREENING AND 5' SIDEWALK INSTALLED BY THE DEVELOPER AS PART OF THE PUBLIC IMPROVEMENTS. NO FENCES OR STRUCTURES SHALL BE LOCATED WITHIN THE BUFFER.
  - ALL SIDEWALKS SHALL BE 5' IN WIDTH. AN 8' TRAIL SHALL BE CONSTRUCTED ALONG THE WEST SIDE OF NE DELAWARE AVENUE. STREETLIGHTS SHALL BE INSTALLED BY THE DEVELOPER.
  - MULTIFAMILY ACCESS ON LOT 39 WILL BE FUTURE RIGHT IN/RIGHT OUT ONLY.

Civil Engineering Consultants, Inc.  
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 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

**CEC**

DATE:	04-23-2016	DATE OF SURVEY:	05-05-2015
	08-28-2016	DESIGNED BY:	MFH
	07-22-2016	DRAWN BY:	GM

**NORTHGATE EAST - FINAL PLAT**  
 ANKENY, IOWA

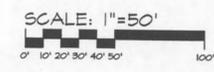
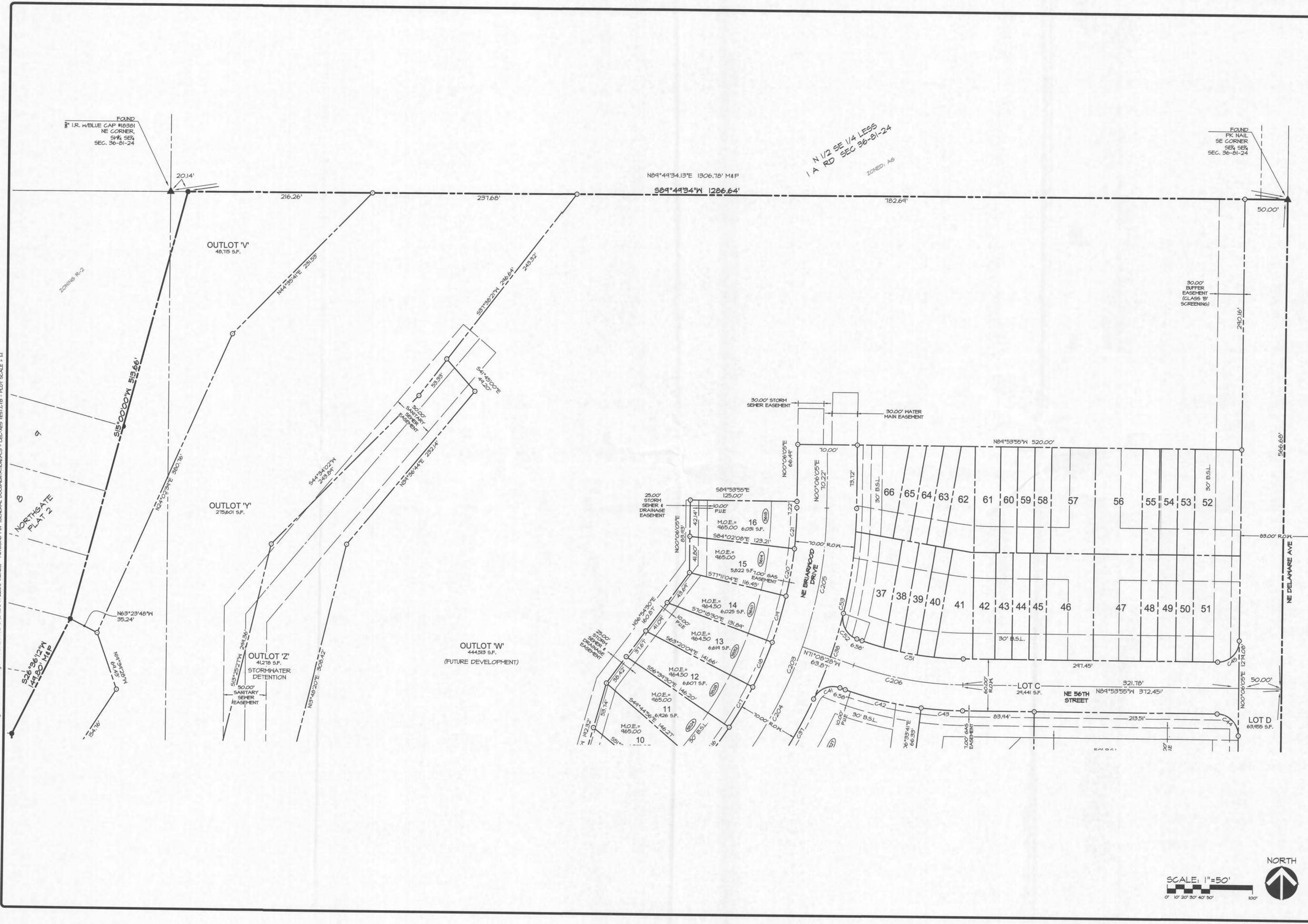
**TABLES & NOTES**

SHEET  
**2**  
 OF 8

E6470



PLAT BY: CARL MCCANN - 2016/09/23 - ONE FILE/5E-6000/EMPT01\_CSD Drawings/PLAT/01 PIP DRK.dwg - ANEL EXPAND D (3400 X 2200 INCHES) - AUTOCAD PIP (GENERAL DOCUMENTATION)P03 - CEC-NBS TEST/01B - PLAT SCALE = 1/4"



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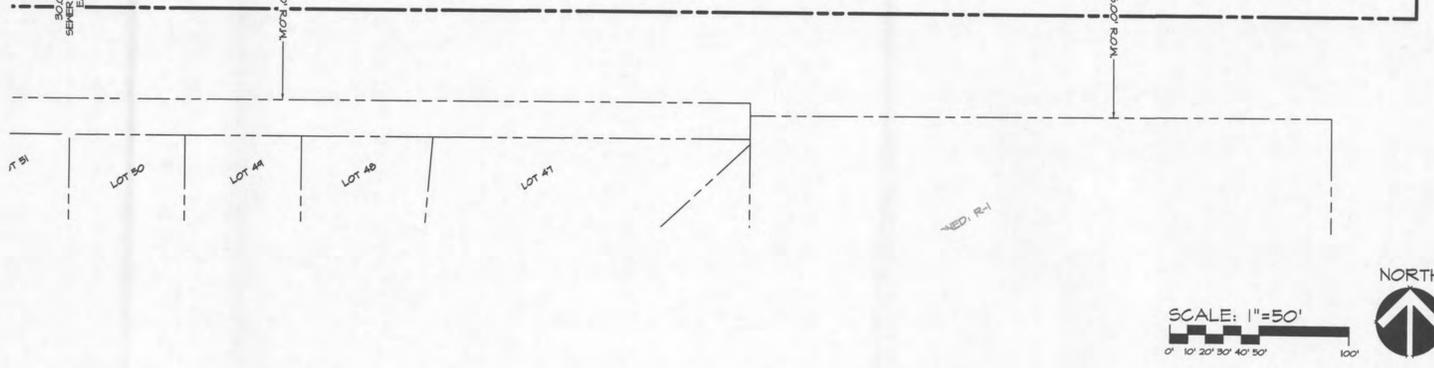
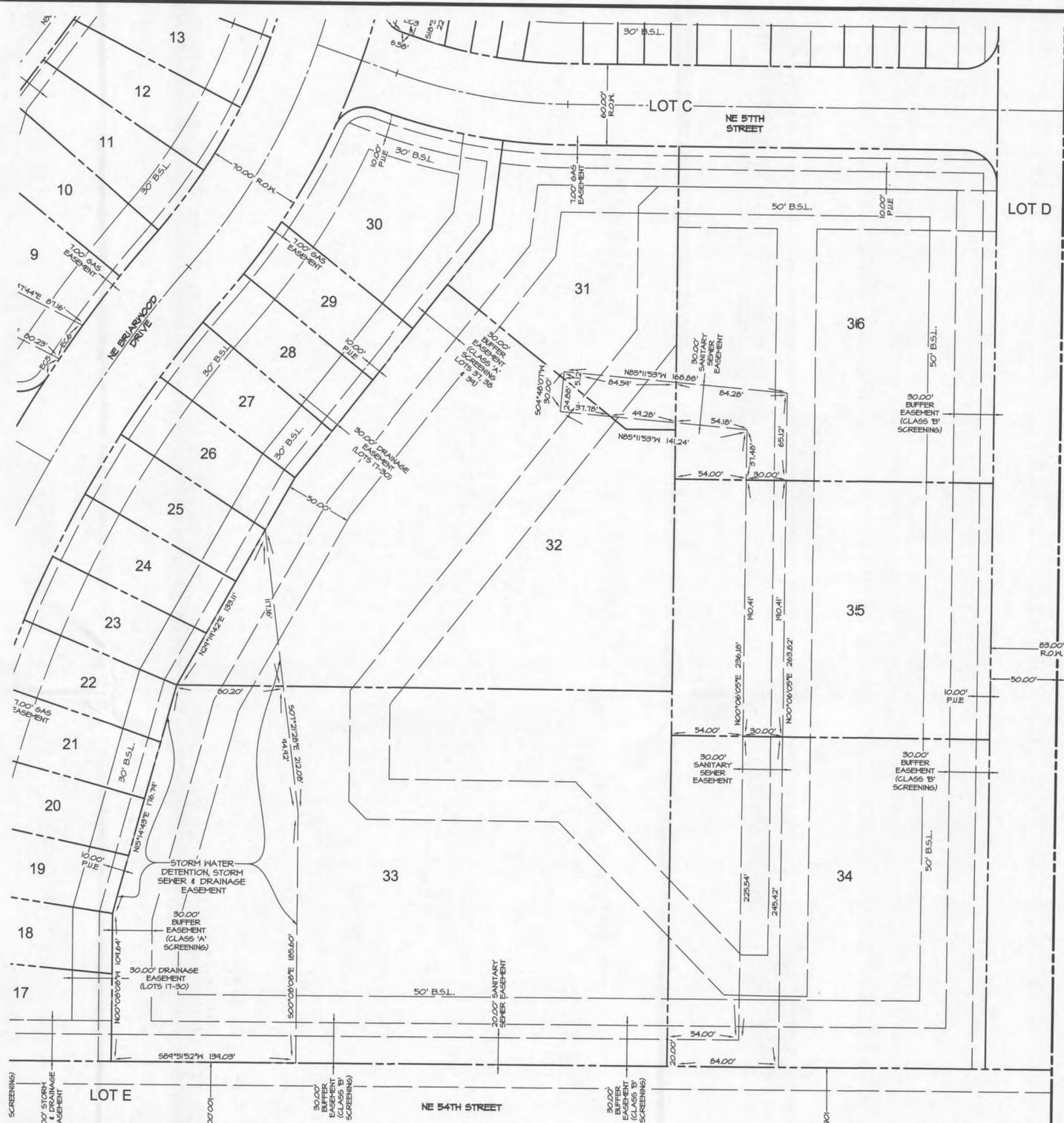
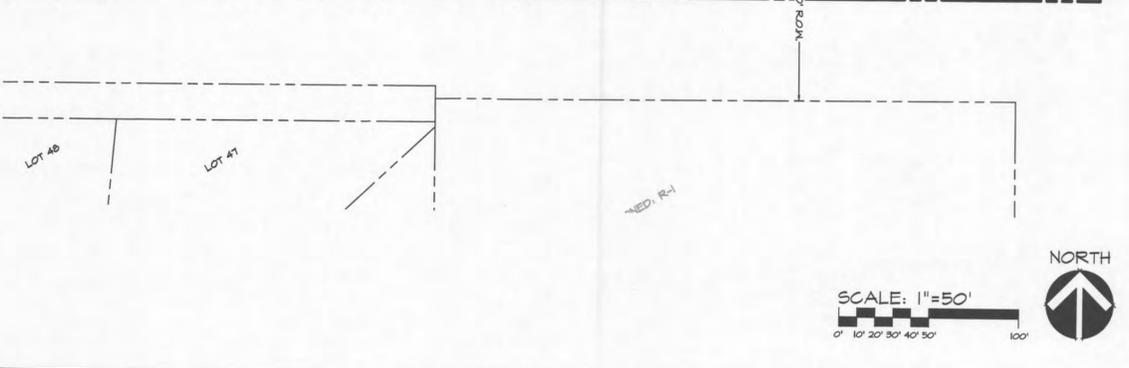
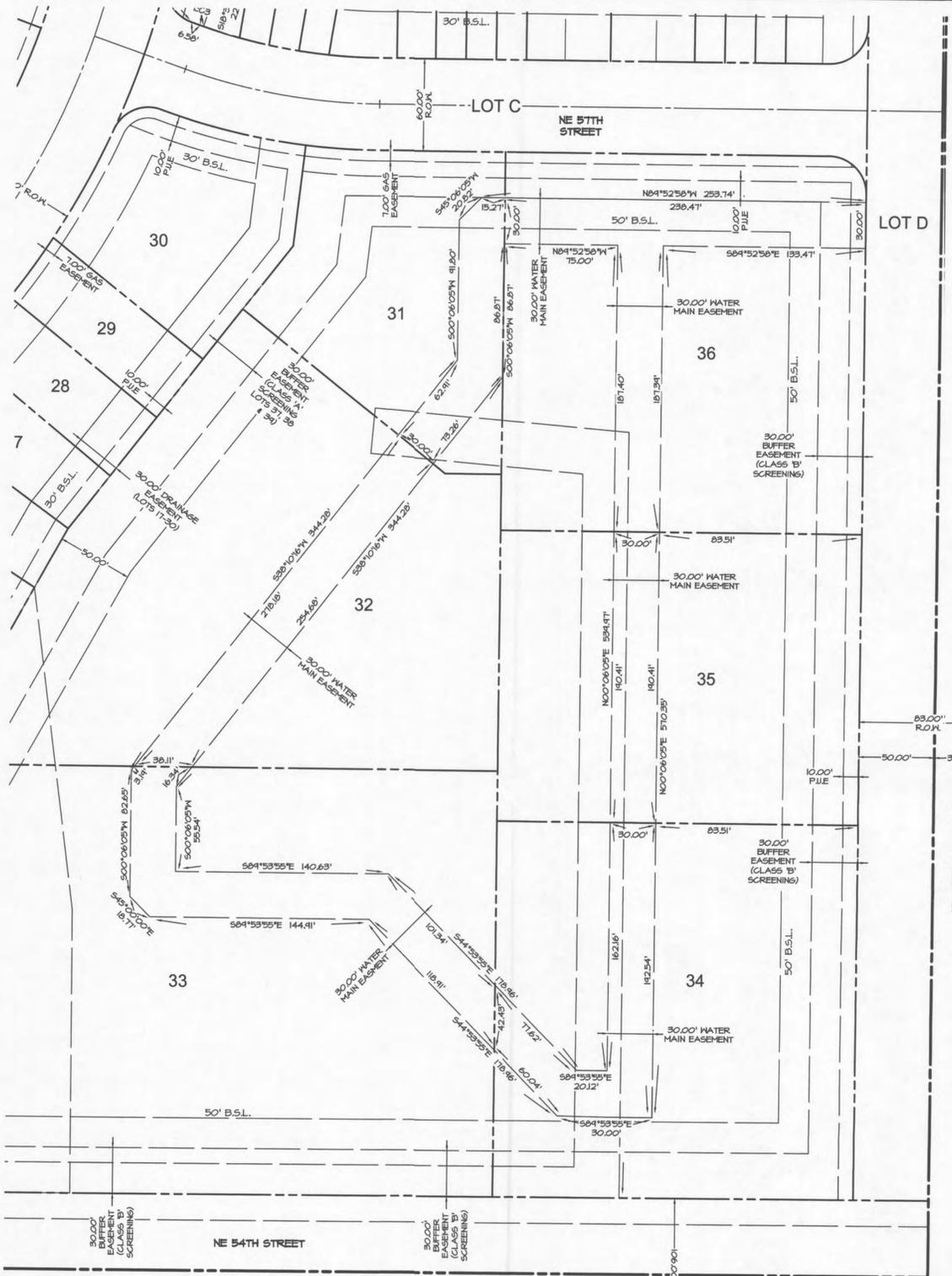
DATE:	04-23-2016
	08-26-2016
	07-22-2016
DATE OF SURVEY:	05-05-2015
DESIGNED BY:	MMH
DRAWN BY:	CH

**NORTHSATE EAST - FINAL PLAT**  
ANKENTY, IOWA  
**NORTH DIMENSIONS**





LOT BY: CARL KCCANN - 2016/01/25 - ONE FILE IN 6000/EMPTD\_CAD Drawings/Plot02 FP EASE.dwg - ANSI DXP AND D (24.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION) PCS - CEC-VES TEST/218 - PLOT SCALE = 1/1



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**CEC**

DATE:	04-23-2016
DESIGNED BY:	MMH
DRAWN BY:	CHI
DATE OF SURVEY:	05-05-2015
DESIGNED BY:	MMH
DRAWN BY:	CHI

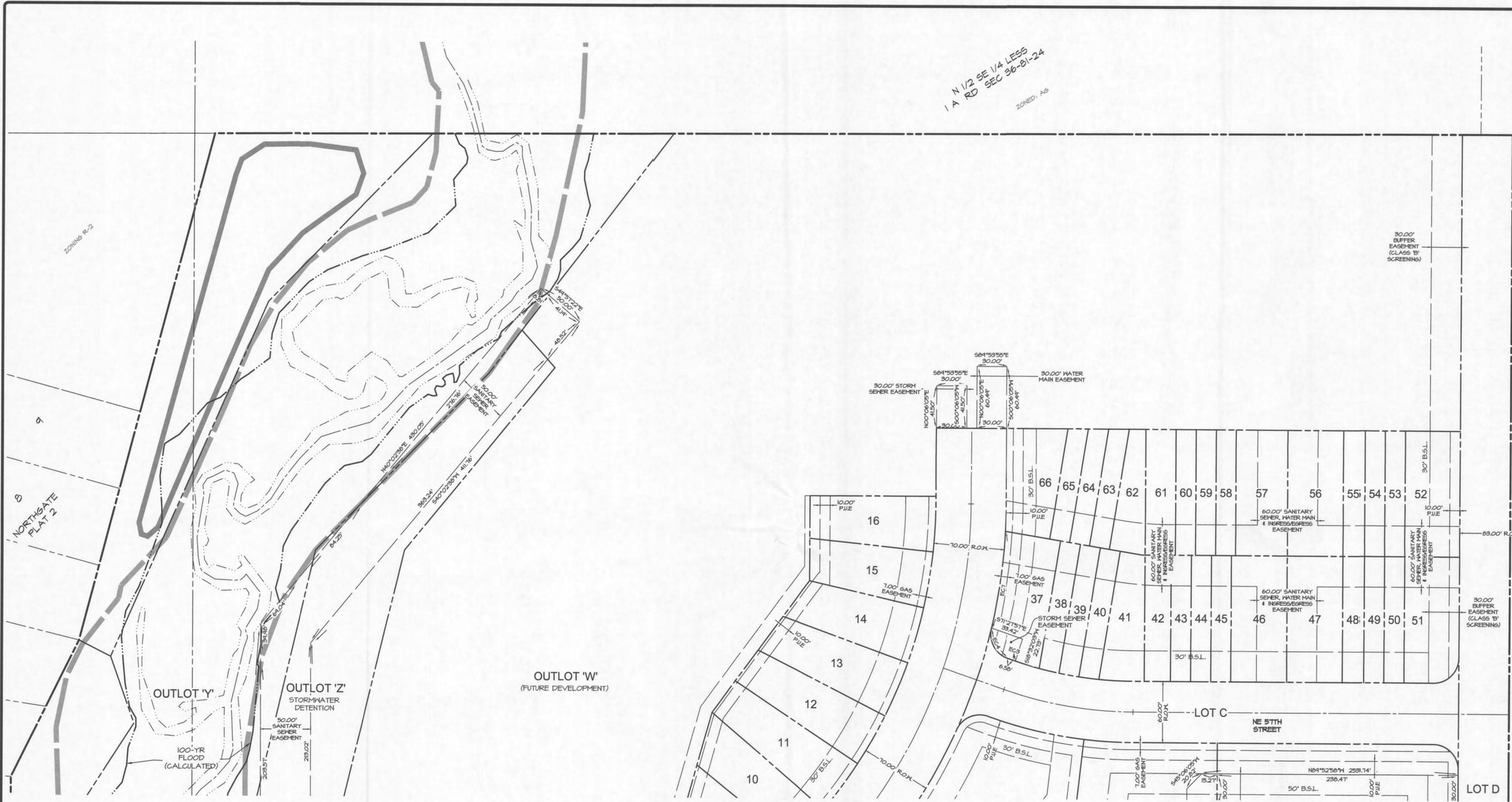
**NORTHSATE EAST - FINAL PLAT**  
 ANKENY, IOWA

**SOUTHEAST EASEMENTS**

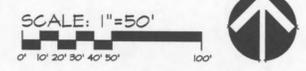
SHEET 1 OF 8

E6470

PLAT BY: CARL MCCANN - 2016/09/28 - G:\E-FILES\600016101\_CBD\_Drinking\Plan02 IP EASELNG - ANS EXPAND D (84.00 X 232.00 INCHES) - AUTOCAD PLOT (GENERAL DOCUMENTATION)PCS - CEC-RES TEST.CTB - PLOT SCALE = 1:1



1/4 N 1/2 SE 1/4 LESS RD SEC 36-81-24  
ZONED: A6



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**CEC**

DATE:	01-23-2016
DESIGNED BY:	08-26-2016
DRAWN BY:	07-22-2016
CHECKED BY:	05-05-2016
DATE OF SURVEY:	MPH
DRAWN BY:	CHI

**NORTHGATE EAST - FINAL PLAT**  
ANKENY, IOWA  
**NORTH EASEMENTS**

SHEET 00 OF 8  
E6470