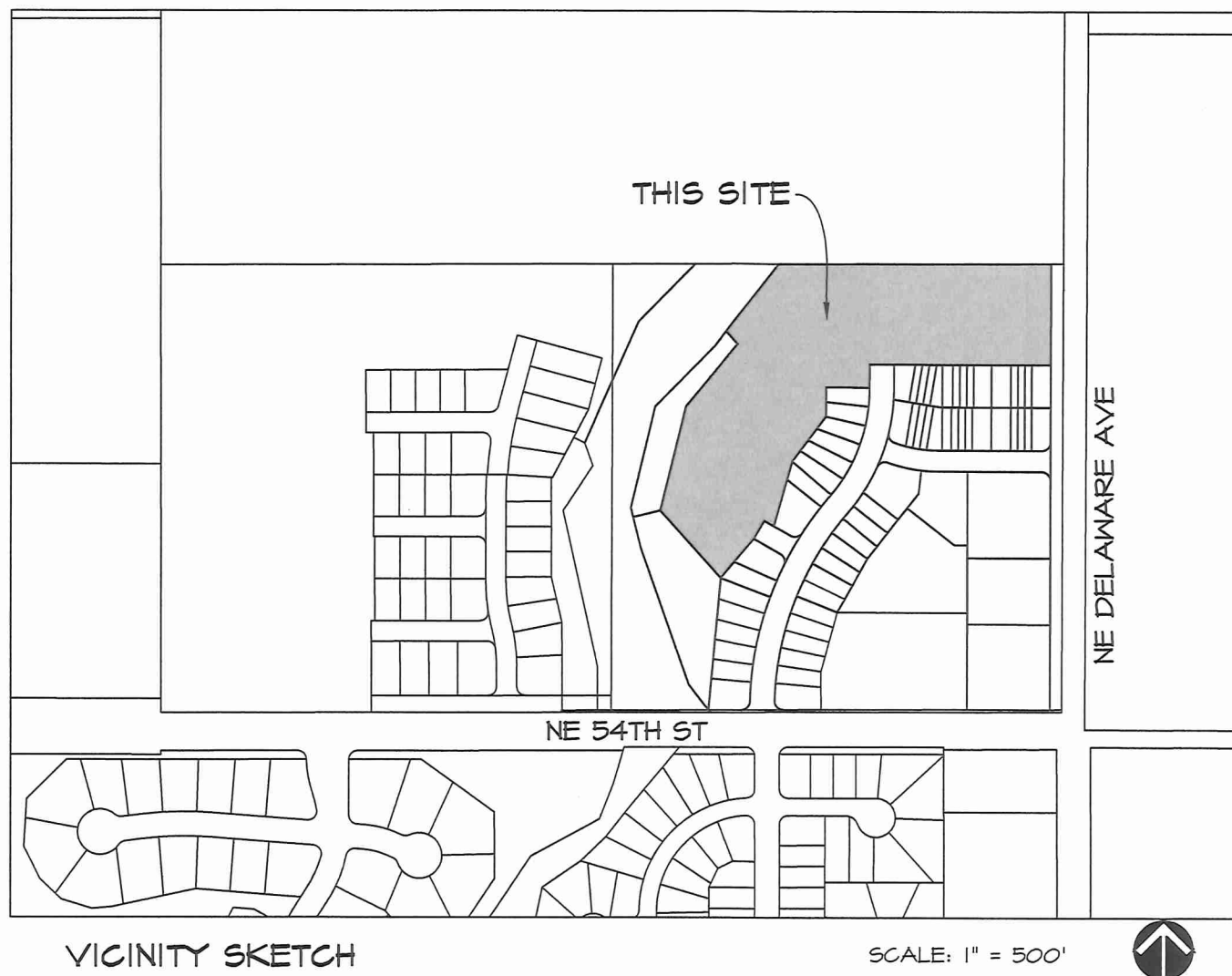


FINAL PLAT

# NORTHGATE EAST PLAT 2

## ANKENY, IOWA

JERRY'S HOMES, INC., 3900 WESTOWN PKWY SUITE 100, WEST DES MOINES, IA 50266



**PROPERTY OWNER:**  
JERRY'S HOMES, INC.  
3900 WESTOWN PKWY STE 100  
WEST DES MOINES, IOWA 50266  
515.278.5442, FAX# 515.278.0661  
CONTACT: JAY COWAN

**PREPARED FOR:**  
JERRY'S HOMES, INC.  
3900 WESTOWN PKWY STE 100  
WEST DES MOINES, IOWA 50266  
515.278.5442, FAX# 515.278.0661  
CONTACT: JAY COWAN

**LEGAL DESCRIPTION**  
OUTLOT 'W', NORTHGATE EAST, AN OFFICIAL PLAT RECORDED IN BOOK 16276, PAGE 586, AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA, AND CONTAINING 10.20 ACRES MORE OR LESS.

**BENCHMARK**  
BURY BOLT ON HYDRANT @ THE NW CORNER OF NE HILLCREST DRIVE & NE 55TH STREET  
-----ELEVATION = 951.70

BURY BOLT ON HYDRANT @ THE NW CORNER OF NE HILLCREST DRIVE & NE 56TH STREET  
-----ELEVATION = 958.10

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

**AREA 'C' - LOTS 1 THRU 35**  
SINGLE FAMILY & MULTIFAMILY USES

### SHEET INDEX

| SHEET # | SHEET TITLE               |
|---------|---------------------------|
| 1       | COVER                     |
| 2       | OVERALL PLAT DIMENSIONS   |
| 3       | LOT DIMENSIONS            |
| 4       | WEST EASEMENT DIMENSIONS  |
| 5       | NORTH EASEMENT DIMENSIONS |

### 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)
  - SCREENING 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
  - SCREENING 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
  - 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
  - SCREENING 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.
  - R-3 ZONING REGULATIONS SHALL APPLY TO ANY ITEMS NOT COVERED BY THIS P.U.D.

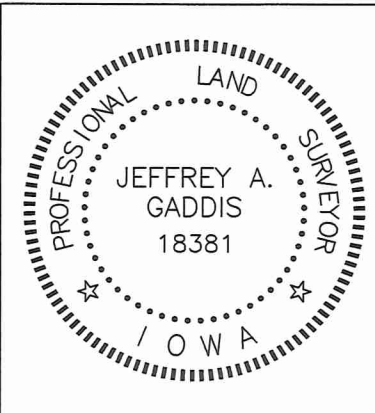
### NOTES

- LOT A SHALL BE DEDICATED TO THE CITY OF ANKENY FOR STREET RIGHT-OF-WAY.
- 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 WERE TRANSCRIBED FROM THE FINAL PLAT OF NORTHGATE EAST, AN OFFICIAL PLAT RECORDED IN BOOK 16276, PAGE 586 AT THE POLK COUNTY RECORDER'S OFFICE.
- REFER TO P.U.D. LANGUAGE FOR BUFFER REQUIREMENTS.
- 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 WITHIN PLAT AND ALONG NE DELAWARE AVE.

### INDEX LEGEND

|                             |                                                                              |
|-----------------------------|------------------------------------------------------------------------------|
| COUNTY:                     | POLK                                                                         |
| CITY:                       | ANKENY                                                                       |
| LOT:                        | OUTLOT 'W'                                                                   |
| SUBDIVISION:                | NORTHGATE EAST                                                               |
| PROPRIETOR (S):             | JERRY'S HOMES INC.                                                           |
| REQUESTED BY:               | JERRY'S HOMES INC.                                                           |
| PROFESSIONAL LAND SURVEYOR: | JEFFREY A. GADDIS                                                            |
| COMPANY:                    | CIVIL ENGINEERING CONSULTANTS, INC.                                          |
| RETURN TO:                  | ATTN: JEFFREY A. GADDIS<br>2400 86TH STREET, SUITE 12<br>URBANDALE, IA 50322 |

### CERTIFICATION

|                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | 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.<br>September 19, 2019<br>JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020<br>PAGES OR SHEETS COVERED BY THIS SEAL:<br>SHEETS 1 - 5 |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### LEGEND

- FOUND SECTION CORNER
- SET SECTION CORNER
- FOUND PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- EXISTING PROPERTY LINES
- PROPOSED LOTS
- EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- 777 ADDRESS



NORTHGATE EAST PLAT 2

ANKENY, IOWA

COVER

SHEET  
OF 5

E-0187

|       |            |       |            |       |            |       |            |       |            |
|-------|------------|-------|------------|-------|------------|-------|------------|-------|------------|
| DATE: | 08-04-2019 | DATE: | 08-04-2019 | DATE: | 08-04-2019 | DATE: | 08-04-2019 | DATE: | 08-04-2019 |
| DATE: | 09-06-2019 | DATE: | 09-06-2019 | DATE: | 09-06-2019 | DATE: | 09-06-2019 | DATE: | 09-06-2019 |
| DATE: | 04-11-2019 | DATE: | 04-11-2019 | DATE: | 04-11-2019 | DATE: | 04-11-2019 | DATE: | 04-11-2019 |
| DATE: | 04-14-2019 | DATE: | 04-14-2019 | DATE: | 04-14-2019 | DATE: | 04-14-2019 | DATE: | 04-14-2019 |
| DATE: | 05-05-2015 | DATE: | 05-05-2015 | DATE: | 05-05-2015 | DATE: | 05-05-2015 | DATE: | 05-05-2015 |
| DATE: | MM         | DATE: | MM         | DATE: | MM         | DATE: | MM         | DATE: | MM         |
| DATE: | CM         | DATE: | CM         | DATE: | CM         | DATE: | CM         | DATE: | CM         |

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884, Fax: 515.276.7084, mail@cecinc.com



|       |            |       |            |       |            |       |            |       |            |
|-------|------------|-------|------------|-------|------------|-------|------------|-------|------------|
| DATE: | 08-04-2019 | DATE: | 08-04-2019 | DATE: | 08-04-2019 | DATE: | 08-04-2019 | DATE: | 08-04-2019 |
| DATE: | 09-06-2019 | DATE: | 09-06-2019 | DATE: | 09-06-2019 | DATE: | 09-06-2019 | DATE: | 09-06-2019 |
| DATE: | 04-11-2019 | DATE: | 04-11-2019 | DATE: | 04-11-2019 | DATE: | 04-11-2019 | DATE: | 04-11-2019 |
| DATE: | 04-14-2019 | DATE: | 04-14-2019 | DATE: | 04-14-2019 | DATE: | 04-14-2019 | DATE: | 04-14-2019 |
| DATE: | 05-05-2015 | DATE: | 05-05-2015 | DATE: | 05-05-2015 | DATE: | 05-05-2015 | DATE: | 05-05-2015 |
| DATE: | MM         | DATE: | MM         | DATE: | MM         | DATE: | MM         | DATE: | MM         |
| DATE: | CM         | DATE: | CM         | DATE: | CM         | DATE: | CM         | DATE: | CM         |

RECEIVED

SEP 19 2019

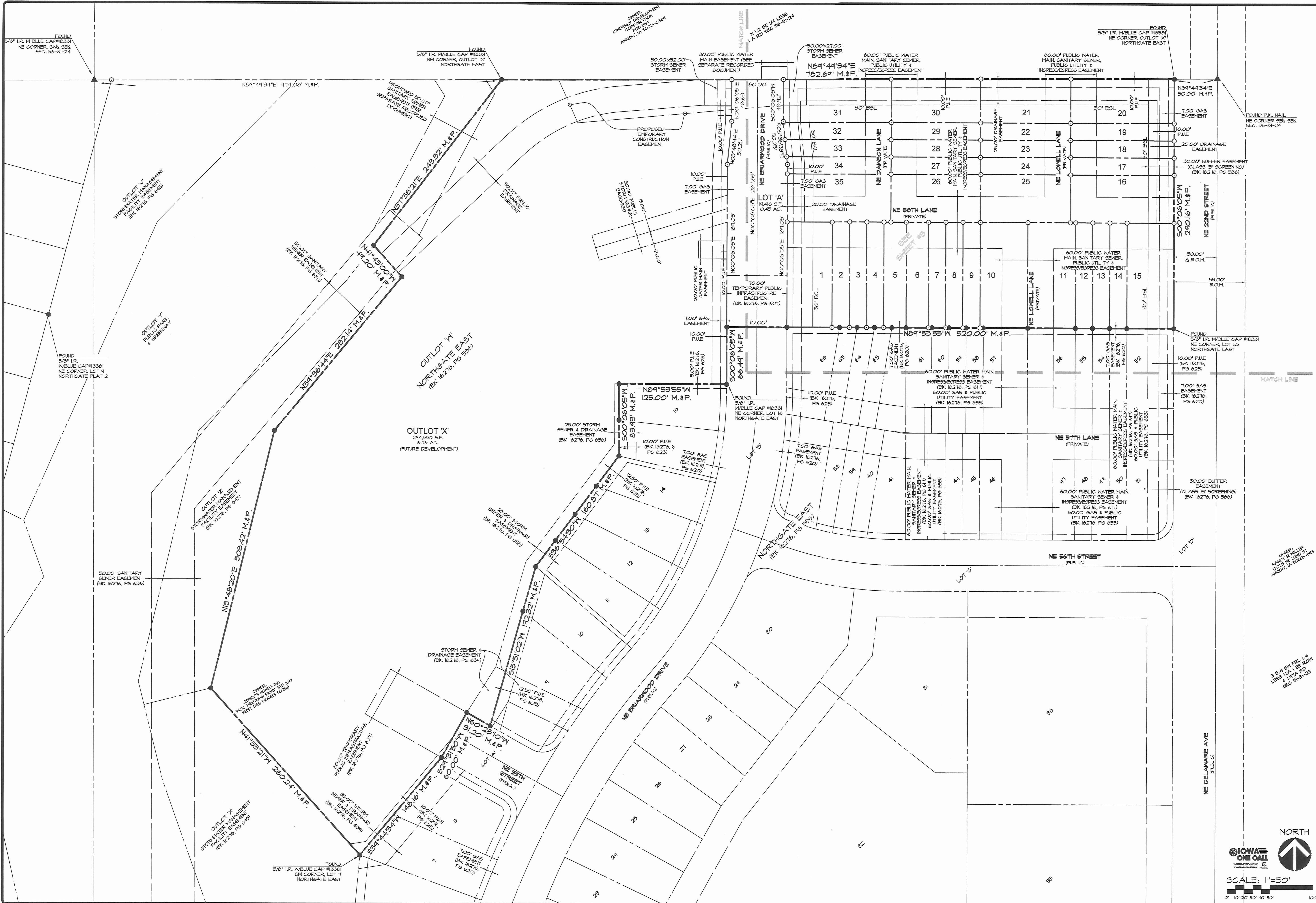
CITY OF ANKENY

RECORDER'S  
STAMP

|                          |                    |
|--------------------------|--------------------|
| ROLL CALL                |                    |
| Plan & Zoning Commission |                    |
| Ankeny, IA               |                    |
| Date                     | September 17, 2019 |
| Ayes                     | 7                  |
| Nays                     | 0                  |
| Abstain                  | -                  |
| Absent                   | 1                  |
| APPROVED                 |                    |
| L. West                  | Chairperson        |
| Brenda Engstrom          | Secretary          |

Q:\15-FILES\800081817\_CTD Drawings\Plot01 PP DIM.dwg, 01/20/2019 9:47:13 AM, cecmcc, 1:1

PLOT BY: CARL MCCANN - 2/20/2019 - Q:\15-FILES\800081817\_CTD Drawings\Plot01 PP DIM.dwg - ANS1 EXPLAN D (34.00 X 22.00 INCHES) - AUTOCAD PLOT (GENERAL DOCUMENTATION) P3 - CEC-XES TEST CTD - PLOT SCALE = 1/1



**NORTHGATE EAST PLAT 2**  
ANKENT, IOWA

**OVERALL PLAT DIMENSIONS**

SHEET  
**2**  
OF  
**5**

DATE: 02-04-2019  
01-06-2019  
04-11-2019  
01-14-2019  
05-05-2015  
MMH  
GM

DATE OF SURVEY:  
DESIGNED BY:  
DRAWN BY:

**Civil Engineering Consultants, Inc.**  
2400 86th Street, Unit 12 • Des Moines, Iowa 50322  
515.276.4884 • Fax: 515.276.7084 • mail@cecinc.com

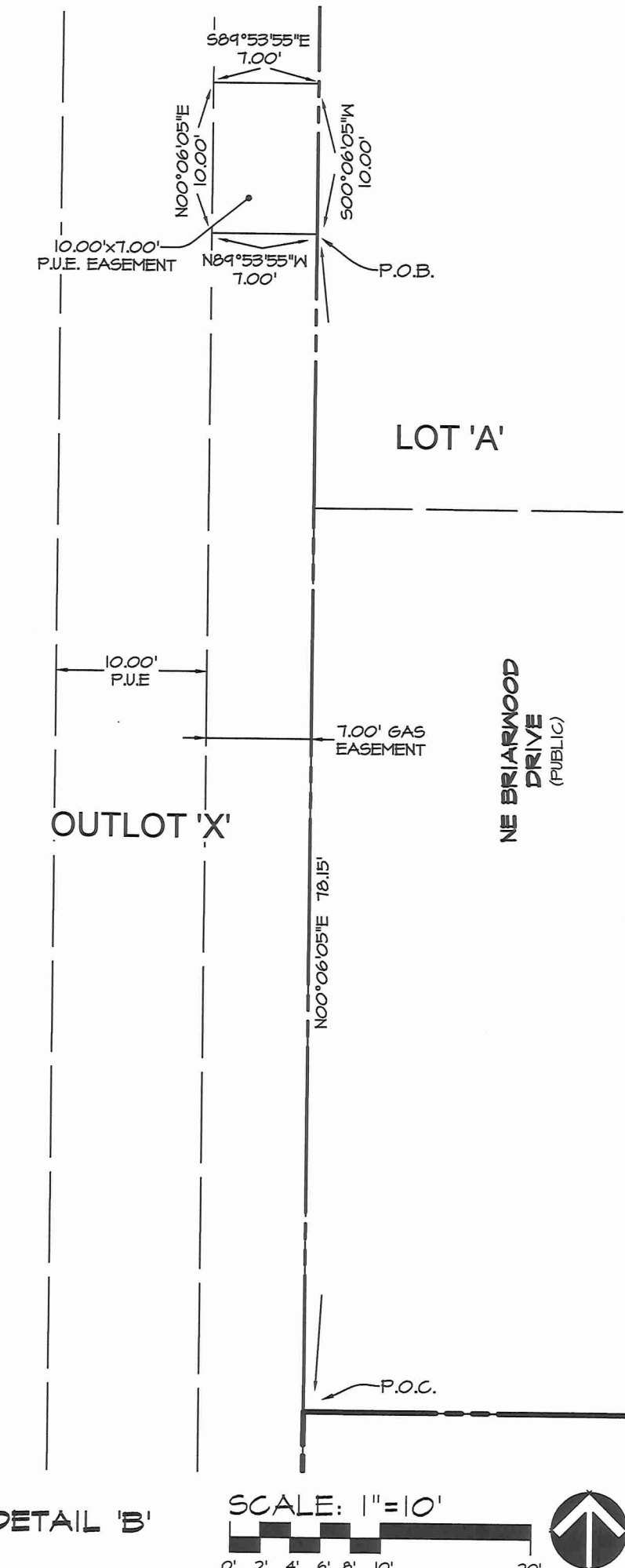
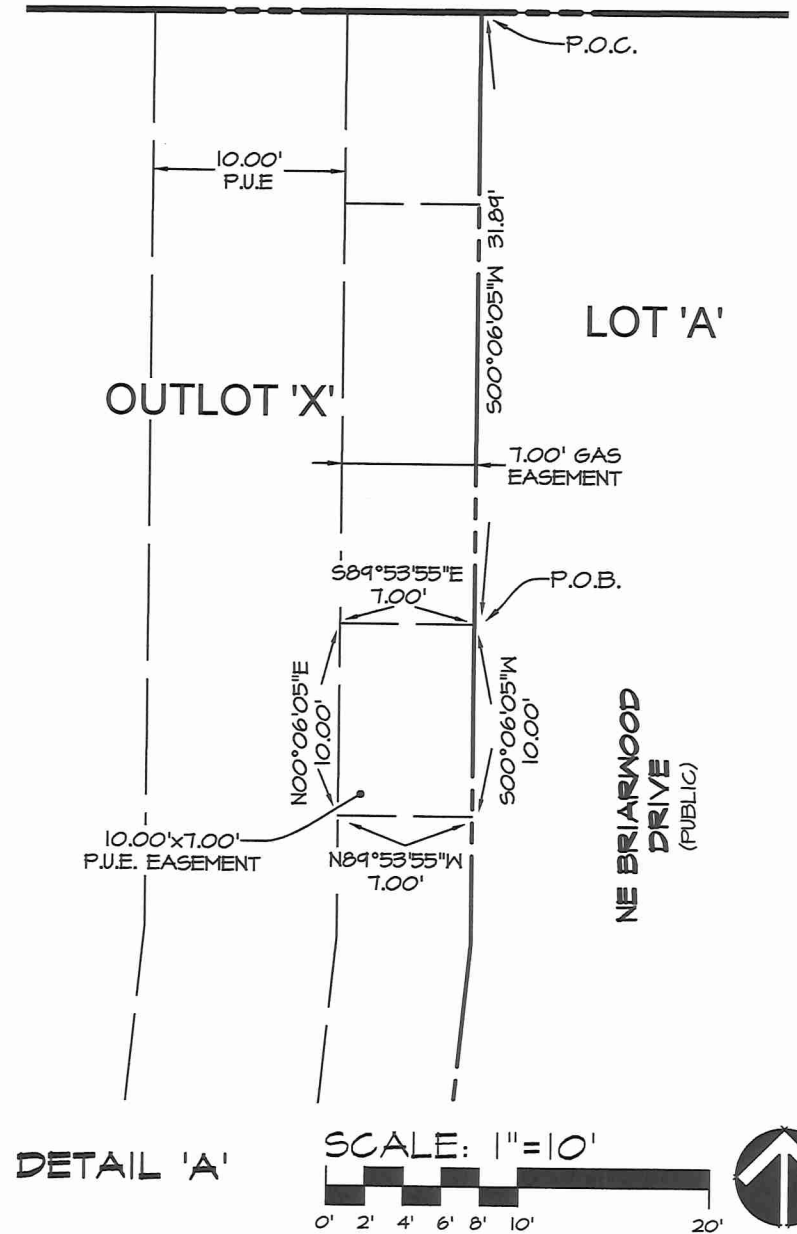
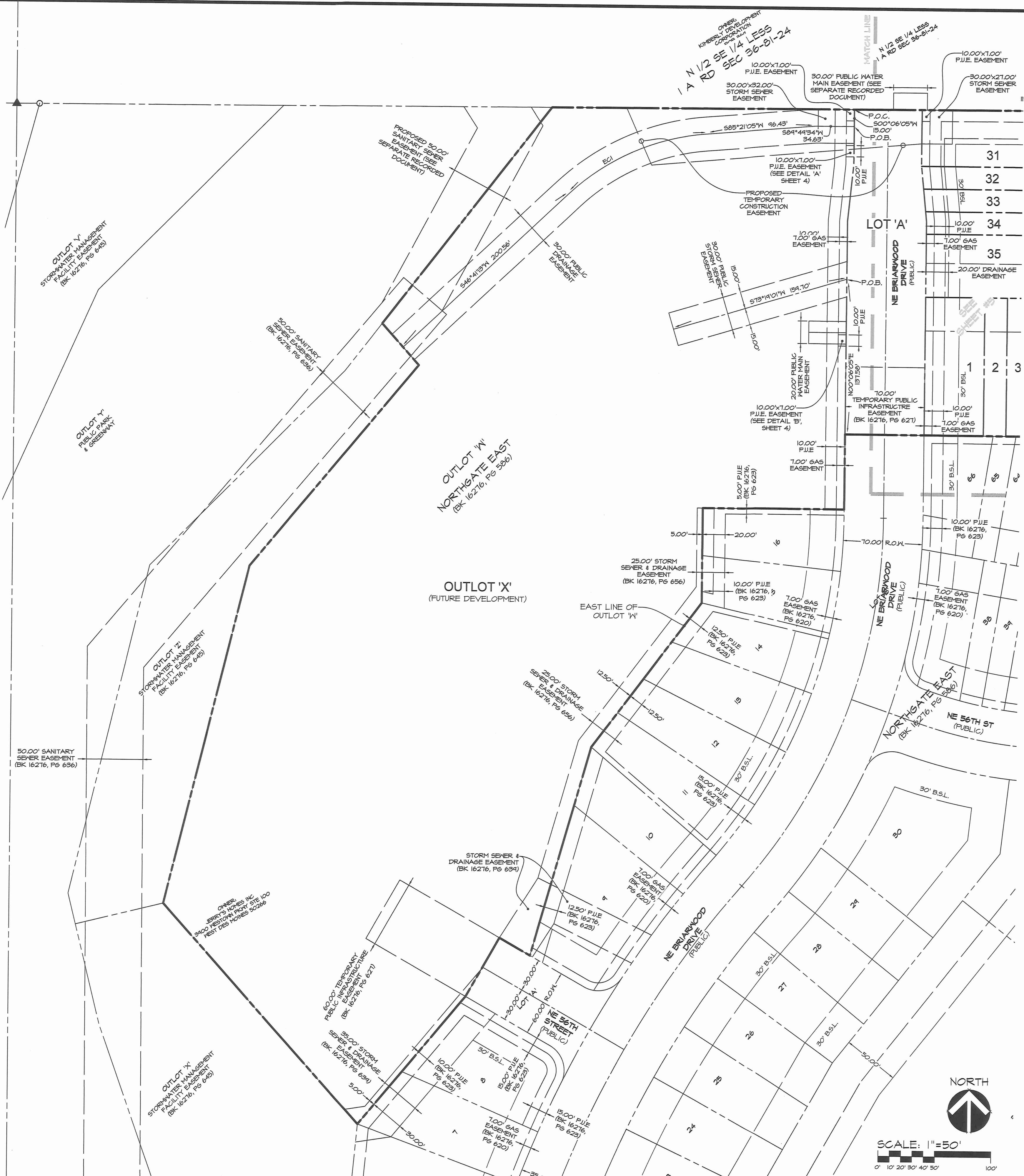




Q:\E-FILES\80008187\_CED Drawings\Plot02 IP EASE.dwg, 2/10/2015 9:47:19 AM, autocad, L1

Plot by: CARL MCCANN - 2/10/2014 - G:\E-FILES\80008187A\_CED Drawings\Plot02 IP EASE.dwg | - ANSI EXPAND D (84.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION)PC3 - CEC-RES-TEST/CTB - Plot Scale = 1/1

| EASEMENT CURVE DATA |           |         |         |         |         |             |
|---------------------|-----------|---------|---------|---------|---------|-------------|
| CURVE               | DELTA     | RADIUS  | LENGTH  | TANGENT | CHORD   | CH. BEARING |
| EC1                 | 38°34'52" | 200.00' | 134.96' | 70.17'  | 132.42' | S66°01'04"W |



NORTHGATE EAST PLAT 2  
ANKENY, IOWA  
WEST EASEMENT DIMENSIONS

SHEET  
4  
OF 5

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

|                 |            |
|-----------------|------------|
| DATE:           | 08-04-2014 |
| DATE OF SURVEY: | 04-06-2014 |
| DESIGNED BY:    | 04-11-2014 |
| DRAWN BY:       | 04-14-2014 |
|                 | 05-05-2015 |
|                 | MMH        |
|                 | GM         |



E-0107

|                 |            |
|-----------------|------------|
| DATE:           | 08-04-2019 |
|                 | 04-06-2019 |
|                 | 04-11-2019 |
|                 | 04-19-2019 |
| DATE OF SURVEY: | 05-05-2015 |
| DESIGNED BY:    | MMH        |
| DRAWN BY:       | CM         |

NORTHEAST EAST PLAT 2  
ANKENY, IOWA

## NORTH EASEMENT DIMENSIONS

SHEET  
5  
OF 5

E-8187

