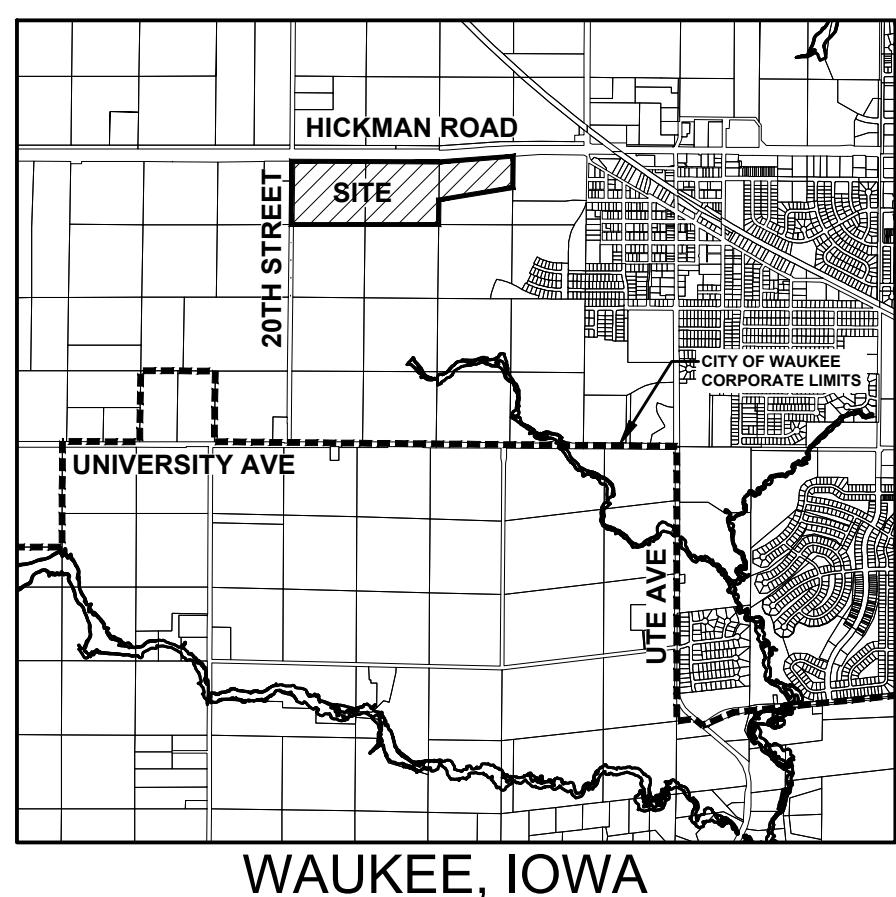


# PRELIMINARY PLAT FOR: HOPE SPRINGS

WAUKEE, IOWA

## VICINITY MAP



## ZONING:

EXIST:  
A-1 AGRICULTURE  
C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL  
R-3 MULTI-FAMILY RESIDENTIAL  
R-4 ROW DWELLING AND TOWNHOME DWELLING

## BENCHMARKS:

DALLAS COUNTY BENCHMARK #120, 5/8" ALUMINUM ROD WITH CAP STAMPED G120 AND NGS STYLE ACCESS COVER 3" DEEP ALONG THE EAST RIGHT OF WAY OF U PLACE APPROXIMATELY 150 FEET SOUTH OF 300TH STREET. ELEVATION=1011.79

## OWNER / DEVELOPER:

HOPE K FARMS, LLC  
CONTACT: ARASH RAZIZADEH  
1548 S 45TH STREET  
WEST DES MOINES, 50265  
PH: 515-381-3925

## ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE, LLC  
CONTACT: JOSH TRYGSTAD  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: 515-369-4400

## DATE OF SURVEY:

DECEMBER 2022

## DEVELOPMENT SUMMARY:

TOTAL AREA OF SITE = 81.87 ACRES (3,566,370 SF)

## DEVELOPMENT SCHEDULE:

SPRING 2025 - FALL 2028

## NOTES

- A PRE-CONSTRUCTION MEETING WITH THE CITY OF WAUKEE IS REQUIRED BEFORE CONSTRUCTION.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE EXCEPT FOR 10' TRAIL ON WEST SIDE OF 17TH STREET.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT. TRAILS SHALL BE INSTALLED AS PART OF PLAT DEVELOPMENT.
- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE 2024 WAUKEE STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND 2025 SUDAS.
- LOTS NOT ASSIGNED A MPE OR MOE WILL REQUIRE A DETAILED LOT GRADING PLAN TO BE SUBMITTED WITH THE BUILDING PERMIT PRIOR TO CONSTRUCTION.

## LEGAL DESCRIPTION:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, LYING SOUTH OF THE U.S. HIGHWAY 6/HICKMAN ROAD RIGHT OF WAY.

AND

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING NORTH OF PARCEL 21-10 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 10161 AND LYING SOUTH OF THE U.S. HIGHWAY 6/HICKMAN ROAD RIGHT OF WAY

ALL BEING IN SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 81.87 ACRES (3,566,370 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

## BULK REGULATIONS

C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

- MINIMUM LOT AREA: NONE
- MINIMUM LOT WIDTH: NONE
- FRONT YARD SETBACK: 30 FEET
- REAR YARD SETBACK: 30 FEET
- SIDE YARD SETBACK: NONE EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET
- MAXIMUM HEIGHT: NONE, EXCEPT WHEN ADJACENT TO AN R-1, R-2, OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET.
- 1 STORY OR 14 FEET FOR ACCESSORY BUILDING

R-3: MULTI-FAMILY RESIDENTIAL DISTRICT

- DENSITY: 18 DWELLING UNITS PER ACRE
- MINIMUM LOT WIDTH: 75 FEET
- FRONT YARD SETBACK: 30 FEET
- REAR YARD SETBACK: 30 FEET FOR DWELLING; 40 FEET FOR OTHER PRINCIPAL PERMITTED USES
- SIDE YARD SETBACK: TOTAL 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING
- MAXIMUM HEIGHT: 3 STORIES OR 45 FEET FOR PRINCIPAL BUILDING; 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
- FLOOR AREA: 750 SQUARE FEET PER UNIT EXCEPT FOR EFFICIENCY UNITS AND ONE-BEDROOM APARTMENTS, WHICH SHALL BE 600 SQUARE FEET

R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

- DENSITY: 3,500 SQUARE FEET PER UNIT
- MINIMUM LOT WIDTH: 20 FEET PER UNIT; 75 FEET OVERALL
- FRONT YARD SETBACK: 30 FEET
- REAR YARD SETBACK: 30 FEET FOR DWELLING; 40 FEET FOR OTHER PERMITTED USES
- SIDE YARD SETBACK: A TOTAL OF 12 FEET FOR SINGLE UNIT TOWNHOMES, A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING
- MAXIMUM HEIGHT: 3 STORIES OR 40 FEET FOR PRINCIPAL BUILDING; 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
- FLOOR AREA: 800 SQUARE FEET PER UNIT

## LEGEND

### FEATURES

#### PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- STORM SEWER
- WATERMAIN WITH SIZE
- MPE = MINIMUM PROTECTION ELEVATION
- MGS = MINIMUM GRADE OF STRUCTURE

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

### SURVEY

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

### FOUND

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

### SET

- SECTION CORNER
- 1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

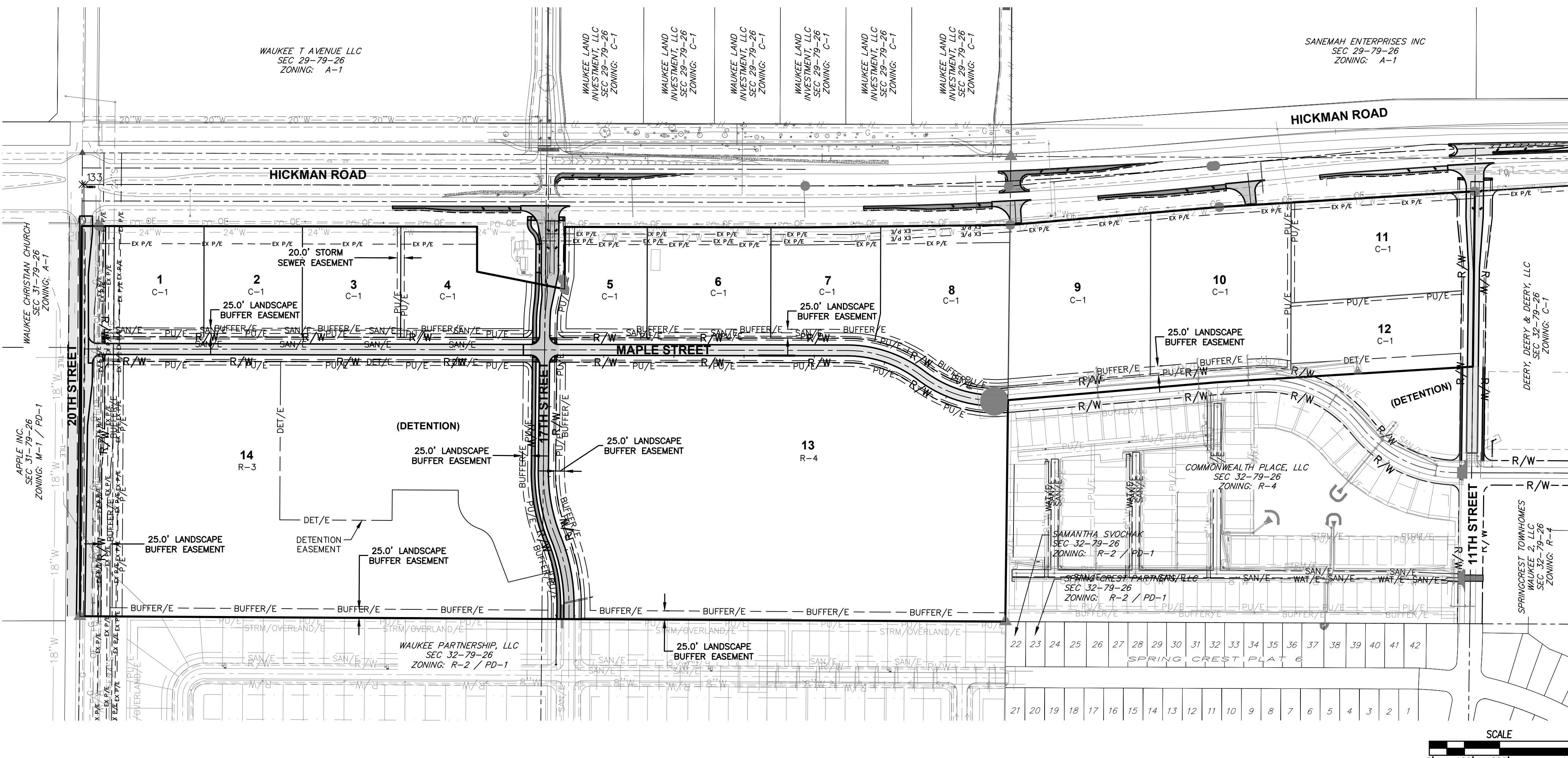
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FIRST SUBMITTAL: 08/25/2023  
SECOND SUBMITTAL: 02/02/2024  
THIRD SUBMITTAL: 01/03/2025  
FOURTH SUBMITTAL: 02/03/2025  
FIFTH SUBMITTAL: 03/11/2025

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**  
**NOT FOR CONSTRUCTION**

JOSHUA A. TRYGSTAD, P.E.  
19228  
DATE: 02/02/2024  
LICENSE RENEWAL DATE IS DECEMBER 31, 2026  
PAGES OR SHEETS COVERED BY THIS SEAL:  
ALL SHEETS



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PLOTTER: HP DESIGN PLAT PLOTTER

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02-03-2025  
01-03-2025  
02-02-2024  
08-25-2023

REVISIONS:  
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FOURTH SUBMITTAL  
THIRD SUBMITTAL  
SECOND SUBMITTAL  
FIRST SUBMITTAL

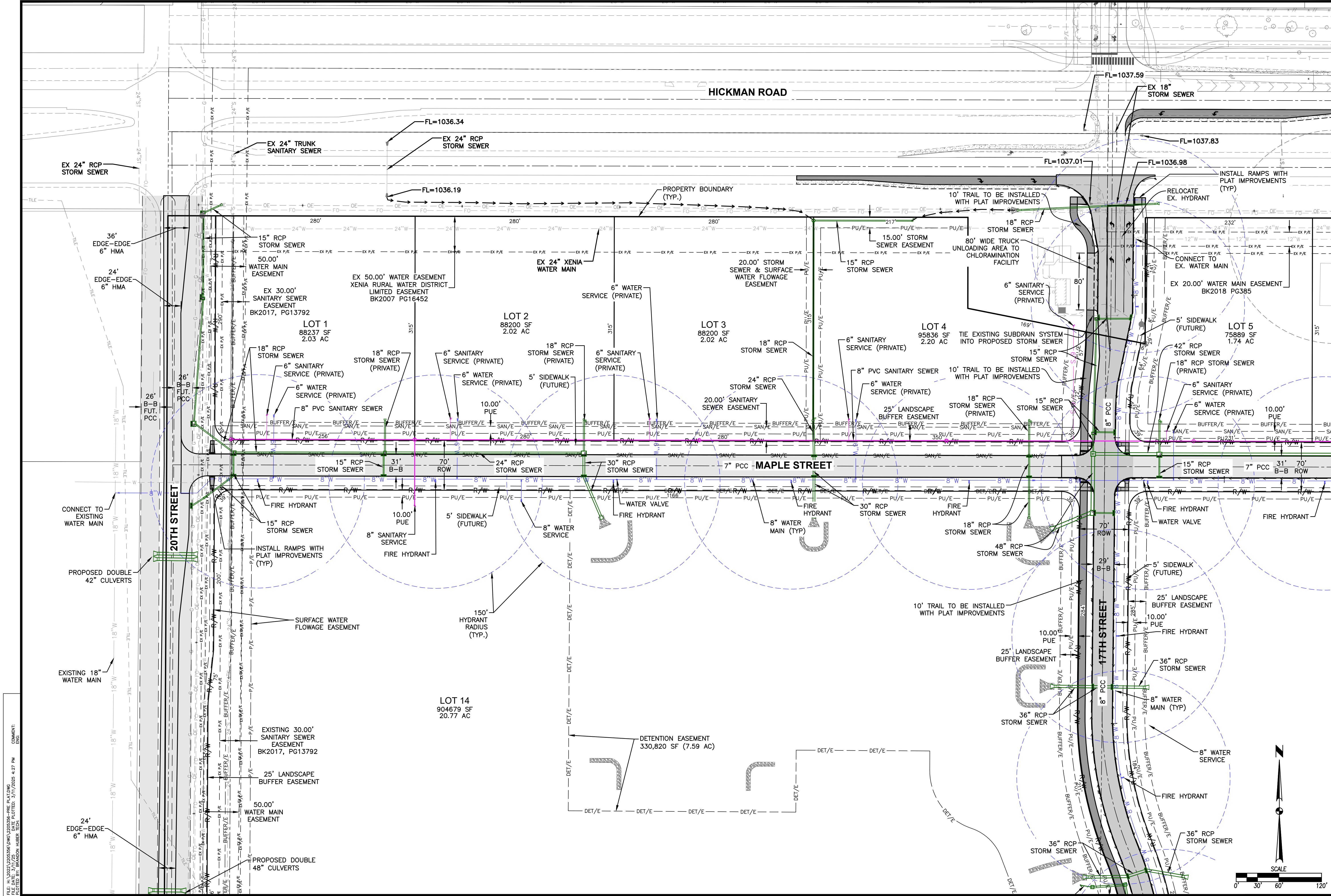
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400

TECH: JAT  
ENGINEER: JAT

WAUKEE, IOWA

**HOPE SPRINGS**  
**PRELIMINARY PLAT**

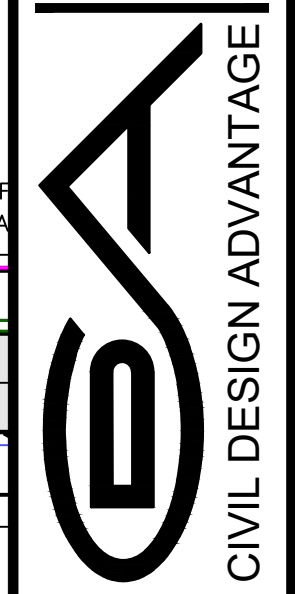
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02-03-2025	FOURTH SUBMITTAL
01-03-2025	THIRD SUBMITTAL
02-02-2024	SECOND SUBMITTAL
08-25-2023	FIRST SUBMITTAL

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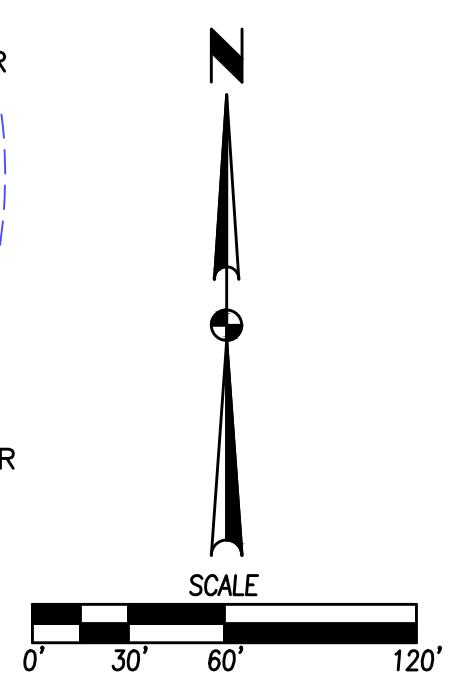


CIVIL DESIGN ADVANTAGE  
 WAUKEE, IOWA

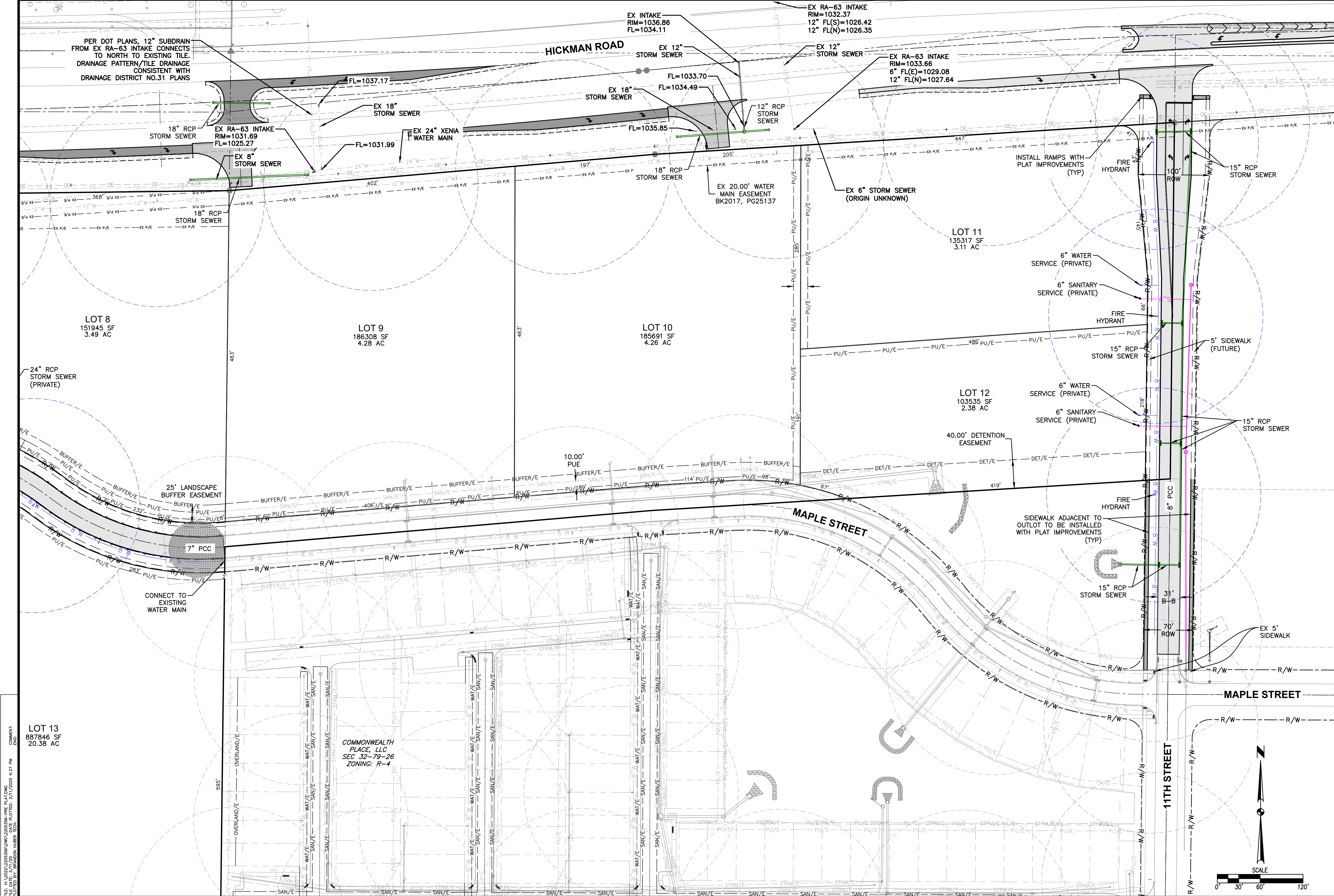
ENGINEER: JAT  
 TECH:

**HOPE SPRINGS**  
**PRELIMINARY PLAT**

2 / 11  
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FOURTH SUBMITTAL	01-03-2025
THIRD SUBMITTAL	02-02-2024
SECOND SUBMITTAL	02-02-2024
FIRST SUBMITTAL	08-25-2023

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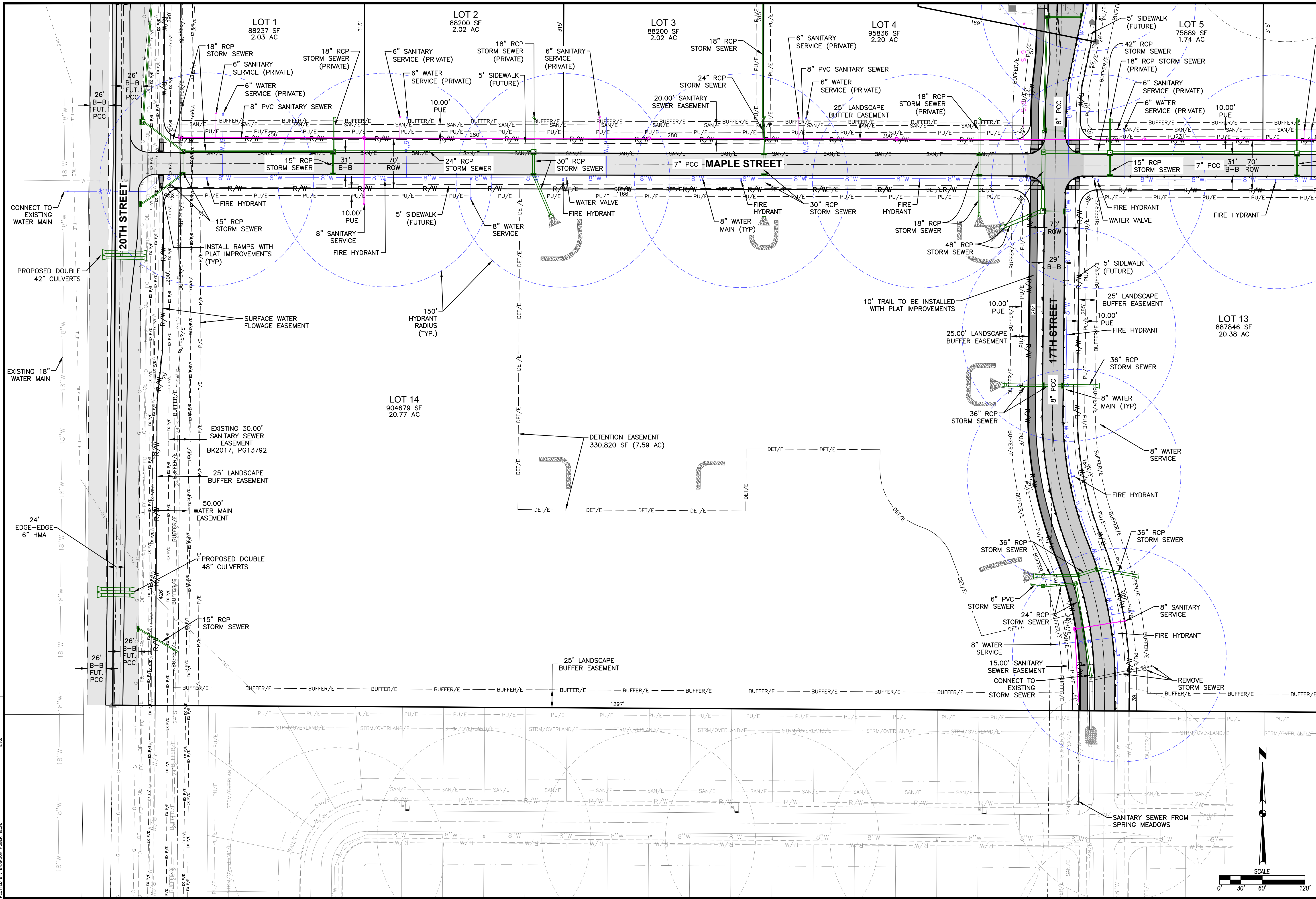
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WAUKEE, IOWA

**HOPE SPRINGS**  
**PRELIMINARY PLAT**

4 / 11  
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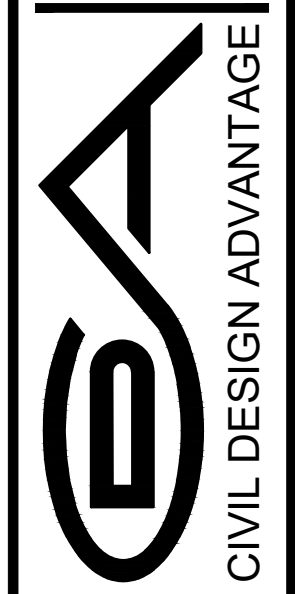
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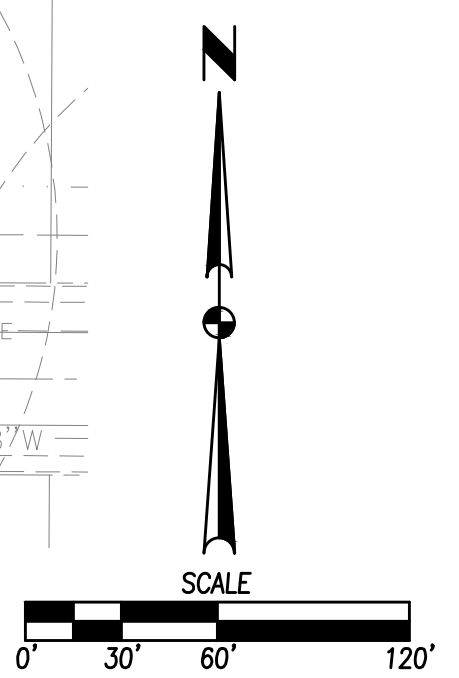
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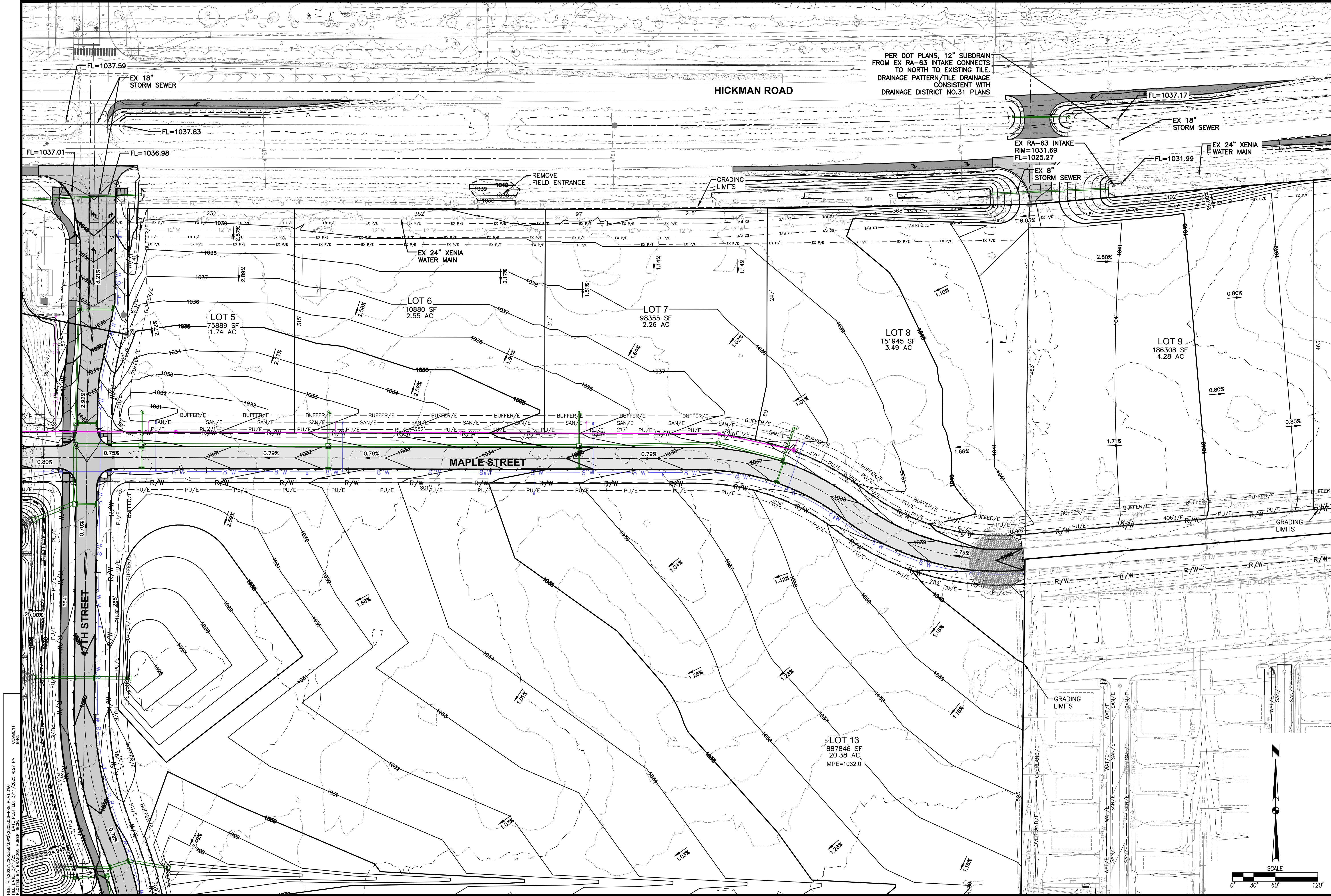
WAUKEE, IOWA

**HOPE SPRINGS**  
**PRELIMINARY PLAT**







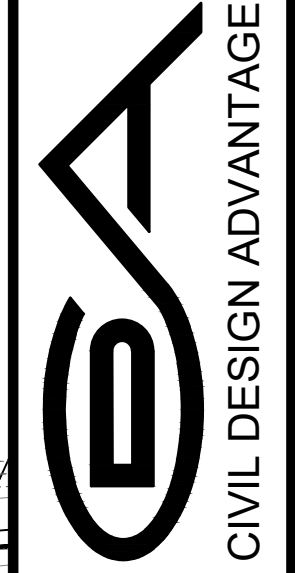


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PER DOT PLANS, 12" SUBDRAIN FROM EX RA-63 INTAKE CONNECTS TO NORTH TO EXISTING TILE DRAINAGE PATTERN/TILE DRAINAGE CONSISTENT WITH DRAINAGE DISTRICT NO.31 PLANS

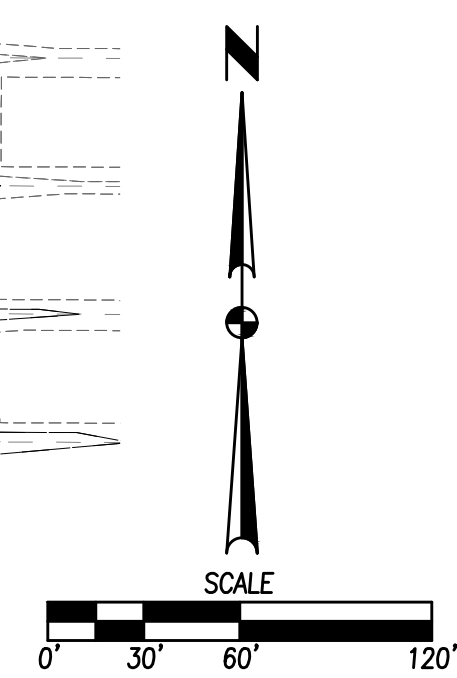
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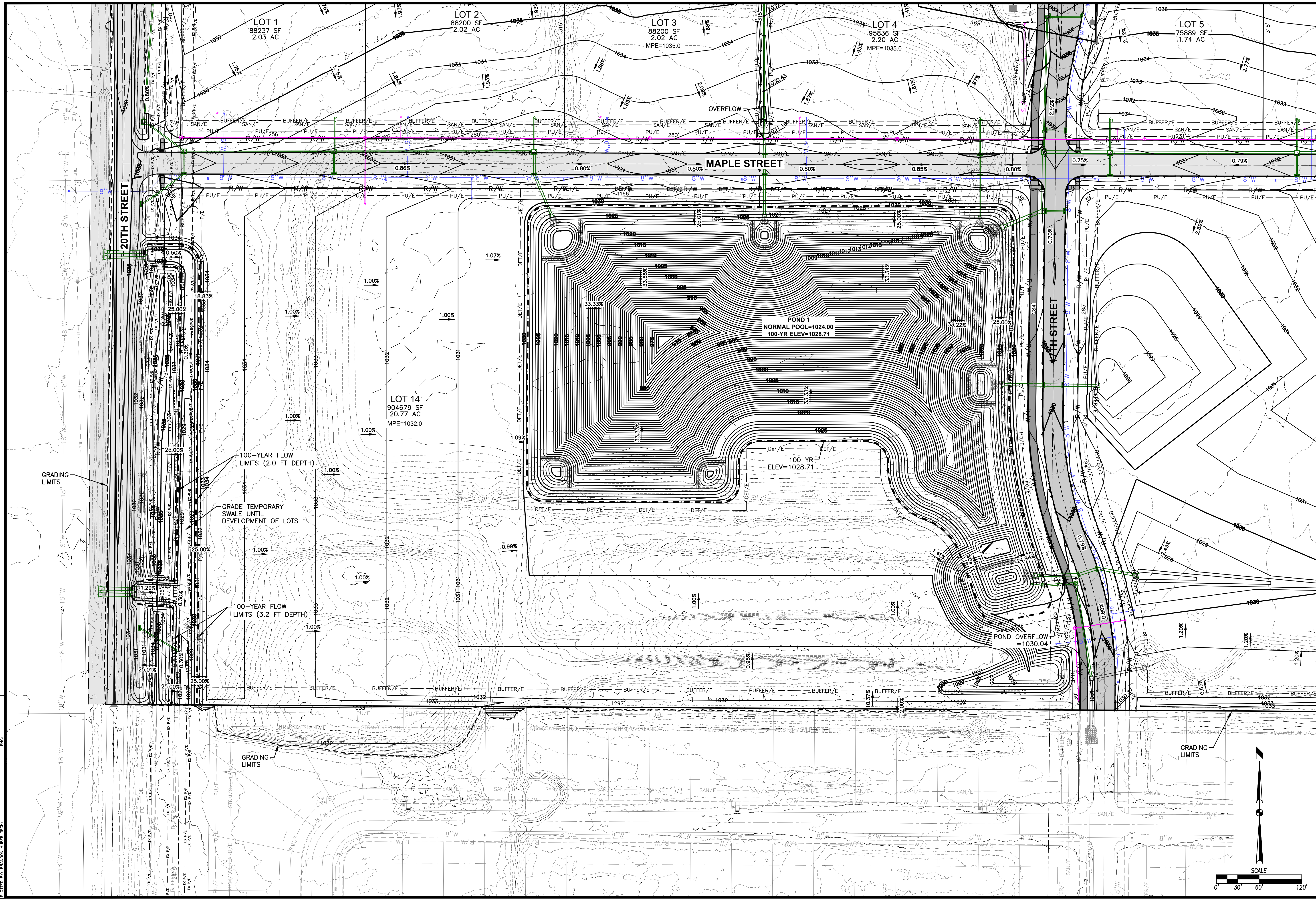
WAUKEE, IOWA  
 ENGINEER: JAT  
 TECH:

**HOPE SPRINGS**  
**PRELIMINARY PLAT**





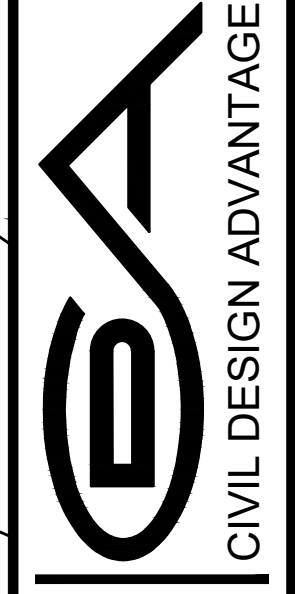
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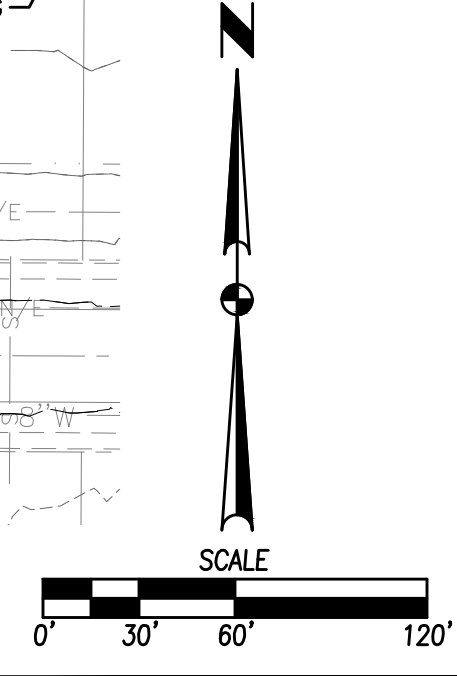
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ENGINEER: JAT

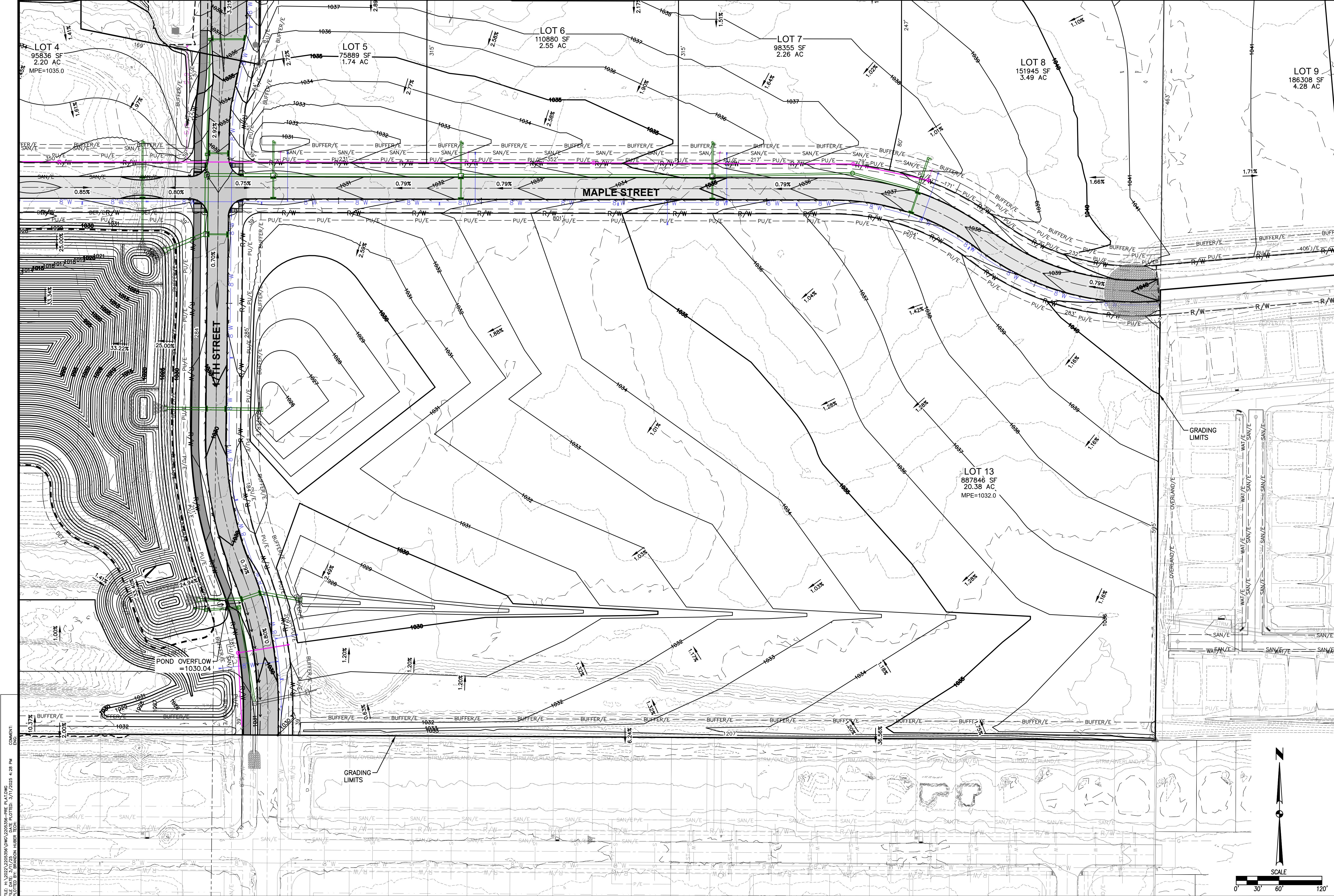


WAUKEE, IOWA

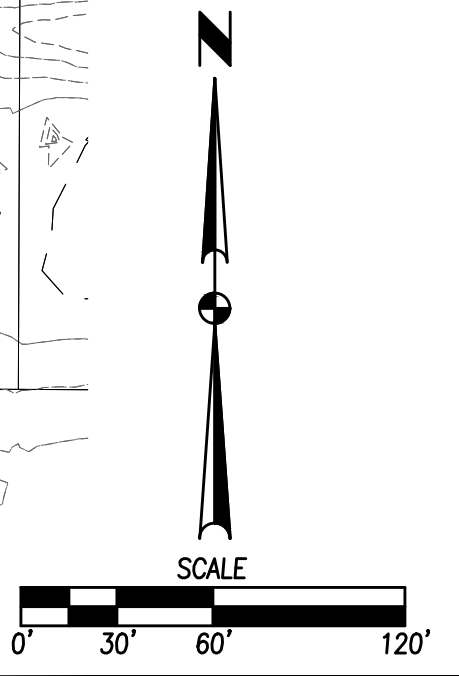
# HOPE SPRINGS PRELIMINARY PLAT

10/11  
2205356



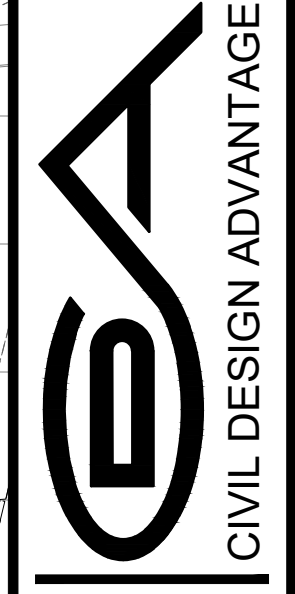


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ENGINEER: JAT

**HOPE SPRINGS**  
**PRELIMINARY PLAT**

11/11  
2205356

TECH: JAT