

PRELIMINARY PLAT OFFICIAL RE-PLAT OF HYPERION WOODS LOTS 2, 3, 6, 7, & OUTLOT 'Z'

Sheet 1 of 2

OWNER/APPLICANT
PARAMOUNT DESTINATION HOMES, INC.
2540 73rd STREET
URBANDALE, IOWA 50322
ATTN: JAMIE MYERS

ZONING
R-1 (100) SINGLE FAMILY RESIDENTIAL

SETBACKS
FRONT - 40'
REAR - 40'
SIDE - 10' MIN. (21' TOTAL)

UTILITIES
WATER: JOHNSTON WATER SYSTEM
SANITARY SEWER: CITY OF JOHNSTON SANITARY SEWER SYSTEM

LEGAL DESCRIPTION
Lots 2, 3, 6, 7, & Outlot 'Z', Hyperion Woods, an official plat, city of Johnston, Polk County, Iowa, Recorded Book 17328, Page 2640, in the Polk County Recorder Office.

Said tract of land contains 3.696 acres more or less.

Said tract of land being subject to any and all easements of record.

BENCHMARK

CITY OF JOHNSTON BENCHMARK #12
MONUMENT DESCRIPTION: STANDARD CONTROL MONUMENT IN CONCRETE CYLINDER, STAMPED "CITY OF JOHNSTON, IOWA BENCHMARK NO. 12". THE MONUMENT IS LOCATED IN THE GRASS, SOUTHWEST OF THE INTERSECTION OF MERLE HAY ROAD AND NW BEAVER DRIVE.

ELEVATION-----944.54'

FIRM DESIGNATION

COMMUNITY PANEL NUMBER: 190745 0004D, JULY 19, 2000
ZONE 'X', AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN

LEGEND

EXISTING/PROPOSED		PLAT BOUNDARY
---	ST 18"	STORM SEWER & SIZE
---	SAN 8"	SANITARY SEWER & SIZE
---	W 8"	WATER MAIN & SIZE
○		MANHOLE
⊠		STORM INTAKE
⊠		FIRE HYDRANT
⊠		VALVE
⊠		F.E.S.
~	990	EXISTING CONTOURS
~	990	PROPOSED CONTOURS
✕		SILT FENCE OR APPROVED FILTRATION SOCK

CERTIFICATION

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.

CHRISTOPHER A. THOMPSON, P.E. IOWA LICENSE NO. 25323
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:
Sheets 1-2

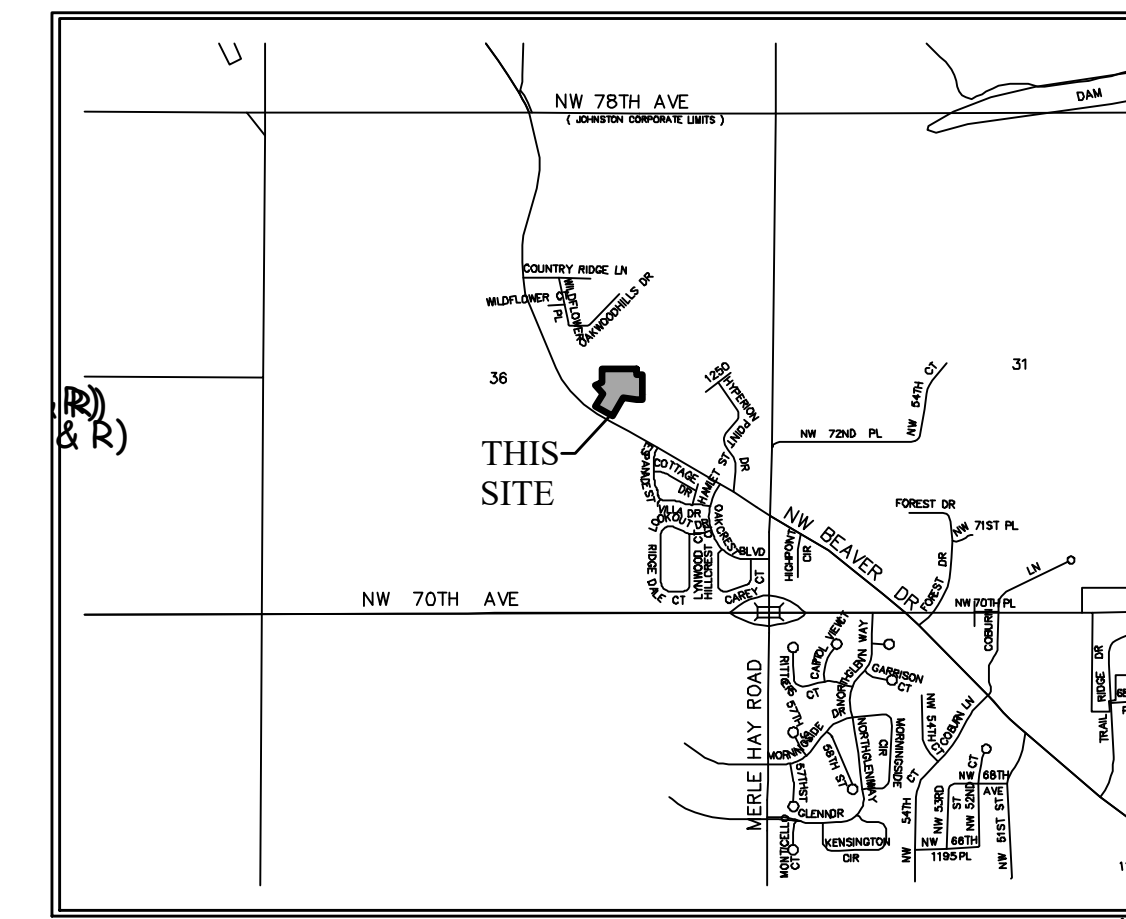
COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 12-22-2017 JOB NUMBER
REVISIONS: CC 2336

APPROVED: _____ INITIALS: _____ AS-BUILT: _____
SCALE: 1"=50'

PRELIMINARY PLAT
HYPERION WOODS
SHEET
1 OF 2



VICINITY SKETCH

SHEET INDEX

- 1 DIMENSION PLAN
- 2 GRADING PLAN

NOTES

- WORK WILL BE PERFORMED TO THE 2020 SUDAS SPECIFICATIONS AND THE 2017 CITY OF JOHNSTON SUPPLEMENTAL SPECIFICATIONS.
- LOTS SHALL DISCHARGE FOOTING DRAINS TO REAR YARDS.
- DETENTION AREAS WILL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.
- ALL STRUCTURES LOCATED ON LOTS THAT HAVE A MINIMUM PROTECTION ELEVATIONS IDENTIFIED SHALL CERTIFY THAT THE STRUCTURE MEETS THAT ELEVATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THAT STRUCTURE.
- EACH LOT WE BE REQUIRED TO HAVE RAIN BARRELS OR RAIN GARDENS AS A MEANS TO PROVIDE WATER QUALITY VOLUME. THE REQUIRED VOLUME PER LOT IS 165 CF.

EASEMENTS

- #1 5' PERMANENT STORM SEWER & DRAINAGE EASEMENT
- #2 5' EMPORARY CONSTRUCTION EASEMENT
- #3 15' TEMPORARY CONSTRUCTION EASEMENT
- #4 10' PERMANENT STORM SEWER & DRAINAGE EASEMENT
- #5 5' TEMPORARY CONSTRUCTION EASEMENT

PLAT 1
PLAT 2

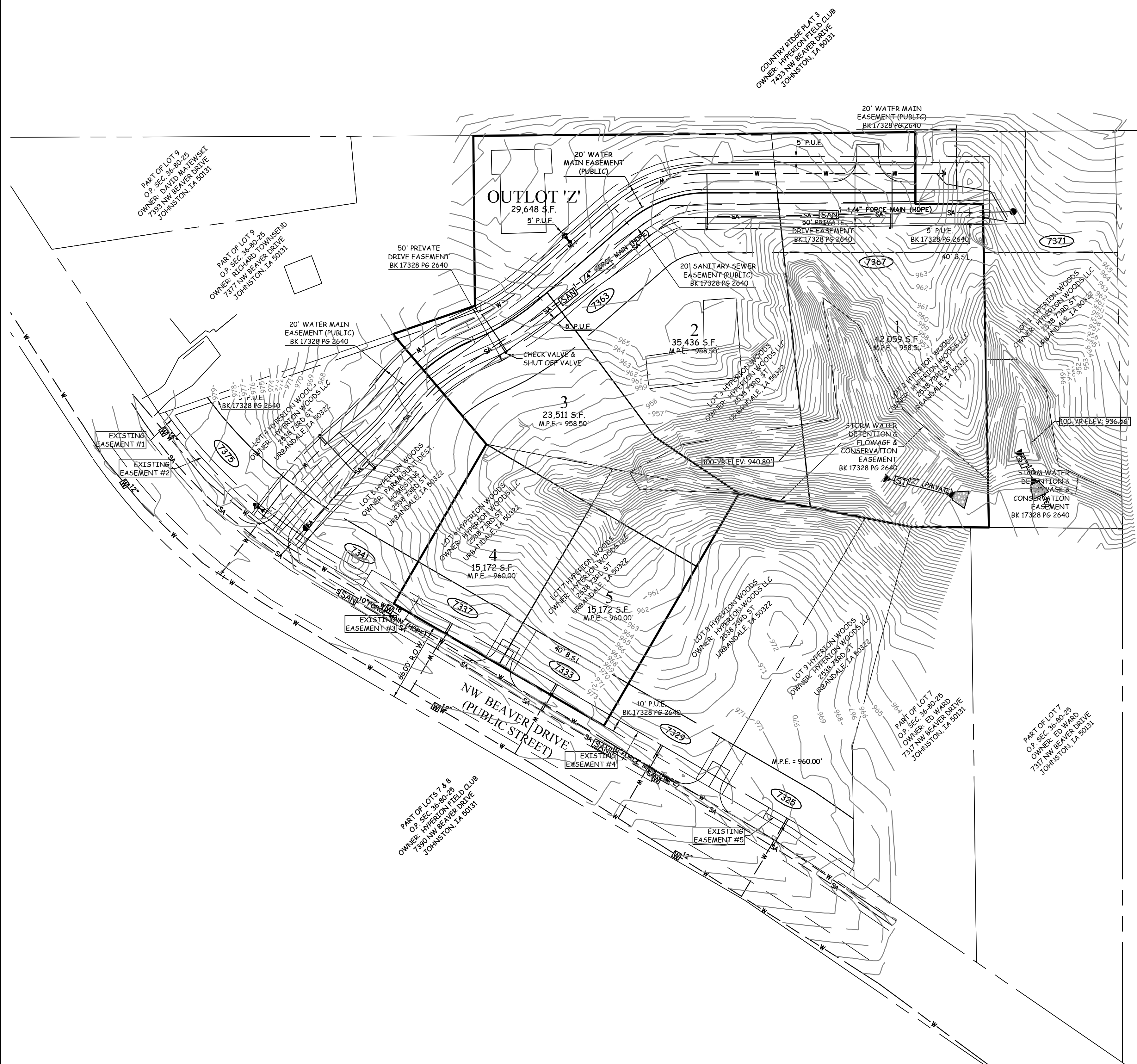
Lot 1: 7371
Lot 4: 7375
Lot 5: 7341
Lot 8: 7329
Lot 9: 7325

Lot 1: 7367
Lot 2: 7363
Lot 4: 7337
Lot 5: 7333
Lot 3: 7359



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Sheet 2 of 2



UTILITY NOTES

1. SANITARY SERVICES SHALL BE 1 1/2" HDPE.
2. WATER SERVICE SHALL BE 1" COPPER PIPE.
3. WATER SERVICE SHALL BE LIVE TAP.

BENCHMARK

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COOPER CRAWFORD & ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 5-7-2020
REVISIONS:

SCALE: 1"=50'

APPROVED: --- INITIALS: --- AS-BUILT: ---

PRELIMINARY PLAT
HYPERION WOODS

JOB NUMBER
**CC
2336**

SHEET
2 OF 2

