

Office Use Only	8/8/24	\$600	P2C-24-28563
	Date Filed	Fee	Application Number



**JOHNSON COUNTY, IOWA**

**APPLICATION FOR: SUBDIVISION PLAT APPROVAL**

Application is hereby made for approval of a:  Preliminary  Final  Combined

subdivision plat on property located at (street address if available or layman's description):

Resubdivision of Lot 1, Lot 2, Outlot A and Outlot E of Hidden Ridge Subdivision

Parcel Number(s): 0316253001, 0316254005, 0316254002, 0316254003

Proposed Subdivision Name: Hidden Ridge Subdivision - Part Two

The subdivision contains 7.32 total acres divided into 4 total lots as follows:

Buildable Lots: 2

Non-buildable outlots: 2

Total buildable acres: 3.79

Total non-buildable acres: 3.53

Current Zoning: Residential

Proposed Use of the Subdivision: Residential

Lacey Stutzman, Richard Nowtony

L.Stutzman@mmsconsultants.net 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Nicolas Abouassaly

nick@spmlaw.com 319-896-4003

Name of Attorney

Contact Email and Phone

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Alan Benson

Name of Applicant (if different)

Name of Owner

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

Applicant Signature

**See back page for Application Submittal Requirements and Checklist**

**Applications should be emailed to [planning@johnsoncountyiowa.gov](mailto:planning@johnsoncountyiowa.gov) and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)**

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Planning and Zoning Commission or Board of Supervisors agenda, as applicable.

If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference for electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

**Initial each empty box below** to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$ <u>620.00</u> )		(1) LSS
This application form with all information completed	LSS	(3) <sup>ss</sup>
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	LSS	(2) LSS
The subdivision plat conforming to all standards in subsection 8:2 of the UDO (optional: additional sheets such as a Right-of-Way Acquisition Plat)	LSS	(2) LSS
CAD line work of the plat, following the guidelines below	LSS	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	LSS	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	LSS	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	LSS	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	LSS	
<u>For subdivisions that propose to create a new access or upgrade an existing access to a public county road:</u> copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	N/A	
<u>For Farmstead Splits:</u> a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	N/A	
<u>For Final Plats:</u> As-Built drawings for installed infrastructure, including statement/certification from the engineer affirming that the as-built infrastructure conforms to the intent and design of the prelim plat	N/A	
CAD line work of stormwater infrastructure, following the guidelines below	N/A	
<u>For Combined and Final Plats:</u> Unsigned, draft legal documents are due at the time of submittal unless otherwise noted below. Additional documents may be required based on the nature of the application.		
1. <u>SIGNED</u> Auditor's Certificate approving the subdivision name	LSS	(1) LSS
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System	LSS	
3. draft Owner's Certificate	LSS	
4. draft Title Opinion		
5. draft Treasurer's Certificate		
6. draft Subdivider's Agreement		
7. draft Fence Agreement		
8. Others as applicable (easement agreements, Homeowners Association docs, etc.)		

**Electronic Submission Requirements for CAD line work:**

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet
- If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.



**MMS Consultants, Inc.**

*Experts in Planning and Development Since 1975*



1917 S. Gilbert Street  
Iowa City, Iowa 52240

**319.351.8282**

mmsconsultants.net  
mms@mmsconsultants.net

August 8, 2024

Josh Busard  
Johnson County Planning, Development, & Sustainability Dept.  
913 S. Dubuque St, Suite 204  
Iowa City, IA 52240

RE: Letter of Intent for Hidden Ridge Subdivision – Part Two

Dear Mr. Busard:

On behalf of Alan Benson we are submitting a subdivision application for the resubdivision of Lot 1, Lot 2, Outlot “A” and Outlot “E” of Hidden Ridge Subdivision to facilitate necessary changes to the Conservation Easement established with said subdivision due to sensitive areas impacts.

These two lots and two outlots will have no changes to existing lot lines, both lots are currently under construction with homes that are near completion. The existing well detailed with the original Hidden Ridge subdivision has been installed and services Lot 1 and Lot 2, each lot has an individual septic system, and appropriate access onto Hidden Ridge Ct NW. Stormwater was designed, installed and completed under Hidden Ridge Subdivision as well.

A draft Termination of Conservation Easement for Lot 1, Lot 2, Outlot “A” and Outlot “E” of Hidden Ridge Subdivision has been provided for review. A new draft Conservation Easement Agreement for Lot 1, Lot 2, Outlot “A” and Outlot “E” of Hidden Ridge Subdivision – Part Two has been provided with the legal documents for review. We feel that this may be the cleanest way to terminate a portion of the existing conservation easement and establish the new conservation easement with the new subdivision, please feel free to reach out to us with any questions or concerns regarding the way we have presented it.

Updated and new sensitive areas information has been provided with this submittal for review relative to the impacts of woodlands within said existing conservation easement.

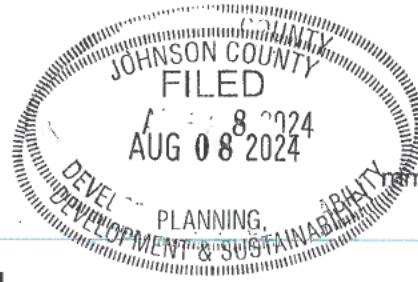
Please reach out with any questions or concerns.  
Respectfully submitted,

Lacey S. Stutzman





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 Iowa City, Iowa 52240  
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 mms@mmsconsultants.net

## LETTER OF TRANSMITTAL

TO: Josh Busard  
 Johnson County Planning,  
 Development, & Sustainability Dept.

Date: 8/08/2024	Project #: 11537-001
From: Lacey Stutzman	
RE: Hidden Ridge Subdivision - Part Two	

We are sending you the following attached items: **Via Hand Delivered**

COPIES	DATE	PROJECT NO.	DESCRIPTION
3			Application for Subdivision Plat Approval & Client Check #19497 for filing fee in the amount of \$620.00
2			Letter of Intent
1			Road Resolution
1			Certificate of County Auditor
2			Preliminary & Final Plat

These are transmitted as checked below:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> For Approval & Signature       |
| <input type="checkbox"/> For your use            | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Returned as noted                | <input type="checkbox"/> For Recording                  |
| <input type="checkbox"/> For review & comment    | <input type="checkbox"/> Prints returned after loan to us | <input type="checkbox"/> Other                          |

REMARKS:

Lacey S. Stutzman  
 MMS Consultants, Inc.

COPY TO: \_\_\_\_\_

Received by: \_\_\_\_\_

IF ENCLOSURES ARE NOT NOTED, KINDLY NOTIFY US AT ONCE.

Environmental Specialists

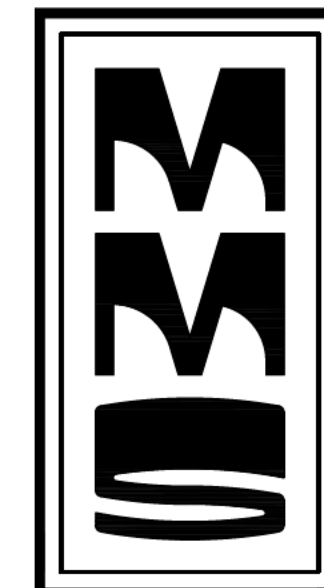
Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



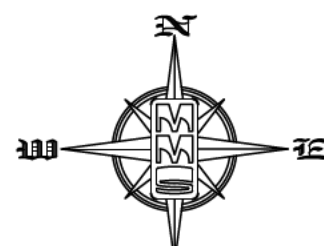


CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS  
1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
www.mmsconsultants.net

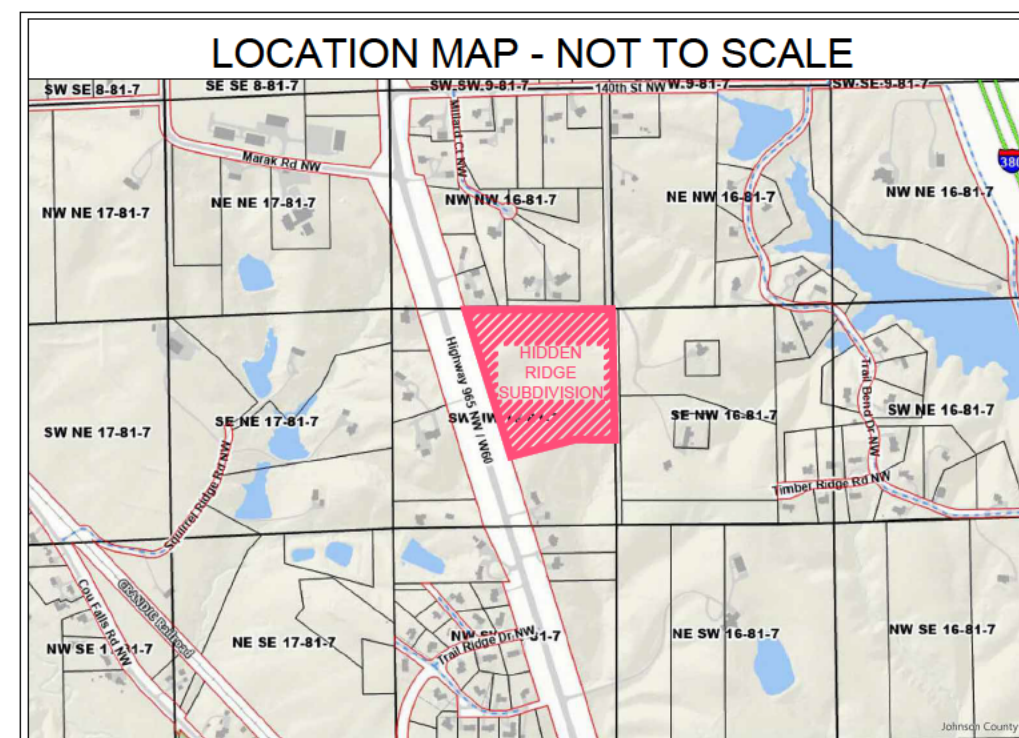
# PRELIMINARY AND FINAL PLAT HIDDEN RIDGE SUBDIVISION - PART TWO

A RESUBDIVISION OF LOT 1, LOT 2, OUTLOT "A" AND OUTLOT "E" ALL OF HIDDEN RIDGE SUBDIVISION  
JOHNSON COUNTY, IOWA

LOCATION: LOT 1, LOT 2, OUTLOT "A", AND OUTLOT "E" ALL OF HIDDEN RIDGE SUBDIVISION, TO JOHNSON COUNTY, IOWA, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: ALAN D. & CONNIE M. BENSON 2700 OLD ORCHARD CT NE CEDAR RAPIDS, IOWA 52402-6804
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: NICOLAS ABOUASSALY 115 3RD STREET CEDAR RAPIDS, IOWA 52401
DATE OF SURVEY: 02-17-2023	PROPRIETOR OR OWNER: ALAN D. & CONNIE M. BENSON 2700 OLD ORCHARD CT NE CEDAR RAPIDS, IOWA 52402-6804
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR



LINE	SEGMENT	LENGTH	BEARING
L1		36.53	N86°45'28"E
L2		53.03	S04°20'50"W
L3		46.95	S81°02'32"W
L4		48.37	S70°45'46"W
L5		14.16	S84°20'29"W
L6		22.93	N60°15'08"W
L7		56.90	N12°47'22"W
L8		104.78	N86°45'28"E
L9		33.11	N64°16'16"E
L10		55.87	S66°13'23"E
L11		53.27	S51°50'42"W
L12		22.17	S81°43'53"W
L13		37.65	S13°18'26"E
L14		12.68	S58°13'12"E
L15		36.43	S19°42'46"E
L16		33.11	S38°22'25"E
L17		88.09	S50°11'23"E
L18		28.60	S69°32'41"E
L19		85.95	N78°45'52"E
L20		93.62	S05°26'51"E
L21		29.92	S10°45'35"W
L22		116.06	S01°44'51"E
L23		163.93	S24°35'07"W
L24		63.04	S34°40'29"W
L25		47.32	S30°47'45"W
L26		17.32	S51°02'04"W
L27		55.48	S65°17'58"W
L28		22.77	S38°01'10"W
L29		37.39	S04°59'04"W
L30		39.88	S43°30'49"E
L31		75.34	S70°29'57"E
L32		54.98	S71°06'32"E
L33		61.81	S49°53'57"E
L34		5.45	S57°26'50"W
L35		19.62	S82°38'54"W
L36		49.78	S38°31'02"W
L37		52.44	S53°27'36"E
L38		46.92	S17°23'21"E
L39		88.21	S60°28'39"E
L40		67.37	S68°02'16"E
L41		31.54	N71°25'01"E
L42		178.97	N57°37'23"E
L43		215.72	N66°01'40"E



LEGEND AND NOTES	
	CONGRESSIONAL CORNER, FOUND
	CONGRESSIONAL CORNER, REESTABLISHED
	CONGRESSIONAL CORNER, RECORDED LOCATION
	PROPERTY CORNER(S), FOUND (as noted)
	PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	CUT "X"
	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	CENTER LINES
	LOT LINES, INTERNAL
	LOT LINES, PLATTED OR BY DEED
	EASEMENT LINES, WIDTH & PURPOSE NOTED
	EXISTING EASEMENT LINES, PURPOSE NOTED
	RECORDED DIMENSIONS
	MEASURED DIMENSIONS
	CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

### DESCRIPTION

A RESUBDIVISION OF LOT 1, LOT 2, OUTLOT "A", AND OUTLOT "E" ALL OF HIDDEN RIDGE SUBDIVISION, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 67 AT PAGE 41 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE. SAID HIDDEN RIDGE - PART TWO CONTAINS 7.32 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

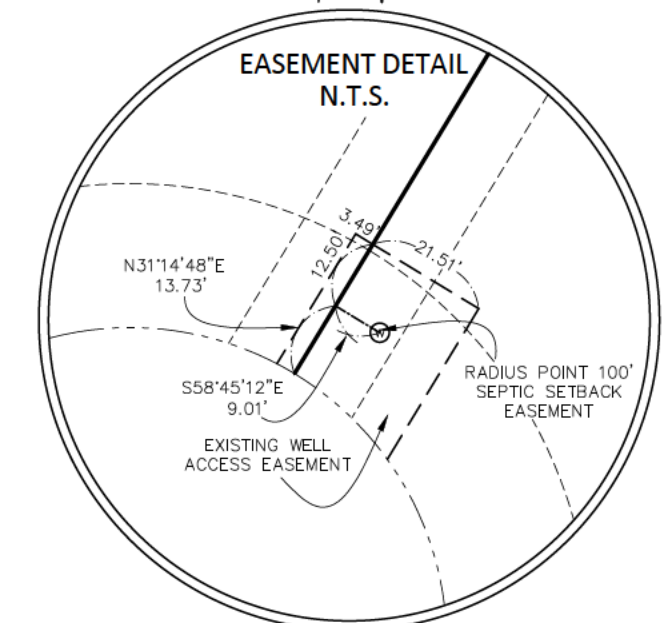
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

RICHARD R. NOWOTNY  
P.L.S., Iowa Lic. No. 17916  
My license renewal date is December 31, 20\_\_\_\_.

Pages or sheets covered by this seal: \_\_\_\_\_

SEAL

**DRAFT**



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	28°42'00"	175.00'	87.66'	44.77'	86.75'	S74°47'41"W
C2	51°19'04"	25.00'	22.39'	12.01'	21.65'	S63°29'08"W
C3	19°16'26"	55.00'	18.50'	9.34'	18.41'	S47°27'49"W
C4	64°08'46"	55.00'	61.58'	34.47'	58.41'	S89°10'25"W
C5	84°41'39"	55.00'	81.30'	50.13'	74.10'	S16°24'22"E
C6	114°31'17"	55.00'	109.93'	85.54'	92.53'	S83°12'06"W
C7	51°19'04"	25.00'	22.39'	12.01'	21.65'	S65°11'47"E
C8	28°42'00"	150.00'	75.14'	38.37'	74.35'	N74°47'41"E
C9	28°42'00"	125.00'	62.61'	31.98'	61.96'	N74°47'41"E

NOTE:  
ALL PROPERTY CORNERS FOUND ARE 5/8" REBAR W/ YELLOW ILLEGIBLE PLASTIC LS CAP 17916 UNLESS NOTED OTHERWISE.

NOTE:  
PLEASE SEE THE SENSITIVE AREAS EXHIBIT WHICH IS RECORDED WITH THE LEGAL DOCUMENTS FOR THIS SUBDIVISION IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

LABEL	DESCRIPTION
①	5/8" REBAR W/ YELLOW ILLEGIBLE PLASTIC LS CAP
②	1/2" REBAR W/ YELLOW PLASTIC LS CAP 9647
③	5/8" REBAR W/ LS CAP
④	1/2" ID PIPE

Date	Revision

PRELIMINARY AND FINAL PLAT

HIDDEN RIDGE SUBDIVISION - PART TWO

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, in and for the State of Iowa.

PLAT APPROVED BY:  
JOHNSON COUNTY BOARD OF SUPERVISORS:  
CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

Date: 07-25-2024  
Designed by: LRS Field Book No: 1342  
Drawn by: LSS Scale: 1"=100'  
Checked by: RRN Sheet No: 1  
Project No: 11537-001 of: 1