

Office Use Only	4/2/25	\$	P2C-25-28691
	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):

West of Dane Road, East of Naples Avenue, and north of Lacina Drive.

Parcel Number(s): 1029401001 and 1029426003

Proposed Subdivision Name: Hidden Lakes

The subdivision contains 73.63 total acres divided into 55 total lots as follows:

Buildable Lots: 50

Non-buildable outlots: 5

Total buildable acres: 51.22

Total non-buildable acres: 22.41

Current Zoning: R

Proposed Use of the Subdivision: Residential

Ron Amelon

r.amelon@mmsconsultants.net 319-631-2703

Name of Engineer/Surveyor

Contact Email and Phone

Ryan Prahm

rprahm@pughhagan.com 319-351-2028

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.

Hidden Lakes LLC

Klosterman Construction

Name of Owner

Name of Applicant (if different)

P.O. Box 2575 Coralville, IA 52241

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 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 application 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 is that electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submission 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>2,600</u>)		(1) RLA
This application form with all information completed	RLA	(3) RLA
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	RLA	(2) RLA
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)	RLA	(2) RLA
CAD line work of the plat, following the guidelines below	RLA	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	RLA	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	RLA	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	RLA	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	RLA	
For subdivisions that propose to create a new access or upgrade an existing access to a <u>public county road</u> : copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	RLA	
For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000		
For Final Plats: 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		
CAD line work of stormwater infrastructure, following the guidelines below		
For Combined and Final Plats: 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	RLA	(1) RLA
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
3. draft Owner's Certificate		
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

April 1, 2025

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

RE: Letter of Intent for Hidden Lakes - Preliminary Plat

Dear Josh:

On behalf of Klosterman Construction we are filing a preliminary plat application for parcels 1029401001 and 1029426003, located east of Naples Avenue and West of Dane Road, and north of Lacina Drive. The intention is to create a county subdivision containing 50 lots and 5 outlots. The entire area is currently zoned R.

The intention is to subdivide this property into 50 lots ranging from 0.51 acres to 1.63 acres in size. The lots that are over one acre will each have its own septic system. The lots smaller than one acre will have a shared septic system on an outlot. The water supply for the subdivision will be provided by the City of Iowa City. The water main within the subdivision will be designed to Iowa City Standards.

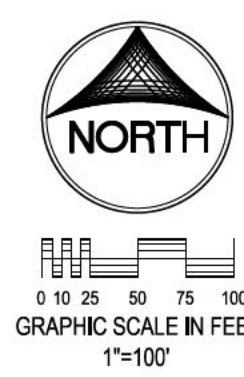
There will be three access points to the subdivision. Two will be off Dane Road and one will be off Naples Avenue. A ROW permit application has been filed with Johnson County Secondary Roads and the entrance locations was approved as of March 26, 2025.

Please feel free to call if you have questions.

Respectfully submitted,

Ronald Amelon, P.E.

PRELIMINARY PLAT HIDDEN LAKES JOHNSON COUNTY, IOWA



PLAT PREPARED BY: MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER: HIDDEN LAKES LLC
4105 WESTCOR CT #2
CORALVILLE, IA 52241

APPLICANT: KLOSTERMAN CONSTRUCTION
P.O. BOX 2575
CORALVILLE, IA 52241

APPLICANT'S ATTORNEY: RYAN PRAHM
425 E OASDALE BLVD SUITE 201
CORALVILLE, IA 52241

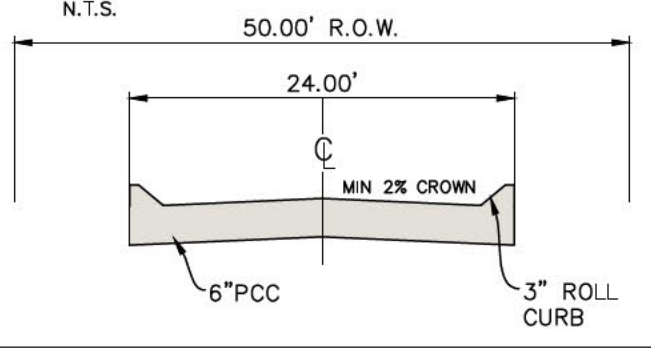
- NOTES:
- LOTS 1 THROUGH 50 ARE ZONED R (RESIDENTIAL ZONING).
 - OUTLOT B & C SHALL SERVE AS STORMWATER SPACE.
 - OUTLOTS A, D, AND E SHALL SERVE AS SEPTIC SPACE.
 - LOTS 1-18, 25-33, AND 37-50 SHALL HAVE AN INDIVIDUAL SEPTIC SYSTEM LOCATED ON SAID LOT.
 - LOTS 19-21 SHALL HAVE A SHARED SEPTIC SYSTEM ON OUTLOT "D". LOTS 22-24 SHALL HAVE A SHARED SEPTIC SYSTEM ON OUTLOT "E". LOTS 34-36 SHALL HAVE A SHARED SEPTIC SYSTEM ON OUTLOT "A".
 - PLEASE SEE THE SENSITIVE AREAS EXHIBIT RECORDED WITH THE LEGAL DOCUMENTS FOR THIS SUBDIVISION.

BEGINNING at the East Quarter Corner of Section 29, Township 79 North, Range 6 West, of the Fifth Principal Meridian, Johnson County, Iowa, Thence S00°51'14"E, along the East Line of the Northwest Quarter of said Section 29, a distance of 1308.06 feet, to its intersection with the North Line of Lacina Meadows, in accordance with the Plat thereof Recorded in Plat Book 44 at Page 276 of the Records of the Johnson County Recorder's Office, Thence S89°03'28"W, along said North Line, 2947.03 feet, to its intersection with the West Line of the Northwest Quarter of the Southeast Quarter of said Section 29, Thence N00°31'11"W, along said West Line, 361.04 feet, to the Southwest Corner of Summit Hill, in accordance with the Plat thereof Recorded in Plat Book 47 at Page 271 of the Records of the Johnson County Recorder's Office, Thence N89°17'39"E, along the South Line of said Summit Hill, 740.54 feet, to the Southeast Corner thereof, Thence N00°32'29"W, along the East Line of said Summit Hill, 358.59 feet, to the Northeast Corner thereof, and a Point on the North Line of the Southeast Quarter of said Section 29, Thence N89°18'48"E, along said North Line, 1898.88 feet, to the POINT OF BEGINNING. Said Hidden Lakes contains 73.63 Acres, and is subject to easements and restrictions of record.

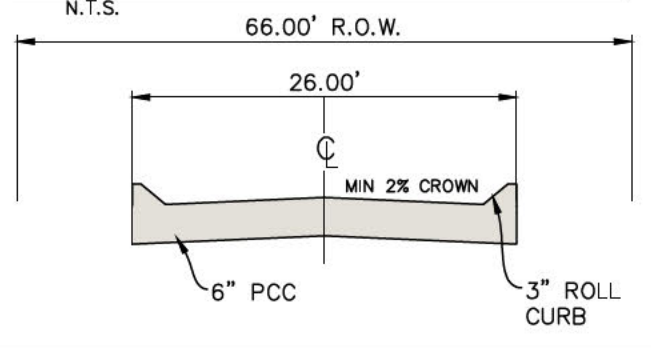
SUMMIT HILL
SCHOOL

HOWARD PEWITT & SHERYL
JURGENSEN REVOCABLE TRUST
OUTLOT "A"

TYPICAL SECTION - LOCAL
N.T.S. 50.00' R.O.W.



TYPICAL SECTION - COLLECTOR
N.T.S. 66.00' R.O.W.



STANDARD LEGEND AND NOTES

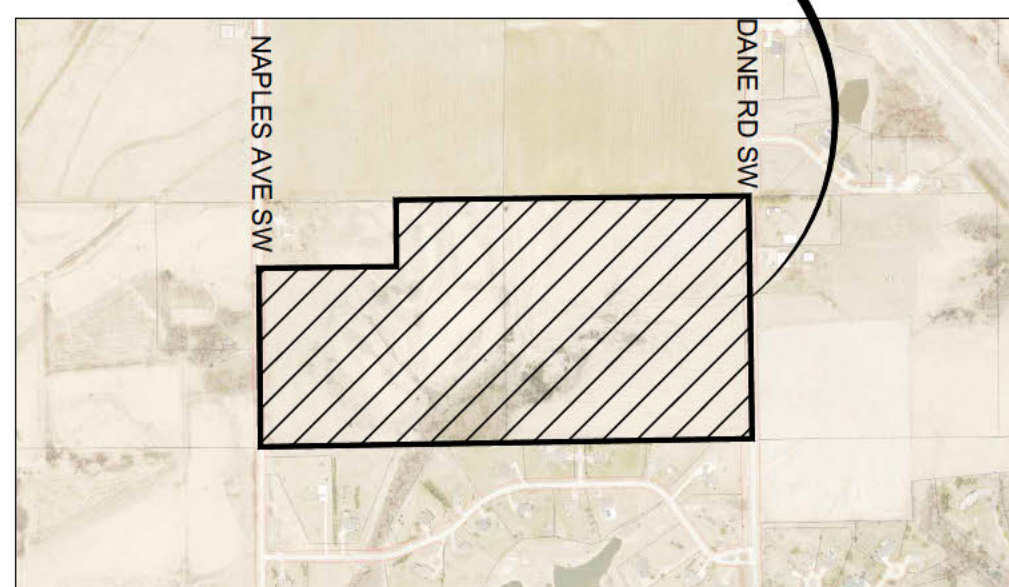
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, PLATTED OR BY DEED
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- OVERHEAD ELECTRIC
- CONTOUR LINES (2' INTERVAL)
- PROPOSED GROUND (2' INTERVAL)
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

P.S.S. - POTENTIAL INDIVIDUAL SEPTIC SYSTEM

P.B.S. - POTENTIAL BUILDING SITE

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

LOCATION MAP
NOT TO SCALE



EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
1	15' UTILITY EASEMENT
2	20' STORM SEWER EASEMENT
3	STORM WATER DETENTION EASEMENT
4	CONSERVATION EASEMENT

SOILS MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
700	Lodgesville silt loam, 2 to 5 percent slopes, eroded	2.9	3.9%
7002	Lodgesville silt loam, 5 to 9 percent slopes, eroded	0.2	0.3%
800	Clifton silt loam, 2 to 5 percent slopes	10.3	13.4%
8002	Clifton silt loam, 5 to 9 percent slopes, eroded	22.2	29.9%
8003	Clifton silt loam, 10 to 14 percent slopes, eroded	26.9	36.2%
8003	Clifton silt loam, 15 to 14 percent slopes, severely eroded	0.6	0.8%
720B	Nodaway Association silt loam, 1 to 4 percent slopes	8.9	11.9%
M100E	Fayette silt loam, 0 to 14 percent slopes	3.1	4.1%
M100E2	Fayette silt loam, 15 to 14 percent slopes	1.6	2.1%
M100E3	Fayette silt loam, all phases, 14 to 10 percent slopes, severely eroded	0.1	0.2%
Totals for Areas of Interest		73.6	100.0%

PLAT APPROVED BY:

JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON

DATE

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

RONALD L. AMELON, P.E. Iowa Lic. No. 14201
My license expires on December 31, 20__.

Pages sheets covered by this seal: _____

I hereby certify that this land surveying document was prepared and the related survey work was performed, and/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 expires on December 31, 20__.

Pages sheets covered by this seal: _____

LOTS 1 THRU 50
ZONING R
SETBACKS *(VARIES PER USE)
FRONT -30 FEET
REAR -30 FEET
SIDE -8 FEET
SIDE (STREET CORNER) -30 FEET

73.63 AC



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date Revision

PRELIMINARY PLAT

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 04/01/2025

Designed by: RLA Field Book No:

Drawn by: HEH Scale: 1"=100'

Checked by: RLA Sheet No:

Project No: 8231-026

of: 1



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SENSITIVE AREAS
EXHIBIT

HIDDEN LAKES

JOHNSON COUNTY
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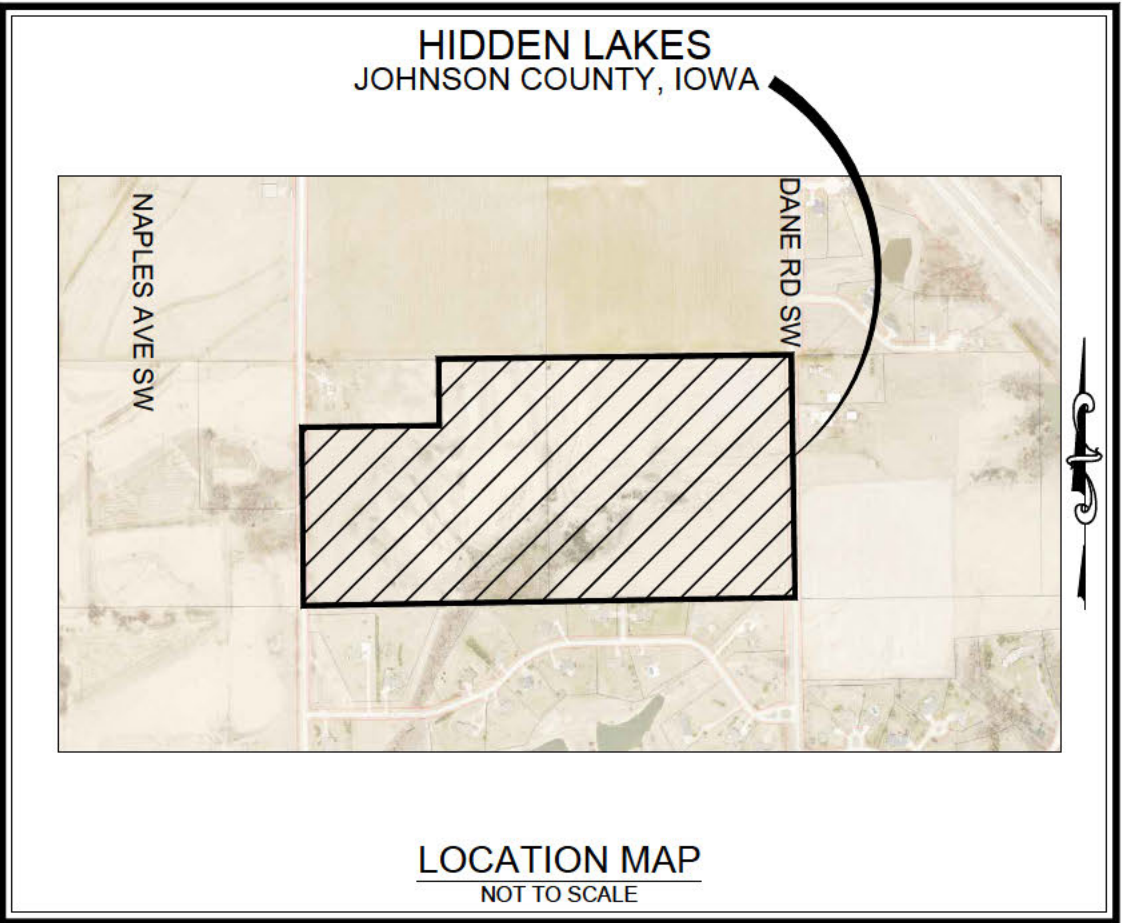
MMS CONSULTANTS, INC.
Date: 04/01/2025
Designed by: RLA Field Book No:
Drawn by: LRS Scale: 1"=100'
Checked by: RLA Sheet No:
Project No: 8231-026 of: 1

SENSITIVE AREAS LEGEND

- STREAM CORRIDORS (669 LINEAR FEET)
- WATERCOURSE (296 LINEAR FEET)
- 30' STREAM CORRIDOR/WATERCOURSE BUFFER
- CLASS 3 WETLANDS (0.67 ACRES)
- 50' WETLAND BUFFER
- SENSITIVE WOODLAND (4.32 ACRES)
- 50' WOODLAND BUFFER
- LIMITS OF DISTURBANCE
- CONSERVATION EASEMENT
- INTERMITTENT STREAM (WATERCOURSE) IMPACT (209 LINEAR FEET)
- PERENNIAL STREAM (STREAM CORRIDOR) IMPACT (81 LINEAR FEET)
- WETLAND IMPACT (0.19 ACRES OR 28.36%)
- WOODLAND IMPACT (1.05 ACRES OR 24.31%)
- *0.47 ACRES GENERAL DEVELOPMENT 10.88%
- *0.58 ACRES STORMWATER MANAGEMENT 13.43%

SENSITIVE AREAS NOTES

1. A CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO PROTECT SENSITIVE AREAS AND ASSOCIATED BUFFERS. PLEASE REFER TO THE CONSERVATION EASEMENT AGREEMENT RECORDED WITH THIS SUBDIVISION FOR A LIST OF ALLOWED AND PROHIBITED USES WITHIN THE CONSERVATION EASEMENT.
2. THE CONSERVATION EASEMENT SHALL BE FLAGGED ON SITE PRIOR TO ANY CONSTRUCTION ACTIVITIES. AN ONSITE PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITIES.
3. A SURVEY OF THE ACTUAL IMPACT BOUNDARY AND CALCULATED IMPACT AREA SHALL BE SUBMITTED TO JOHNSON COUNTY PRIOR TO RECEIVING FINAL PLAT APPROVAL.
4. PRIOR APPROVAL FROM THE COUNTY IS REQUIRED FOR ANY MODIFICATION TO THE CONSERVATION EASEMENT.
5. COLOR VERSIONS OF THIS EXHIBIT ARE AVAILABLE ON FILE AT JOHNSON COUNTY PDS, ALONG WITH THE ACCOMPANYING SENSITIVE AREAS REPORT.



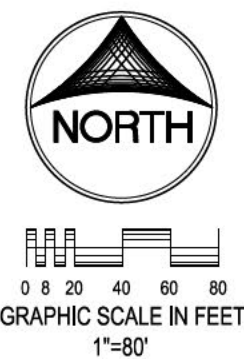
SENSITIVE AREAS EXHIBIT HIDDEN LAKES JOHNSON COUNTY, IOWA

PLAT PREPARED BY: MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IA 52240

OWNER: HIDDEN LAKES LLC 4105 WESTCOR CT #2 CORALVILLE, IA 52241

APPLICANT: KLOSTERMAN CONSTRUCTION P.O. BOX 2575 CORALVILLE, IA 52241

APPLICANT'S ATTORNEY: RYAN PRAHM 425 E OAKSDALE BLVD SUITE 201 CORALVILLE, IA 52241



STANDARD LEGEND AND NOTES

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