

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Final****NO. SD26-000019****APPLICATION DATE: 09/14/2026****PROPERTY OWNER: HIDDEN LAKES LLC****APPLICANT: Ron Amelon****WORK DESCRIPTION: Hidden Lakes****SITE ADDRESS:****PARCEL NUMBER: 1029401001****PROPOSED SUBDIVISION NAME: Hidden Lakes****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
1029401001	39	R - Residential
1029426003	32.97	R - Residential

**Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



Environmental Specialists

September 14, 2026

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 – Final Plat

Dear Josh:

Landscape Architects

On behalf of Klosterman Construction we are filing a final 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 15 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 watermain within the subdivision will be designed to Iowa City Standards.

Land Planners

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 were approved as of March 26, 2025.

Please feel free to call if you have questions.

Respectfully submitted,

Land Surveyors

Ronald Amelon, P.E.

Civil Engineers

HIDDEN LAKES

JOHNSON COUNTY, IOWA



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
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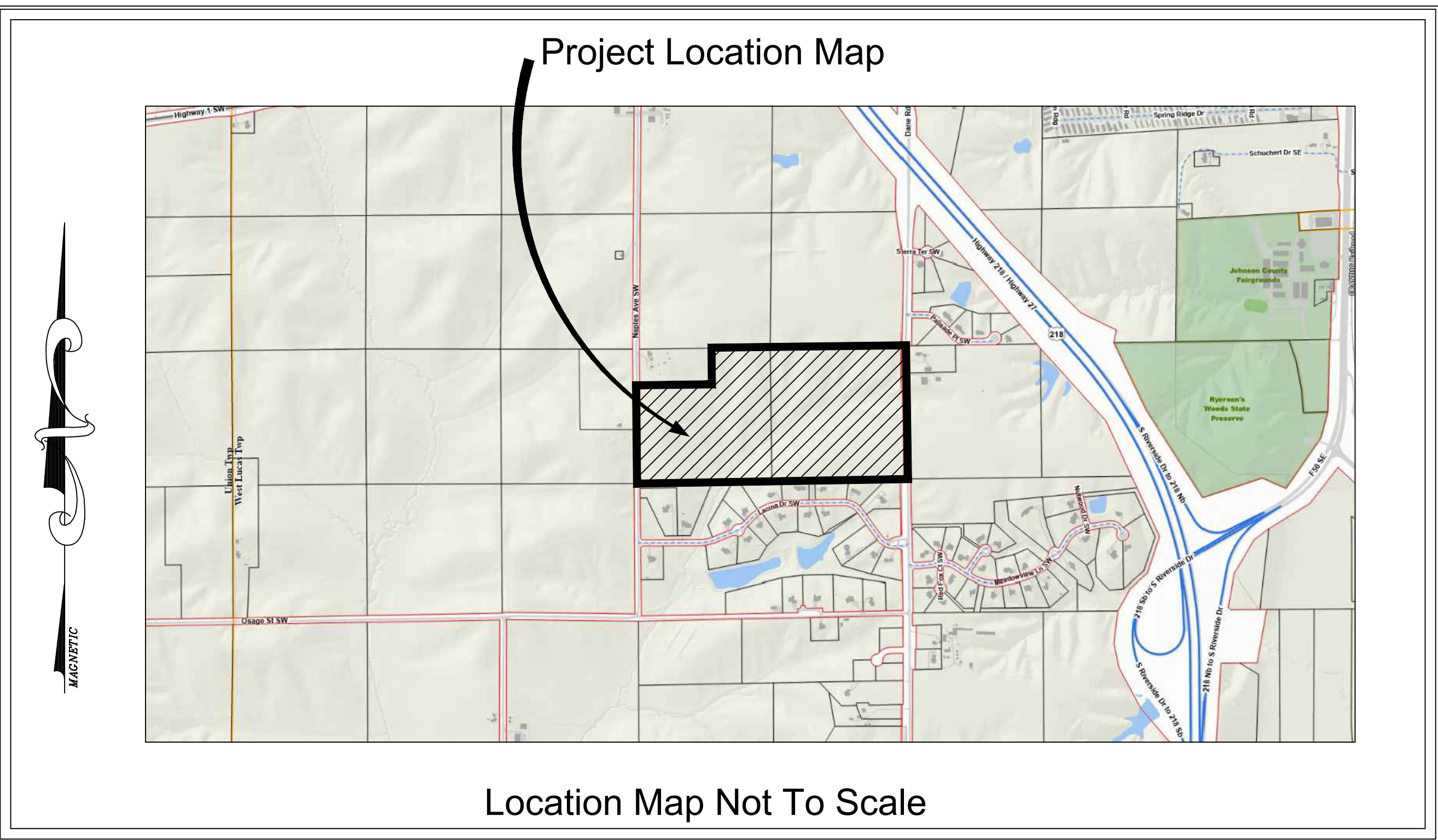
TITLE SHEET

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 08/29/2025
Designed by: BJC/RLA
Drawn by: TAV
Checked by: RLA
Project No: 8231-026
Field Book No:
Scale: NTS
Sheet No: GI100



STANDARD LEGEND AND NOTES	
- EXIST -	- PROPERTY &/or BOUNDARY LINES
- EXIST -	- CONGRESSIONAL SECTION LINES
- EXIST -	- RIGHT-OF-WAY LINES
- EXIST -	- EXISTING RIGHT-OF-WAY LINES
- EXIST -	- CENTER LINES
- EXIST -	- EXISTING CENTER LINES
- EXIST -	- LOT LINES, PLATTED OR BY DEED
- EXIST -	- PROPOSED EASEMENT LINES
- EXIST -	- EXISTING EASEMENT LINES
- EXIST -	- BENCHMARK
- EXIST -	- RECORDED DIMENSIONS
- EXIST -	- CURVE SEGMENT NUMBER
- EXIST -	- POWER POLE
- EXIST -	- POWER POLE W/DROP
- EXIST -	- POWER POLE W/TRANS
- EXIST -	- POWER POLE W/LIGHT
- EXIST -	- GUY POLE
- EXIST -	- LIGHT POLE
- EXIST -	- SANITARY MANHOLE
- EXIST -	- FIRE HYDRANT
- EXIST -	- WATER VALVE
- EXIST -	- DRAINAGE MANHOLE
- EXIST -	- CURB INLET
- EXIST -	- FENCE LINE
- EXIST -	- EXISTING SANITARY SEWER
- EXIST -	- PROPOSED SANITARY SEWER
- EXIST -	- EXISTING STORM SEWER
- EXIST -	- PROPOSED STORM SEWER
- EXIST -	- EXISTING WATER LINES
- EXIST -	- PROPOSED WATER LINES
- EXIST -	- ELECTRICAL LINES
- EXIST -	- TELEPHONE LINES
- EXIST -	- GAS LINES
- EXIST -	- CONTOUR LINES (1' INTERVAL)
- EXIST -	- PROPOSED GROUND
- EXIST -	- EXISTING TREE LINE
- EXIST -	- EXISTING DECIDUOUS TREE & SHRUB
- EXIST -	- EXISTING EVERGREEN TREES & SHRUBS

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.

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UTILITIES

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL AT 811 OR 800/292-8989 NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



RECORD OF CONSTRUCTION

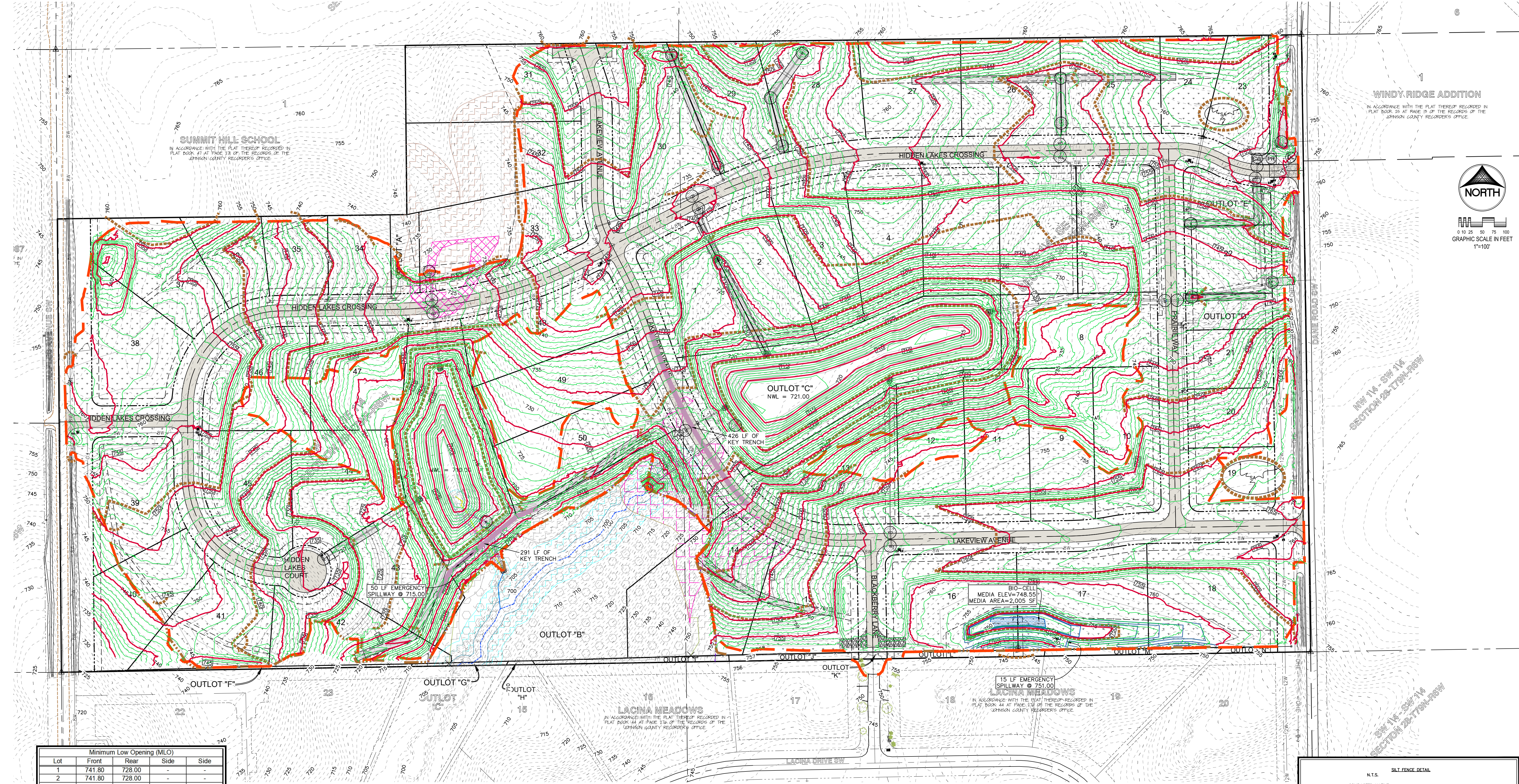
THIS DRAWING HAS BEEN REVISED TO REPRESENT THE RECORDS OF CONSTRUCTION AS PRESENTED BY THE CONTRACTORS AND / OR THE INSPECTORS AT THE TIME OF COMPLETION OF THE WORK SET FORTH ON THIS DRAWING.

Date Revised: 09/08/2026 HEH

OBSERVED BUILT TO DATE

	I hereby certify that this engineering document was prepared by me or under my direct supervision and approval as a duly licensed Professional Engineer under the laws of the State of Iowa.	
	RONALD L. AMELON P.E. Iowa Lic. No. 14201	20____
My license renewed date is December 31, 20____.		
Dates of sheets covered by this seal:		
SEAL		

G:\8231\8231-026\ASBUILT\8231-026GRD-AB.dwg 9/14/2026 8:41:15 AM; scale: 1:0.03 (horizontal)



Minimum Low Opening (MLO)				
Lot	Front	Rear	Side	Side
1	741.80	728.00	-	-
2	741.80	728.00	-	-
3	-	728.00	-	-
4	-	728.00	-	-
5	-	728.00	-	-
6	750.00	728.00	-	-
7	750.00 (N) 743.40 (E)	-	-	-
8	743.40	728.00	-	-
11	-	728.00	-	-
12	-	728.00	-	-
13	-	728.00	-	-
16	-	752.50	-	-
17	-	752.50	-	-
18	-	752.50	-	-
21	743.40	-	-	-
22	743.40	-	2.5(S)	-
23	-	755.90	-	-
24	-	2.00*(N)	-	-
25	750.00	2.00*(N)	750.00(W)	-
26	750.00	2.00*(N)	750.00(E)	-
27	-	2.00*(N)	-	-
28	749.20	751.50	*2.00(W)	-
29	742.80	-	*2.00(E)	*2.25 (W)
30	742.80(S)	*2.25(E)	*2.25(E)	-
33	-	733.50	-	-
34	-	733.50	-	-
42	736.00	-	-	-
43	736.00	717.00	-	-
44	736.00	-	-	-
47	733.50	-	-	-
48	733.50 (N)	-	-	-
50	728.00	717.00	-	-

* Minimum Low Opening (MLO) shall be the noted elevation distance above the bottom of the swale at a point perpendicular to the house on the designated side. *

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EROSION CONTROL LEGEND

----- SILT FENCE/FILTER SOCK	----- PERIMETER SILT FENCE
----- LIMITS OF DISTURBANCE	----- DIRECTION OF OVERLAND FLOW
EROSION CONTROL BLANKET	TEMPORARY SOIL STOCKPILE AREA
CONCRETE TRUCK/EQUIPMENT WASHOUT	DUMPSTER FOR CONSTRUCTION WASTE
TEMPORARY PARKING AND STORAGE	RIP RAP OUTLET PROTECTION
PORTABLE RESTROOM	8" EROSION CONTROL BLANKET
DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)	OTHER MEASURE:
FILTER SOCK INLET PROTECTION	OTHER MEASURE:

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.

RURAL STABILIZING CROP SEEDING RATES AND SCHEDULE

MARCH 1 THROUGH OCTOBER 31	
OAT	50 LBS. PER ACRE
GRAIN RYE	50 LBS. PER ACRE
CANADA WILDRYE (ELYMUS CANADENSIS)	5 LBS. PLS. PER ACRE
NOVEMBER 1 THROUGH FEBRUARY 28 (OR 29)	
OAT	62 LBS. PER ACRE
GRAIN RYE	62 LBS. PER ACRE
CANADA WILDRYE (ELYMUS CANADENSIS)	7 LBS. PLS. PER ACRE

FOR STABILIZING CROP ONLY, CANADA WILDRYE (ELYMUS CANADENSIS) SEED SHALL BE DEBARBED OR EQUAL TO FACILITATE APPLICATION OF SEED.
FERTILIZER SHALL BE APPLIED AT A RATE OF 250 LBS. PER ACRE USING CHEMICALLY COMBINED COMMERCIAL 13-13-13 FERTILIZER.

KEY TRENCH DETAIL

THE DAM EMBANKMENT SHALL BE CONSTRUCTED WITH A LOW PERMEABILITY CLAY FILL. FILL SHALL BE PLACED IN 9" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.

FINISHED GROUND

EXISTING GROUND

KEY TRENCH SHALL BE BACKFILLED WITH LOW PERMEABILITY SOIL 1x10" cm/sec OR LESS

GRADING NOTES

- MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3:1 HORIZONTAL TO 1" VERTICAL.
- NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- WHERE HEIGHT OF FILL IS GREATER THAN 30" AN INTERMEDIATE TERRACE OF AT LEAST 6" WIDE SHALL BE ESTABLISHED AT MID HEIGHT.
- COMPACTION TO BE 95% STANDARD PROCTOR WHERE > 6:1 SLOPE.
- ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
- STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
- SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
- ALL STREET SIDEWALKS SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH JOHNSON COUNTY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.
- THE SIDE SLOPES OF THE DETENTION BASINS SHALL BE SEEDED WITH A PERMANENT SEED MIX FOR RURAL AREAS ACCORDING TO 100T SPECIFICATION 2601.03C.
- SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPLOUSE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

SILT FENCE DETAIL

N.T.S.

COMPACTED NATIVE SOIL BACK FILL

FILTER FABRIC

STEEL POST

UNDISTURBED OR COMPACTED SOIL

INSTALLATION

- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
- SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4186.01A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPUN TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
- FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
- THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

MAINTENANCE

- SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN-FALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILT REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.
- SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOUSE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

MMS

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LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
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06.12.2026	REVISED WATER MAIN - HEH
06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS

GRADING EROSION CONTROL PLAN AND SWPPP

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 08/29/2025

Designed by: BJC/RLA

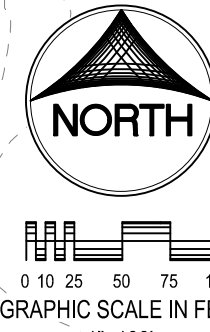
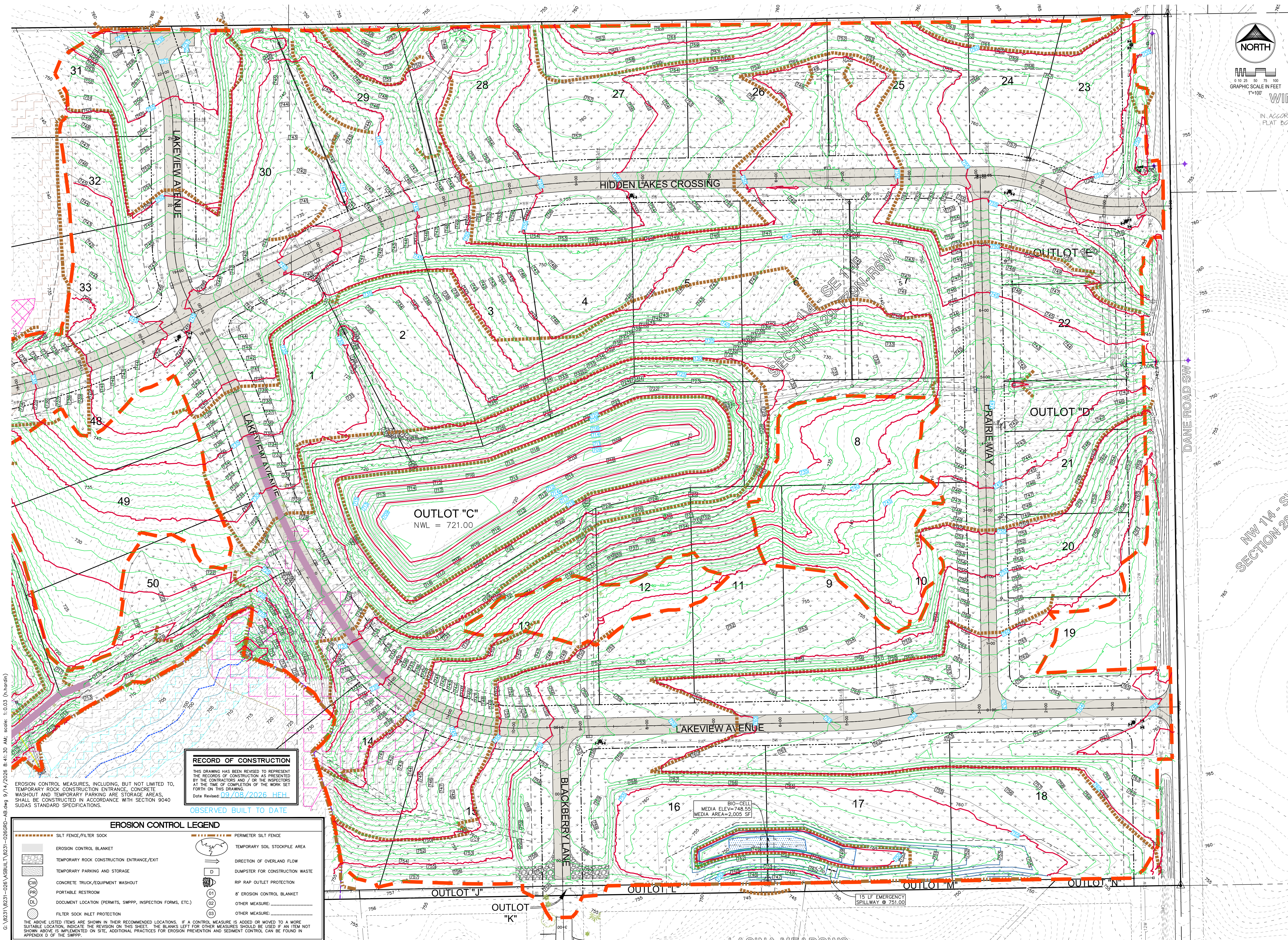
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Project No: CG100

8231-026





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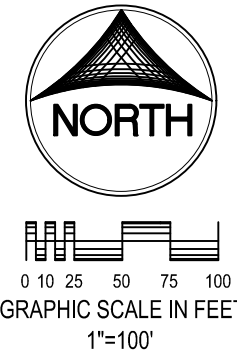
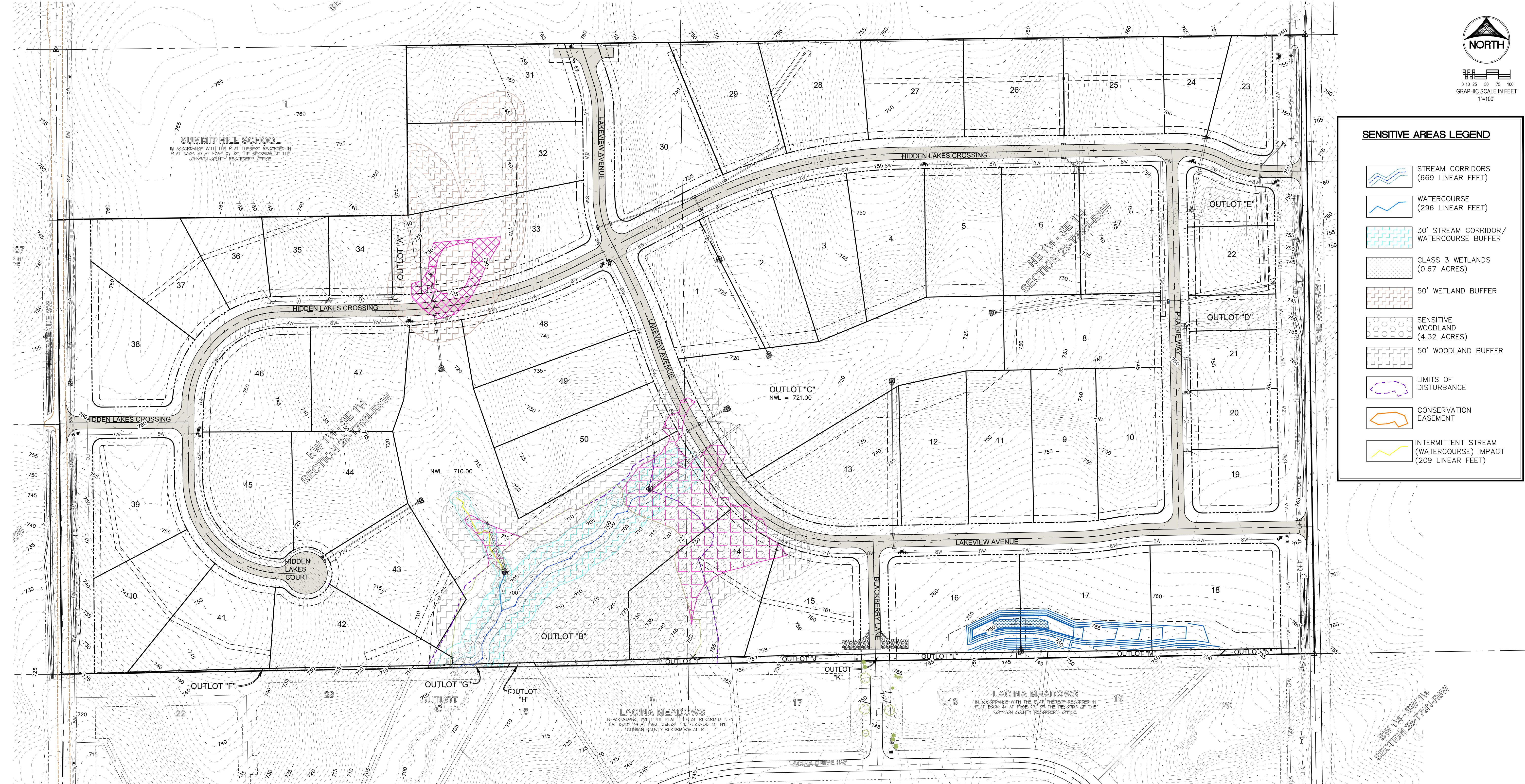
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GRADING PLAN: EAST HALF

HIDDEN LAKES

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Designed by:	BJC/RLA
Drawn by:	TAV
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Project No:	8231-026
Field Book No:	
Scale:	1"=60'
Sheet No:	CG102



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)



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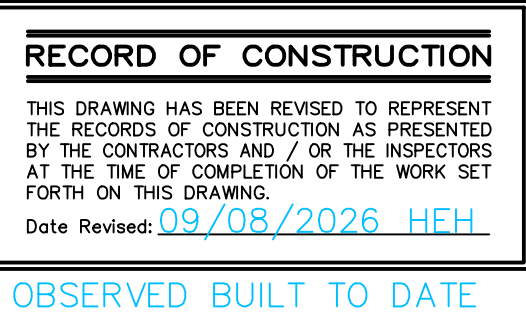
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SENSITIVE AREAS

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 08/29/2025
Designed by: BJC/RLA Field Book No:
Drawn by: TAV Scale: 1"=100'
Checked by: RLA Sheet No:
Project No: CG103
8231-026



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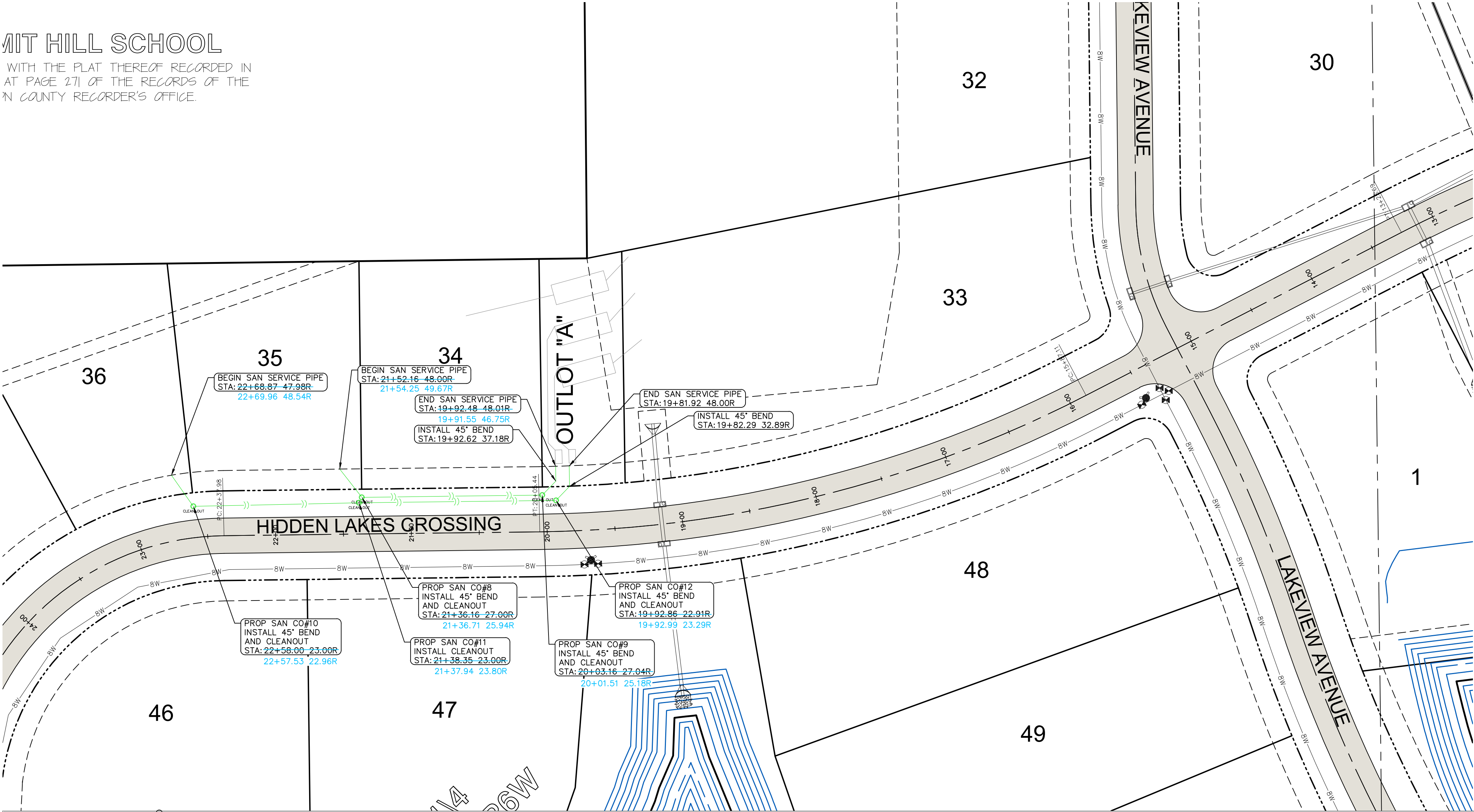
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Designed by:	BJC/RLA		Field Book No:
Drawn by:	TAV		Scale:
Checked by:	RLA		V: 1"=5'; H: 1"=50'
			Sheet No:

8231-026

MIT HILL SCHOOL

WITH THE PLAT THEREOF RECORDED IN
AT PAGE 271 OF THE RECORDS OF THE
IN COUNTY RECORDER'S OFFICE.

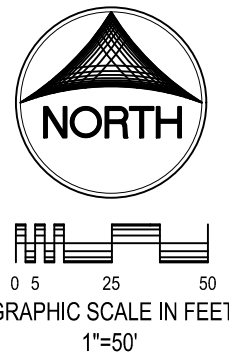


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Date	Revision
09.03.2025	PER INTERNAL REVIEW - BJC
09.16.2025	PER CITY COMMENTS - ADPI/HEH
09.19.2025	PER CITY COMMENTS - ADPI/HEH
09.24.2025	PER CITY COMMENTS - ADPI/HEH
10.07.2025	REVISED STORM SEWER - HEH
10.15.2025	REVISED STORM SEWER - HEH
10.16.2025	REVISED STORM SEWER - HEH
10.29.2025	REVISED GRADING AND MUD TAIL - BJC/HEH
11.04.2025	REVISED GRADING - BJC/HEH
06.12.2026	REVISED WATER MAIN - HEH
06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS - HEH

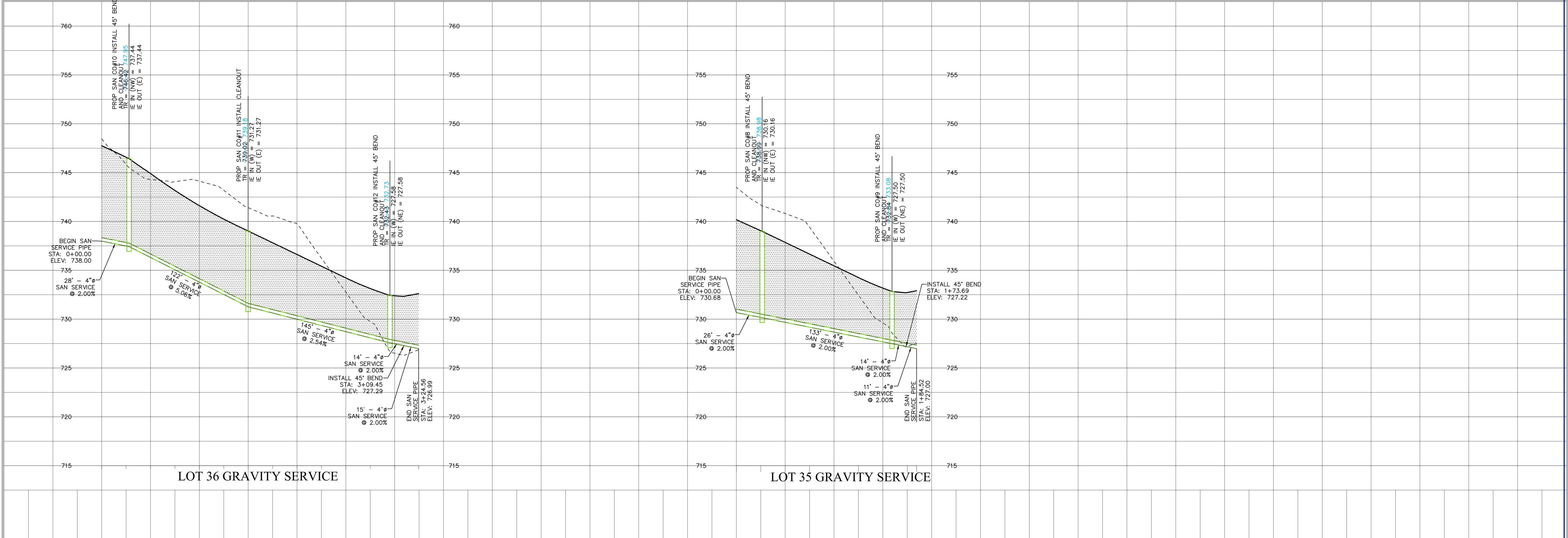
SANITARY
SERVICE PLAN
AND PROFILE

HIDDEN LAKES

JOHNSON COUNTY
IOWA

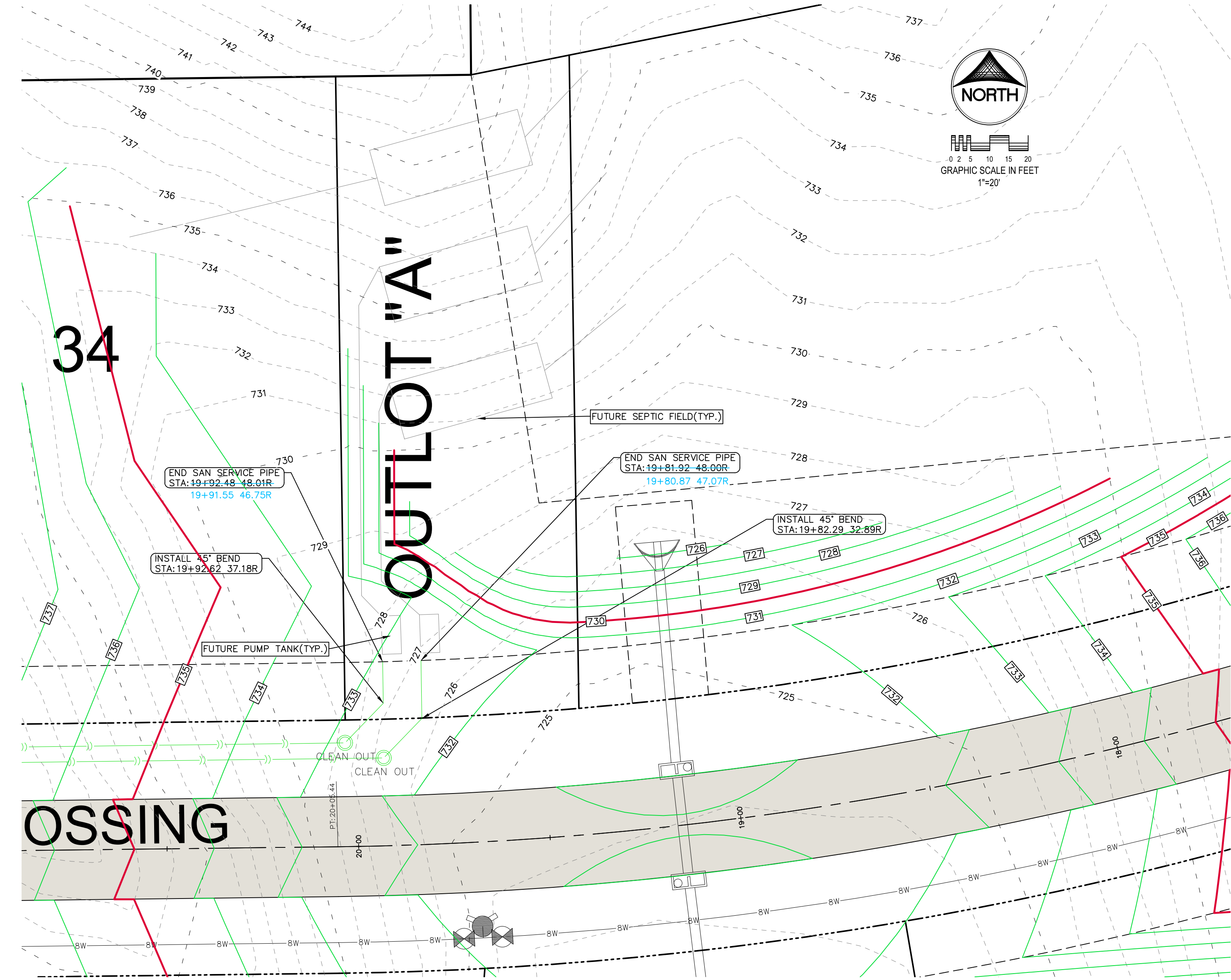
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Date:	08/29/2025
Designed by:	BJC/RLA
Drawn by:	TAV
Checked by:	RLA
Project No:	8231-026
Field Book No:	
Scale:	V:1"=5'; H:1"=50'
Sheet No:	CU101

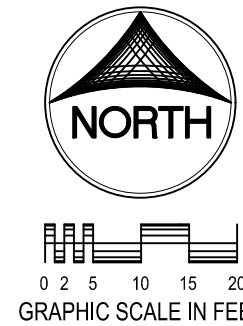
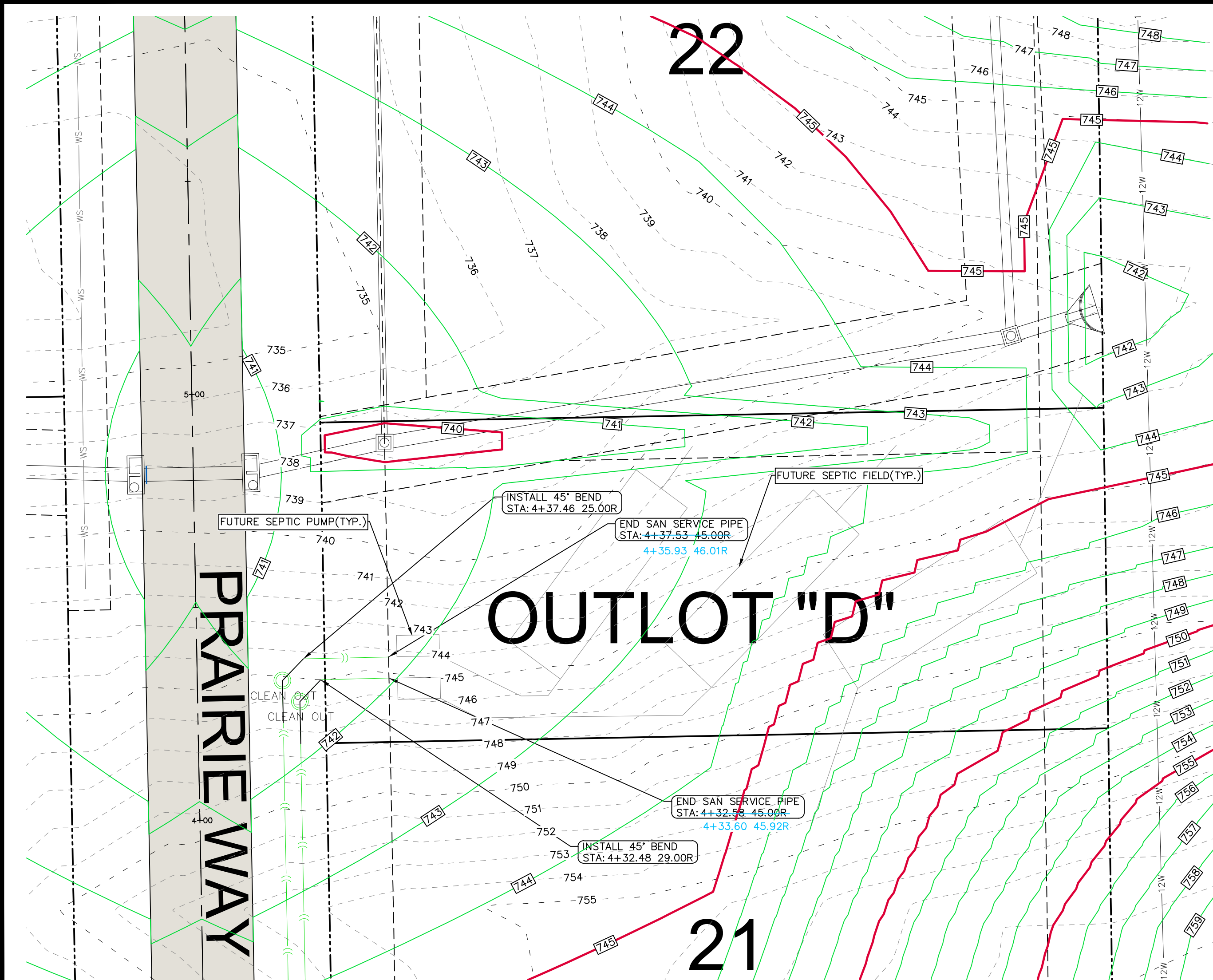
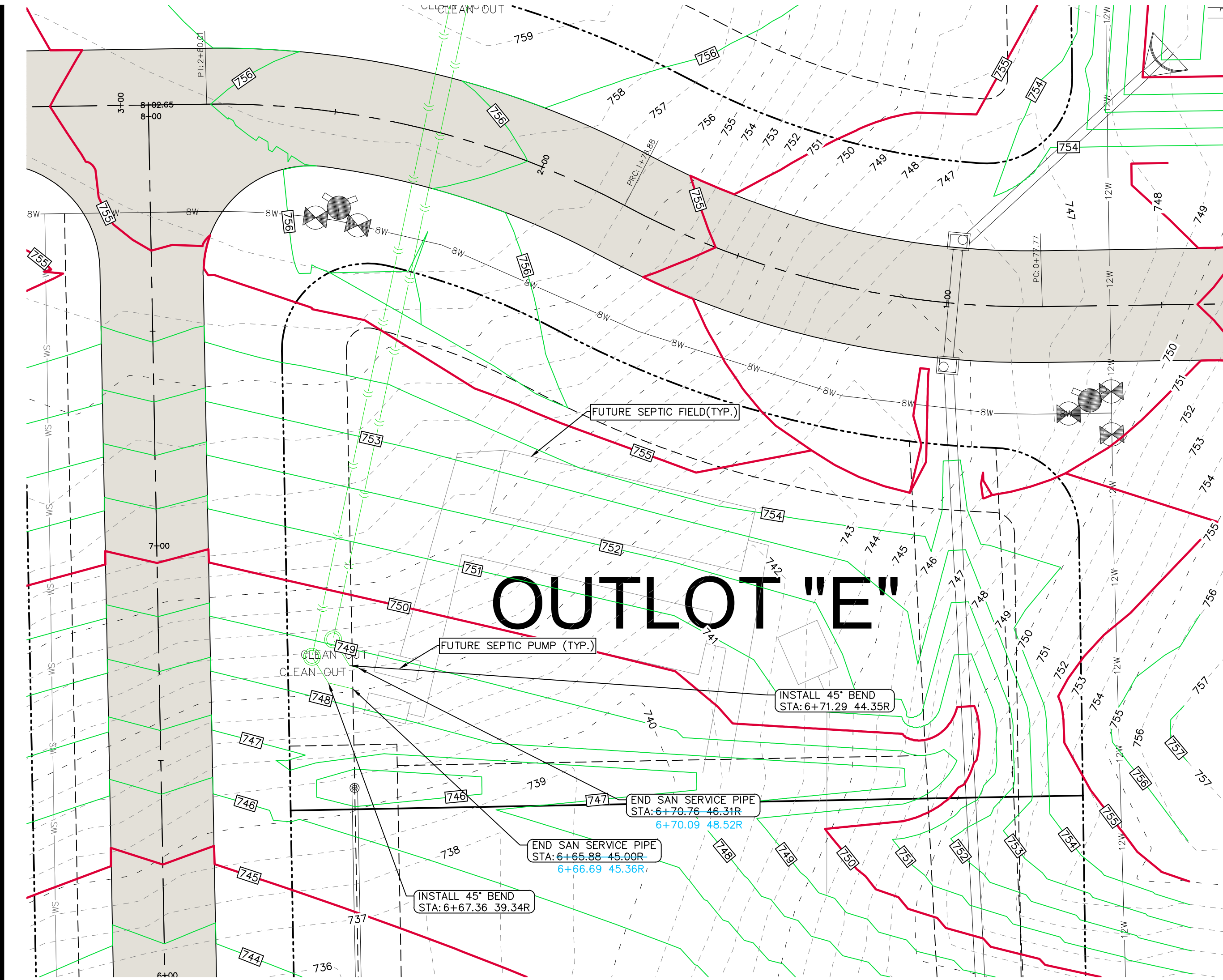


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RECORD OF CONSTRUCTION
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Date	Revision
09.03.2025	PER INTERNAL REVIEW - BJC
09.16.2025	PER CITY COMMENTS - ADPIEH
09.19.2025	PER CITY COMMENTS - ADPIEH
09.24.2025	PER CITY COMMENTS - ADPIEH
10.07.2025	REVISED STORM SEWER - HEH
10.15.2025	REVISED STORM SEWER - HEH
10.16.2025	REVISED STORM SEWER - HEH
10.29.2025	REVISED GRADING AND MUD TAIL - BJC/HEH
11.04.2025	REVISED GRADING - BJC/HEH
06.12.2026	REVISED WATER MAIN - HEH
06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS

OUTLOT FUTURE SEPTIC PLAN

HIDDEN LAKES

JOHNSON COUNTY
IOWA

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Date:	08/29/2025
Designed by:	BJC/RLA
Drawn by:	TAV
Checked by:	RLA
Project No:	CU102
8231-026	



Date	Revision
03.03.2025	PER INTERNAL REVIEW - BJC
09.16.2025	PER CITY COMMENTS - ADP/HEH
09.19.2025	PER CITY COMMENTS - ADP/HEH
09.24.2025	PER CITY COMMENTS - ADP/HEH
07.07.2025	REVISED STORM SEWER - HEH
15.15.2025	REVISED STORM SEWER - HEH
16.16.2025	REVISED STORM SEWER - HEH
29.29.2025	REVISED GRADING AND M/LO TABLE - BJC/HEH
04.04.2025	REVISED GRADING - BJC/HEH
13.12.2026	REVISED WATER MAIN - HEH
22.22.2026	REVISED WATER MAIN - HEH
08.08.2026	AS-BUILTS - HEH



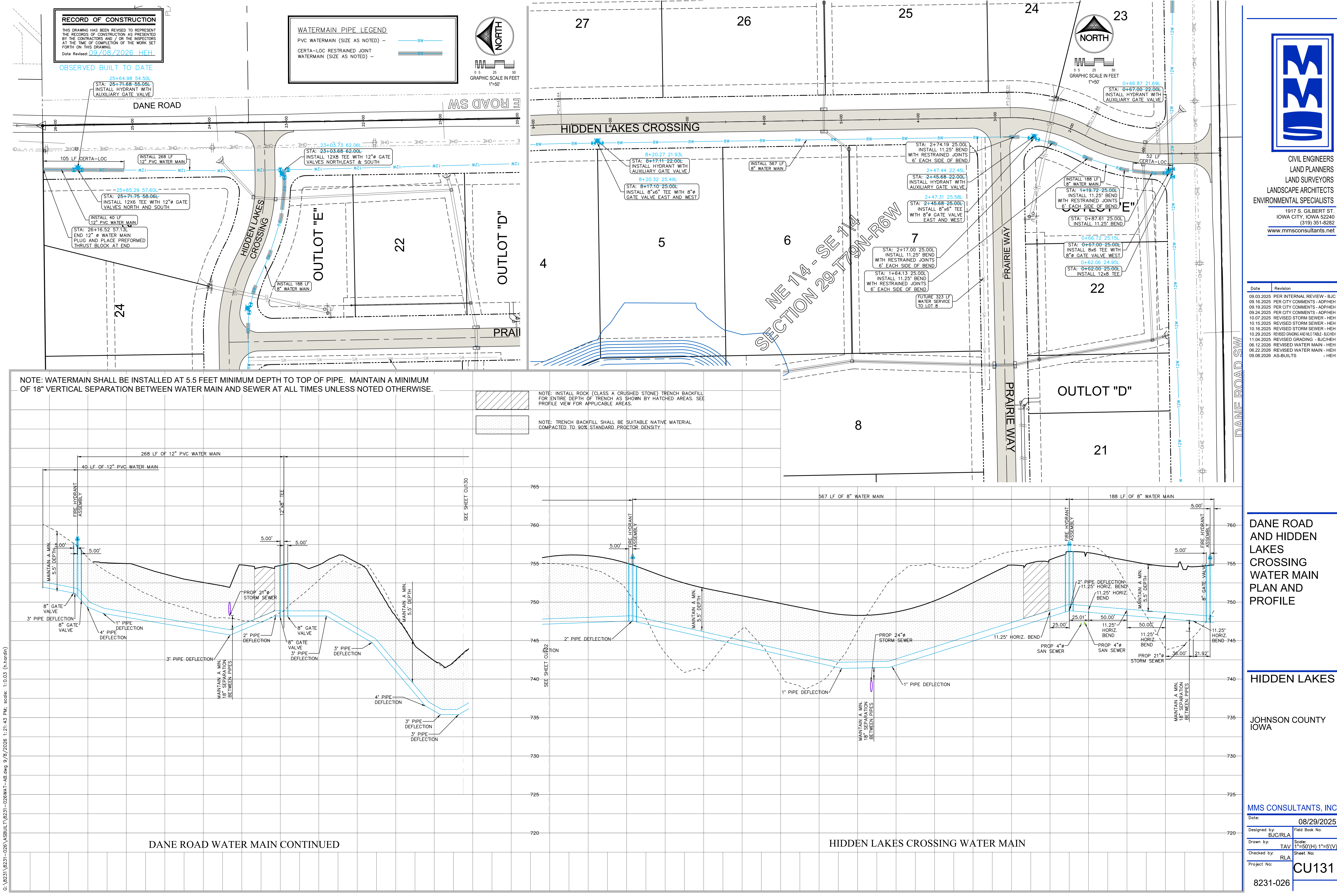
HIDDEN LAKES

JOHNSON COUNTY
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Date: 08/29/2025	
Designed by: BJC/RLA	Field Book No:
Drawn by: TAV	Scale: 1"=50'(H) 1"=5'(V)
Checked by: RLA	Sheet No:
Project No:	CU130

8231-026



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10.29.2025	REVISED GRADING AND MUD TALE - BJC/HEH
11.04.2025	REVISED GRADING - BJC/HEH
06.12.2026	REVISED WATER MAIN - HEH
06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS

DANE ROAD AND HIDDEN LAKES CROSSING WATER MAIN PLAN AND PROFILE

HIDDEN LAKES

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 08/29/2025

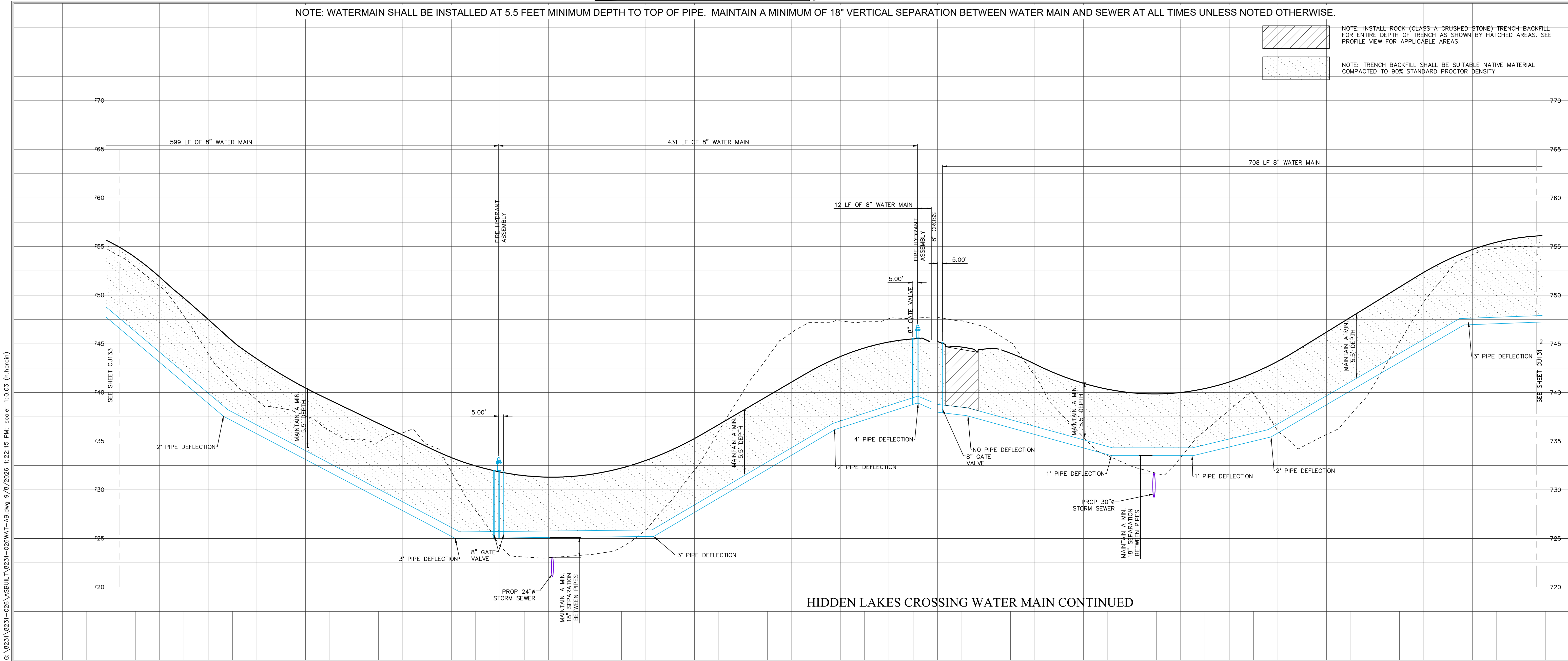
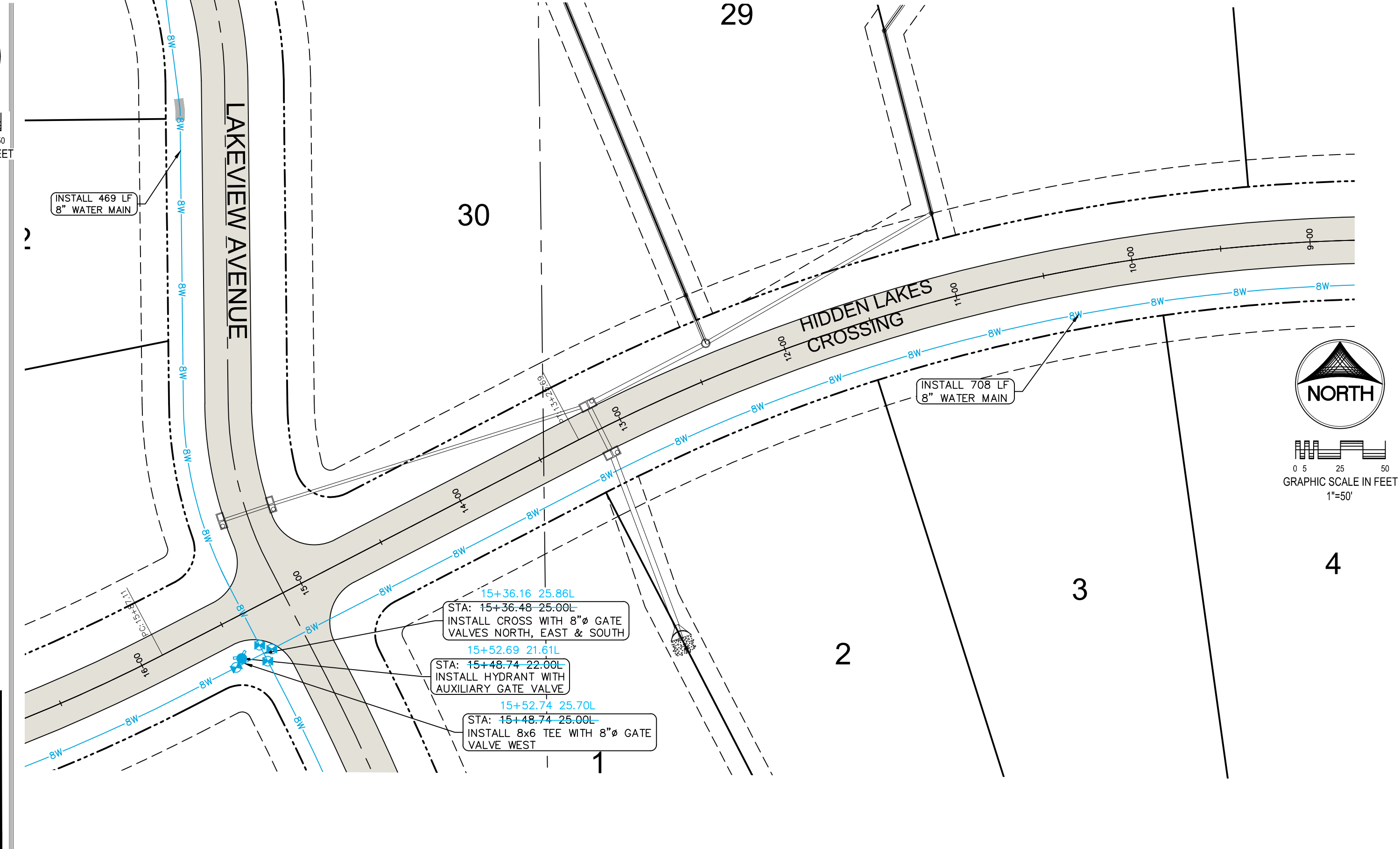
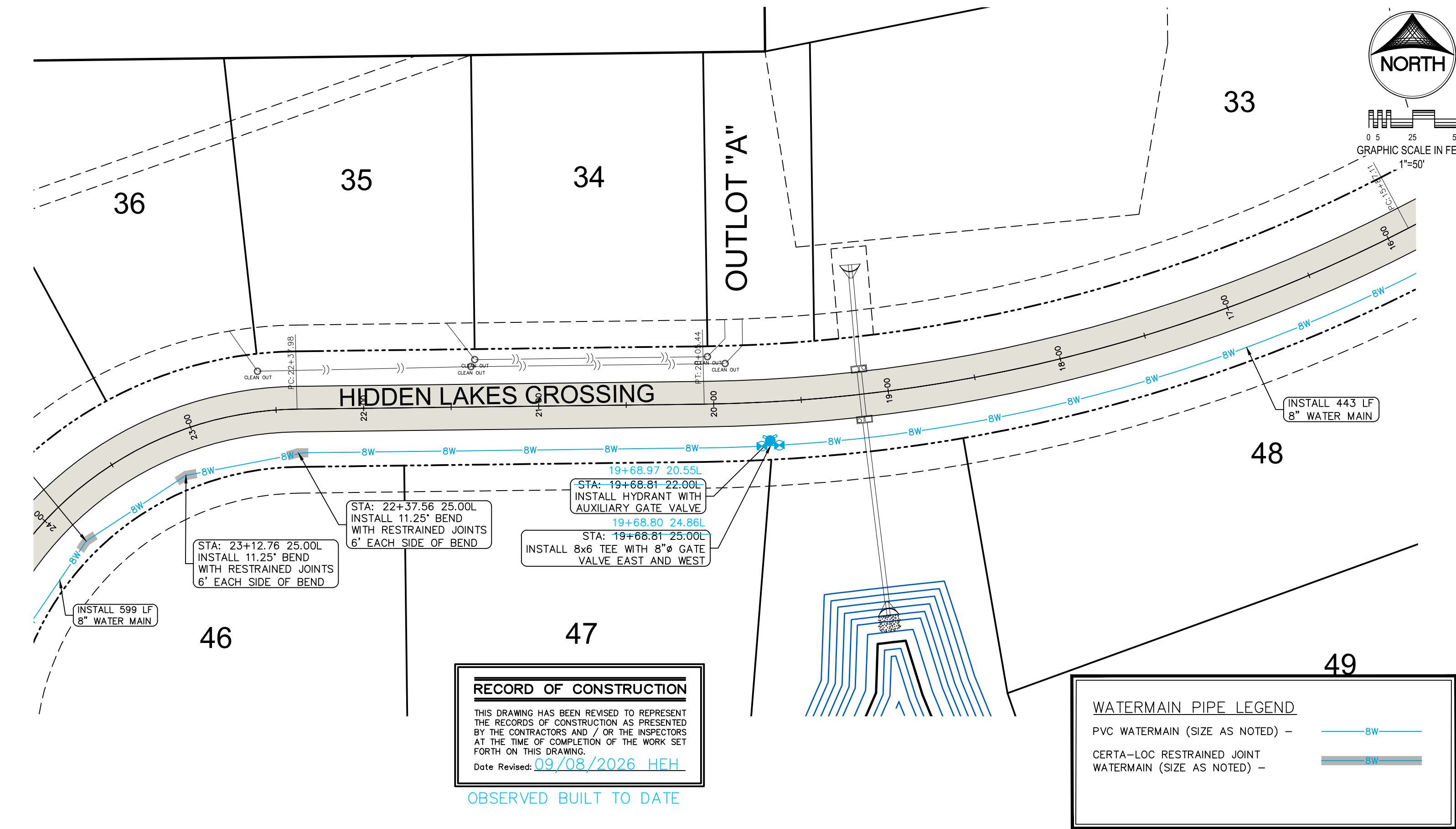
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Checked by: RLA Sheet No:

Project No: CU131

8231-026



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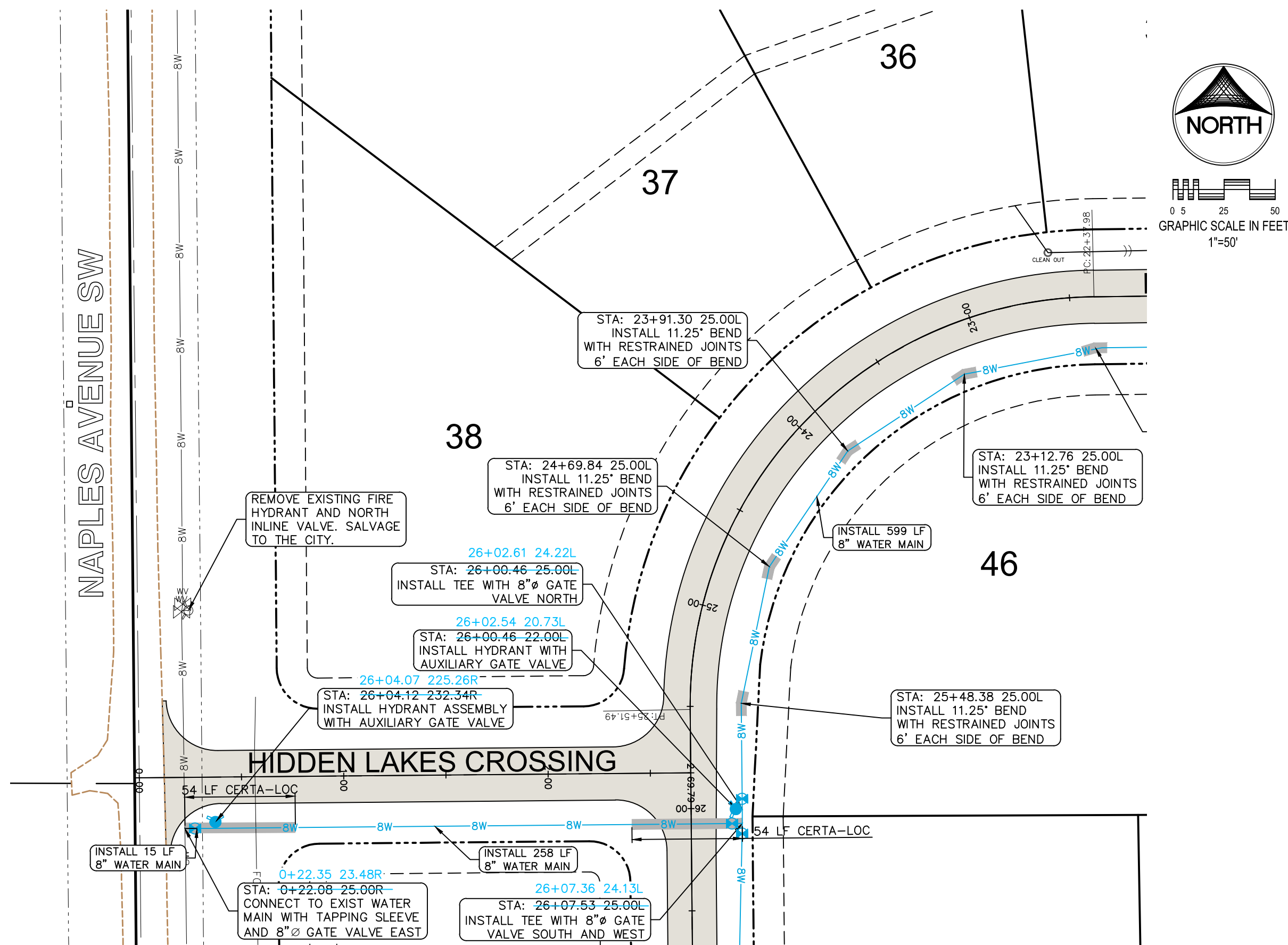
HIDDEN LAKES CROSSING WATER MAIN PLAN AND PROFILE

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	08/29/2025
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Drawn by:	TAV
Checked by:	RLA
Project No:	8231-026
Field Book No:	
Scale:	1"=50'(H) 1"=5'(V)
Sheet No:	CU132



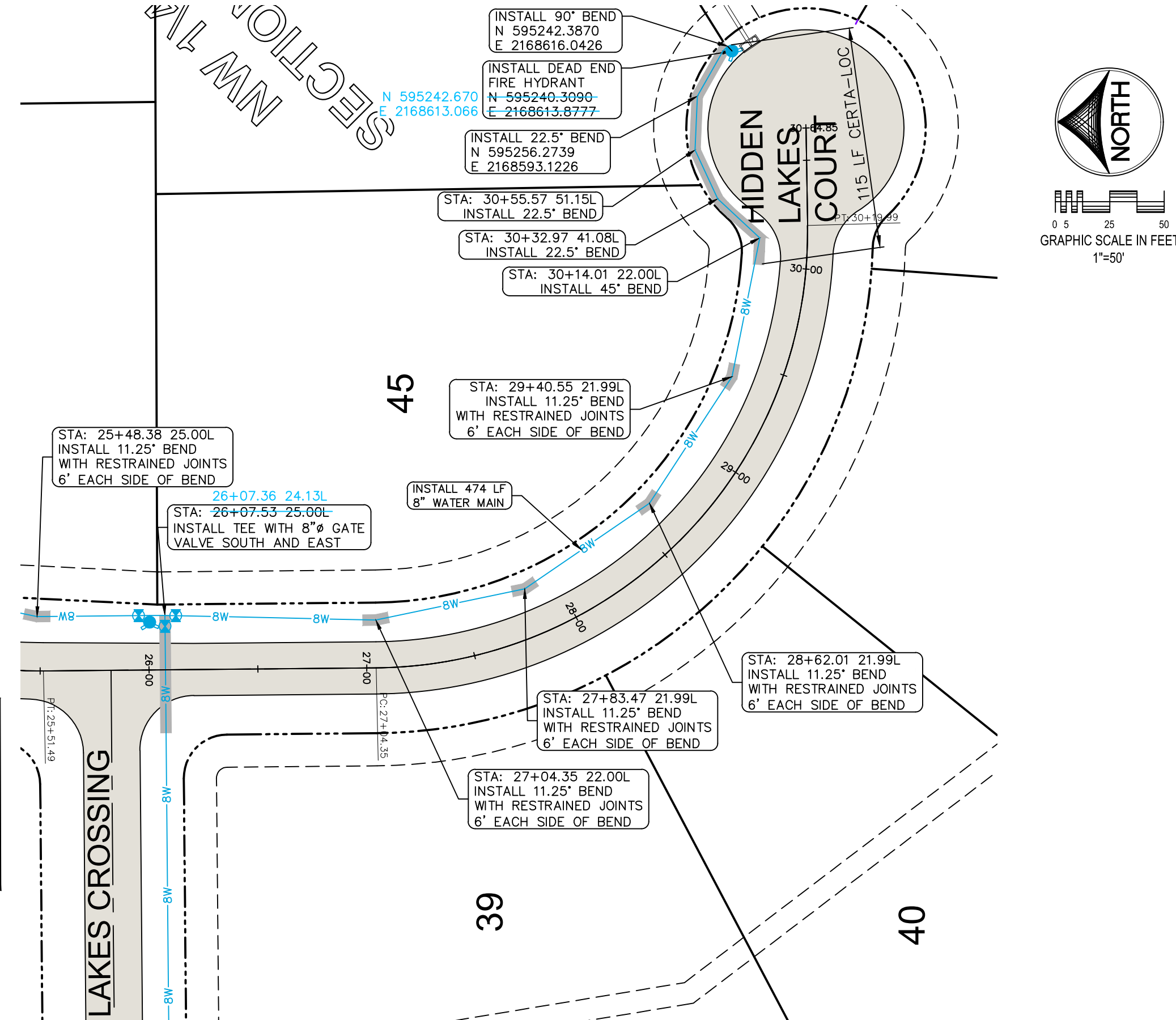
RECORD OF CONSTRUCTION

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WATERMAIN PIPE LEGEND

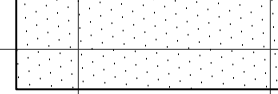
PVC WATERMAIN (SIZE AS NOTED) - 8W
CERTA-LOC RESTRAINED JOINT WATERMAIN (SIZE AS NOTED) - 8W



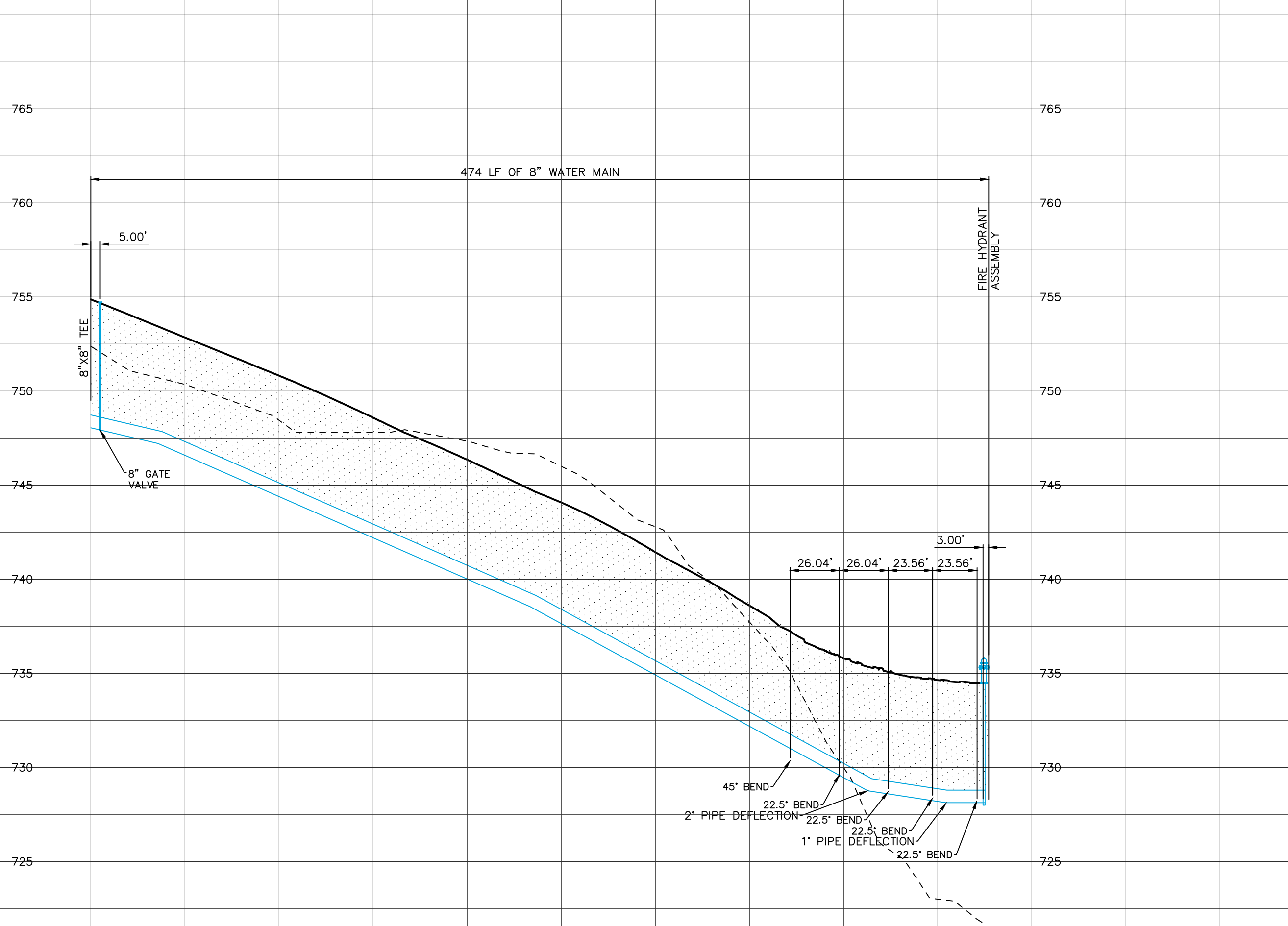
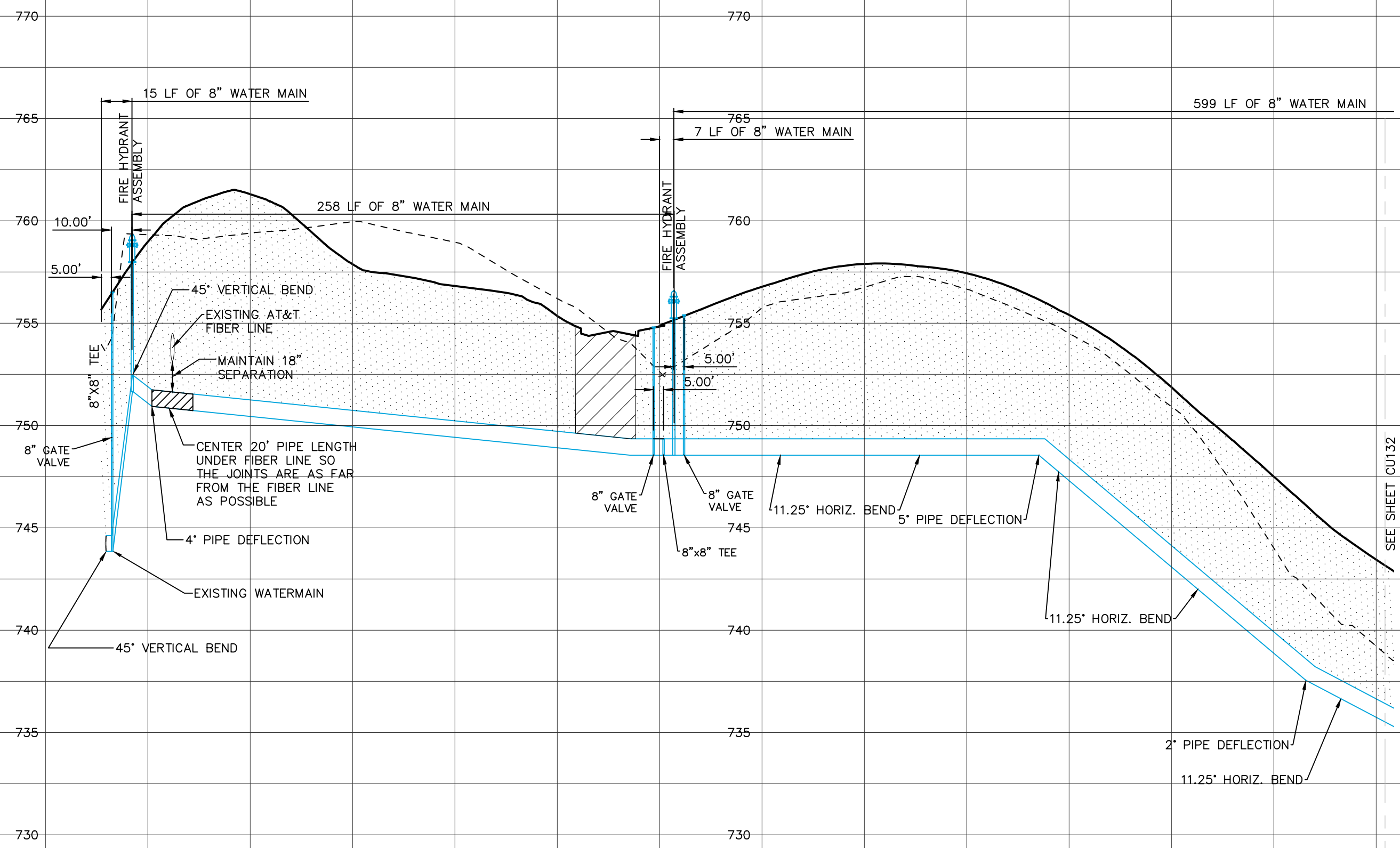
NOTE: WATERMAIN SHALL BE INSTALLED AT 5.5 FEET MINIMUM DEPTH TO TOP OF PIPE. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAIN AND SEWER AT ALL TIMES UNLESS NOTED OTHERWISE.



NOTE: INSTALL ROCK (CLASS A CRUSHED STONE) TRENCH BACKFILL FOR ENTIRE DEPTH OF TRENCH AS SHOWN BY HATCHED AREAS. SEE PROFILE VIEW FOR APPLICABLE AREAS.



NOTE: TRENCH BACKFILL SHALL BE SUITABLE NATIVE MATERIAL COMPACTED TO 90% STANDARD PROCTOR DENSITY



HIDDEN LAKES CROSSING WATER MAIN CONTINUED

HIDDEN LAKES CROSSING

HIDDEN LAKES COURT

HIDDEN LAKES CROSSING AND HIDDEN LAKES COURT WATER MAIN PLAN AND PROFILE

HIDDEN LAKES

JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 08/29/2025

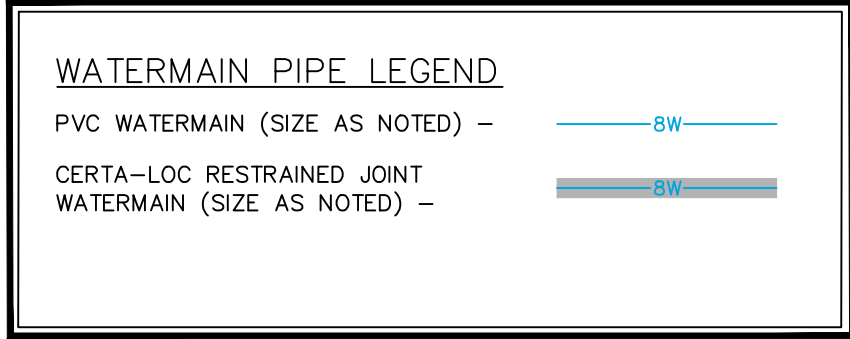
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Checked by: RLA Sheet No:

Project No: CU133

8231-026



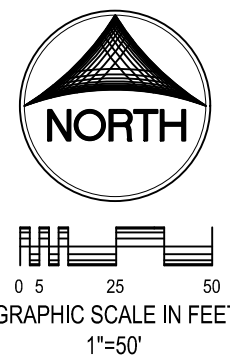
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NOTE: INSTALL ROCK (CLASS A CRUSHED STONE) TRENCH BACKFILL FOR ENTIRE DEPTH OF TRENCH AS SHOWN BY HATCHED AREAS. SEE PROFILE VIEW FOR APPLICABLE AREAS.

NOTE: TRENCH BACKFILL SHALL BE SUITABLE NATIVE MATERIAL
COMPACTED TO 90% STANDARD PROCTOR DENSITY



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09.03.2025	PER INTERNAL REVIEW - BJC/HE
09.16.2025	PER CITY COMMENTS - ADP/HE
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09.24.2025	PER CITY COMMENTS - ADP/HE
10.07.2025	REVISED STORM SEWER - HE
10.15.2025	REVISED STORM SEWER - HE
10.16.2025	REVISED STORM SEWER - HE
10.29.2025	REVISED GRADING AND MLO TABLE - BJC/HE
11.04.2025	REVISED GRADING - BJC/HE
06.12.2026	REVISED WATER MAIN - HE
06.22.2026	REVISED WATER MAIN - HE
09.08.2026	AS-BUILTS - HE

LAKEVIEW AVENUE WATER MAIN PLAN AND PROFILE

HIDDEN LAKES

JOHNSON COUNTY
IOWA

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Date: 08/29/2025

Designed by: BIC/BLA	Field Book No:
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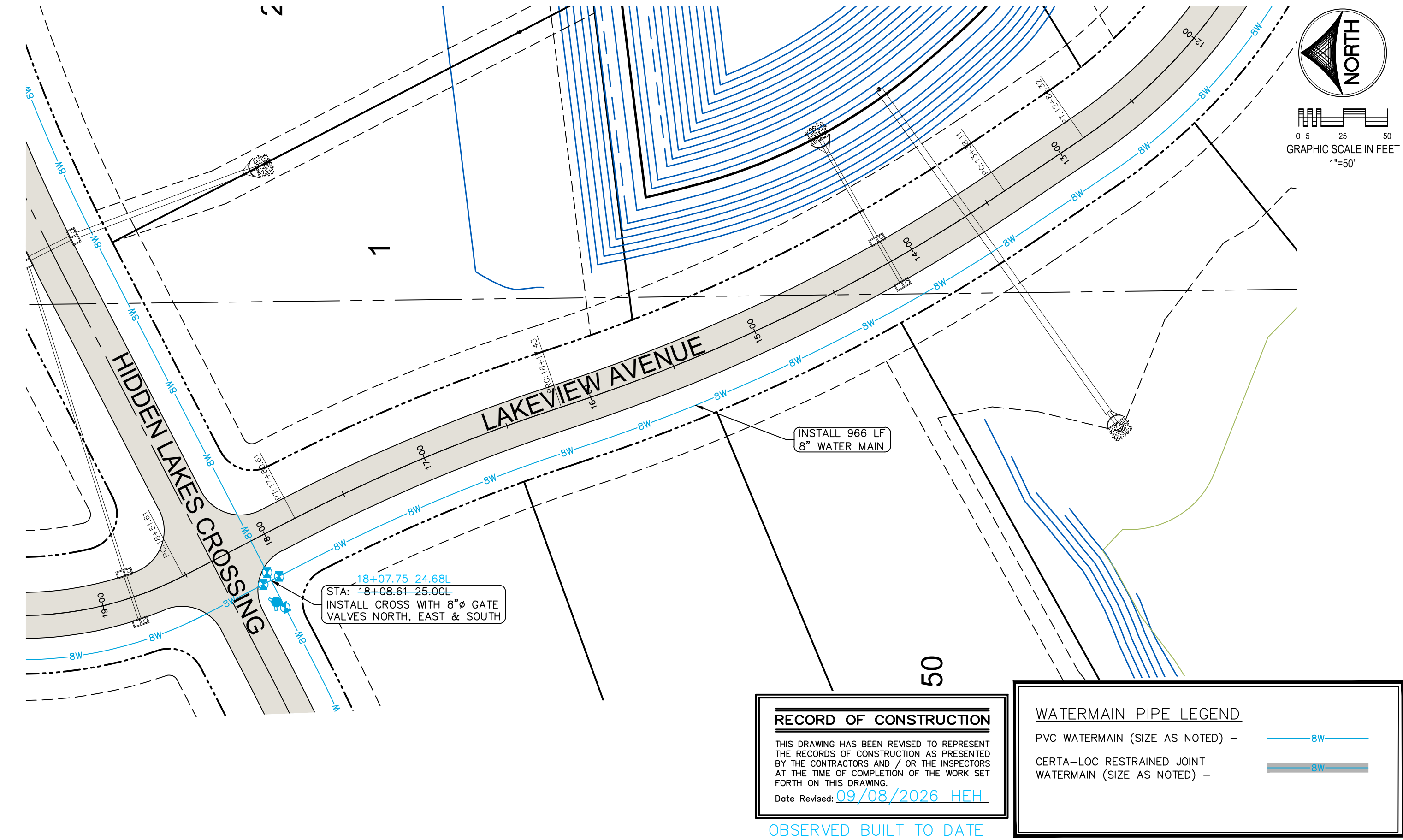
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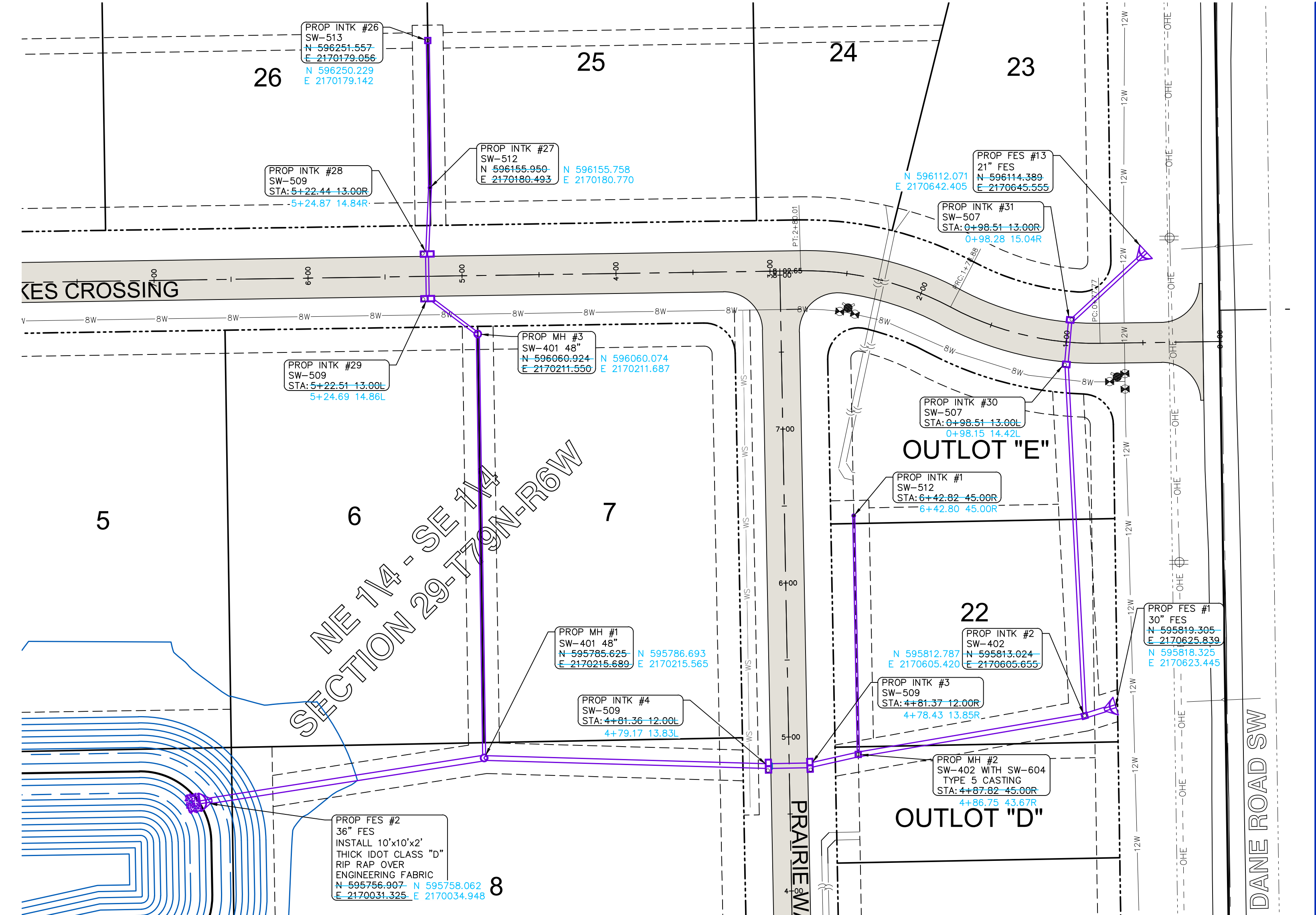
Project No:	CU134
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CU 134

8231-026



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Date:	08/29/2025
Designed by:	Field Book No:
BJC/RLA	
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RLA	
Project No:	CU135
8231-026	

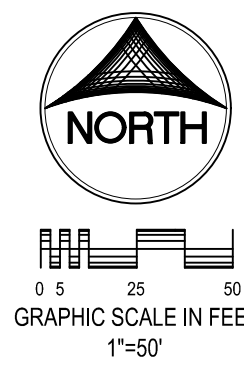
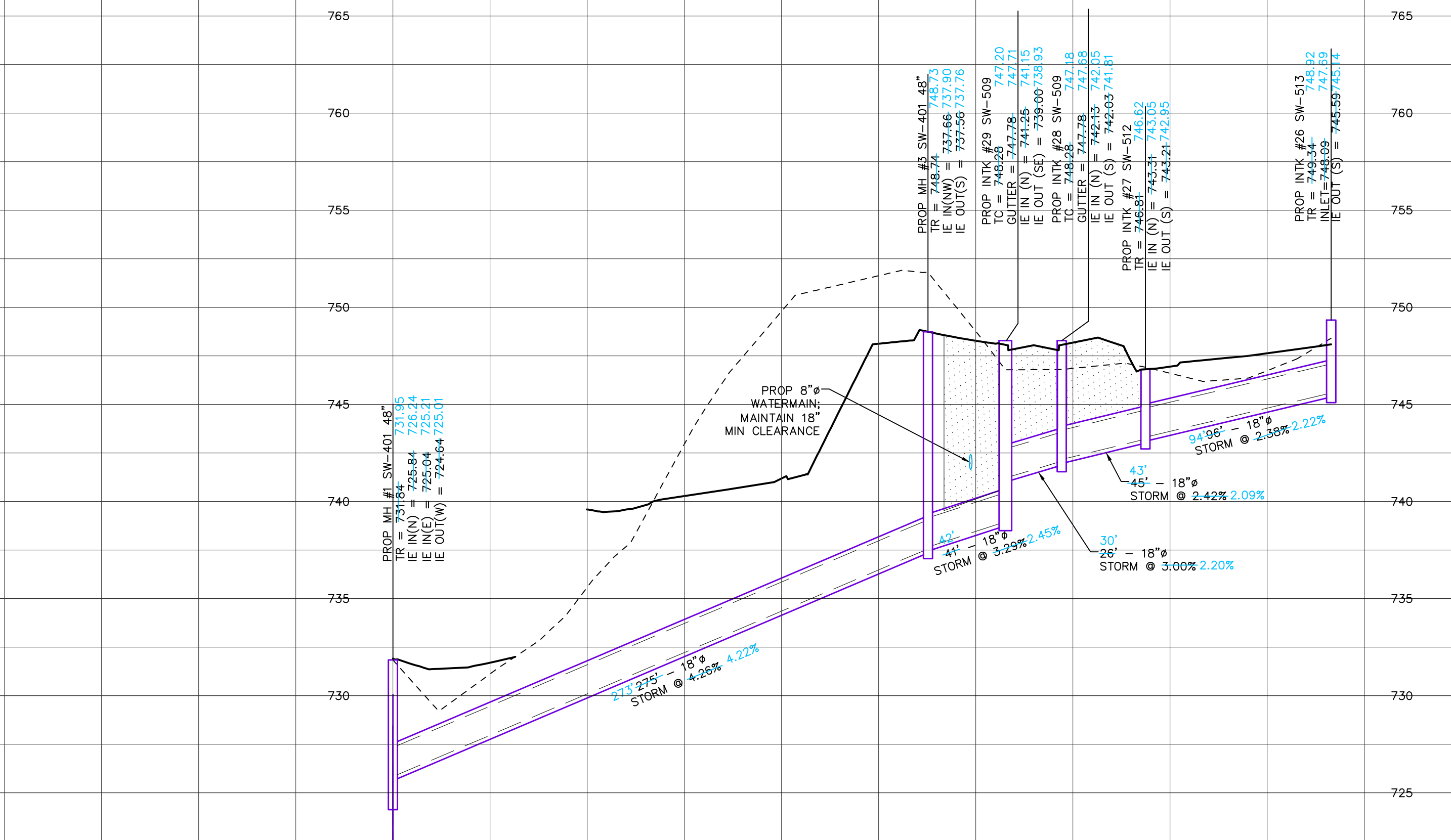
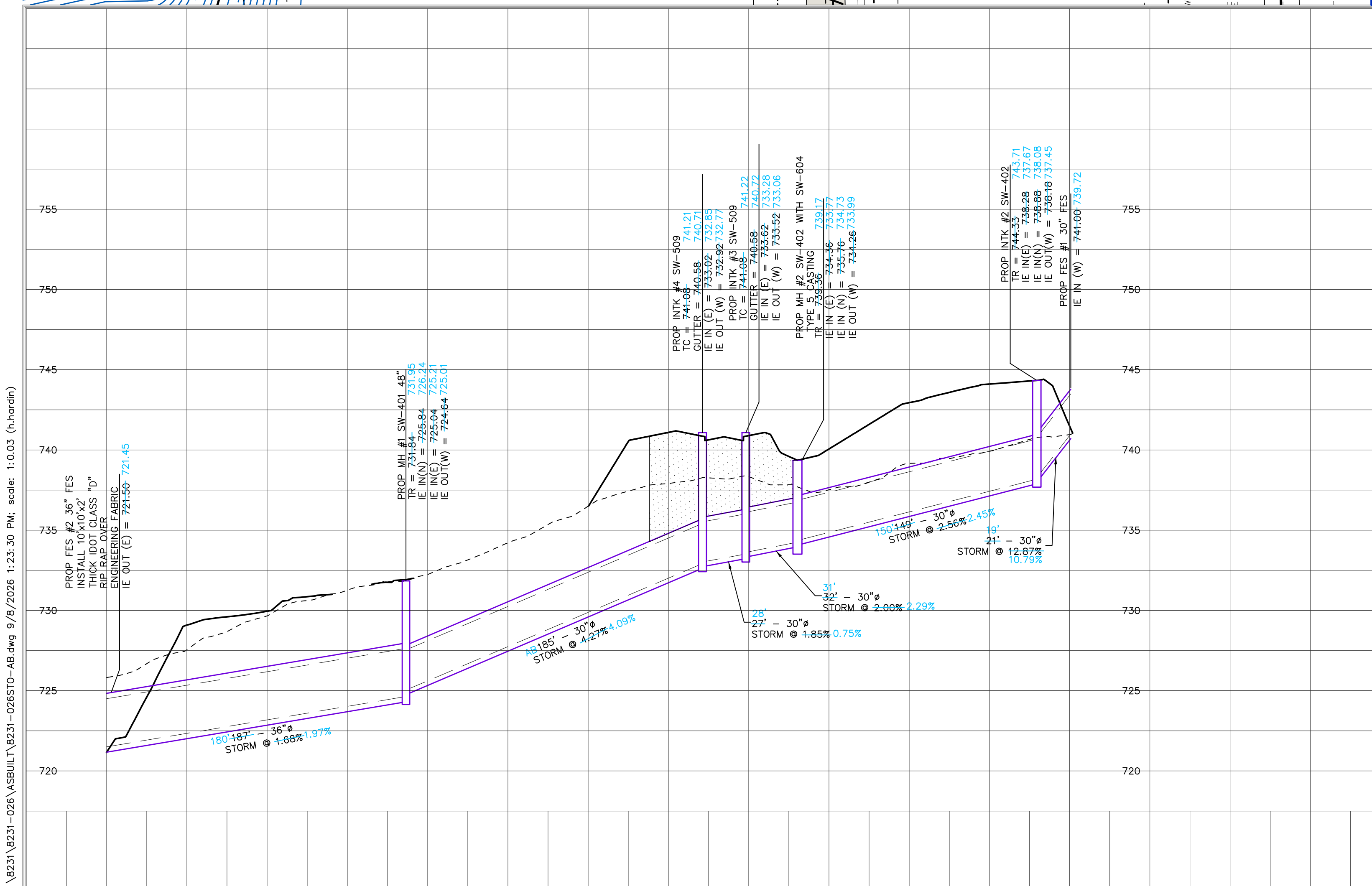
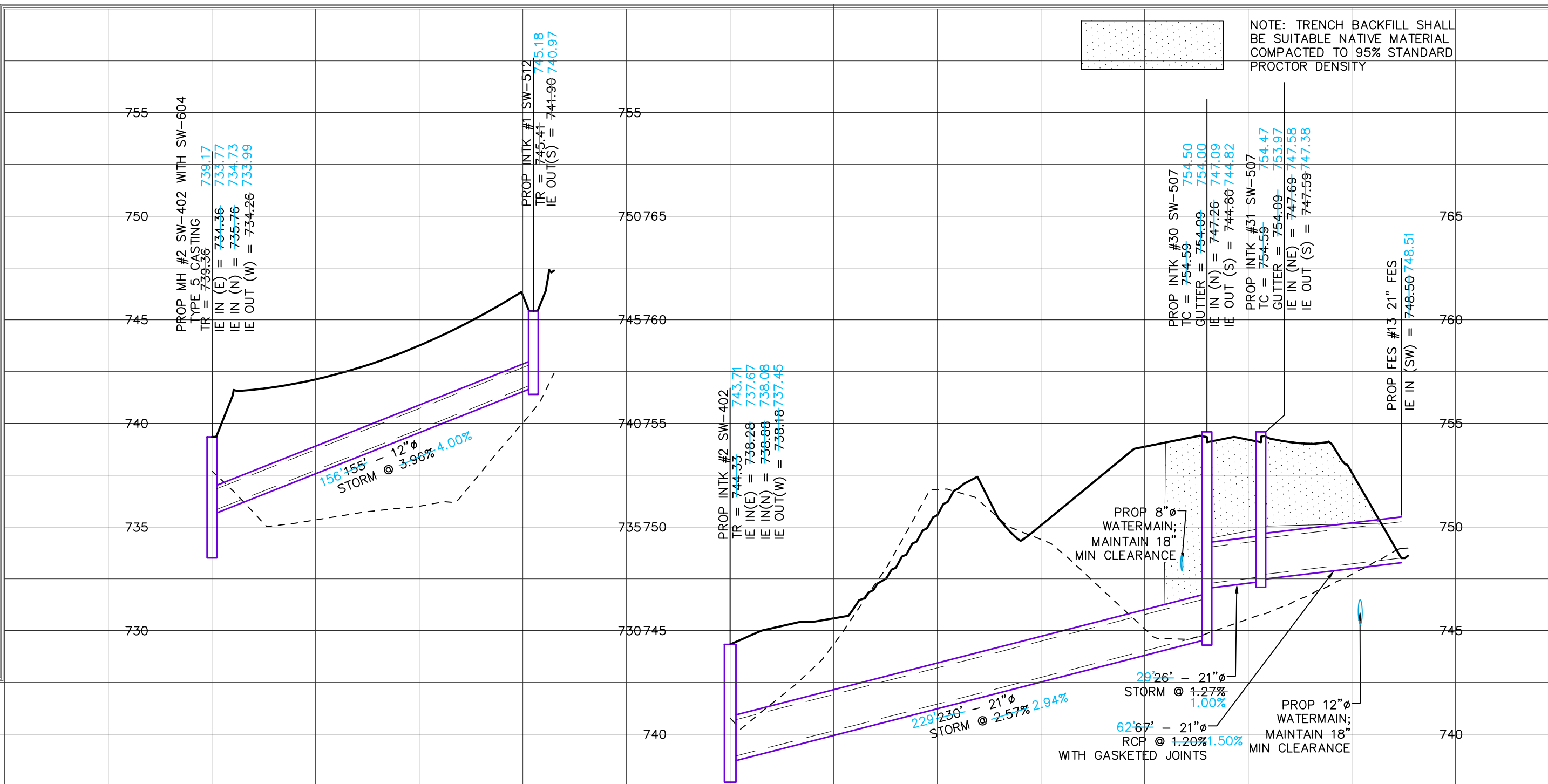


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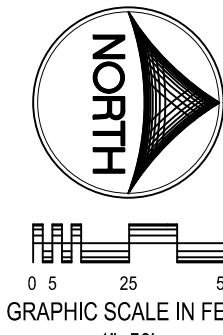
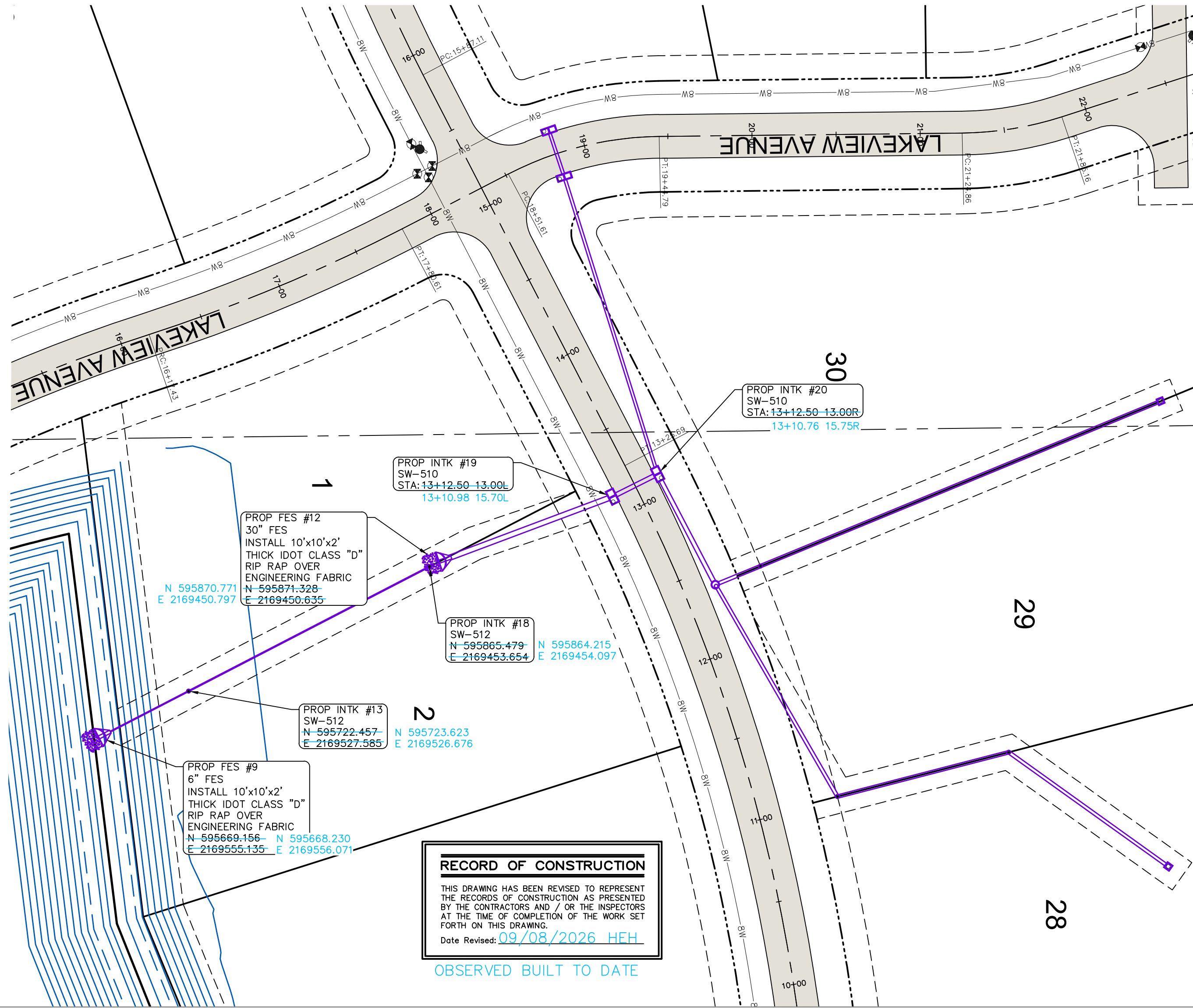
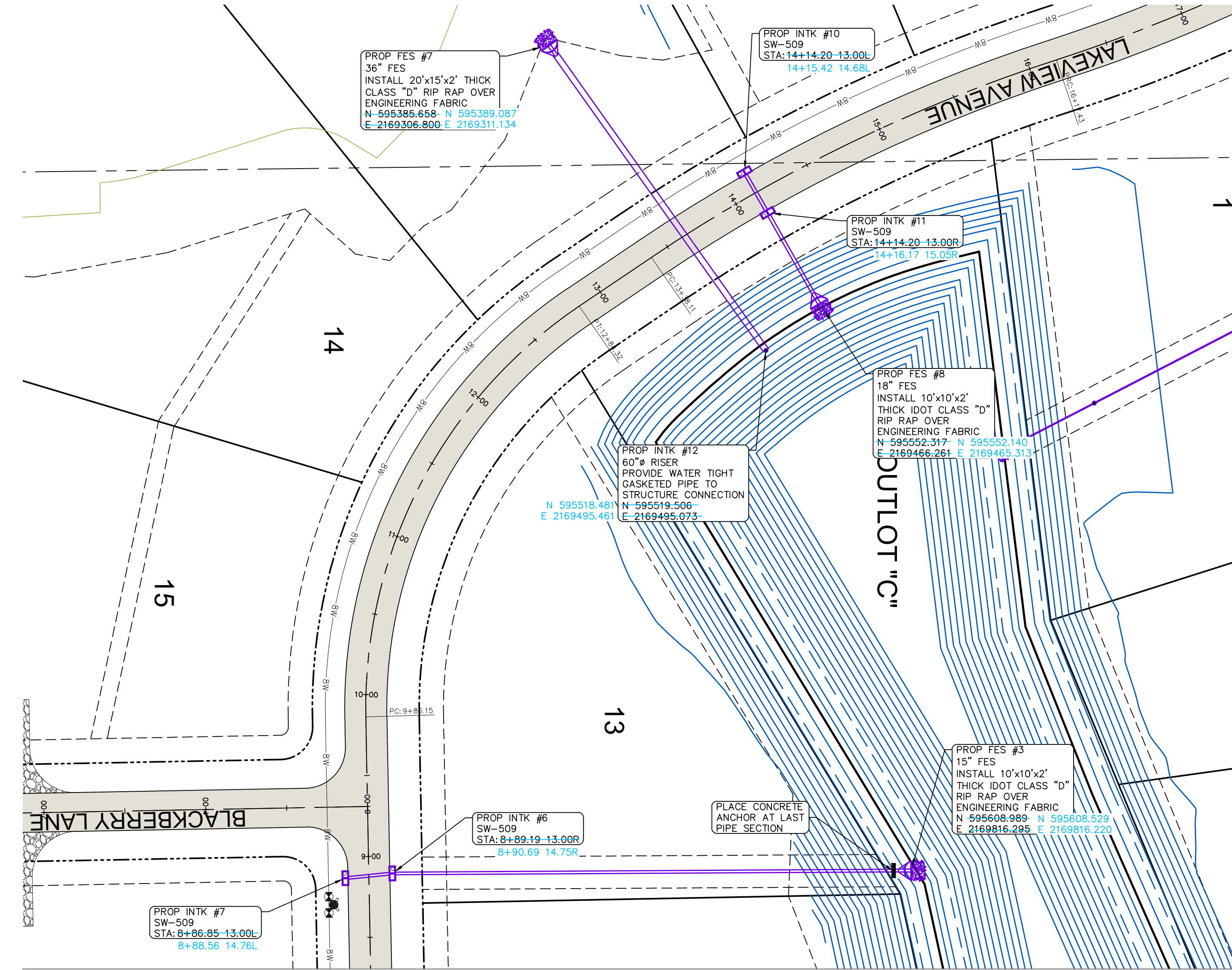
Date	Revision
09.03.2025	PER INTERNAL REVIEW - BJC
09.16.2025	PER CITY COMMENTS - ADPIEH
09.19.2025	PER CITY COMMENTS - ADPIEH
09.24.2025	PER CITY COMMENTS - ADPIEH
10.07.2025	REVISED STORM SEWER - HEH
10.15.2025	REVISED STORM SEWER - HEH
10.16.2025	REVISED STORM SEWER - HEH
10.29.2025	REVISED GRADING AND MUD TABLE - BUCHHEH
11.04.2025	REVISED GRADING - BUCHHEH
06.12.2026	REVISED WATER MAIN - HEH
06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS - HEH

STORM SEWER PLAN AND PROFILE

HIDDEN LAKES

JOHNSON COUNTY
IOWA

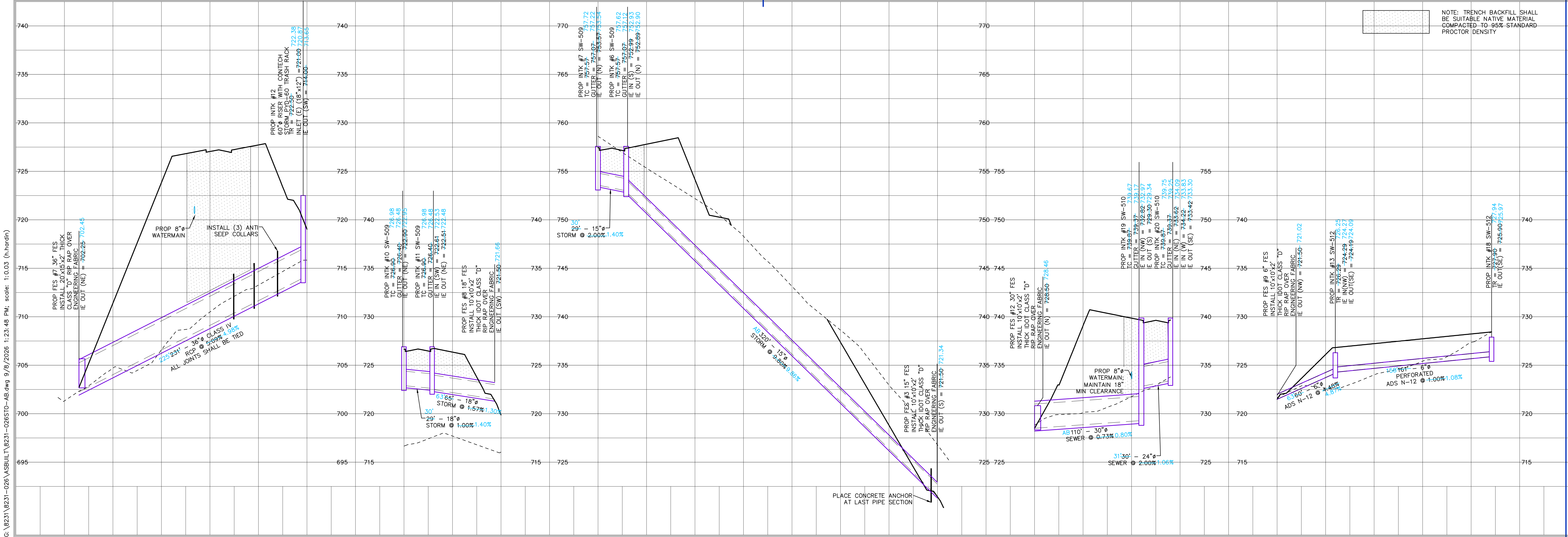
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Date:	08/29/2025
Designed by:	BJC/RLA
Drawn by:	TAV
Checked by:	RLA
Project No:	CU160
8231-026	



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Date	Revision
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06.12.2026	REVISED WATER MAIN - HEH
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09.08.2026	AS-BUILTS - HEH



STORM SEWER PLAN AND PROFILE

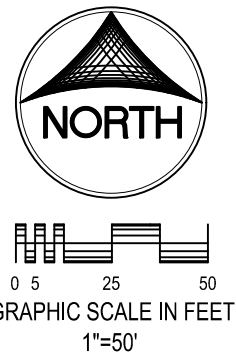
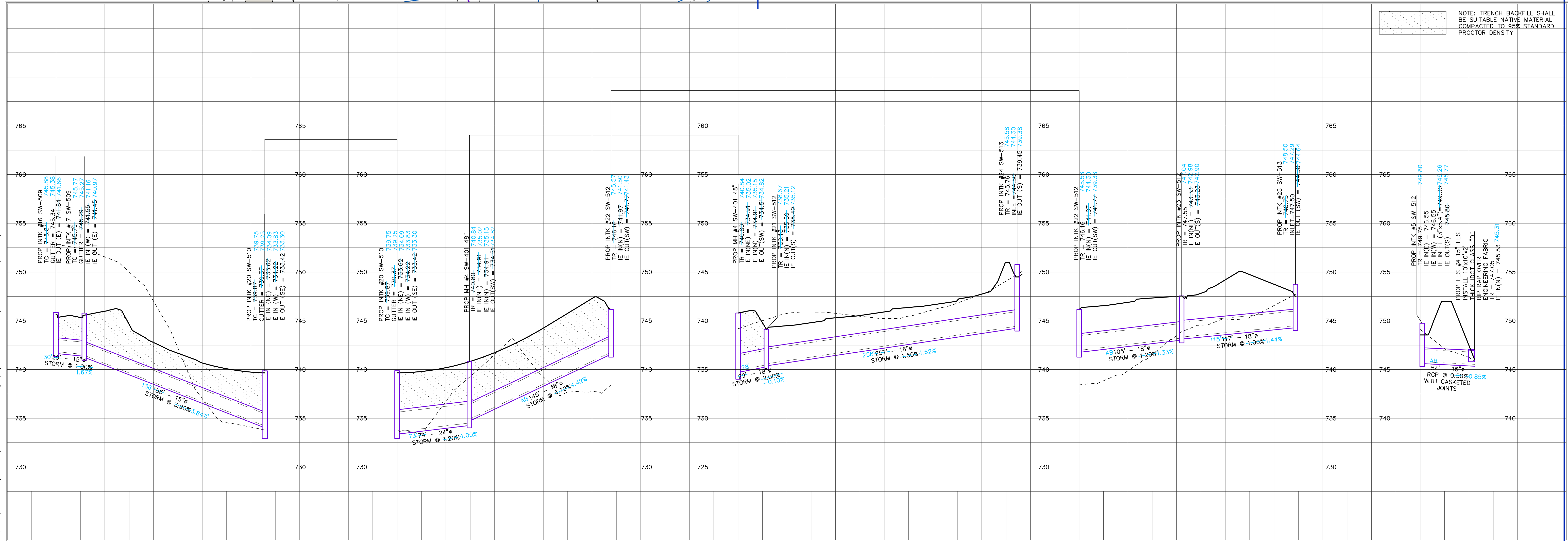
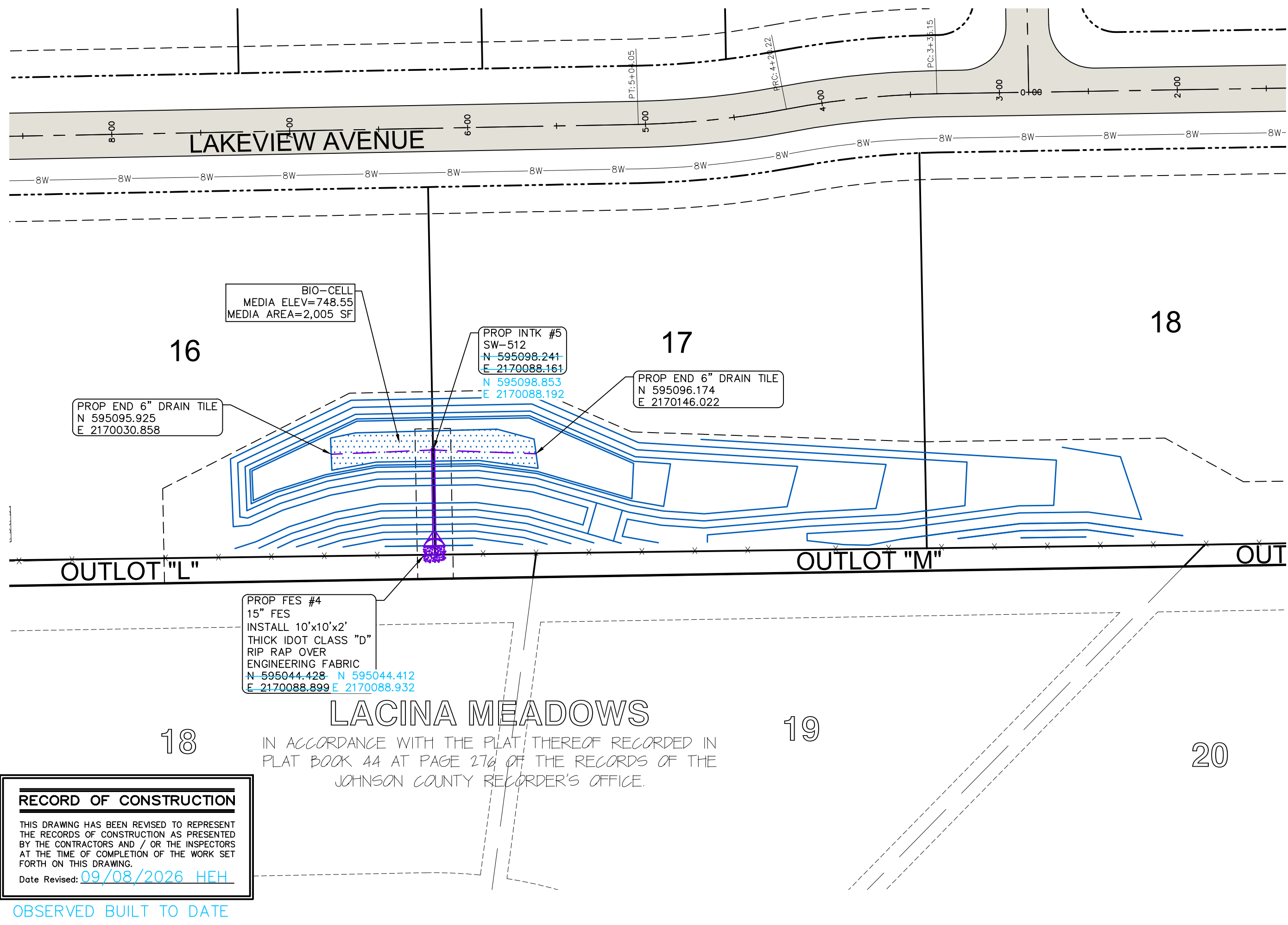
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Date:	08/29/2025
Designed by:	BJC/RLA
Drawn by:	TAV
Checked by:	RLA
Project No:	CU161

8231-026



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06.12.2026	REVISED WATER MAIN - HEH
06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILT - HEH

STORM SEWER PLAN AND PROFILE

HIDDEN LAKES

JOHNSON COUNTY
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MMS CONSULTANTS, INC.

Date: 08/29/2025

Designed by: BJC/RLA	Field Book No:
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Project No: CU162

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06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS - HEH

STORM SEWER PLAN AND PROFILE

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 08/29/2025

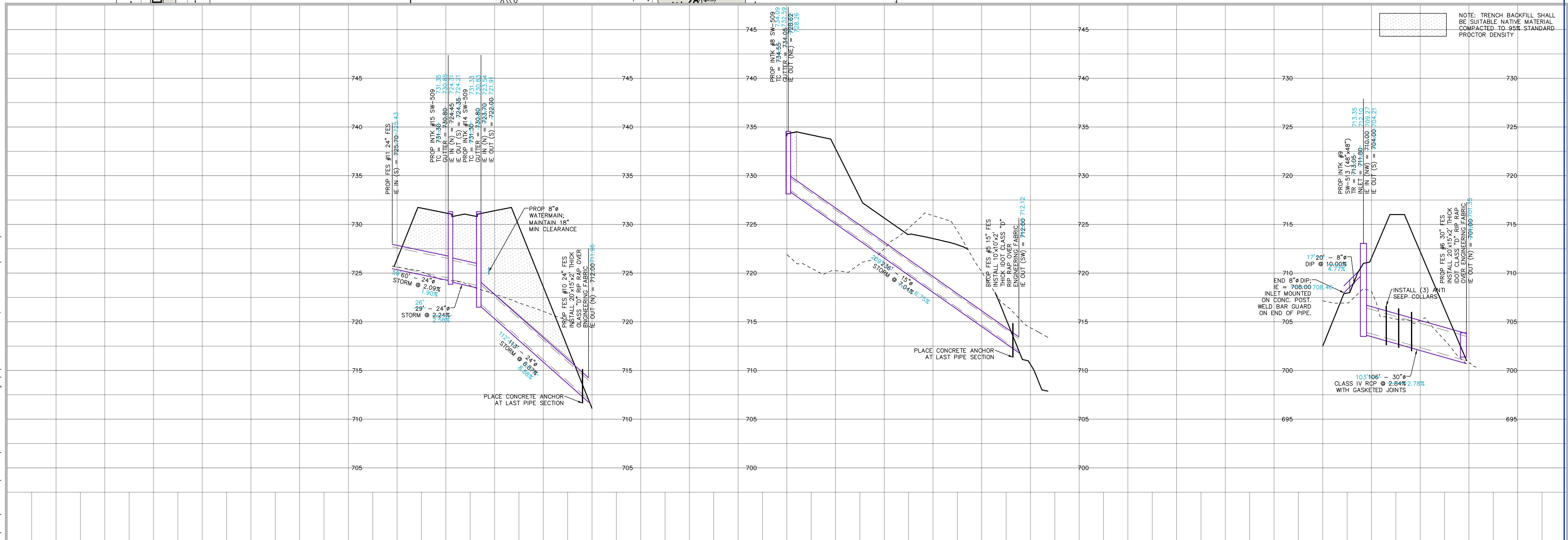
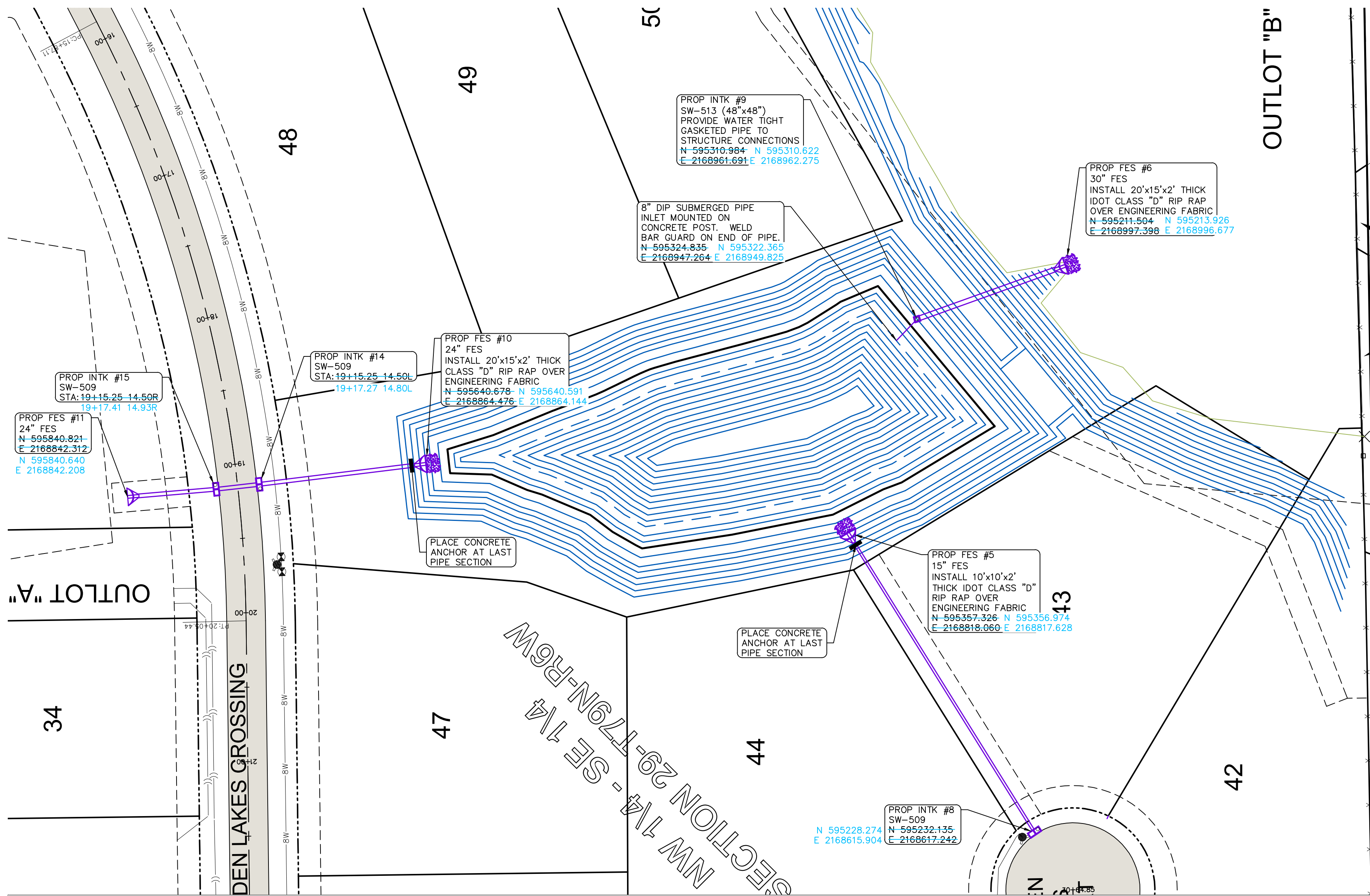
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TAV	V:1"=5';H:1"=50'

Checked by: RLA Sheet No: _____

Project No: CU163

8231-026





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11.04.2025	REVISED GRADING - BJC/HEH
06.12.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS - HEH

GENERAL NOTES AND DETAILS

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 08/29/2025

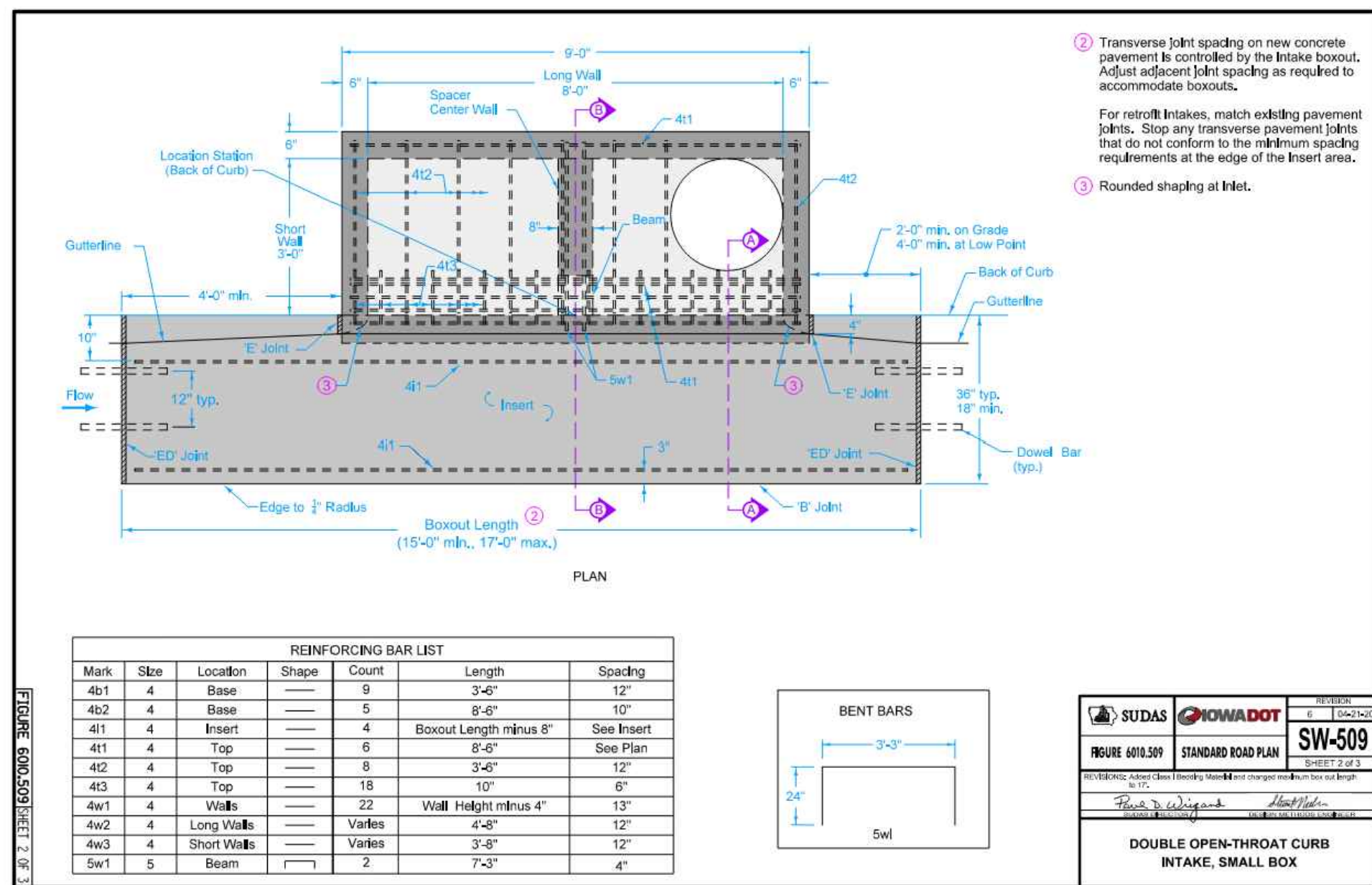
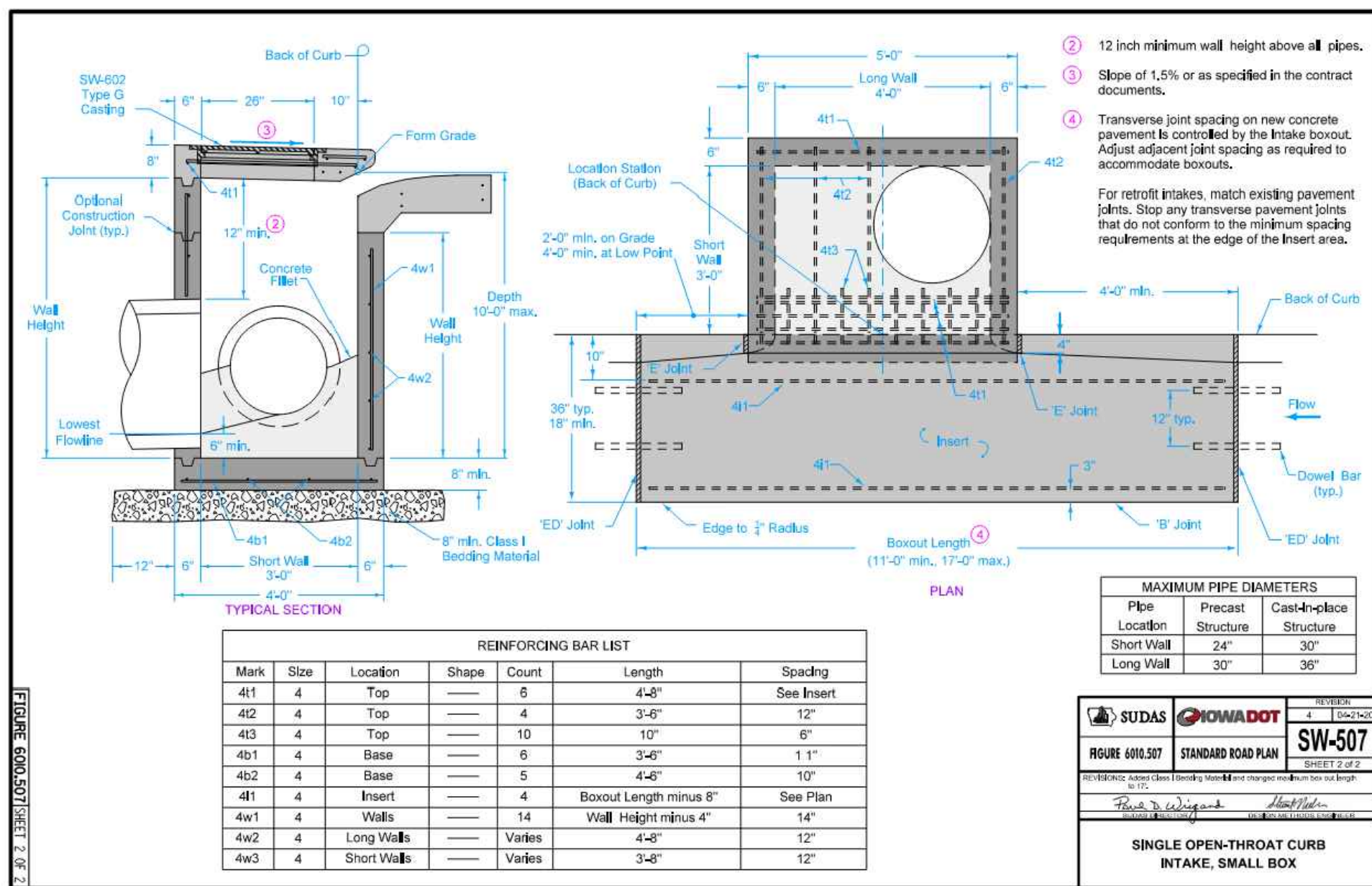
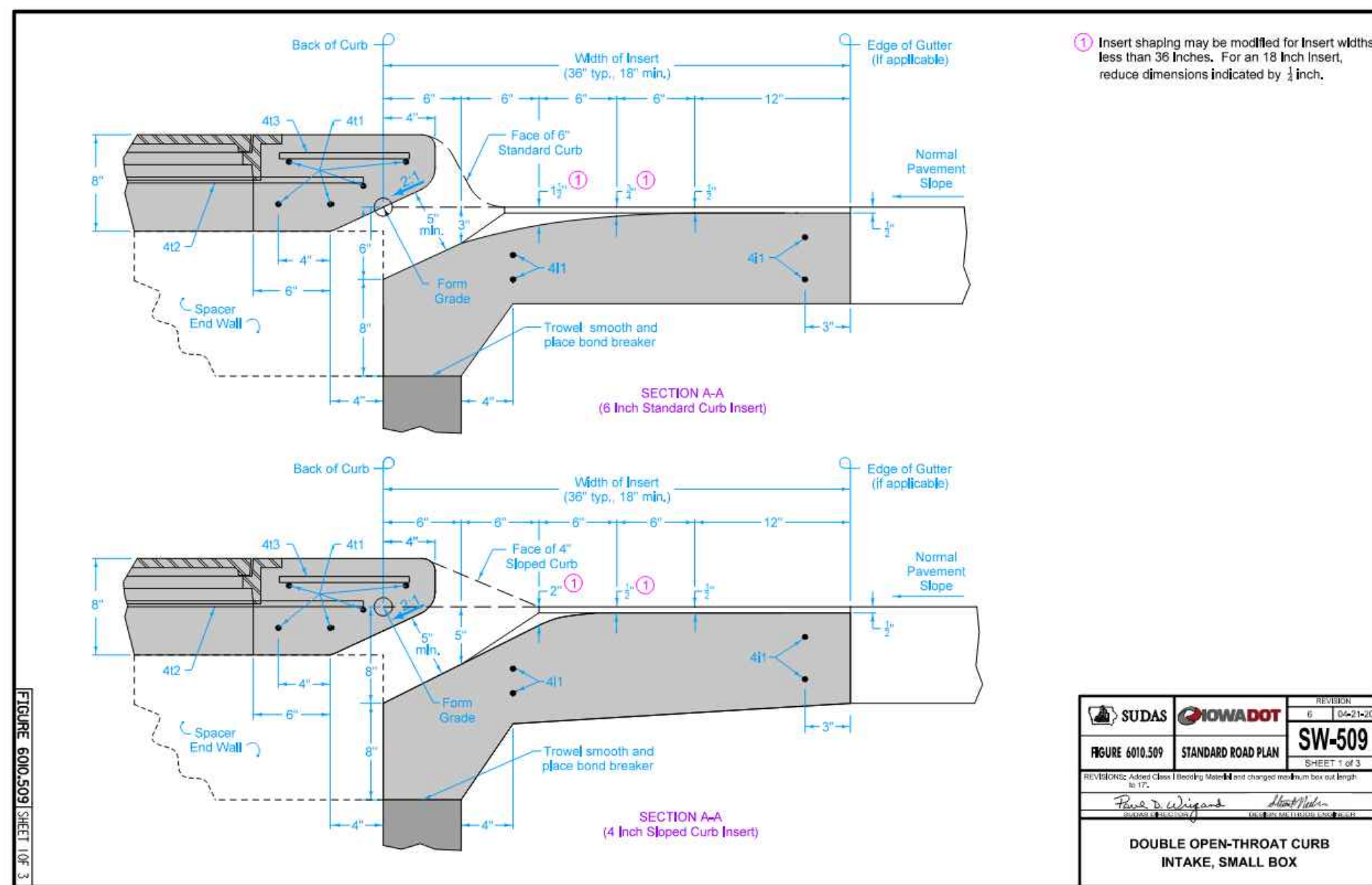
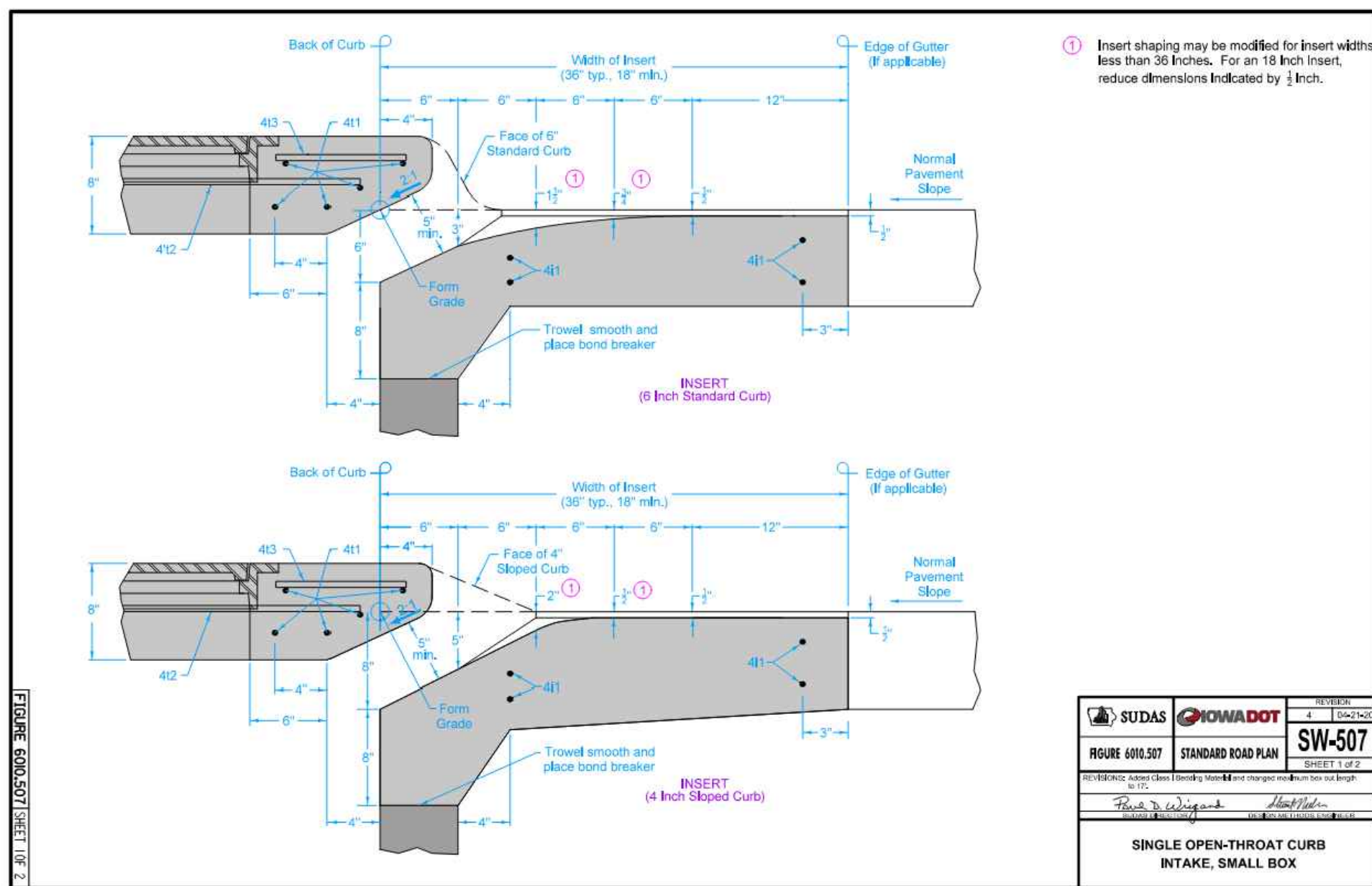
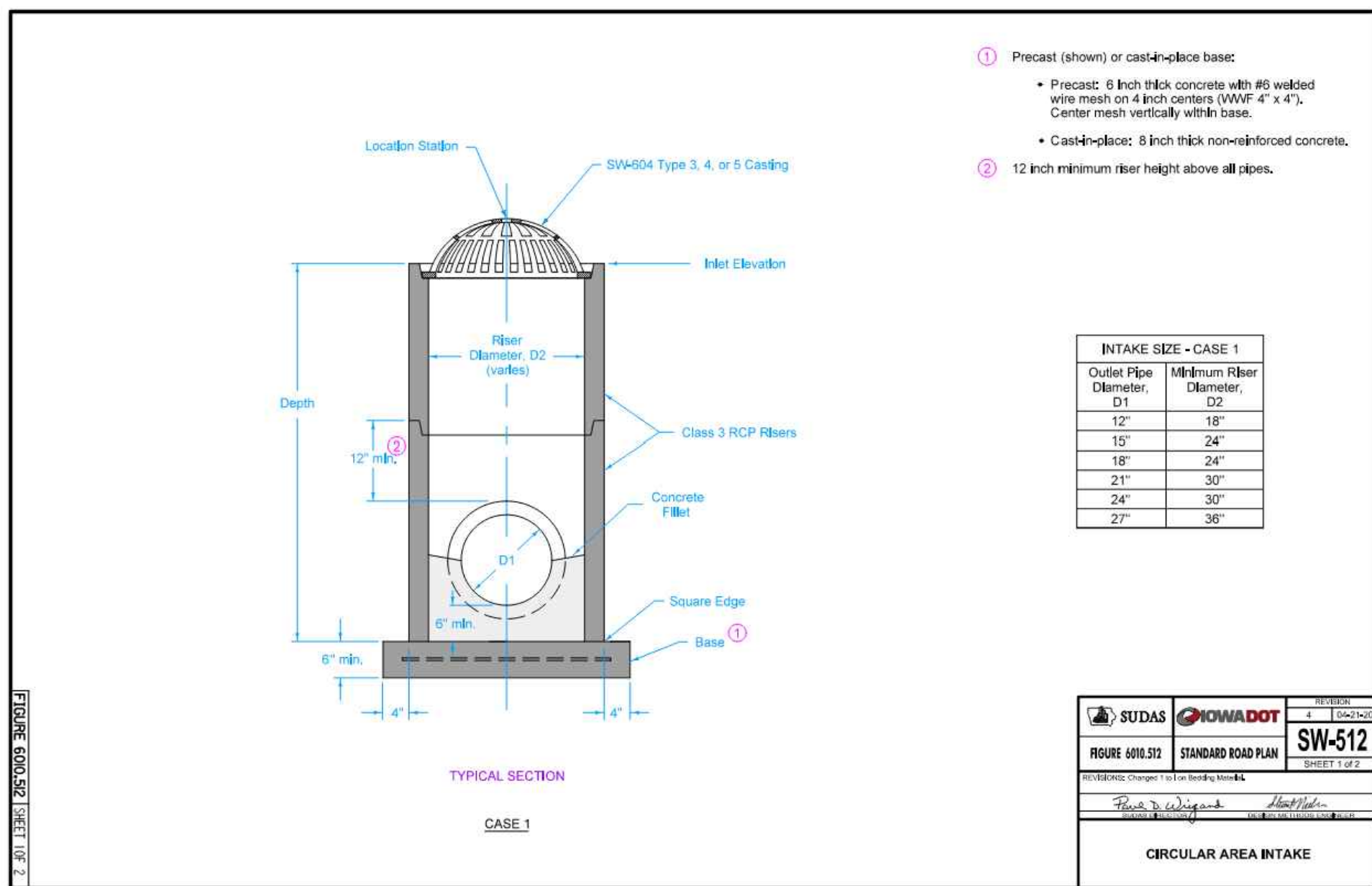
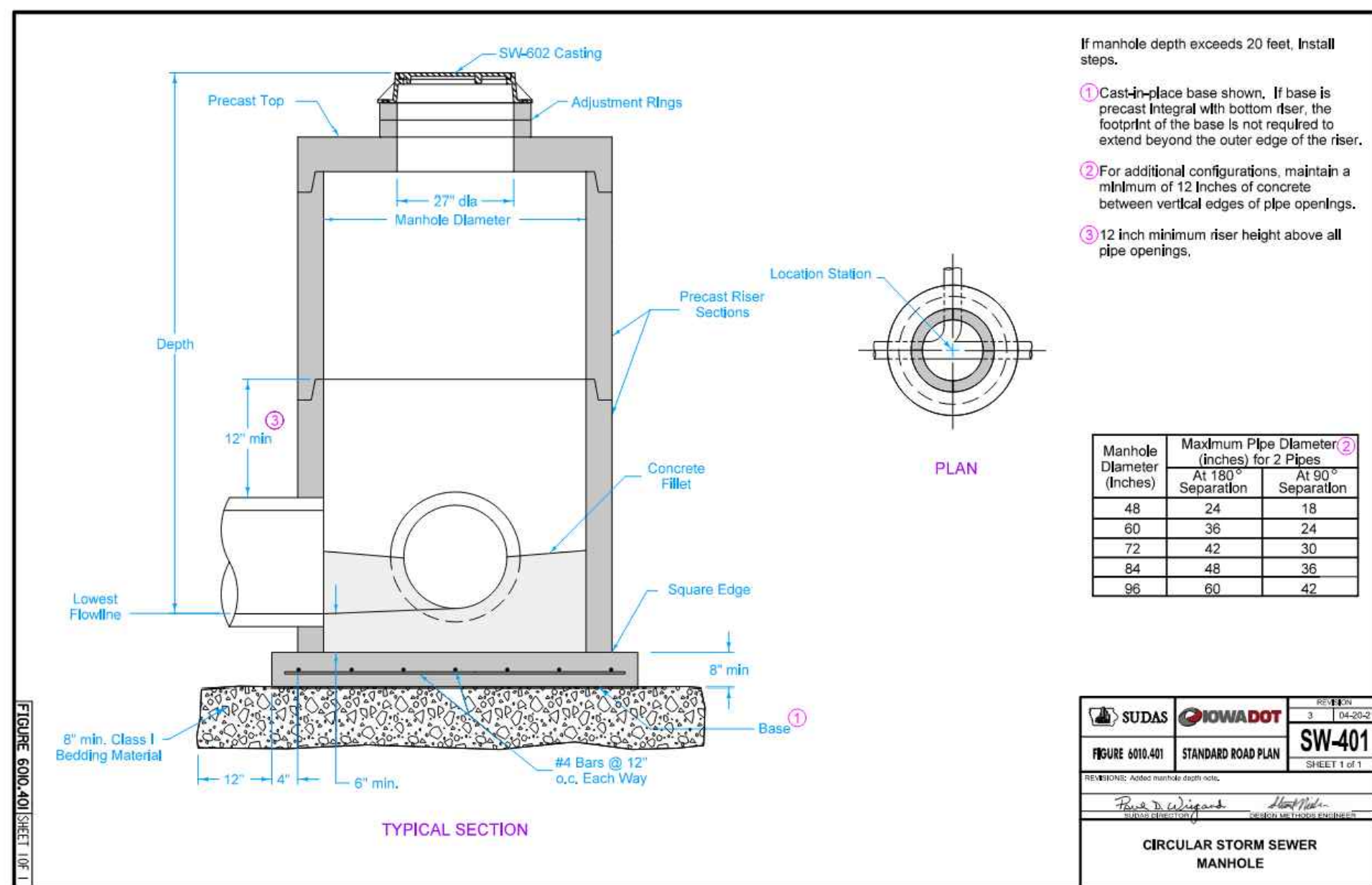
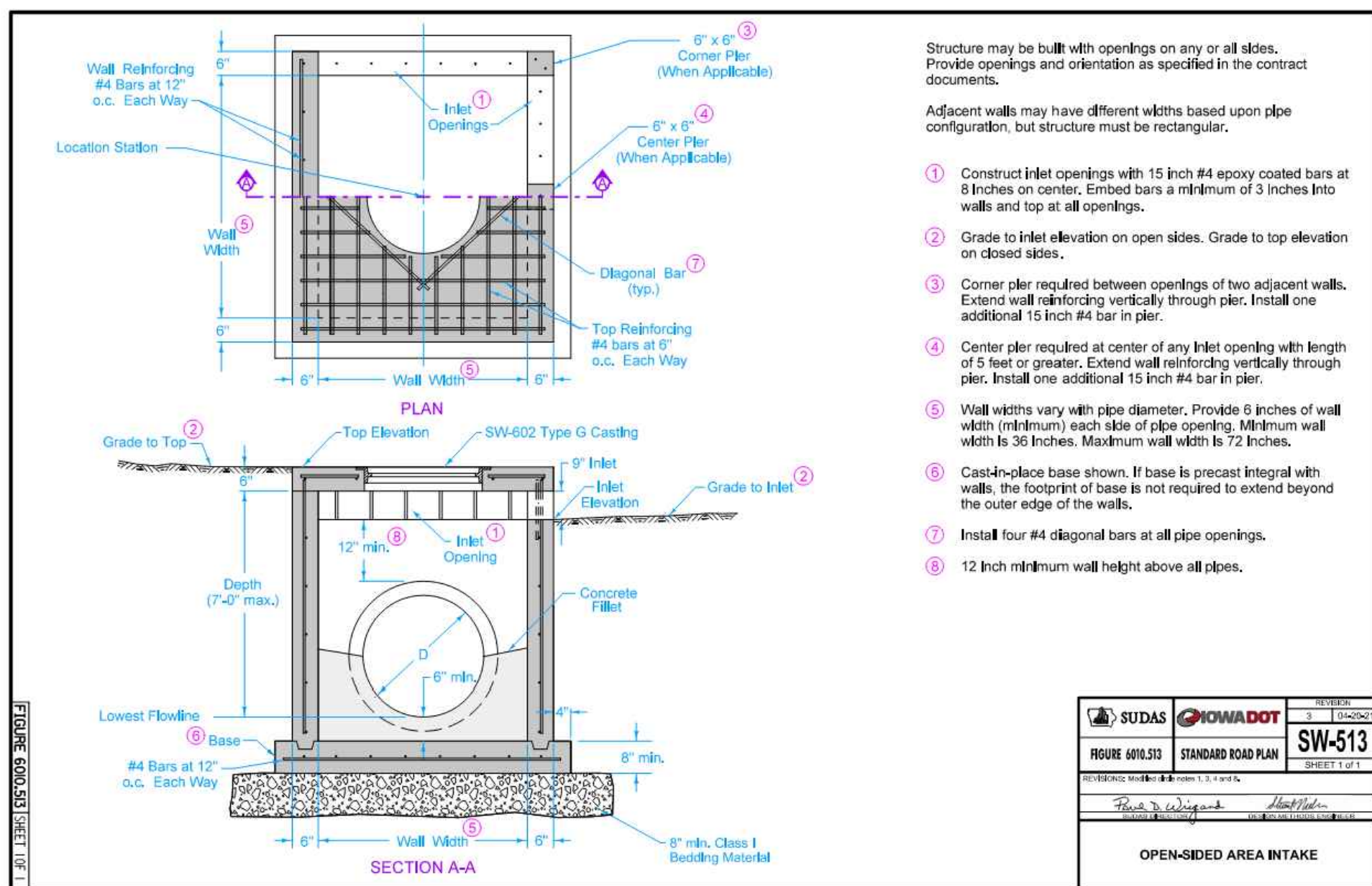
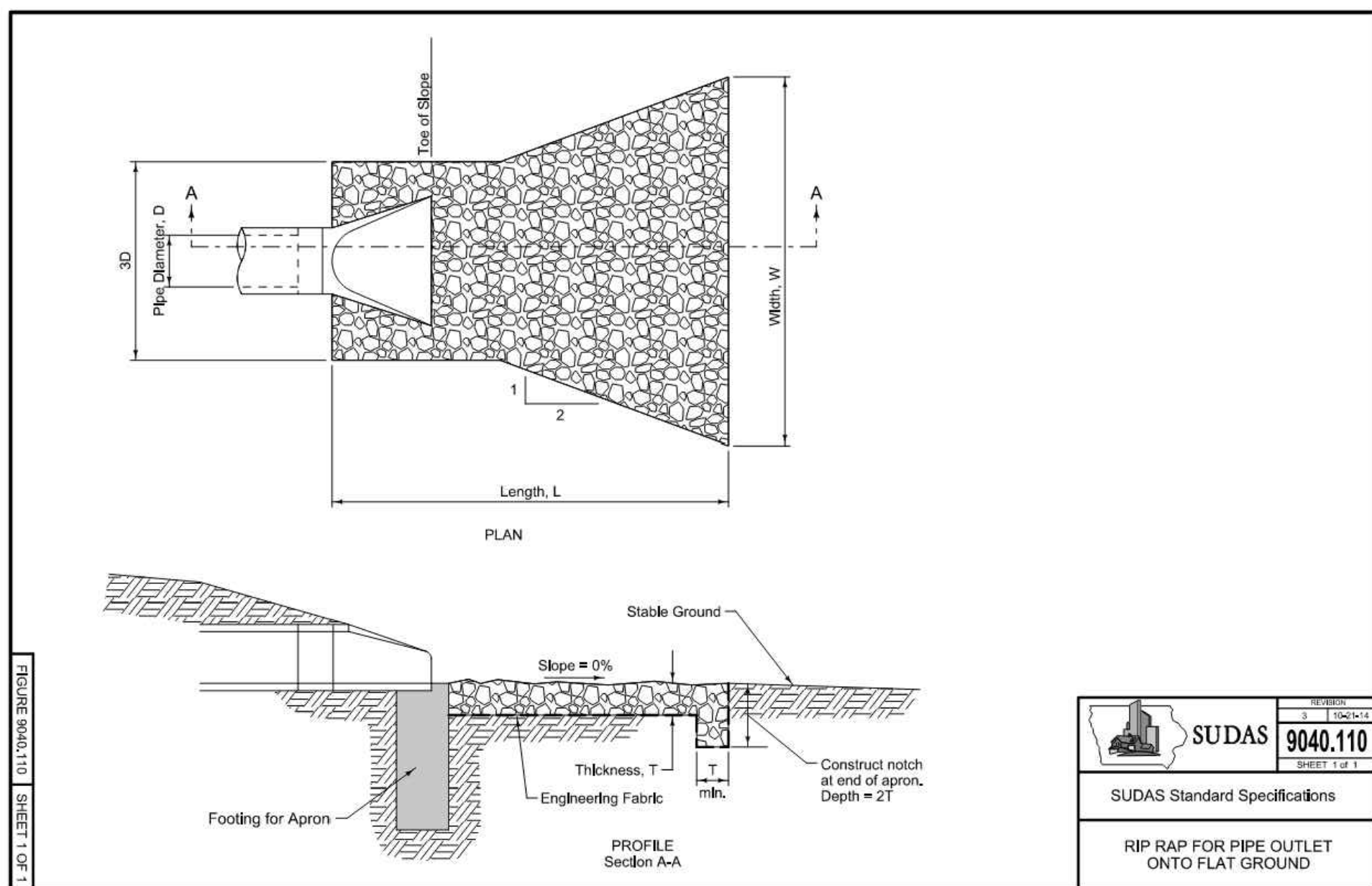
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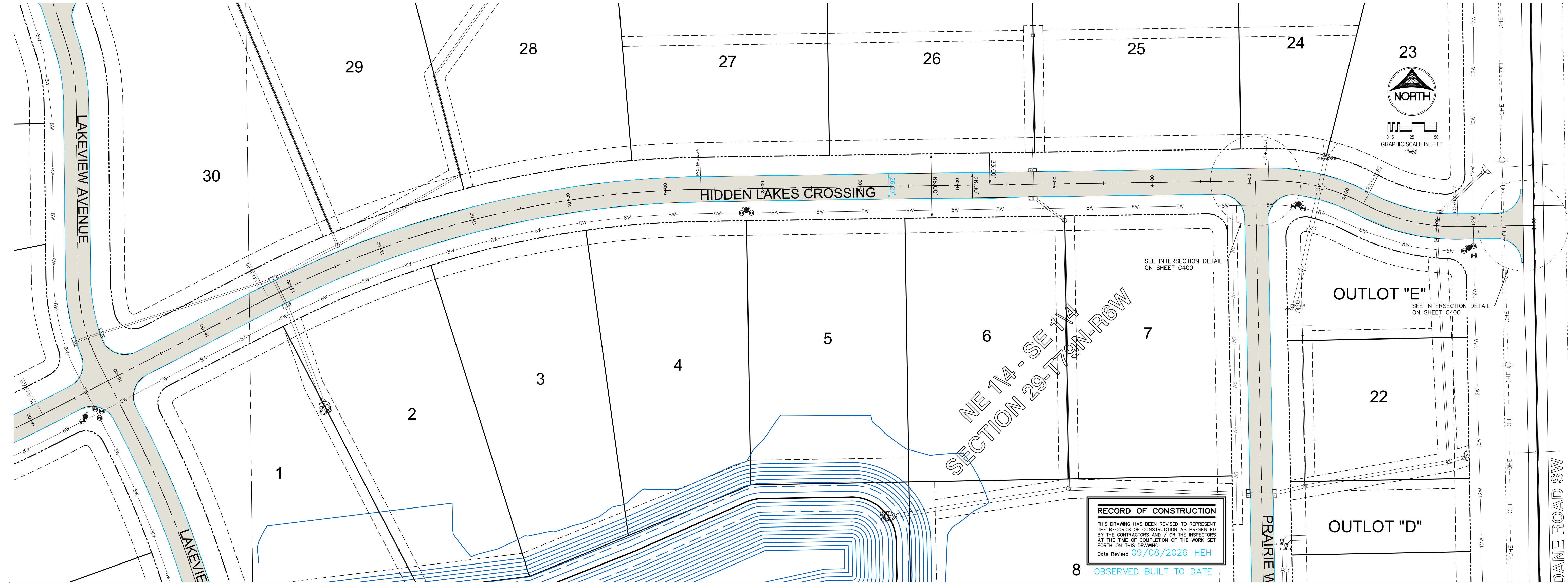
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Checked by: RLA Sheet No:

Project No: CU501

8231-026





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Date	Revision
09.03.2025	PER INTERNAL REVIEW - BJC
09.16.2025	PER CITY COMMENTS - ADP/HEH
09.19.2025	PER CITY COMMENTS - ADP/HEH
09.24.2025	PER CITY COMMENTS - ADP/HEH
10.07.2025	REVISED STORM SEWER - HEH
10.15.2025	REVISED STORM SEWER - HEH
10.16.2025	REVISED STORM SEWER - HEH
10.29.2025	REVISED GRADING AND MUD TAIL - BJC/HEH
11.04.2025	REVISED GRADING - BJC/HEH
06.12.2026	REVISED WATER MAIN - HEH
06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS - HEH

PAVING PLAN AND PROFILE

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 08/29/2025

Designed by: BJC/RLA Field Book No:

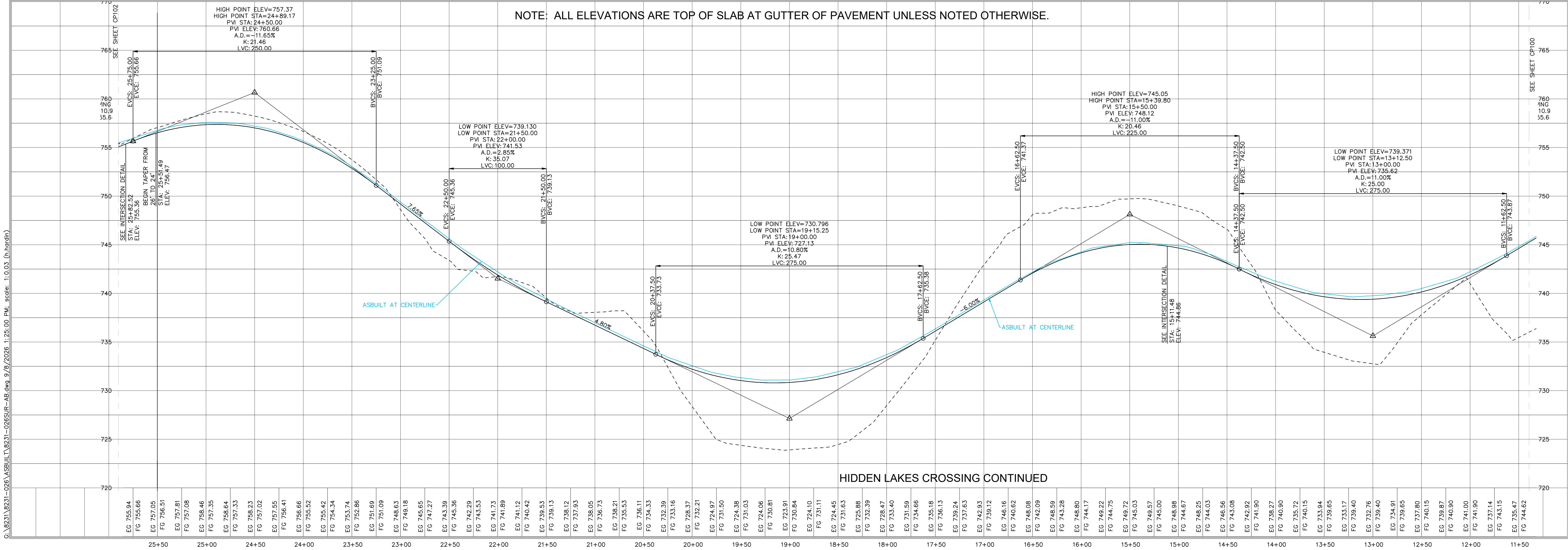
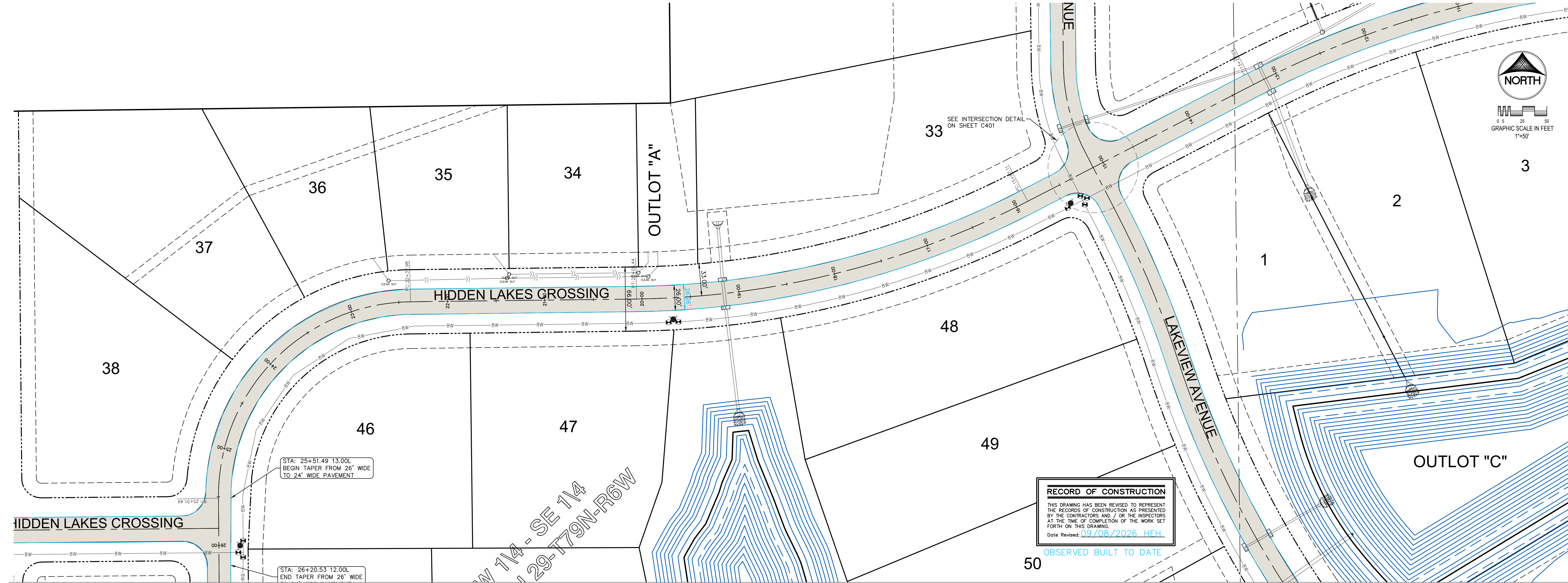
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Checked by: RLA Sheet No:

Project No: CP100

8231-026

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10.16.2025	REVISED STORM SEWER - HEH
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06.12.2026	REVISED WATER MAIN - HEH
06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS - HEH

PAVING PLAN AND PROFILE

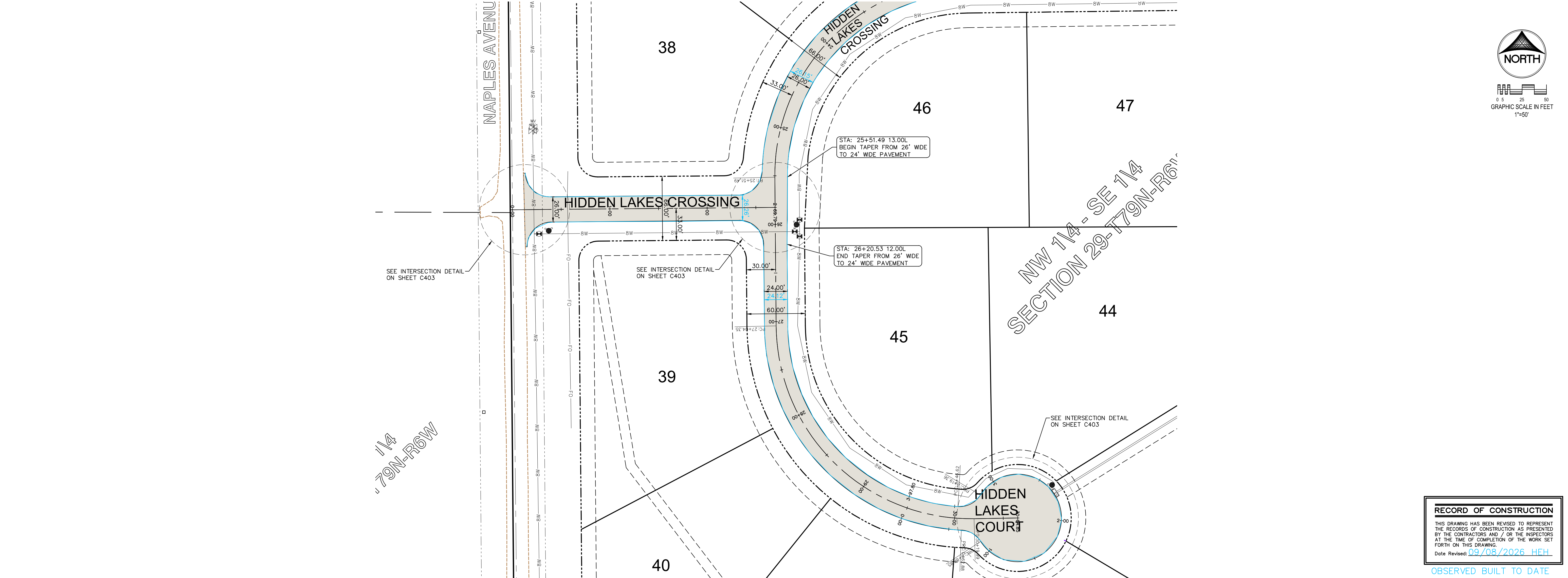
HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	08/29/2025
Designed by:	BJC/RLA
Drawn by:	TAV
Checked by:	RLA
Project No:	8231-026
Field Book No:	
Scale:	V:1"=5'; H:1"=50'
Sheet No:	CP101

8231-026

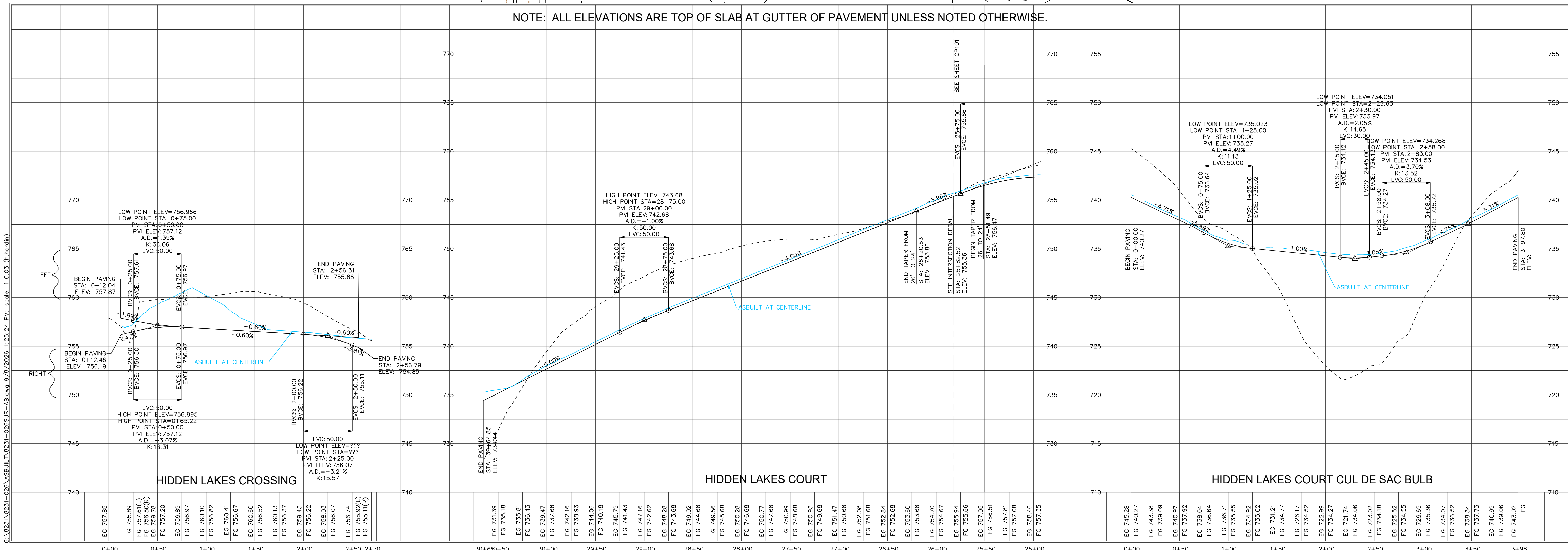


RECORD OF CONSTRUCTION

THIS DRAWING HAS BEEN REVISED TO REPRESENT THE RECORDS OF CONSTRUCTION AS PRESENTED BY THE CONTRACTORS AND / OR THE INSPECTORS AT THE TIME OF COMPLETION OF THE WORK SET FORTH ON THIS DRAWING.

Date Revised: 08/08/2026 HEH

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Date	Revision
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09.19.2025	PER CITY COMMENTS - ADPIHEH
09.24.2025	PER CITY COMMENTS - ADPIHEH
10.07.2025	REVISED STORM SEWER - HEH
10.15.2025	REVISED STORM SEWER - HEH
10.16.2025	REVISED STORM SEWER - HEH
10.29.2025	REVISED GRADING AND MUD TAIL - BJC/HEH
11.04.2025	REVISED GRADING - BJC/HEH
06.12.2026	REVISED WATER MAIN - HEH
06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS - HEH

PAVING PLAN AND PROFILE

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 08/29/2025

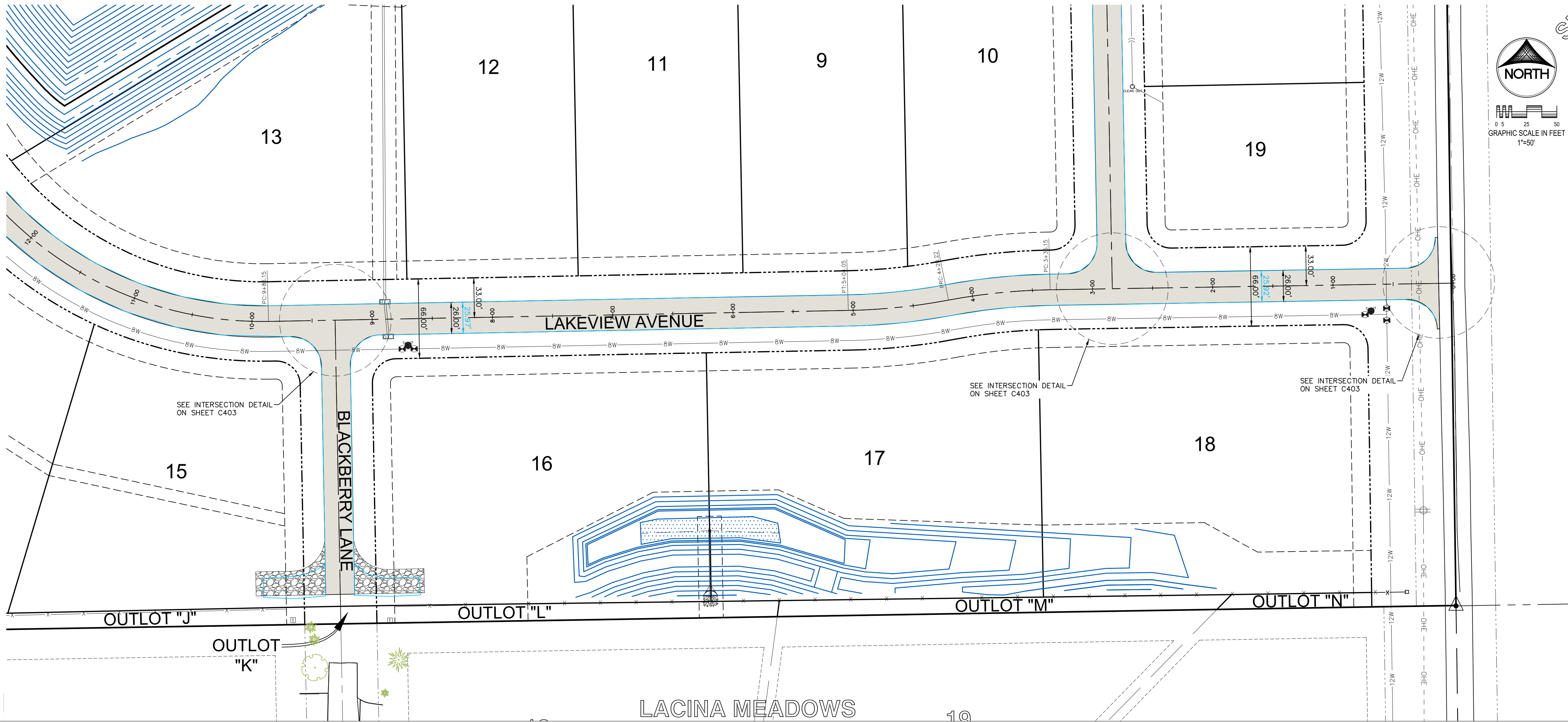
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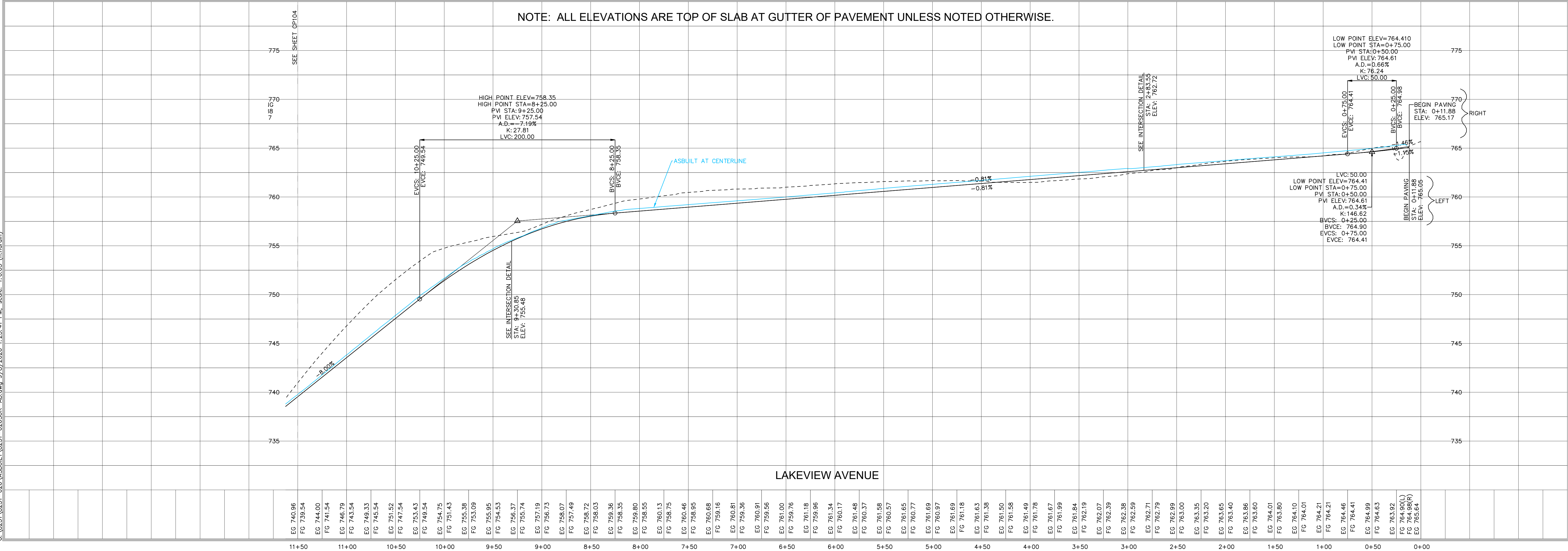
Checked by: RLA Sheet No:

Project No: **8231-026**

CP102



RECORD OF CONSTRUCTION
THIS DRAWING HAS BEEN REVISED TO REPRESENT THE RECORDS OF CONSTRUCTION AS PRESENTED BY THE CONTRACTORS AND / OR THE INSPECTORS AT THE TIME OF COMPLETION OF THE WORK SET FORTH ON THIS DRAWING.
Date Revised: 09/08/2026 -HEH-
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Date	Revision
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09.19.2025	PER CITY COMMENTS - ADPIEH
09.24.2025	PER CITY COMMENTS - ADPIEH
10.07.2025	REVISED STORM SEWER - HEH
10.15.2025	REVISED STORM SEWER - HEH
10.16.2025	REVISED STORM SEWER - HEH
10.29.2025	REVISED GRADING AND MUD TAIL - BJC/HEH
11.04.2025	REVISED GRADING - BJC/HEH
06.12.2026	REVISED WATER MAIN - HEH
06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS - HEH

PAVING PLAN
AND PROFILE

HIDDEN LAKES

JOHNSON COUNTY
IOWA

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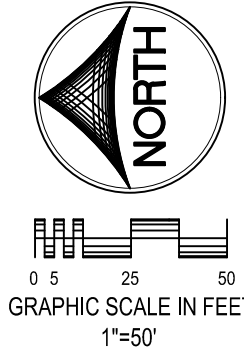
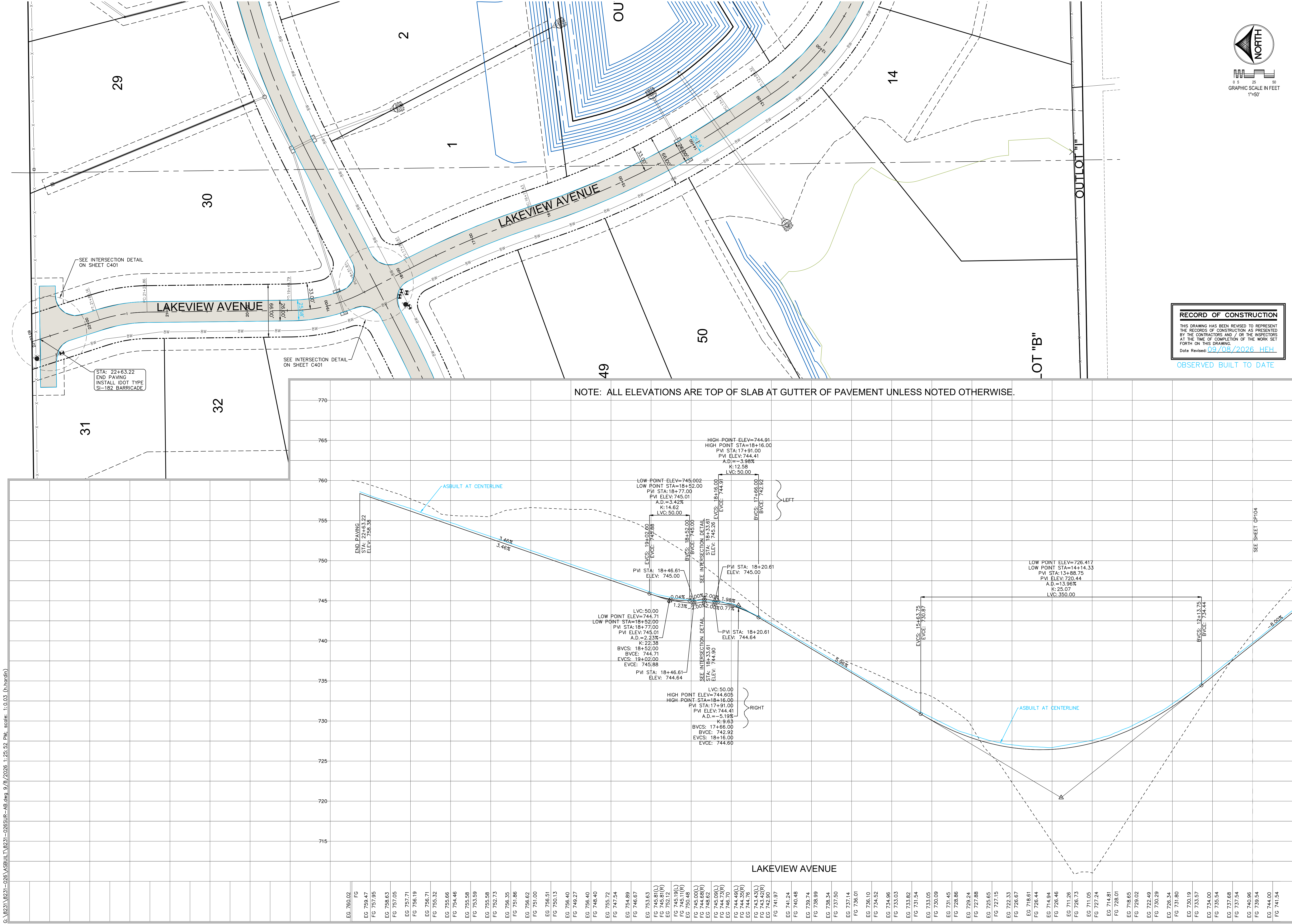
Date: 08/29/2025

Designed by: BJC/RLA
Drawn by: TAV
Checked by: RLA

Field Book No:
Scale: V:1"=5'; H:1"=50'
Sheet No:

Project No: **CP103**

8231-026



RECORD OF CONSTRUCTION
THIS DRAWING HAS BEEN REVISED TO REPRESENT THE RECORDS OF CONSTRUCTION AS PRESENTED BY THE CONTRACTORS AND / OR THE INSPECTORS AT THE TIME OF COMPLETION OF THE WORK SET FORTH ON THIS DRAWING.
Date Revised: 09/08/2026 HEH
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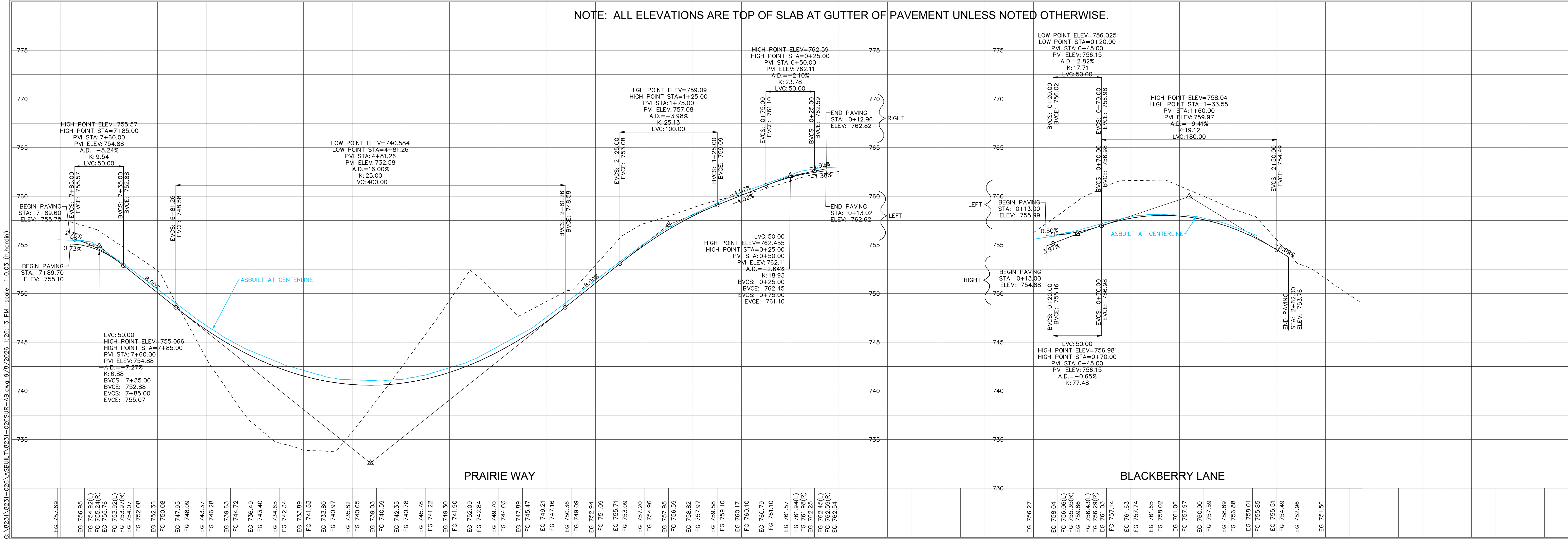
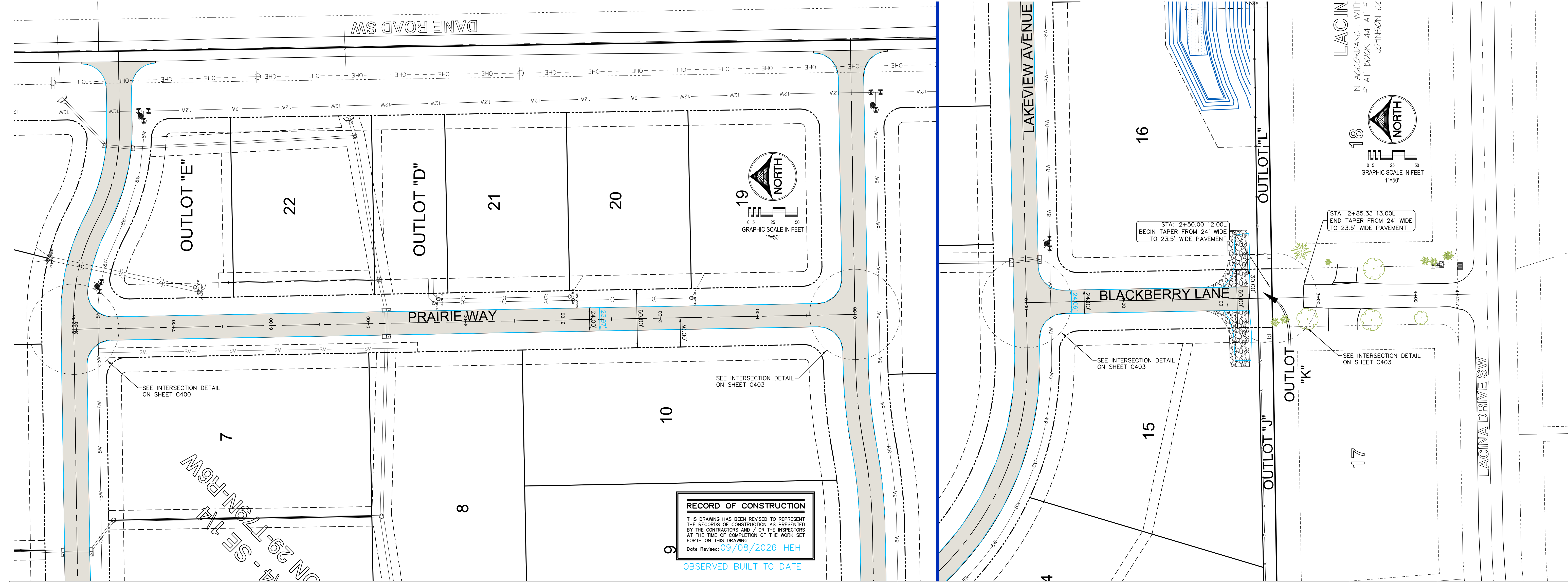
Date	Revision
09.03.2025	PER INTERNAL REVIEW - BJC
09.16.2025	PER CITY COMMENTS - ADPIEH
09.19.2025	PER CITY COMMENTS - ADPIEH
09.24.2025	PER CITY COMMENTS - ADPIEH
10.07.2025	REVISED STORM SEWER - HEH
10.15.2025	REVISED STORM SEWER - HEH
10.16.2025	REVISED STORM SEWER - HEH
10.29.2025	REVISED GRADING AND MUD TAIL - BUCHHEH
11.04.2025	REVISED GRADING - BUCHHEH
06.12.2026	REVISED WATER MAIN - HEH
06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS - HEH

PAVING PLAN
AND PROFILE

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.
Date: 08/29/2025
Designed by: BJC/RLA Field Book No:
Drawn by: TAV Scale: V:1"=5'; H:1"=50'
Checked by: RLA Sheet No:
Project No: **CP104**
8231-026



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Date	Revision
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09.19.2025	PER CITY COMMENTS - ADPIEH
09.24.2025	PER CITY COMMENTS - ADPIEH
10.07.2025	REVISED STORM SEWER - HEH
10.15.2025	REVISED STORM SEWER - HEH
10.16.2025	REVISED STORM SEWER - HEH
10.29.2025	REVISED GRADING AND MUD TAIL - BUCHHEH
11.04.2025	REVISED GRADING - BUCHHEH
06.12.2026	REVISED WATER MAIN - HEH
06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS

PAVING PLAN AND PROFILE

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 08/29/2025

Designed by: BJC/RLA Field Book No:

Drawn by: TAV Scale: V:1"=5'; H:1"=50'

Checked by: RLA Sheet No:

Project No: CP105

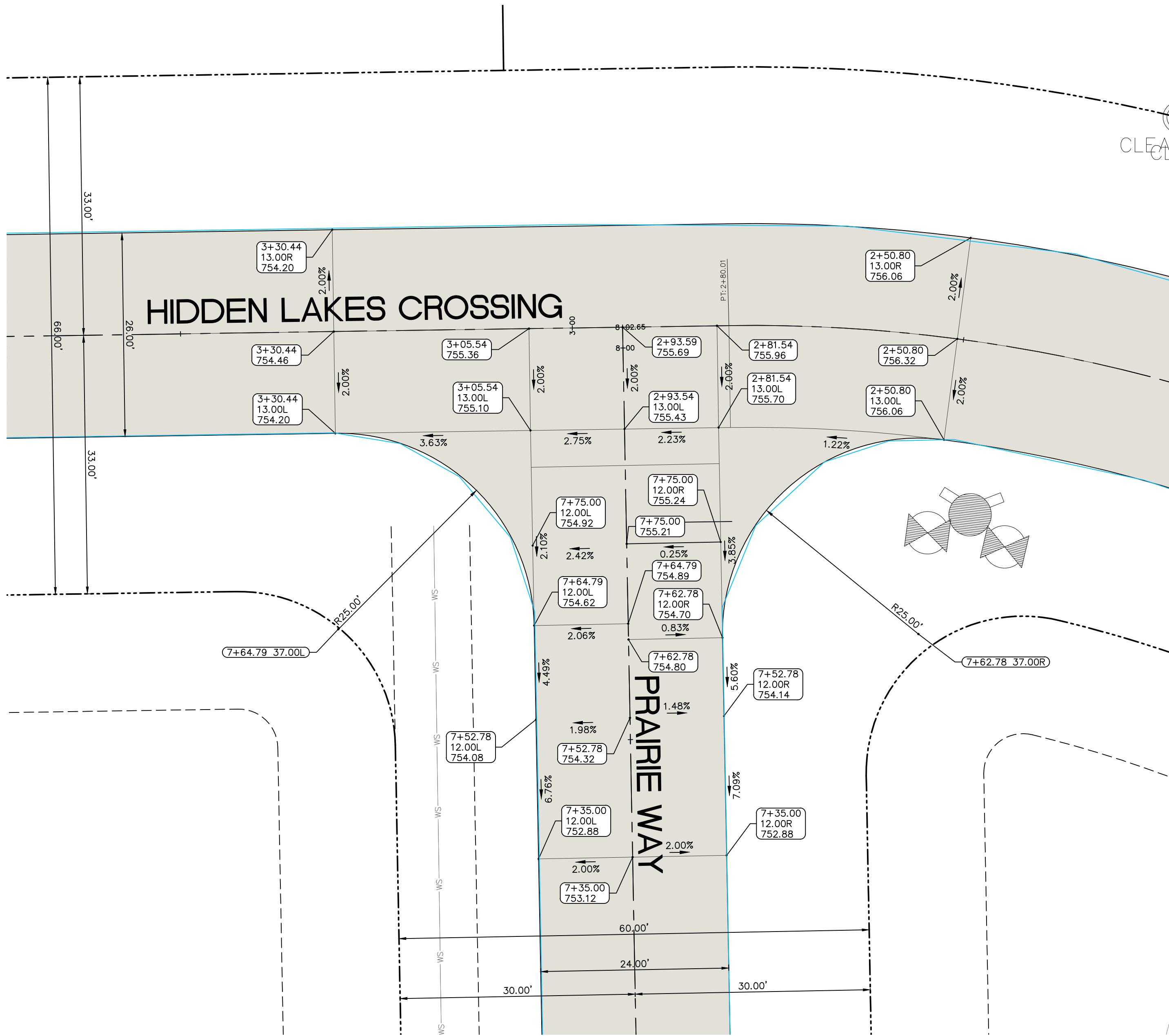
8231-026

RECORD OF CONSTRUCTION

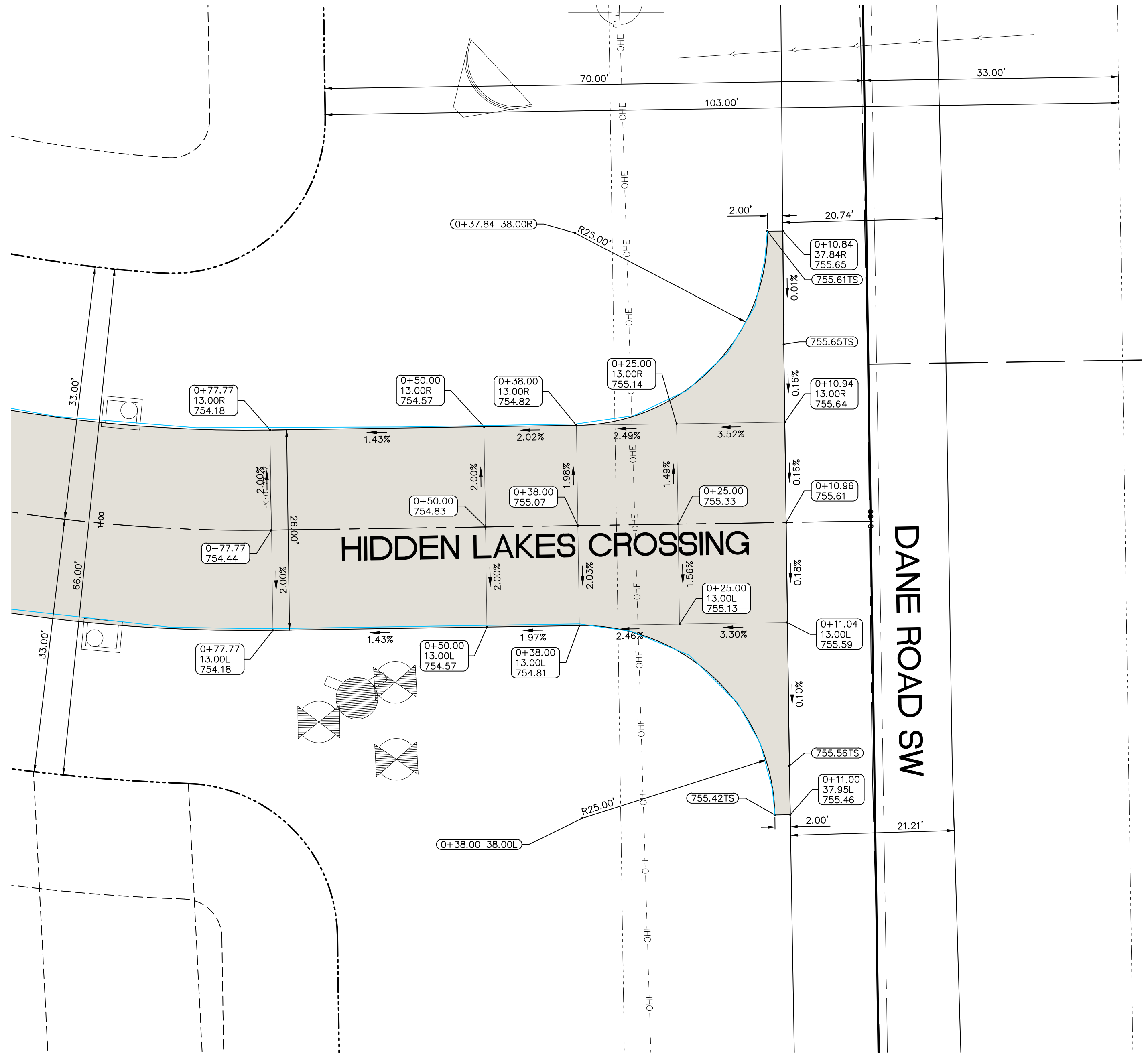
THIS DRAWING HAS BEEN REVISED TO REPRESENT THE RECORDS OF CONSTRUCTION AS PRESENTED BY THE CONTRACTORS AND / OR THE INSPECTORS AT THE TIME OF COMPLETION OF THE WORK SET FORTH ON THIS DRAWING.

Date Revised: 09/08/2026 HFH

OBSERVED BUILT TO DATE



NAPLES AVE SW AND HIDDEN LAKES CROSSING INTERSECTION DETAIL
SCALE: 1"=10'



HIDDEN LAKES CROSSING AND DANE ROAD SW INTERSECTION DETAIL
SCALE: 1"=10'



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06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS - HEH

INTERSECTION DETAILS

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	08/29/2025
Designed by:	BJC/RLA
Drawn by:	TAV
Checked by:	RLA
Project No:	CP400

8231-026

THIS DRAWING HAS BEEN REVISED TO REPRESENT THE RECORDS OF CONSTRUCTION AS PRESENTED BY THE CONTRACTORS AND / OR THE INSPECTORS AT THE TIME OF COMPLETION OF THE WORK SET FORTH ON THIS DRAWING.

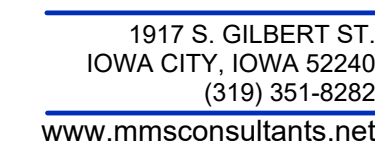
OBSERVED BUILT TO DATE



LAKEVIEW AVENUE TURN-AROUND DETAIL
SCALE: 1"=10'



NAPLES AVE SW AND HIDDEN LAKES CROSSING INTERSECTION DETAIL
SCALE: 1"=10'



Date	Revision
09.03.2025	PER INTERNAL REVIEW - BJC/HEH
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09.24.2025	PER CITY COMMENTS - ADP/HEH
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10.15.2025	REVISED STORM SEWER - HEH
10.16.2025	REVISED STORM SEWER - HEH
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11.04.2025	REVISED GRADING - BJC/HEH
12.06.2026	REVISED WATER MAIN - HEH
06.22.2026	REVISED WATER MAIN - HEH
09.08.2026	AS-BUILTS - HEH

INTERSECTION DETAIL

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:		08/29/2025	
Designed by: BJC/RLA		Field Book No:	
Drawn by: TAV		Scale: 1"=10'	
Checked by: RLA		Sheet No:	
Project No:		CP401	

8231-026

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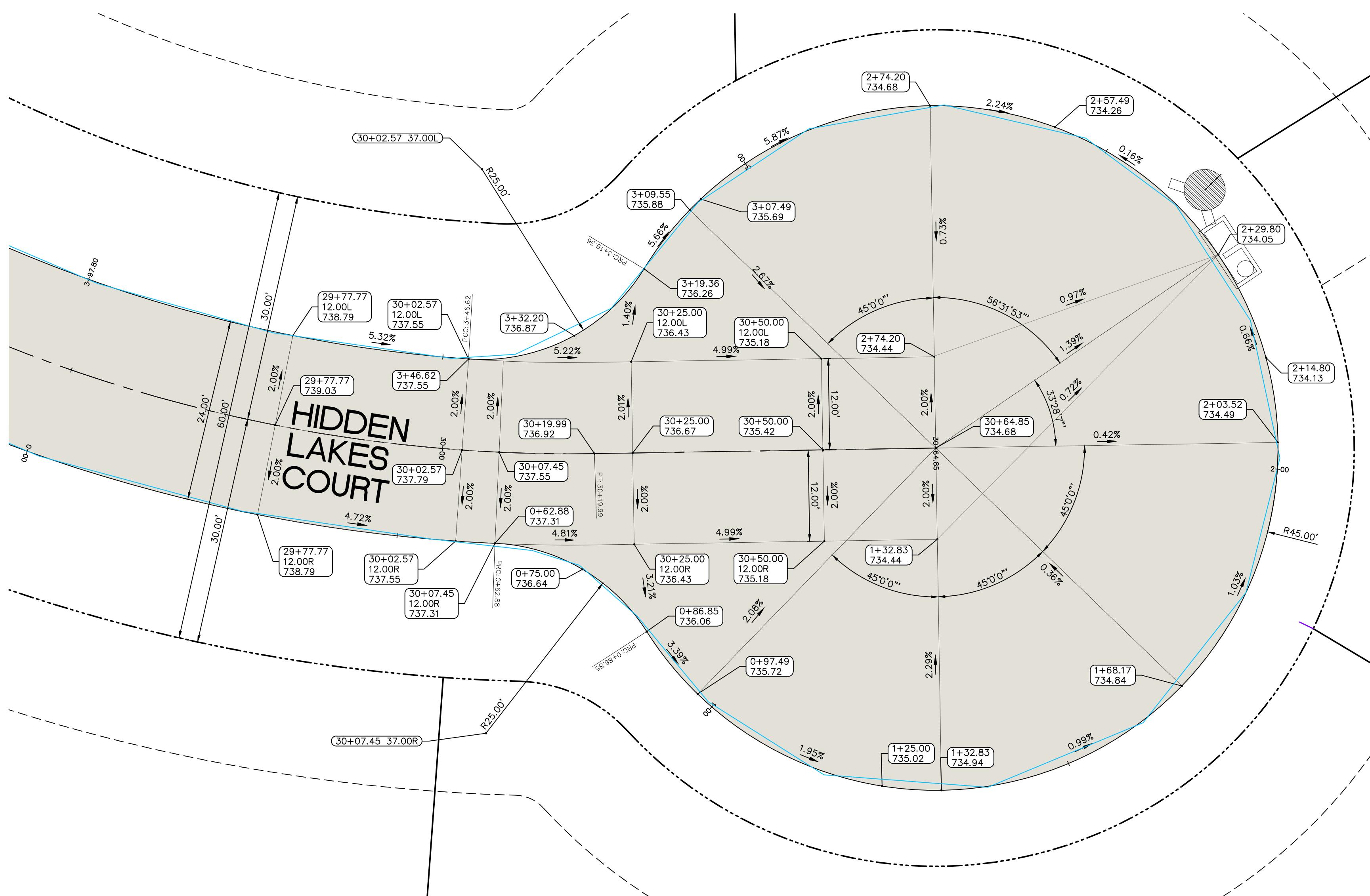
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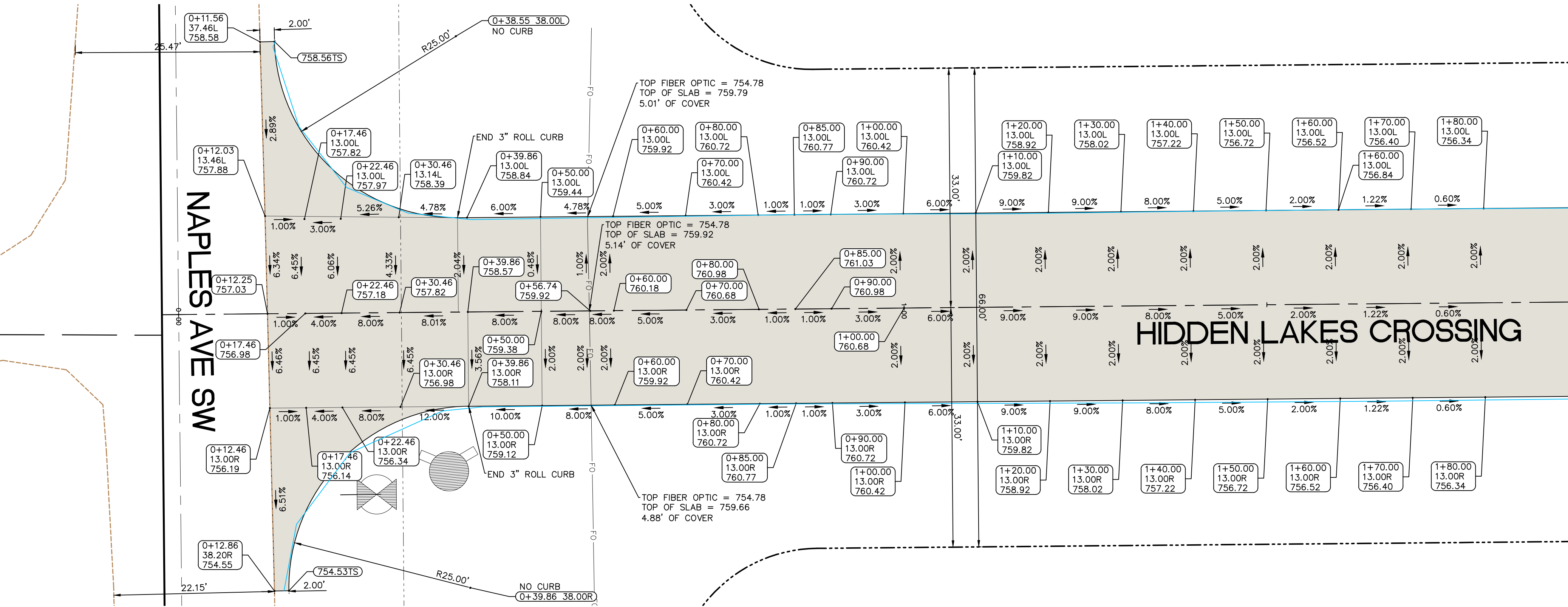
NAPLES AVE SW AND HIDDEN LAKES CROSSING INTERSECTION DETAIL
SCALE: 1"=10'



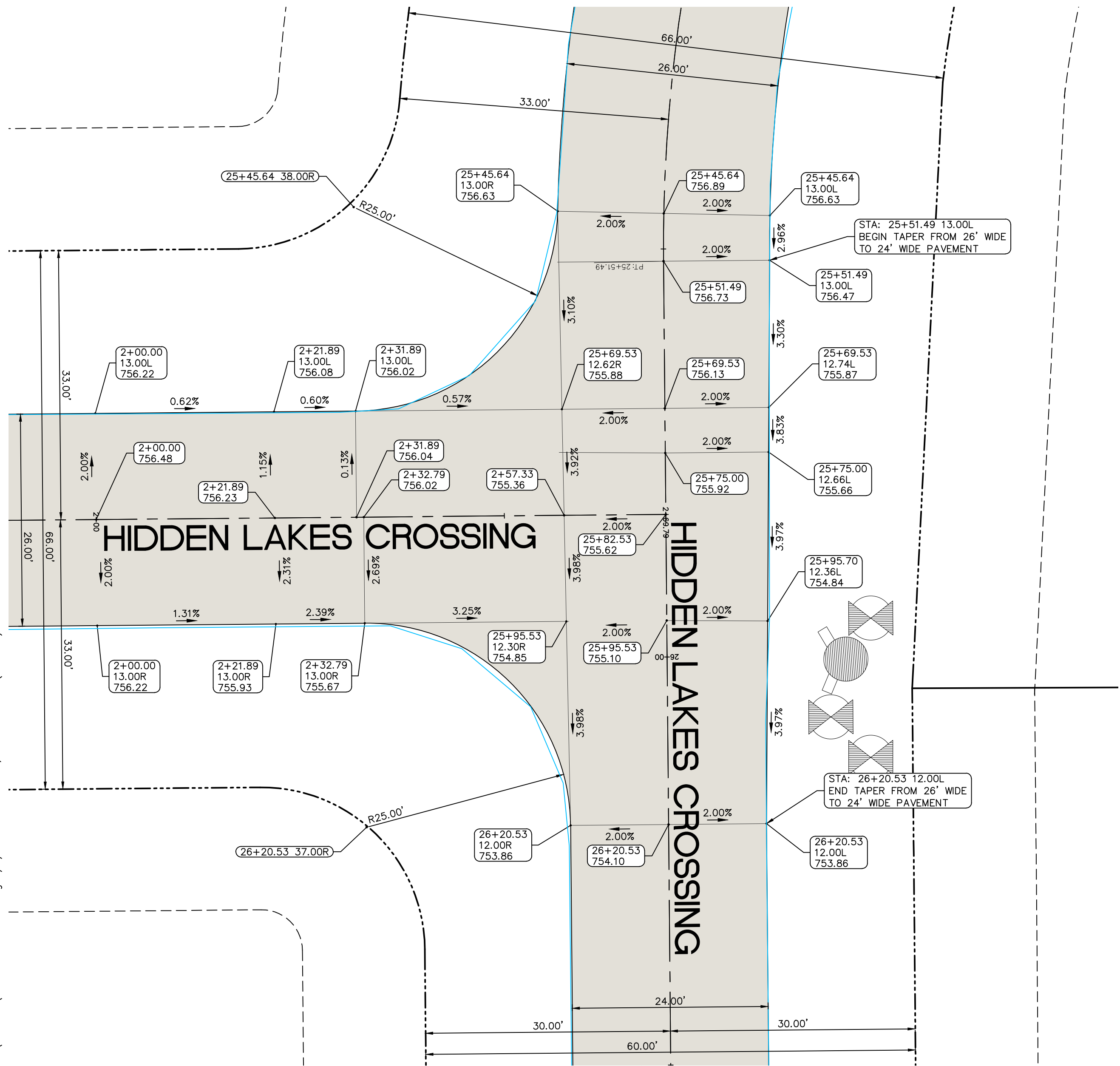
HIDDEN LAKES COURT CUL-DE-SAC DETAIL
SCALE: 1"=10'

NAPLES AVE SW

HIDDEN LAKES CROSSING



HIDDEN LAKES CROSSING INTERSECTION DETAIL
SCALE: 1"=10'



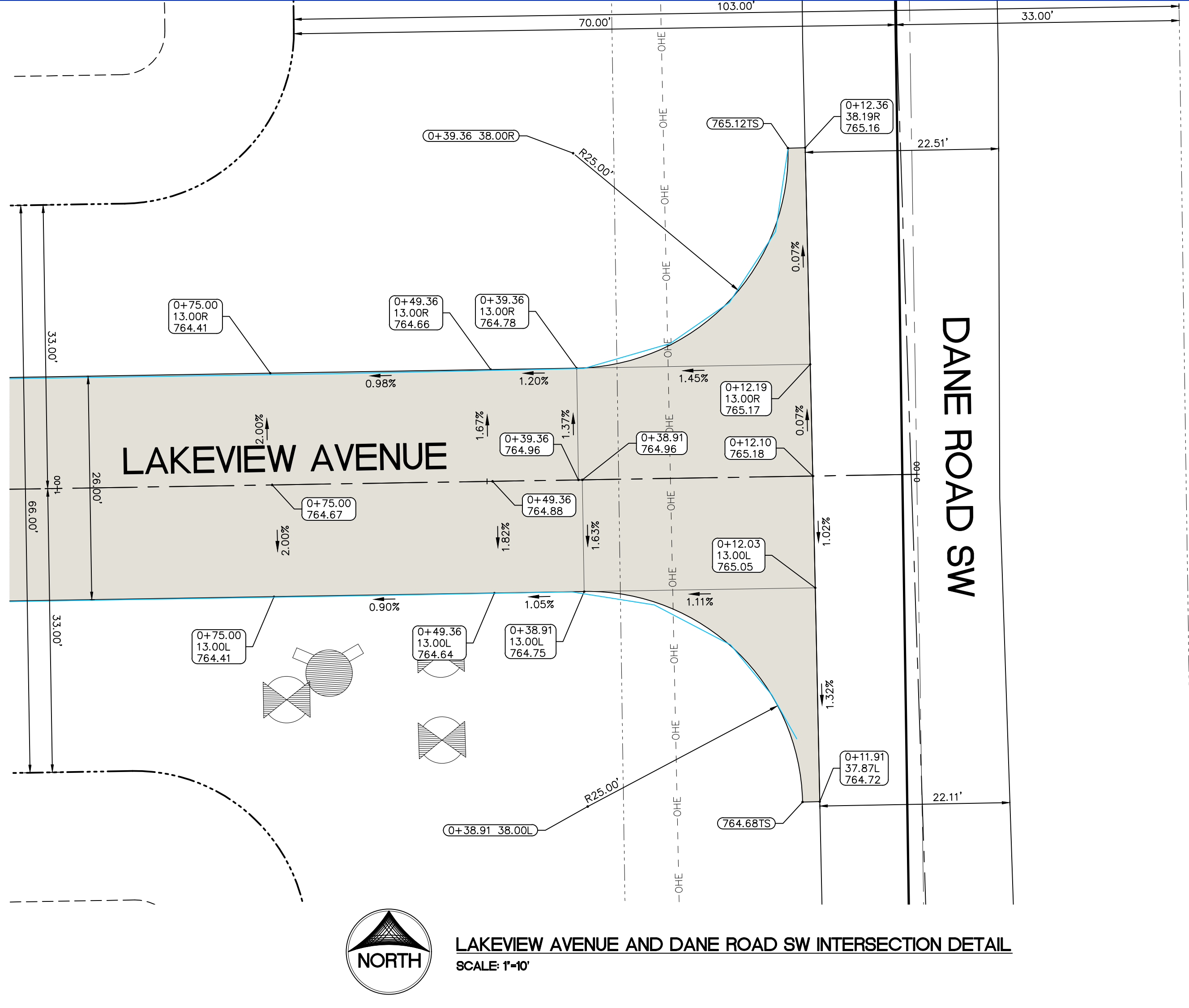
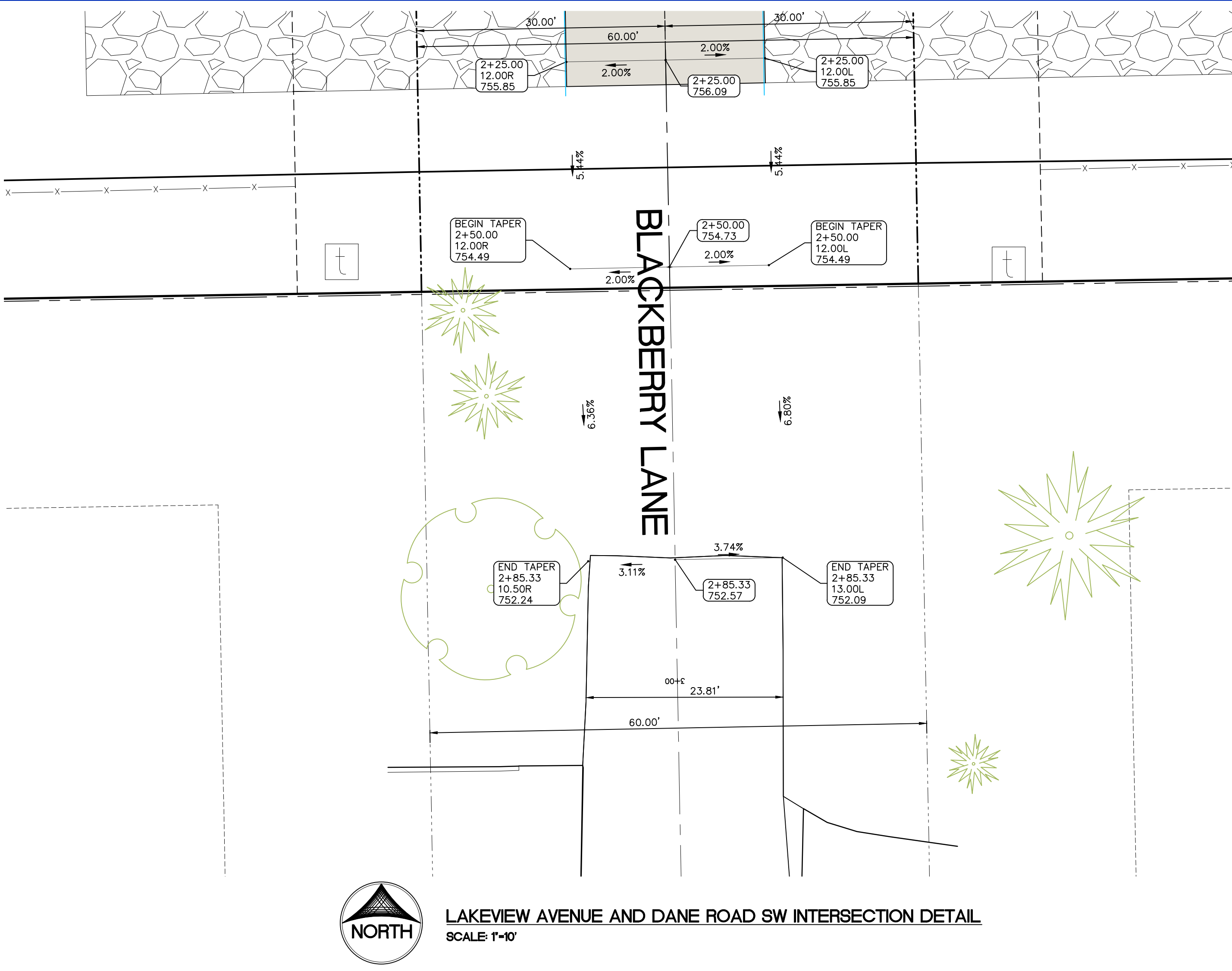
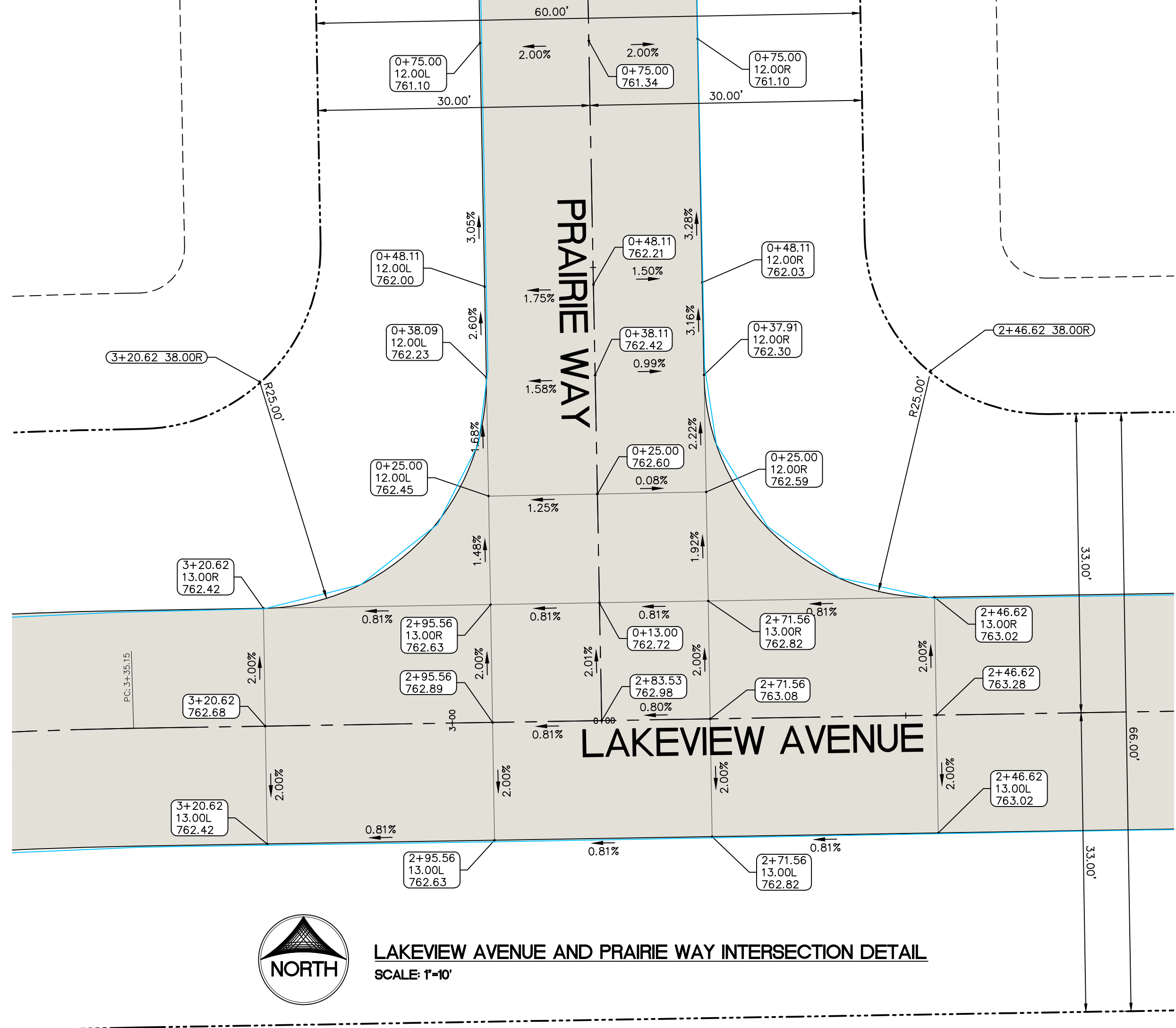
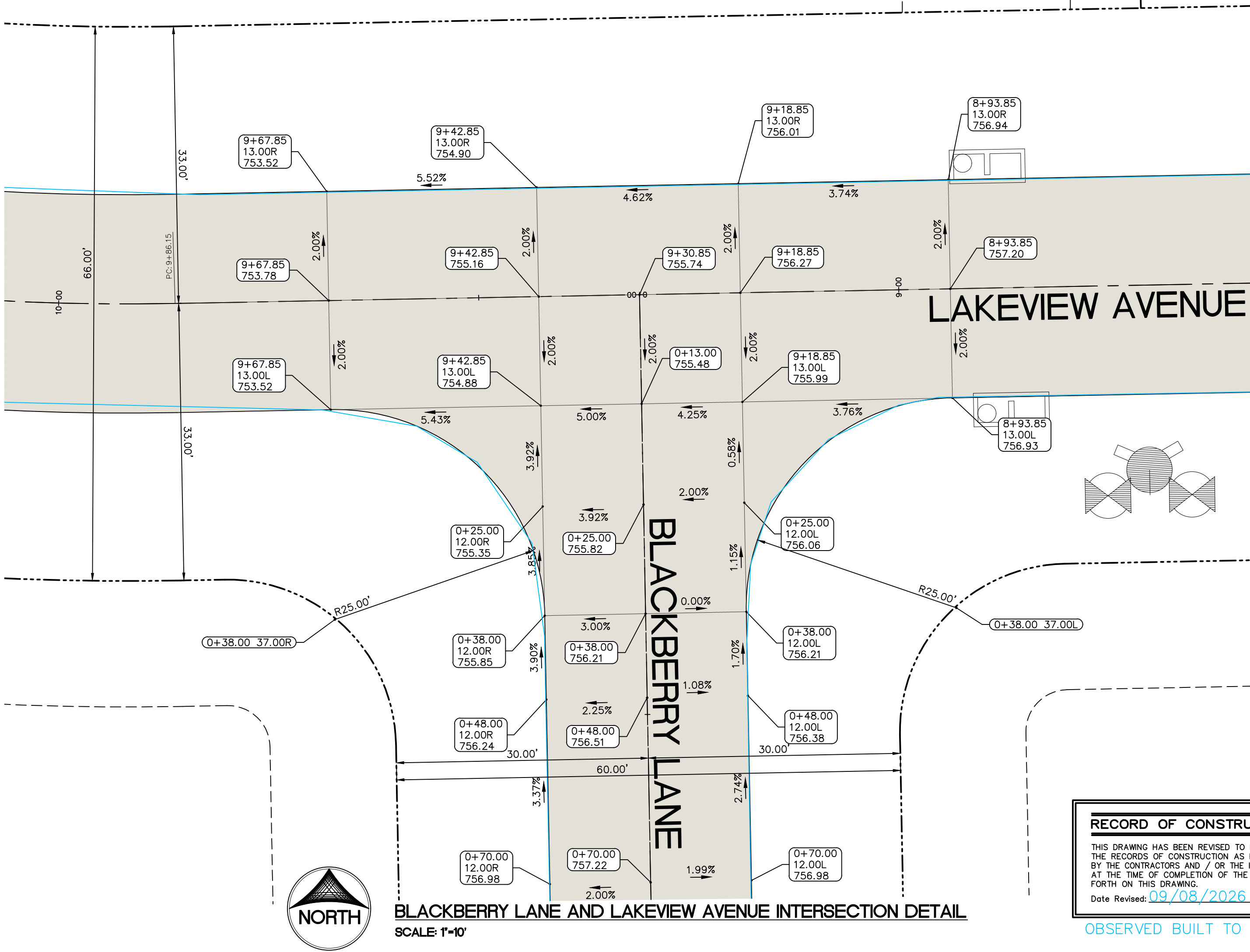
INTERSECTION
DETAIL

HIDDEN LAKES

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	08/29/2025
Designed by:	BJC/RLA
Drawn by:	TAV
Checked by:	RLA
Project No:	8231-026
Field Book No:	
Scale:	1"=10'
Sheet No:	CP402



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06.22.2026	REVISED WATER MAIN - HEH
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INTERSECTION
DETAIL

HIDDEN LAKES

JOHNSON COUNTY
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MMS CONSULTANTS, INC.

Date: 08/29/2025
Designed by: BJC/RLA
Drawn by: TAV
Checked by: RLA
Project No: CP403
Field Book No:
Scale: 1"=10'
Sheet No:

8231-026