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|--------------------|------------|-----|--------------------|
| Office Use Only | 6/4/25 | \$ | P2L-25-2824 |
| | 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):

2649 Newport Road NE

Parcel Number(s): 0713101002

Proposed Subdivision Name: Nuts and Co Subdivision

The subdivision contains 1.11 total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: _____

Total buildable acres: 0.87

Total non-buildable acres: 0.24

Current Zoning: C (Prop. R)

Proposed Use of the Subdivision: Residential

Lacey Stutzman

Name of Engineer/Surveyor

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

Contact Email and Phone

Mike Pugh

Name of Attorney

MPugh@pughhagan.com 319-351-2028

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.

NUTS & CO, LLC c/o Robert and Kayla Thor

Name of Owner

Robert and Kayla Thompson

Name of Applicant (if different)

2659 Newport Road NE, Iowa City, IA 52240

Applicant Street Address (including City, State, Zip)

[Redacted Address]

Applicant Phone

Applicant Email

Kayla Thompson

Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyia.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 is that 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.

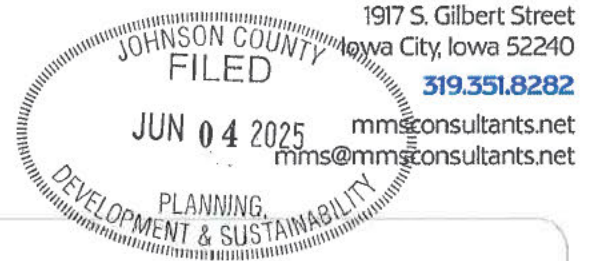
| Items Required | Electronic Copy (PDF unless otherwise noted) | Hard Copies (number specified) |
|--|--|---|
| Application Fee (varies based on application. Fee: \$ 540.00) | | (1) LSS |
| This application form with all information completed | LSS | (3) LSS |
| Brief cover letter explaining the application 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 | LSS | |
| <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 | | |
| 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



June 4, 2025

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

RE: 2649 Newport Rd – Nuts and Co Subdivision & Rezoning

Dear Josh,

On behalf of Nuts & Co, LLC as well as Robert & Kayla Thompson, we are submitting a rezoning and a 1 lot subdivision. A portion of their property located at 2649 Newport Rd NE is currently zone C – Commercial, they desire to rezone a 1.11 ac portion to R – Residential and the remaining 1.22 ac to A – Agriculture.

We are also submitting a Preliminary and Final Plat for a 1 Lot subdivision, the lot will match the requested R – Residential zoning boundary. There is an existing home on the property which will remain, an existing septic and well that services said home will also remain. A septic sewer easement has been provided over said septic system and will terminate at such time the system needs replaced. A second system exists within the bounds of the lot which at one time served the small building west of the house, that plumbing is not functional and the system is intended to be properly abandoned.

A ROW permit has been submitted and approved to install a new driveway to the Southwest of the current access. A 40.00' Wide Access Easement has been provide on the plat to facilitate continued access to Lot 1.

Stormwater Management has been waived until Building Permit time, all Sensitive Areas have been waived other than Critical Wildlife Habitat, a Sensitive Areas Report has been provided with this application.

Please let us know if you have any questions or concerns.

Respectfully submitted,

Lacey S. Stutzman

12130-001Letter of Intent_Subd.docx

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
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|------|----------|
| Date | Revision |
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PRELIMINARY AND
FINAL PLAT

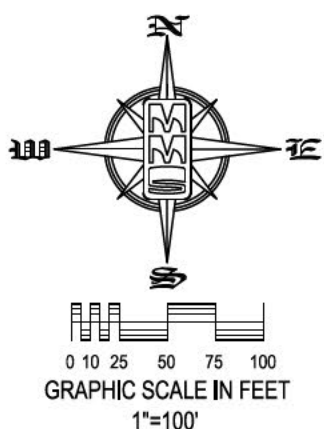
NUTS AND CO
SUBDIVISION

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

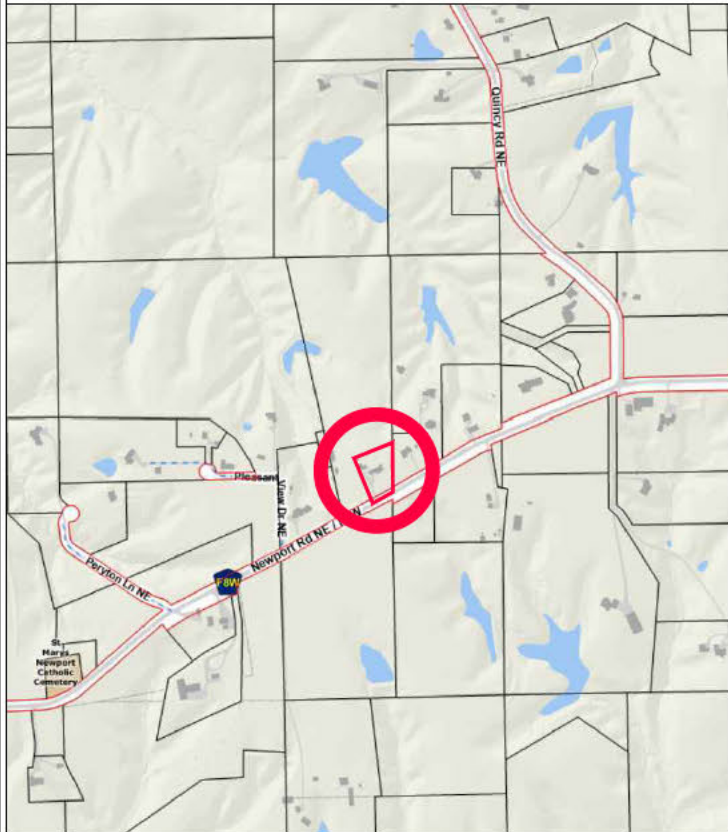
| | |
|----------------|-----------|
| Date: | 5/29/2025 |
| Surveyed by: | JRD/EJW |
| Field Book No: | 1415 |
| Drawn by: | LSS |
| Scale: | 1"=100' |
| Checked by: | RRN |
| Sheet No: | 1 |
| Project No: | 12130-001 |
| of: | 1 |

PRELIMINARY AND FINAL PLAT
NUTS AND CO SUBDIVISION
JOHNSON COUNTY, IOWA



| | |
|---|--|
| LOCATION: A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA. | APPLICANT: NUTS & CO, LLC C/O ROBERT & KAYLA THOMPSON 2659 NEWPORT RD NE SOLON, IOWA 52333 |
| 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: MICHAEL J. PUGH 425 E. OAKDALE BLVD, SUITE 201 CORALVILLE, IA 52241 |
| DATE OF SURVEY: 05-19-2025 | PROPRIETOR OR OWNER: NUTS & CO, LLC 2659 NEWPORT RD NE SOLON, IOWA 52333 |
| | DOCUMENT RETURN INFORMATION: LAND SURVEYOR |

LOCATION MAP - NOT TO SCALE



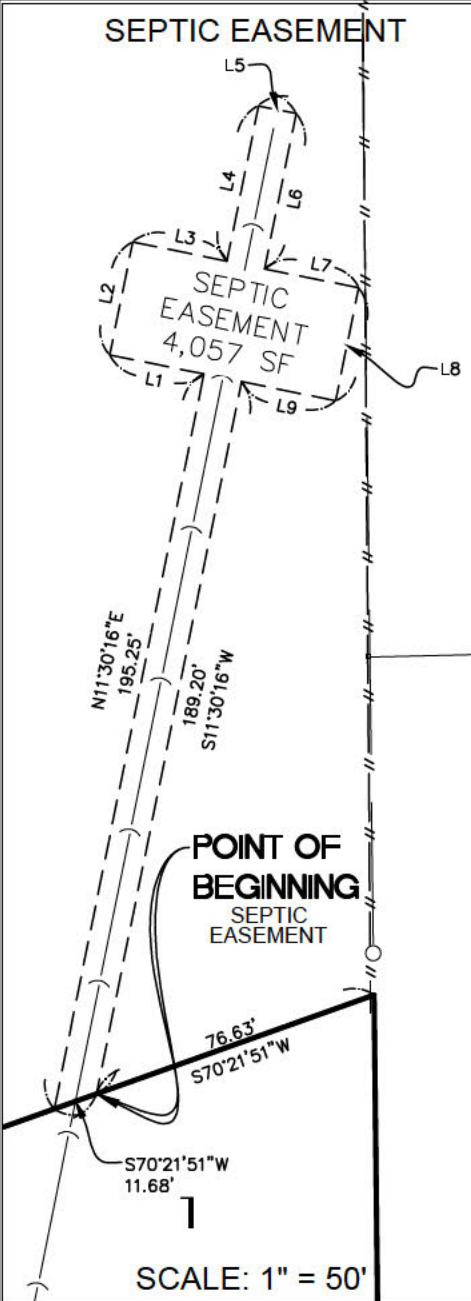
NORTH 1/4 CORNER
OF
SECTION 13-T80N-R6W
OF THE FIFTH P.M.
FOUND SCM LEANING EAST,
±12" EXPOSED
BOOK 55, PAGE 138

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N78°29'44"W | 25.00' |
| L2 | N11°30'16"E | 30.00' |
| L3 | S78°29'44"E | 25.00' |
| L4 | N11°30'16"E | 41.24' |
| L5 | S78°29'44"E | 10.00' |
| L6 | S11°30'16"W | 41.24' |
| L7 | S78°29'44"E | 25.00' |
| L8 | S11°30'16"W | 30.00' |
| L9 | N78°29'44"W | 25.00' |
| L10 | S60°33'44"W | 40.29' |
| L11 | N22°34'12"W | 115.32' |
| L12 | N67°25'48"E | 40.00' |
| L13 | S22°34'12"E | 110.51' |

DESCRIPTION - SEPTIC EASEMENT

COMMENCING AT THE NORTHWEST CORNER OF OUTLOT "A", NEWPORT MEADOWS SUBDIVISION, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 57 AT PAGE 351 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S60°33'44"W, ALONG THE CENTERLINE OF NEWPORT ROAD NE, 3.66 FEET; THENCE N00°40'47"W, 272.00 FEET; THENCE S70°21'51"W, 76.63 FEET, TO THE POINT OF BEGINNING; THENCE S70°21'51"W, 11.68 FEET; THENCE N11°30'16"E, 195.25 FEET; THENCE N78°29'44"W, 25.00 FEET; THENCE N11°30'16"E, 30.00 FEET; THENCE S78°29'44"E, 25.00 FEET; THENCE N11°30'16"E, 41.24 FEET; THENCE S78°29'44"E, 10.00 FEET; THENCE S11°30'16"W, 41.24 FEET; THENCE S78°29'44"E, 25.00 FEET; THENCE S11°30'16"W, 30.00 FEET; THENCE N78°29'44"W, 25.00 FEET; THENCE S11°30'16"W, 189.20 FEET, TO THE POINT OF BEGINNING.

SAID SEPTIC EASEMENT CONTAINS 4,135 SF, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



AUDITOR'S PARCEL
2014013

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN
PLAT BOOK 58 AT PAGE 221 OF THE RECORDS OF THE
JOHNSON COUNTY RECORDER'S OFFICE.

WILLIAM E. FREES
JOAN M. FREES

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 HUNDREDTHS

DESCRIPTION - NUTS AND CO SUBDIVISION

A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 80 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

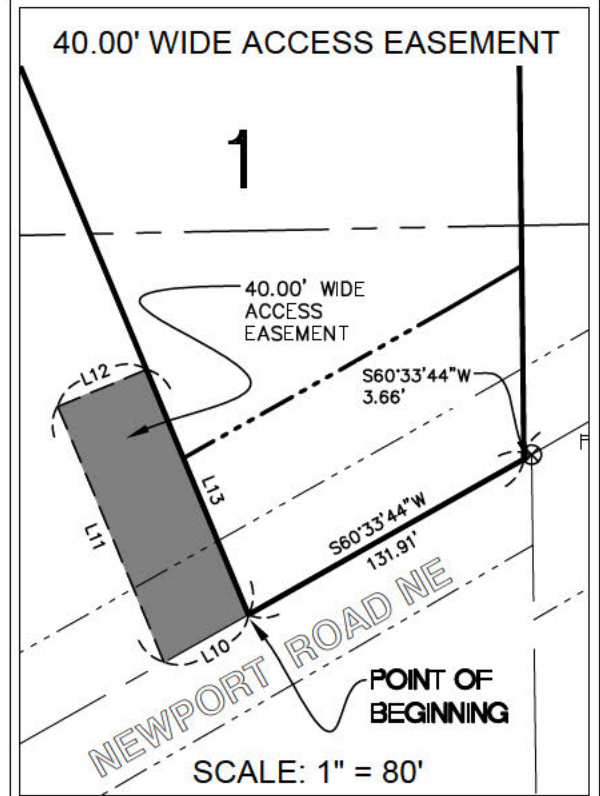
COMMENCING AT THE NORTHWEST CORNER OF OUTLOT "A", NEWPORT MEADOWS SUBDIVISION, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 57 AT PAGE 351 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S60°33'44"W, ALONG THE CENTERLINE OF NEWPORT ROAD NE, 3.66 FEET, TO THE POINT OF BEGINNING; THENCE S60°33'44"W, ALONG SAID CENTERLINE, 131.91 FEET; THENCE N22°34'12"W, 280.07 FEET; THENCE N70°21'51"E, 232.68 FEET; THENCE S00°40'47"E, 272.00 FEET, TO THE POINT OF BEGINNING.

SAID NUTS AND CO SUBDIVISION CONTAINS 1.11 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

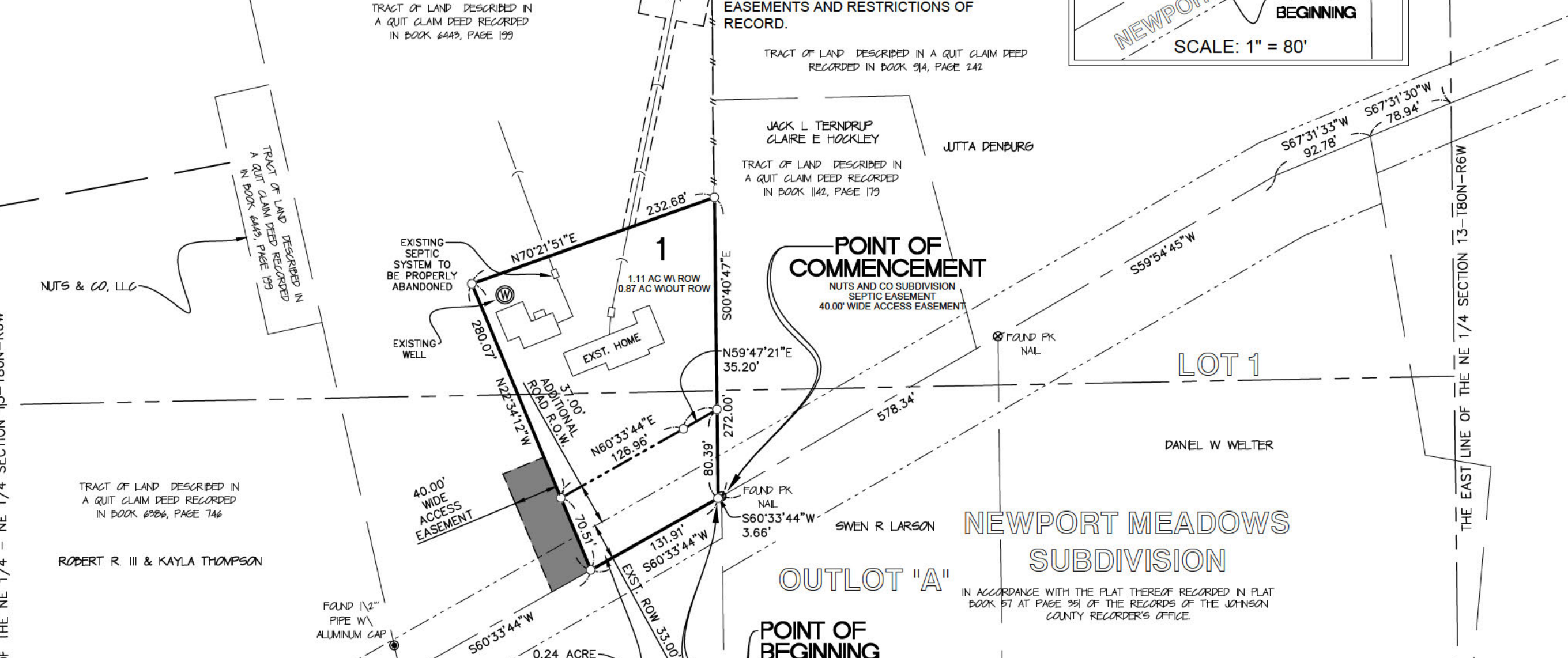
DESCRIPTION - 40.00' WIDE ACCESS
EASEMENT

COMMENCING AT THE NORTHWEST CORNER OF OUTLOT "A", NEWPORT MEADOWS SUBDIVISION, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 57 AT PAGE 351 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S60°33'44"W, ALONG THE CENTERLINE OF NEWPORT ROAD NE, 3.66 FEET; THENCE S60°33'44"W, ALONG SAID CENTERLINE, 131.91 FEET, TO THE POINT OF BEGINNING; THENCE S60°33'44"W, ALONG SAID CENTERLINE, 40.29 FEET; THENCE N22°34'12"W, 115.32 FEET; THENCE N67°25'48"E, 40.00 FEET; THENCE S22°34'12"E, 110.51 TO THE POINT OF BEGINNING.

SAID 40.00' WIDE ACCESS EASEMENT CONTAINS 4,157 SF, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



NE 1/4 - NE 1/4
SECTION 13-T80N-R6W



- NOTES:
- BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (NORTH 44°W) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
 - SEE THE SENSITIVE AREAS EXHIBIT WHICH IS RECORDED WITH THE PLAT DOCUMENTS FOR THIS PRELIMINARY AND FINAL PLAT OF NUTS AND CO SUBDIVISION, JOHNSON COUNTY, IOWA, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

I hereby certify that this land surveying document was prepared and the related survey work was performed, in whole 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 of sheets covered by this seal: _____

SEAL



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 |
|------|----------|
|------|----------|

ROAD RIGHT-OF-WAY
ACQUISITION PLAT

NUTS AND CO
SUBDIVISION

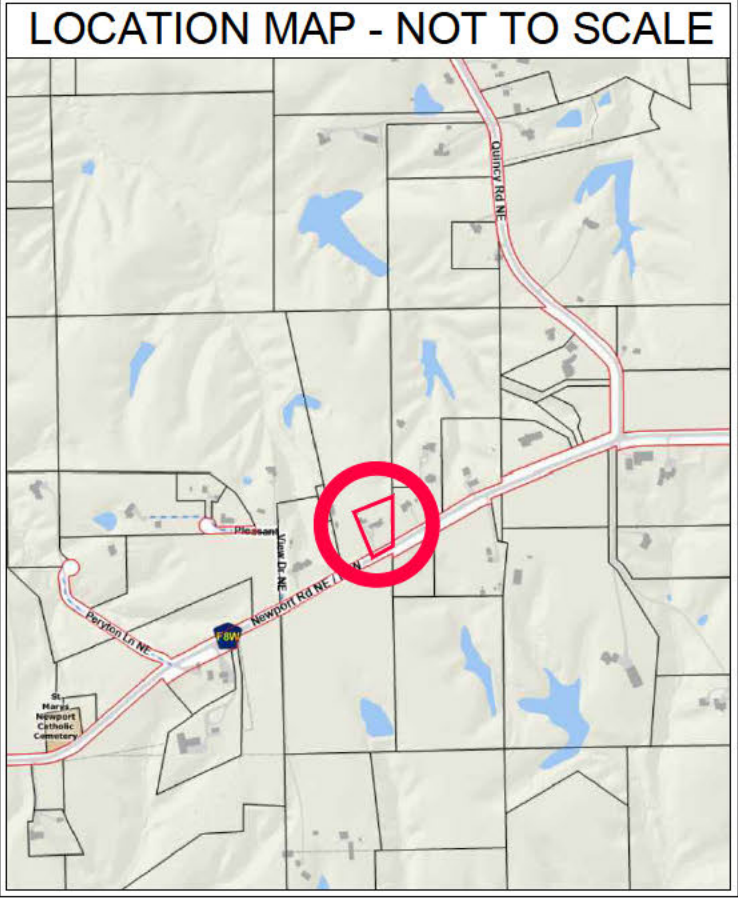
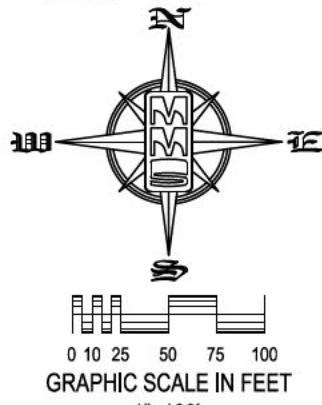
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

| | |
|----------------|-----------|
| Date: | 5/29/2025 |
| Surveyed by: | JRD/EJW |
| Field Book No: | 1415 |
| Drawn by: | LSS |
| Scale: | 1"=100' |
| Checked by: | RRN |
| Sheet No: | 1 |
| Project No: | 12130-001 |
| of: | 1 |

ROAD RIGHT-OF-WAY ACQUISITION PLAT
(NUTS AND CO SUBDIVISION)
JOHNSON COUNTY, IOWA

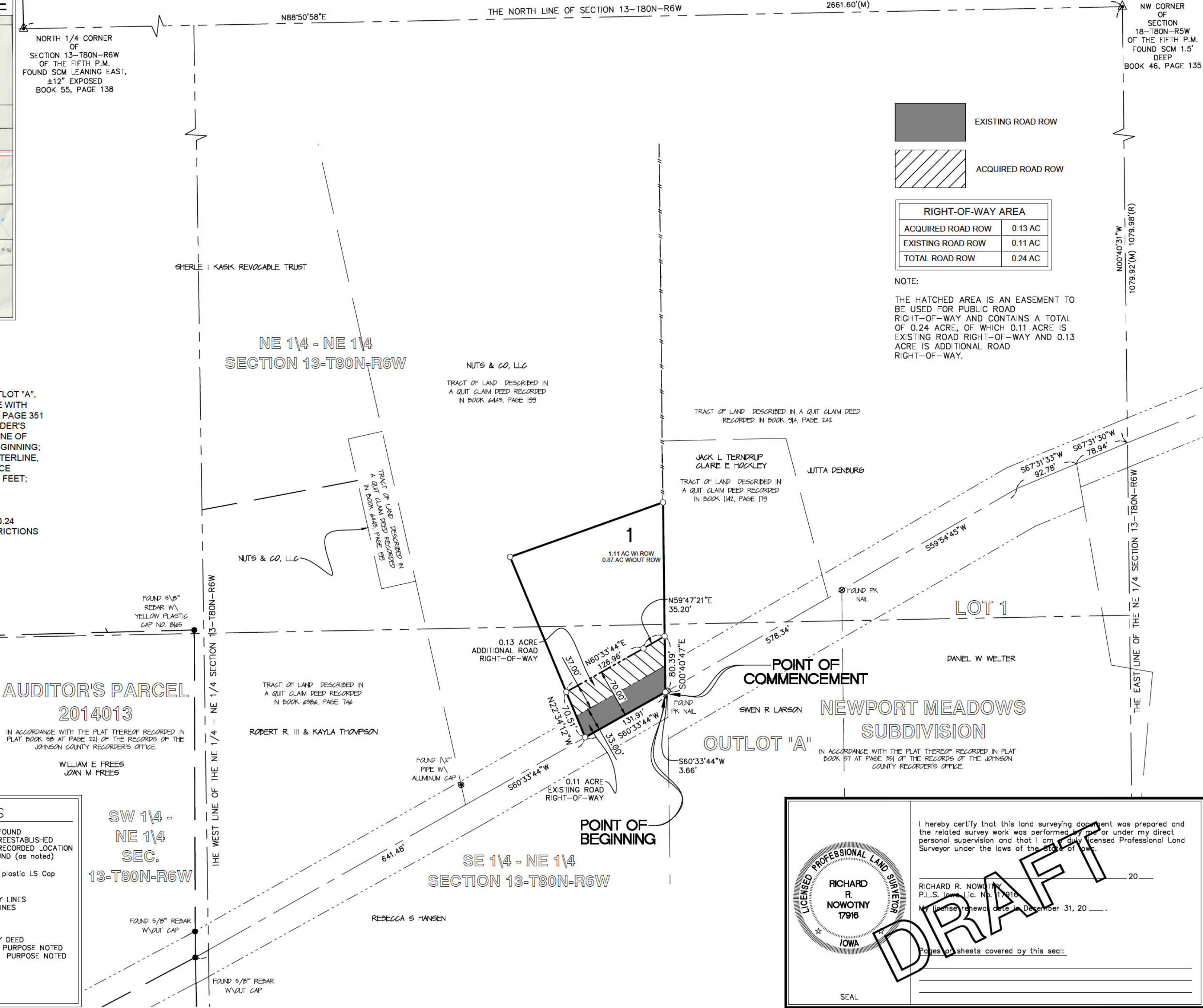
| | |
|---|--|
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| LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282 | SUBDIVIDER'S ATTORNEY: MICHAEL J. PUGH 425 E. OAKDALE BLVD, SUITE 201 CORALVILLE, IA 52241 |
| DATE OF SURVEY: 05-19-2025 | PROPRIETOR OR OWNER: NUTS & CO, LLC 2659 NEWPORT RD NE SOLON, IOWA 52333 |
| | DOCUMENT RETURN INFORMATION: LAND SURVEYOR |



DESCRIPTION - ROAD RIGHT-OF-WAY

COMMENCING AT THE NORTHWEST CORNER OF OUTLOT "A",
NEWPORT MEADOWS SUBDIVISION, IN ACCORDANCE WITH
THE PLAT THEREOF RECORDED IN PLAT BOOK 57 AT PAGE 351
IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S
OFFICE; THENCE S60°33'44"W, ALONG THE CENTERLINE OF
NEWPORT ROAD NE, 3.66 FEET, TO THE POINT OF BEGINNING;
THENCE S60°33'44"W, CONTINUING ALONG SAID CENTERLINE,
131.91 FEET; THENCE N22°34'12"W, 70.51 FEET; THENCE
N60°33'44"W, 126.96 FEET; THENCE N59°47'21"E, 35.20 FEET;
THENCE S00°40'47"E, 80.39 FEET, TO THE POINT OF
BEGINNING.

SAID ROAD RIGHT-OF-WAY ACQUISITION CONTAINS 0.24
ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS
OF RECORD.



AUDITOR'S PARCEL
2014013

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN
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LEGEND AND NOTES

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 - CONGRESSIONAL CORNER, REESTABLISHED
 - CONGRESSIONAL CORNER, RECORDED LOCATION
 - PROPERTY CORNER(S), FOUND (as noted)
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 - 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 HUNDREDTHS

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 of sheets covered by this seal: _____

SEAL