

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: planning@scottcountyiowa.com



Timothy Huey
Director

**NOTICE OF SCOTT COUNTY PLANNING & ZONING COMMISSION
PUBLIC HEARING FOR REVIEW OF A SKETCH PLAN AND FINAL PLAT OF A
MINOR SUBDIVISION**

In accordance with the Subdivision Ordinance of Unincorporated Scott County, the Planning and Zoning Commission will hold a public hearing to take public comments on a sketch plan and final plat of a minor subdivision known as Jones & Sons Subdivision, submitted by Townsend Engineering, on **Tuesday, April 3, 2018 at 7:00 P.M.** The meeting will be held in the **1st Floor Board Room, Scott County Administrative Center, 600 West 4th Street, Davenport, Iowa 52801.**

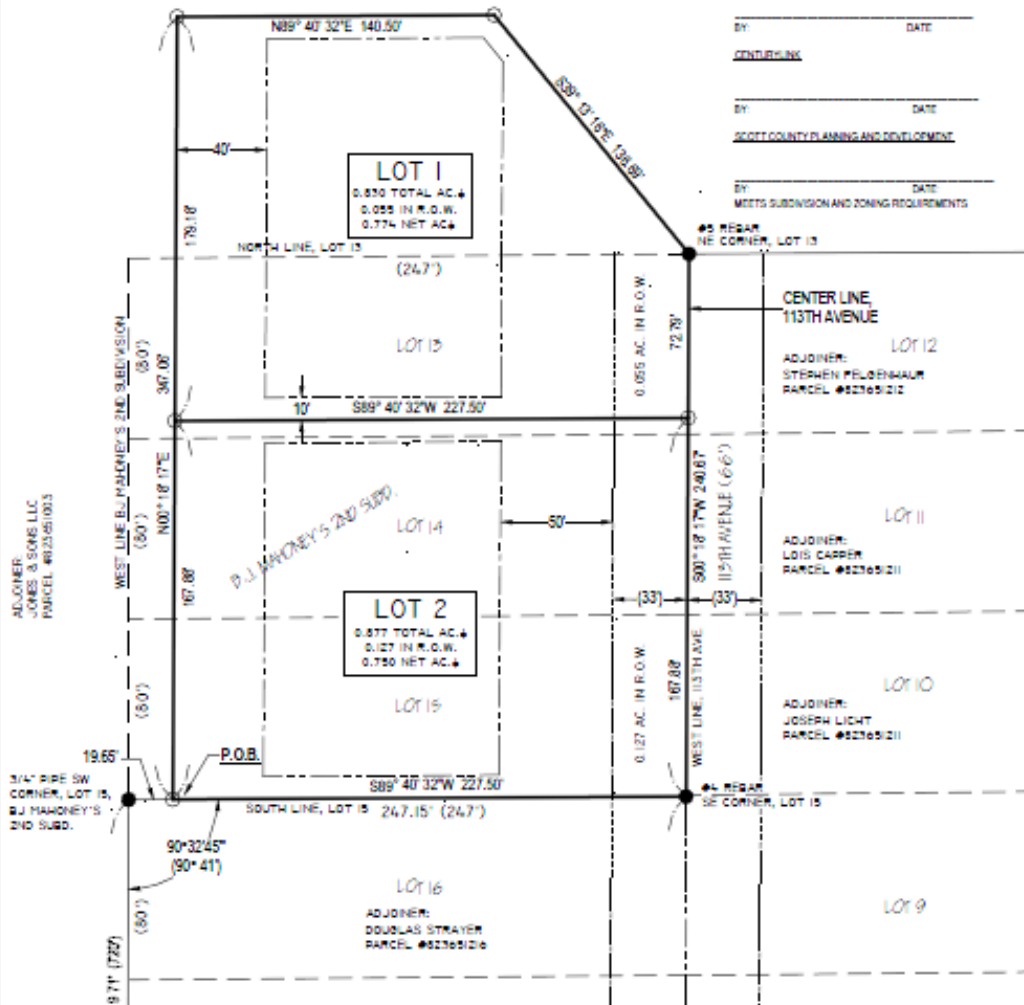
The Final Plat application is a re-plat of Part of Lots 13, 14, and 15 in B.J. Mahoney's Second Subdivision and Part of the SW ¼ of Section 36 in T78N R2E (Blue Grass Township). The proposed Plat would combine part of Lot 13 in B.J. Mahoney's Second Subdivision with land adjacent to the north to result in a 0.83-acre tract (proposed Lot 1), and combine parts of Lots 13, 14, and 15 to result in a 0.877-acre tract (proposed Lot 2), both with frontage along 113th Avenue, a privately-owned road. Both lots would retain their "Multi-Family Residential (R-2)" zoning designation. A copy of the proposed plat is on the reverse side of this notice. Full-sized copies of the plat are available for viewing at the Scott County Planning and Development Department at the address below.

If you have questions or comments regarding this meeting or the proposed plat please call, write or email the Planning and Development Department, 600 West Fourth Street, Davenport, Iowa 52801, (563)-326-8643, planning@scottcountyiowa.com or attend the meeting.

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Director

SKETCH PLAN / FINAL PLAT OF:
JONES & SONS SUBDIVISION

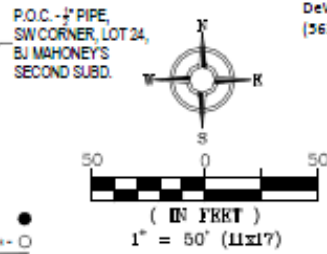
BEING A REPLAT OF PART OF LOTS 13, 14 AND 15 IN B.J. MAHONEY'S SECOND SUBDIVISION AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.



BY _____ DATE _____
 CENTERLINE
 BY _____ DATE _____
 SCOTT COUNTY PLANNING AND DEVELOPMENT
 BY _____ DATE _____
 MEETS SUBDIVISION AND ZONING REQUIREMENTS

- Area of Subdivision- Total: 1.706 Total Acres +/-
- Owner: Jones & Sons LLC
1307 Red Star Road
Tipton, Iowa 52772
- Surveyor: Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 5280
Ph: (563) 266-4236
- Attorney: Dan Condon
610 9th Street
DeWitt, Iowa 52742
(563) 639-3294

NOTES:
 SUBDIVISION IS ZONED RESIDENTIAL-MULTI FAMILY.
 SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.
 NO WATER DETENTION REQUIREMENTS ARE PROPOSED WITH THIS SUBDIVISION.
 MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
 THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
 BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
 SEPTIC FIELDS ARE LOCATED AT LEAST 10 FEET FROM REAR LOT LINES.



LEGEND:
 DASHED DIMENSION = 10.00'
 FIELD DIMENSION = 0.00'
 MONUMENTS BEING AS NOTED
 MONUMENTS SET #1 BARRER 90 YELLOW CAP 425X4 = O
 BOUNDARY LINK = ————
 ROAD CENTER LINE = ————
 EASEMENT LINK = - - - - -
 RAILROAD LINK = - - - - -
 SECTION LINK = - - - - -

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 11 NAD 83 (2011) EPOCH 2010.00



I certify under the oath that this final plat was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed land surveyor under the laws of the State of Iowa.

DEWITT, IOWA
 Dan Condon
 610 9th Street
 DeWitt, Iowa 52742
 (563) 639-3294

	DATE: 3/3/2018	PROJECT NO: LAKE CAYVADA	DRAWN BY: JHE	CHECKED BY: JHE	DATE: 3/3/2018	FINAL PLAT: JONES & SONS SUBDIVISION	SHEET NO: 1
	TOWNSEND ENGINEERING 2224 East 12th Street, Davenport, IA 52806 (563) 266-4236	MICHAEL D. RICHMOND SURVEYOR LICENSE NO. 83696	REVISIONS NO. DESCRIPTION DATE	FINAL PLAT JONES & SONS SUBDIVISION DAVENPORT, IOWA	OF 1		