

**PLANNING & DEVELOPMENT**

600 West Fourth Street

Davenport, Iowa 52801-1106

Email: [planning@scottcountyiowa.com](mailto:planning@scottcountyiowa.com)

Office: (563) 326-8643

Fax: (563) 326-8257



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**SCOTT COUNTY  
PLANNING AND ZONING COMMISSION**

**Tuesday, March 15, 2022  
5:00 P.M.**

Scott County Administrative Center  
1<sup>st</sup> Floor Board Room  
600 W Fourth Street  
Davenport, Iowa 52801

**OTHER PARTICIPATION OPTIONS:**

**Connect Via Phone:**

**1-408-418-9388**

Meeting number: 2489 827 9604 Password: 1234

**Connect via Computer, or Webex application:**

Host: [www.webex.com](http://www.webex.com)

Meeting number: 2489 827 9604 Password: 1234

**Full link (copy & paste):**

<https://scottcountyiowa.webex.com/scottcountyiowa/onstage/g.php?MTID=e0fb8c6e36d01dfdef94f638cd00e4085>

**Please find call-in instructions, agenda, and meeting materials here:**

<https://www.scottcountyiowa.gov/planning/planning-zoning-commission/meetings>

**AGENDA**

1. **Call to order.**
2. **Minutes** - Approval of the January 18, 2022 Planning & Zoning Commission meeting minutes
3. **Election of 2022 Officers**
4. **Final Plat – Minor Subdivision:** Request of **Tom Faulhaber** to review a final plat for a two (2) lot minor subdivision known as **Faulhaber’s Second Addition** totaling 14.583 acres, more or less, legally described as a replat of Lot 1 Faulhaber’s First Addition, part of the SW¼ of Fractional Section 14 and part of the SE¼ of Section 15, all in LeClaire Township



**Please turn off or silence all cell phones and other electronic devices**

*Public Hearing/Meeting Procedure*

- a. Chairman reads public notice of hearing.
- b. Director reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Director makes staff recommendation.
- f. Applicant may respond or comment.
- g. Commission members may ask questions.
- h. Chairman closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Commission members.
- j. Commission members make motion to approval, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.

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Chris Mathias,  
Director

**NOTICE OF PLANNING AND ZONING COMMISSION PUBLIC HEARING FOR A  
FINAL PLAT OF A MINOR SUBDIVISION**

Public Notice is hereby given as required by Section 9-16 of the County Code (Subdivisions), that the Scott County Planning and Zoning Commission will hold a public hearing for a sketch plan/final plat of a minor subdivision known as **Faulhaber's Second Addition**, submitted by Tom Faulhaber, at a public meeting on **Tuesday, March 15<sup>th</sup>, 2022 at 5:00 PM**. The meeting will be held in the **1<sup>st</sup> Floor Board Room of the Scott County Administrative Center, 600 W. 4<sup>th</sup> Street, Davenport, Iowa 52801**.

The Planning and Zoning Commission will hear the request of **Tom Faulhaber** to review a final plat for a two (2) lot minor subdivision known as **Faulhaber's Second Addition** totaling 14.583 acres, more or less, legally described as a replat of Lot 1 Faulhaber's First Addition, part of the SW<sup>1</sup>/<sub>4</sub> of Fractional Section 14 and part of the SE<sup>1</sup>/<sub>4</sub> of Section 15, all in LeClaire Township. The subject property is located at 23347 277<sup>th</sup> Avenue.

If you have any questions or comments regarding this meeting or proposal, please call or write the Planning and Development Department, Scott County Administrative Center, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, or attend the meeting.

**PARTICIPATION OPTIONS OTHER THAN LIVE ATTENDANCE:**

**Connect Via Phone:**

**1-408-418-9388** Meeting number: 2489 827 9604 Password: **1234**

**Connect via Computer, or Webex application:**

Host: [www.webex.com](http://www.webex.com) Meeting number: 2489 827 9604 Password: **1234**

Chris Mathias  
Director

FINAL PLAT OF:

# FAULHABER'S SECOND ADDITION

BEING A REPLAT OF LOT 1, FAULHABER'S FIRST ADDITION, PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 14 AND PART OF THE SOUTHEAST QUARTER OF SECTION 15 ALL IN TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA

**NOTES:**

SUBDIVISION ACREAGE: 14.583± ACRES. / 635,269± S.F.  
MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.  
THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.  
ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF SCOTT STANDARD SPECIFICATIONS.  
BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.  
THE SUBJECT PROPERTY IS ZONED R-1; SINGLE FAMILY RESIDENCE. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF COUNTY BOARD APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.  
THIS SUBDIVISION LIES WITHIN ZONE "X" (AREA NOT PRONE TO FLOODING) AS SHOWN ON FEMA FIRM PANEL #1916303036G, EFFECTIVE MARCH 23, 2021.  
SEWAGE TREATMENT TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.  
"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER AND COMMUNICATION LINES AS NEEDED.  
PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE COUNTY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT OR INSTRUMENT ON THE RIGHT OF MAIN OR OUTLET EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE DATE RESERVE THE RIGHT TO REOPEN THE PLAT TO CORRECT OR RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATED.

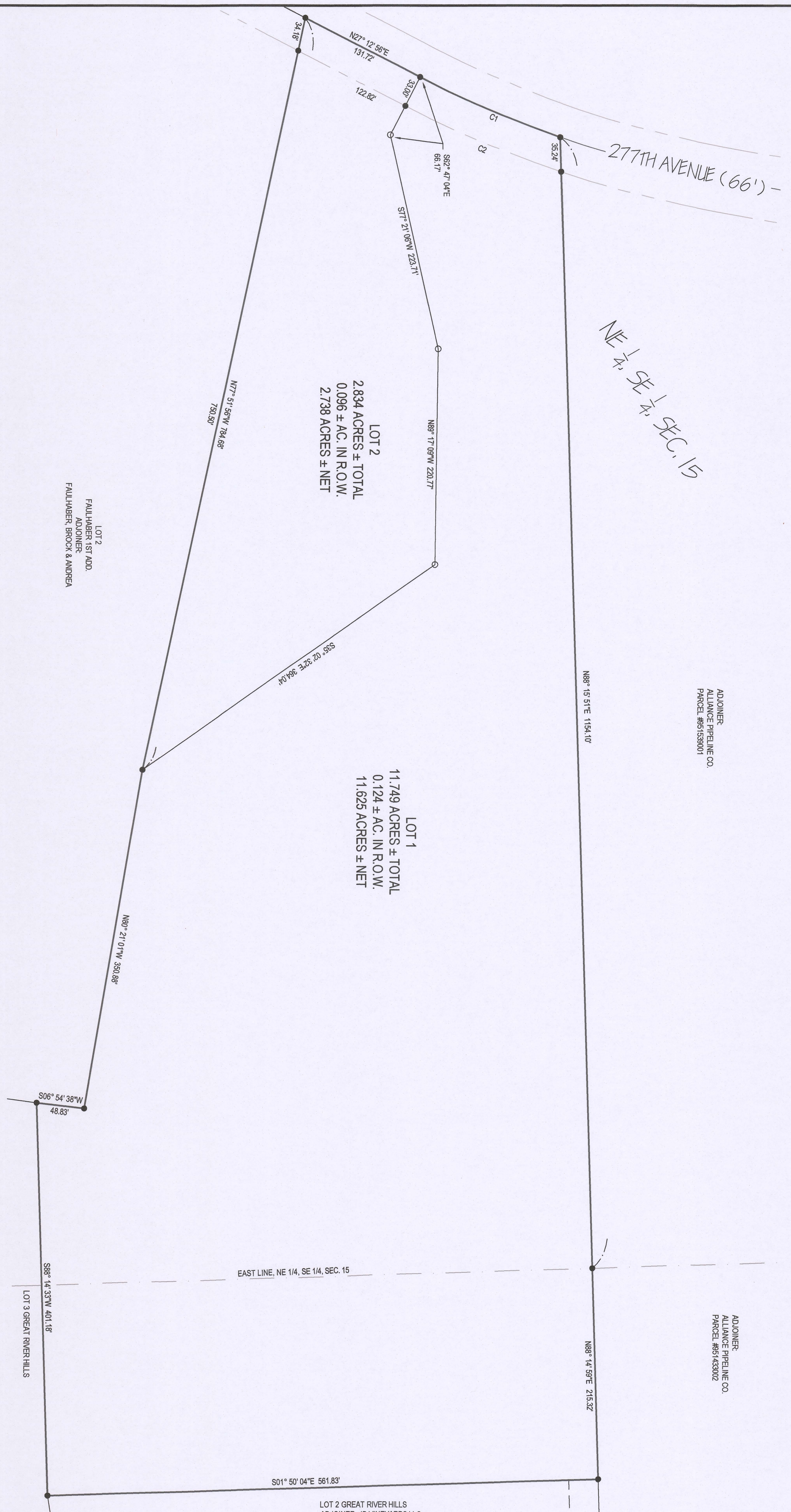
**SCOTT COUNTY PLANNING AND DEVELOPMENT**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MEETS SUBDIVISION AND ZONING REQUIREMENTS

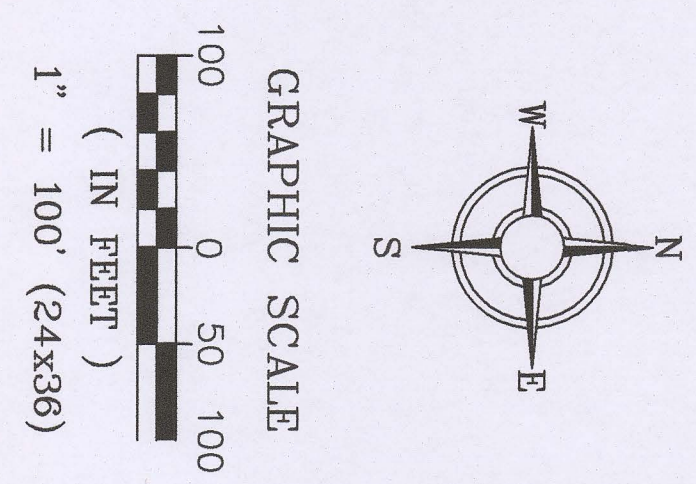
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
SCOTT COUNTY, IOWA BOARD

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
WINDSTREAM

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_



Curve Table				
Curve #	Length (ft)	Radius (ft)	Delta	Chord Direction
C1	155.60'	1100.00'	08° 06' 17"	N23° 09' 48"E
C2	172.81'	1133.00'	08° 44' 19"	N22° 50' 47"E



THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1402) GEOD 12A, NAD 83 (2011) EPOCH 2010.00.

**PLAT INFORMATION**

- Owner:**  
Tom & Brenda Faulhaber  
23347 277th Avenue  
LeClaire, Iowa 52753
- Engineer:**  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
- Surveyor:**  
Michael D. Richmond  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
- Attorney:**  
Michael L. Gorsline  
5119 Utica Ridge Road  
Davenport, Iowa 52807  
Ph: (563) 324-0441

**LEGEND:**  
DEED DIMENSION = (0.00')  
FIELD DIMENSION = 0.00'  
MONUMENTS FOUND #5 REBAR  
W/ YELLOW CAP 23503 = ●  
CHISELED "X" = X  
MONUMENTS SET:  
#5 REBAR W/ YELLOW CAP #23503 = ○  
BOUNDARY LINE = \_\_\_\_\_  
ROAD CENTER LINE = \_\_\_\_\_  
EASEMENT LINE = \_\_\_\_\_  
SETBACK LINE = \_\_\_\_\_  
SECTION LINE = \_\_\_\_\_

**TOWNSEND ENGINEERING**  
DATE: 12/17/2021  
563 386-4236 office 386-4231 fax  
2224 East 12th Street, Davenport, IA 52803  
CIVIL - SURVEYING - LAND DEVELOPMENT

DRAWN BY: KLC  
CHECKED BY: MDR  
DRAWING LOCATION: S:\FAULHABER\FAULHABER 2ND

NO.	REVISIONS:	DESCRIPTION	DATE
1.			

PROJECT: FAULHABER'S SECOND ADDITION  
FINAL PLAT  
SCOTT COUNTY, IOWA

DEVELOPER: TOM FAULHABER  
23347 277TH AVENUE  
LECLAIRE, IOWA 52753  
SHEET NO. 1 OF 1

**LICENSED SURVEYOR**  
MICHAEL D. RICHMOND  
25603  
Iowa State Board of Surveyors  
I hereby certify that this plat, including detached and detached survey work, was prepared by me or under my personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  
My license renewal date is December 31, 2023.  
Sign or stamp covered by this seal. 1

**From:** [Hoskins, Jack](#)  
**To:** [Mathias, Christopher \(Chris\)](#)  
**Subject:** RE: [External Email] Faulhaber  
**Date:** Wednesday, February 23, 2022 8:32:58 AM

---

Chris

Not knowing the purpose of the split, I am going to assume it will be for a single family, residential home. If this is the case, there should be no issues as long as there is no extensive dirt work on the parcel. Let me know if you have any other questions.

Jack

Jack Hoskins  
Environmental Health Specialist  
600 W 4<sup>th</sup> St  
Davenport, IA 52801

Office: (563)326-8618 xt 8813

Fax: (563)326-8774

[jack.hoskins@scottcountyiowa.gov](mailto:jack.hoskins@scottcountyiowa.gov) | [www.scottcountyiowa.gov/health](http://www.scottcountyiowa.gov/health)

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**From:** Mathias, Christopher (Chris) <Chris.Mathias@scottcountyiowa.gov>  
**Sent:** Tuesday, February 22, 2022 8:40 AM  
**To:** Kersten, Angela <Angela.Kersten@scottcountyiowa.gov>; Hoskins, Jack <Jack.Hoskins@scottcountyiowa.gov>  
**Subject:** FW: [External Email] Faulhaber

I have this simple two lot subdivision going to P & Z next week. See any issues?

---

**From:** Kevin Cox <[kevin@townsendengineering.net](mailto:kevin@townsendengineering.net)>  
**Sent:** Tuesday, January 25, 2022 2:36 PM  
**To:** Mathias, Christopher (Chris) <[Chris.Mathias@scottcountyiowa.gov](mailto:Chris.Mathias@scottcountyiowa.gov)>  
**Subject:** [External Email] Faulhaber

**CAUTION: This email originated from outside of Scott County! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!**

Attached is the revised Subdivision. Tom thought it was a good idea just to remove the easement completely. It will be up to is attorney to write an easement into the deed when the Lot is

conveyed. Do you want revised hardcopies delivered?

Kevin Cox

Townsend Engineering

(563) 386-4236

2224 E. 12<sup>th</sup> Street

Davenport, IA 52803

[kevin@Townsendengineering.net](mailto:kevin@Townsendengineering.net)

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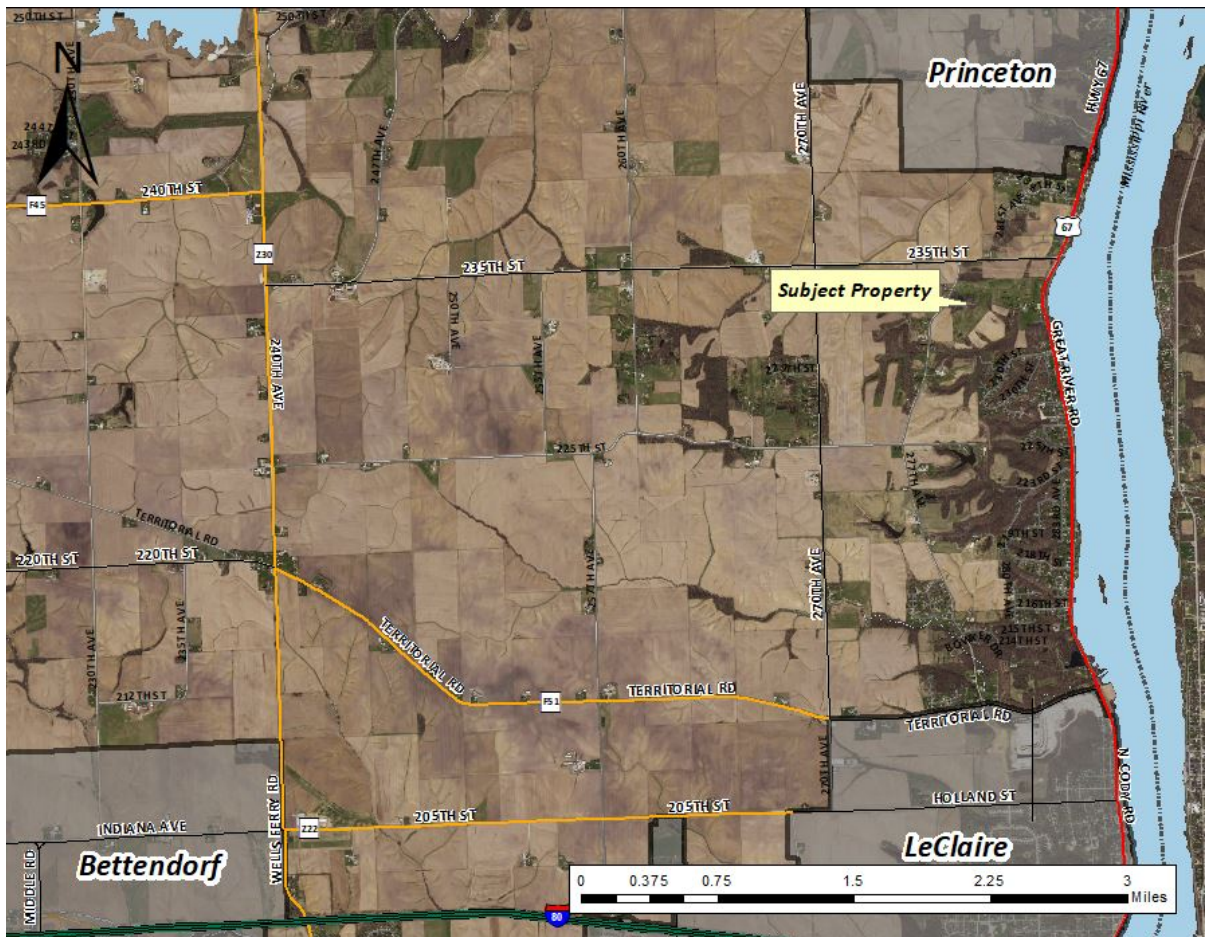
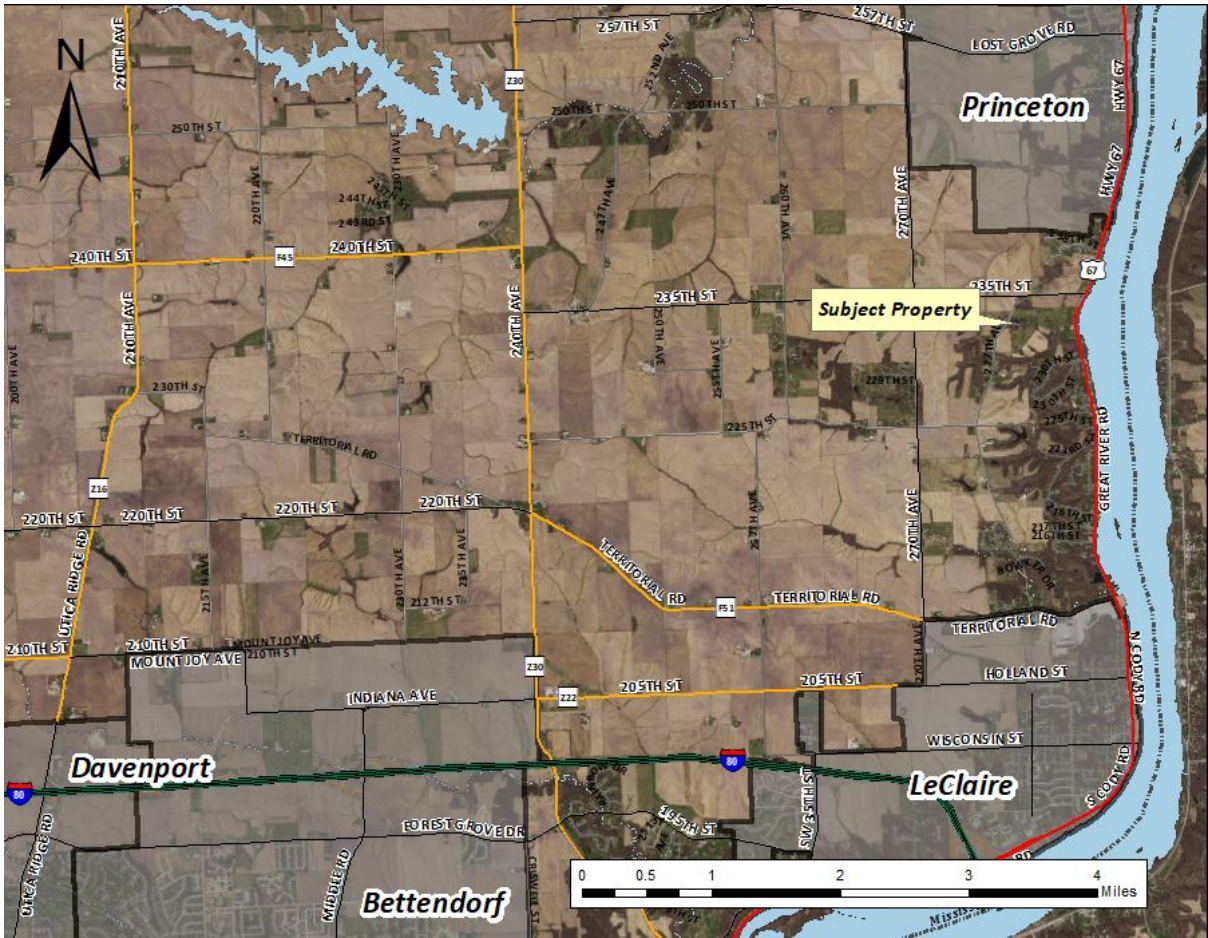
(563) 386-4236

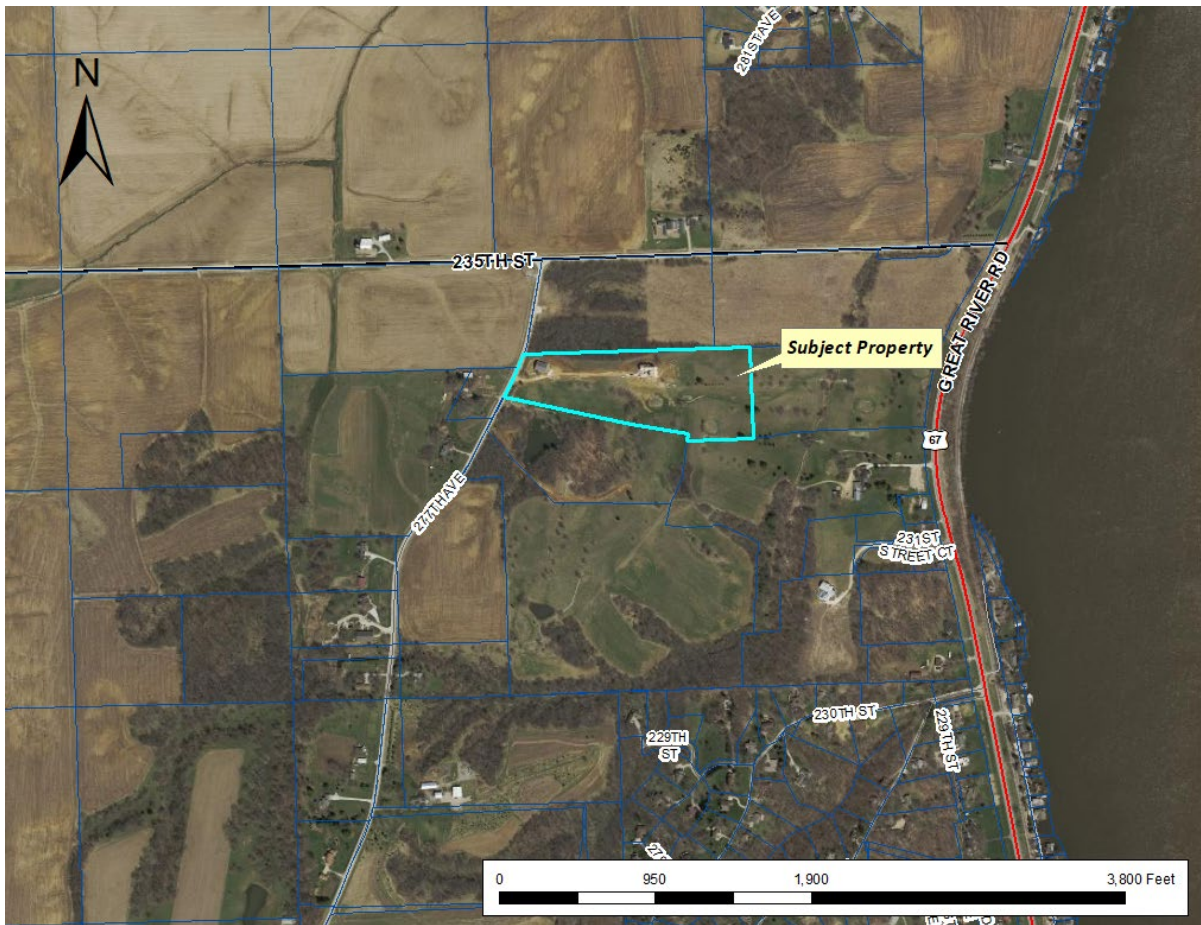
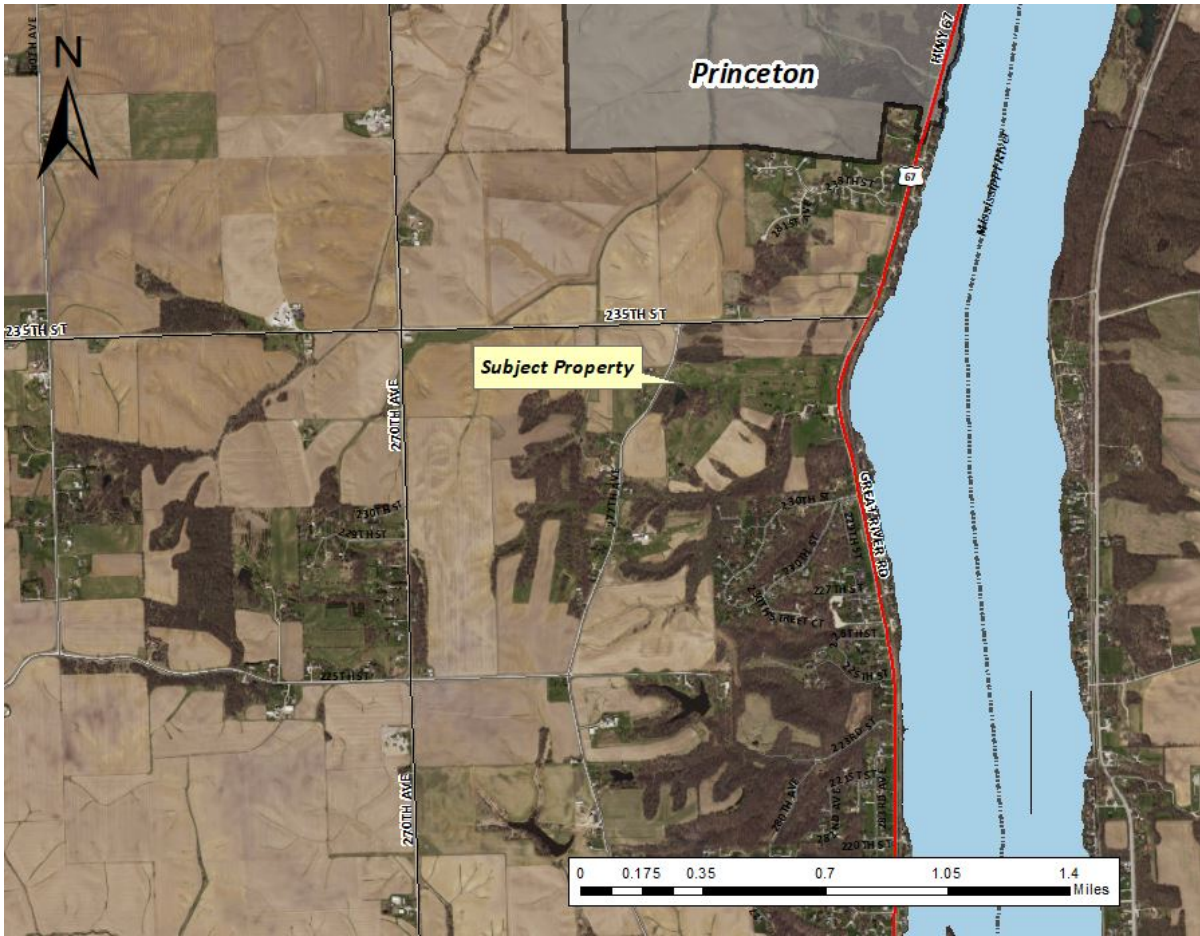
2224 E. 12<sup>th</sup> Street

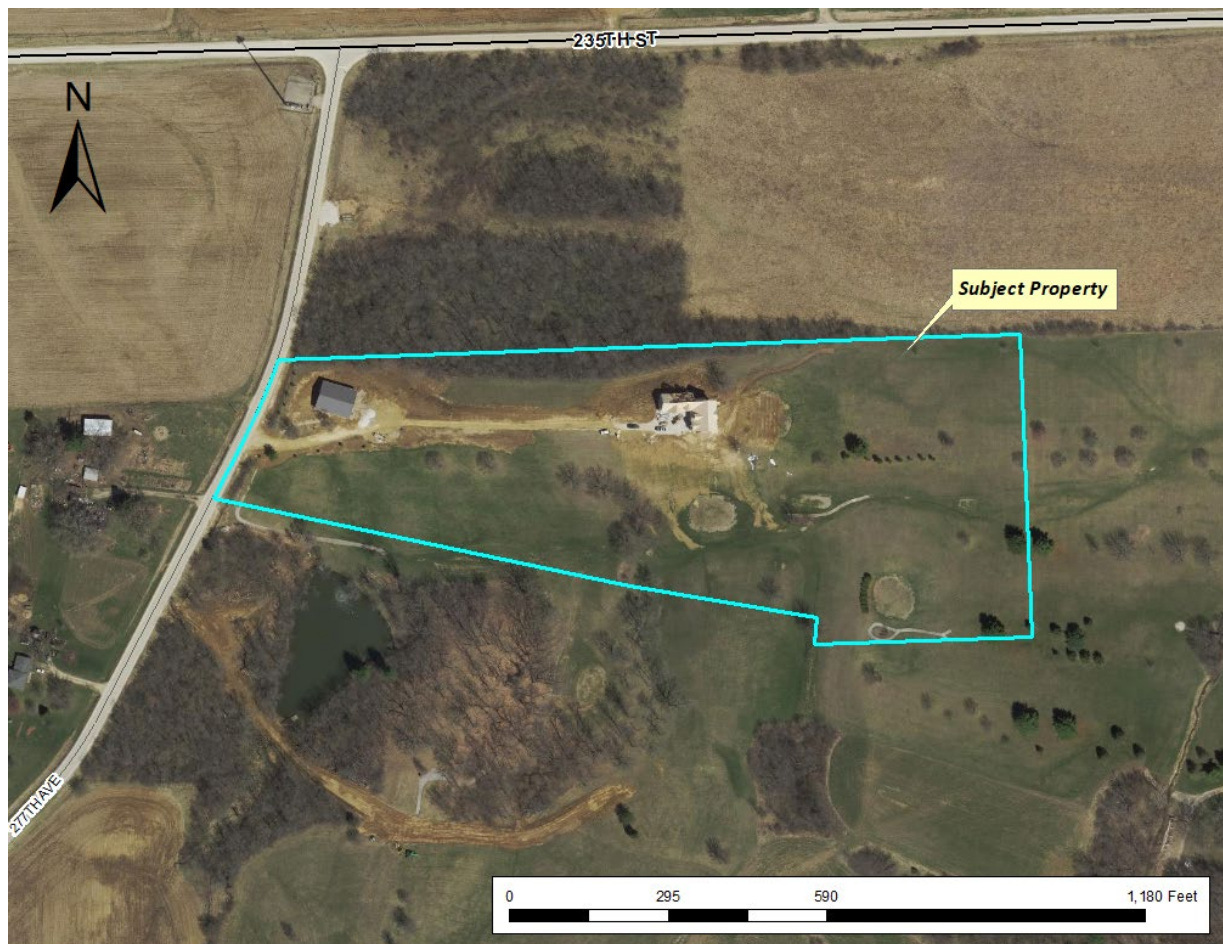
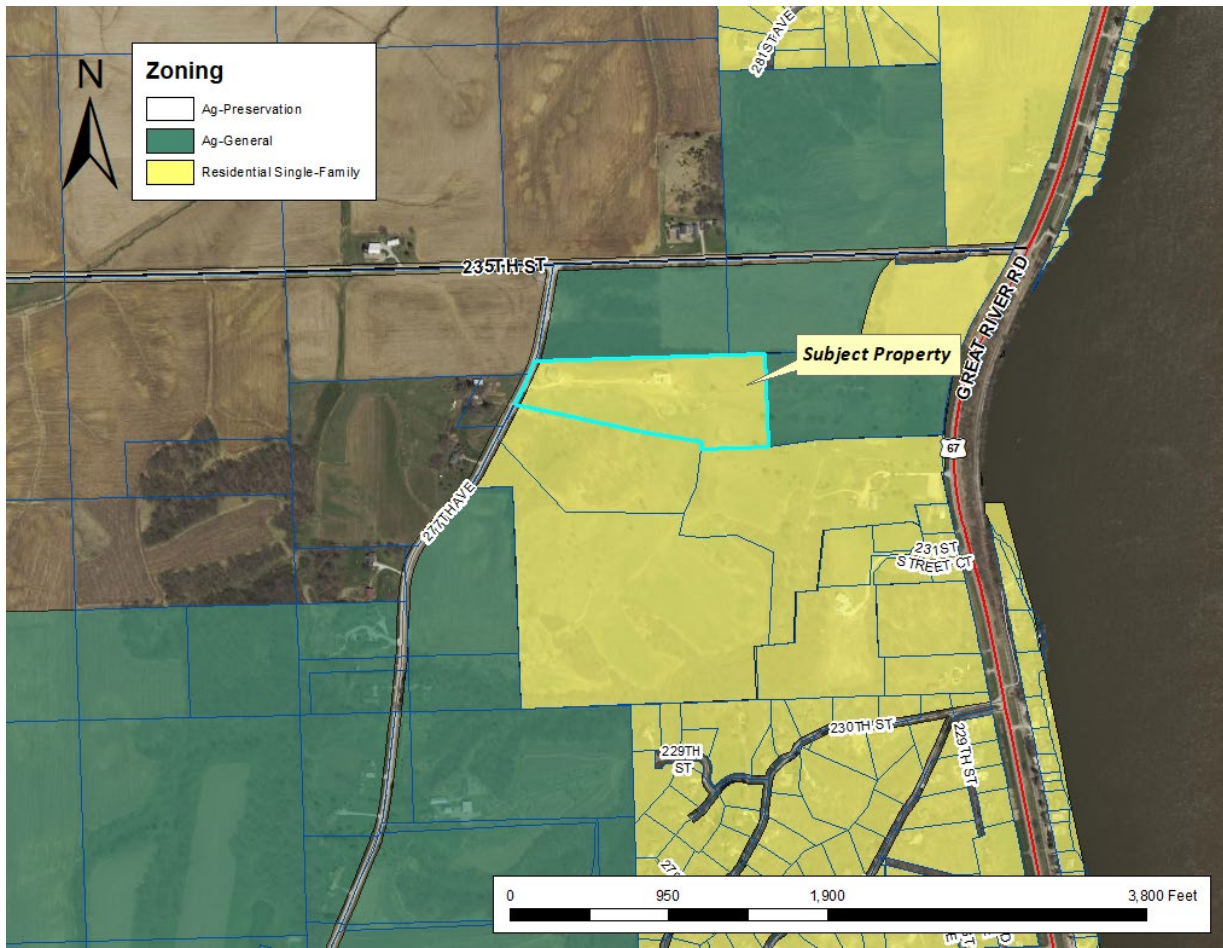
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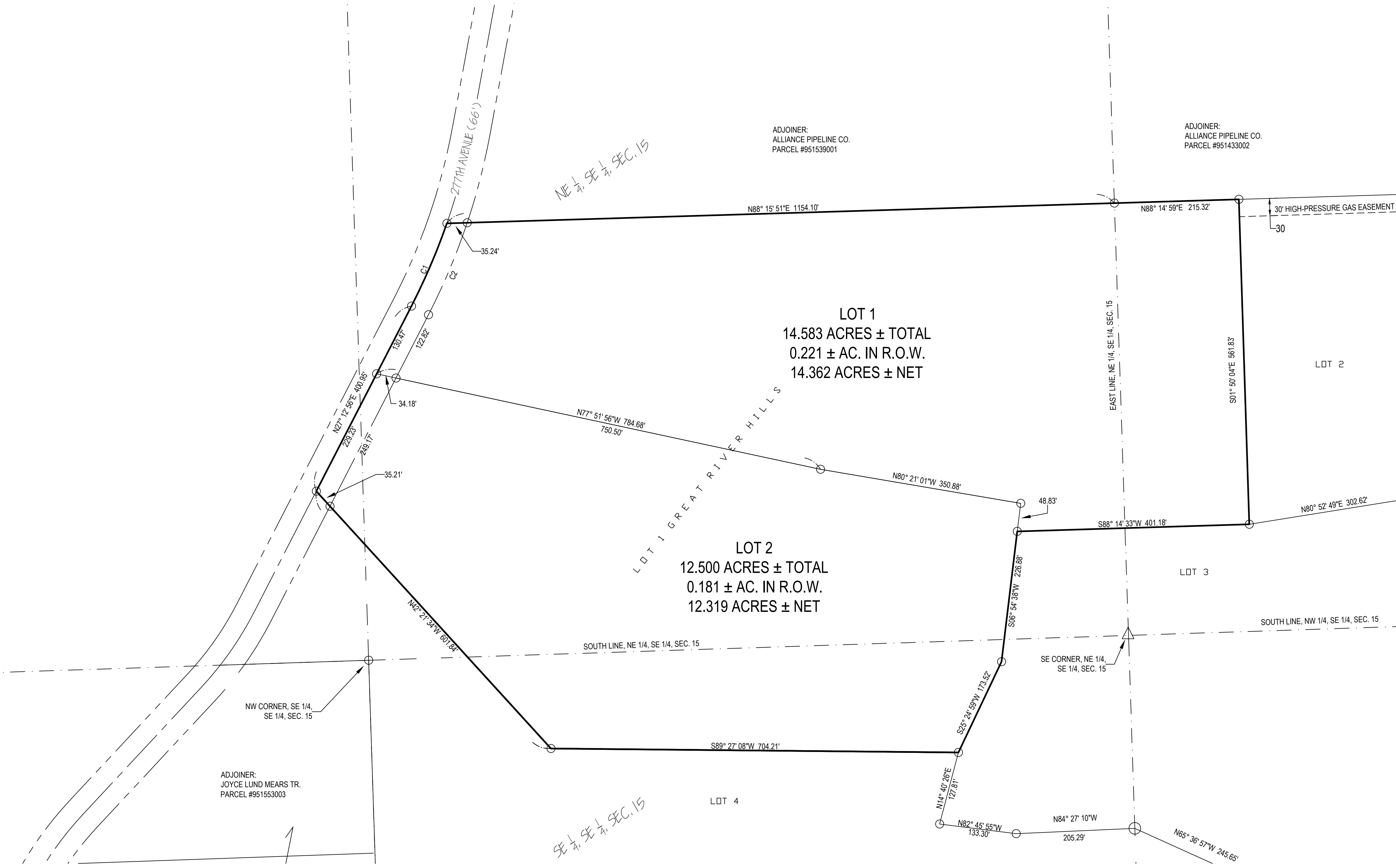


# FAULHABER'S FIRST ADDITION

PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 14 AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE 5th PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA

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SCOTT COUNTY PLANNING AND DEVELOPMENT

MID AMERICAN ENERGY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MEETS SUBDIVISION AND ZONING REQUIREMENTS

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SCOTT COUNTY, IOWA BOARD

MEDIACOM

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

WINDSTREAM

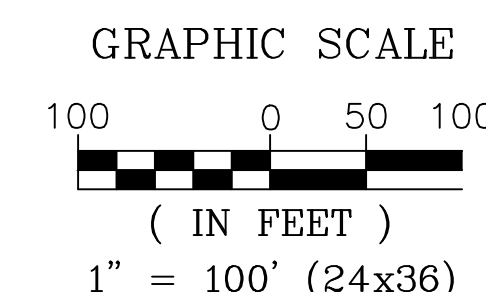
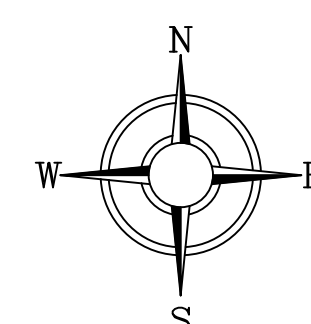
DATE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**PLAT INFORMATION**

1. Owner: Susan Leander  
23240 Great River Road  
Scott County, Iowa 52753  
Ph: (563) 289-4653
2. Engineer: Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
3. Surveyor: Michael D. Richmond  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
4. Attorney: Thomas Schirman  
202 N. 2nd Street, Ste A  
Eldridge, Iowa 52748  
Ph: (563) 285-9600

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	155.60'	1100.00'	08° 06' 17"	155.47'	N23° 09' 48"E
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**LEGEND:**

- DEED DIMENSION = (0.00')
- FIELD DIMENSION = 0.00'
- MONUMENTS FOUND
- #5 REBAR, UNLESS NOTED = ●
- CHISELED "X" = X
- MONUMENTS SET:
- #5 REBAR W/ YELLOW CAP #23503 = ○
- BOUNDARY LINE = \_\_\_\_\_
- ROAD CENTER LINE = \_\_\_\_\_
- EASEMENT LINE = \_\_\_\_\_
- SETBACK LINE = \_\_\_\_\_
- SECTION LINE = \_\_\_\_\_

LAND SURVEYOR  
MICHAEL D. RICHMOND  
23503  
IOWA

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 Land Surveyor under the laws of the State of Iowa.

\_\_\_\_\_  
MICHAEL D. RICHMOND  
Iowa License Number: 23503  
My license renewal date is December 31, 2019.  
Pages or sheets covered by this seal: 1



DATE: 05/25/18 TE PROJECT NO: olathea  
563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC CHECKED BY: MDR  
DRAWING LOCATION  
S: \leander\olather\olatheaboundarv.dwg

REVISIONS:		
NO.	DESCRIPTION	DATE
1.	REVISED INTERNAL LOT LINES PER OWNER REQUEST	09/04/18

PROJECT AMENDED FINAL PLAT  
FAULHABER'S FIRST ADDITION  
SCOTT COUNTY, IOWA

DEVELOPER TOM FAULHABER  
1320 WOODLAND LANE  
LeCLAIRE, IOWA

SHEET NO. 1 OF 1