

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment
Conditional Use Case No.: 266

Filed: 07/22/14

Board of Adjustment
City of Muscatine, Iowa

Ladies and Gentlemen:

On 07/22/14, the undersigned applied for a Conditional Use Permit to obtain a flood plain development permit to bury a 10 inch pipeline that will move dredge spoil from the harbor to the drying site.

Located on lot _____ Block _____ Addition _____
Address Muscatine Harbor in the _____ Zoning District.

This constitutes a Conditional Use as_
Per City Code 10-4-4 (B).

Very truly yours,

Fee Paid: 07/22/14
Receipt No.: _____
Date of Hearing: 08/05/14
Notice Sent: 07/22/14
Approved by Steve Boka: AF

APPELLANT SIGNATURE
City of Muscatine

PRINT NAME
215 Sycamore St., Muscatine

ADDRESS
563-262-4141

PHONE

Filing fee is \$200.00.

Application # _____

Date 7/22/14

TO THE ZONING ADMINISTRATOR: The undersigned hereby makes application for a Permit to develop in a flood plain. The work to be performed, including flood protection works, is as described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the MUSCATINE Flood Plain Management Ordinance and with all other applicable county/city ordinances and the laws and regulations of the State of Iowa.

City of Muscatine 7/22/14

Owner or Agent _____ Date _____ Builder _____ Date _____

215 Sycamore St
Muscatine, IA 52761

Address _____ Address _____

Telephone 563.262.4141 Telephone _____

1. Location: _____ 1/4, _____ 1/4, Section _____, Range _____, Township _____
Street Address Muscatine Harbor

2. Type of Development:

Filling _____ Grading _____ Excavation _____ Routine Maintenance _____

Minor Improvement _____ Substantial Improvement _____ New Construction X

3. Description of Development: A buried 10" pipeline
that will move dredge spoil from the harbor to the dewatering site

4. Premises: Size of site _____ ft. x _____ ft. Area of site _____
Estimated cost \$ _____ Principal use _____
Accessory uses (storage, parking, etc.) _____

5. Addition or modification to nonconforming use? Yes _____ No X
Assessed value of structure \$ N.A.

6. Property located in a designated Floodway (FW District)? Yes X No _____

IF ANSWERED YES, CERTIFICATION MUST BE PROVIDED PRIOR TO THE ISSUANCE OF A PERMIT TO DEVELOP, THAT THE PROPOSED DEVELOPMENT WILL RESULT IN NO INCREASE IN THE BASE FLOOD (100-year) ELEVATION.

7. Property located in a designated Floodway Fringe (FF, FP, or SF District)?
Buried pipeline no change in existing grade
Yes X No _____

a. Elevation of the Base (100-year) Flood 557 ft, NGVD

b. Elevation/floodproofing requirement N.A. (buried pipeline) ft, NGVD

c. Elevation of the proposed development N.A. (buried pipeline) ft, NGVD

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT FLOOR) OF ANY NEW OR SUBSTANTIALLY IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED 1.0 FT. ABOVE THE BASE FLOOD ELEVATION. IF THE PROPOSED DEVELOPMENT IS A NON-RESIDENTIAL BUILDING, THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF A NEW OR SUBSTANTIALLY IMPROVED NON-RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOODPROOFED 1.0 FT. ABOVE THE BASE FLOOD ELEVATION.

8. Source of Base Flood Elevation Data if not available on FIRM. _____

Panel number of FIRM 19139C0191C

9. Other permits required?

Corps of Engineers 404 Permit: Yes _____ No _____

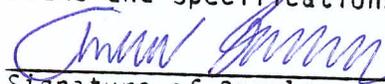
Iowa Department of Natural Resources: Yes _____ No _____

Other _____

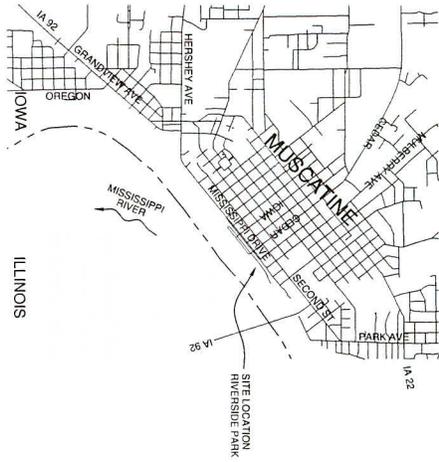
All provisions of the City of Muscatine, Flood Plain Management Ordinance (Ordinance Number _____) shall be complied with.

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE DEVELOPER/OWNER WILL PROVIDE CERTIFICATION BY A REGISTERED ENGINEER, ARCHITECT, OR LAND SURVEYOR OF THE "AS-BUILT" LOWEST FLOOR (INCLUDING BASEMENT) ELEVATION OF ANY NEW OR SUBSTANTIALLY IMPROVED BUILDING COVERED BY THIS PERMIT.

Plans and Specifications Approved this _____ Day of _____, 19__.


Signature of Developer/Owner

Authorizing Official



LOCATION MAP



CITY OF MUSCATINE, IOWA HARBOR DREDGE PIPE RIVERSIDE PARK 2013

| INDEX OF SHEETS | |
|-----------------|---|
| NO. | DESCRIPTION |
| A.01 | COVER |
| C.01 | QUANTITIES, TABULATIONS AND INFORMATION |
| D.01 | SITE PLAN |
| D.02 | SITE PLAN |
| | |
| | |
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| | |
| | |

UTILITY CONTACTS

MUSCATINE POWER & WATER
420 SCOMORE STREET
MUSCATINE, IOWA 52761
WATER - KRIS HATFIELD (563)282-3360
ELECTRIC - ANDY KURRIGER (563)262-3391
COMMUNICATIONS - TOM LEWIS (563)262-3206

ALLIANT ENERGY
215 OAK STREET
MUSCATINE, IOWA 52761
GAS - ANN KRESS (563)288-3322

CENTURYPINK
420 SCOMORE STREET
MUSCATINE, IOWA 52761
TELEPHONE - ANTONIO GLESSNER (563)355-6402

IOWA COMMUNICATIONS NETWORK (ICN)
402 E 4TH ST
DES MOINES, IA 50319
FIBER - KENT FROESE(515)725-4725 OFC
(515)229-2046 CELL

STANDARD ROAD PLANS

The following Standard Road Plans shall be considered applicable to construction work on this project.

| NUMBER | DATE | NUMBER | DATE |
|--------|----------|--------|----------|
| EC-103 | 04-20-10 | RF-19C | 10-16-12 |
| EC-201 | 04-20-10 | RF-19E | 10-16-12 |
| MI-102 | 10-18-11 | RL-9 | 04-20-10 |
| MI-210 | 04-17-12 | TC-202 | 10-16-12 |
| MI-220 | 10-16-12 | TC-252 | 04-17-12 |
| PM-110 | 04-16-13 | | |
| PM-111 | 10-16-12 | | |
| PM-120 | 10-16-12 | | |
| PM-550 | 04-19-11 | | |
| PV101 | 10-16-12 | | |
| PV102 | 10-16-12 | | |
| PV103 | 04-19-11 | | |

UTILITY NOTE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES.
IOWA 1-CALL# 1-800-292-8989



DRAWN BY: JL
DATE: 07/22/13

CITY OF MUSCATINE

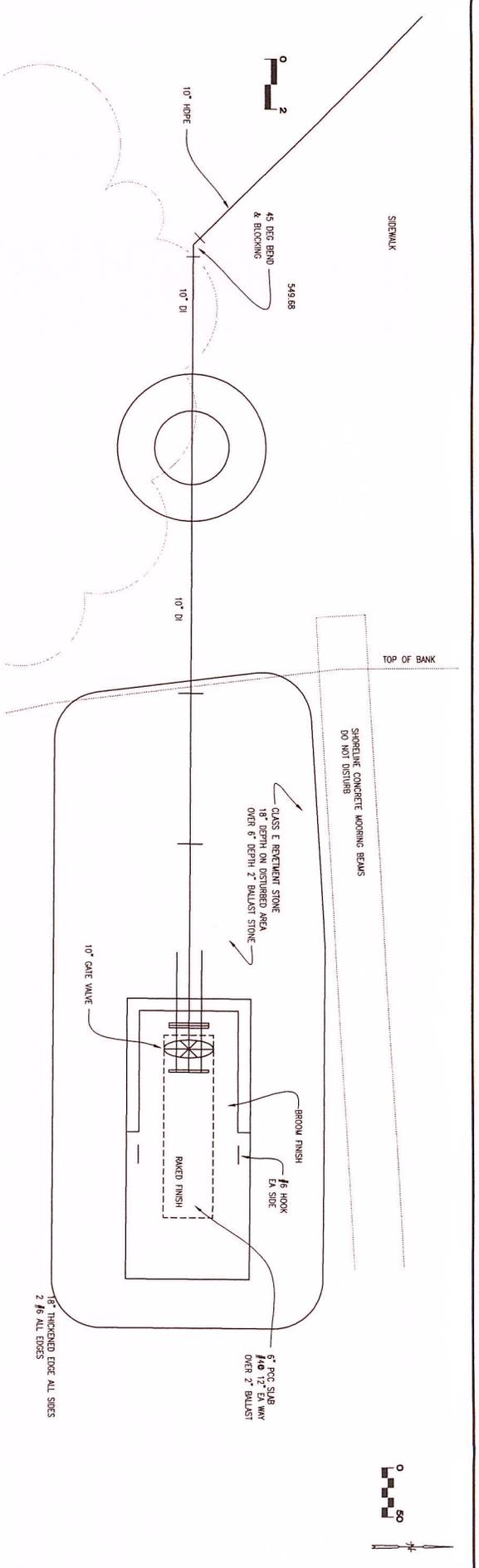
2013 HARBOR DREDGE PIPE

COVER

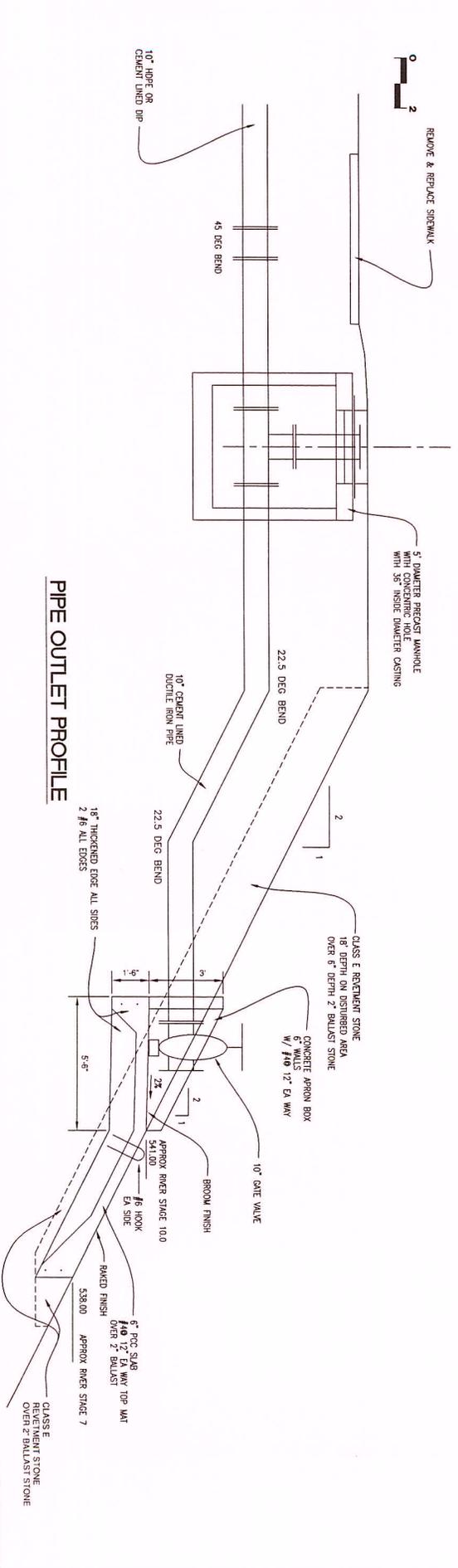
100B-2012-01

A.01

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.
Jonathan H. Dute
Date: _____ Reg. No. 13164
My license renewal date is December 31, 2014
Pages or sheets covered by this seal: ALL



PIPE OUTLET PLAN



PIPE OUTLET PROFILE

| | | | |
|----------------|-------------------|-------------------------|--------------|
| DRAWN BY: JL | CITY OF MUSCATINE | 2013 HARBOR DREDGE PIPE | SITE PLAN |
| DATE: 07/22/13 | | | |
| | | | 100B-2013-01 |
| | | | D.02 |