

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment
Conditional Use Case No.: 265

Filed: 06/30/14

Board of Adjustment
City of Muscatine, Iowa

Ladies and Gentlemen:

On 06/30/14, the undersigned applied for a Conditional Use Permit to obtain a flood plain development permit to continue work on the Water Main Replacement Project.

Located on lot _____ Block _____ Addition _____
Address Palm Street in the _____ Zoning District.

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

Very truly yours,

Fee Paid: 06/30/14
Receipt No.: 7236
Date of Hearing: 08/05/14
Notice Sent: 07/22/14
Approved by Steve Boka: AF

APPELLANT SIGNATURE
Muscatine Power & Water

PRINT NAME
3205 Cedar St., Muscatine

ADDRESS
563-262-3241

PHONE

Filing fee is \$200.00.

MUSCATINE COUNTY FLOOD PLAIN DEVELOPMENT PERMIT & APPLICATION

Permit # _____ Date _____

TO THE MUSCATINE COUNTY 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 County Flood Plain Management Ordinance and with all other applicable county ordinances and the laws and regulations of the State of Iowa.

Muscatine Power & Water _____
 Print Name of Owner or Agent Print Name of Builder

3205 Cedar St. _____
 Print Street Address of Owner/Agent Print Street Address of Builder

Muscatine, IA / 52761 _____
 Print City/State/Zip of Owner/Agent Print City/State/Zip of Builder

563-262-3241 _____
 Print Phone Number of Owner/Agent Print Phone Number of Builder

1. Location: 1/4 Sec. 30 T 77 N R 2 W
 Street Address Palm St.
 Parcel Number(s) _____ Township _____
 Sub/Block/Lot/Town _____

2. Type of Development:
 Filling _____ Grading _____ Excavation _____ Routine Maintenance _____
 Minor Improvement _____ Substantial Improvement _____ New Construction _____
 Other: Directionally drilling 8" HDPE water main

3. Description of Development: Existing water main has deteriorated and needs replaced. New 8" HDPE water main will be directionally drilled.

4. Premises: Site Area Palm St.
 Principal use New water main

5. Pre-Improvement/Assessed value of structure \$ _____
 (assessment taken from most recent Assessors valuation)
 Percentage of damage - as estimated by FEMA after 2008 Flood _____ %
 Computed damage - as estimated by FEMA after 2008 Flood \$ _____
 Value of Improvement (as per applicant) \$ _____

6. Property located in a designated FLOODWAY? Yes 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?

Yes _____ No _____

8. Elevation of the 100-year flood (ID source) _____ MSL/NGVD

9. Elevation/flood-proofing requirement _____ MSL/NGVD

10. Minimum elevation of proposed development site _____ MSL/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 FEET 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 FLOOD PROOFED 1.0 FEET ABOVE THE BASE FLOOD ELEVATION.

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

Panel Number of FIRM 190836 B Effective Date: 10/17/86

12. Other permits required?

Corps of Engineers 404 Permit:	Yes _____	No <input checked="" type="checkbox"/>	Unk _____
Iowa Department of Natural Resources:	Yes _____	No <input checked="" type="checkbox"/>	Unk _____
Muscatine County Building Permit:	Yes _____	No _____	Permit # _____
Septic System Verified:	Yes _____	No _____	Permit # _____

NOTE: A septic system must be approved prior to occupancy; and, all service panels need to be above the BFE.

All provisions of the County of Muscatine Flood Plain Management Ordinance, Article XIII, shall be complied with.

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE DEVELOPER AND OR 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 _____

X Ryan Wilson
Signature of Developer/Owner

Zoning Administrator and/or
Building Inspector

PALM ST WATER MAIN REPLACEMENT FROM GLENN AVE TO END OF MAIN

PROJECT JUSTIFICATION

This project is part of MPW's infrastructure replacement program. There are many areas around town that have experienced a high number of water main breaks in recent years. The breaks are on cast iron water mains installed from mid 1940s thru early 1970s. Cast iron piping from this period was of poorer manufactured quality. Problems with this pipe are nation wide and most water utilities are experiencing similar problems. The majority of water mains MPW has been experiencing problems with have been in service for more than 30 years. The water mains in the replacement areas have failed because of corrosive soils, poor pipe quality and stray electrical currents either independently or as combinations creating corrosive galvanic cells along the pipe.

Staff has prioritized the water main replacement projects according to the number of breaks experienced per 100 feet of each affected water main segment and also a subjective evaluation of risk of potential property damage associated with additional breaks on the segment.

New water main will be constructed of high density polyethylene (HDPE) pipe. HDPE has a proven track record in the water industry. MPW has incorporated the product into the current update of the MPW's Standard Specification for Water System Improvements. HDPE pipe can be installed by directional boring or pipe bursting which makes it especially attractive for replacement projects such as this one.

Staff is recommending construction of 1170 feet of new 6" HDPE water main to replace the existing deteriorated 6" water main in this area.



LEGEND:

- EXISTING WATER MAIN
- EXISTING SYSTEM VALVE
- ADVANCED WATER MAIN
- FUTURE WATER MAIN
- FUTURE SYSTEM VALVE
- WATER MAIN BREAK
- RESIDENTIAL WATER LINE
- SEWER MANHOLE
- STORM CATCH BASIN
- GASLINE
- CABLES
- POUTLUST AREA

NOTES:

1. LOCATE ALL EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION.
2. 5/2 MINIMUM BURY UNLESS OTHERWISE SPECIFIED ON THE PLANS.
3. SPECIFICATIONS WILL BE THE STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION SYSTEMS AND RELATED UTILITIES AND COMMUNICATIONS TRUSTEES OF THE CITY OF MUSCATINE, IOWA, 2008.
4. PROVIDE TWO #12 COPPER BLUE POLYETHYLENE JACKETED DIRECT BURIAL TRACER WIRES.
5. PROVIDE POLYETHYLENE ENCASUREMENT.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

(SIGNATURE) *Ryan L. Wilson* (DATE) *11/28/14*

(LICENSE NUMBER) *14385*

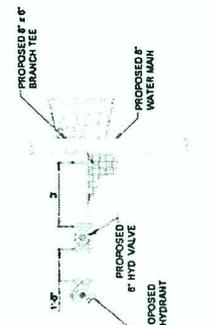
MY LICENSE EXPIRES ON *12/31/15*

PAGES OR SHEETS COVERED BY THIS SEAL ARE *0*

DWDC0330A



	WATER DISTRIBUTION	WATER MAIN REPLACEMENT PALM ST - 2014
SHEET NO. 11-113 DATE: 11/28/14 PROJECT NO. DWDC0330A		DWDC0330A 0



DETAIL 'A'

DETAIL 'B'

DETAIL 'C'