

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment
Conditional Use Case No.: 271

Filed: March 23, 2015

Board of Adjustment
City of Muscatine, Iowa

Ladies and Gentlemen:

On March 23, 2015, the undersigned applied for a Conditional Use Permit to obtain a flood plain development permit to extend the harbor dredge spoil line across Mad Creek. Pipe will be underground and attached to pedestrian bridge.

Located on lot _____ Block _____ Addition _____
Address Mouth of Mad Creek in the _____ Zoning District.

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

Very truly yours,

Fee Paid: N/C
Receipt No.: _____
Date of Hearing: 04/07/15
Notice Sent: 03/31/15
Approved by Andrew Fangman: Yes

APPELLANT SIGNATURE
City of Muscatine

PRINT NAME
215 Sycamore Street, Muscatine

ADDRESS
563-262-4141

PHONE

Filing fee is \$200.00.

Application # FPDP 15-001

Date 3/23/15

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 3/20/15 SJ12 George Excavator //
Owner or Agent Date Builder Date

215 Sycamore
Address
583. 262. 4141 Address
Telephone Telephone

1. Location: 1/4, 1/4, Section, Range , Township
Street Address Mouth of Mad Creek

2. Type of Development:
Filling Grading Excavation Routine Maintenance
Minor Improvement X Substantial Improvement New Construction

3. Description of Development: Extension of harbor dredge spoil
line across Mad Creek, pipe will be underground
an attached to pedestrian bridge

4. Premises: Size of site 1 ft. x 100 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 \$

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)?
Yes No

a. Elevation of the Base (100-year) Flood 556 ft, NGVD

b. Elevation/floodproofing requirement ft, NGVD

c. Elevation of the proposed development 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 _____

9. Other permits required?

Corps of Engineers 404 Permit:

Yes _____ No

Iowa Department of Natural Resources:

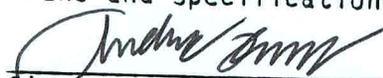
Yes _____ No

Other _____

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

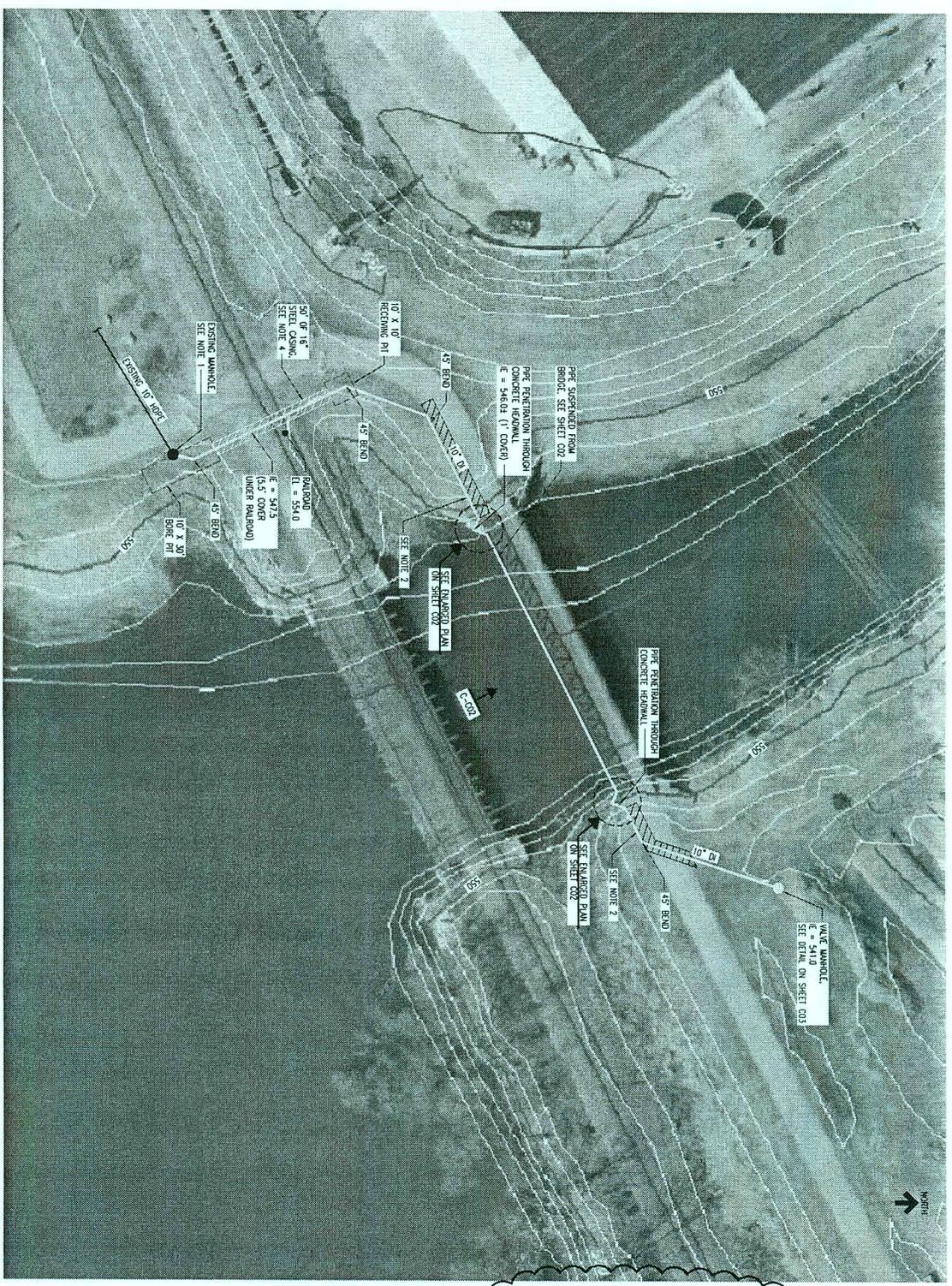
THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE DEVELOPER/OWNER WILL PROVIDE CERTIFICATION BY A REGISTERED ENGINEER, ARCHITECT, OR LAND SURVEYOR OF THE "AS-BUILT" LOWEST FLOOR (INCLUDING BASEMENT) ELEVATION OF ANY NEW OR SUBSTANTIALLY IMPROVED BUILDING COVERED BY THIS PERMIT.

Plans and Specifications Approved this _____ Day of _____, 1920.



Signature of Developer/Owner

Authorizing Official



LEGEND

- EXISTING 10" PIPE PIPE
- PROPOSED 10" PIPE
- PROPOSED 14" STEEL CDSING
- APPROXIMATE BRIDGE PAVEMENT REMOVAL AND REPLACEMENT

NOTES

1. MAKE CONNECTION TO EXISTING 10" PIPE WHICH EXISTING MANHOLE REMAINS TO REMAIN AND INSTALL A VALVE MANHOLE DETAIL ON SHEET 003.
2. MAINTAIN AT LEAST 3 FEET OF COVER OVER PIPE UNTIL BRIDGE IS IN PLACE TO APPROXIMATELY 1 FOOT OF COVER AT BRIDGE ABUTMENTS.
3. WHERE ASPHALT BRIDGE PAVEMENT IS TO BE REMOVED MAKE CLEAN SHIP COI EOOD.
4. STEEL CDSING SHALL HAVE A MINIMUM WALL THICKNESS OF 0.291" - MINIMUM YIELD STRENGTH TO BE 35,000 PSI.
5. SUMMARY OF WORK INCLUDES MODIFICATION OF EXISTING MANHOLE FOR PIPE EXTENSION, JACK AND BORE PIPE UNDER PAWLWAY, REMOVE PIPE THROUGH BRIDGE, CUT AND REPAIR BRIDGE DECK AND REINFORCE BRIDGE DECK AND BE PROVIDED BY OWNER.
6. WORK NEEDS TO BE COORDINATED AROUND THE CITY DRIVING OPERATIONS AND SCHEDULE.

DESIGNED BY	DATE	SCALE	REV.
DRAWN BY		1" = 20'	2
CHECKED BY			
APPROVED BY			
DATE	2014-11-28		

NO.	DESCRIPTION	DATE
1	WORK MODIFICATION	11-25-14
2	ISSUE FOR CONSTRUCTION	11-25-14

Stanley Consultants Inc.
 225 West Avenue, Muskegon, Michigan 49781-3784
 www.stanleyconsultants.com

CITY OF MUSKOGEE
 WAD CREEK BRIDGE PIPE LINE EXTENSION
 MUSKOGEE, MI

SITE LAYOUT



STATE OF IOWA

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
CHUCK GIPP, DIRECTOR

March 17, 2015

CITY OF MUSCATINE
C/O JON KOCH
1202 MUSSER STREET
MUSCATINE, IA 52761

RE: Proposed Dredge Pipeline Extension (Mad Creek)
Section 36, T76N, R02W and Section 36, T77N, R02W; City of Muscatine, Muscatine County. (WR# 81297)

Dear Mr. Koch:

This is in response to your Flood Plain Development Permit application received concerning the above referenced project.

The City of Muscatine has a flood plain management ordinance that is approved by this Department. The approval of the ordinance empowers the City to permit certain types of flood plain development in lieu of this Department. However, those types of projects for which criteria for approval have not been specified in the ordinance (e.g., bridges, culverts, flood protection walls, stream bank stabilization, channel changes, boat ramps, outfalls, etc.) must have the approval or concurrence of this Department prior to construction. We have reviewed the project and would not object if the City grants a permit. If you have not yet done so, please contact the local Flood Plain Manager (Dave Gobin at 563-262-4141) for assistance on applying for the local flood plain permit.

The project is within the city limits of the City of Muscatine (RM 453.0 to 456.6). Muscatine is a Charter City with special riparian rights and controls. Therefore, a sovereign lands construction permit pursuant to Chapter 461A of the Iowa Code will not be required for this project. The applicant is responsible for complying with all other local, state and federal statutes, ordinances, rules and permit requirements applicable to the construction, operation and maintenance of the approved works. The project may require a Section 404 Permit from the U. S. Army Corps of Engineers.

Thank you for your cooperation. If you have any questions, please call me at 515-725-8347.