

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment  
Conditional Use Case No.: 278

Filed: 09/12/2016

Board of Adjustment  
City of Muscatine, Iowa

Ladies and Gentlemen:

On 09/12/2016, the undersigned applied for a Conditional Use Permit to

The intent of this project is to construct a creek crossing to get equipment across the creek when it is at its lowest level safely and reliably.

Located on lot   Block   Addition   Address 1749 Arbor Oaks Drive  
  in the R-6 Zoning District.

This constitutes a Conditional Use as

A flood plain development permit is required. This constitutes a conditional use per City Code 10-4-5 (B).

Very truly yours,

Fee Paid: \$200.00 09/12/2016

Receipt No.:  

Date of Hearing: 10/04/2016

Notice Sent: 09/27/2016

Approved by Andrew Fangman: Yes

APPELLANT SIGNATURE

Bill Parks & Ron Stych for JB Forest, LLC

PRINT NAME

1749 Arbor Oaks Drive, Muscatine

ADDRESS

PHONE

***Filing fee is \$200.00.***

APPLICANT, OR REPRESENTATIVE FOR, MUST BE  
PRESENT AT MEETING FOR ACTION TO BE TAKEN.

CHECK LIST

- Request must be submitted two weeks prior to meeting date. Board meets the first Tuesday of each month.
- Letter of explanation for request.
- Site plan.
- Names & addresses of property owners within 200 feet of property lines.

9/8/2016

bill  
JB Forest, LLC  
1749 Arbor Oaks Drive  
Muscatine, IA 52761

Andrew Fangman  
City of Muscatine

Dear Mr. Fangman

I have been asked to send a "Letter of Intent" about the proposed Low Water Crossing of the Papoose Creek on my property. I hope this and the attached documents meet your requirements.

The intent of this project is to construct a creek crossing that would be a way to get equipment across the creek when it is at its lowest level safely and reliably without sinking in the sand. The equipment is for maintenance and enhancement of the woods and would likely include a tractor and trailer, pickup truck and other small equipment.

This is not intended to be a dry crossing such as a bridge or dam and it is anticipated that changes to the creek bed would be at or below the present level to support the weight of the equipment. The south bank will need to be cut to allow ascent from the creek bed and both sides of the crossing will be covered with stone or broken concrete rip rap to try to prevent erosion. It is likely that after heavy flow periods there may need to be some cleanup of deposited sand and debris to open this up.

We have looked at several options and I received an article from Mark Vitosh District Forestry Director for the DNR mentioning something called a Missouri Ford which was a general model for this project. We believe the proposal presented is the most cost effective and should not impede creek flow. All my immediate neighbors have been consulted and they remain supportive of the work I am doing to clean up my woods.

This crossing would be used to clean up fallen trees on the property on the south side of the creek and plant new trees as needed to enhance the property. The property will be intermittently mowed to allow maintenance but it is intended that it be native plants over time. It is also possible that my neighbors might want to use this access to maintain their property across the creek which would be fine from my standpoint. This is all private property and we would not expect this creek crossing or the woods to be available to the public. My insurance agent has asked that it be posted "No Trespassing". We do have kids walk the creek from time to time as I did when I was younger. This has not been a problem.

Thank you for your consideration

bill  
Co-Owner JB Forest LLC

JB Forest, LLC

**Papoose Creek Crossing**

**Located at 1749 Arbor Oaks and adjoining property**

**SCOPE:**

Since it is the desire of the owner of both properties to maintain and improve the properties which are adjacent to the Cedar Street Project, access is necessary to complete the improvements. Papoose Creek currently prevents safe passage across the creek. The owner is proposing a "Low water stream crossing" as designed by the Department of Civil and Construction Engineering at the Iowa State University.

**Care will be taken to promote conservation and environmental preservation.**

**Creek water will be diverted around the area of construction.**

**Excavated soils will be re-used on site**

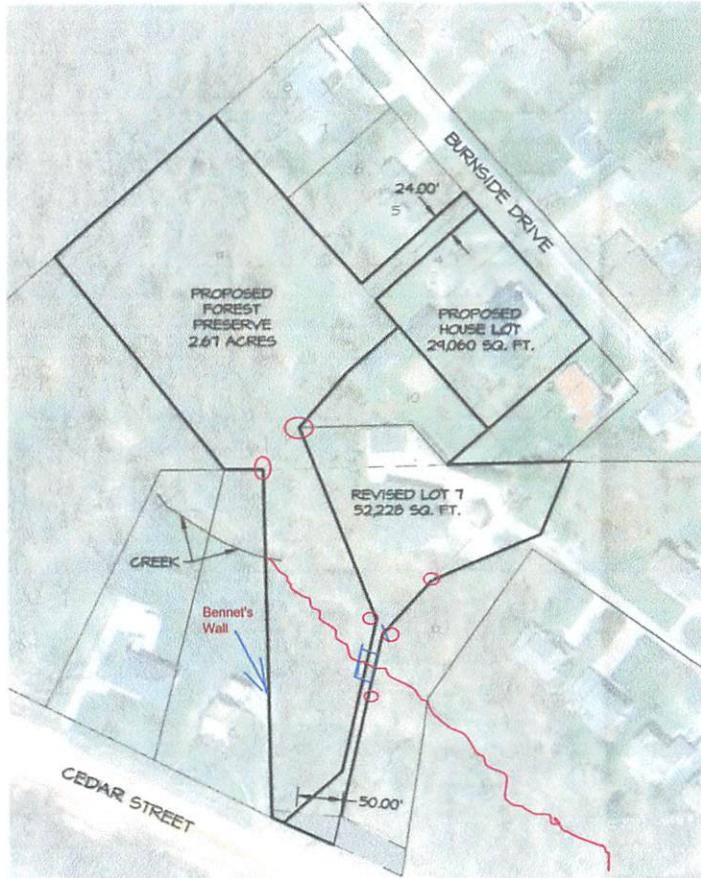
**Stream bed will be excavated to a depth of 20" in the area of the crossing , or, "ford.**

**"Pre-cast, Pre-stressed concrete poles" will then be placed into the excavation as shown on the attached drawings.**

**"Erosion Stone" will then be placed over the poles, and up each entry ramp to create a roadbed**

**"Concrete Rubble" will be placed on affected embankments.**

**The entire area will be "dressed" to somewhat the pre-construction condition.**



Red Circles are PVP pipe markers place by Whitacre  
Red wandering line is approximate creek (Hard to see on aerial views because of trees)  
Blue box is the ford (9 foot pipe and maybe some rip rap on both sides)  
I own Lot 7 and the forest preserve, Bernie Becker is to the East and I will talk to him a bit more.  
Bernie is an Engineer at Monsanto and wants everything done correctly so I always talk to him about everything I do.



100 0 100

#### LEGEND

- PROPOSED PROPERTY LINES
- ORIGINAL PROPERTY LINES
- EXISTING PROPERTY LINES
- PERMANENT ROAD EASEMENT

<b>Martin &amp; Whitacre Surveyors &amp; Engineers, Inc.</b>	
P.O. BOX 413	(563)263-7691
MUSCATINE, IOWA	
<b>BILL PARKS</b>	
EXHIBIT FOR PROPERTY LINE ADJUSTMENTS MUSCATINE CO., IOWA	
REV. 0	1405 SURVEY.DMS SHEET 1 OF 1