



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
 Prepared by: Andrew Fangman, Assistant Community Development Director  
 Date: August 28, 2019

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## ZBACU-14 Flood Plain Development Permit - 1804 River Road

Conditional Use Case No. #ZBACU14, a flood plain development permit has been filed by Teresa Nelson. The applicant is seeking permission to raise by 40 inches, the bottom floor of an existing, flood damaged home that is located at 1804 River Road; and to make other repairs to flood damage. Any substantial improvement to an existing structure that is located in a designated flood plain constitutes a conditional use per City Code 10-4-5 (C)(1)(g) and Federal FEMA regulations, and requires the approval of the Zoning Board of Adjustment

Subject Parcel

Parcel Lines

0 50 100 200 300 400

Feet



## Flood Plain Development Application/Permit

Application/Permit# ZBACU-14

Date 8-27-2019

TO THE 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 City of Muscatine Plain Management Ordinance and with all other applicable city/county ordinances and the laws and regulations of the State of Iowa.

Owner/Agent: Theresa Nelson

Street Address: 12480 Panasoffkee Dr Phone:

City/State/Zip: North Fort Myers, FL 33903-4747 Email: tdbbonita@aol.com

Builder: John Shelengaski

Street Address:  Phone:

City/State Zip:  Email:

Project Location: 1/4 1/4 Section 36 Township 77N Range 2W

Latitude: 41°25'33" Longitude: 91°23'54" County: Muscatine

Project Street  
Address: 1804 River Road

City/State/Zip: Muscatine, IA 52761

### Type(s) of Development

Filling

New Construction

Routine Maintenance

Excavation

Grading

Substantial Improvement

Minor Improvement

Other (describe below)

### Development Description

Repair and raise existing flood damaged home, located at 1804 River Road, an additional 40", which will place the bottom floor above 1' above the base flood elevation. The enclosed space below the BFE will only be used for uses permitted by Section 10-4-5(C)(1)(g)(iv) of City Code of Muscatine, such the parking of vehicles, building access, and low damage potential storage. The required, Section 10-4-5(C)(1)(g)(i), two openings, with a total net area not less than 1 sq. inch per square foot of enclosed in the walls area subject to flooding, by leaving out 3 cinder blocks on the bottom course on two of the walls. All other improvements will comply with the applicable sections of Section 10-4-5(C).

Size of Site (ft x ft): 24' by 24' Area of Site (sq. ft.): 576 Estimated Cost (\$):

Principal Use: Single Family Dwelling

Accessory Uses (Storage, parking, etc.):

Addition or modification to non-conforming use:  Yes  No Assessed value of structure (\$):

Is property located in a designated Floodway (FW District)?  Yes  No

**IF "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 100 YEAR (BASE) FLOOD ELEVATION.**

Is property located in a designated Floodway Fringe (FF), General Flood Plain (FP), or Shallow Flooding (SF) District?

Yes  No If "Yes", indicate which one: FP

Elevation datum used :  NAVD88  NGVD29  Other (describe): NAD 1983

Elevation of the 100 year (Base) flood (ft): 556.7 Source: FIRM Panel 19139C0192C

Elevation of the proposed development site (natural ground) (ft): 546.96'

Required elevation/flood proofing elevation for lowest floor (ft): 557.7'

Proposed elevation/flood proofing level for lowest floor (including basement): \_\_\_\_\_

Elevation information obtained from an elevation certificate

Other information (identify and describe source): prepared by Michael D. Richmond RLS #23503

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF ANY NEW OR SUBSTANTIALLY IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED AT LEAST 1.0 FOOT ABOVE THE 100 YR. (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 TO AT LEAST 1.0 FOOT ABOVE THE 100 YR. (BASE) FLOOD ELEVATION.

Other Permits Required

Iowa DNR Flood Plain Permit  Yes  No Permit # \_\_\_\_\_ Date Received: \_\_\_\_\_

US Army Corps of Engineers  Yes  No Permit # \_\_\_\_\_ Date Received: \_\_\_\_\_

Other  Yes  No Permit # \_\_\_\_\_ Date Received: \_\_\_\_\_

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

Date: \_\_\_\_\_

Signature of Owner/Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Authorizing Official: \_\_\_\_\_ Date: \_\_\_\_\_

# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE			
A1. Building Owner's Name Theresa Nelson		Policy Number:			
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1804 River Road		Company NAIC Number:			
City Muscatine	State Iowa	ZIP Code 52761			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 9 West, Plat in Bk. 3 Plats at Pg. 213, Muscatine County, IA W.D. #2008-04280					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>residential</u>					
A5. Latitude/Longitude: Lat. <u>41d25'49.33'</u> Long. <u>91d01'23.54"</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983			
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>576.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number MUSCATINE, City of #190213C		B2. County Name Muscatine			
B3. State Iowa					
B4. Map/Panel Number 19139C0192C	B5. Suffix	B6. FIRM Index Date 07-18-2011	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 556.7
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1804 River Road			Policy Number:
City Muscatine	State Iowa	ZIP Code 52761	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS Vertical Datum:

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	547.81	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	555.79	<input type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<input type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	555.79	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	546.96	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	547.44	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	546.15	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name Michael D. Richmond	License Number 23503		
Title Licensed Land Surveyor			
Company Name Townsend Engineering			
Address 2224 E. 12th Street			
City Davenport	State Iowa		ZIP Code 52761
Signature <i>Michael D. Richmond</i>	Date 11-14-17	Telephone (563) 386-4236	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)  
all mechanicals & utilities are on next higher floor.