

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment
Conditional Use Case No.: 261

Filed: October 18, 2012

Board of Adjustment
City of Muscatine, Iowa

Ladies and Gentlemen,

On October 18, 2012, the undersigned applied for a Conditional Use Permit to reconstruct a building on his property.

Located on Parcel #0826426018 Addition: Muscatine Industrial Sites No. 1
Address: adjacent to 1516 Isett Avenue in the M-1 Zoning District.

This constitutes a Conditional Use as the request is to construct a building in a designated flood hazard area.

Very truly yours,

Doug Reist
1516 Isett Avenue
Muscatine, IA 52761
563-264-2231

Fee Paid: \$200.00 on 10/18/12
Receipt No.: 84491
Date of Hearing: 11/06/12
Notice Sent: 10/30/12
Approved by Steve Boka: Yes



**Martin & Whitacre
Surveyors & Engineers, Inc.**

Gary Whitacre, President
Matt Krause, Sec/Treas

October 17, 2012

Mr. Steve Boka
Zoning Director
City of Muscatine

RE: Reist property building construction permit

Mr. Boka;

We are acting as a consultant to Mr. Doug Reist who wishes to reconstruct a building on his property, Parcel ID #0826426018. The site was previously developed and located within the area designed by the City as a Flood Plain on the August 28, 2012 mapping. The proposed building site is located on a 0.66 acre parcel. According to the map, a portion of that lot is within the 100 yr flood zone and the floodway zone.

Mr. Reist plans to construct the proposed building over the footprint of the previous building. According to the mapping, the building will be located outside of the floodway. The proposed building will have a finished floor of (BFE plus one foot) 568.5. The building construction will have a similar cross sectional area of the previous building and therefore will not affect the existing flood profile.

A minor volume of fill (approx. 150 cubic feet of gravel) will need to be placed to allow for a smooth transition to the new building floor. An equivalent volume of earth will be removed between the building and creek bed. Removal of this volume of fill will mitigate the effects of filling.

If you have any questions or comments please call me at 563-263-7691 or
email:ashutt@martinwhitacre.com

Sincerely;

MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC.

Adam Shutt, P.E.

Encl.: Flood Plain Development Permit/Application
Site Plan

Cc: Greg Johnston w/encl.
Doug Reist w/encl.

#7583 flood plain letter

SUE EMMERT
0826403005

BENCH EL=566.42

PLACE GRAVEL TO TRANSITION
TO FLOOR 10% MAX SLOPE

TWO BAY DOORS

REMOVE 150 CUBIC FEET OF
EARTH IN THIS AREA TO OFFSET
GRAVEL TRANSITION AT BUILDING

HILLCREST
BAPTIST
CHURCH

0826403004

SANTOS
SAUCEDO

GRAVEL SURFACE

EXISTING BUILDING TO REMAIN

JUAN LOPEZ

BFE 561.5 (CITY OF MUSCATINE, AUGUST 28, 2012)

EXISTING FLOOR=566.85

FILL TO ELEVATION=568.5 (BFE +17)

0826426018

MIDTOWN
TOWING

0826426003

BENCH EL=568.74

0826426017



NO.	REVISIONS	INITIALS	DATE

DRAWN BY: AHS
APPROVED:



Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. BOX 413
MUSCATINE, IOWA
VOICE (563) 263-7181 FAX (563) 263-0048 EMAIL info@martin-whitacre.com

MIDTOWN TOWING
MUSCATINE, IOWA
FLOOD PLAIN REVIEW
SITE PLAN
PROJECT NO. 7583.12

FLOOD PLAIN DEVELOPMENT PERMIT/APPLICATION

Application # FPDP 12-001Date 10/16/12

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 Flood Plain Management Ordinance and with all other applicable county/city ordinances and the laws and regulations of the State of Iowa.

<u>Doug Reist</u>	<u>10/16/12</u>	<u>Mike Stych</u>	<u>10/16/12</u>
Owner or Agent	Date	Builder	Date
1516 Isett Avenue			
Muscataine, IA 52761		Muscataine, IA 52761	
Address		Address	
Telephone <u>563/264-2231</u>		Telephone <u>563/263-4452</u>	

1. Location: SE 1/4, NE 1/4, Section 26, Range 77, Township 2W
Street Address _____

2. Type of Development:

Filling X Grading _____ Excavation X Routine Maintenance _____

Minor Improvement _____ Substantial Improvement X New Construction _____

3. Description of Development: Construction of a building utilizing existing building footprint.

4. Premises: Size of site _____ ft. x _____ ft. Area of site 0.66 Acres
Estimated cost \$ _____ Principal use _____
Accessory uses (storage, parking, etc.) _____

5. Addition or modification to nonconforming use? Yes X No _____
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 X No _____

a. Elevation of the Base (100-year) Flood 567.5 ft, NGVD

b. Elevation/floodproofing requirement 568.5 ft, NGVD

c. Elevation of the proposed development 568.5+ 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. City of
Muscataine Flood Zone Map, August 28, 2012

Panel number of FIRM _____

9. Other permits required?

Corps of Engineers 404 Permit:

Yes _____ No X

Iowa Department of Natural Resources:

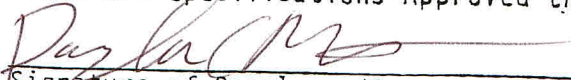
Yes _____ No X

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 _____, 19____.


Signature of Developer/Owner

Authorizing Official