

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment
Conditional Use Case No.: 256

Filed: December 7, 2010

Board of Adjustment
City of Muscatine, Iowa

Ladies and Gentlemen,

On December 7, 2010, the undersigned applied for a Conditional Use Permit to perform grading and culvert extension work near the entrance of Wood Creek Subdivision and Papoose. There is a Flood Zone A designation in this area.

Location: NW quarter, Section 35, Range 2W, Township 77N.

This constitutes a Conditional Use for construction in a designated flood plain area.

Very truly yours,

Jon Lutz, City Engineer
City of Muscatine

Fee Paid: N/C
Receipt No.:
Date of Hearing: 03/01/11
Notice Sent: none

Oien, Stephanie

From: Lutz, Jon
Sent: Tuesday, December 07, 2010 10:14 AM
To: Oien, Stephanie
Cc: Hill, Randy
Subject: Cedar Flood Plain Dev Permit
Attachments: CEDAR VO2A.pdf; cedar404approval.pdf; cedarfloodplaindevapp.pdf

Stephanie,

Attached is the flood plain permit form, the culvert plan and the approved 404 permit from the corps for the Cedar Street project.

The project includes reconstructing Cedar Street from Houser to Parham to have a 2 lane roadway with a center turn lane and additional turn lanes at intersections. There will also be a trail for the entire route on the north side. A flood plain development permit is required to perform grading and culvert extension work near the entrance of Wood Creek where there is Flood Zone A designation. The work will not cause a rise in the 100 year flood profile. There are no buildings upstream of the site that could be affected by the work. This work will start in the summer of 2011 and should be completed by November 2012. There will be at least 2 contracts for the work. The first contract will be bid locally and include culvert and utility improvements. The second contract will be through the Iowa DOT and will include the grading and paving.

Please schedule for review and approval at the next meeting.

Thanks,

Jon Lutz PE
City Engineer
Muscatine Public Works
(563)263-8933 office
(563)506-4274 Cell
(563)263-2127 fax
jlutz@ci.muscatine.ia.us

FLOOD PLAIN DEVELOPMENT PERMIT/APPLICATION

Application # FPDP 11-001

Date 12/07/10

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.

City of Muscatine Dec 7, 2010
 Owner or Agent City Hall Date
215 Spangore, Muscatine IA 52761
 Address
 Telephone 563 264-1550

City of Muscatine Dec 7, 2010
 Builder Public Works Date
1459 Washington St. Muscatine IA 52761
 Address
 Telephone (563) 263-8933

1. Location: NW 1/4, 1/4, Section 35, Range 2W, Township 77N
 Street Address _____

2. Type of Development:

Filling Grading Excavation _____ Routine Maintenance _____
 Minor Improvement _____ Substantial Improvement _____ New Construction _____

3. Description of Development: Roadway embankment and culvert extension grading

4. Premises: Size of site 100 ft. x 218 ft. Area of site 0.5 Acres
 Estimated cost \$ 50,000.00 Principal use City Street
 Accessory uses (storage, parking, etc.) Public Transportation

5. Addition or modification to nonconforming use? Yes _____ No
 Assessed value of structure \$ N/A

6. Property located in a designated Floodway (FW District)? 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 (FF, FP, or SF District)?
 Yes No _____

a. Elevation of the Base (100-year) Flood 612.6 Ft, NGVD

b. Elevation/floodproofing requirement N/A ft, NGVD

c. Elevation of the proposed development N/A 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.

3. Source of Base Flood Elevation Data if not available on FIRM. Culvert hydraulic computations overtopping Cedar street by 0.5 feet.
Panel number of FIRM Panel 1 of 3 190213-0001-B 8/25/1981

9. Other permits required?

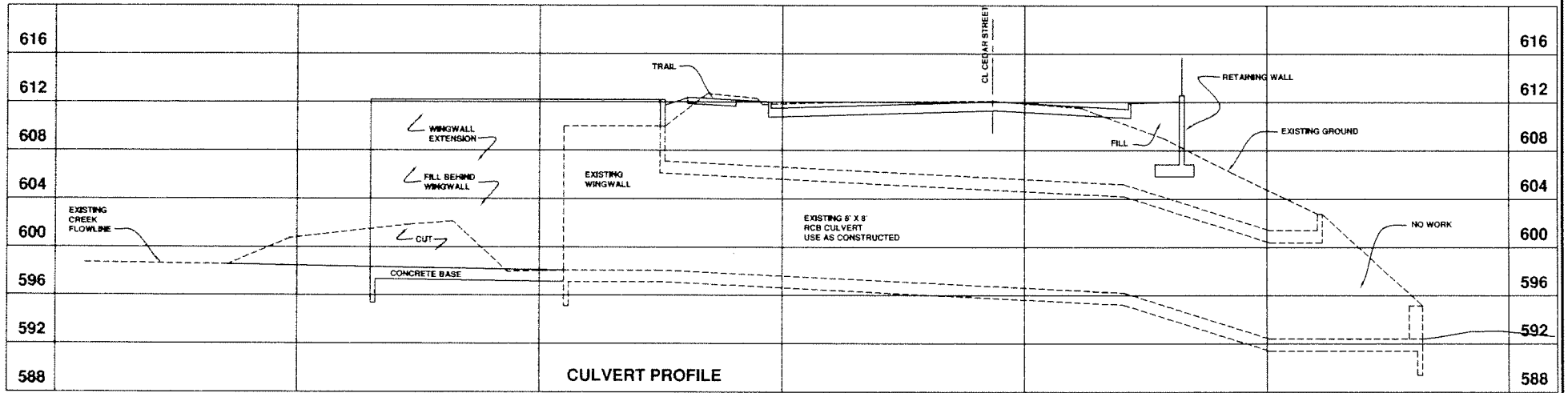
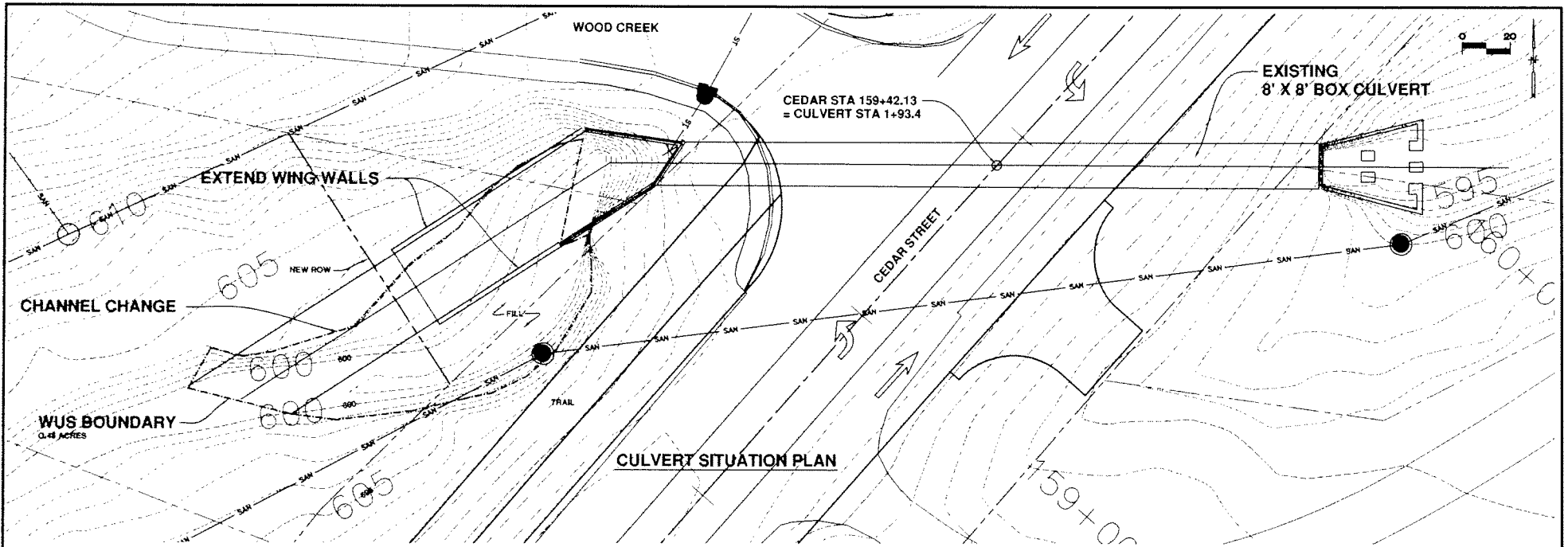
Corps of Engineers 404 Permit: See attached approved 404 Permit. Yes No
Iowa Department of Natural Resources: Cultural Resources (SHPO) Clearance 2/17/09 Yes No
Other NEPA Clearance - Programmatic Categorical Exclusion (PCE) August 11, 2009

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.

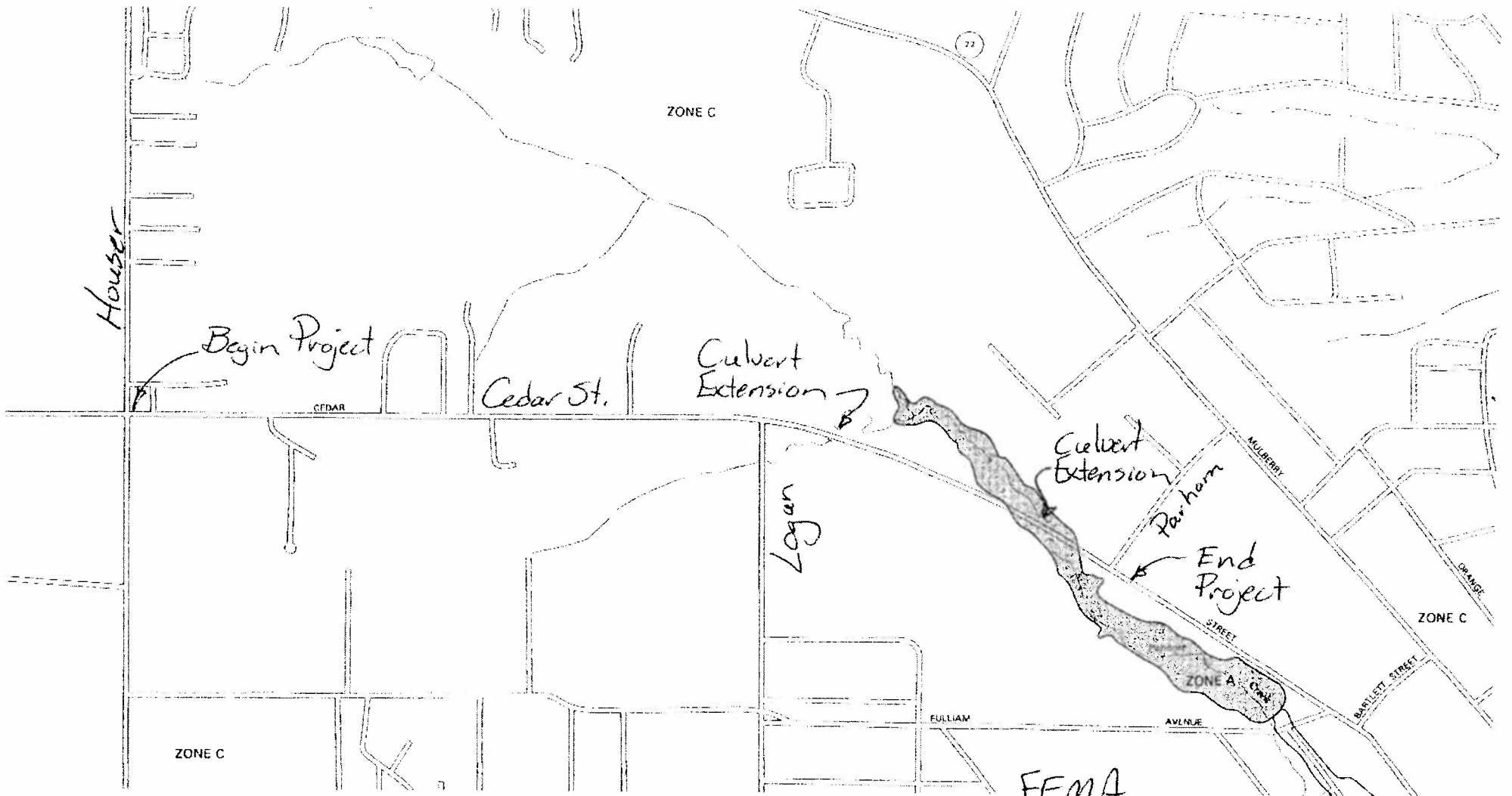
Plans and Specifications Approved this _____ Day of _____, 19__.

Signature of Developer/Owner _____ Authorizing Official _____



0+00	0+50	1+00	1+50	2+00	2+50	3+00
CULVERT PLAN			CEDAR STREET		DRAWN BY: JL DATE: 10/27/10	CITY OF MUSCATINE STATE OF IOWA FILE NO: 5 ISSUE YEAR: 2009 PROJ. NO.: STP-U-5330(617)--70-70 CITY PROJ. NO.: 700-09-A SHEET: V.02

FEMA FIRM Map



FEMA
FIRM
City of Muscatine IA
Muscatine County, IA
Panel 1 of 3
190213-0001-B 8/25/1981