

CITY OF MUSCATINE, IOWA

CONDITIONAL USE

Zoning Board of Adjustment
Conditional Use Case No.: _____

Filed: _____

Board of Adjustment
City of Muscatine, Iowa

Ladies and Gentlemen:

On _____, the undersigned applied for a Conditional Use Permit to

Located on lot _ Block _____ Addition _____ Address _____
_____ in the _____ Zoning District.

This constitutes a Conditional Use as

Very truly yours,

APPELLANT SIGNATURE

PRINT NAME

ADDRESS

PHONE

Fee Paid: _____
Receipt No.: _____
Date of Hearing: _____
Notice Sent: _____
Approved by Andrew Fangman: _____

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.

January 24, 2017

Andrew Fangman, City Planner
City of Muscatine
215 Sycamore Street
Muscatine, IA 52761

Dear Mr. Fangman:

HBK Engineering, LLC, on behalf Kum & Go, LLC, requests that the City of Muscatine grant a Conditional Use in the C-1 zone to allow for the construction of a new Go Fresh Market (automobile service station) on Block 76 of the City of Muscatine (Original Town) which encompasses the area between Cedar Street, Sycamore Street, 4th Street and 5th Street.

The Go Fresh Market will be constructed on the entire block and one-half of the block (between the alley and 5th Street and Cedar Street and Sycamore Street) is zoned C-1 and one-half of the block (between the alley and 4th Street and Cedar Street and Sycamore Street) is zoned C-2.

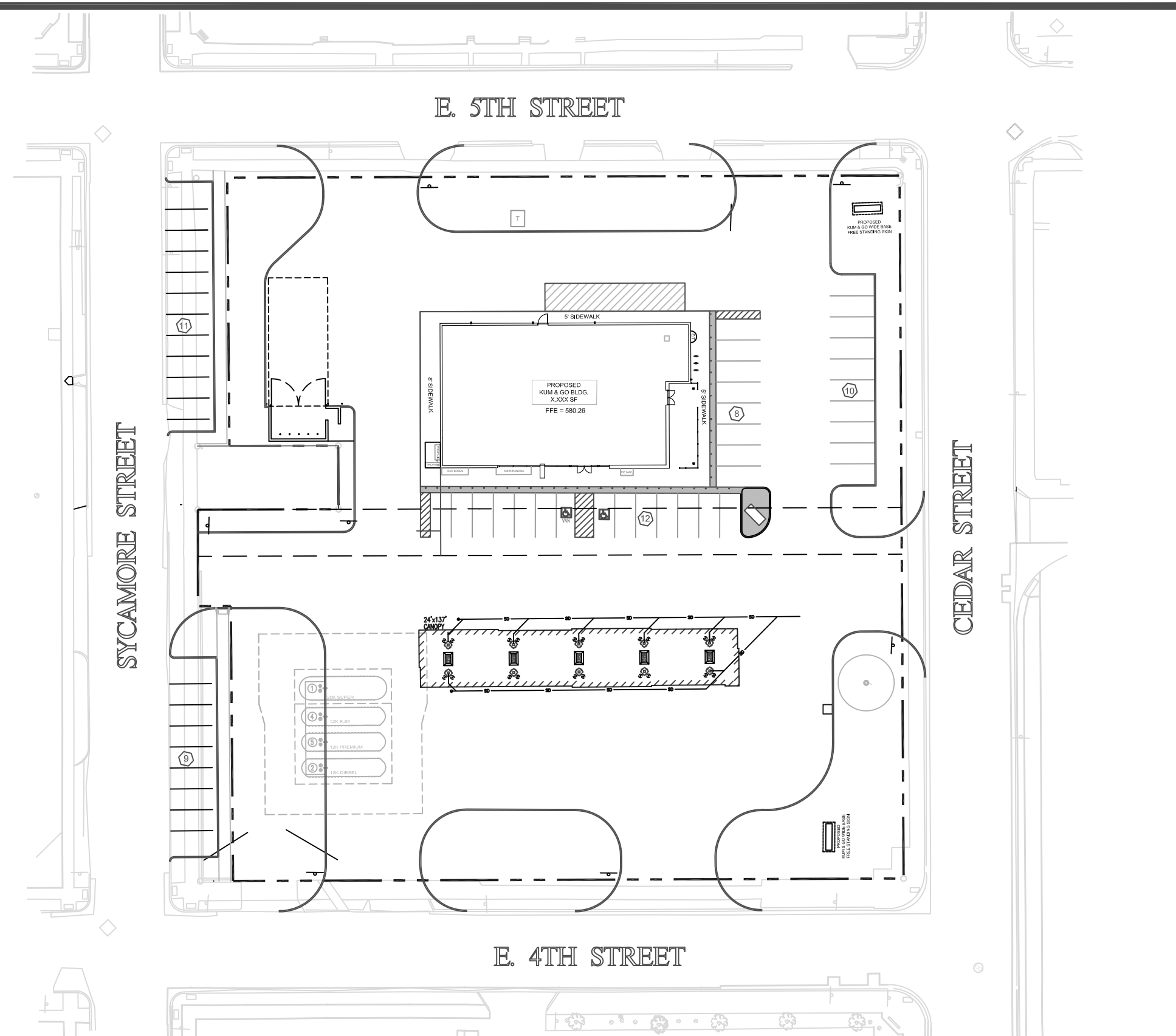
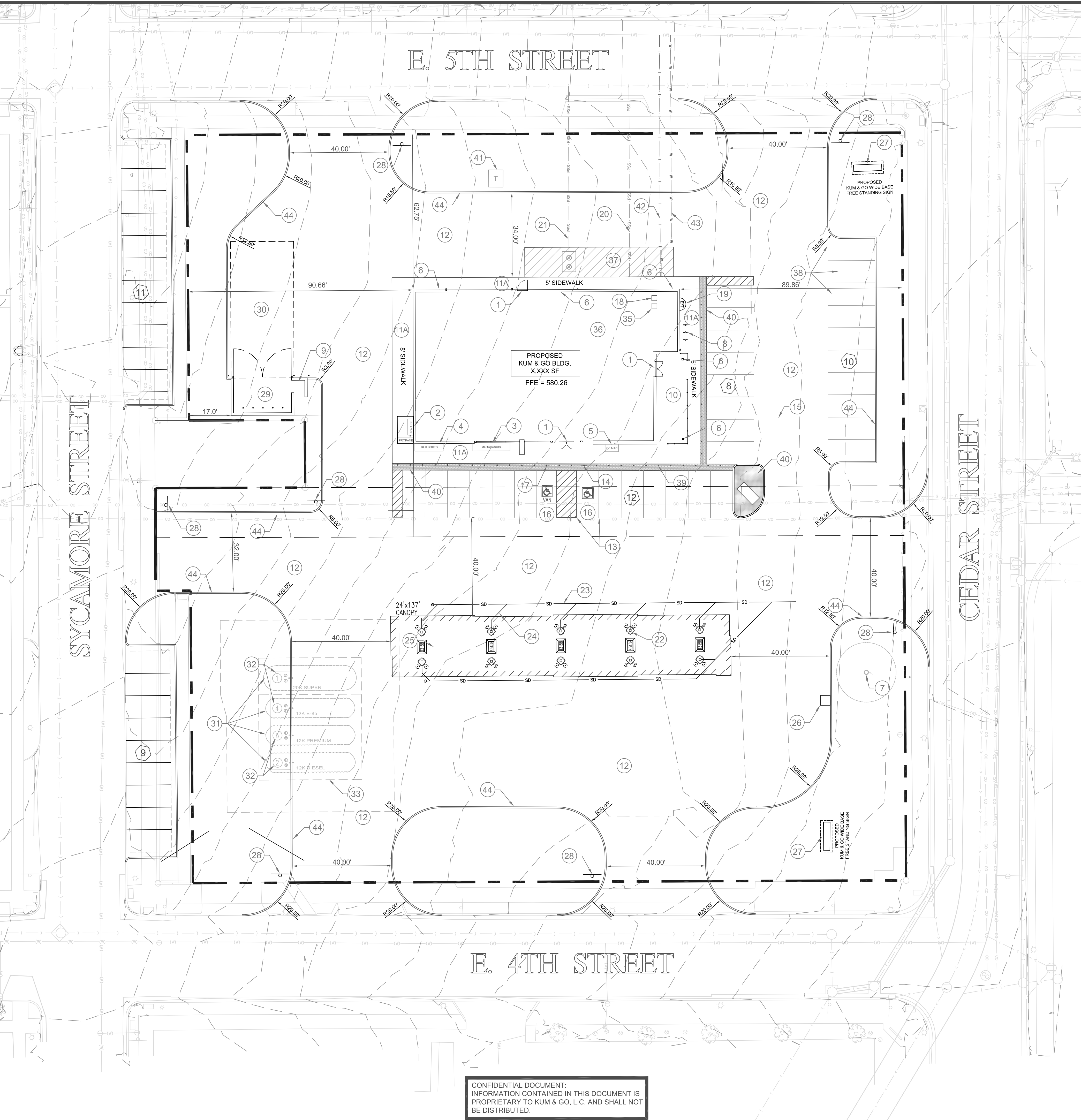
Please see the attached draft site plan for details of the proposed site layout.

Feel free to contact me at 319-338-7557 or at slong@hbkengineering.com if you have questions about the vacation request.

Sincerely,



Steve Long, AICP



- LEGEND:**
- KUM & GO PROPERTY LINE
 - # STALL QUANTITY
 - ⬆ SIGN

- FLAG NOTES:**
- 1 BUILDING ENTRY, REFER TO ARCHITECTURAL PLANS
 - 2 PROPANE CAGE (11' x 11', 4" CONCRETE PAD. 1.5% SLOPE AWAY FROM SIDE WALL OF BUILDING)
 - 3 MERCHANDISE
 - 4 RED BOX(ES)
 - 5 ICE MERCHANDISE
 - 6 DOWN SPOUT, INVERT ELEVATION -2.00' F.F.E. (CONNECT TO 6" STORM DRAIN PIPE) (SEE DETAIL A - SHEET C3.2)
 - 7 40' FLAGPOLE, MAINTAIN Ø24' CLEAR SPACE ABOVE GRADE
 - 8 BIKE RACK/BOLLARD TO BE WITHIN 200 YARDS OF ENTRANCE, 5.0' x 6.5' x 4" THICK CONCRETE PAD (SEE DETAIL D - SHEET C4.2)
 - 9 DESIGNATED SMOKING AREA TO BE 25' OR GREATER FROM ANY ENTRY, 2'x2' CONCRETE PAD IN LANDSCAPED AREAS ONLY, 4" CONCRETE PAD WHEN IN LANDSCAPED AREA.
 - 10 BUILDING CANOPY OVERHANG
 - 11A 4" CONCRETE SITE SIDEWALK WITH AGGREGATE BASE, 1.5% MAX. CROSS SLOPE. (SEE SHEET C4.3) (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN)
 - 11B BUILDING CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE. (SEE SHEET C4.3) (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN)
 - 12 6" CONCRETE PAVEMENT
 - 13 4" WIDE YELLOW PAVEMENT MARKING, TYP.
 - 14 BOLLARD MOUNTED ADA PARKING SIGN (IF APPLICABLE) (SEE DETAIL A - SHEET C4.2)
 - 15 ADA CURB RAMP
 - 16 ACCESSIBLE PARKING SPACE
 - 17 BOLLARD MOUNTED HANDICAP VAN PARKING SIGN (SEE DETAIL A - SHEET C4.2)
 - 18 WATER METER LOCATION, UNLESS REQUIRED IN R.O.W.
 - 19 ELECTRICAL / TELEPHONE CONNECTION
 - 20 CONNECT TO 4" SANITARY SEWER SERVICE FROM REAR OF BUILDING. INVERT ELEVATION 50" BFG
 - 21 INSTALL GREASE INTERCEPTOR WITH SAMPLE PORT AND TRAFFIC RATED LIDS. PER LOCAL STANDARDS AND SPECIFICATIONS. VENT BACK TO BUILDING. (FOR SERVICEABILITY, KEEP WITHIN 75 FT OF PAVED AREA)
 - 22 CANOPY DRAIN, FLOWLINE -1'1.25" BELOW TOP OF PAVING
 - 23 8" MIN. STORMDRAIN
 - 24 4" MIN. STORMDRAIN
 - 25 STORMDRAIN CLEANOUT
 - 26 AIR MACHINE LOCATION, 4'x4' CONCRETE PAD. KEEP AT LEAST Ø20' AWAY FROM DISPENSERS AND TANK FILL PORTS (SEE DETAIL G - SHEET C3.1)
 - 27 MONUMENT SIGN
 - 28 STOP SIGN AT PUBLIC R.O.W.
 - 29 14' X 25' TRASH ENCLOSURE. (REFER TO ARCHITECTURAL PLANS)
 - 30 55' X 20' MINIMUM GARBAGE TRUCK CLEAR SPACE - TURN LAYER OFF FOR FINAL CIVIL DOCUMENTS
 - 31 UNDERGROUND FUEL STORAGE TANKS. VERIFY UST LAYOUT AND DESIGNATIONS WITH MASTER FUEL CRITERIA. (SEE PROTOTYPE FUEL SHEET)
 - 32 ALL FUEL FILL LIDS SHALL BE 1" ABOVE FINISH GRADE (SEE DETAIL D - SHEET C5.1)
 - 33 TANK OVERDIG LIMITS, WITH PEA ROCK BACKFILL
 - 34 STEM WALL / BUILDING RETAINING WALL (IF REQUIRED)
 - 35 IRRIGATION CLOCK TO BE LOCATED IN UTILITY ROOM. (REFER TO ELECTRICAL PLANS)
 - 36 RAIN / FREEZE SENSOR TO BE MOUNTED ON METAL MECHANICAL SCREEN AT REAR OF BUILDING.
 - 37 12'x60' LOADING ZONE, 45" CROSS HATCH, 2' O.C. STRIPING
 - 38 ASSOCIATE PARKING, (3) 1'x2' PAINTED SOLID RED OVALS
 - 39 4" DIAMETER BOLLARDS (SEE DETAIL F & G - SHEET C4.2)
 - 40 32" X 16" CONCRETE STAMP PATTERN (BRICK) - 6" MIN PAVEMENT THICKNESS (SEE PAVEMENT DETAILS)
 - 41 TRANSFORMER LOCATION
 - 42 1" IRRIGATION WATER SERVICE OUT TO SYSTEM FROM SIDE OF BUILDING. INVERT ELEVATION PER LOCAL REQUIREMENTS. INSTALL SERVICE ENTRY BELOW SLABE. (IF APPLICABLE)
 - 43 CONNECT TO 2" WATER SERVICE FROM SIDE OF BUILDING. INVERT ELEVATION PER LOCAL REQUIREMENTS.
 - 44 INTEGRAL CONCRETE CURB (SEE DETAIL D - SHEET C4.3)
 - 45 2.5' CONCRETE LIGHT POLE BASE (SEE DETAIL I - SHEET C4.2)

CONFIDENTIAL DOCUMENT:
 INFORMATION CONTAINED IN THIS DOCUMENT IS
 PROPRIETARY TO KUM & GO, L.C. AND SHALL NOT
 BE DISTRIBUTED.

REVISION DESCRIPTION	DATE

DATE: 01-05-17

SHEET NUMBER:

C1.1