

## Ken Kammeyer

---

**From:** Ben Kohout <benk@ci.waverly.ia.us>  
**Sent:** Thursday, November 10, 2016 1:26 PM  
**To:** Ken Kammeyer  
**Subject:** Re parcel west of Horton Road

Hi Ken, I am responding to your inquiry on a parcel on the west side of Horton Road, parcel no. 0535126010. This property is in the Zone AE, 1% annual chance flood area on the FIRM. What this means is they can build a home, but would need to have a surveyor determine the flood elevation level (100 year level). Then, the lowest floor of the structure would need to be at least one foot above this mark. Essentially, they would be permitted a residence with a crawlspace.

The property is zoned as R-4, which currently permits single family residences. Being that we do not have sanitary sewer line, one acre would be required for a septic system and I would imagine a perc. Test would want to be done prior to establishing a residence prior to selling or purchase to see if one could be placed here (Randy McKenzie of the County could review requirements for a septic on this property.)

Feel free to follow up with me if you have any additional questions.

Ben Kohout, AICP  
Community Development & Zoning Specialist  
City of Waverly, Iowa  
Community Development Department  
(319) 352-9208  
[www.waverlyia.com](http://www.waverlyia.com)

*Please consider the environment before printing this document and/or any attachments it may contain.*