

NOTICE OF PUBLIC MEETING

Governmental Body: Van Meter Planning and Zoning Commission

Date of Meeting: Wednesday, July 24, 2013

Time/Location of Meeting: 6:00PM – City Hall, 505 Grant St, Van Meter

Agenda:

1. Call to Order/Roll Call
2. Approval of Agenda
3. Approval of Minutes from June 19, 2013
4. Re-Zoning of the JSC and Diligent Development Property from Agricultural to Business Park
5. Site plan for the Van Meter Community School District's East Campus.
6. Non-Action Items Only – general discussion and update as needed.
7. Adjournment

Posted this 23th day of July 2013.

_____ Jacob R. Anderson, City Administrator

City of Van Meter Planning and Zoning Commission
Minutes 6-19-2013

- 1) The Van Meter Planning and Zoning Commission met on Wednesday, June 19, 2013 at City Hall. Chairman Jesse Leckband called the meeting to order at 6:02P.M. Members present were: Kent Kunkel, Garret Hulse, Gayle O'Brien, and JermeY Feldman. Members Absent: Cristie Sullivan and Ernie Hockenberry.

Also present was Deron Durflinger representing the Van Meter School District, Jerry Oliver, and Tom Wittman both representing Knapp Properties, City Engineer Bob Veenstra Jr. and City Administrator Jake Anderson.

- 2) Chairman Leckband asked for a motion to approve the agenda. Moved by Hulse supported by Feldman. Passed unanimously.
- 3) Chairman Leckband asked for a motion to approve the minutes as presented. Moved by Hulse supported by Feldman. Passed unanimously.
- 4) Jerry Oliver and Tom Wittman representing Knapp Properties presented to the Planning and Zoning Commission both a preliminary and final plat on the Hilltop Property. Oliver noted that Knapp Properties has been in conversation with the City regarding sanitary sewer and is planning to participate in a larger sanitary sewer project that will benefit the four lots affronting Richland Road/R16 and that consistent with previous discussions with the Commission and City Council the plats propose septic takes and lateral fields for the back two lots as the topography on the property is such that gravity sewer in the Richland Road corridor cannot to serve the back lots. Oliver went on to note that all 6 lots are in excess of an acre. Oliver noted as per discussions with City Staff the alleviation of the development standards related to improving the road back to the cemetery. Finally Oliver requested that the Commission not require the

City Engineer Veenstra presented comments suggesting the intent of the frontage requirement in the ordinances while not technically met for the back two lots, was generally acceptable. Further, Veenstra suggested the Commission require an additional fire hydrant in the northwest corner of the development. Veenstra suggested the Commission recommend approval of the preliminary plat subject to the comments set forth in his letter to Jake Anderson dated June 14, 2013 and subject to the City Council's waiver of the technical frontage requirements. Moved by Kunkel supported by Feldman. Passed unanimously. Veenstra suggested the commission recommend approval of the final plat subject to bonding and improvements. Moved by Feldman supported by O'Brien. Passed unanimously.

- 5) Deron Durflinger and City Engineer Veenstra presented, for discussion and guidance, the School's site plan for their campus east of R16. Veenstra noted several comments and Durflinger inquired about the commission feelings toward gravel parking for the new practice facility. In general the Commission had no major objections to relaxing the hard surface requirement for parking in excess of 5 spaces.
- 6) There was no discussion or update information to present.
- 7) Having no further business Chair Leckband asked for a motion to adjourn. Moved by O'Brien supported by Kunkel to adjourn. Passed unanimously.

ATTEST:

_____ Jake Anderson, City Administrator

_____ Jesse Leckband, Chair



JSC PROPERTIES

LAND CONCEPTS LLC;
CHICKENFOOT HOLDINGS LLC,
FRANDSON PROPERTIES LLC;
GES PROPERTIES LLC.

"EXHIBIT B"



- LEGEND**
- = 6" POURED REINFORCED CONCRETE
 - = BASE BID - NEW 8" THICK COMPACTED CLASS "A" ROADSTONE OVER GEOTEXTILE FABRIC

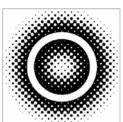
- PROJECT INFORMATION**
1. OWNER: VAN METER COMMUNITY SCHOOL
 2. ZONED R-1: VAN METER, IOWA
 3. PUBLIC SCHOOL USE - ATHLETIC FIELDS
 4. STORM WATER - SURFACE DRAINAGE W/ STORM DRAIN SYSTEM; FINAL DESIGN & WATER CALCULATIONS; SEE ATTACHED.
 5. SITE AREA: 29.56 ACRES
 6. IMPROVED ACCESS FROM RICHLAND ROAD W/ TURNING RADIIUS TO ACCOMMODATE SCHOOL BUS
 7. 5 OR MORE PARKING SPACES - HARD SURFACE (25 TOTAL) W/ PRIMARY PARKING WEST OF RICHLAND ON VAN METER SCHOOL PROPERTY
 8. NEW PEDESTRIAN UNDERPASS UNDER RICHLAND RD. TO BE 10'-0" WIDE CLEAR AND ADA ACCESSIBLE
 9. NEW ELECTRICAL SERVICE BY MIDAMERICAN ENERGY FROM NORTHWEST
 10. BASEBALL AND SOFTBALL FIELD WILL BE EQUIPPED WITH NEW FIELD LIGHTING - LIGHTING STUDY TO BE SUBMITTED WITH FINAL SITE PLAN SUBMISSION
 11. BASEBALL AND SOFTBALL FIELD WILL BE EQUIPPED WITH NEW LED SCOREBOARDS
 12. TWO NEW PRESS BOX BUILDINGS TO BE CONSTRUCTED
 13. ALUMINUM BLEACHER SYSTEMS WILL BE PROVIDED
 14. NEW BATTING CAGES WILL BE CONSTRUCTED
 15. NEW CHAIN LINK FENCING WILL BE PROVIDED
 16. GRADING PLAN: SEE ATTACHED DRAWING

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

A EAST ATHLETIC CAMPUS - SITE PLAN



FACILITIES MASTER PLAN
**VAN METER
COMMUNITY SCHOOLS**
VAN METER, IOWA



ORIS
PLC

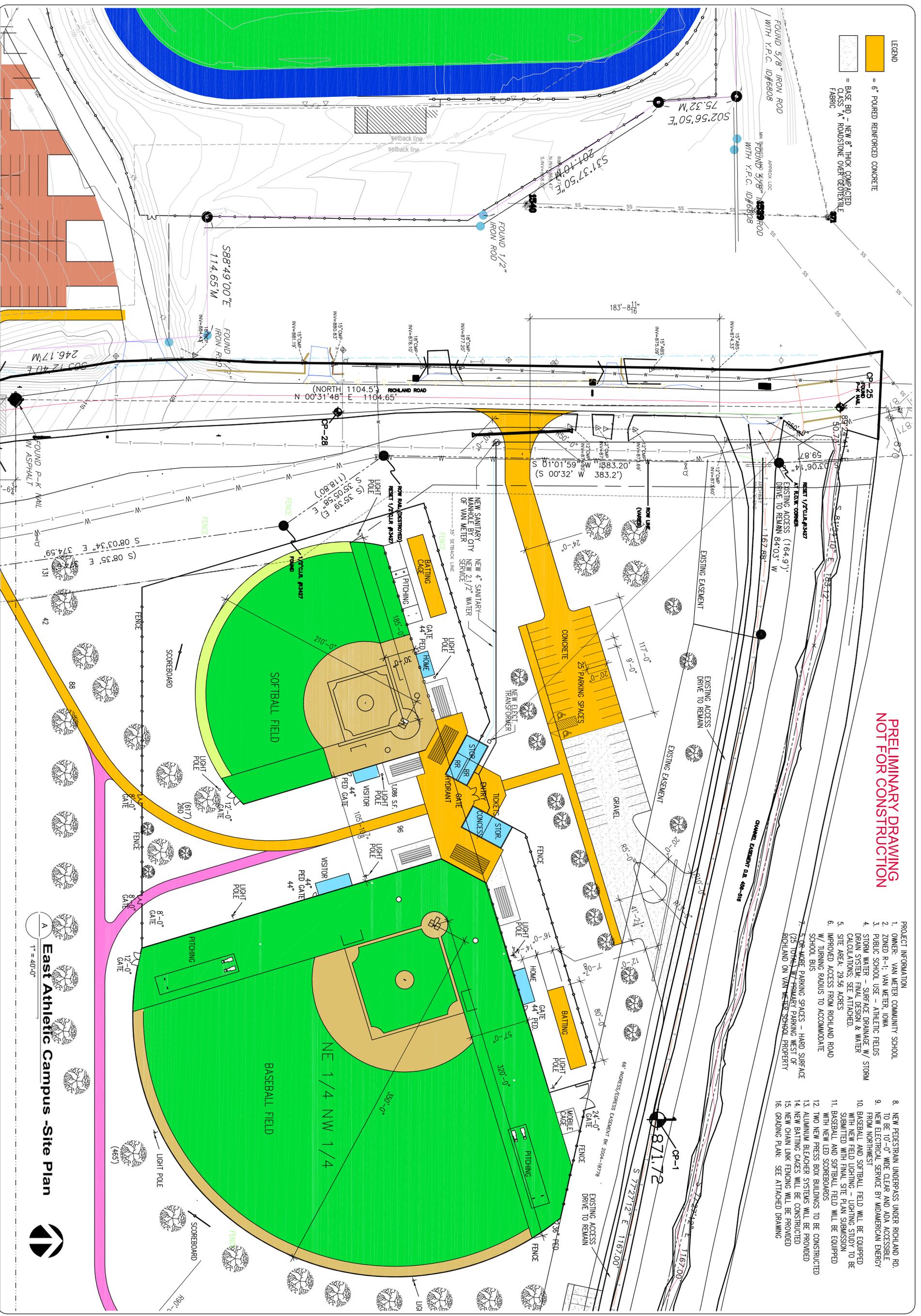
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SHEET NUMBER	1092	ISSUE DATE	July 12, 2013	REVISION DATE	REVISION TITLE
SHEET NAME	EAST ATHLETIC CAMPUS	DATE	July 12, 2013		
SHEET NUMBER	SP.1				

**PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

- LEGEND**
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 - = BASE BID - NEW 8" THICK COMPACTED CLASS "A" ROADSTONE OVER GEOTEXTILE FABRIC



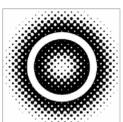
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 16. GRADING PLAN: SEE ATTACHED DRAWING

East Athletic Campus - Site Plan



**FACILITIES MASTER PLAN
VAN METER
COMMUNITY SCHOOLS**

VAN METER, IOWA



**ORIS
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ISSUE NUMBER	1082
SHEET NAME	EAST ATHLETIC CAMPUS
SHEET NUMBER	SP.2
ISSUE DATE	July 12, 2013
REVISION DATE	

**DALLAS COUNTY
POLLUTION PREVENTION PLAN**

ALL CONTRACTORS/SUBCONTRACTORS SHALL CONDUCT THEIR OPERATIONS IN A MANNER THAT MINIMIZES EROSION AND PREVENTS SEDIMENTS FROM LEAVING THE PROJECT SITE. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND IMPLEMENTATION OF THE POLLUTION PREVENTION PLAN (PPP) FOR THEIR ENTIRE CONTRACT. THIS RESPONSIBILITY SHALL BE FURTHER SHARED WITH SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THIS PPP.

1. SITE DESCRIPTION

THIS POLLUTION PREVENTION PLAN (PPP) IS FOR THE BUILDING ADDITIONS AND SITE IMPROVEMENTS FOR THE PROPOSED NEW ATHLETIC FACILITIES INCLUDING GRADING, PAVING, UTILITIES, AND BUILDING ADDITION.

THIS PPP COVERS APPROXIMATELY XXX ACRES WITH AN ESTIMATED XXX ACRES BEING DISTURBED.

THE PPP IS LOCATED IN AN AREA OF XXX SOIL ASSOCIATION. THE ESTIMATED AVERAGE RUNOFF COEFFICIENT FOR THIS PPP AFTER COMPLETION WILL BE XXX.

REFER TO THIS SHEET, AND THE GRADING SHEET FOR LOCATIONS OF TYPICAL SLOPES, DITCH GRADES, AND MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS. A COPY OF THIS PLAN WILL BE ON FILE AT THE PROJECT ENGINEER'S OFFICE. RUNOFF FROM THIS WORK WILL FLOW INTO THE CITY STORM SEWER SYSTEM, THROUGH AN OPEN CHANNEL EAST OF THE SITE AND TO THE RACCOON RIVER.

POTENTIAL SOURCES OF POLLUTION

SITE SOURCES OF POLLUTION GENERATED AS A RESULT OF THIS WORK RELATE TO SILTS AND SEDIMENT WHICH MAY BE TRANSPORTED AS A RESULT OF A STORM EVENT. HOWEVER, THIS PPP PROVIDES CONVEYANCE FOR OTHER NON-PROJECT RUNOFF THAT IS BEYOND THE CONTROL OF THIS PPP. POTENTIALLY THIS RUNOFF CAN CONTAIN VARIOUS POLLUTANTS RELATED TO SITE-SPECIFIC LAND USES. EXAMPLES ARE:

COMMERCIAL AND INDUSTRIAL ACTIVITIES - RUNOFF FROM COMMERCIAL, INDUSTRIAL, AND COMMERCE LAND USE MAY CONTAIN CONSTITUENTS ASSOCIATED WITH THE SPECIFIC OPERATION. SUCH OPERATIONS ARE SUBJECT TO POTENTIAL LEAKS AND SPILLS WHICH COULD BE COMMINGLED WITH RUNOFF FROM THE FACILITY. POLLUTANTS ASSOCIATED WITH COMMERCIAL AND INDUSTRIAL ACTIVITIES ARE NOT READILY AVAILABLE SINCE THEY ARE TYPICALLY PROPRIETARY.

2. CONTROLS

PRIOR TO BEGINNING GRADING, EXCAVATION, OR CLEARING AND GRUBBING OPERATIONS, SILT FENCE SHALL BE PLACED ALONG THE PERIMETER OF THE AREAS TO BE DISTURBED AT LOCATIONS WHERE RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. AS AREAS REACH THEIR FINAL GRADE, ADDITIONAL SILT FENCES, SILT BASINS, COMPOST FILLED SOCKS, INTERCEPTING DITCHES, SOD FLUMES, LETDOWNS, BRIDGE EDGE DRAINS, AND EARTH DIKES SHALL BE INSTALLED AS SPECIFIED IN THE PLANS AND/OR AS REQUIRED BY THE PROJECT ENGINEER. THIS WILL INCLUDE USING SILT FENCE OR EQUIVALENT AS DITCH CHECKS AND TO PROTECT INTAKES. TEMPORARY STABILIZING MULCH SHALL BE COMPLETED AS THE DISTURBED AREAS ARE CONSTRUCTED. IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AS LEAST 21 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY MULCHING WITHIN 14 DAYS. OTHER STABILIZING METHODS SHALL BE USED OUTSIDE THE SEEDING PERIOD.

THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.

AS THE WORK PROGRESSES, ADDITIONAL EROSION CONTROL ITEMS SUCH AS STRAW BALE BARRIER, SEDIMENT TRAPS, AND OTHER APPROPRIATE MEASURES SHALL BE INSTALLED BY THE PRIME OR SUBCONTRACTOR AS DETERMINED BY THE ENGINEER AFTER FIELD INVESTIGATION. THE CONSTRUCTION WILL BE COMPLETED WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION OF ALL DISTURBED AREAS.

3. OTHER CONTROLS

CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS. IN THE EVENT OF A CONFLICT WITH OTHER GOVERNMENTAL LAWS, RULES AND REGULATIONS, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.

APPROVED STATE OR LOCAL PLANS

DURING THE COURSE OF THIS CONSTRUCTION, IT IS POSSIBLE THAT SITUATIONS WILL ARISE WHERE UNKNOWN MATERIALS WILL BE ENCOUNTERED. WHEN SUCH SITUATIONS ARE ENCOUNTERED, THEY WILL BE HANDLED ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS IN EFFECT AT THE TIME.

4. MAINTENANCE

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN PROPER WORKING ORDER, INCLUDING CLEARING, REPAIRING, OR REPLACING THEM THROUGHOUT THE CONTRACT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.

5. INSPECTIONS

INSPECTIONS SHALL BE MADE JOINTLY BY THE CONTRACTOR AND THE CONTRACTING AUTHORITY EVERY SEVEN CALENDAR DAYS AND AFTER EACH STORM EVENT THAT IS 1/2" OR GREATER. THE CONTRACTOR SHALL IMMEDIATELY BEGIN CORRECTIVE ACTION ON ALL DEFICIENCIES FOUND. THE FINDINGS OF THIS INSPECTION SHALL BE RECORDED IN THE PROJECT DIARY. THIS PPP MAY BE REVISED BASED ON THE FINDINGS OF THE INSPECTION. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS. ALL CORRECTIVE ACTIONS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS OF THE INSPECTION.

6. NON-STORM DISCHARGES

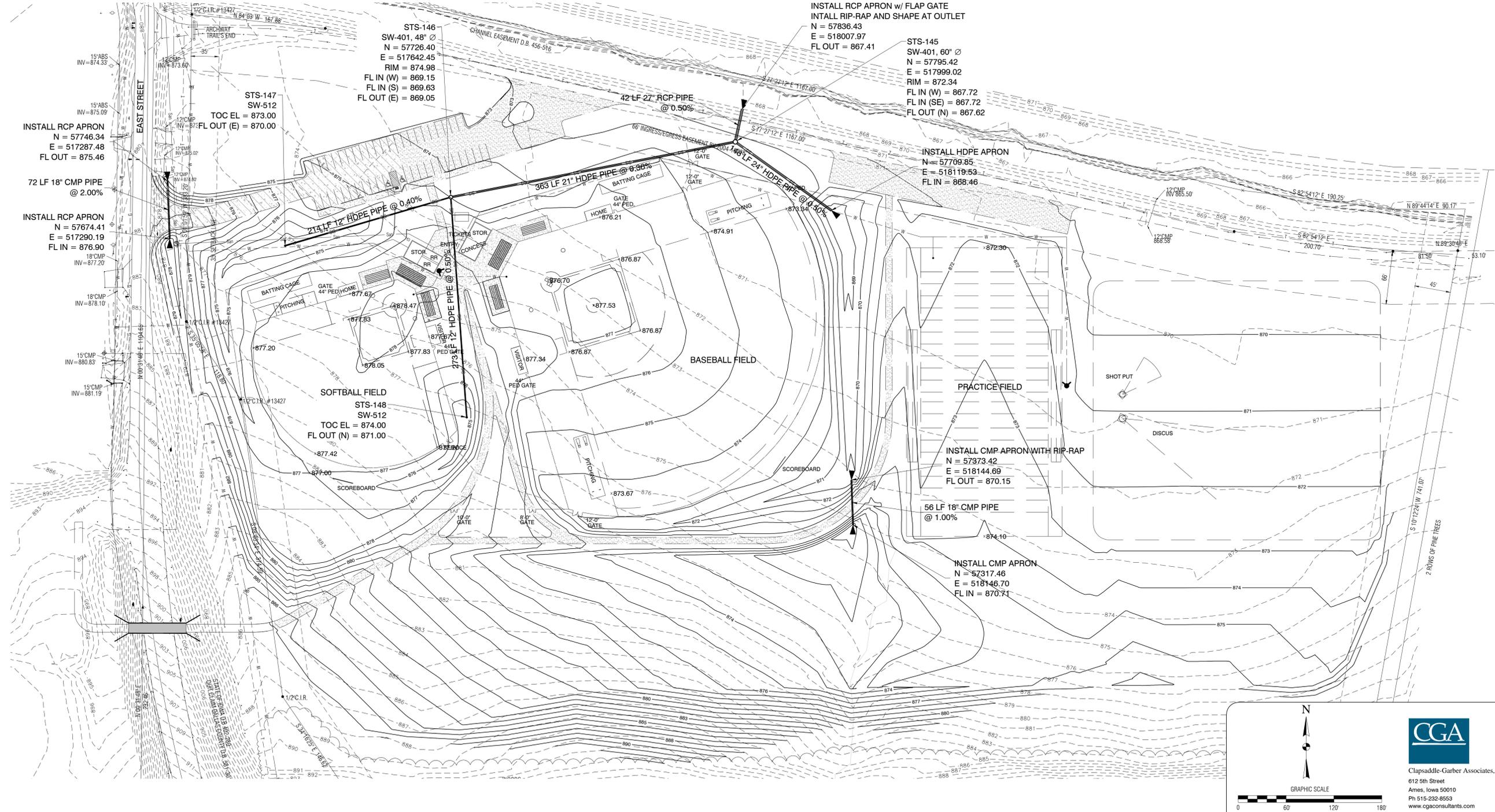
THIS INCLUDES SUBSURFACE DRAINS (I.E. LONGITUDINAL AND STANDARD SUBDRAINS), SLOPE DRAINS AND BRIDGE END DRAINS. THE VELOCITY OF THE DISCHARGE FROM THESE FEATURES MAY BE CONTROLLED BY THE USE OF PATIO BLOCKS, CLASS A STONE OR EROSION STONE.

NOTE:

THE POLLUTION PREVENTION PLAN ON THIS SHEET IS NOT THE COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), BUT RATHER A PART OF THE SWPPP THAT IS TO BE UPDATED REGULARLY BY THE CONTRACTOR. IT IS THE PRIME CONTRACTOR'S RESPONSIBILITY TO DEVELOP AND UPDATE THE SWPPP AS NEEDED AS WELL AS CONDUCT ANY NECESSARY INSPECTIONS IN ACCORDANCE WITH IOWA DNR AND CITY OF VAN METER GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY DEFICIENCIES, CORRECTING THOSE DEFICIENCIES IMMEDIATELY, AND DOCUMENTING SUCH WITHIN THE SWPPP. THE COST FOR THIS WORK SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID. ALL EROSION CONTROL ITEMS SHALL BE REMOVED AT THE END OF THE PROJECT.

(A) INSTALL SILT FENCE - TO BE REMOVED AT END OF PROJECT

(B) INSTALL FILTER SOCK OR DROP-IN INLET PROTECTION - TO BE REMOVED AT END OF PROJECT



C:\Civil 3D Projects\5485.dwg Sheets\5485-C300 Overall Grading Plan.dwg - CGA 24638 Plan - 07-20-13 - 5:20pm - MMJ225

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REVIEW
SET

ISSUE DATE	ISSUE TITLE
REVISION DATE	REVISION TITLE

JOB NUMBER
SHEET NAME
OVERALL GRADING
PLAN
SHEET NUMBER
C.300

CGA
Clapsdille-Garber Associates, Inc
612 9th Street
Ames, Iowa 50010
Ph 515-232-8559
www.cgaconsultants.com

VAN METER COMMUNITY SCHOOL ATHLETIC FIELD COMPLEX

LEGAL DESCRIPTION

FROM BOOK 2005 PAGE 21756

PARCEL "C" OF THE SURVEY OF A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M., CITY OF VAN METER, AS RECORDED IN BOOK 2004, PAGE 18778 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA

OWNER/ADDRESS

VAN METER COMMUNITY SCHOOLS
520 H ST AVENUE
VAN METER, IOWA 50261

REQUESTED BY:

JOHNNY BOYD, AIA
ORIS PLC
PO BOX 750
WAUKEE, IOWA 50263

SURVEYOR

BOLDMAN SURVEYING CONSULTANTS, LLC
521 WEST GREEN STREET
WINTERSET, IOWA 50273

SITE AREA:

29.56 ACRES

ZONING:

R-1 ZONING
FRONT YARD=35'
REAR YARD=45'
SIDE YARD= 10% OF THE WIDTH, MINIMUM 5'

FOR FURTHER INFORMATION CALL VAN METER CITY HALL 515-996-2644

CONTROL POINTS/BENCHMARKS

BENCHMARK ELEVATIONS ARE NAVD83 (GEOID 12A). A BENCH LEVEL LOOP WAS RUN BETWEEN AN EXISTING PROJECT BENCHMARK ON THE WEST SCHOOL CAMPUS CONNECTING TO TWO NEW CONTROL POINTS ON THE EAST SIDE. TO CONVERT TO WEST SIDE DATUM SUBTRACT 787.52' (-787.52') FROM EAST SIDE ELEVATIONS TO GET WEST SIDE ELEVATIONS.

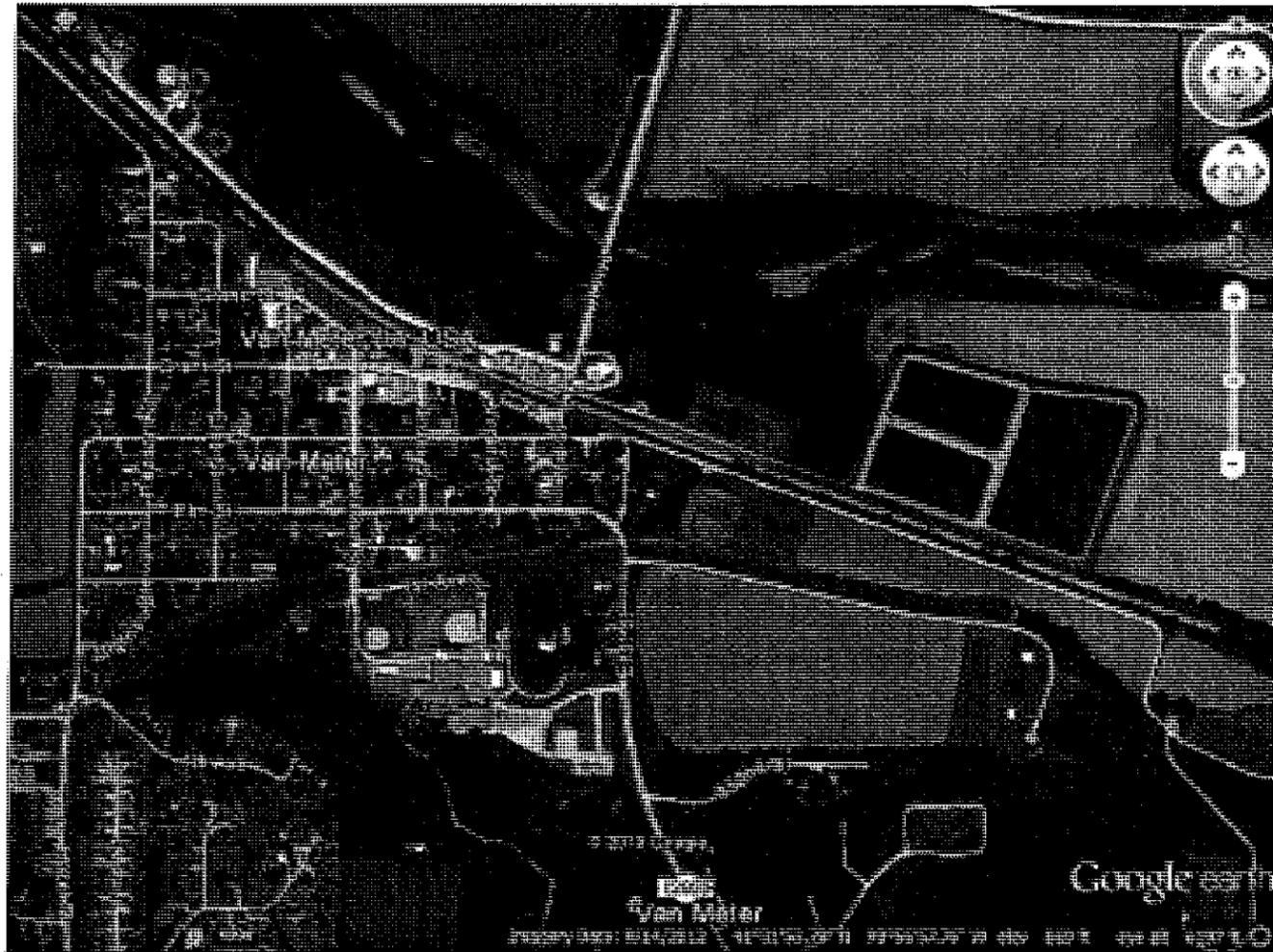
HORIZONTAL COORDINATES ARE DERIVED FROM IOWA STATE PLANE COORDINATE SYSTEM (1402) USING NAD83 (2011) DATUM.

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ARE TAKEN FROM EXISTING PUBLIC RECORDS AND LOCATIONS BY IOWA ONE CALL (TICKET #131630167 AND # 131851281) AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATION OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

NOTES:

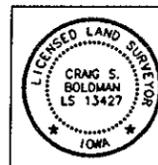
A 60' WIDE ACCESS EASEMENT AS SHOWN ON PLAT OF SURVEY RECORDED BOOK 2004 PAGE 18778, RUNS 66' SOUTHERLY FROM SOUTHERLY LINE OF CHANNEL EASEMENT. THE SOUTHERLY LINE OF THE CHANNEL EASEMENT (AS RECORDED) WAS MONUMENTED IN A PREVIOUS SURVEY AND IS SHOWN ON THIS SURVEY.



UTILITY LEGEND

These standard symbols will be found in the drawing.

- X--- FENCE
- G--- GAS LINE
- SS--- SANITARY SEWER
- T--- TELEPHONE/INTERNET
- W--- TREE LINE
- W--- WATER MAIN
- SANITARY MANHOLE
- x SPOT ELEVATION
- u FIRE HYDRANT
- i SIGN
- ◇ POWER POLE
- ◇ JUNCTION BOX
- GUY WIRE
- TREES



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Signature: _____ Date: _____

Name: Craig S. Boldman P.L.S. No. 13427

Renewal date is December 31, 2014

Pages or sheets covered by this seal _____

SURVEY LEGEND

These standard symbols will be found in the drawing.

- PK NAIL FOUND OR SET
- FOUND IRON ROD, PIPE ETC
- SET 1/2" CAPPED IRON ROD (C.I.R.) #13427
- △ SET PLS COR
- △ FOUND PLS COR
- SURVEY CONTROL POINT

BOLDMAN SURVEYING CONSULTANTS
521 WEST GREEN STREET WINTERSET, IOWA 50273
PHONE 515-462-9242
www.boldmansurveying.com

SITE SURVEY
VAN METER COMMUNITY SCHOOL
ATHLETIC FIELD COMPLEX
VAN METER, IOWA

Project No: 13025

Fieldwork

6-13-13

Completed

6-18-13

Fieldbook No 29

Drawing date

6-25-13

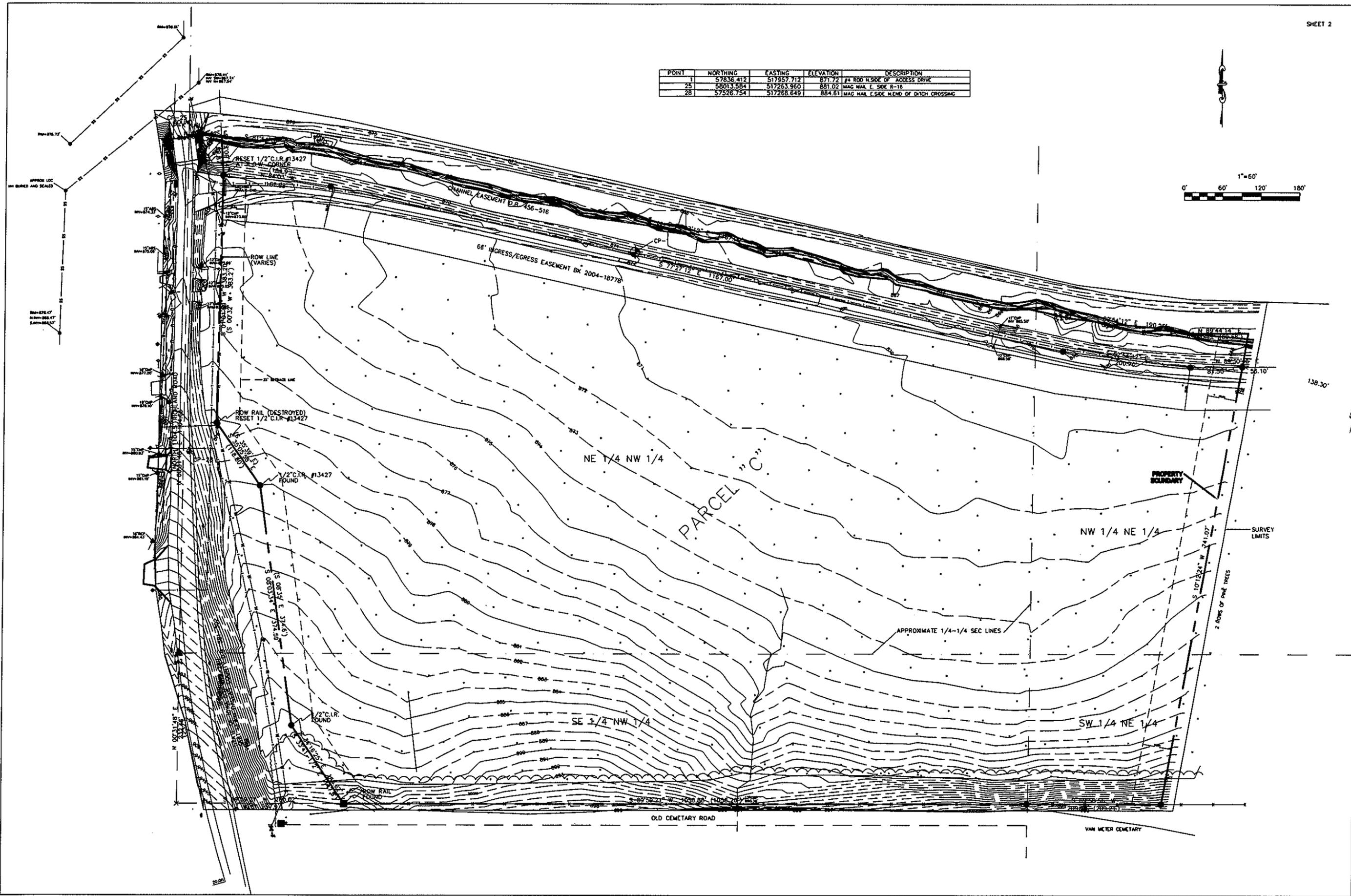
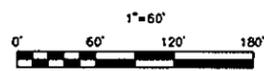
Revisions

1 _____

2 _____

3 _____

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	57836.412	517957.712	871.72	#4 ROD N. SIDE OF ACCESS DRIVE
25	58013.584	517263.960	881.02	MAG NAIL E. SIDE R-16
28	57526.754	517268.649	884.81	MAG NAIL E. SIDE MEND OF DITCH CROSSING



EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	A1-A2 C1-C2	70'	-	70'	1500W MZ	6	6	0
2	B1-B2	80'	-	80'	1500W MZ	10	10	0
6	TOTALS					44	44	0



MY PROJECT

Name: **Van Meter High School Baseball**
 Location: Van Meter, IA

GRID SUMMARY

Name: **Baseball**
 Size: Irregular 320' / 350' / 305'
 Spacing: 30.0' x 30.0'
 Height: 3.0' above grade

CONSTANT ILLUMINATION

SUMMARY	HORIZONTAL FOOTCANDLES	
	Infield	Outfield
Guaranteed Average:	50	30
Scan Average:	50.74	30.87
Maximum:	58	42
Minimum:	36	21
Avg / Min:	1.40	1.50
Guaranteed Max / Min:	2	2.5
Max / Min:	1.60	2.06
UG (adjacent pts):	1.22	1.54
CV:	0.12	0.16
No. of Points:	25	95

LUMINAIRE INFORMATION	
Luminaire Type:	Green Generation
Rated Lamp Life:	5,000 hours
Avg Lumens / Lamp:	134,000
Avg Lamp Tilt Factor:	1.000
No. of Luminaires:	44
Avg KW:	68.82 (74.8 max)

Guaranteed Performance: The Guaranteed Average CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

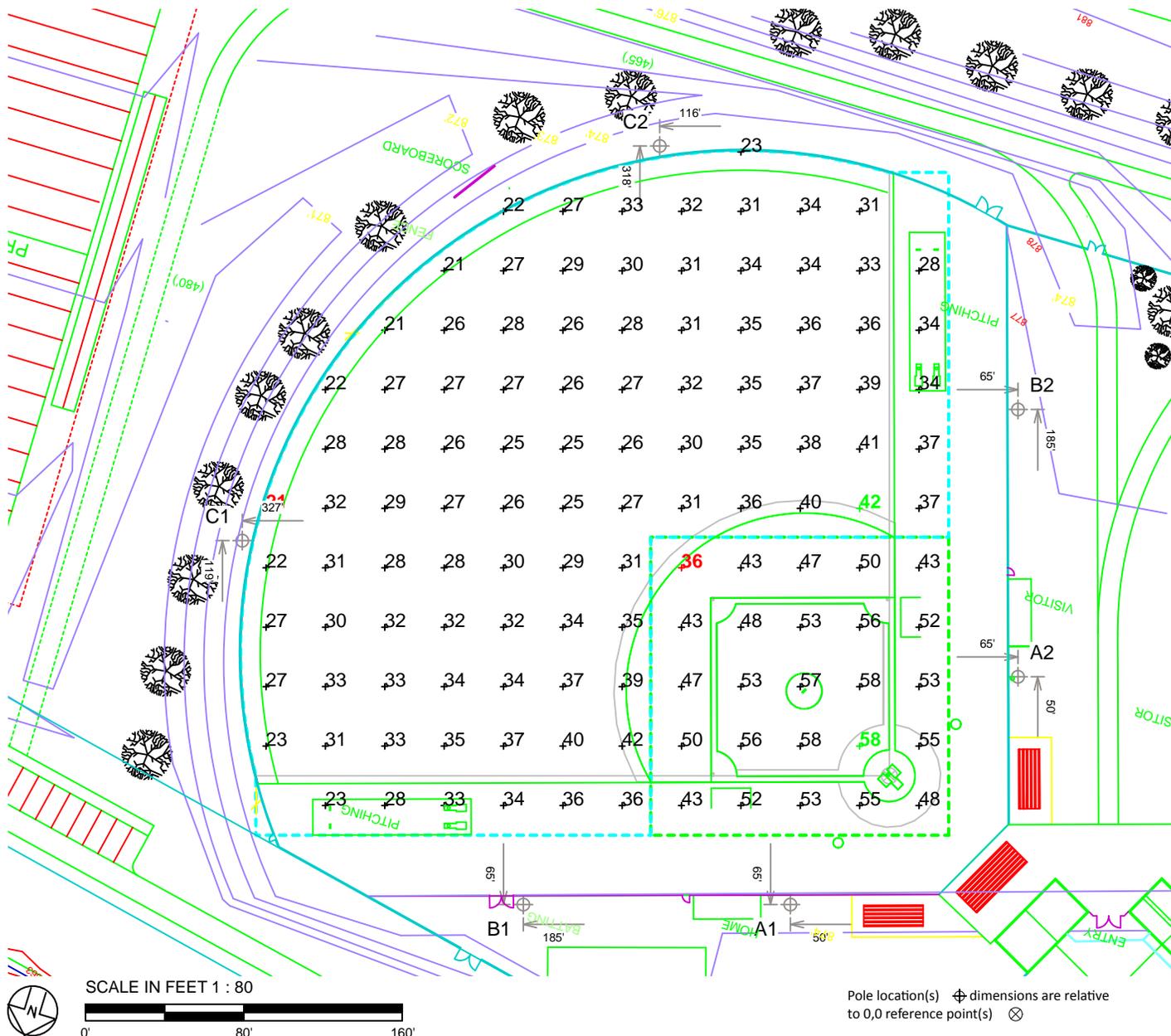
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

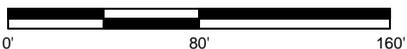
ENGINEERED DESIGN

By: **Matt Pearson, LC**
 File # / Date: 132441B 16-Jul-13

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SCALE IN FEET 1 : 80



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ILLUMINATION SUMMARY



MY PROJECT

Name: **Van Meter High School Baseball**
 Location: Van Meter, IA

EQUIPMENT LAYOUT

INCLUDES:

- Baseball
- Softball

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	Pole SIZE	GRADE ELEVATION	Luminaires		QTY / POLE
				MOUNTING HEIGHT	LAMP TYPE	
4	A1-A2 C1-C2	70'	-	70'	1500W MZ	6
2	A3-A4	60'	-	60'	1500W MZ	3
2	B1-B2	80'	-	80'	1500W MZ	10
2	B3-B4	70'	-	70'	1500W MZ	5
10	TOTALS					60

SINGLE LUMINAIRE AMPERAGE DRAW CHART

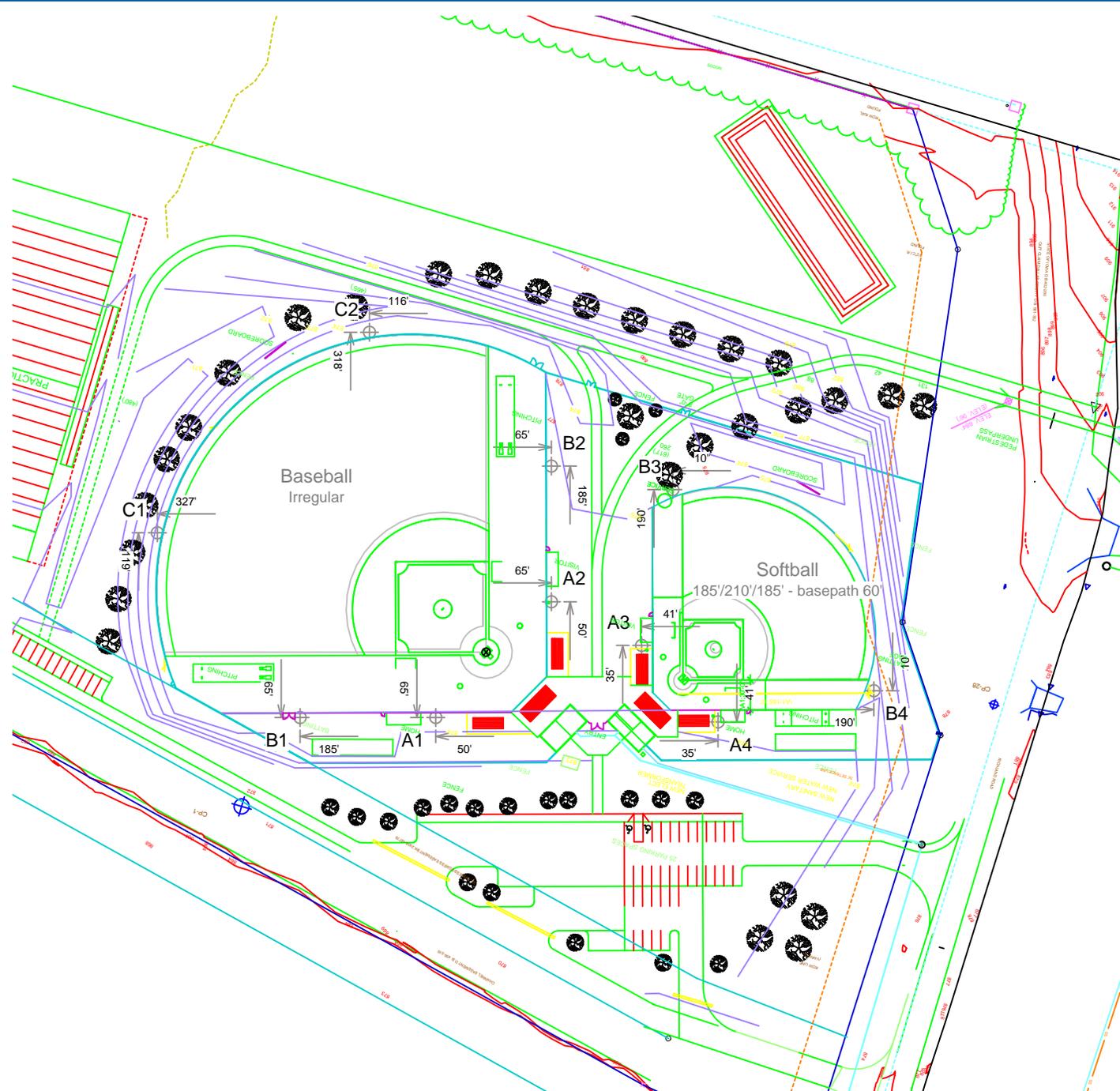
Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
1500 watt MZ	8.6	8.3	7.5	6.5	5.1	4.7	3.7

ENGINEERED DESIGN

By: **Matt Pearson, LC**
 File # / Date: 132441B

16-Jul-13

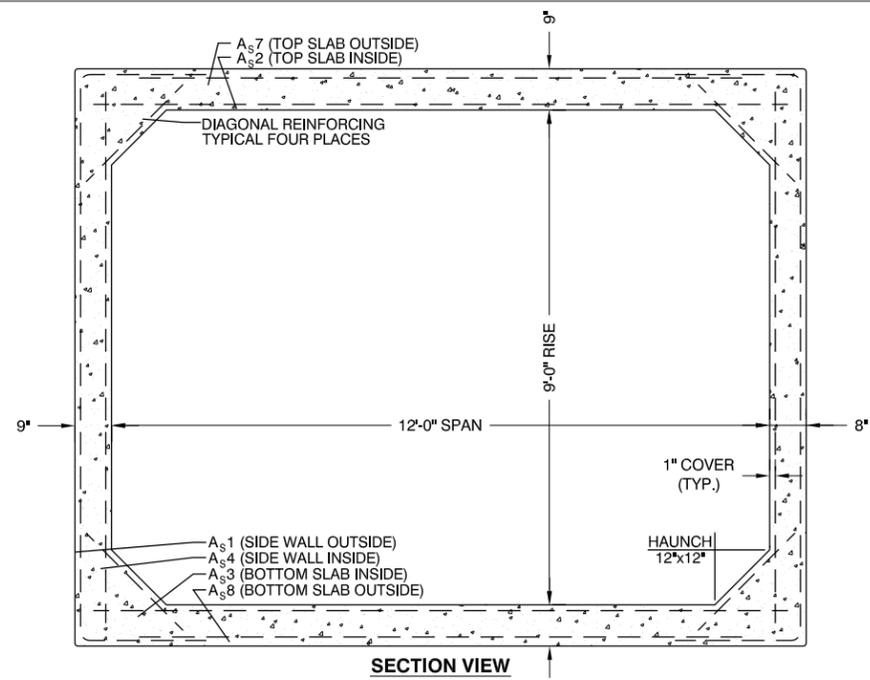
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SCALE IN FEET 1 : 150



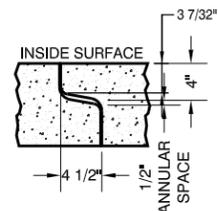
Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



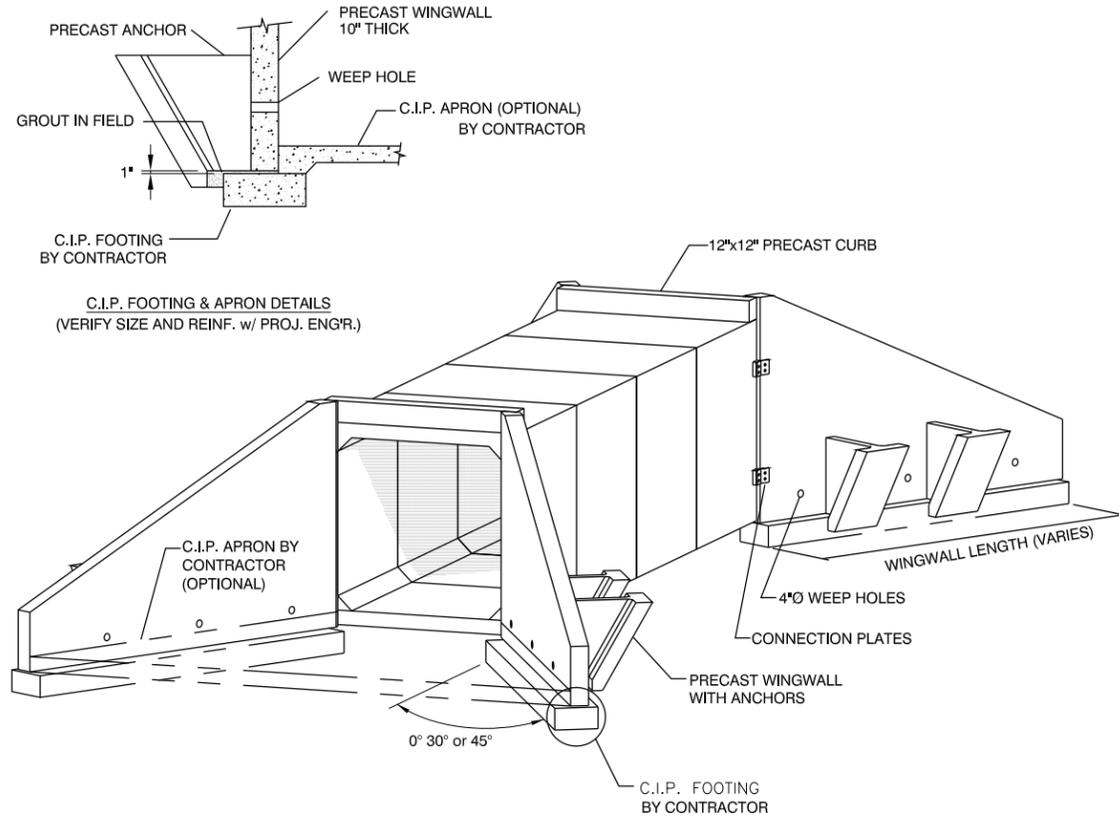
SECTION VIEW

WEIGHT / FT. = 5,100 LBS.

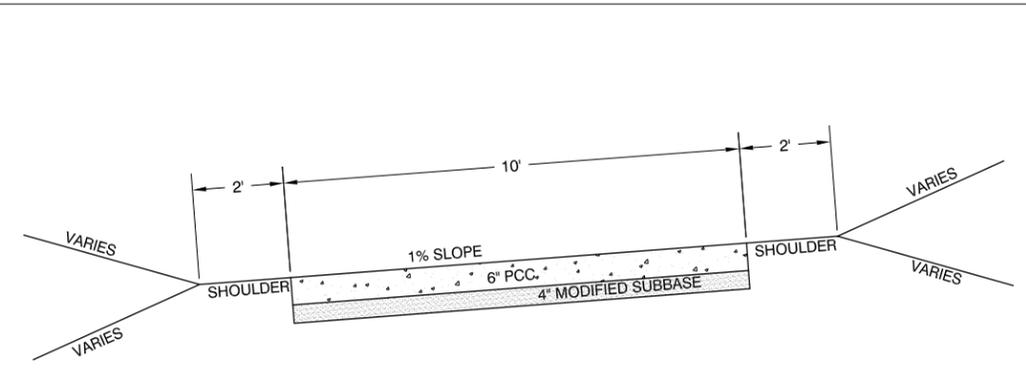
**LOADING, DESIGN METHODS AND MATERIALS
COMPLY WITH ASTM C789 or C850**
Standard laying length = 6'-0"
WWF ASTM A185, $f_y = 65$ KSI
Concrete Strength, $f_c = 5$ KSI
Box culvert design and analysis is performed on
the **BOX CAR** computer program.



TYPICAL JOINT DETAIL



12' x 9' SINGLE CELL BOX CULVERT



TRAIL TYPICAL SECTION

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
612 5th Street
Ames, Iowa 50010
Ph 515-232-8653
www.cgaconsultants.com

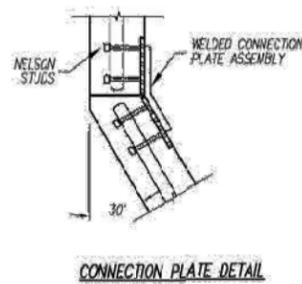
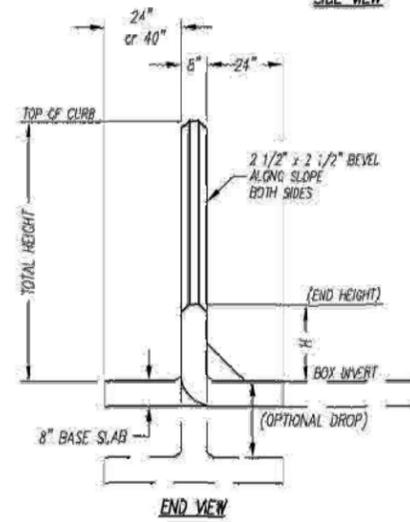
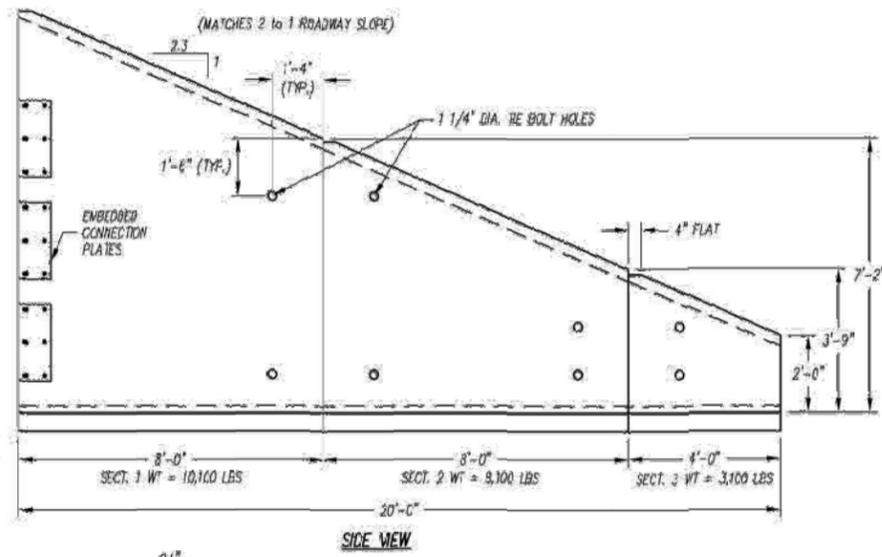
DESIGNED: XXX DATE: _____
DRAWN: XXX DATE: _____
CHECKED: XXX DATE: _____
APPROVED: XXX DATE: _____

VAN METER PEDESTRIAN UNDERPASS
VAN METER, IOWA

DETAILS

PROJECT NO.
1635
SHEET NO.
B.01

30 DEG. FLARED END SECTION
FOR 9' RISE BOX CULVERT



J:\1635\wg\Sheets\1635 B Sheets.dwg - B.02 - 07-19-13 - 3:53pm - ajl22

NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

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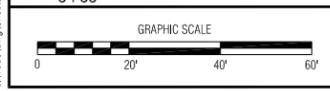
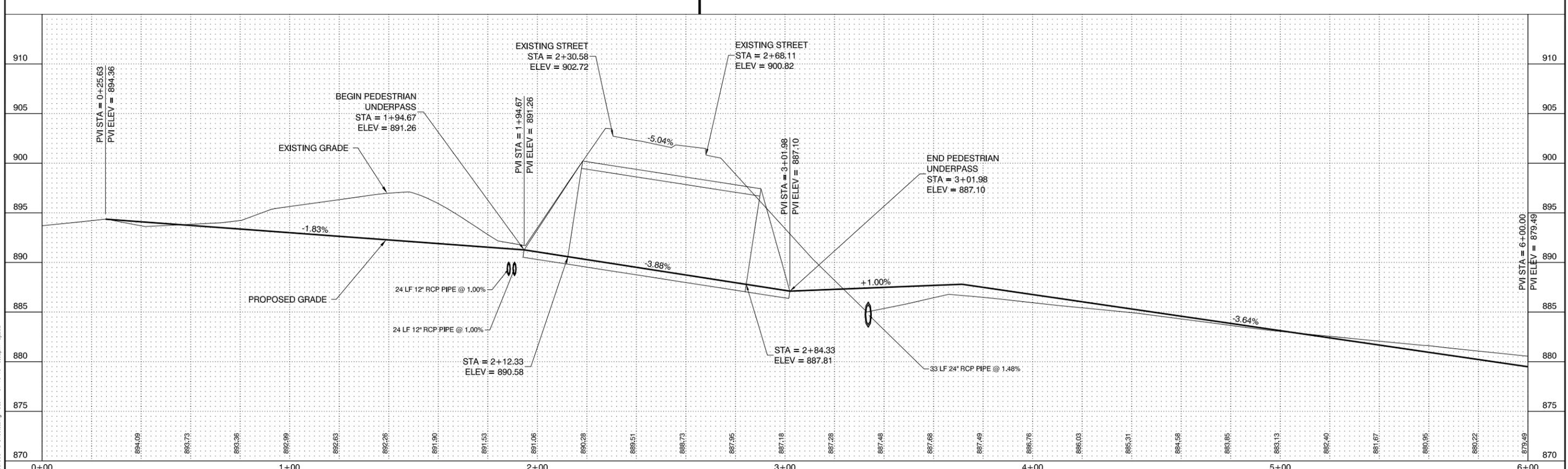
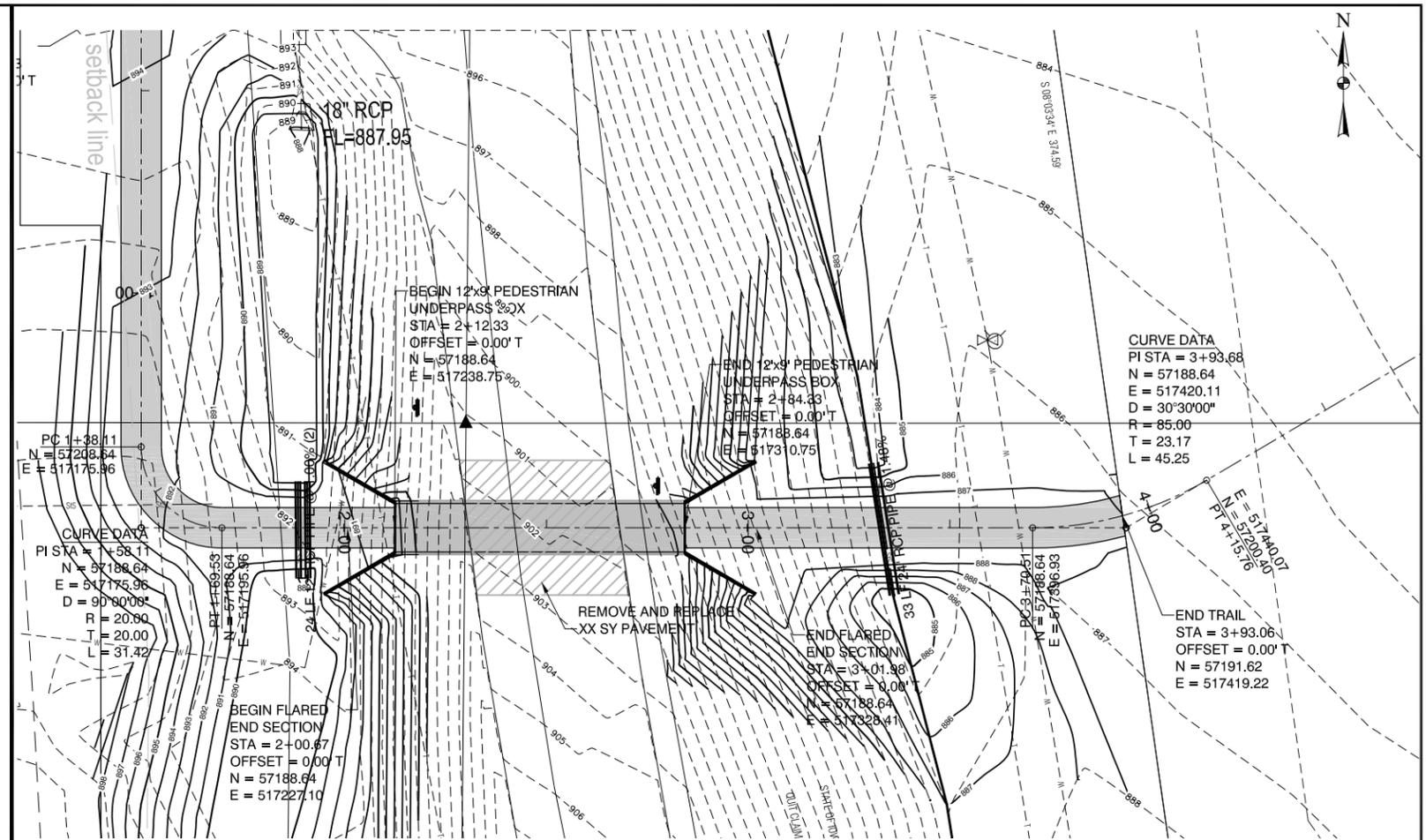
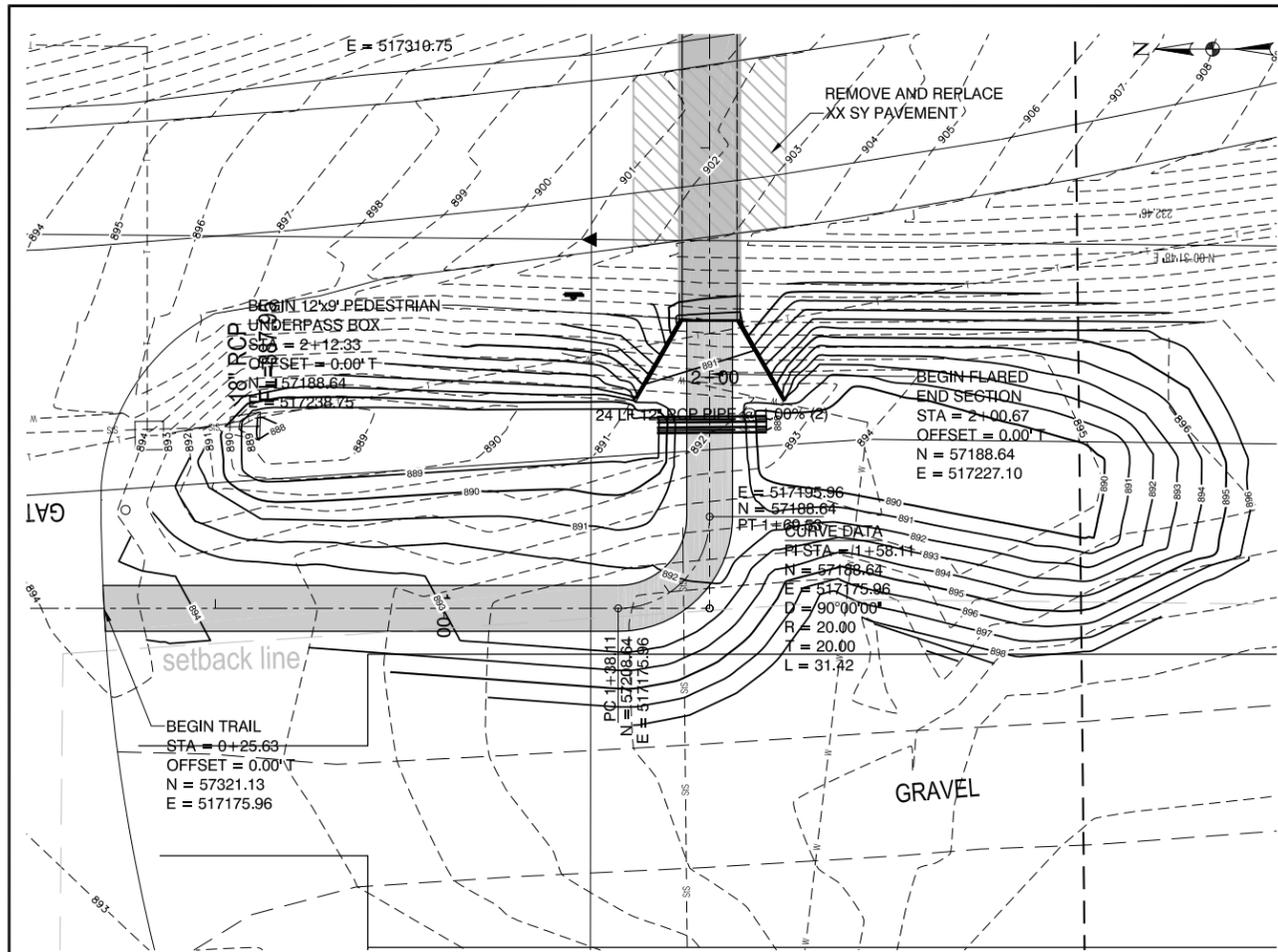
DESIGNED: XXX DATE: _____
DRAWN: XXX DATE: _____
CHECKED: XXX DATE: _____
APPROVED: XXX DATE: _____

VAN METER PEDESTRIAN UNDERPASS
VAN METER, IOWA

DETAILS

PROJECT NO.
1635
SHEET NO.
B.02

PRELIMINARY REVIEW PLAN SET



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



DESIGNED: AJJ DATE: 7-19-13
 DRAWN: AJJ DATE: 7-19-13
 CHECKED: DATE:
 APPROVED: DATE:

VAN METER PEDESTRIAN UNDERPASS
 VAN METER, IOWA

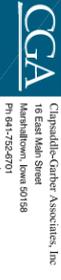
PLAN AND PROFILE

PROJECT NO. 1635.04
 SHEET NO. 0.01

PRELIMINARY REVIEW PLAN SET



NO.	REVISION	BY	DATE



DESIGNED: XXX	DATE: JXJXJX
DRAWN: XXX	DATE: JXJXJX
CHECKED: XXX	DATE: JXJXJX
APPROVED: XXX	DATE: JXJXJX



PROJECT NO.	0000.00
SHEET NO.	2.00

