

## **NOTICE OF PUBLIC MEETING**

**Governmental Body: Van Meter Planning and Zoning Commission**

**Date of Meeting: Wednesday, June 19, 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 May 15, 2013
4. Preliminary and Final Plat of the Hilltop Development – Jerry Oliver/Knapp Properties
5. Discussion and Guidance on the preliminary 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 17<sup>th</sup> day of June 2013.

\_\_\_\_\_ Jacob R. Anderson, City Administrator

City of Van Meter Planning and Zoning Commission  
Minutes 5-15-2013

- 1) The Van Meter Planning and Zoning Commission met on Wednesday, May 15, 2013 at City Hall. Chairman Jesse Leckband called the meeting to order at 6:02P.M. Members present were: Kent Kunkel, Garret Hulse, and Cristie Sullivan. Members Absent: Gayle O'Brien, Jermey Feldman and Ernie Hockenberry.

Also present was Jerry Oliver, and Tom Wittman both representing Knapp Properties and City Administrator Jake Anderson.

- 2) Chairman Leckband asked for a motion to approve the agenda. Moved by Hulse supported by Kunkel. Passed unanimously.
- 3) Chairman Leckband asked for a motion to approve the minutes as presented. Moved by Kunkel supported by Hulse. Passed unanimously.
- 4) Jerry Oliver and Tom Wittman representing Knapp Properties asked the Planning and Zoning Commission for discussion and guidance on the development of the Hilltop Property near the City Cemetery. Oliver presented a concept of platting 6 large lots all in excess of an acre and then focused the discussion on the lack of sanitary sewer in that area of town and the concept of utilizing septic tanks and lateral fields to handle sewage. Oliver further discussed with the Commission the need to relax the development standards related to improving the road back to the cemetery. Oliver explained that the small number of lots would be unable to financially support improved access and the apparent lack of interest from neighboring property owners or otherwise interested parties in a paving project makes a concrete street with curb and gutter not feasible. The Commission singled general openness to a more formal proposal prescribing the aforementioned alleviations.
- 5) City Administrator Jake Anderson updated the Commission on the City Council's certified site project signaling that annexation of the property controlled by Diligent Development would be annexed into the City within the next few months at which time the rezoning of the property to Business Park would begin.
- 6) Having no further business Chair Leckband asked for a motion to adjourn. Moved by Kunkel supported by Sullivan to adjourn. Passed unanimously.

\_\_\_\_\_ Jesse Leckband, Chair

ATTEST:

\_\_\_\_\_ Jake Anderson, City Administrator



June 14, 2013

Jake Anderson  
City Clerk  
City of Van Meter  
505 Grant Street  
P.O. Box 160  
Van Meter, Iowa 50261-0160

CITY OF VAN METER, IOWA  
PRELIMINARY PLAT - HILLTOP  
FINAL PLAT - HILLTOP  
REVIEW COMMENTS

The writer has completed a preliminary review of the preliminary plat of Hilltop and the final plat of Hilltop. Hilltop subdivision is located on the east side of Richland Road. The subdivision involves four lots fronting on Richland Road and two lots that use the cemetery access as their primary access.

Based on the review of the preliminary plat and the final plat the following comments are offered:

1. The preliminary plat shows the existing 6-inch water main located along the east side of Richland Road. The location of the water main was generally taken from the 2005 construction plans.
2. Both the preliminary plat and final plat note a 2005 water main easement extending 15 feet either side of the water main, wherever it is located. It is believed the easement is for the 6-inch water main located along Richland Road. The property description of Hilltop appears to exclude the road right-of-way. The water main is located within the right-of-way of Richland Road. Although there is a reference to the water main easement the water main easement probably does not impact the property.
3. The preliminary plat shows the extension of a water main along the north side of cemetery road to the southwest corner of Lot 6. A fire hydrant is shown to be located at the end of the water main.

4. The preliminary plat does not show the size of the water main extending along the cemetery road. It is suggested this water main be constructed of 8-inch diameter pipe.

It is recognized the water main would connect to the 6-inch water main on Richland Road. The City's long term plan for the water distribution system would anticipate the construction of a parallel or larger water main on Richland Road to improve the interconnection between the high pressure system and low pressure system. If the City constructs a parallel water main it would be preferable if the water main on the cemetery road would be 8-inch diameter to maximize the potential fire flow to the hydrant on Lot 6.

5. The preliminary plat shows an existing hydrant located on the south side of the cemetery road and the new hydrant located on Lot 6. The preliminary plat does not show the existing hydrant located near the northeast corner of Richland Road and 352<sup>nd</sup> Drive. The existing hydrant is located on the low pressure side of the interconnection between the high pressure system and low pressure system. Although this hydrant on Richland Road could be used to provide hydrant coverage for Lot 4, it is not recommended this hydrant be relied on for coverage.

The hydrant is located immediately north of the pressure sustaining valve. If this hydrant were used for fire fighting it would almost certainly reduce the pressure and cause the pressure sustaining valve to open. Depending on the fire flow at the hydrant, causing the pressure sustaining valve to open could result in very elevated pressures in the northerly part of the City. The primary purpose for this hydrant is to provide flushing and testing for the pressure sustaining valve.

It is requested an additional hydrant be added to the 6-inch main near the northwest corner of Lot 4 to provide adequate fire coverage and to avoid use of the test fire hydrant near the pressure sustaining valve.

6. The preliminary plat does not show sanitary sewer. The City and developer have reached a tentative agreement on the installation of a sanitary sewer along the east side of Richland Road extending to the south edge of the cemetery road. It would be preferable if the preliminary plat would conceptually show the sanitary sewer along an alignment approximately 20 feet west of the water main.
7. No stormwater drainage improvements are proposed as part of the preliminary plat.

8. The area of Lot 1, Lot 2, Lot 3 and Lot 4 generally drains toward the swale that extends northerly through the central portion of these four lots. Stormwater runoff is generally northerly toward the property located at 2738 352<sup>nd</sup> Drive.
9. Stormwater drainage for Lot 5 is northerly to a natural swale that extends into the property at 2744 352<sup>nd</sup> Drive. The stormwater runoff from Lot 6 is generally northerly and would flow onto the property at 2746 352<sup>nd</sup> Drive.
10. The development of Hilltop will result in some increase in runoff northerly to the lots on 352<sup>nd</sup> Drive. The extent of the runoff increase is not significant and no additional stormwater measures will be required by the City.
11. No transportation improvements are proposed as part of the project.
12. The preliminary plat shows a common driveway serving Lot 3 and Lot 4 and a common driveway serving Lot 1 and Lot 2. Although the common practice is to have dedicated driveways to each lot the traffic volume on Richland Road would appear to justify the common drive as a means of reducing the number of driveways and traffic conflict points on Richland Road.
13. The preliminary plat shows continued use of the cemetery road. The cemetery road is located in a 40-foot roadway easement along the southerly boundary of Lots 1, 5 and 6.
14. The City of Van Meter currently requires all lots in a new residential subdivision to have frontage on a public street. Lots 1, 2, 3 and 4 meet this requirement. Lot 5 and Lot 6 that use the existing cemetery road would not meet this requirement.  
  
As part of the approval of the subdivision the City will need to determine if it will waive this requirement, or if the City will enforce the requirement for frontage on a public street. If the frontage requirement is mandated the preliminary plat and final plat as now configured would not be approveable.
15. The preliminary plat shows a 10-foot public utility easement adjacent to the westerly lot line of Lots 1, 2, 3 and 4 adjoining Richland Road.
16. The plat shows a 10-foot public utility easement on Lots 1, 5 and 6 located immediately north of the 40-foot roadway easement.

Jake Anderson  
June 14, 2013  
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17. It appears the water main is located within the roadway easement rather than the public utility easement. Given recent court decisions concerning the use of roadway easements for non-roadway purposes, the writer believes it would be preferable for the final plat to show an easement for the water main.

If you have any questions or comments concerning the project, please contact the writer at 225-8000.

VEENSTRA & KIMM, INC.



H. R. Veenstra Jr.

HRVJr:dml  
600-11

cc: Jerry Oliver, Civil Engineering Consultants, Inc.



June 13, 2013

Jake Anderson  
City Clerk  
City of Van Meter  
505 Grant Street  
P.O. Box 160  
Van Meter, Iowa 50261-0160

CITY OF VAN METER, IOWA  
HILLTOP DEVELOPMENT  
NATURAL GAS SERVICE

On June 12, 2013 the writer received a telephone call from Tom Whitman of Knapp Properties inquiring about the requirement for natural gas service to the Hilltop Development. Tom Whitman indicated Knapp Properties received a proposal from MidAmerican Energy Company to extend natural gas to the site.

The cost for extending natural gas was \$43,000. There would be a rebate of \$800 for every high efficiency gas furnace that would be installed in the subdivision. Assuming all six lots were developed and qualified for the rebate, the net cost to Knapp Properties for the gas service would be approximately \$38,200 or approximately \$6,367 per lot.

Knapp Properties is inquiring if the City would allow the development to occur with individual LP tanks in lieu of central natural gas service. The request is based on the cost of extending natural gas to the site.

The City's subdivision ordinance does not specifically address the issue. The subdivision ordinance would contemplate all residential subdivisions would have a full complement of utilities, including natural gas service.

In most instances the cost of natural gas service is not prohibitive and the issue is not a matter of discussion during development. In the case of the Hilltop Development, the distance to the existing natural gas line combined with the small number of lots in the subdivision result in a significant cost per lot.

The City has some discretion in determining exactly what would be appropriate services in a new subdivision. The City may be able to prevail in a determination natural gas is a required component of the new subdivision. On the other hand, if the cost for natural gas is excessive in most instances on-site LP would be considered a suitable alternative.

Jake Anderson  
June 13, 2013  
Page 2

The request to not require natural gas service is solely an economic argument. MidAmerican Energy Company has offered to extend gas service to the site. The only issue is the cost per lot and its impact on the viability of the development.

If you have any questions or comments concerning the project, please contact the writer at 225-8000.

VEENSTRA & KIMM, INC.

A handwritten signature in black ink, appearing to read "H. R. Veenstra Jr.", written in a cursive style.

H. R. Veenstra Jr.

HRVjr:dml  
600-11

# PRELIMINARY PLAT HILLTOP VAN METER, IOWA

**PROPERTY OWNER:**  
MICHAEL & ELLYN P. KNAPP  
5435 SW MCKINLEY  
DES MOINES, IA 50321

**PREPARED FOR:**  
KNAPP PROPERTIES, INC.  
4444 WESTOWN PARKWAY, SUITE 200  
WEST DES MOINES, IA 50266-6104

**LEGAL DESCRIPTION:** WARRANTY DEED BK. 2011, PG. 11191

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 21 WEST OF THE 5TH P.M., CITY OF VAN METER, DALLAS COUNTY, IOWA, LYING EAST OF THE HIGHWAY RIGHT-OF-WAY AS SHOWN IN EASEMENT RECORDED IN BOOK 413, ON PAGE 541 AND EXCEPT THE NORTH 264 FEET THEREOF AND ALSO EXCEPT THE FOLLOWING PARCELS:

- BEGINNING AT THE NW CORNER OF THE SW 1/4 NE 1/4 SECTION 21-18-21 N OF THE 5TH P.M., THENCE SOUTH 634 FEET ALONG THE WEST LINE OF SAID SW 1/4 NE 1/4 SECTION 21-18-21 TO THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE 123 FEET; THENCE NORTH 48.0 FEET; THENCE SOUTHWESTERLY TO A POINT WHICH BEARS S71°W, 122.0 FEET FROM THE TRUE POINT OF BEGINNING; THENCE N71°E, 122.0 FEET TO THE TRUE POINT OF BEGINNING, KNOWN AS THE JENNINGS ADDITION TO THE VAN METER CEMETERY;
- A PARCEL OF LAND DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH 32 RODS OF THE NORTH 46 RODS OF THE WEST 25 RODS OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21-18-21 N OF THE 5TH P.M., DALLAS COUNTY, IOWA, WHICH IS THE SOUTHWEST CORNER OF THE EXISTING CEMETERY; THENCE N0°00'00" 243.00 FEET TO THE SOUTHEAST CORNER OF LOT 5, JENNINGS SUBDIVISION, DALLAS COUNTY, IOWA; THENCE N84°20'40"W 98.01 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING; THENCE S67°48'00"W 161.96 FEET; THENCE S28°40'00"W 135.1 FEET ALONG THE NORTH LINE OF THE VAN METER CEMETERY ACCESS ROAD; THENCE N0°00'00" 224.44 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N84°36'16"E 54.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1915 ACRES;
- A PARCEL OF LAND DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 32 RODS OF THE NORTH 46 RODS OF THE WEST 25 RODS OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21-18-21 N OF THE 5TH P.M., DALLAS COUNTY, IOWA, WHICH IS THE SOUTHWEST CORNER OF THE EXISTING CEMETERY; THENCE S0°00'00" 425.00 FEET ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 21; THENCE N0°00'00"W 152.45 FEET; THENCE N0°00'00" 354.91 FEET TO THE SOUTH LINE OF THE CEMETERY ACCESS ROAD; THENCE N82°06'03"E 12.21 FEET; THENCE NORTHEASTERLY 33.42 FEET ALONG A 361.91 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY HAVING A 35.42 FEET LONG CHORD BEARING N54°54'35"E; THENCE N66°06'03"E 131.48 FEET TO THE EAST LINE OF THE SE 1/4 NW 1/4 OF SAID SECTION 21; THENCE S0°00'00" 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.4485 ACRES;
- COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21-18-21 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA; THENCE SOUTH 264.0 FEET ALONG THE WEST LINE OF SAID SE 1/4 NW 1/4; THENCE S0°00'00" EAST 163.4 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 340.0 FEET ALONG A 1810.0 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND TANGENT TO A LINE BEARING S17°22' EAST AT THE BEGINNING, THENCE N71°27' EAST 321.2 FEET; THENCE S40°00' EAST 618.9 FEET; THENCE S81°05' EAST 41.4 FEET; THENCE N01°30' WEST 244.1 FEET ALONG THE EAST LINE OF THE SE 1/4 NW 1/4 OF SECTION 21-18-21; THENCE N0°00' WEST 115.2 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 6.4472 ACRES EXCLUSIVE OF ANY HIGHWAY RIGHT-OF-WAY
- A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21-18-21 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 21; THENCE SOUTH S4°50'48" WEST 570.0 FEET; THENCE NORTH 33°22'45" WEST 555.91 FEET ALONG THE CENTERLINE OF A PUBLIC HIGHWAY; THENCE NORTH 80°30'00" EAST 315.88 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VAN METER CEMETERY ROAD; THENCE NORTHEASTERLY 251.49 FEET ALONG A 306.48 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND HAVING A CENTRAL ANGLE OF 48°30'00"; THENCE NORTH 32°00'00" EAST 186.31 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE SOUTH 00°00'01" 341.44 FEET; THENCE SOUTH 40°00'00" EAST 152.35 FEET TO THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 21; THENCE SOUTH 00°00'00" 136.36 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 6.13 ACRES, INCLUDING 1.20 ACRES OF PUBLIC HIGHWAY RIGHT-OF-WAY

THE EAST LINE OF THE NW 1/4 OF SECTION 21, T18N, R21W OF THE 5TH P. M., DALLAS COUNTY, IOWA IS ASSUMED TO BEAR DUE NORTH AND SOUTH.

**NOTES:**

- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. A TITLE OPINION PREPARED BY WHITFIELD & EDDY P.L.C. #A25494 DATED AUGUST 21, 2011 HAS PROVIDED FOR THIS SURVEY. NO OTHER TITLE WORK WAS PERFORMED BY THIS LAND SURVEYOR.
- THIS PROPERTY IS SUBJECT TO A WATER LINE EASEMENT RECORDED IN BOOK 2005, PAGE 3340. THIS EASEMENT IS DESCRIBED AS 15 FEET EITHER SIDE OF THE WATER LINE AS CURRENTLY LOCATED. THE LOCATION OF THE WATER LINE IS UNKNOWN, THEREFORE THE EASEMENT IS NOT PLOTTABLE.

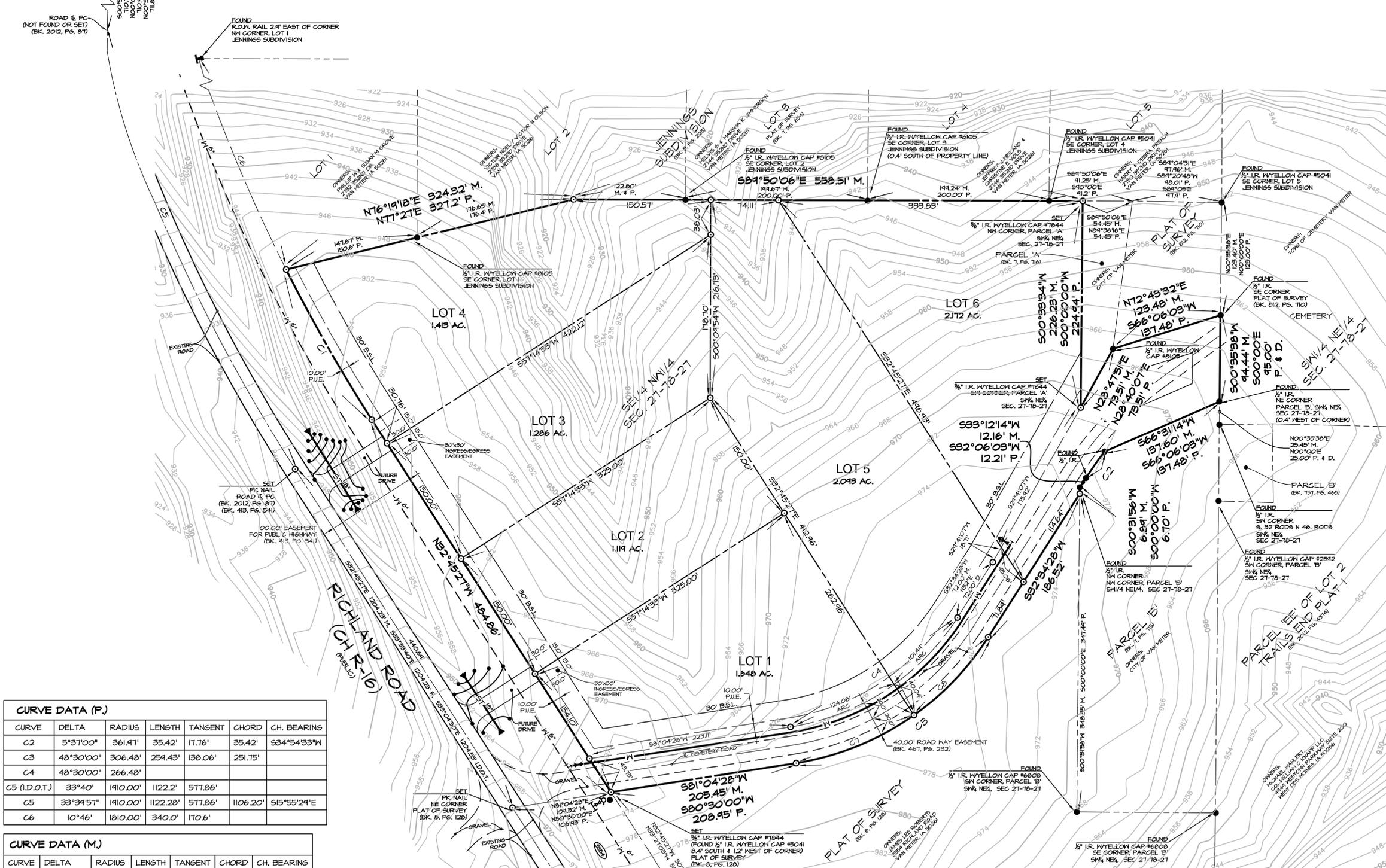
**LEGEND**

- PROPERTY BOUNDARY
- CENTERLINE
- LOT LINES
- EASEMENT LINES
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER (1/2" I.R. WYELLOW CAP #17844 UNLESS OTHERWISE NOTED)
- M. MEASURED BEARINGS & DISTANCE
- P. PREVIOUSLY RECORDED BEARINGS & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- I.D.O.T. IOWA DEPARTMENT OF TRANSPORTATION BEARING & DISTANCE (IOWA STATE HIGHWAY COMMISSION) ADDRESS
- 4495



FOUND 1/2" I.R. ROAD & FC (BK. 2012, PG. 87)

FOUND 1/2" I.R. ROAD & FC (BK. 2012, PG. 87)



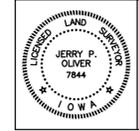
**CURVE DATA (P.)**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C2	5°31'00"	361.91'	35.42'	17.76'	35.42'	S34°54'33"W
C3	48°30'00"	306.48'	254.43'	138.06'	251.75'	
C4	48°30'00"	266.48'				
C5 (I.D.O.T.)	33°40'	1910.00'	1122.2'	571.86'		
C5	33°34'51"	1910.00'	1122.28'	571.86'	1106.20'	S15°55'24"E
C6	10°46'	1810.00'	340.0'	170.6'		

**CURVE DATA (M.)**

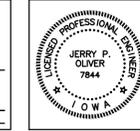
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	5°54'40"	1810.00'	189.37'	94.77'	189.28'	N29°45'38"W
C2	5°36'08"	361.91'	35.34'	17.71'	35.38'	S35°16'53"W
C3	48°30'00"	306.48'	254.43'	138.06'	251.75'	S56°41'28"W
C4	48°30'00"	266.48'	225.57'	120.04'	218.90'	S56°41'28"W
C5	33°34'56"	1910.00'	1122.27'	571.86'	1106.19'	S15°55'24"E
C6	10°53'31"	1810.00'	344.04'	172.56'	343.57'	S21°19'02"E
C7	26°18'27"	306.48'	140.72'	71.62'	139.44'	S67°55'15"W
C8	22°11'33"	306.48'	118.71'	60.11'	117.97'	S43°40'15"W

**CERTIFICATIONS**



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA LIC. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014 PAGES OR SHEETS COVERED BY THIS SEAL: 1 THIS SHEET ONLY



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA LIC. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014 PAGES OR SHEETS COVERED BY THIS SEAL: 1 THIS SHEET ONLY

**CEC**  
Civil Engineering Consultants, Inc.

Scale: 1" = 60' (22" x 34")

2400 86th Street - Unit 12 - Des Moines, Iowa 50322  
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

# FINAL PLAT HILLTOP VAN METER, IOWA

**PROPERTY OWNER:**  
MICHAEL & ELLYN P KNAPP  
5435 SW MCKINLEY  
DES MOINES, IA 50321

**PREPARED FOR:**  
KNAPP PROPERTIES, INC  
4444 WESTOWN PARKWAY, SUITE 200  
WEST DES MOINES, IA 50266-6104

**LEGAL DESCRIPTION:** WARRANTY DEED BK. 2011, PG. 1141

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 21 WEST OF THE 5TH P.M., CITY OF VAN METER, DALLAS COUNTY, IOWA, LYING EAST OF THE HIGHWAY RIGHT-OF-WAY AS SHOWN IN EASEMENT RECORDED IN BOOK 413, ON PAGE 541 AND EXCEPT THE NORTH 264 FEET THEREOF AND ALSO EXCEPT THE FOLLOWING PARCELS:

- BEGINNING AT THE NW CORNER OF THE SW 1/4 NE 1/4 SECTION 21-18-21 N OF THE 5TH P.M., THENCE SOUTH 634 FEET ALONG THE WEST LINE OF SAID SW 1/4 NE 1/4 SECTION 21-18-21 TO THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE 123 FEET; THENCE N84°14'48" W, 48.0 FEET; THENCE SOUTHWESTERLY TO A POINT WHICH BEARS S71°W, 122.0 FEET FROM THE TRUE POINT OF BEGINNING; THENCE N71°E, 122.0 FEET TO THE TRUE POINT OF BEGINNING, KNOWN AS THE JENNINGS ADDITION TO THE VAN METER CEMETERY;
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- A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21-18-21 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 21; THENCE SOUTH S4°50'48" W 570.0 FEET; THENCE NORTH 33°22'45" W 555.91 FEET ALONG THE CENTERLINE OF A PUBLIC HIGHWAY; THENCE NORTH 80°30'00" EAST 315.88 FEET ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VAN METER CEMETERY ROAD; THENCE NORTHEASTERLY 251.49 FEET ALONG A 306.48 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND HAVING A CENTRAL ANGLE OF 40°30'00"; THENCE NORTH 32°00'00" EAST 186.31 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE SOUTH 00°00'01" 347.44 FEET; THENCE SOUTH 90°00'00" EAST 152.35 FEET TO THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 21; THENCE SOUTH 00°00'00" 136.56 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 6.13 ACRES, INCLUDING 1.20 ACRES OF PUBLIC HIGHWAY RIGHT-OF-WAY

THE EAST LINE OF THE NW 1/4 OF SECTION 21, T18N, R21W OF THE 5TH P.M., DALLAS COUNTY, IOWA IS ASSUMED TO BEAR DUE NORTH AND SOUTH.

- NOTES:**
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. A TITLE OPINION PREPARED BY WHITFIELD & EDDY P.L.C. #A25494 DATED AUGUST 29, 2011 HAS PROVIDED FOR THIS SURVEY. NO OTHER TITLE WORK WAS PERFORMED BY THIS LAND SURVEYOR.
  - THIS PROPERTY IS SUBJECT TO A WATER LINE EASEMENT RECORDED IN BOOK 2005, PAGE 3390. THIS EASEMENT IS DESCRIBED AS 15 FEET EITHER SIDE OF THE WATER LINE AS CURRENTLY LOCATED. THE LOCATION OF THE WATER LINE IS UNKNOWN, THEREFORE THE EASEMENT IS NOT PLOTTABLE.

**LEGEND**

- PROPERTY BOUNDARY
- CENTERLINE
- - - LOT LINES
- - - EASEMENT LINES
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER (1/2" I.R. WYELLOM CAP #17844 UNLESS OTHERWISE NOTED)
- M. MEASURED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- I.D.O.T. IOWA DEPARTMENT OF TRANSPORTATION BEARING & DISTANCE (IOWA STATE HIGHWAY COMMISSION) ADDRESS
- 4495



**CERTIFICATION**

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA REG. NO. 7844 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024 PAGES OR SHEETS COVERED BY THIS SEAL.

THIS SHEET ONLY

JUNE 12, 2013

NORTH

Scale: 1" = 60' (22" x 34')



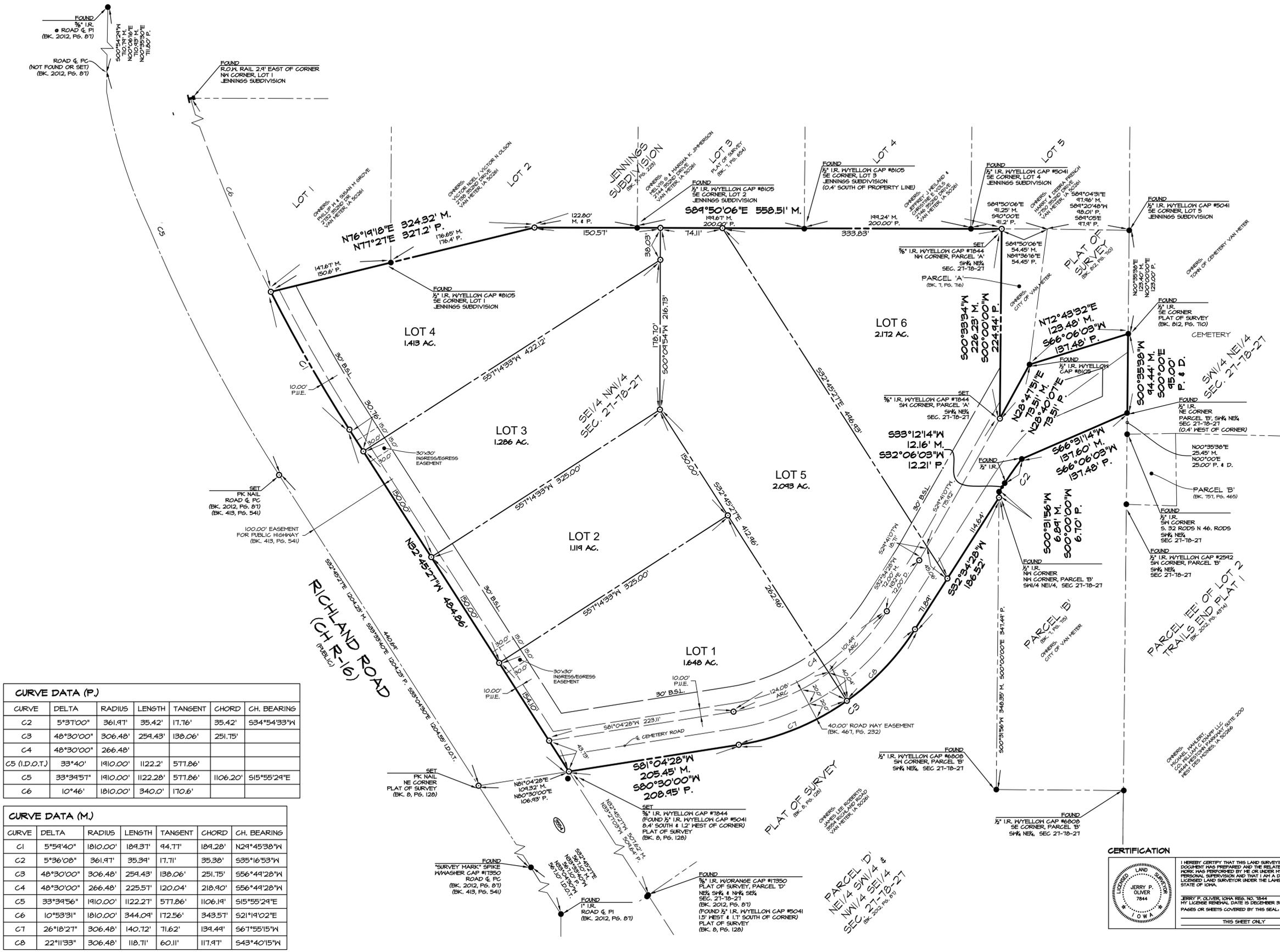
2400 86th Street - Unit 12 - Des Moines, Iowa 50322  
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

**CURVE DATA (P)**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C2	5°37'00"	361.91'	35.42'	17.76'	35.42'	S34°54'33"W
C3	48°30'00"	306.48'	259.43'	138.06'	251.75'	
C4	48°30'00"	266.48'				
C5 (I.D.O.T.)	33°40'	1910.00'	1122.2'	571.86'	1106.20'	S15°55'24"E
C6	33°34'51"	1910.00'	1122.28'	571.86'	1106.20'	S15°55'24"E
C7	10°46'	1810.00'	340.0'	170.6'		

**CURVE DATA (M)**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	5°59'40"	1810.00'	189.31'	94.71'	189.28'	N29°45'38"W
C2	5°36'08"	361.91'	35.34'	17.71'	35.38'	S35°16'53"W
C3	48°30'00"	306.48'	259.43'	138.06'	251.75'	S56°44'28"W
C4	48°30'00"	266.48'	225.51'	120.04'	218.90'	S56°44'28"W
C5	33°34'56"	1910.00'	1122.21'	571.86'	1106.19'	S15°55'24"E
C6	10°53'31"	1810.00'	344.04'	172.56'	343.57'	S21°19'02"E
C7	26°18'27"	306.48'	140.72'	71.62'	139.44'	S67°55'15"W
C8	22°11'33"	306.48'	118.71'	60.11'	117.47'	S43°40'15"W





June 6, 2013

Jake Anderson  
City Administrator  
City of Van Meter  
505 Grant Street  
P.O. Box 160  
Van Meter, Iowa 50261-0160

CITY OF VAN METER, IOWA  
VAN METER COMMUNITY SCHOOL DISTRICT  
EAST ATHLETIC CAMPUS  
PRELIMINARY SITE PLAN  
REVIEW COMMENTS

On June 6, 2013 the writer received from Johnny Boyd of Oris PLC a preliminary site plan submittal for the East Athletic Campus of the Van Meter Community School District. For your information, enclosed is a copy of the preliminary site plan.

Based on a review of the preliminary site plan the following comments are offered:

1. Water service is provided by extending a service line from the City of Van Meter's 12-inch water main on the east side of Richland Road east to the new press box facilities. The location of the water service is acceptable.
2. Although not shown on the site plan, there is an existing hydrant located on the east side of Richland Road south of the driveway. The hydrant is approximately 350 feet from the new buildings. The coverage to the existing buildings would be considered acceptable and no additional hydrant is necessary.
3. The site plan shows a sanitary sewer extending south from the existing sanitary sewer to a point directly west of the new buildings. The site plan contemplates this sewer would be part of the public sewer system. This portion of the sanitary sewer is consistent with the ongoing discussions between the City and school district. This portion of the sanitary sewer will be funded by the school district. At this time it has not been determined whether the sewer will be physically constructed by the school district or if the sewer will be constructed by the City of Van Meter as part of a larger project.

4. The site plan shows a sanitary sewer service extending from the south end of the public sewer directly east to the two buildings. The location of the sanitary sewer service is satisfactory.
5. The City of Van Meter has identified a longer term interest in a sanitary sewer along Richland Road to serve areas south of the school district property. A portion of this sewer is shown on the site plan. Although the site plan does not show an extension of the sewer south toward the south property line, the City anticipates this sewer will be constructed. There would be advantages to the City to extend the sewer at least to the south side of the pedestrian underpass prior to completing the construction of the site plan improvements. This reach of sewer is currently subject to discussions between the City, the school district and another property owner.
6. The preliminary site plan shows a stormwater detention basin in the southwest corner of the site. No detailed information is provided relative to the stormwater detention basin.
7. Note 4 on the preliminary site plan indicates the stormwater drainage design and calculations will be submitted with the final site plan. A review of stormwater drainage will need to be deferred until the final site plan submittal.
8. Access to the site is by a paved driveway that enters Richland Road at approximately the location of the existing driveway.
9. The site plan does not show the radius of the driveway at the connection to Richland Road. Note 6 indicates the driveway will be constructed to accommodate the turning radius of a school bus. As part of the final site plan it is requested the radius of each return be identified. The concern with respect to the turning radius of the driveway relates to the proximity of the driveway to the curve on Richland Road. The driveway radius needs to be large enough to avoid the need for school buses to cross over the centerline of Richland Road while entering or exiting the athletic complex.
10. The proximity of the driveway to Richland Road creates two potential conflicts with respect to traffic movement. Vehicles traveling southerly around the curve will have a limited site distance for vehicles that would be leaving the athletic complex south on Richland Road and any vehicle southbound on Richland Road that would stop to turn east into the driveway. From a site visibility perspective it would be preferable if the driveway were located farther to the south. The writer recognizes the proposed location of the driveway may better suit the site by keeping the

entrance driveway remote from the pedestrian traffic at the athletic complex. The City and school district may need to monitor future traffic movements on Richland Road to determine if their additional measures, such as signage, would be appropriate to warn motorists of traffic entering and leaving the school athletic complex.

11. The preliminary site plan indicates the driveway approach and driveway to the parking lot entrance will be paved.
12. The site plan indicates there will be a granular surface drive that will continue east from the paved drive along the north side of the site to approximately the east edge of the practice field.
13. It is understood the existing private access drive will connect to the east end of the gravel drive near the practice field and continue east in its current configuration.
14. The site plan shows approximately 25 paved parking stalls in the west part of the parking lot north of the softball and baseball fields.
15. The configuration of the site plan suggests there will be additional granular parking in the parking lot east of the paved parking. Although the parking is not delineated it would appear an additional 50 to 70 parking stalls are anticipated in the non-paved portion of the parking lot.
16. The site plan shows approximately 34 parking stalls north of the practice field. These parking stalls appear to be unpaved.
17. The site plan includes a pedestrian underpass under Richland Road. The writer previously indicated to representatives of the Van Meter Community School District the City would not be opposed to open cut installation of the pedestrian underpass even though it would require a closure of Richland Road. This method of construction may be preferable to tunneling the pedestrian underpass in place. Due to the limited cover over the top of the underpass the combination of size and limited cover poses an increased risk of subsidence during any tunneling operation.
18. The athletic complex site is located in the R-1 zoning district.
19. In the zoning administrator's opinion, the athletic complex would be considered principal permitted use within the R-1 zoning district. The zoning district regulations currently allow public and private schools in the R-1 district. The principal uses include recreational and playground facilities that are not primarily

for profit. Although an athletic complex is not specifically listed as a permitted primary use, uses 4 and 5 are of such a similar nature a reasonable conclusion can be reached the athletic complex is a permitted principal use.

20. The buildings on the athletic complex would be subject to the area regulations in the R-1 zoning district. The buildings meet the setback requirements.
21. The athletic fields themselves would not be subject to the area regulations in the R-1 zoning district.
22. The zoning ordinance identifies certain uses with a minimum number of parking stalls. The athletic complex is not identified as a use with an enumerate number of stalls required. When the zoning ordinance does not specify a minimum number of parking stalls, the review is to determine if an appropriate number of parking stalls is being provided. The underpass is intended to allow use of the parking on the west side of Richland Road for athletic events. It would appear the combination of on-site and connected off-site parking provides adequate parking.
23. The zoning ordinance would require all parking areas of five or more parking stalls to be surfaced with portland cement concrete, asphaltic cement concrete or a similar material. The site plan shows approximately 25 paved parking stalls and a significant number of granular surface parking stalls. The granular surface parking stalls would not appear to conform with the requirements of the zoning ordinance.
24. A reasonable interpretation of the parking requirements would lead to the conclusion the driveways leading to parking that is required to be hard surface must be hard surfaced. In the case of the preliminary site plan the access to the west parking is paved. However, the driveway access to the east parking is granular surfaced. It would appear the unpaved driveway leading to the east parking would not meet the requirements of the zoning ordinance.
25. The site plan indicates the lighting study will be submitted with the final site plan. The review of the site lighting will be completed as part of the final site plan review.
26. The site plan indicates there will be illuminated scoreboards at the athletic fields. The zoning ordinance does not specifically address scoreboards. The ancillary uses allowed in the zoning ordinance include one for a school to have a bulletin board sign of not more than 40 square feet. There are restrictions relative to illumination.

Jake Anderson  
June 6, 2013  
Page 5

It is the interpretation of the zoning administrator scoreboards attached to and integrally a part of an athletic field would not be considered a sign as contemplated under the zoning ordinance. To be considered an integral part of an athletic field the scoreboard will need to function in a traditional scoreboard manner that it is operated only when the field is in use. If the scoreboard is used at other times for purposes of displaying messages, in that event it would appear the scoreboard would be subject to the limitations of the sign allowed under the zoning district regulations.

In summary, the writer's initial review identified two areas where the preliminary site plan does not comply with the requirements of the zoning ordinance. These areas are the paving of parking stalls and the paving of the driveway leading to parking stalls required to be paved under the zoning ordinance.

The review of the preliminary site plan also identified two areas that were not addressed in the preliminary site plan submittal. These areas of stormwater drainage and lighting will need to be reviewed as part of the final site plan submittal. Also, more detail will be required on driveway radius and the pedestrian underpass.

If you have any questions or comments concerning the project, please contact the writer at 225-8000.

VEENSTRA & KIMM, INC.



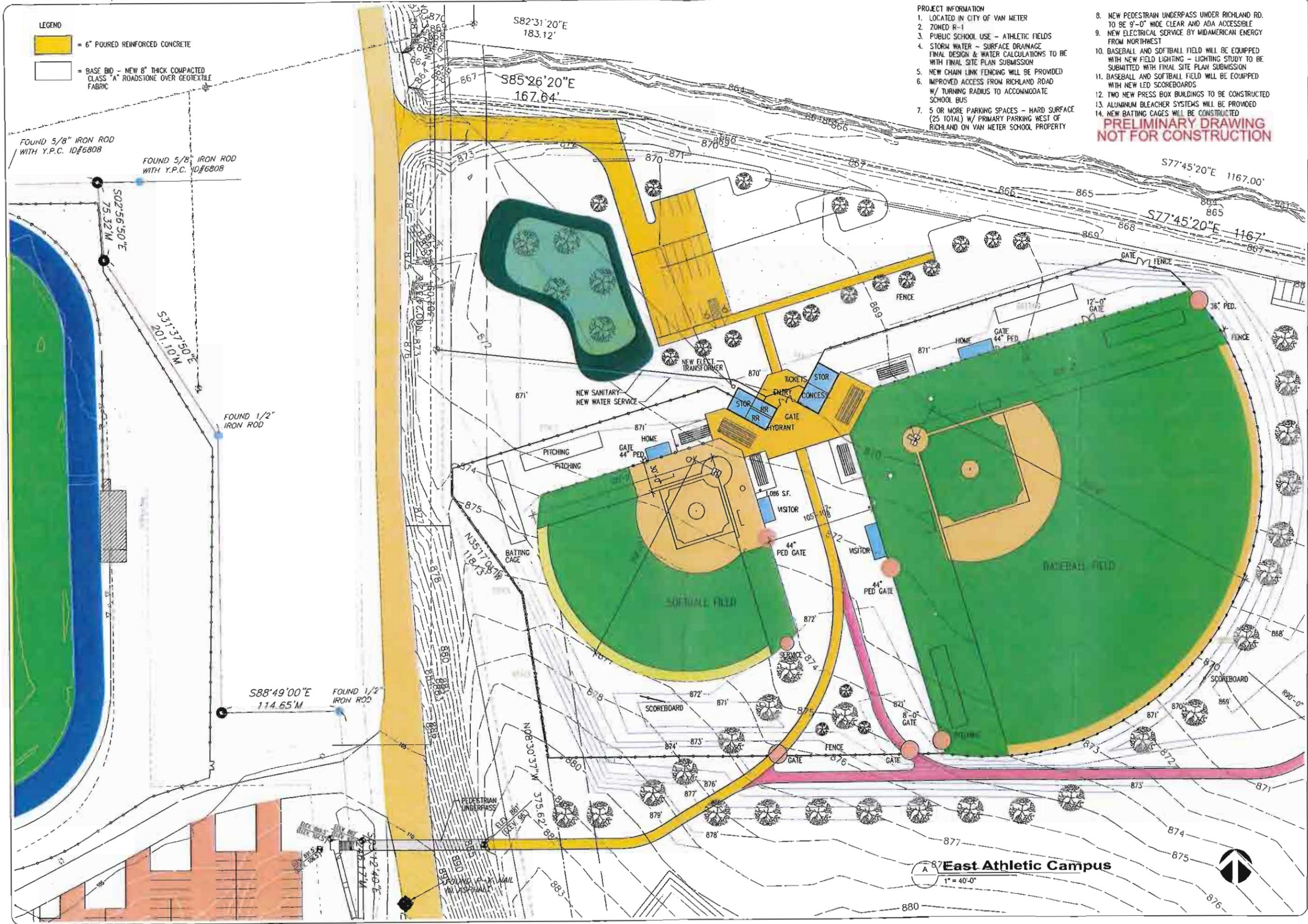
H. R. Veenstra Jr.

HRVJr:dml  
600-11  
Enclosure  
cc: Johnny Boyd, Oris PLC

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

- PROJECT INFORMATION**
1. LOCATED IN CITY OF VAN METER
  2. ZONED R-1
  3. PUBLIC SCHOOL USE - ATHLETIC FIELDS
  4. STORM WATER - SURFACE DRAINAGE FINAL DESIGN & WATER CALCULATIONS TO BE SUBMITTED WITH FINAL SITE PLAN SUBMISSION
  5. NEW CHAIN LINK FENCING WILL BE PROVIDED
  6. IMPROVED ACCESS FROM RICHLAND ROAD W/ TURNING RADIUS 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

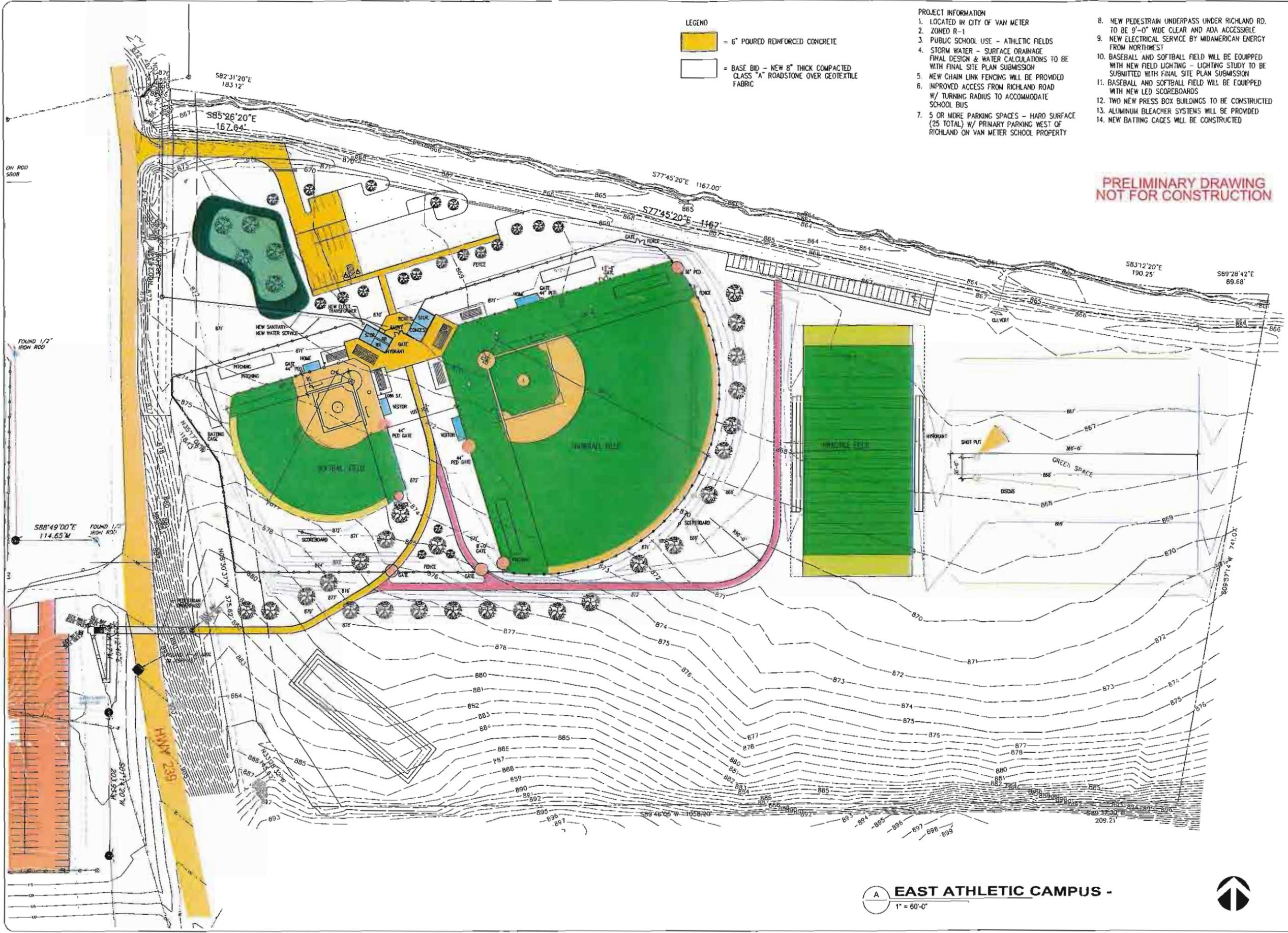
8. NEW PEDESTRIAN UNDERPASS UNDER RICHLAND RD. TO BE 9'-0" WIDE CLEAR AND ADA ACCESSIBLE
  9. NEW ELECTRICAL SERVICE BY MIDAMERICAN ENERGY FROM NORTHWEST
  10. BASEBALL AND SOFTBALL FIELD WILL BE EQUIPPED WITH NEW FIELD LIGHTING - LIGHTING STUDY TO BE SUBMITTED WITH FINAL SITE PLAN SUBMISSION
  11. BASEBALL 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
- PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION**



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



DATE	MSY 26, 2013
SHEET NUMBER	1092
SHEET NAME	EAST ATHLETIC CAMPUS
SHEET NUMBER	SP.1



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PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION

**A EAST ATHLETIC CAMPUS -**  
1" = 60'-0"



NO. 884796  
VAN METER, IOWA  
T (515) 397-1145  
F (515) 397-1171

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

MAY 28, 2013

JOB NUMBER 1092

SHEET NAME EAST ATHLETIC CAMPUS

SHEET NUMBER

SP.2