

NOTICE OF PUBLIC MEETING

Governmental Body: Van Meter Planning and Zoning Commission

Date of Meeting: Wednesday, April 30, 2014

Time/Location of Meeting: 6:00PM – Veterans Reception Center, 910 Main St, Van Meter

Agenda:

1. Call to Order/Roll Call
2. Approval of Agenda
3. Approval of Minutes from February 19, 2014
4. Review and provide the City Council with a recommendation on the Site Plan for the Van Meter Community School's Building Addition and Renovation Project
5. Adjournment

Posted this 24th day of April, 2014.

_____ Jacob R. Anderson, City Administrator

City of Van Meter Planning and Zoning Commission
Minutes 2-19-2014

- 1) The Van Meter Planning and Zoning Commission met on Wednesday, February 19, 2014 at City Hall. Chair Jesse Leckband called the meeting to order at 6:02P.M. Members present were: Gayle O'Brien, Jerney Feldman, and Garret Hulse. Members Absent: Kent Kunkel Cristie Sullivan, and Ernie Hockenberry.

Also present was Joel Templeman representing MidAmerican Energy, City Engineer Bob Veenstra Jr., and City Administrator Jake Anderson.

- 2) Chair Leckband asked for a motion to approve the agenda. Moved by Feldman supported by O'Brien. Passed unanimously.
- 3) Chair Leckband asked for a motion to approve the minutes from August 21, 2013 as presented. Moved by Feldman supported by Hulse. Passed unanimously.
- 4) City Administrator Jake Anderson and City Engineer Bob Veenstra presented the rezoning of the Robert Radke parcel from Ag to Business Park. They explained that the parcel was recently annexed and that rezoning it to Business Park would be consistent with the future land use plan and the certified site project. Moved by Feldman supported by O'Brien to recommend to the City Council that the parcel be rezoned to Business Park. Passed unanimously.
- 5) City Administrator Jake Anderson and City Engineer Bob Veenstra presented the rezoning of the Darryl and Joyce Jamison parcel from Ag to Business Park. They explained that the parcel was recently annexed and that rezoning it to Business Park would be consistent with the future land use plan and the certified site project. Moved by O'Brien supported by Feldman to recommend to the City Council that the parcel be rezoned to Business Park. Passed unanimously.
- 6) City Administrator Jake Anderson and City Engineer Bob Veenstra presented the rezoning of the MidAmerican Energy parcel from Ag to Major Utilities. They explained that the parcel was recently annexed and that rezoning it to Major Utilities would be consistent with the property's current use, the future land use plan, and the certified site project. Moved by Feldman supported by Hulse to recommend to the City Council that the parcel be rezoned to Major Utilities. On roll call the votes were as follows: Feldman – Yes; O'Brien – Yes; Leckband – Abstain; Hulse – Yes; The motion passed.
- 7) Anderson and Veenstra gave the commission a brief update on the Certified Site project. Having no further business Chair Leckband asked for a motion to adjourn. Moved by Feldman supported by O'Brien to adjourn. On roll call the votes were as follows: Feldman – Yes; O'Brien – Yes; Leckband – Yes; Hulse – No; The motion passed.

_____ Jesse Leckband, Chair

ATTEST:

_____ Jake Anderson, City Administrator



April 9, 2014

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
VAN METER COMMUNITY SCHOOL DISTRICT
BUILDING ADDITION AND RENOVATION
SITE PLAN REVIEW

On April 8, 2014, the writer received from Clapsaddle-Garber Associates, Inc. the following documents constituting the site plan for the Van Meter Community School District Building Addition and Renovation project:

- Plan drawings
- Drainage report
- April 7, 2014 transmittal letter from Clapsaddle-Garber Associates, Inc.

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

1. The project involves the construction of two additions to at the northeast corner of the existing building and at the northwest corner of the existing building.
2. In conjunction with the building expansion the driveway on the east side of the existing building is reconfigured. The driveway and parking areas along the north side of the building are modified. The project includes construction on a 132 stall parking lot.
3. The project includes ancillary work including a playground, basketball court, relocation of equipment and a potential geothermal field.

- ✓ 4. The site plan shows proposed modifications to the water system that would convert the existing 6-inch water main extending west from Richland Road from the City's low pressure system to the City's high pressure system. This modification is to allow the fire service to the new building facility to be on the high pressure system to provide adequate pressure.
- ✓5. The writer understands the cost effective method for the school to meet its requirements for sprinkling would be a high pressure connection. The writer believes the City should work with the school district to achieve a high pressure zone connection to the school for its fire service line.
- ✓6. The building and hydrant on the west side of the building would remain on the low pressure system as converting the entire building to high pressure would result in excessive pressure for normal usage at the building.
- ✓7. The site plan shows a 6-inch valve to be installed by the City on the water main on the west side of Richland Road. The transmittal letter suggests the City relocate its pressure sustaining and regulating valve located at 352nd northerly to allow the 6-inch water main to be converted to the high pressure zone. To implement this change it would be necessary to relocate the pressure sustaining valve to add the valve shown in the plans and to construct a water main across Richland Road to maintain the existing 6-inch water main north of the school drive on the low pressure zone.
- 8. The site plan shows the addition of two valves on the water main on the east side of the existing building to isolate the water main along the access drive from the balance of the low pressure water main. This configuration would result in the 6-inch water main leading from the ground storage reservoir northeast to be isolated and become a dead end main. The valve near the Vo Tech building eliminates the looping within the site on the low pressure system.
- 9. Based on initial review, the writer is not supportive of the configuration shown on the site plan. The writer believes it would be preferable to maintain the water main loop along the east side of the school, including the connection to the ground storage reservoir. To maintain the loop it appears necessary to construct approximately 200 feet of additional water main to extend the fire service line to the east west water main on the access drive. This water main would be separated from the low pressure loop along the east side of the school to provide the high pressure connection while maintaining the low pressure loop along the east side of the school.

10. It is anticipated there will need to be additional discussion concerning the water system and the preferable method of addressing the low pressure high pressure segregation.
11. The site plan appears to show the addition of a water main extending from the north south water main easterly to a service connection and hydrant located near the southwest corner of the new parking lot area.
12. It is requested the site plan include hydrant coverage circles to show with a 300-foot radius to show the building is adequately covered by hydrant locations.
13. The location of hydrants, both new and existing, should be reviewed with the appropriate representatives of the fire department relative to the logistics of firefighting operations.
14. No public sanitary sewer additions appear to be required as part of the project.
15. The site plan shows the construction of sanitary sewer service lines extending from the new building to the existing sewer system on the school site.
16. For the building addition on the east side of the existing building a new service would be constructed to extend northwest around the building addition.
17. For the building addition at the northwest corner of the building a service line would be extended northeasterly to intercept the existing sanitary sewer.
18. The building addition on the north side of the existing building includes a service directly west.
19. No public street improvements are required as part of the project.
20. The site plan shows the location configuration and jointing pattern for the driveway and parking lot addition. Because these improvements are privately owned the City does not provide specific comments relative to the design details.
21. The new site plan includes a dry bottom stormwater pond located between the new driveway around the east and northeast quadrant of the site and the northeast corner of the new parking lot.

22. Portions of the existing site and the disturbed areas impacted by construction are graded to drain to the stormwater pond through a combination of storm sewer pipes and overland flow channels. A review of the site grading would indicate the site drains toward the stormwater pond as indicated in the stormwater drainage report.
23. The site plan includes a Stormwater Pollution Prevention Plan. The Stormwater Pollution Prevention Plan includes the necessary details required for a SWPPP and illustrates the initial location of erosion control devices including silt fence and filter sock or inlet protection.
24. Prior to the start of construction it will be necessary for the school district to indicate it has obtained General Permit No. 2 from the Iowa Department of Natural Resources.
25. While the City will request a copy of General Permit No. 2 the City will not review or comment on the substance of the SWPPP.
26. The City of Van Meter does not have a stormwater permit and does not have required inspections. The City will not be conducting any regularly scheduled inspections of the Stormwater Management Plan Compliance with General Permit No. 2 will rest solely with the school district, its representatives and contractor.
27. The stormwater drainage report indicates the report covers an 8.93 acre area that is already developed or will be disturbed by the new project. The balance of the 37.1 acre site owned by the school district is undeveloped and not affected by the project. This undeveloped area is not included in the stormwater management report.
28. The stormwater management report indicates the existing impervious area of 4.16 acres is reduced to 3.95 acres through a combination of the building addition and additional pavement and sidewalk. The 0.68 acres of current gravel surface considered impervious is eliminated with the expansion plan.
29. The stormwater management plan calculated the runoff from a current development 5 year recurrence interval storm runoff to be 36.03 cfs.
30. The stormwater management plan calculated runoff from a current development a Q₁₀₀ storm event to be 77.61 cfs.
31. The stormwater modeling was undertaken utilizing the SCS method.

32. The rainfall intensity data was determined from the Iowa Statewide Urban Design Standards Manual Chapter 2, Table 3.
33. The compost CN used for the stormwater analysis of the existing development was 86 and the soil grouping was considered C.
34. The time of concentration of the existing site based on its overland flow characteristics was 5.7 minutes.
35. The post development analysis took into consideration the dry bottom stormwater pond.
36. For the post development analysis the CN was increased from 86 to 87. The soil group remained as C.
37. From post development the time of concentration increased to 13.5 minutes due to the routing through the stormwater pond.
38. With the post development condition the runoff from a Q_5 decreases to 20.59 cfs.
39. With the post development condition the runoff from a Q_{100} event decreases to 41.63 cfs.
40. The stormwater pond indicated an effective storage volume of 36,623 cf. The bottom elevation of the pond is 90.5 and the maximum ponding elevation in a Q_{100} event is shown to be 93.04 feet, or a maximum water depth of approximately 2.54 feet.
41. The outlet from the stormwater pond is an 18-inch diameter pipe flowing at 11.36 cfs under a 100 year storm event.
42. The stormwater drainage report indicates the pond will overtop by approximately 0.7 feet under a Q_{100} event.
43. It appears the maximum runoff of 41.63 cfs constitutes a combination of the discharge from the stormwater pond and the overland flow.
44. The discharge from the pond and overland flow will be routed northeasterly to the north flowing swale that continues north to the storm sewer that leads to the drainage channel north of the school site.

45. The discharge from the stormwater management plan under Q_{100} event of 41.03 cfs is slightly greater than the current undeveloped 5 year storm of 36.03 cfs.
46. The most common standard for stormwater management is to require a reduction from the developed Q_{100} condition to the undeveloped Q_5 condition. However, the City of Van Meter has not specifically adopted standards that would require this level of stormwater management.
47. The stormwater management pond reduces the runoff from the site by almost the amount necessary to meet the Q_{100} developed to Q_5 undeveloped criteria. Because the City does not have specific criteria the stormwater management is considered adequate because there appear to be no downstream consequences from a discharge that may be slightly greater than the Q_5 undeveloped.
48. Typically, a stormwater management plan would require the reduction in flow to be accommodated within the stormwater basin. In this instance the design utilizes a reduced outlet capacity from the basin combined with an unmanaged overland flow. Given the discharge to the northeast of the stormwater pond this approach is considered satisfactory, even though it may , deviate from the normal practice of stormwater design.

In summary, a review of the site plan indicated most of the issues have been adequately addressed in the site plan. The major issue that needs to be addressed is the method of providing the high pressure zone water service to the school while still maintaining the integrity of the low pressure zone along the east side of the school.

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:pjh
600-11

cc: Mindy Bryngelson, Clapsaddle-Garber Associates, Inc.



 COPY

April 7, 2014

Mr. Bob Veenstra
Veenstra & Kimm, Inc.
3000 Westown Parkway
West Des Moines, IA 50266

Dear Mr. Veenstra,

Attached are the current site plans and Drainage Report for the 2014 Van Meter Community School Building Addition and Renovation for your review.

We appreciate your assistance with the water supply concerns for the site. The existing flow and pressure on the "Low Pressure System" are borderline for providing fire protection for the building. The mechanical engineer has determined that the existing system may require us to place a pump in the building in order for the fire sprinkler system to be able to function properly. This concept is difficult for the owner to accept considering that the water tower is so high above the building on the south side of the property.

Please let this letter serve as an official request from the Van Meter Community School District to the City of Van Meter to place the building on the high pressure system. As you and I have discussed, we would like to move the existing pressure reducing valve within the R-16 ROW further north so that the existing 6" water line to the school is within the high pressure zone. We realize that this would require additional valves to reduce pressure on the remaining "Low Pressure System" to either reduce pressure or to isolate the lines. The building project would include a pressure reducing valve on the domestic service and keep the buildings fire service and one hydrant on the high pressure system. The west hydrant would remain on the low pressure system to reduce piping costs.

April 7, 2014
Mr. Bob Veenstra
-Page 2-



The attached plans reflect this proposed system change. Please review and let me know if the city is willing to explore this option further. You may call me at (515) 232-1784 ext. 62 to discuss further. Thank you.

Sincerely,

CLAPSADDLE-GARBER ASSOCIATES, INC.

Mindy M. Bryngelson /KSP

Mindy M. Bryngelson, P.E.
Vice President

MMB/kjp

Enclosures

cc: Jake Anderson, City of Van Meter ✓
Johnny Boyd, ORIS, PLC

LAND SURVEYOR
 BISHOP ENGINEERING
 3501 104TH STREET
 DES MOINES, IOWA 50322
 CONTACT: LARRY HYLER
 DATE OF SIGNED DOCUMENT:
 MARCH 5, 2011

SITE AREA:
 1,614.155 SQAURE FEET
 37.05 ACRES

UTILITY COMPANIES
 THE FOLLOWING UTILITIES MAY BE PRESENT ON THIS PROJECT.

VAN METER (WATER & SEWER)
 DAVID HERMAN 515-996-2644

QWEST (TELEPHONE)
 1-800-244-1111

MID-AMERICAN ENERGY (ELECTRIC)
 1-800-329-6261

MEDIACOM (CABLE TV)
 1-800-332-0245

LEGAL DESCRIPTION
 LOT 13, A PORTION OF LOTS 9, 10, AND 12, ALL IN THE AUDITOR'S PLAT OF THE NORTHWEST QUARTER NORTHWEST QUARTER SECTION 27 RANGE 27 WEST OF THE 5TH P.M. DALLAS COUNTY, IOWA, AN OFFICIAL PLAT, AND A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, ALL IN VAN METER, DALLAS COUNTY, IOWA, ALL MORE PARTICULARLY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S01°09'33"W (ASSUMED FOR THIS DESCRIPTION) ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 512.88 FEET TO THE NORTHWEST CORNER OF LOT 13 IN SAID AUDITOR'S PLAT AND TO THE POINT OF BEGINNING; THENCE S89°28'15"E ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 33.00 FEET TO THE NORTHWEST CORNER OF LOT 9 OF SAID AUDITOR'S PLAT; THENCE S01°09'33"W, A DISTANCE OF 169.68 FEET; THENCE N83°57'25"E, A DISTANCE OF 631.73 FEET TO THE EAST LINE OF LOT 10 OF SAID AUDITOR'S PLAT; THENCE S01°06'57"W ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 14.30 FEET TO THE NORTHWEST CORNER OF LOT 12 IN SAID AUDITOR'S PLAT; THENCE S89°28'19"E ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 365.80 FEET; THENCE S02°55'05"E, A DISTANCE OF 75.32 FEET; THENCE S31°37'50"E, A DISTANCE OF 201.10 FEET; THENCE S00°56'10"W, A DISTANCE OF 266.00 FEET; THENCE S88°49'00"E, A DISTANCE OF 114.65 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD R 16 (OR RICHLAND ROAD) AS IT IS PRESENTLY ESTABLISHED; THENCE S03°12'40"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 246.17 FEET; THENCE S01°14'20" ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 203.93 FEET; THENCE S02°47'40"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 60.99 FEET; THENCE S00°27'52"W, A DISTANCE OF 63.02 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE N89°19'28"W ALONG SAID SOUTH LINE A DISTANCE OF 968.05 FEET; THENCE N00°38'09"E, A DISTANCE OF 100.00 FEET; THENCE N89°21'51"W, A DISTANCE OF 100.00 FEET; THENCE S00°27'05"W, A DISTANCE OF 100.00 FEET TO SAID SOUTH LINE; THENCE N89°39'48" ALONG SAID SOUTH LINE, A DISTANCE OF 249.27 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE N01°09'33"E, A DISTANCE OF 655.42 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE N01°09'33"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 805.20 FEET TO THE POINT OF BEGINNING.

IOWA ONE CALL DESIGN REQUEST #51203431:
 UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLATTED FROM AVAILABLE SURVEYS, RECORDS AND DEEDS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

GENERAL NOTES:

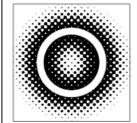
- NOTIFY IOWA ONE-CALL 48 HOURS PRIOR TO DIGGING.
- USE CARE TO PRESERVE EXISTING PAVEMENT TO REMAIN. DAMAGE TO EXISTING PAVEMENT NOT SHOWN FOR REMOVAL SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.

DEMOLITION NOTES:

- REMOVE HMA PAVEMENT. SAWCUT CLEAN EDGE WHERE ABUTTING PAVEMENT TO REMAIN.
- PCC SIDEWALK REMOVAL.
- REMOVE BASKETBALL COURT, FOUNDATIONS, TENNIS POSTS, AND ASSOCIATED FENCING. DISPOSE OF OFF SITE PER LOCAL REGULATIONS.
- REMOVE & DISPOSE OF EXISTING BUILDINGS, STOOP, WOOD DECK, AND ASSOCIATED FOUNDATIONS. DISCONNECT ANY UTILITY SERVICES. ALL SERVICES UNDER FUTURE BUILDING SHALL BE COMPLETELY REMOVED AND BACKFILLED PER THE SPECIFICATIONS.
- REMOVE SIGNS, POLES, SCOREBOARDS, AND ASSOCIATED FOUNDATIONS. DISCONNECT ANY ELECTRICAL WIRING PER LOCAL AND STATE CODES. DISPOSE OF OFFSITE PER LOCAL REGULATIONS.
- REMOVE EXISTING CHAINLINK FENCING, GATES, POSTS, AND ASSOCIATED FOUNDATIONS. DISPOSE OF OFFSITE PER LOCAL REGULATIONS.
- REMOVE ELECTRICAL OUTLETS, TRANSFORMERS/JUNCTIONS, AND DISCONNECT ELECTRICAL WIRING PER LOCAL AND STATE CODES.
- REMOVE FIRE HYDRANT ASSEMBLY, SALVAGE, AND RELOCATE. SEE C.210 FOR NEW LOCATION.
- REMOVE EXISTING GRAVEL.
- REMOVE EXISTING DUGOUT AND ASSOCIATED FOUNDATIONS/CONCRETE SLAB.
- REMOVE TREE AND ROOTBALL.
- REMOVE/ABANDON WATER SERVICE AND YARD HYDRANTS PER SPECIFICATIONS UP TO EXISTING SIDEWALK TO REMAIN.
- REMOVE/ABANDON SANITARY SEWER PER SPECIFICATIONS. REFER TO LAYOUT AND UTILITY SHEETS FOR RELOCATION.
- RELOCATE GAS SERVICE UP TO SIDEWALK TO REMAIN (CAP AS REQUIRED) - BY UTILITY COMPANY. CONTRACTOR TO SET NEW METER. REFER TO SITE LAYOUT & MECHANICAL PLANS.
- EXISTING STEEL LIGHT POLES & LIGHTS TO BE REMOVED & SALVAGED FOR REINSTALLATION.
- REMOVE/ABANDON EXISTING WATER SERVICE TO VOCATIONAL TECHNICAL BUILDING. REFER TO MECHANICAL PLANS AND LAYOUT AND UTILITY PLANS FOR RELOCATION.
- OWNER SHALL REMOVE EXISTING BLEACHERS AND STOCKPILE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REMOVE ANY FOUNDATIONS AND SLABS.
- REMOVE EXISTING STORM SEWER APRON. REFER TO LAYOUT AND UTILITY PLANS FOR NEW SERVICE.
- REMOVE TIMBER LANDSCAPE WALL AND INSTALL NEW. REFER TO LAYOUT AND UTILITY PLANS.
- REMOVE/ABANDON EXISTING WATER SERVICE. REFER TO LAYOUT AND UTILITY PLANS FOR NEW SERVICE.
- RELOCATE EXISTING "LITTLE TIKES" PLAY STRUCTURE AND SWING SET. SEE SHEET C.220 FOR NEW LOCATION. CONTRACTOR SHALL EXAMINE SITE PRIOR TO BIDDING TO DETERMINE ADEQUATE HAUL ROUTE. CONTRACTOR SHALL DIG AROUND EXISTING POSTS AS NEEDED TO REMOVE STRUCTURE AND SWINGS WITHOUT DAMAGE. CAREFULLY REMOVE EXISTING CONCRETE FOOTINGS FROM "S" POSTS. TAKE APART PLAY STRUCTURE COMPONENTS AS NEEDED TO PREVENT DAMAGE DURING RELOCATION. ANY DAMAGED PARTS SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- EXISTING STEEL LIGHT POLES AND LIGHTS TO BE REMOVED AND SALVAGED FOR REINSTALLATION. USE CARE WHEN REMOVING AND STORE IN A SAFE LOCATION APPROVED BY THE OWNER. RECONNECT ELECTRICAL SERVICE AS NEEDED.
- EXISTING TREES, TREE WELLS, AND CONCRETE BENCH SHALL REMAIN. USE CARE WHEN WORKING IN THIS AREA AND UNDER TREE DRIP LINES.
- EXISTING ROOF DRAIN FLOWLINE UNKNOWN. IF PIPE IS EXPOSED DURING GRADING OPERATIONS, CONTRACTOR SHALL CUT NEW END TO DRAIN WITHIN STORMWATER STORAGE AREA. ALL EXPOSED PIPING SHALL BE REMOVED BETWEEN THE STORMWATER STORAGE AREA AND THE CREEK. PIPING THAT REMAINS OUTSIDE OF THE GRADING LIMITS BETWEEN THE STORMWATER STORAGE AREA AND THE CREEK MAY BE ABANDONED IN PLACE. THE PORTION OF THE LINE THAT REMAINS ACTIVE BETWEEN THE BUILDING AND THE NEW END SHALL BE JET-VACCED AS NEEDED TO ENSURE THE LINE IS FUNCTIONING PROPERLY.
- DO NOT DISTURB EXISTING 4" CITY WATER MAIN. CONTRACTOR SHALL LOCATE LINE PRIOR TO GRADING OPERATIONS TO ENSURE ADEQUATE DEPTH AFTER CONSTRUCTION. A MINIMUM OF 5" OF COVER SHALL REMAIN OVER ALL WATER MAINS.
- EXISTING HOOPS TO BE REMOVED, SALVAGED & AVAILABLE TO THE SCHOOL FOR RESTORATION. CONTRACTOR TO REINSTALL EXISTING HOOPS AT NEW COURT.
- REMOVE AND REPLACE EXISTING ROOF DRAIN UNDER NEW BUILDING SLAB. CONNECT TO NEW GUTTER DOWNSPOUT DRAINAGE. SEE MECHANICAL PLANS.
- RELOCATE EXISTING ELECTRICAL SERVICE TO FOOTBALL FIELD PRESS BOX. COORDINATE WITH ELECTRICAL PLANS.
- OWNER SHALL REMOVE EXISTING BUILDING PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REMOVE & DISPOSE OF STOOPS, WOOD DECKS, AND ASSOCIATED FOUNDATIONS. OWNER SHALL DISCONNECT UTILITY SERVICES AND CONTRACTOR SHALL VERIFY THAT THEY ARE PROPERLY CAPPED. ALL SERVICES UNDER FUTURE BUILDING SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR AND BACKFILLED PER THE SPECIFICATIONS.
- ALT M.2 PAVEMENT REMOVAL FOR GEOTHERMAL WELL FIELD PIPING INSTALLATION. REFER TO C.200-C.210 AND MECHANICAL PLANS FOR FURTHER DETAILS.

EXISTING	PROPOSED	
		EVERGREEN TREE
		DECIDUOUS TREE
		SHRUB (BUSHES)
		EVERGREEN TREE TO BE REMOVED
		DECIDUOUS TREE TO BE REMOVED
		SHRUB TO BE REMOVED
		FENCE
		CONTOUR LINE
		SPOT ELEVATION (REFER TO GRADING PLAN)
		WATER LINE
		WATER VALVE
		WATER STOP
		HYDRANT
		SPRINKLER VALVE
		DRAINAGE SWALE
		TELEPHONE LINE
		TELEPHONE PEDESTAL
		US POSTAL SERVICE MAILBOX
		FIRE DEPARTMENT CONNECTION
		SANITARY SEWER LINE
		STORM SEWER LINE
		STORM INTAKE
		SURFACE INTAKE
		PROPERTY LINE
		BUILDING SETBACK LINE
		BURIED ELECTRICAL LINE
		SITE LIGHT
		ELECTRICAL BOX/TRANSFORMER
		FIRE HYDRANT
		STORM SEWER MANHOLE
		SANITARY SEWER MANHOLE
		FIRE HYDRANT
		SANITARY CLEANOUT
		OVERHEAD ELECTRICAL LINE
		ELECTRIC POLE
		GAS LINE
		GAS VALVE
		GAS METER
		EXISTING BUILDING
		WINDOW WELL
		PROPERTY PIN
		SURVEY CONTROL POINT
		CONSTRUCTION LIMITS
		PROPOSED BUILDING OUTLINE
		SILT FENCE - TO BE REMOVED AT THE END OF CONSTRUCTION

PO Box 760
 Waukegan, IA 50883
 T (515) 987-1145
 F (515) 987-1171



ORIS
 PLC
 COPYRIGHT © 2014

FACILITIES MASTER PLAN
 VAN METER
 COMMUNITY SCHOOLS
 VAN METER, IOWA



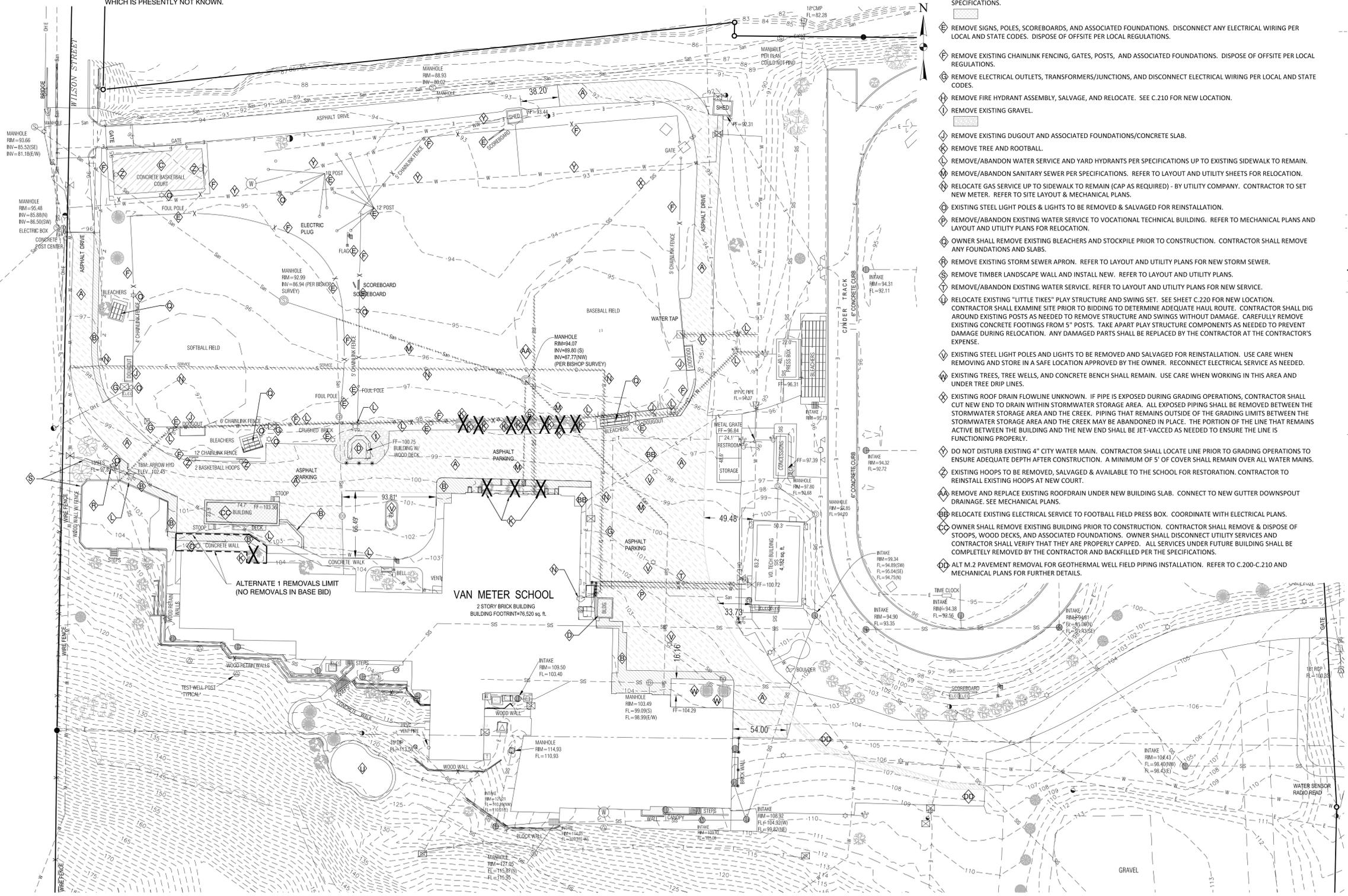
1-800-292-8989
 www.iowaonecall.com

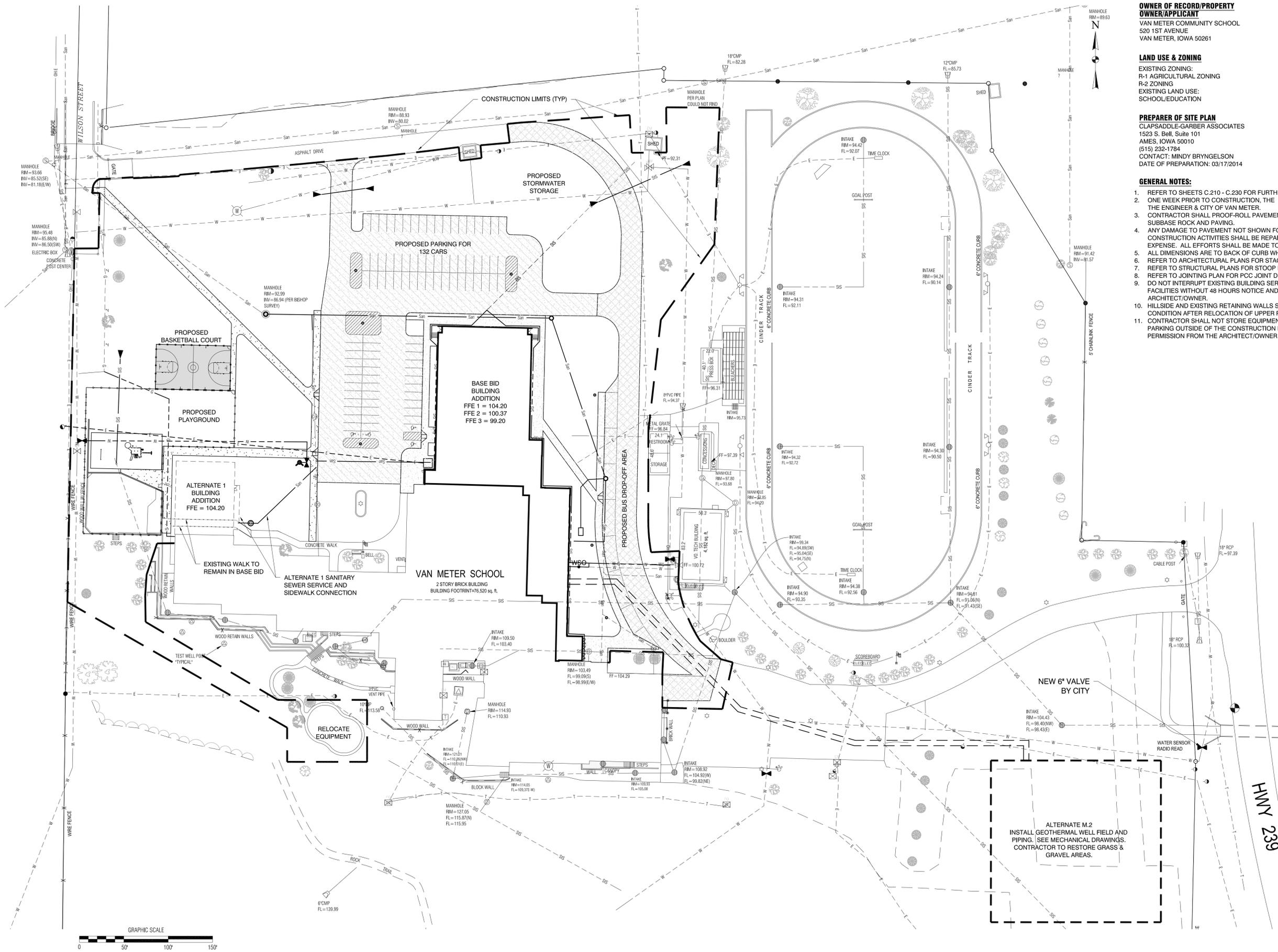


Clapsaddle-Garber Associates, Inc.
 1523 S. Bell, Suite 101
 Ames, Iowa 50010
 Ph 515-232-8553
 www.cgaconsultants.com

ISSUE DATE	ISSUE TITLE
Mar. 21, 2014	
REVISION DATE	REVISION TITLE
XX-XX-XX	PROJECT MILESTONE
JOB NUMBER	1092
SHEET NAME	DEMOLITION PLAN
SHEET NUMBER	C.100

J:\50502.dwg\Shawn5502 - C.100 Demolition.dwg - C:\00 - 03-30-14 - 11:43am - AMU225





OWNER OF RECORD/PROPERTY OWNER/APPLICANT
 VAN METER COMMUNITY SCHOOL
 520 1ST AVENUE
 VAN METER, IOWA 50261

LAND USE & ZONING
 EXISTING ZONING:
 R-1 AGRICULTURAL ZONING
 R-2 ZONING
 EXISTING LAND USE:
 SCHOOL/EDUCATION

PREPARER OF SITE PLAN
 CLAPSADDLE-GARBER ASSOCIATES
 1523 S. Bell, Suite 101
 AMES, IOWA 50010
 (515) 232-1784
 CONTACT: MINDY BRYNGELSON
 DATE OF PREPARATION: 03/17/2014

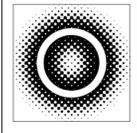
- GENERAL NOTES:**
- REFER TO SHEETS C.210 - C.230 FOR FURTHER DETAILS.
 - ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER & CITY OF VAN METER.
 - CONTRACTOR SHALL PROOF-ROLL PAVEMENT SUBGRADE PRIOR TO PLACING SUBBASE ROCK AND PAVING.
 - ANY DAMAGE TO PAVEMENT NOT SHOWN FOR REMOVAL DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT.
 - ALL DIMENSIONS ARE TO BACK OF CURB WHERE APPLICABLE.
 - REFER TO ARCHITECTURAL PLANS FOR STAGING DETAILS.
 - REFER TO STRUCTURAL PLANS FOR STOOP DETAILS.
 - REFER TO JOINTING PLAN FOR PCC JOINT DETAILS AND SPACING.
 - DO NOT INTERRUPT EXISTING BUILDING SERVICES WHILE OWNER IS USING FACILITIES WITHOUT 48 HOURS NOTICE AND WRITTEN PERMISSION FROM THE ARCHITECT/OWNER.
 - HILLSIDE AND EXISTING RETAINING WALLS SHALL BE RESTORED TO ORIGINAL CONDITION AFTER RELOCATION OF UPPER PLAYGROUND EQUIPMENT.
 - CONTRACTOR SHALL NOT STORE EQUIPMENT, TRAILERS, OR ALLOW EMPLOYEE PARKING OUTSIDE OF THE CONSTRUCTION LIMITS WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT/OWNER.



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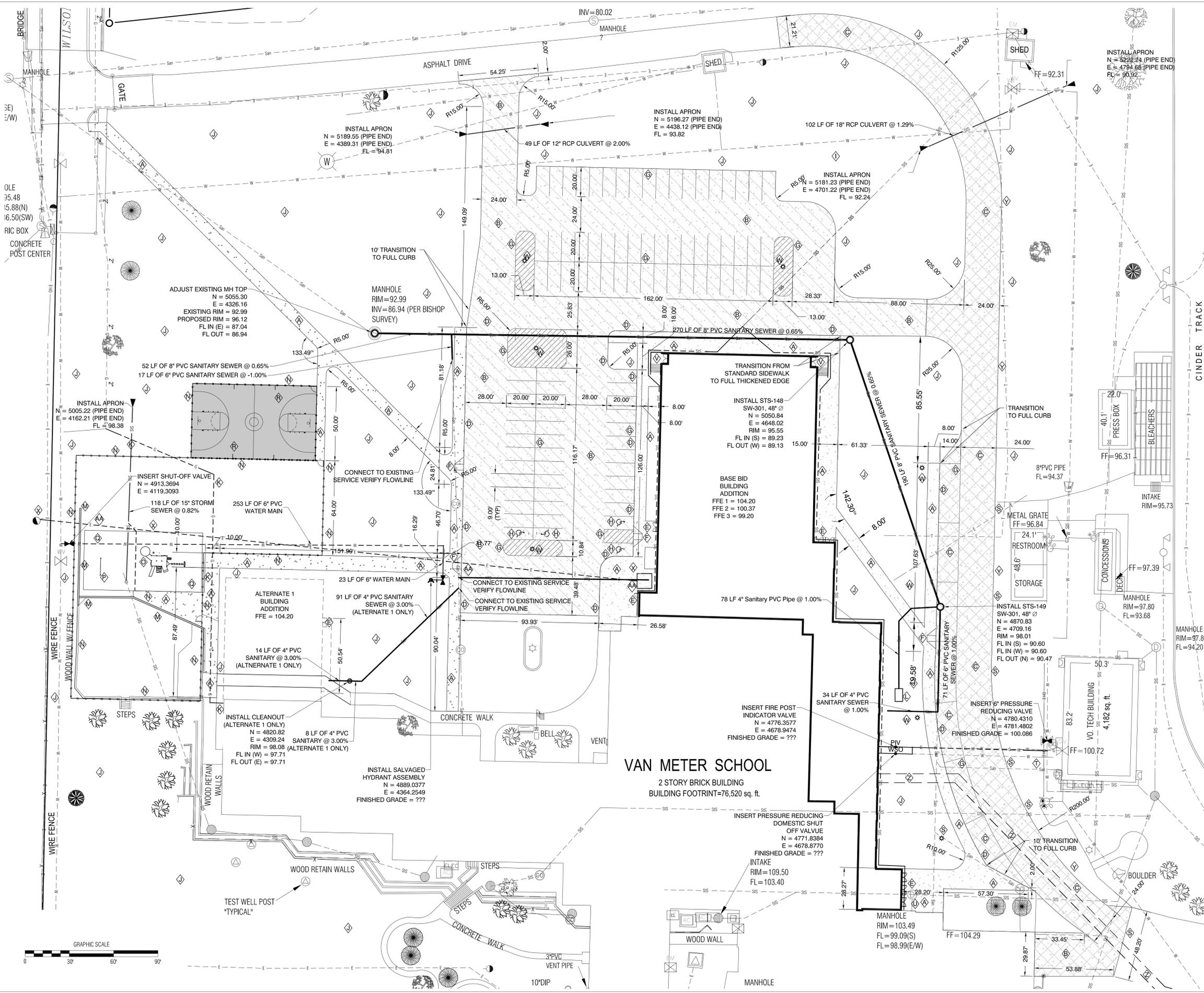
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FACILITIES MASTER PLAN
VAN METER COMMUNITY SCHOOLS
 VAN METER, IOWA

ISSUE DATE	ISSUE TITLE
Mar. 21, 2014	
REVISION DATE	REVISION TITLE
XX-XX-XX	PROJECT MILESTONE
JOB NUMBER	1092
SHEET NAME	OVERALL LAYOUT AND UTILITY PLAN
SHEET NUMBER	C.200

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- CONSTRUCTION NOTES**
- ◆ INSTALL 4\" PCC SIDEWALK ON 4\" GRANULAR SUBBASE SEE SHEETS C-500 FOR DETAILS.
 - ◆ INSTALL 5\" PCC OR 6\" HMA PAVEMENT ON 6\" GRANULAR SUBBASE. TOP 12\" OF SUBGRADE SHALL BE TREATED WITH TYPE C FLY ASH AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (SPD) 2.0' BEYOND EDGE OF PAVEMENT.
 - ◆ INSTALL 7\" PCC OR HMA PAVEMENT ON 6\" GRANULAR SUBBASE. TOP 12\" OF SUBGRADE SHALL BE TREATED WITH TYPE C FLY ASH AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (SPD) 2.0' BEYOND EDGE OF PAVEMENT.
 - ◆ INSTALL CURB FOR CLASS A SIDEWALK SEE SHEET C-500.
 - ◆ INSTALL PCC STOOPS. REFER TO STRUCTURAL SHEETS FOR DETAILS.
 - ◆ INSTALL PERPENDICULAR PEDESTRIAN RAMP - SEE SHEET C-500 FOR DETAILS.
 - ◆ INSTALL YELLOW PAVEMENT MARKINGS - ALL STRIPING SHALL BE 4 INCHES IN WIDTH.
 - ◆ PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY IN BLUE ON PAVEMENT AND INSTALL SIGN WITH THE SYMBOL ON POLE MOUNTED 5' ABOVE PAVEMENT. THE SIGN SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW SYMBOL STATING VAN ACCESSIBILITY.
 - ◆ ABOVE GROUND DRY STORMWATER DETENTION BASIN. REFER TO SHEET C.300 FOR FURTHER DETAILS.
 - ◆ INSTALL TYPE 1 LAWNS EED WITH MULCH. SEE SPECIFICATIONS FOR DETAILS.
 - ◆ INSTALL NEW GAS SERVICE AND METER (BY UTILITY COMPANY). REFER TO MECHANICAL PLANS FOR FURTHER DETAILS.
 - ◆ INSTALL GREASE INTERCEPTOR. REFER TO MECHANICAL PLANS FOR FURTHER DETAILS.
 - ◆ INSTALL NEW LANDSCAPE TIMBER RETAINING WALL TO MATCH EXISTING. REMOVE AND REPLACE EXISTING AS NEEDED FOR TRANSITION.
 - ◆ INSTALL NEW CHAINLINK FENCE AROUND PLAYGROUNDS AND COURT. REFER TO C.220 FOR FURTHER INFORMATION.
 - ◆ RELOCATE EXISTING "LITTLE TIKIE" PLAY STRUCTURE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. REFER TO C.220 FOR FURTHER DETAILS.
 - ◆ RELOCATE EXISTING SWING SET. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. REFER TO C.220 FOR FURTHER DETAILS.
 - ◆ INSTALL SOFT-SURFACE PLAYGROUND PER MANUFACTURER'S RECOMMENDATIONS. REFER TO C.220 FOR FURTHER DETAILS.
 - ◆ INSTALL BASKETBALL COURT. REFER TO C.220 FOR FURTHER DETAILS.
 - ◆ MATCH EXISTING ASPHALT PAVEMENT. ANY CONCRETE ABUTTING ASPHALT SHALL HAVE A CLEAN STRAIGHT/CURVED EDGE. ANY VOIDS LEFT FROM FORMS SHALL BE FILLED WITH ASPHALT.
 - ◆ RECONNECT WATER SERVICE TO VOCATIONAL TECH BUILDING AS NEEDED. REFER TO MECHANICAL PLANS FOR FURTHER DETAILS.
 - ◆ ADJUST EXISTING STORM MANHOLE TO MATCH NEW SIDEWALK.
 - ◆ INSTALL PCC SITE STAIR WITH SAFETY RAIL. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR DETAILS.
 - ◆ INSTALL RELOCATED POLE LIGHT. SEE ELECTRICAL DRAWINGS
 - ◆ NEW UNDERGROUND ELECTRICAL PRIMARY FROM EXISTING POLE & TRANSFORMER. SEE ELECTRICAL DRAWINGS. COORDINATE WITH LOCAL UTILITY
 - ◆ EDGE OF NEW PAVING TO MATCH EXISTING ALONG EAST EDGE
 - ◆ ALT M.2: INSTALL GEOTHERMAL WELL FIELD PIPING. REFER TO C.200 FOR FIELD LOCATION AND MECHANICAL PLANS.
 - ◆ INSTALL PCC PAD FOR ELECTRICAL TRANSFORMER PER UTILITY COMPANY SPECIFICATIONS. UTILITY SHALL PROVIDE NEW ELECTRICAL SERVICE AND TRANSFORMER.

VAN METER SCHOOL

2 STORY BRICK BUILDING
BUILDING FOOTPRINT=76,520 sq. ft.



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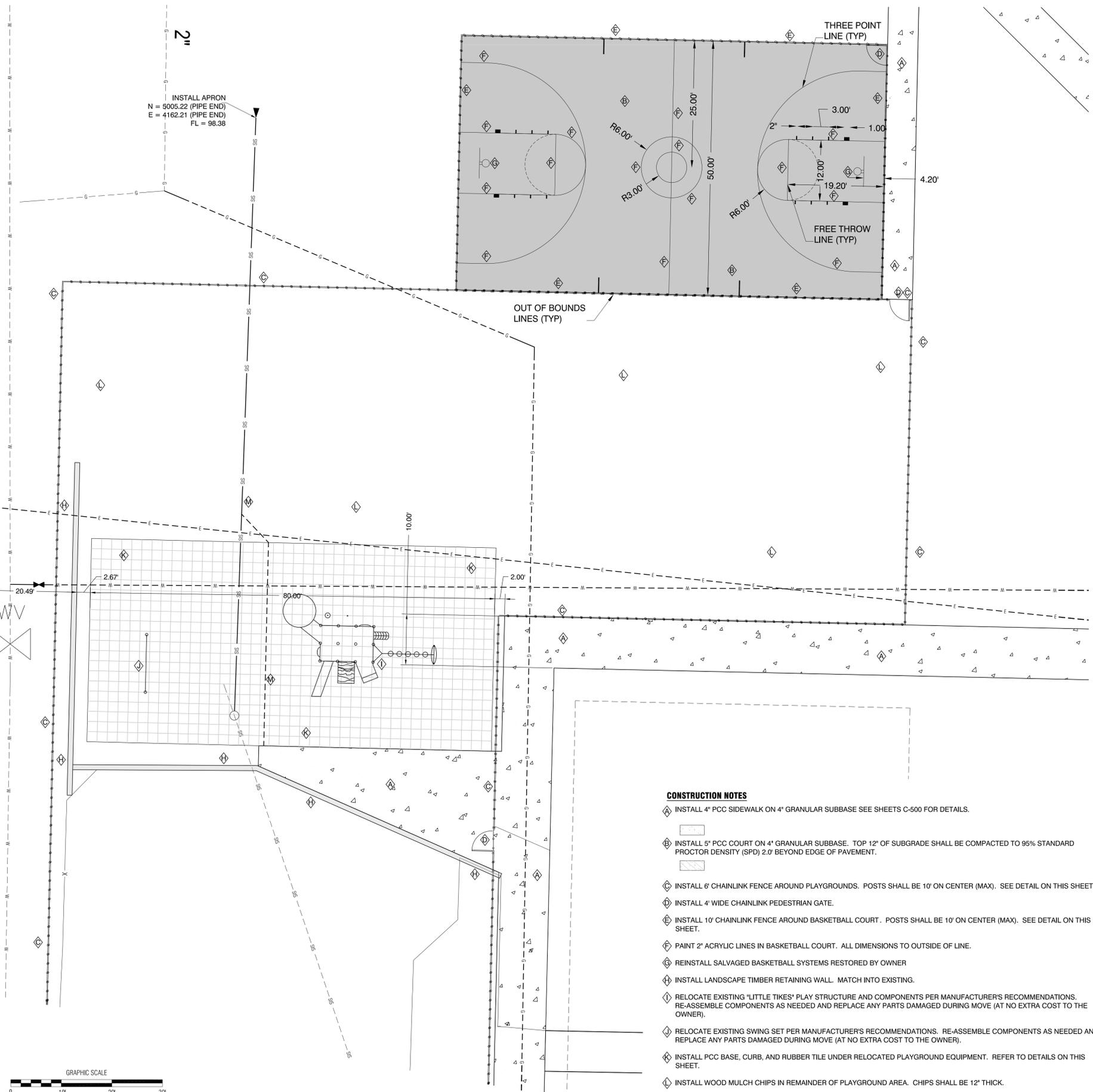
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VAN METER
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ISSUE DATE	ISSUE TITLE
Mar. 21, 2014	
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XX-XX-XX	PROJECT MILESTONE
JOB NUMBER	1092
SHEET NAME	LAYOUT & UTILITY PLAN
SHEET NUMBER	C.210

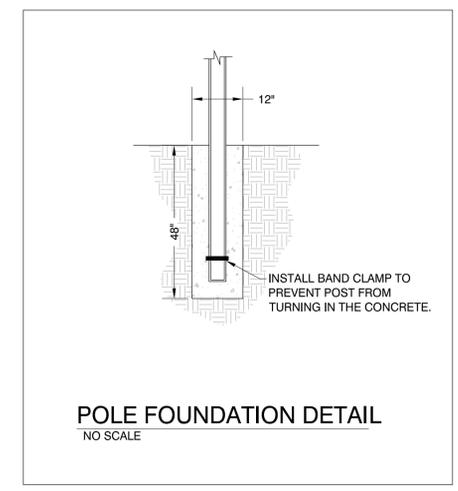
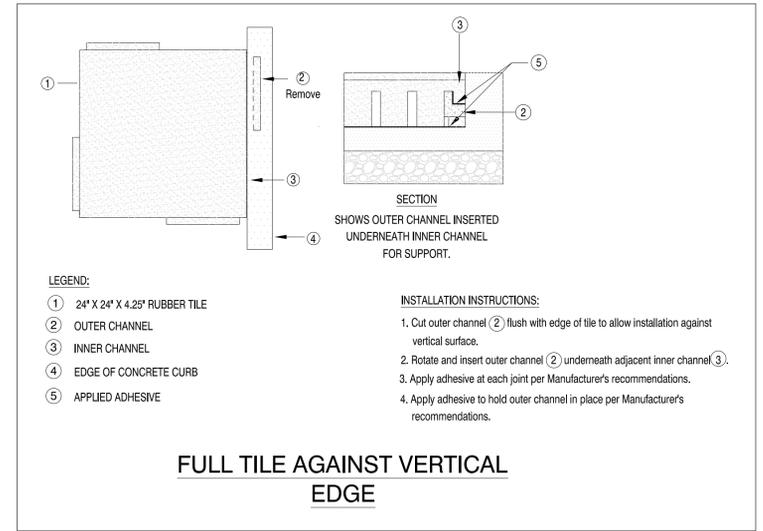
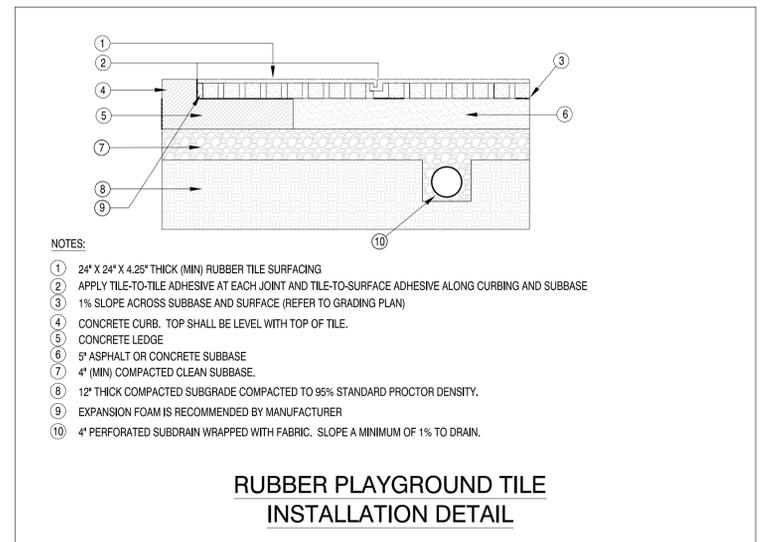
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WIRE FENCE



CONSTRUCTION NOTES

- ◆ INSTALL 4" PCC SIDEWALK ON 4" GRANULAR SUBBASE SEE SHEETS C-500 FOR DETAILS.
- ◆ INSTALL 5" PCC COURT ON 4" GRANULAR SUBBASE. TOP 12" OF SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (SPD) 2.0' BEYOND EDGE OF PAVEMENT.
- ◆ INSTALL 6' CHAINLINK FENCE AROUND PLAYGROUNDS. POSTS SHALL BE 10' ON CENTER (MAX). SEE DETAIL ON THIS SHEET.
- ◆ INSTALL 4' WIDE CHAINLINK PEDESTRIAN GATE.
- ◆ INSTALL 10' CHAINLINK FENCE AROUND BASKETBALL COURT. POSTS SHALL BE 10' ON CENTER (MAX). SEE DETAIL ON THIS SHEET.
- ◆ PAINT 2" ACRYLIC LINES IN BASKETBALL COURT. ALL DIMENSIONS TO OUTSIDE OF LINE.
- ◆ REINSTALL SALVAGED BASKETBALL SYSTEMS RESTORED BY OWNER
- ◆ INSTALL LANDSCAPE TIMBER RETAINING WALL. MATCH INTO EXISTING.
- ◆ RELOCATE EXISTING "LITTLE TIKES" PLAY STRUCTURE AND COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS. RE-ASSEMBLE COMPONENTS AS NEEDED AND REPLACE ANY PARTS DAMAGED DURING MOVE (AT NO EXTRA COST TO THE OWNER).
- ◆ RELOCATE EXISTING SWING SET PER MANUFACTURER'S RECOMMENDATIONS. RE-ASSEMBLE COMPONENTS AS NEEDED AND REPLACE ANY PARTS DAMAGED DURING MOVE (AT NO EXTRA COST TO THE OWNER).
- ◆ INSTALL PCC BASE, CURB, AND RUBBER TILE UNDER RELOCATED PLAYGROUND EQUIPMENT. REFER TO DETAILS ON THIS SHEET.
- ◆ INSTALL WOOD MULCH CHIPS IN REMAINDER OF PLAYGROUND AREA. CHIPS SHALL BE 12" THICK.
- ◆ INSTALL 4" PVC PERFORATED SUBDRAIN WITH FABRIC SLEEVE IN SUBDRAIN TRENCH. TRENCH SHALL BE A MINIMUM 8" X 8" AND SHALL SLOPE AT A MINIMUM 1% TO DRAIN INTO TOP OF STORM SEWER PIPE.

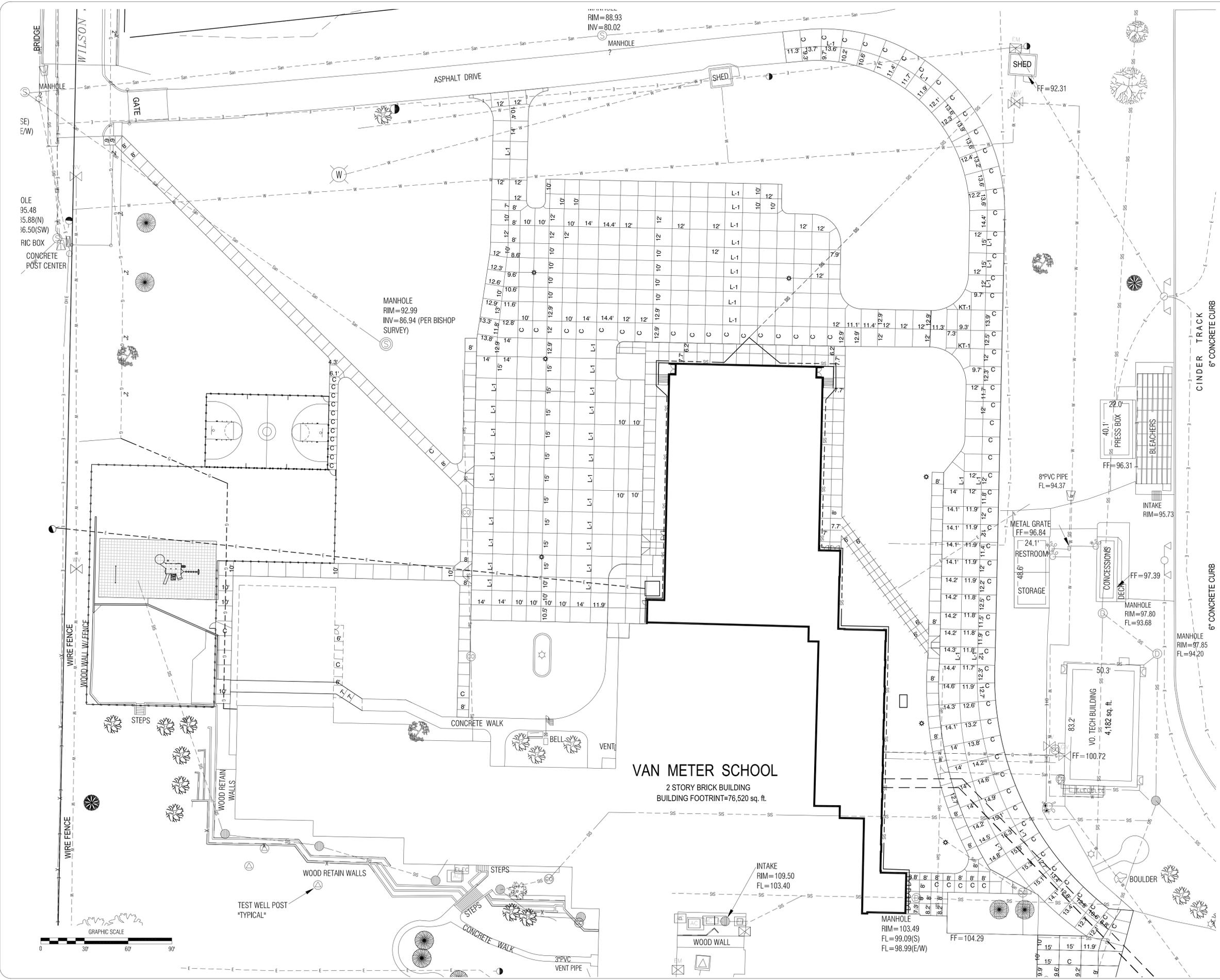


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ISSUE DATE	ISSUE TITLE
Mar. 21, 2014	
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JOB NUMBER	1092
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SHEET NUMBER	C.220

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- GENERAL NOTES:**
1. PCC JOINT INTERSECTIONS SHALL FORM A MINIMUM OF A 70 DEGREE ANGLE AND BE AS SQUARE (90-DEGREE) AS POSSIBLE. JOINTS SHALL NOT BE LESS THAN 2- FEET IN LENGTH. MINIMUM SAW CUT DEPTHS SHALL BE 2" FOR CONVENTIONAL SAW AND 1 1/4" FOR EARLY "GREEN" SAW.
 2. TYPE "C" JOINTS ON ALL SIDEWALKS. SIDEWALK JOINTS ARE NOT REQUIRED TO BE SEALED.

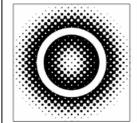
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VAN METER, IOWA

ISSUE DATE	ISSUE TITLE
Mar. 21, 2014	
REVISION DATE	REVISION TITLE
XX-XX-XX	PROJECT MILESTONE
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SHEET NAME	Joining Plan
SHEET NUMBER	C.230



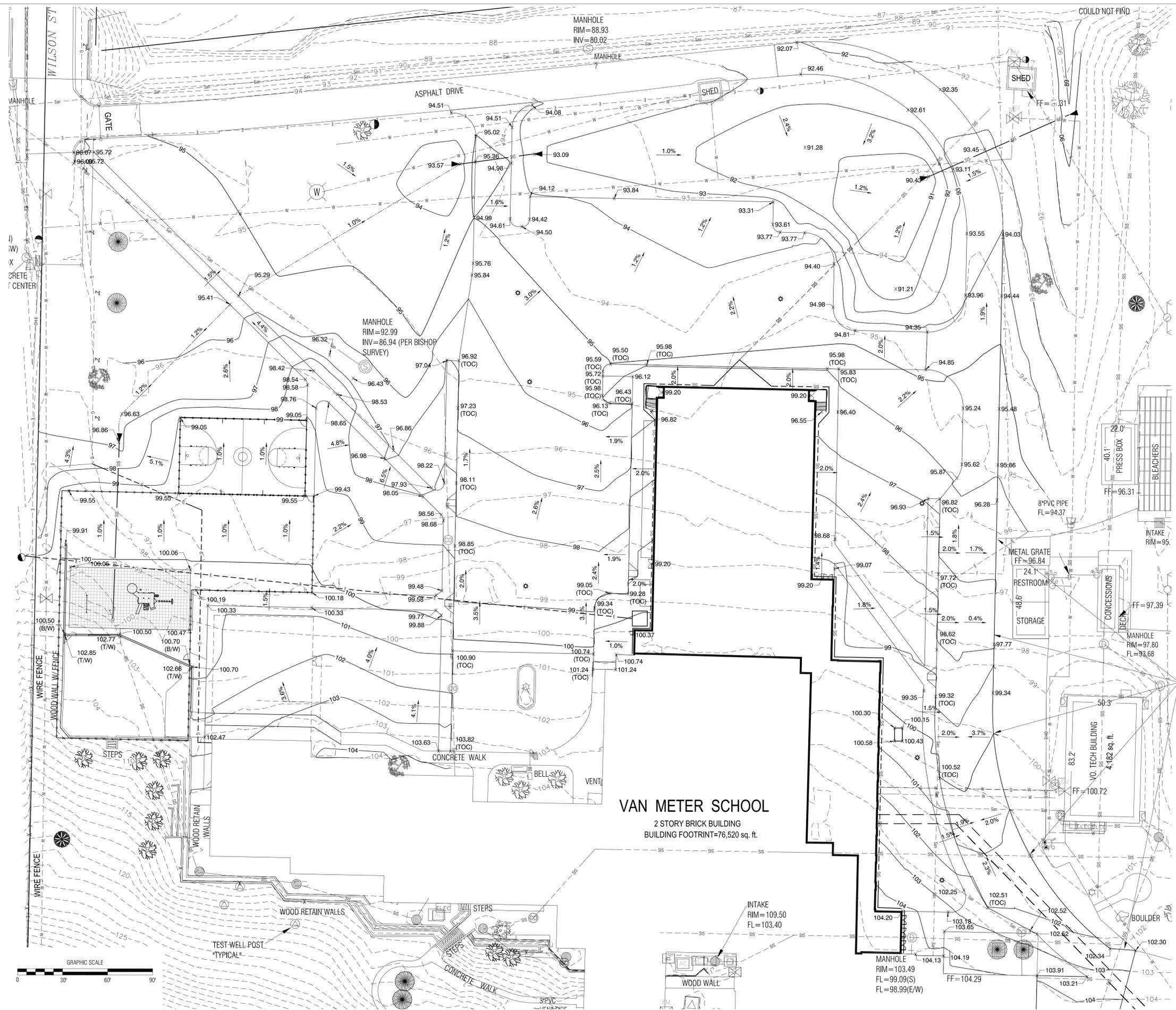
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MATCH EXISTING EDGE OF ASPHALT PAVEMENT. ANY CONCRETE EDGE ABUTTING EXISTING ASPHALT PAVEMENT SHALL BE A CLEAN STRAIGHT EDGE. FILL ANY GAPS LEFT FROM CONCRETE FORMS WITH ASPHALT.

LEGEND

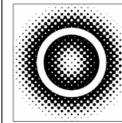
- TOC TOP OF CURB
- T/W GRADE AT TOP OF WALL
- B/W GRADE AT BOTTOM OF WALL
- 2.0% PROPOSED SLOPE
- PROPOSED DRAINAGE PATTERN



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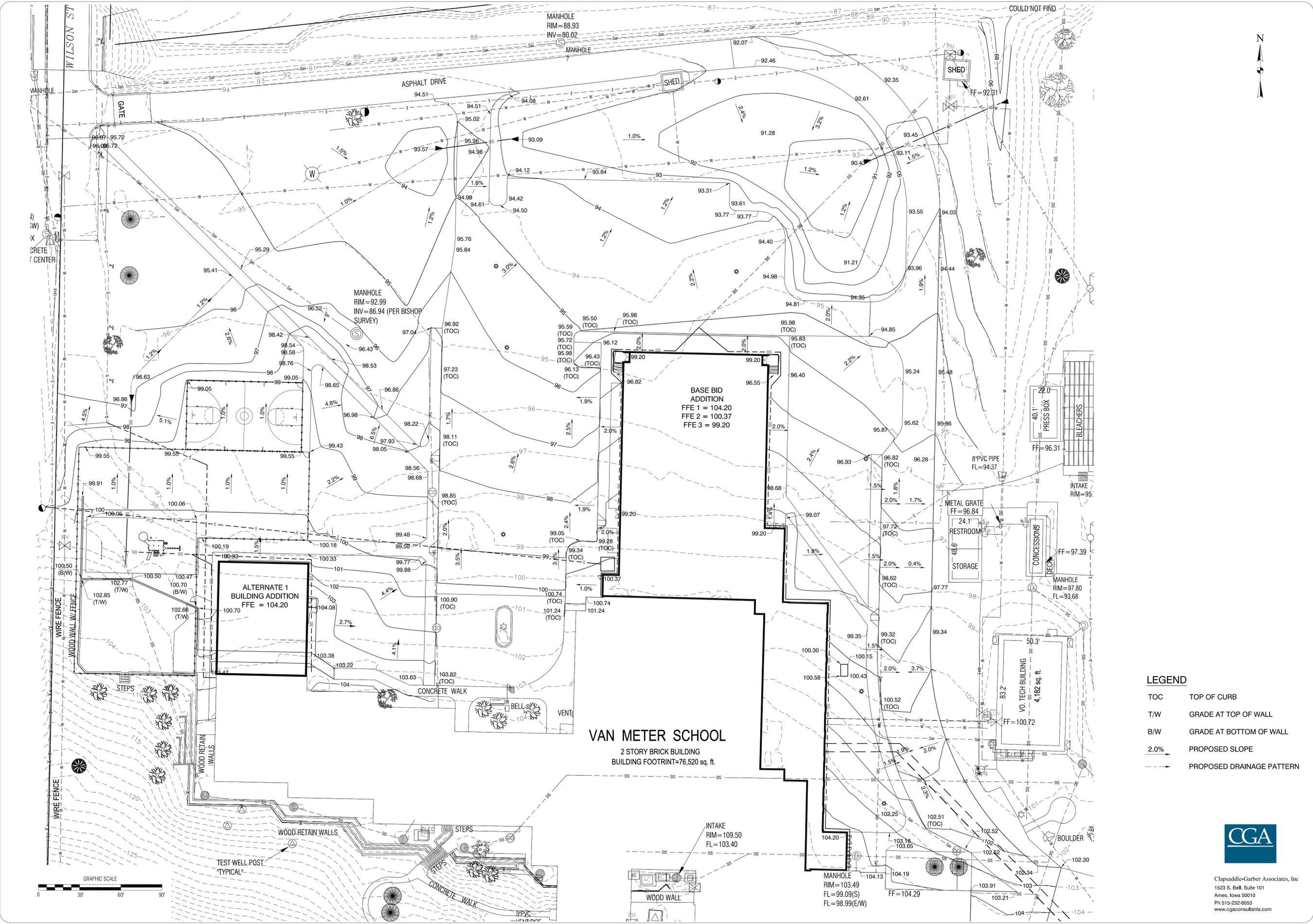
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ISSUE DATE	ISSUE TITLE
Mar. 21, 2014	
REVISION DATE	REVISION TITLE
XX-XX-XX	PROJECT MILESTONE
JOB NUMBER	1092
SHEET NAME	Base Bid Grading Plan
SHEET NUMBER	C.300



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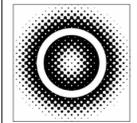


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ISSUE DATE	ISSUE TITLE
Mar. 21, 2014	
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XX-XX-XX	PROJECT MILESTONE
JOB NUMBER	1092
SHEET NAME	Alternate 1 Grading Plan
SHEET NUMBER	C.310

**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 WILL BE RESPONSIBLE FOR COMPLIANCE & IMPLEMENTATION OF POLLUTION PREVENTION PLAN (PPP) FOR THIS ENTIRE PROJECT (CONSISTING OF MULTIPLE BID PACKAGES). PRIME CONTRACTOR SHALL CONTACT PPP CONTRACTOR & COORDINATE CLEANOUT / REPAIR OF ANY EROSION CONTROL. THIS RESPONSIBILITY SHALL BE FURTHER SHARED WITH THE PRIME CONTRACTOR & SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THIS PPP FOR ALL BID PACKAGES.

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 37.05 ACRES WITH AN ESTIMATED 6.90 ACRES BEING DISTURBED.

THE PPP IS LOCATED IN AN AREA OF CLARION-NICOLLET-WEBSTER SOIL ASSOCIATION. THE ESTIMATED AVERAGE RUNOFF CURVE NUMBER FOR THIS PPP AFTER COMPLETION WILL BE 74.

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 COMINGLED 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 AT 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 PRIME 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 SWPPP CONTRACTOR SHALL IMMEDIATELY BEGIN CORRECTIVE ACTION ON ALL DEFICIENCIES FOUND. THE FINDINGS OF THIS INSPECTION SHALL BE RECORDED IN THE PROJECT DIARY. THIS SWPPP 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.

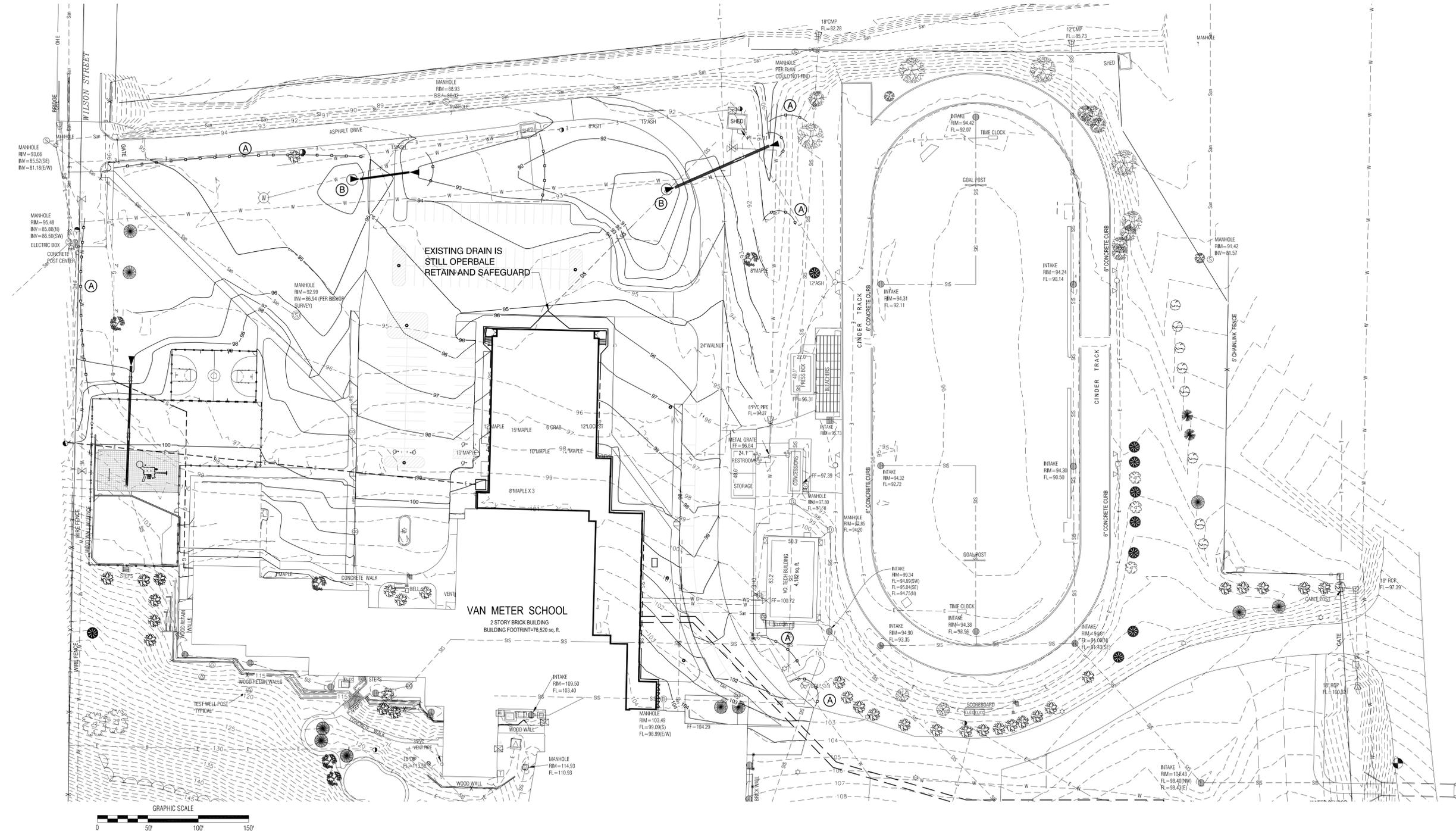
6. NON-STORM DISCHARGES

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



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**FACILITIES MASTER PLAN
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VAN METER, IOWA

ISSUE DATE: Mar. 21, 2014
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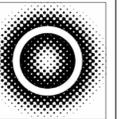
REVISION DATE: XX-XX-XX
REVISION TITLE: PROJECT MILESTONE

JOB NUMBER: 1092

SHEET NAME: POLLUTION PREVENTION PLAN

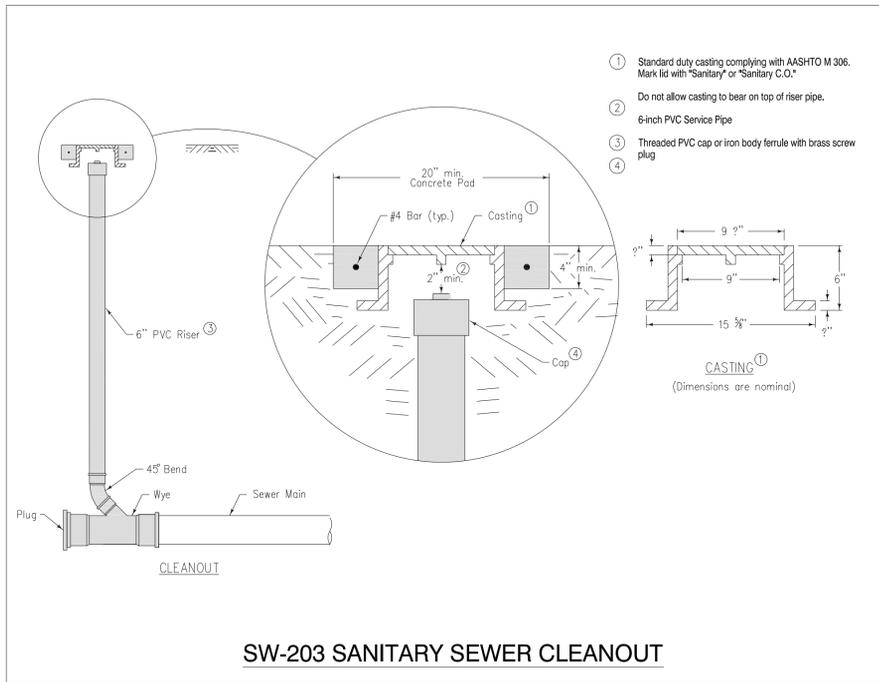
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C.400

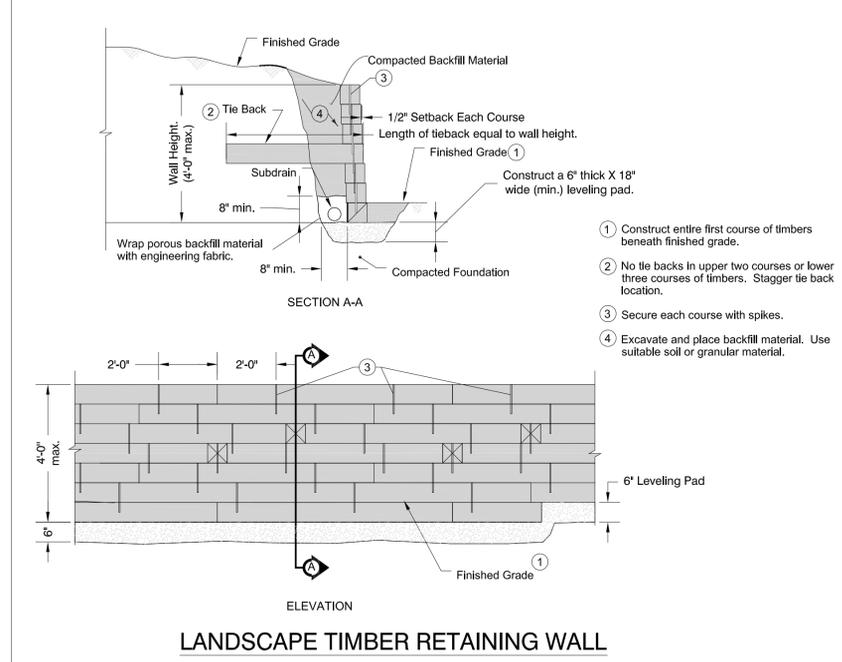


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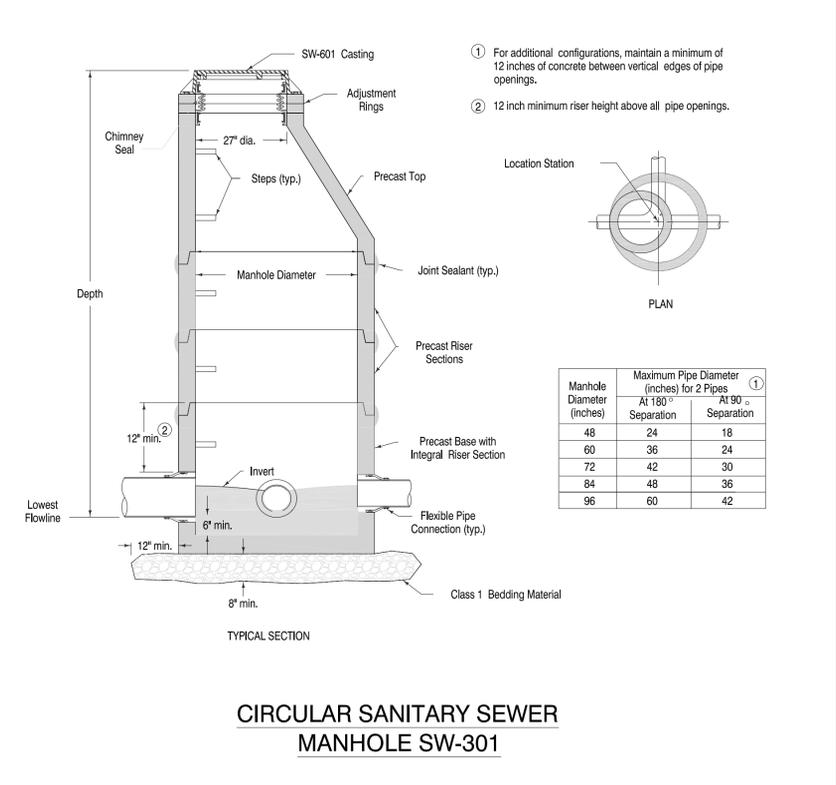
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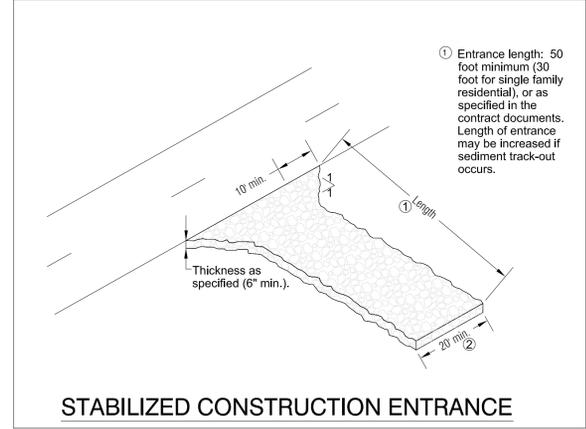
SW-203 SANITARY SEWER CLEANOUT



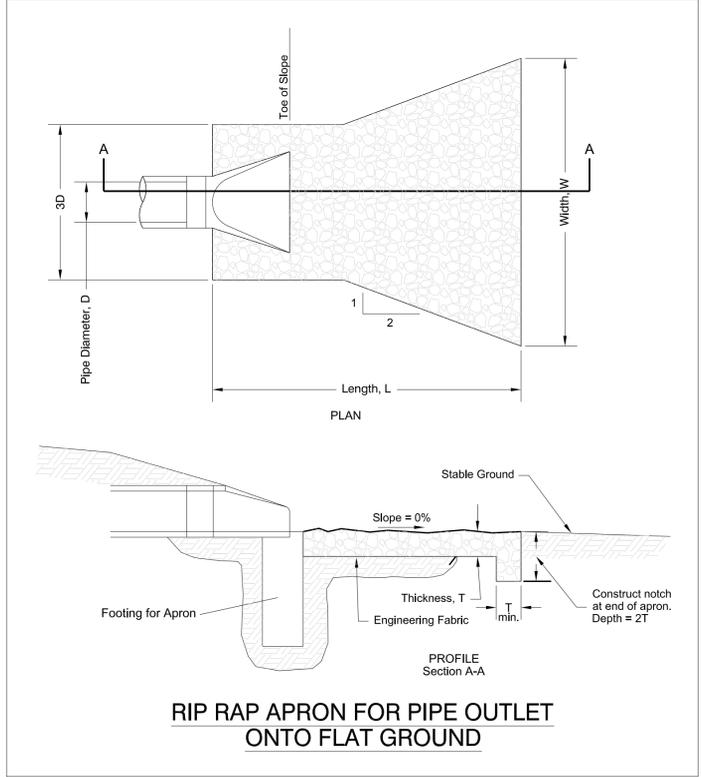
LANDSCAPE TIMBER RETAINING WALL



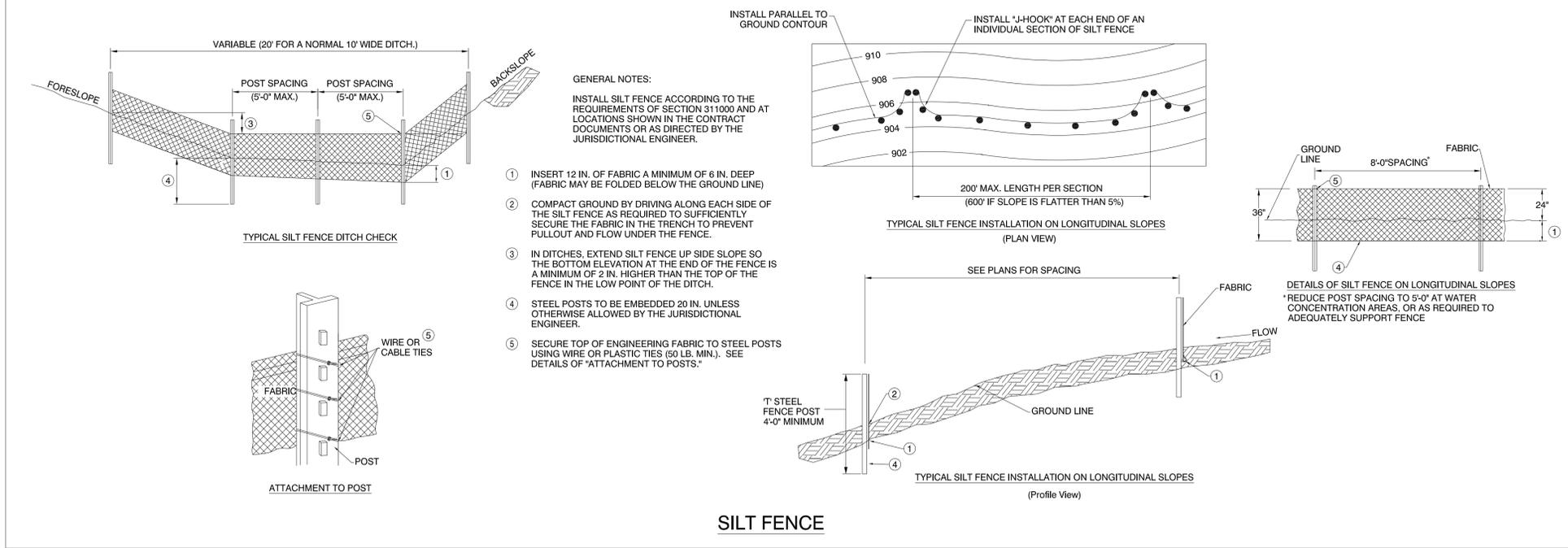
CIRCULAR SANITARY SEWER MANHOLE SW-301



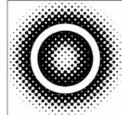
STABILIZED CONSTRUCTION ENTRANCE



RIP RAP APRON FOR PIPE OUTLET ONTO FLAT GROUND



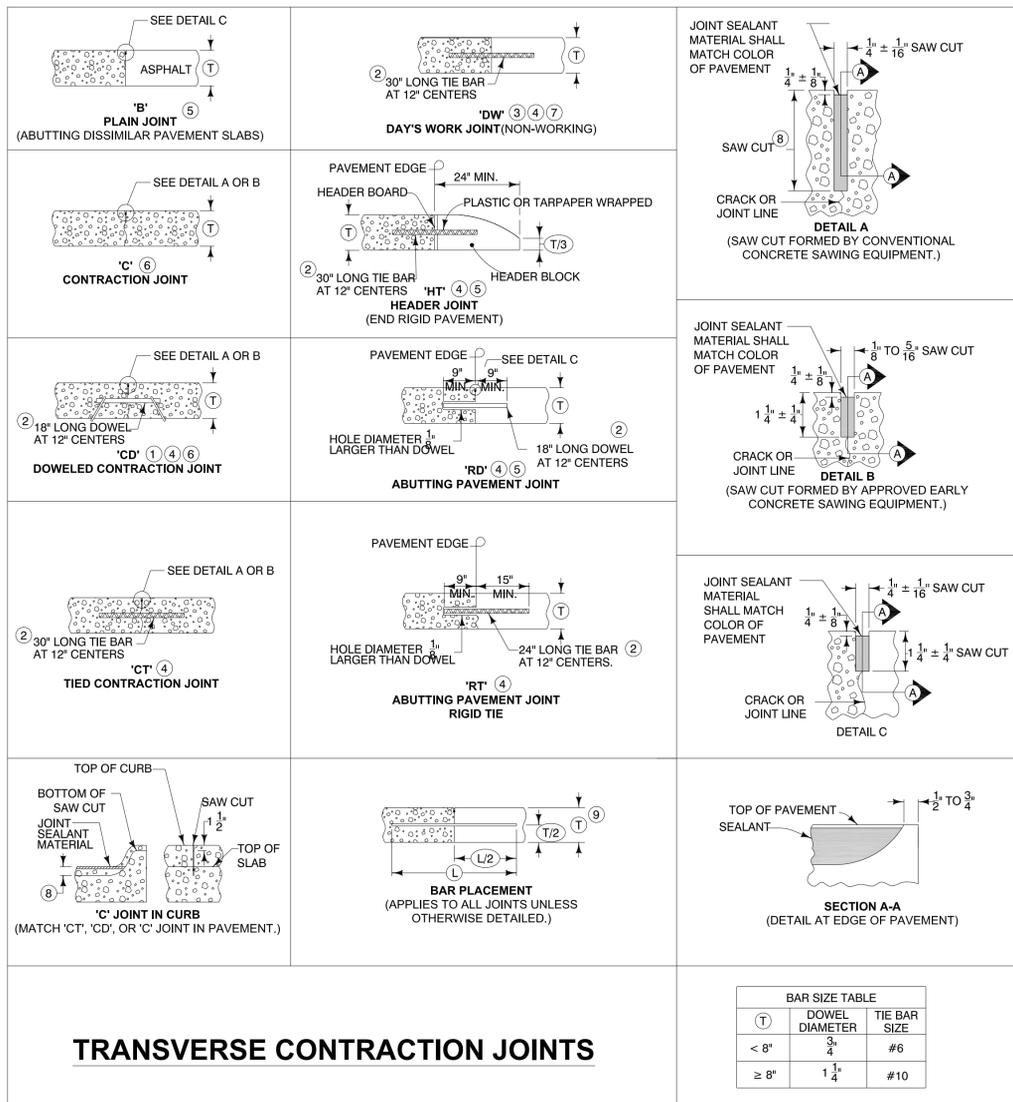
SILT FENCE



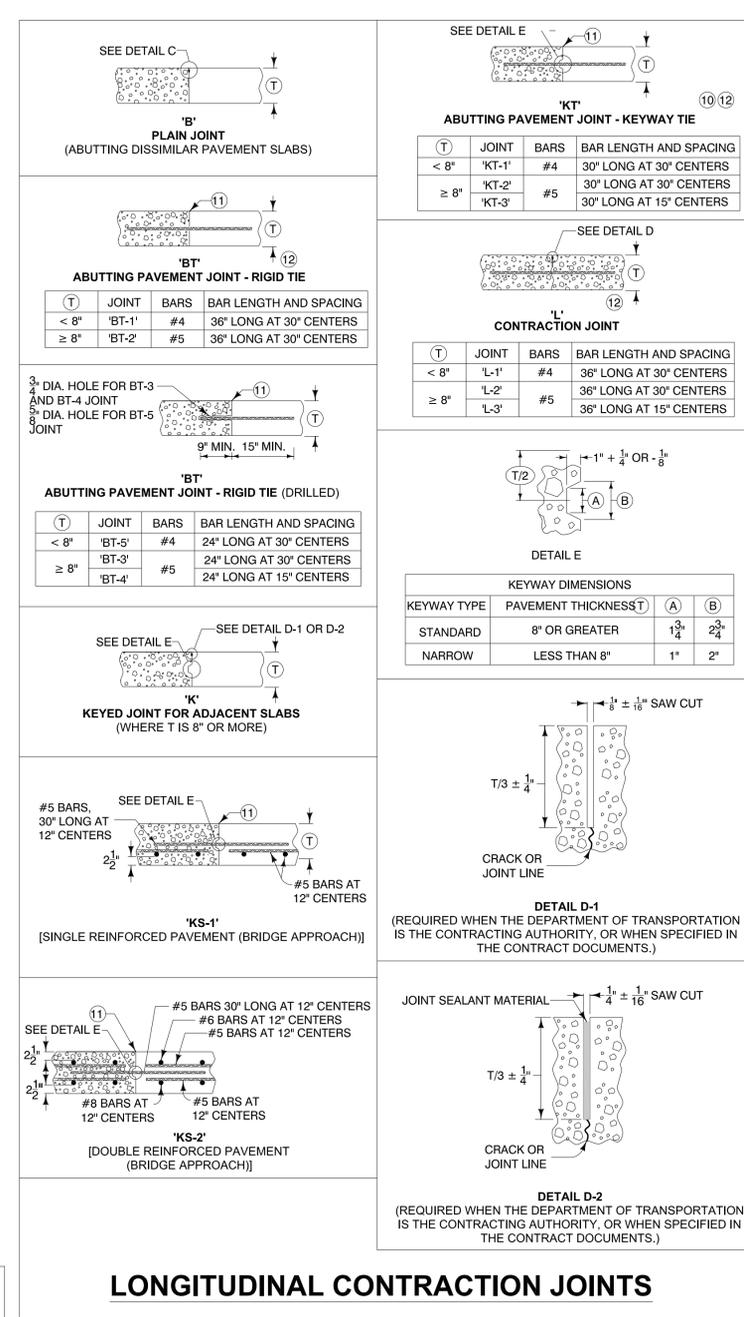
NOTES:

- PAVEMENT JOINT TYPES ARE DEPENDENT UPON POUR SEQUENCE.
- JOINTS SHALL BE A MINIMUM OF 2' IN LENGTH AND HAVE AN ANGLE OF 70° OR MORE.
- MAXIMUM JOINT SPACING IS AS FOLLOWS:
TRANSVERSE = 15'
LONGITUDINAL = 12.5'

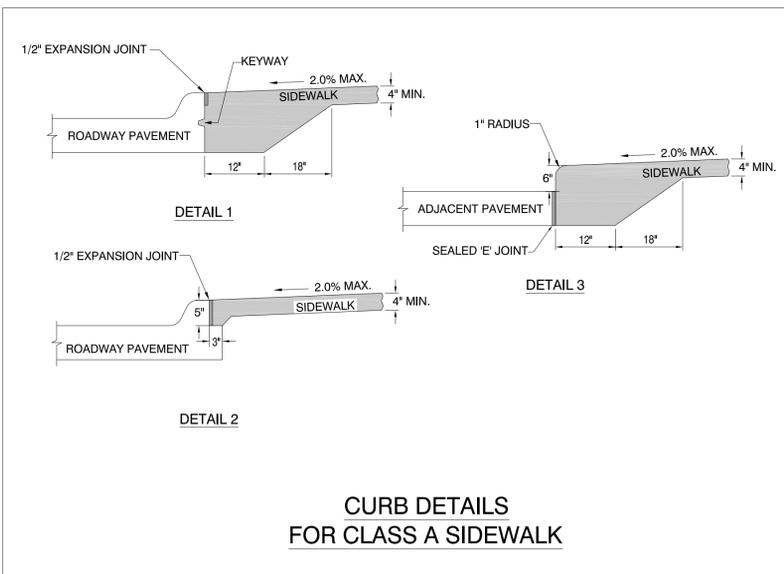
- SEE DOWEL ASSEMBLIES FOR FABRICATION DETAILS.
- SEE BAR SIZE TABLE.
- LOCATE 'DW' JOINT AT A MID-PANEL LOCATION BETWEEN FUTURE 'C' OR 'CD' JOINTS. PLACE NO CLOSER THAN 5 FEET TO A 'C' OR 'CD' JOINT.
- PLACE BARS WITHIN THE LIMITS SHOWN UNDER DOWEL ASSEMBLIES.
- EDGE WITH 1/4 INCH TOOL FOR LENGTH OF JOINT INDICATED IF FORMED; EDGING NOT REQUIRED WHEN CUT WITH DIAMOND BLADE SAW. REMOVE HEADER BLOCK AND BOARD WHEN SECOND SLAB IS PLACED.
- UNLESS OTHERWISE SPECIFIED, USE 'CD' TRANSVERSE CONTRACTION JOINTS IN MAINLINE PAVEMENT WHEN (T) IS GREATER OR EQUAL TO 8 INCHES. USE 'C' JOINTS WHEN (T) IS LESS THAN 8 INCHES.
- 'RT' JOINT MAY BE USED IN LIEU OF 'DW' JOINT AT THE END OF THE DAYS WORK. REMOVE ANY PAVEMENT DAMAGED DUE TO THE DRILLING AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY.
- SAW 'CD' JOINT TO A DEPTH OF T/3 ± 1/4"; SAW 'C' JOINT TO A DEPTH OF T/4 ± 1/4".
- WHEN TYING INTO OLD PAVEMENT, T REPRESENTS THE DEPTH OF SOUND PCC.
- BAR SUPPORTS MAY BE NECESSARY FOR FIXED FORM PAVING TO ENSURE THE BAR REMAINS IN A HORIZONTAL POSITION IN THE PLASTIC CONCRETE.
- SAWING OR SEALING OF JOINT NOT REQUIRED.
- THE FOLLOWING JOINTS ARE INTERCHANGEABLE, SUBJECT TO THE POURING SEQUENCE:
'BT-1', 'L-1', AND 'KT-1'
'KT-2' AND 'L-2'
'KT-3' AND 'L-3'
- SEALANT OR CLEANING NOT REQUIRED.
- EDGE WITH 1/4 INCH TOOL FOR LENGTH OF JOINT INDICATED IF FORMED; EDGING NOT REQUIRED WHEN CUT WITH DIAMOND BLADE SAW.
- SEE DOWEL ASSEMBLIES FOR FABRICATION DETAILS AND PLACEMENT LIMITS. COAT THE FREE END OF DOWEL BAR TO PREVENT BOND WITH PAVEMENT. AT INTAKE LOCATIONS, DOWEL BARS MAY BE CAST-IN-PLACE.
- PREDRILL OR PREFORM HOLES IN JOINT MATERIAL FOR APPROPRIATE DOWEL SIZE.
- COMPACT TIRE BUFFINGS BY SPADING WITH A SQUARE-NOSE SHOVEL.



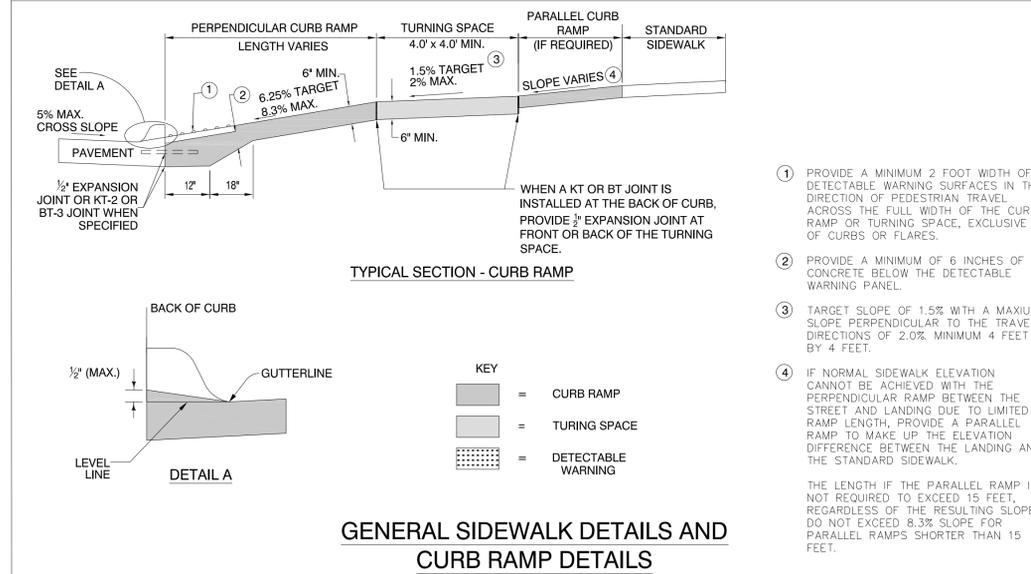
TRANSVERSE CONTRACTION JOINTS



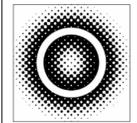
LONGITUDINAL CONTRACTION JOINTS

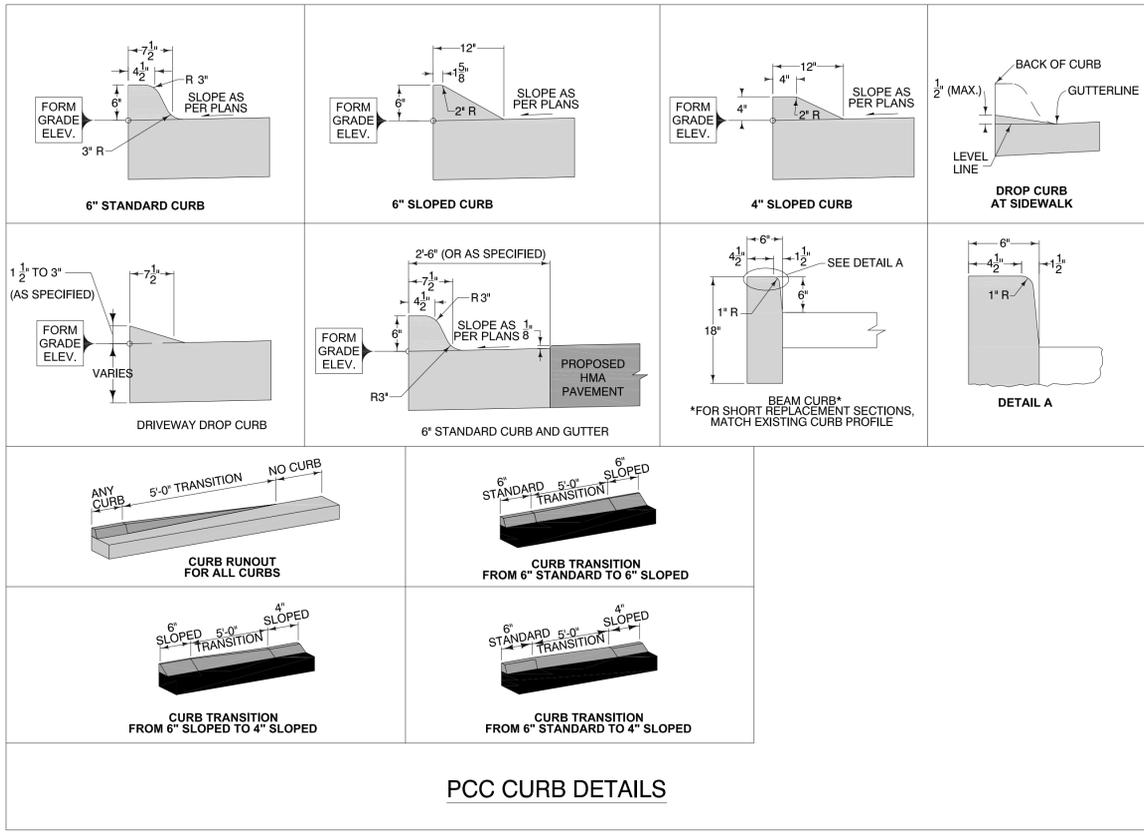


CURB DETAILS FOR CLASS A SIDEWALK

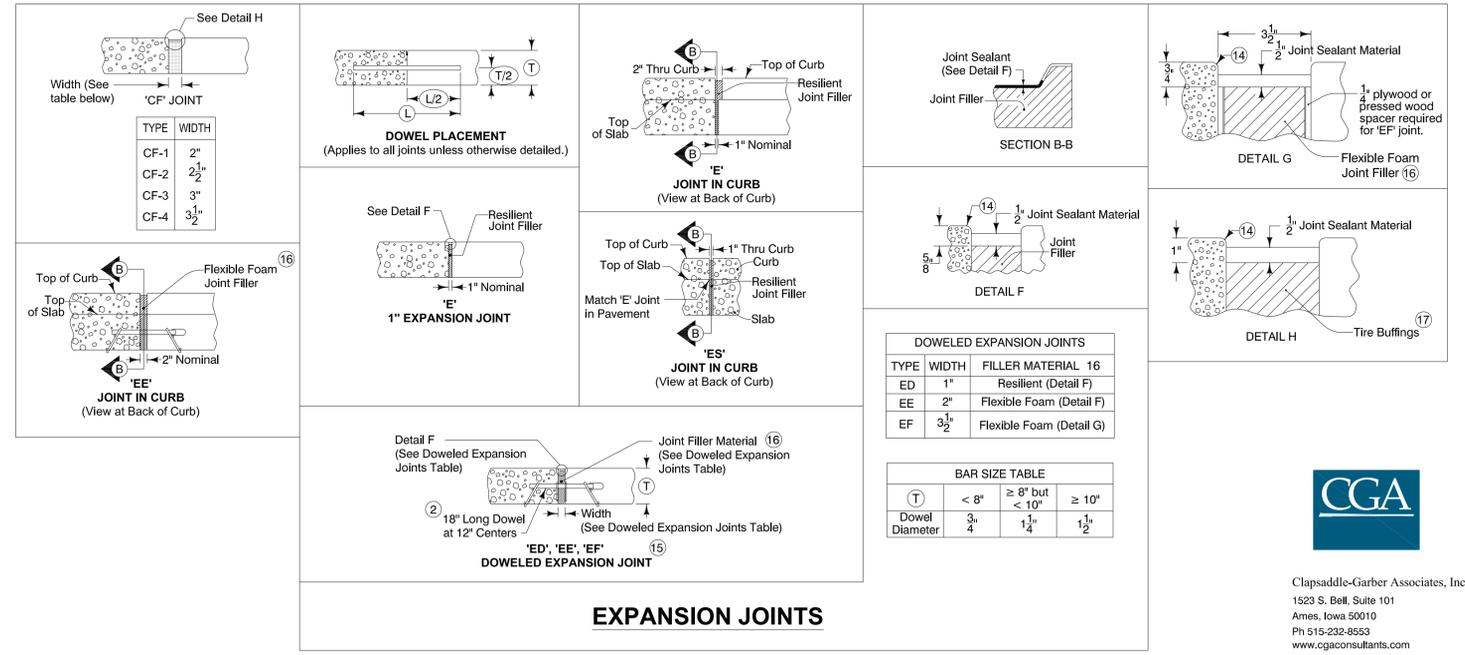
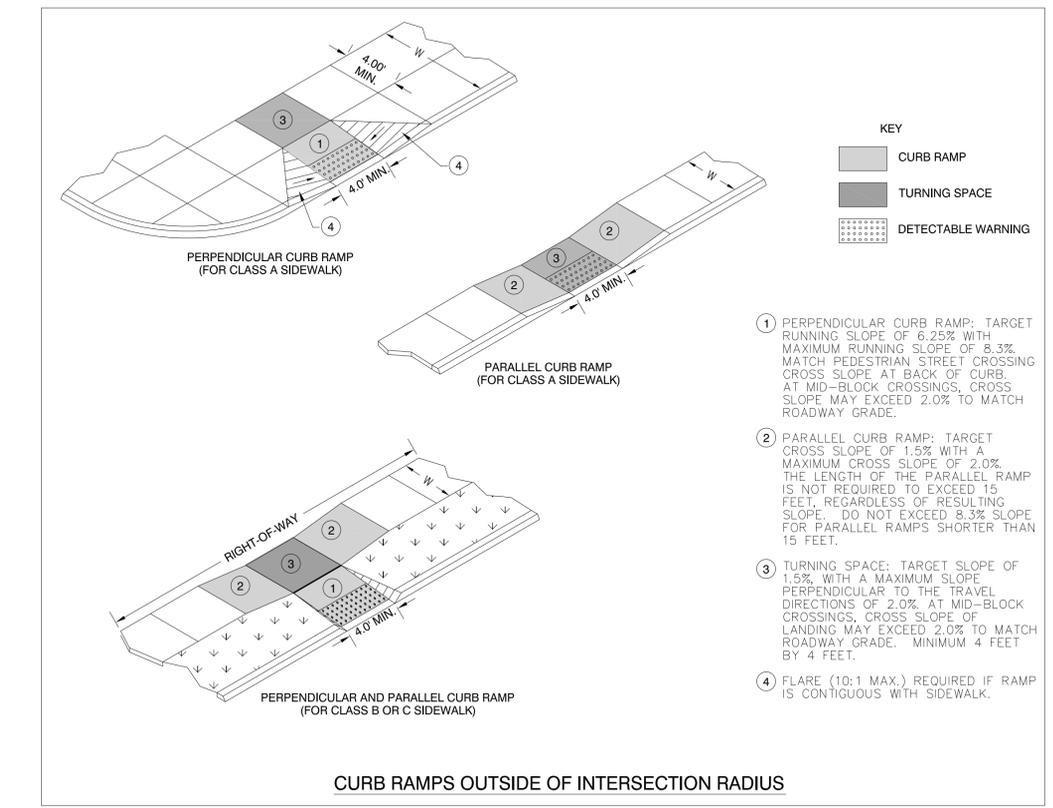


GENERAL SIDEWALK DETAILS AND CURB RAMP DETAILS



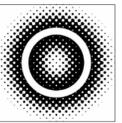


Joint	Type			Method of Load Transfer			Thermal movement				Comments	
	Transverse	Longitudinal	Expansion	Aggregate Interlock	Key	Tie Bar	Dowel Bar	Doweled to allow movement	Tied to prevent movement	Expansion joint allows movement		Lack of reinforcing allows movement
B	X	X									X	Used between dissimilar materials or when other joints are not suitable.
C	X			X							X	Transverse joint used when T < 8 in. May also be used on non-primary routes if AADT < 200 vpd.
CD	X			X			X	X				Transverse joint used when T ≥ 8 in. Use C joint when joint length is 2 ft.
CT	X			X		X			X			Specialty tied contraction joint.
DW	X					X			X			Used by contractor as a stopping point.
HT	X					X			X			Used at the end of rigid pavement prior to placement of second slab.
RD	X						X	X				Joint between new and existing pavements, dowels are used.
RT	X					X			X			Joint between new and existing pavements, tie bars are used.
BT-1		X							X			Longitudinal joint used when T < 8 in, interchangeable with L-1 depending on paving sequence.
BT-2		X							X			Used when L-2 and the KT-2 are not possible, T ≥ 8 in.
BT-3		X							X			Joint used between new and existing pavements. Tie bars are used when T ≥ 8 in.
BT-4		X							X			Joint used between new and existing pavements. Tie bars are used when T ≥ 8 in.
BT-5		X							X			Joint used between new and existing pavements. Tie bars are used when T < 8 in.
K		X				X					X	T > 8 in. minimal usage.
KS		X				X			X			Used in reinforced pavements.
KT-1		X				X			X			Longitudinal joint used when T < 8 in, interchangeable with L-1 depending on paving sequence.
KT-2		X				X			X			Longitudinal joint used when T < 8 in, interchangeable with L-2 depending on paving sequence.
KT-3		X				X			X			Longitudinal joint used when T < 8 in, interchangeable with L-3 depending on paving sequence.
L-1		X			X				X			Longitudinal joint used when T < 8 in, interchangeable with BT-1.
L-2		X			X				X			Longitudinal joint used when T ≥ 8 in, interchangeable with KT-2 depending on paving sequence.
L-3		X			X				X			Longitudinal joint used with pavement of large width, interchangeable with KT-3 depending on paving sequence.
CF	X		X							X		4 in expansion joint.
E	X	X	X							X		1 in expansion joint.
E	X	X	X				X	X		X		1 in doweled expansion joint.
EE	X	X	X				X	X		X		2 in doweled expansion joint.
EF	X	X	X				X	X		X		4 in doweled expansion joint
ES			X							X		Used in curb to match expansion joint in pavement.



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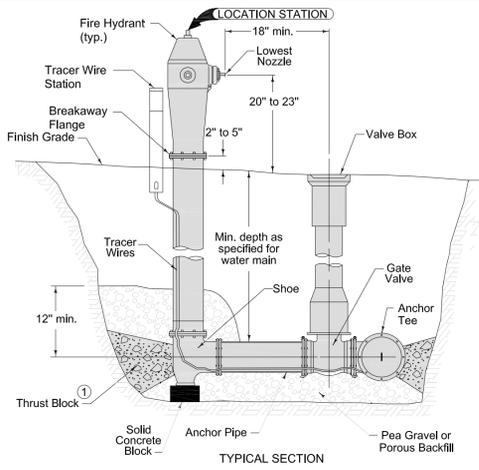
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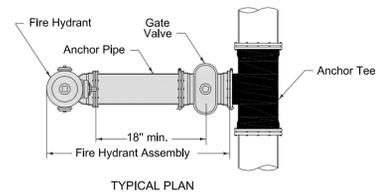
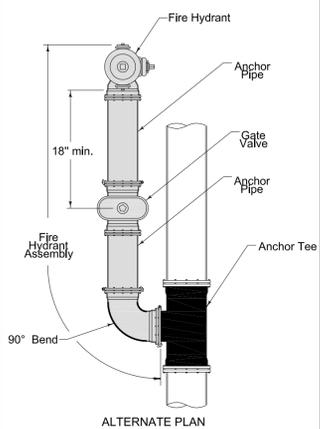
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ISSUE DATE	ISSUE TITLE
Mar. 21, 2014	
REVISION DATE	REVISION TITLE
XX-XX-XX	PROJECT MILESTONE
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SHEET NAME	DETAILS
SHEET NUMBER	C.502

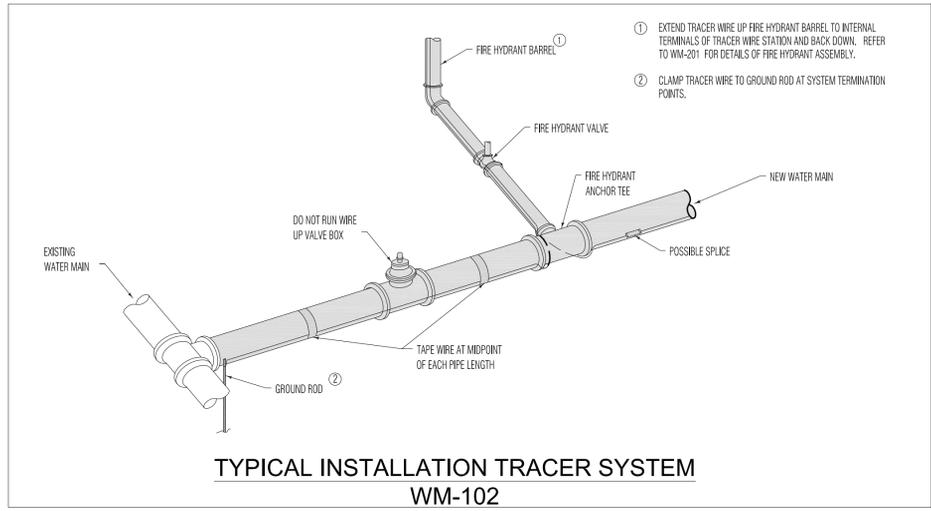
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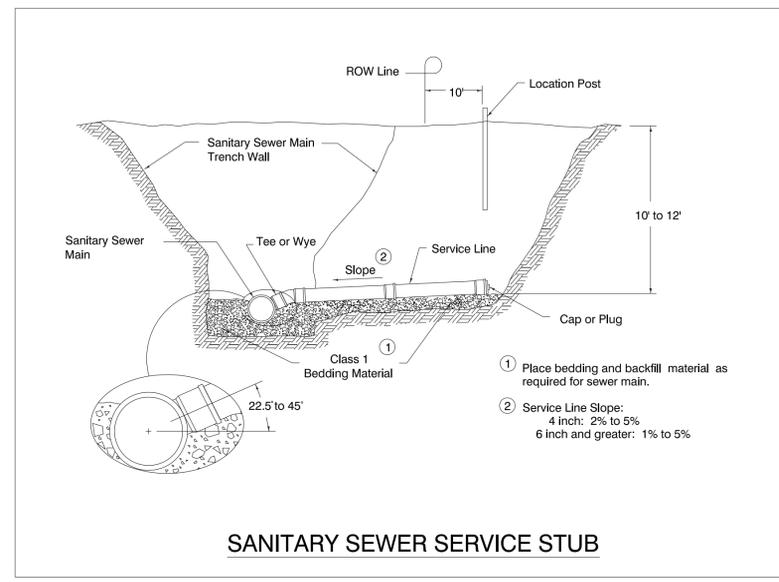
Use ductile iron pipe with restrained mechanical joints for fire hydrant assembly and anchor tee.
 ① Do not cover drain holes or tracer wire.



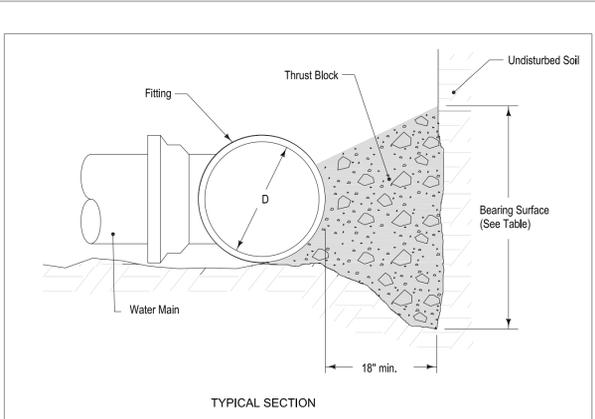
FIRE HYDRANT ASSEMBLY



TYPICAL INSTALLATION TRACER SYSTEM WM-102



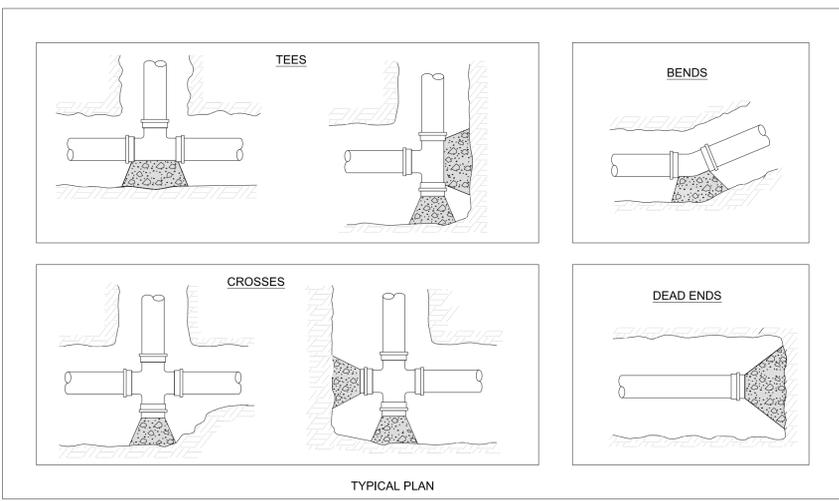
SANITARY SEWER SERVICE STUB



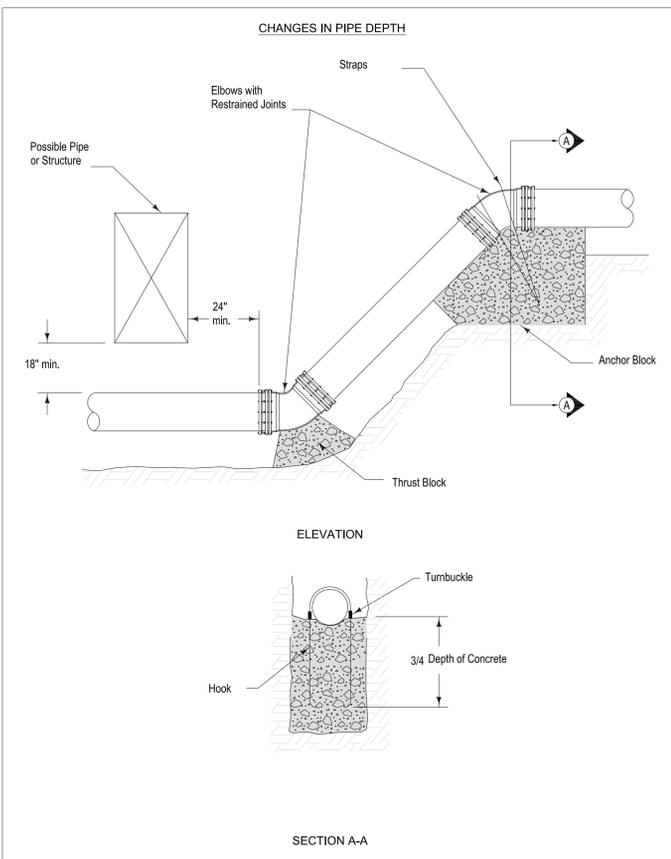
Extend thrust blocks to undisturbed soil. Excavation into trench wall may be necessary.
 Form vertical surfaces of poured concrete thrust blocks except on bearing surface.
 Encase all fittings in polyethylene wrap. Do not allow concrete to directly contact joints or fitting bolts.

Diameter of Pipe, D (inches)	MINIMUM BEARING SURFACE (sf)				Tees and Dead Ends
	1 1/2"	2 1/2"	4 1/2"	9 1/2"	
4	1	1	2	4	3
6	1	2	4	8	6
8	2	4	7	14	10
10	3	6	11	21	15
12	4	8	16	29	21
14	5	11	21	39	28
16	7	14	27	50	36
18	9	17	34	63	45
20	11	21	42	78	55
24	15	31	60	111	78
30	24	47	92	171	120
36	34	67	132	244	173

Minimum surface area based on water pressure of 150 psi and allowable soil pressure of 1,000 psf.



THRUST BLOCKS



THRUST BLOCKS

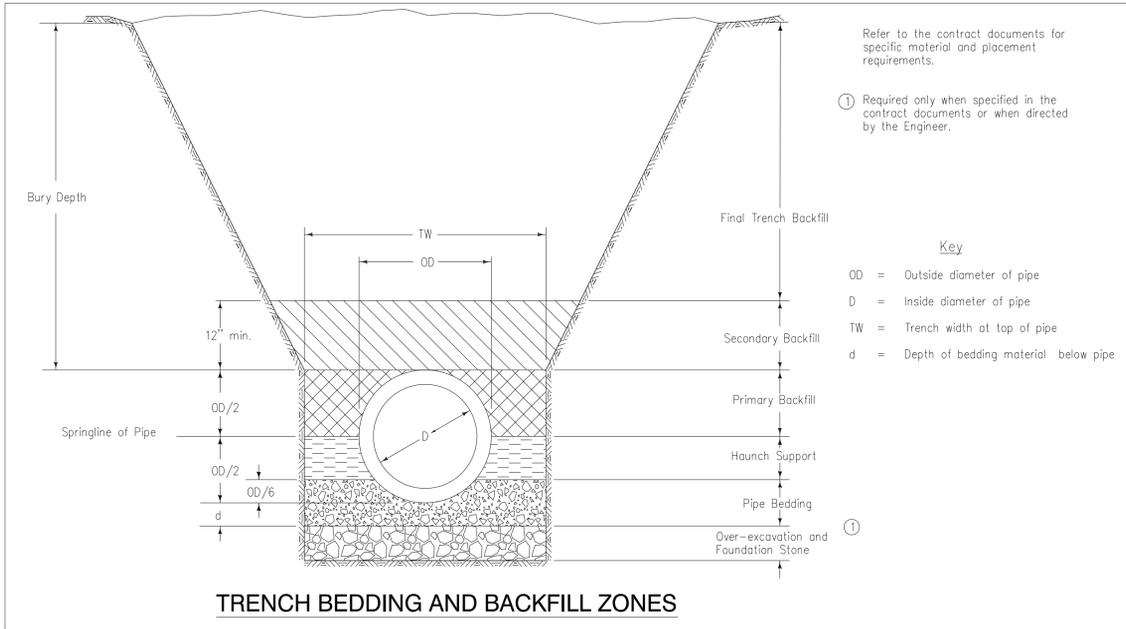


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ISSUE DATE	ISSUE TITLE
Mar. 21, 2014	
REVISION DATE	REVISION TITLE
XX-XX-XX	PROJECT MILESTONE
JOB NUMBER	1092
SHEET NAME	DETAILS
SHEET NUMBER	C.503

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BEDDING CLASSES

① Place remainder of bedding and backfill materials as specified in the contract documents.

ALLOWABLE BEDDING CLASSES

Pipe Material	Storm Sewer	Sanitary Sewer
Ductile Iron	F-1, F-2, F-3	F-1, F-2, F-3
HDPE	F-2, F-3	Not allowed
PVC	F-2, F-3	F-3

Key
 OD = Outside diameter of pipe
 TW = Trench width at top of pipe:
 Min. = OD+18 inches OR 1.25xOD+12 inches (whichever is greater)

ALLOWABLE BURY DEPTH

PVC PIPE
 (Bedding Class F-2 or F-3)

Pipe Diameter (inches)	ASTM D 3034			ASTM F 679	ASTM F 949	ASTM F 1803	ASTM D 2680
	SDR 23.5	SDR 26	SDR 35	Solid Wall SDR 35	Corrug. Exterior	Closed Profile	Composite (Truss Type)
8	30'	28'	24'	---	24'	---	32'
10	30'	28'	24'	---	24'	---	32'
12	30'	28'	24'	---	24'	---	32'
15	30'	28'	24'	---	24'	---	32'
18	---	---	---	24'	24'	---	---
21	---	---	---	24'	24'	24'	---
24	---	---	---	24'	24'	24'	---
27	---	---	---	24'	---	24'	---
30	---	---	---	24'	24'	24'	---
33	---	---	---	24'	---	---	---
36	---	---	---	24'	24'	24'	---
42	---	---	---	24'	---	24'	---
48	---	---	---	24'	---	24'	---
54	---	---	---	---	---	24'	---
60	---	---	---	---	---	24'	---

DUCTILE IRON, AWWA C151, CLASS 52
 (Bedding Class F-1, F-2, or F-3)

Pipe Diameter (inches)	Class F-1 Bedding	Class F-2 Bedding	Class F-3 Bedding
4	40'	40'	40'
6	40'	40'	40'
8	40'	40'	40'
10	40'	40'	40'
12	37'	40'	40'
14	31'	40'	40'
16	28'	37'	40'
18	25'	34'	40'
20	23'	32'	40'
24	20'	29'	38'
30	18'	23'	31'
36	18'	22'	30'
42	17'	21'	29'
48	16'	19'	27'
54	16'	19'	27'

HDPE PIPE
 (Bedding Class F-2 or F-3)

Pipe Diameter (inches)	AASHTO M 294
12	8'
15	9'
18	9'
24	9'
30	9'
36	9'
42	8'
48	8'
54	8'
60	8'

FLEXIBLE GRAVITY PIPE TRENCH BEDDING

RCP AND VCP PIPE BEDDING

Refer to sheet 2 for bury depth restrictions.

① Use Bedding Class R-1 or R-2 unless specified otherwise.
 ② Place remainder of bedding and backfill materials as specified in the contract documents.

Key
 OD = Outside diameter of pipe
 OS = Outside span of pipe
 TW = Trench width at top of pipe:
 Min. = OD+18 inches
 Max. = 1.25xOD+12 inches OR 54 inches (whichever is greater)
 d = Depth of bedding material below pipe:
 OD/8 or OS/8, OR 4 inches (whichever is greater)

ALLOWABLE BURY DEPTH

CLASS III RCP

Pipe Diameter (inches)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	7'	10'	15'	19'	27'
15	8'	10'	16'	19'	27'
18	8'	11'	16'	20'	40'
21	8'	11'	18'	26'	40'
24	8'	12'	23'	36'	40'
27	10'	15'	30'	40'	40'
30	11'	15'	29'	40'	40'
33	11'	15'	28'	40'	40'
36	11'	15'	27'	40'	40'
42	11'	15'	26'	38'	40'
48	11'	15'	26'	36'	40'
54	11'	15'	25'	34'	40'
60	11'	15'	25'	33'	40'
66	11'	15'	24'	32'	40'
72	11'	15'	24'	32'	40'

CLASS IV RCP

Pipe Diameter (inches)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	12'	15'	23'	28'	40'
15	12'	16'	23'	30'	40'
18	13'	16'	29'	40'	40'
21	13'	18'	40'	40'	40'
24	16'	23'	40'	40'	40'
27	19'	30'	40'	40'	40'
30	19'	29'	40'	40'	40'
33	19'	28'	40'	40'	40'
36	19'	28'	40'	40'	40'
42	18'	27'	40'	40'	40'
48	18'	26'	40'	40'	40'
54	18'	25'	40'	40'	40'
60	18'	25'	40'	40'	40'
66	18'	25'	40'	40'	40'
72	18'	24'	40'	40'	40'

CLASS V RCP

Pipe Diameter (inches)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
12	18'	23'	35'	40'	40'
15	19'	24'	40'	40'	40'
18	19'	30'	40'	40'	40'
21	25'	40'	40'	40'	40'
24	34'	40'	40'	40'	40'
27	40'	40'	40'	40'	40'
30	40'	40'	40'	40'	40'
33	40'	40'	40'	40'	40'
36	40'	40'	40'	40'	40'
42	37'	40'	40'	40'	40'
48	35'	40'	40'	40'	40'
54	33'	40'	40'	40'	40'
60	32'	40'	40'	40'	40'
66	31'	40'	40'	40'	40'
72	31'	40'	40'	40'	40'

EXTRA STRENGTH VCP

Pipe Diameter (inches)	Class R-1 Bedding	Class R-2 Bedding	Class R-3 & R-4 Bedding		
			No Steel	As=0.4%	As=1.0%
6	25'	30'	30'	30'	30'
8	20'	26'	30'	30'	30'
10	18'	23'	30'	30'	30'
12	16'	20'	30'	30'	30'
15	15'	19'	28'	30'	30'
18	14'	18'	30'	30'	30'
21	15'	22'	30'	30'	30'
24	18'	28'	30'	30'	30'
27	20'	30'	30'	30'	30'
30	19'	29'	30'	30'	30'
33	20'	30'	30'	30'	30'
36	20'	30'	30'	30'	30'
39	19'	29'	30'	30'	30'
42	18'	26'	30'	30'	30'

REINFORCED CONCRETE ARCH PIPE

Pipe Size (inch by inch)	Equip. Diameter (inches)	Class A-III	Class A-IV
18 by 11	15	6'	11'
22 by 13	18	6'	11'
26 by 15	21	6'	13'
29 by 18	24	7'	15'
36 by 22	30	8'	15'
44 by 27	36	8'	14'
51 by 31	42	8'	15'
58 by 36	48	8'	15'
65 by 40	54	8'	15'
73 by 45	60	8'	14'
88 by 54	72	9'	14'

Based on Class R-5 bedding.

RIGID GRAVITY PIPE TRENCH BEDDING

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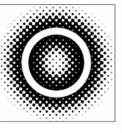


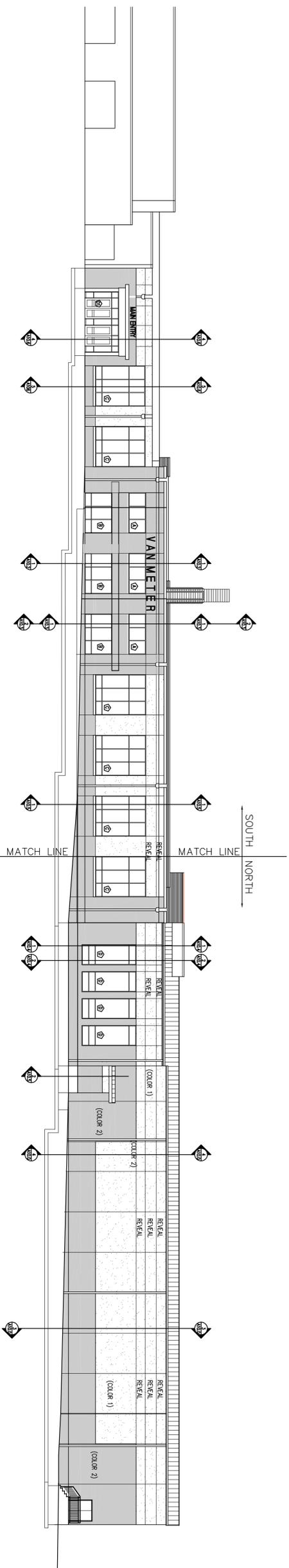
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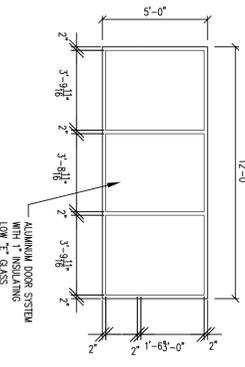
ISSUE DATE	ISSUE TITLE
Mar. 21, 2014	
REVISION DATE	REVISION TITLE
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JOB NUMBER	1092
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SHEET NUMBER	C.503

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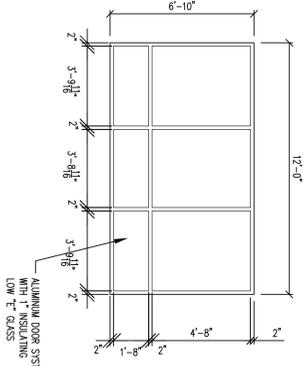




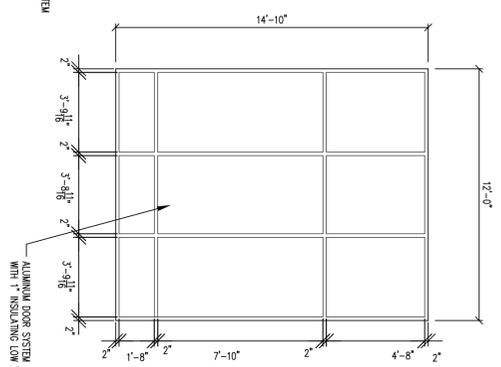
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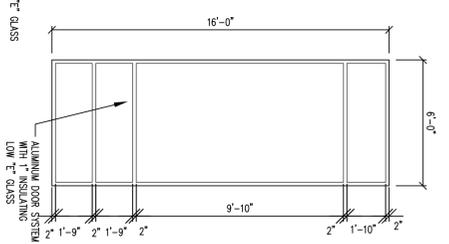
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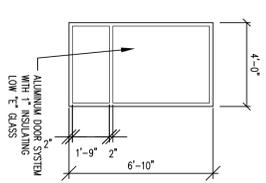
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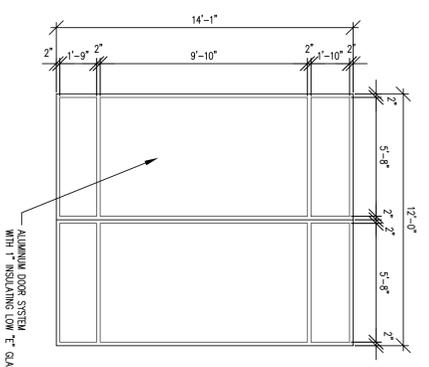
C Window "C"
Scale: 1/4" = 1'-0"



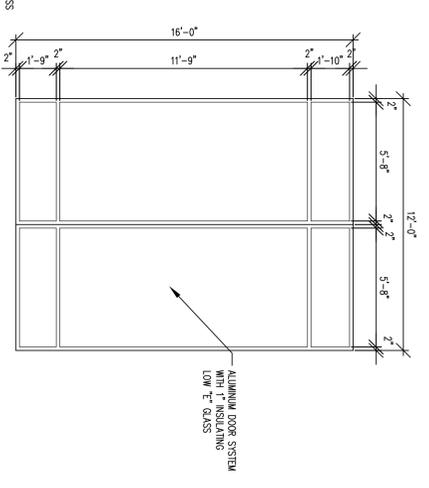
D Window "D"
Scale: 1/4" = 1'-0"



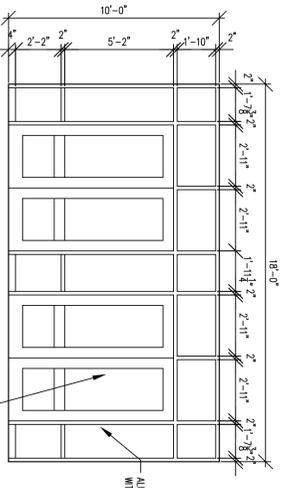
E Window "E"
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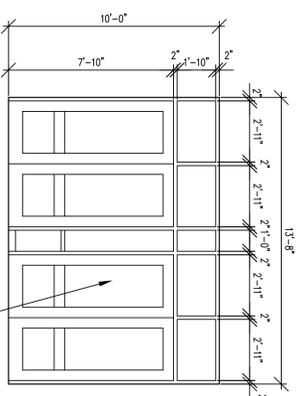
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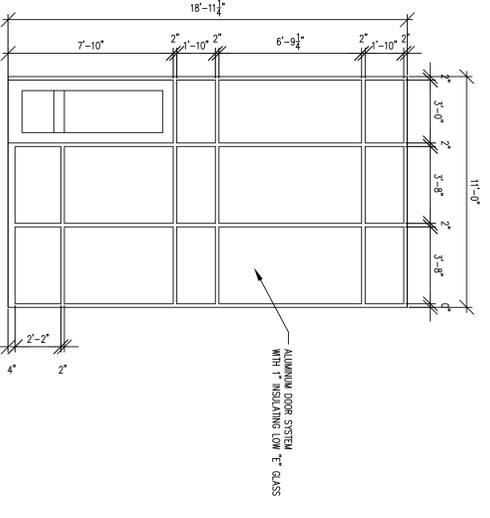
G Window "G"
Scale: 1/4" = 1'-0"



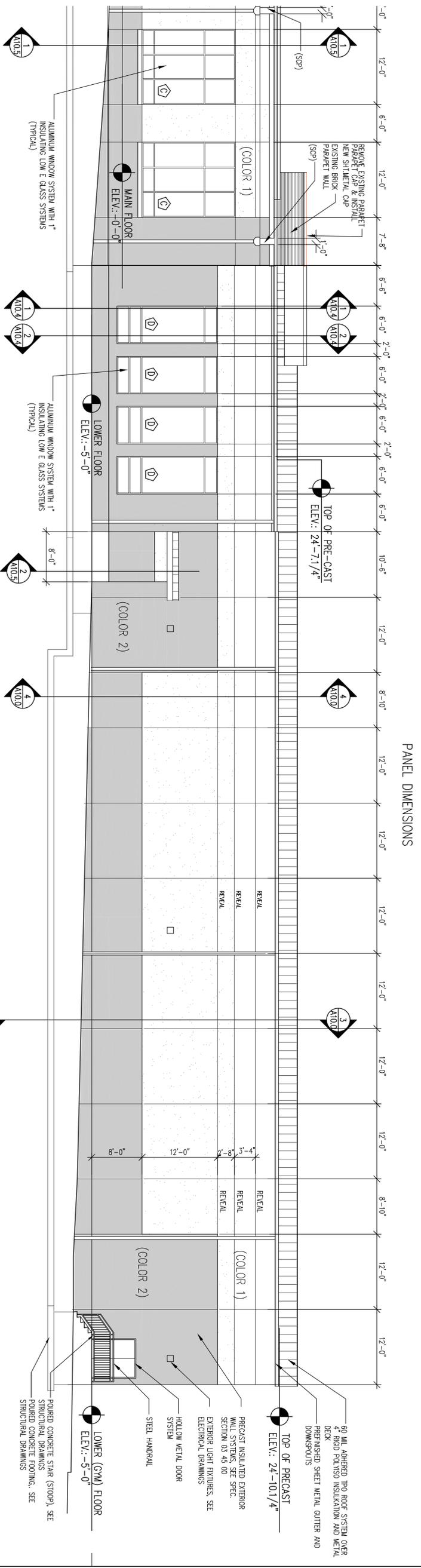
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Scale: 1/4" = 1'-0"



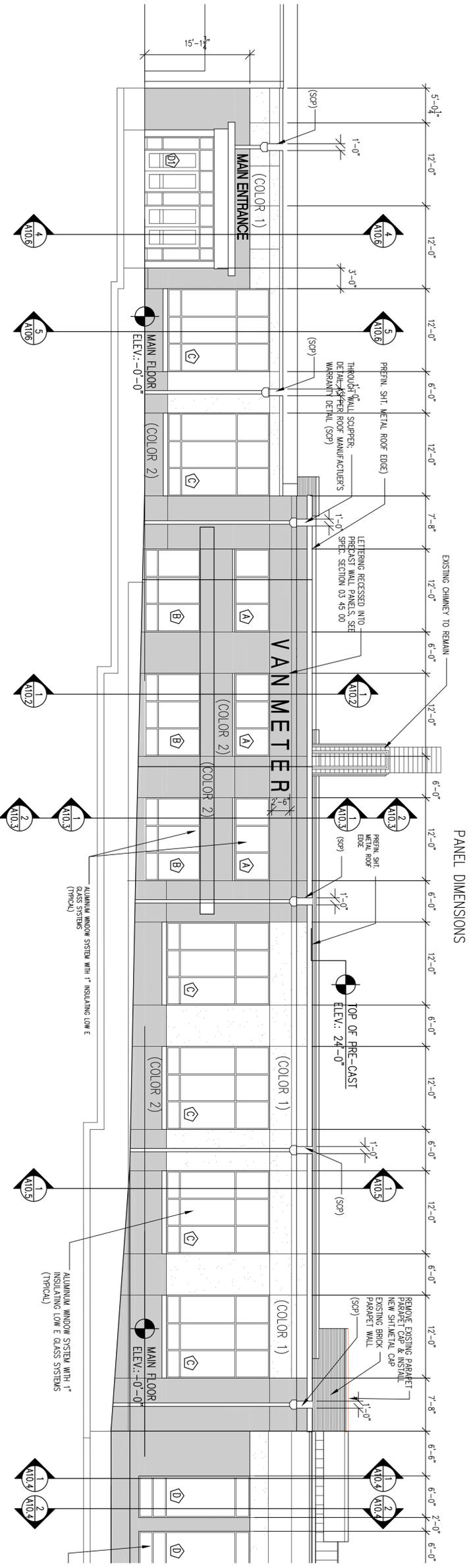
D2 Door Profile - D2
Scale: 1/4" = 1'-0"



D3 Door Profile - D3
Scale: 1/4" = 1'-0"



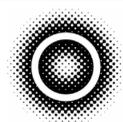
1 East Exterior Elevation - North Section A
Scale: 1/8" = 1'-0"



2 East Exterior Elevation - South Section B
Scale: 1/8" = 1'-0"

PANEL DIMENSIONS

PANEL DIMENSIONS



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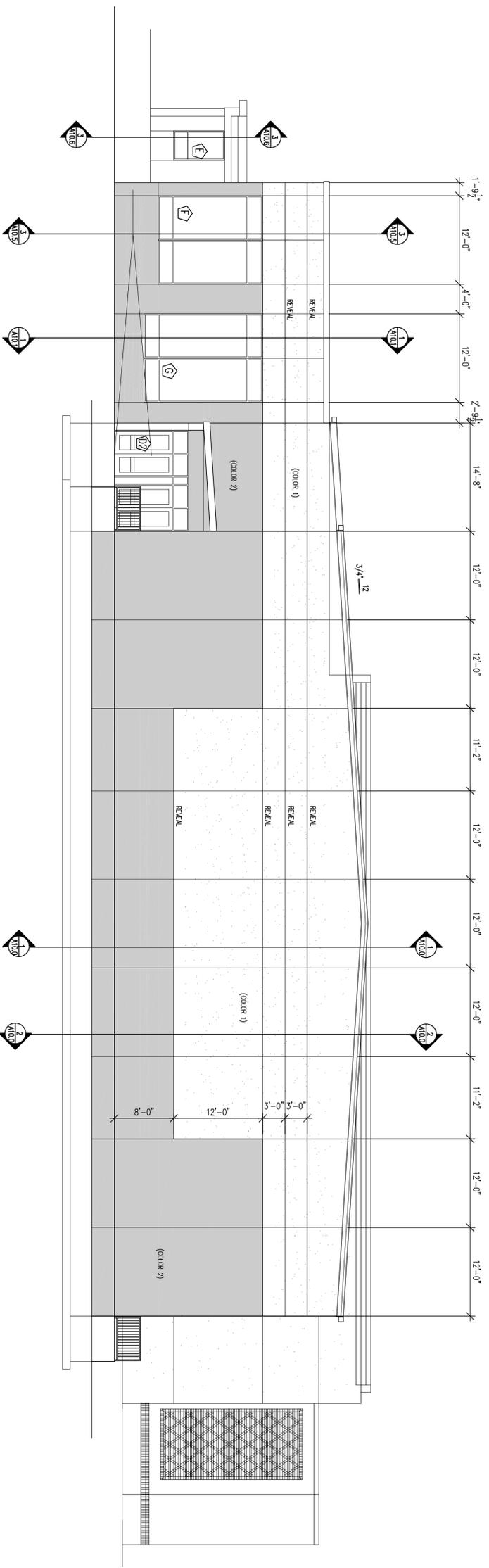
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BUILDING RENOVATION AND ADDITION
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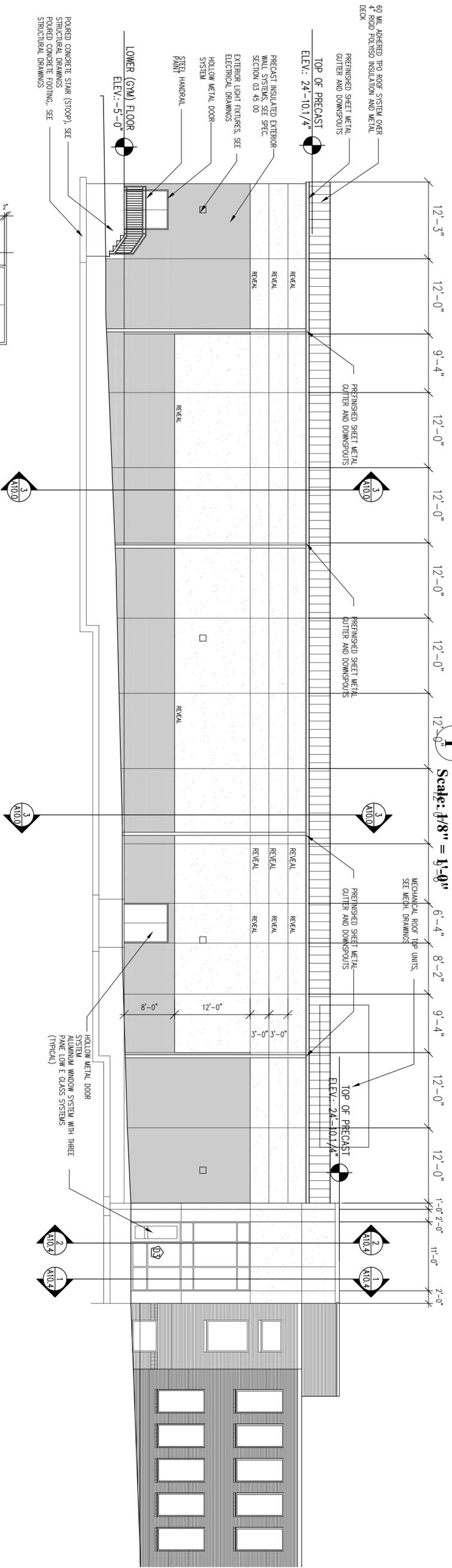
ISSUE DATE: March 31, 2014
ISSUE TIME:
REVISION DATE: REVISION TITLE:

JOB NUMBER: 1092
SHEET NAME:
SHEET NUMBER:

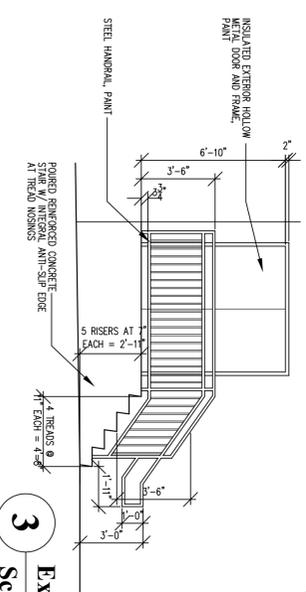
Eastexy Elevations
A3.2



1 North Exterior Elevation
Scale: 1/8" = 1'-0"



2 West Exterior Elevation
Scale: 1/8" = 1'-0"



3 Exterior Stair and Handrail
Scale: 1/4" = 1'-0"

60 MIL ADHERED TPO ROOF SYSTEM OVER 4\"/>

PRECAST INSULATED EXTERIOR WALL SYSTEMS, SEE SPEC. SECTION 03 45 00

EXTERIOR LIGHT FIXTURES, SEE ELECTRICAL DRAWINGS

HOLLOW METAL DOOR SYSTEM

STEEL HANDRAIL

LOWER (G/M) FLOOR ELEV.: -5'-0"

POURED CONCRETE STAIR (STOOP), SEE STRUCTURAL DRAWINGS

POURED CONCRETE FOOTING, SEE STRUCTURAL DRAWINGS

INSULATED EXTERIOR HOLLOW METAL DOOR AND FRAME

POURED REINFORCED CONCRETE STAIR WITH METAL ANTI-SLIP BOB AT RISERS

5 RISERS AT EACH = 2'-11"

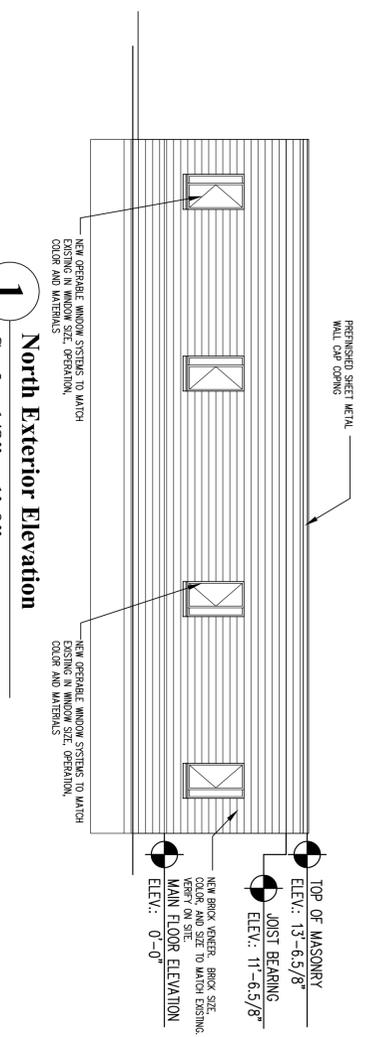
4 TREADS @ EACH = 4'-2"

ISSUE DATE	ISSUE TITLE
March 31, 2014	
REVISION DATE	REVISION TITLE
JOB NUMBER	1092
SHEET NAME	Exterior Elevations
SHEET NUMBER	A3.3

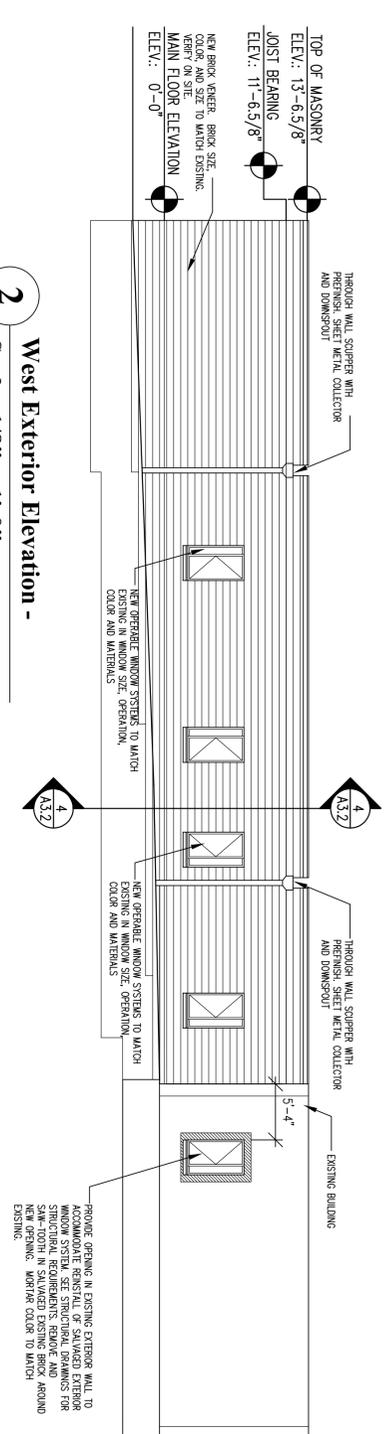
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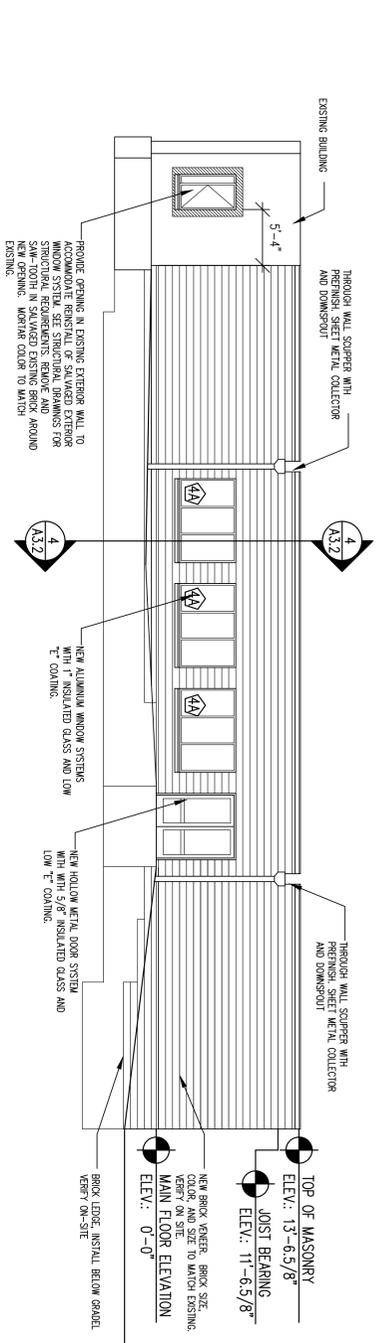
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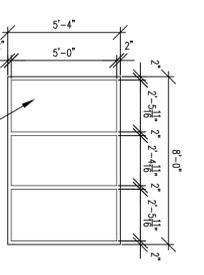
1
North Exterior Elevation
Scale: 1/8" = 1'-0"



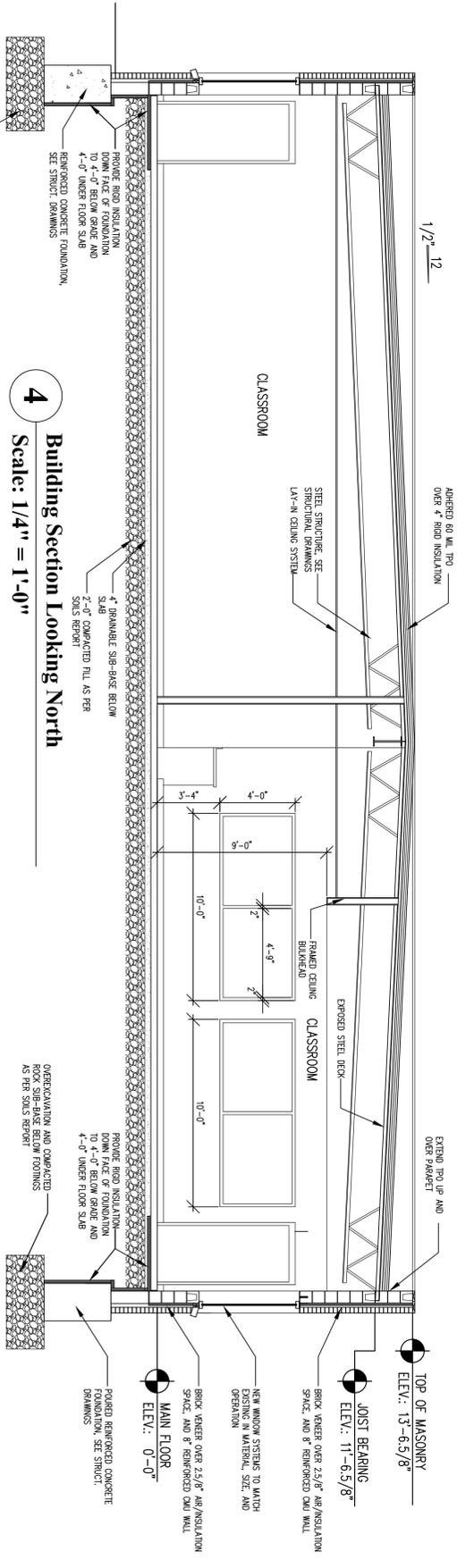
2
West Exterior Elevation -
Scale: 1/8" = 1'-0"



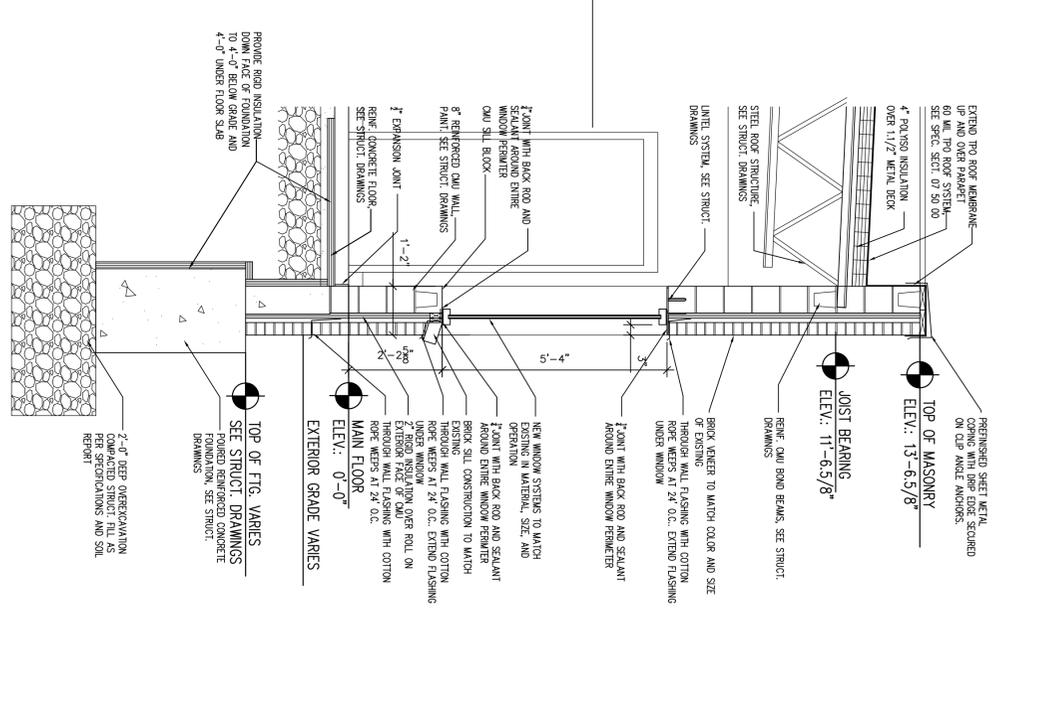
3
East Exterior Elevation -
Scale: 1/8" = 1'-0"



Window Profile - Window 4A
Scale: 1/4" = 1'-0"



4
Building Section Looking North
Scale: 1/4" = 1'-0"



5
Wall Section Detail -
Scale: 1/2" = 1'-0"