

## **NOTICE OF PUBLIC MEETING**

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

**Date of Meeting: Monday March 7, 2022**

**Time/Location of Meeting: 5:30 PM – 310 Mill Street**

### **Agenda:**

1. Call to Order/Roll Call
2. Approval of Agenda
3. Approval of Minutes – 11-1-2021
4. Discussion and Action Regarding Preliminary Plat and Site Plan for Inspired Kids Academy
5. Adjournment

Posted this 3rd day of March 2022.

## Meeting Minutes

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

**Date of Meeting: Monday, November 1, 2021**

**Time/Location of Meeting: 5:30 PM – 310 Mill Street**

### Agenda:

1. Call to Order/Roll Call  
Akers called the meeting to order at 5:30 PM  
Roll was called: Akers, Bruins, Feldman, Harrison, Devore present, Wahlert absent.  
Staff present included City Administrator Kyle Michel, City Engineer Bob Veenstra
2. Approval of Agenda  
Feldman moved, supported by Harrison, to approve the agenda as published. Motion carried unanimously.
3. Approval of Minutes – 10-11-2021 Meeting Minutes  
Bruins moved, supported by Feldman, to approve the minutes. Motion carried unanimously.
4. Discussion and Action on the North of River Annexation  
Bruins moved, supported by Harrison, to recommend approval of the North of River Annexation as presented to the Council, indicating a desire to also offer the City's current tax abatement program as part of the annexation to eligible properties. Motion carried unanimously.
5. Discussion and Action on Rezoning Plans for:
  - a. OMG Midwest – Rezone to I2 – Heavy Industrial
  - b. Lauterbach Family Farm/Donna M Lauterbach 2015 Family Trust – Rezone to I1 – Light IndustrialFeldman moved, supported by Bruins, to recommend approval of the rezoning plans to the Council. Motion carried unanimously.
6. Discussion and Action on Annexation Moratorium Agreement with the City of Waukee  
Harrison moved, supported by Feldman, to recommend approval of the agreement to the Council. Motion carried unanimously.
7. Adjournment  
Motion by Feldman, supported by Bruins, to adjourn the meeting. Motion carried unanimously.  
The meeting was adjourned at 6:00 pm.

# PRELIMINARY PLAT / SITE PLAN

## INSPIRED KIDS ACADEMY

DALLAS COUNTY, IOWA  
3117 JERRY STREET, VAN METER, IOWA

OFFICIAL'S  
STAMP

**PROPERTY OWNER / DEVELOPER / APPLICANT:**

INSPIRED KIDS, LLC  
DAN CORNELISON  
26819 360TH STREET  
VAN METER, IOWA  
PH. 515-480-1857  
EMAIL: CORNELISOND@GMAIL.COM

**PROJECT MANAGER:**

PAUL CLAUSEN, PE,  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
DES MOINES, IOWA 50322  
PH. 515-276-4884 EXT. #217  
EMAIL: CLAUSEN@CECLAC.COM

**PROFESSIONAL LAND SURVEYOR:**

CIVIL ENGINEERING CONSULTANTS, INC.  
PH. JEFFREY A. GADDIS, PLS  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322  
PH. 515-276-4884 EXT. 221  
EMAIL: GADDIS@CECLAC.COM

**MUNICIPALITY PLANNER:**

KYLE MICHEL  
CITY ADMINISTRATOR  
CITY OF VAN METER, IOWA  
PHONE: (515) 946-2644  
EMAIL: KMICHEL@VANMETERIA.GOV

**LEGAL DESCRIPTION**

LOT 80, GRAND RIDGE ESTATES PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 2021, PAGE 33832 AT THE DALLAS COUNTY RECORDER'S OFFICE AND CONTAINING 2.71 ACRES MORE OR LESS.

**TOTAL LAND AREA:**

118,023 SQ. FT  
2.71 AC.

**EXISTING ZONING:**

C-0 (COMMERCIAL-RESIDENTIAL DISTRICT)

**ZONING BULK REGULATIONS:**

FRONT YARD SETBACK - 25'  
REAR YARD SETBACK - 15'  
SIDE YARD SETBACK - 10'  
BUILDING HEIGHT MAX. - TWO & ONE HALF STORIES, OR 35'

**PROPOSED ZONING:**

GRAND ESTATES P.U.D.

**FLOOD ZONE**

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.  
COMMUNITY-PANEL #19181C01016  
MAP REVISED NOVEMBER 16, 2018.

**NOTES**

1. IMPROVEMENTS SHALL BE CONSTRUCTED USING 2022 S.U.D.A.S. SPECIFICATIONS

**CONSTRUCTION SCHEDULE**

GRADING ACTIVITIES - MARCH, 2022  
UTILITY PLACEMENT - APRIL, 2022  
PAVING - JUNE, 2022  
FINCH LIST ITEMS - SEPTEMBER, 2022

\*\*\* THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. \*\*\*



**CERTIFICATIONS**

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

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.  
PAUL J.D. CLAUSEN, IOWA LICENSE NO. 28712 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023. PAGES OR SHEETS COVERED BY THIS SEAL: ALL SHEETS

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.  
BY: KENT R. ZARLEY DATE: IOWA REG. NO. 257 MY LICENSE RENEWAL DATE IS: JUNE 30, 2023 PAGES OR SHEETS COVERED BY THIS SEAL: LANDSCAPING DRAWINGS



VICINITY MAP  
1" = 1000'



**GENERAL LEGEND**

PROPOSED	EXISTING
--- PLAT BOUNDARY	--- LOT LINE
--- SECTION LINE	○ SANITARY/STORM MANHOLE
--- LOT LINE	□ WATER VALVE
--- CENTERLINE	□ FIRE HYDRANT
--- EASEMENT LINE	□ STORM SEWER SINGLE INTAKE
--- FLARED END SECTION	□ STORM SEWER DOUBLE INTAKE
□ DRAIN BASIN OR SEDIMENT RISER	□ STORM SEWER ROUND INTAKE
□ DRAIN BASIN WITH SOLID GRATE	□ FLARED END SECTION
□ WATER VALVE	○ DECIDUOUS TREE
□ FIRE HYDRANT ASSEMBLY	○ CONIFEROUS TREE
□ BLOW-OFF HYDRANT	○ SHRUB
□ SCOUR STOP MAT	○ POWER POLE
□ TURF REINFORCEMENT MAT	○ STREET LIGHT
□ STORM SEWER WITH SIZE	○ GUY ANCHOR
□ SUBDRAIN	□ ELECTRIC TRANSFORMER
□ WATER SEWER WITH SIZE	□ GAS METER
□ WATER SERVICE	□ TELEPHONE RISER
□ PROPOSED CONTOUR	□ SIGN
□ SILT FENCE	--- CATV --- UNDERGROUND TELEVISION
□ ADDRESS	--- USE --- UNDERGROUND ELECTRIC
□ RIPRAP	--- G --- UNDERGROUND GAS
	--- U6FO --- UNDERGROUND FIBER OPTIC
	--- U6T --- UNDERGROUND TELEPHONE
	--- OHW --- OVERHEAD ELECTRIC
	--- SAN --- SANITARY SEWER WITH SIZE
	--- ST --- STORM SEWER WITH SIZE
	--- WM --- WATER MAIN WITH SIZE
	--- --- EXISTING CONTOUR
	--- --- TREELINE
	--- B.S.L. --- BUILDING SETBACK LINE
	--- P.U.E. --- PUBLIC UTILITY EASEMENT
	--- M.O.E. --- MINIMUM OPENING ELEVATION

**Sheet List Table**

Sheet Number	Sheet Title
01	COVER SHEET
02	NOTES & INFORMATION
03	DETAIL SHEET
04	DIMENSION PLAN
05	SANITARY SEWER & WATER MAIN PLAN
06	STORM SEWER PLAN
07	PAVING PLAN
08	PAVING DETAIL SHEET
09	GRADING PLAN
10	LANDSCAPE PLAN

**SUBMITTAL TABLE**

SUBMITTAL DATE	SUBMITTAL NOTES
FEBRUARY 07, 2022	INITIAL SUBMITTAL

**UTILITIES**  
VAN METER PUBLIC WORKS  
ADDRESS: 310 MILL STREET,  
VAN METER, IOWA 50261  
PHONE: (515) 946-2644

SANITARY SEWER - CITY OF VAN METER  
STORM SEWER - CITY OF VAN METER  
WATER - CITY OF VAN METER

**ELECTRIC AND NATURAL GAS UTILITY**  
MIDAMERICAN ENERGY CORPORATION  
666 GRAND AVENUE  
DES MOINES, IA 50304  
CONTACT: MATT REINHARDT  
PHONE: 515-515-252-6413  
EMAIL: MREINHARDT@MIDAMERICAN.COM

**TELEPHONE**  
CENTURY LINK  
4201 KINGMAN BLVD. 2nd FLOOR  
DES MOINES, IA 50311  
CONTACT: CINDY CARTER  
PHONE: 515-554-3316

**BUILDING DEPARTMENT**  
CITY OF VAN METER  
ADDRESS: 310 MILL STREET,  
VAN METER, IOWA 50261  
PHONE: (515) 946-2644

**HEALTH DEPARTMENT**  
DALLAS COUNTY  
PUBLIC HEALTH DEPARTMENT  
ADDRESS: 25147 N AVENUE,  
ADEL, IA 50003  
PHONE: (515) 943-3150

**FIRE DEPARTMENT**  
505 GRANT ST,  
VAN METER, IA 50261  
DIRECTOR DAGGETT, 515-202-4154  
STATION PHONE NUMBER -515-943-4561

**FRANCHISE UTILITIES**

- CONTRACT FOR STREET LIGHTING SHALL BE EXECUTED WITH FINAL PLAT.
- CONTRACT FOR ELECTRIC DISTRIBUTION SYSTEM SHALL BE EXECUTED WITH FINAL PLAT.
- NATURAL GAS, TELEPHONE, CABLE OR OTHER UTILITIES SHALL BE INSTALLED AFTER COMPLETION OF PLAT IMPROVEMENTS.

**QUANTITIES**

**SANITARY SEWER**  
106 L.F. 6-INCH SANITARY SEWER  
1 EA. 5N-301 MANHOLE  
1 EA. 5N-CLEANOUT

**STORM SEWER**  
49 L.F. 8-INCH PVC  
326 L.F. 12-INCH PVC  
143 L.F. 15-INCH PVC  
49 L.F. 12-INCH RCP CLASS III  
84 L.F. 15-INCH RCP CLASS III  
1 EA. 5N-401 MANHOLE  
5 EA. 5N-501 INTAKE W/ 5N-603 R' GRATE  
3 EA. 5N-503 INTAKE W/ 5N-602 E' CASTING  
4 5N-603 R' GRATE  
7 EA. 5N-512 INTAKE W/ 5N-604 TYPE '3' GRATE  
236 L.F. DOWNSPOUT SUBDRAIN

**WATER MAIN**  
103 L.F. 2-INCH WATER MAIN  
1 EA. 8"x8"x2" TAPPING TEE SLEEVE AND VALVE

**PAVING**  
833 S.Y. 6-INCH NON-REINFORCED P.C.C.  
1,616 S.Y. 7-INCH NON-REINFORCED P.C.C.  
2,754 S.Y. 12" SUBGRADE PREP.

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**GENERAL NOTES**

- ALL CONSTRUCTION (PUBLIC & PRIVATE) SHALL BE IN ACCORDANCE WITH 2022 EDITION OF S.U.D.A.S. STANDARD SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
  - CITY OF VAN METER (515-946-2644).
  - INSPIRED KIDS, LLC. (515)480-7851.
  - CIVIL ENGINEERING CONSULTANTS, INC. (515-276-4884)
  - IOWA ONE-CALL
- PARKLAND DEDICATION WAS SATISFIED WITH GRAND RIDGE ESTATES PLAT I.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER.
- CIVIL ENGINEERING CONSULTANTS INC. IS NOT GEOTECHNICAL ENGINEER. GEOTECHNICAL REPORT IS AVAILABLE BY CONTACTING ENGINEER. CONTRACTORS AND BIDDERS SHALL REFER TO AND FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE (P#\*\*\*\*\*).
- SOME LOTS ACCEPT DRAINAGE FROM ADJACENT PROPERTY. BUILDING ON THESE LOTS MUST TAKE INTO ACCOUNT UPSTREAM DRAINAGE.
- CONTRACTOR RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF UTILITY SERVICES.
- LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC., OF EXISTING FACILITIES DOES OCCUR CONTRACTOR SHALL IMMEDIATELY CONTACT UTILITY'S OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY FARM TILE DAMAGE DURING CONSTRUCTION AND RECORDING LOCATION OF TILE. CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION.
- ANY CHANGES TO CONSTRUCTION DRAWINGS DURING CONSTRUCTION SHALL BE APPROVED IN WRITING BY CITY OF VAN METER PUBLIC WORKS DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE FOR ANY CHANGES MADE DURING CONSTRUCTION THAT HAVE NOT BEEN APPROVED IN WRITING BY CITY OF VAN METER PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL NOTIFY CITY OF VAN METER PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF ANY WORK BEING PERFORMED ON HOLIDAY OR WEEKEND.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY LICENSED ENGINEER OR LAND SURVEYOR.
- ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON PLANS SHALL RELIEVE CONTRACTOR FROM COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS.
- CONTRACTOR SHALL CONDUCT CLEAN-UP, SURFACE RESTORATION AND SURFACE REPLACEMENT ACTIVITIES AS CONSTRUCTION PROGRESSES. ALL DEBRIS SPILLED ON R.O.W. OR ON ADJACENT PROPERTY SHALL BE PICKED UP BY CONTRACTOR AT END OF EACH DAY.
- IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, PLANS SHALL GOVERN.
- LOCATIONS OF ALL UTILITY SERVICES SHALL BE CLEARLY MARKED AND LOCATION INFORMATION SHALL BE GIVEN TO CITY OF VAN METER.
- ALL STATIONING IS BASED ON STREET CENTERLINE MEASUREMENT AND SPECIFICATIONS.

**SANITARY NOTES**

- CASTING TYPES ARE FROM S.U.D.A.S. SPECS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL SANITARY SEWER SERVICES & PROVIDING THIS INFORMATION TO ENGINEER AND CITY OF VAN METER.
- CONTRACTOR SHALL CLEAN AND VIDEO SANITARY SEWER AT PROJECT COMPLETION. COPY OF VIDEO SHALL BE PROVIDED TO CITY OF VAN METER PUBLIC WORKS DEPARTMENT.
- ALL MANHOLES TO HAVE 14" BARRIERS.
- ALL MANHOLES AND MANHOLE CASTINGS MUST BE ROTATED AS REQUIRED TO AVOID MANHOLE CONFLICTS WITH SIDEWALKS.

**STORM NOTES**

- ALL STORM SEWER ARE TO CLEAN AND VIDEO UPON COMPLETION. COPY OF VIDEO SHALL BE PROVIDED TO CITY OF VAN METER PUBLIC WORKS DEPARTMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF ALL STORM SEWER SERVICES & PROVIDING THIS INFORMATION TO ENGINEER.
- SUMP SERVICE LINES WILL BE CONNECTED TO STORM SEWER, NOT SUB-DRAIN LINES.
- ALL PRIVATE INFRASTRUCTURE SHALL BE OWNED AND MAINTAINED BY OWNER.

**WATER NOTES**

- CONTRACTOR SHALL PROTECT AND BACKFILL AROUND ALL UTILITIES AND STRUCTURES. BACKFILL SHALL BE IN 6-INCH LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, AT 0% TO 14% OPTIMUM MOISTURE CONTENT.
- SERVICES TO BE 2-INCH NON-METALLIC AND SHALL BE BORED WHEN FEASIBLE. STOP BOXES TO BE FORD BALL VALVE TYPE CURB STOPS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATION OF ALL WATER SERVICES AND PROVIDING INFORMATION TO ENGINEER AND CITY OF VAN METER.
- AN APPROVED SADDLE SHALL BE USED FOR ALL WATER SERVICE TAPS.
- CURB STOPS SHALL BE LOCATED NO FARTHER THAN 10' INSIDE R.O.W. FROM PROPERTY LINE. UNDER NO CIRCUMSTANCES SHALL BE LOCATED IN SIDEWALK.
- ALL SERVICE LINES SHALL BE TESTED WITH WATER MAIN.
- WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW WATER MAIN:
  - STORM SEWERS: FLEXIBLE O-RING-GASKET JOINTS RATED AT 13 PSI OR GREATER SHALL BE UTILIZED UNTIL NORMAL DISTANCE FROM SEWER TO WATER MAIN IS 10' MIN.
  - ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM SEWER.
  - SEWER MUST BE ADEQUATELY SUPPORTED.
  - LOW PERMEABLE SOIL SHALL BE USED FRO BACKFILL WITHIN 10' OF POINT OF CROSSING.
  - SANITARY SEWERS SHALL BE CONSTRUCTED OF WATER MAIN MATERIAL FOR 20' CENTERED ON WATER MAIN.
- ALL STORM SEWER CROSSING ABOVE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER WATER MAIN.
- SPECIAL CARE MUST BE USED TO AVOID AIR ENTRAPMENT AT AREA WHERE WATER MAIN DIPS.

**PAVING NOTES**

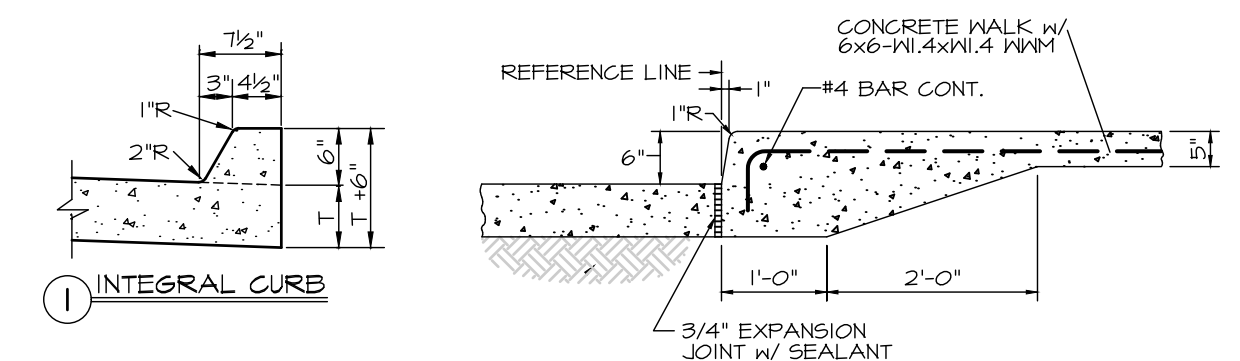
- ALL ELEVATIONS ARE PROPOSED FINISHED GRADE AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL PAVING SHALL HAVE 6-INCH CURBS UNLESS NOTED OTHERWISE.
- PROVIDE CURB DROPS FOR SIDEWALKS AT INTERSECTIONS.
- CONTRACTOR SHALL FOLLOW PAVEMENT RECOMMENDATIONS OF GEOTECHNICAL REPORT PREPARED BY ALLENDER BUTZKE (P#\*\*\*\*\*).
- CITY OF VAN METER SHALL BE NOTIFIED OF ALL SUBGRADE TREATMENTS PRIOR TO USE.
- SPECIAL CARE IS REQUIRED IN AREAS OF FILL TO MINIMIZE AMOUNT OF SETTLEMENT AND POTENTIAL FOR CRACKING.

**NPDES/SWPPP**

- OWNER AND/OR CONTRACTOR ARE REQUIRED TO OBTAIN NPDES PERMIT AND FOLLOW REQUIREMENTS OF ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

**GRADING NOTES**

- STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
- ALL AREAS TO RECEIVE FILL TO BE BENCHED.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO DEPTH OF 6-INCHES.
- ALL SITE GRADING FILL SHALL BE COMPACTED TO DENSITY NOT LESS THAN 95% STANDARD PROCTOR. MOISTURE CONTENT OF FILL MATERIAL SHALL MATCH URBAN STANDARD.
- MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
- STRIP TOPSOIL AND RE-SPREAD, (8" MINIMUM)
- ADDITIONAL SILT FENCING MAY BE REQUIRED AFTER CITY FIELD INSPECTION.
- SPECIAL CARE MUST BE TAKEN IN AREAS OF FILL TO REDUCE RISK OF SETTLEMENT AND SAGGING.
- AREAS TO BE SURCHARGED SHALL BE STRIPPED PRIOR TO SURCHARGING.



(T IS THE THICKNESS SPECIFIED FOR PAVEMENT -- SEE PLAN & PAVING NOTES)

**INTEGRAL CURB AND SIDEWALK**

**PRELIMINARY**

**INSPIRED KIDS ACADEMY**  
 3117 JERRY STREET, VAN METER, IOWA

**NOTES & INFORMATION**

PUBLISH DATE: February 7, 2022

DATE OF SURVEY: JUNE 16, 2020

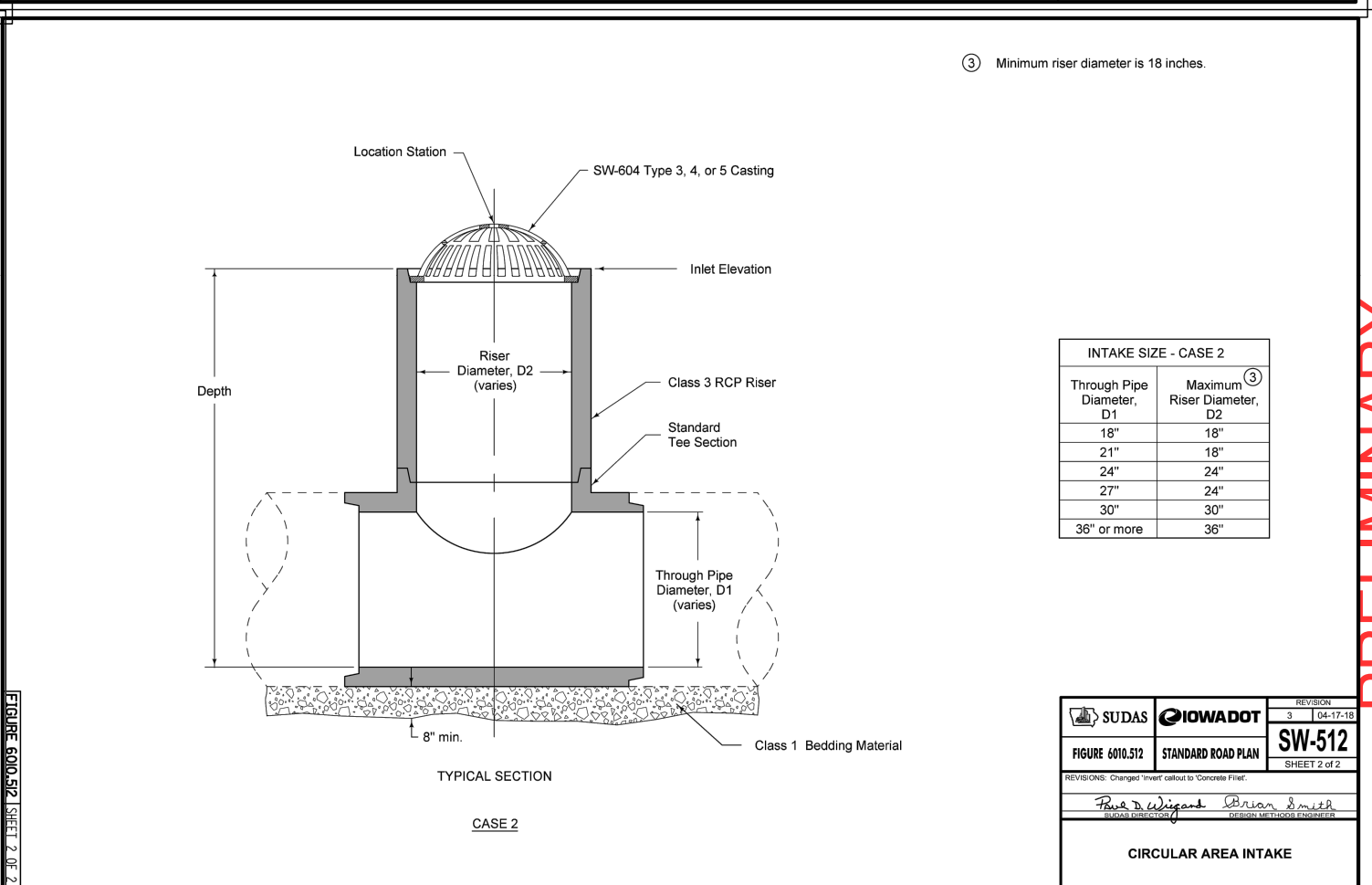
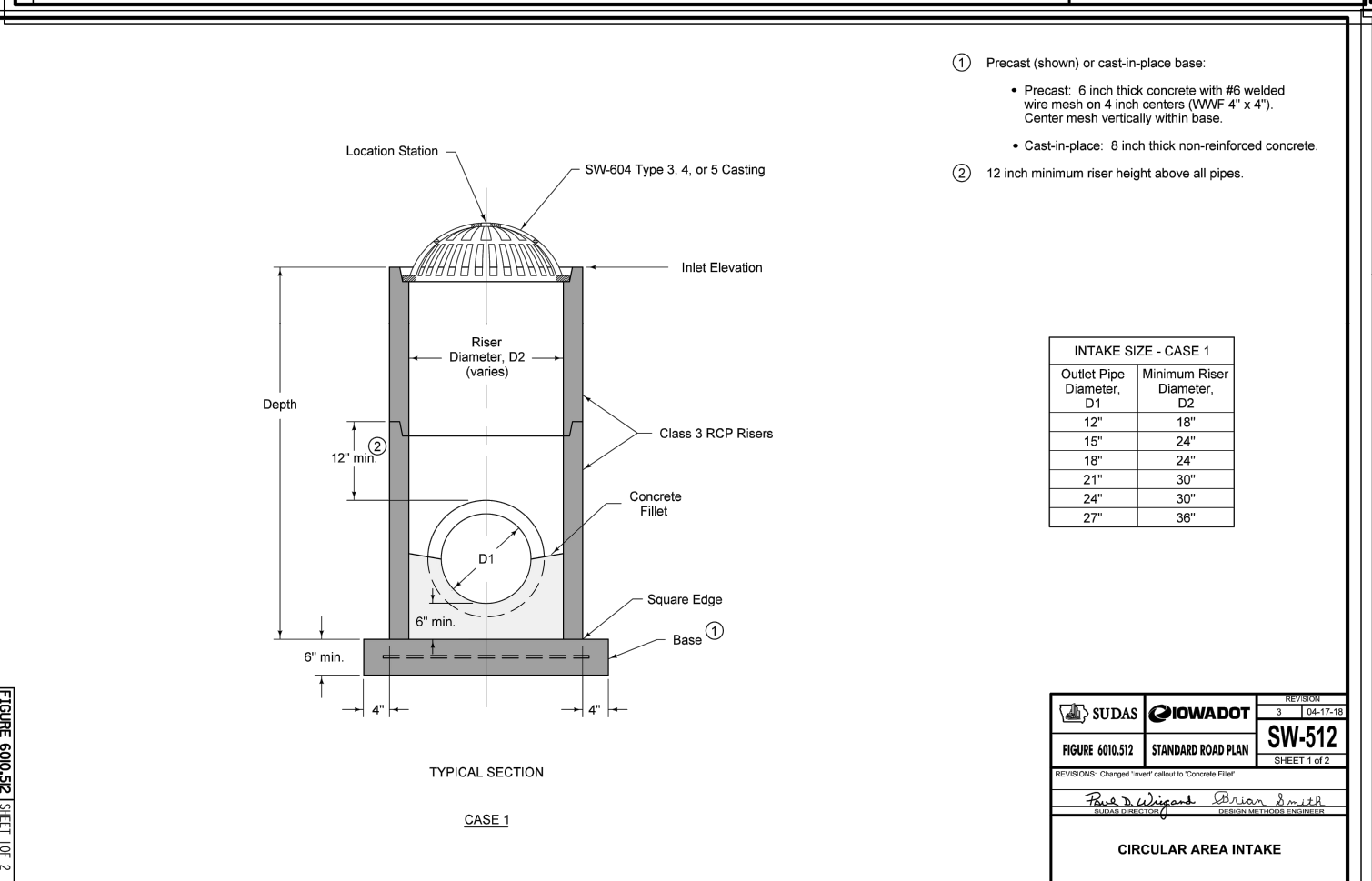
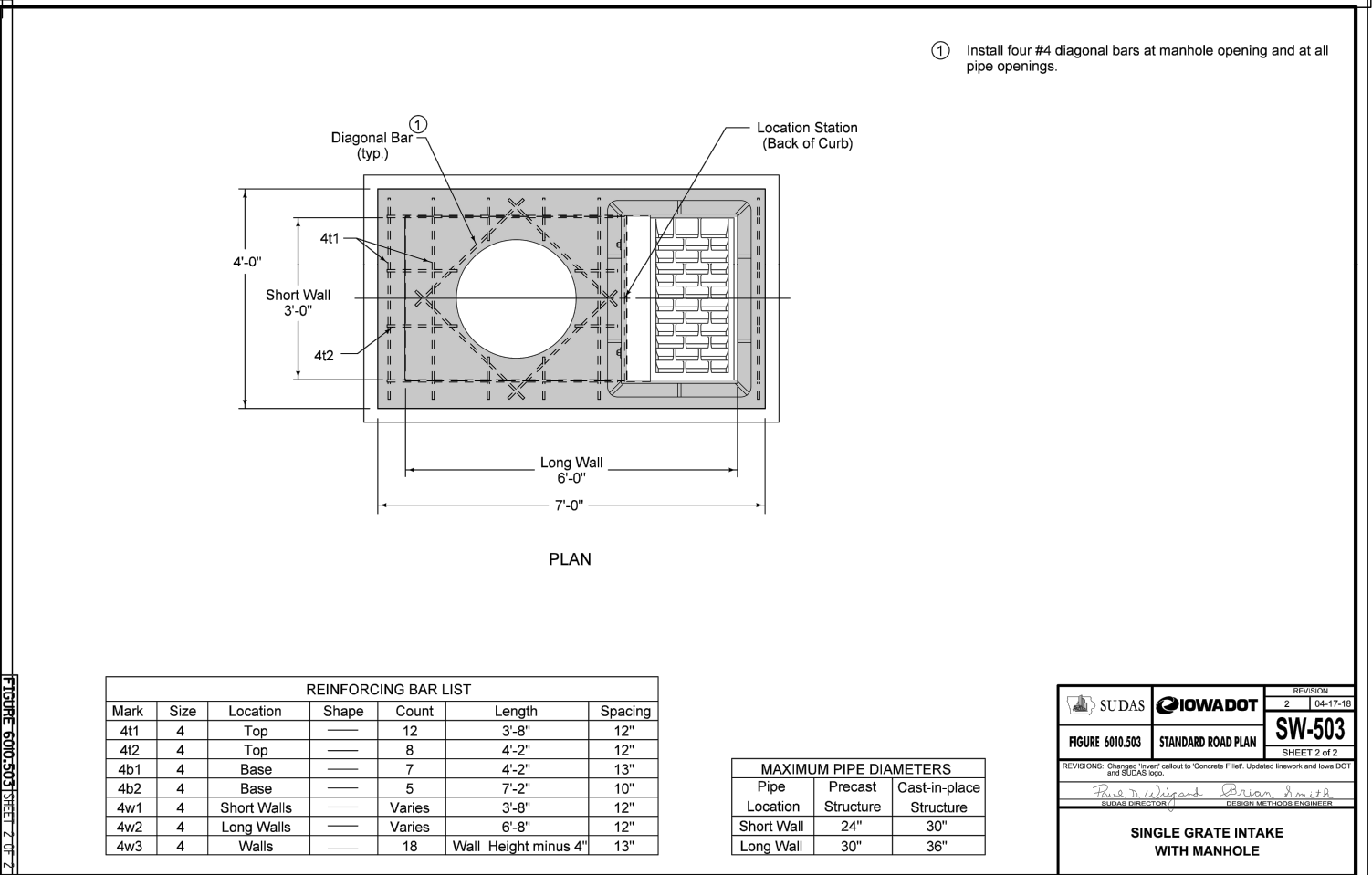
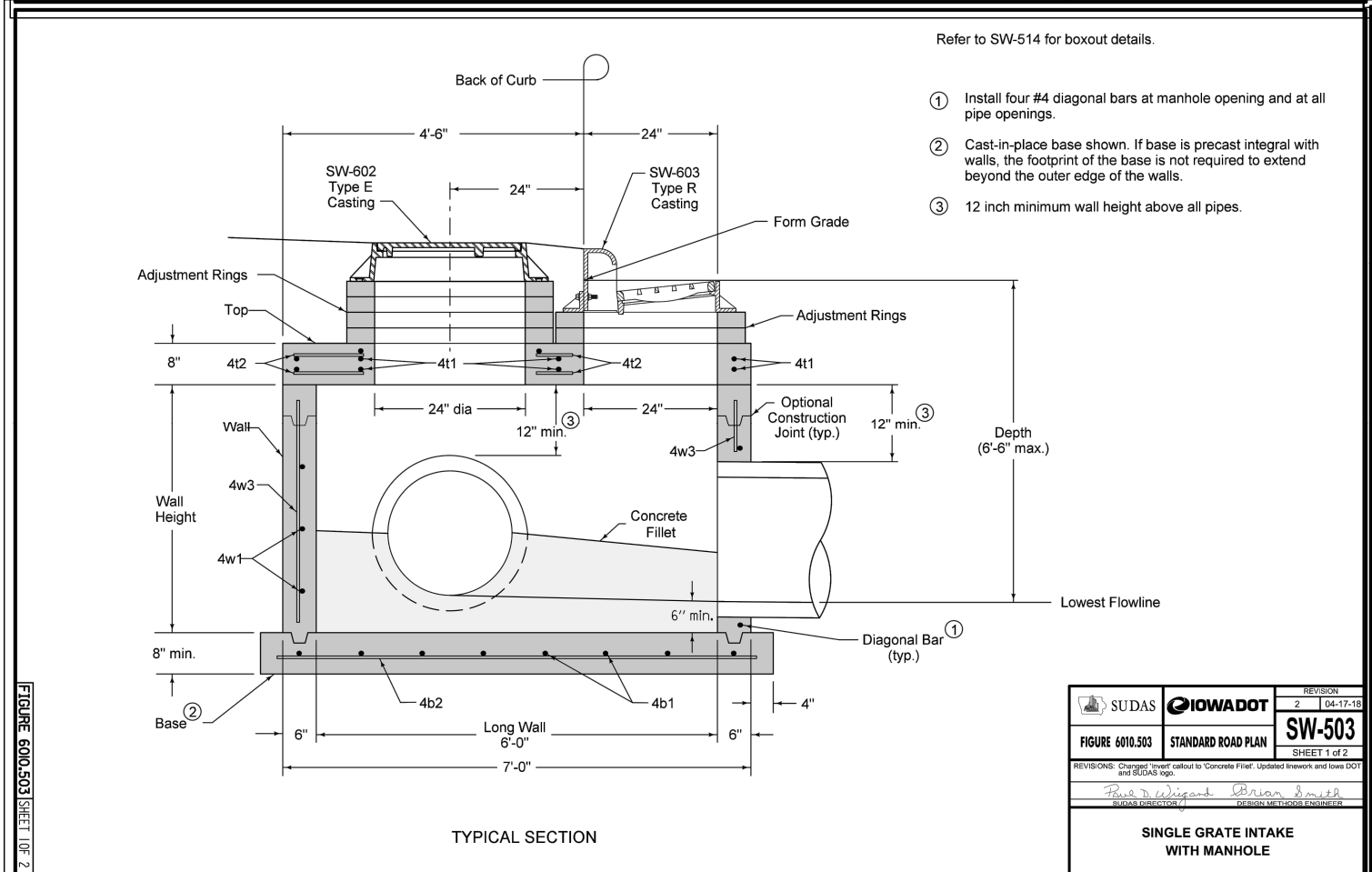
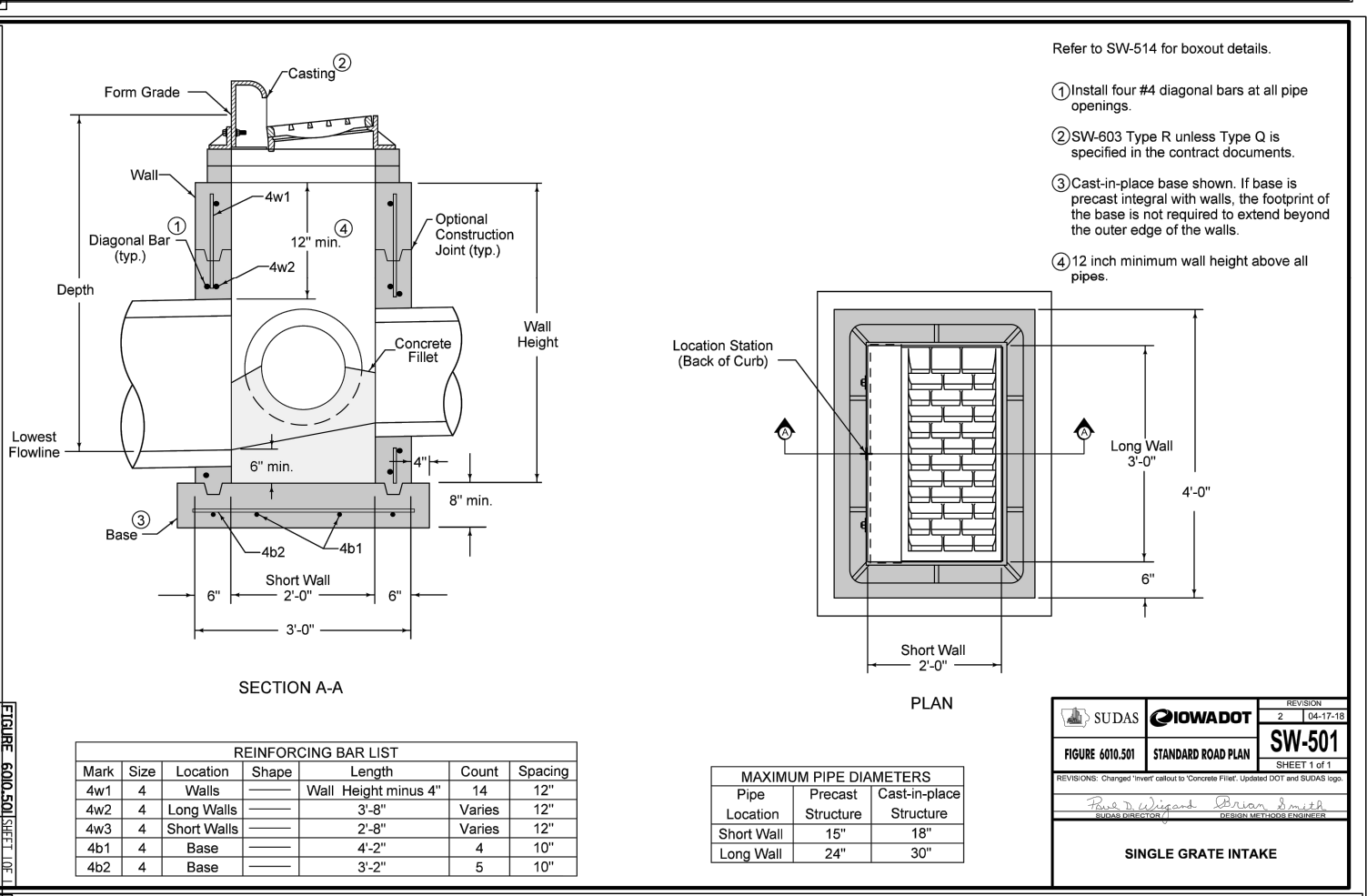
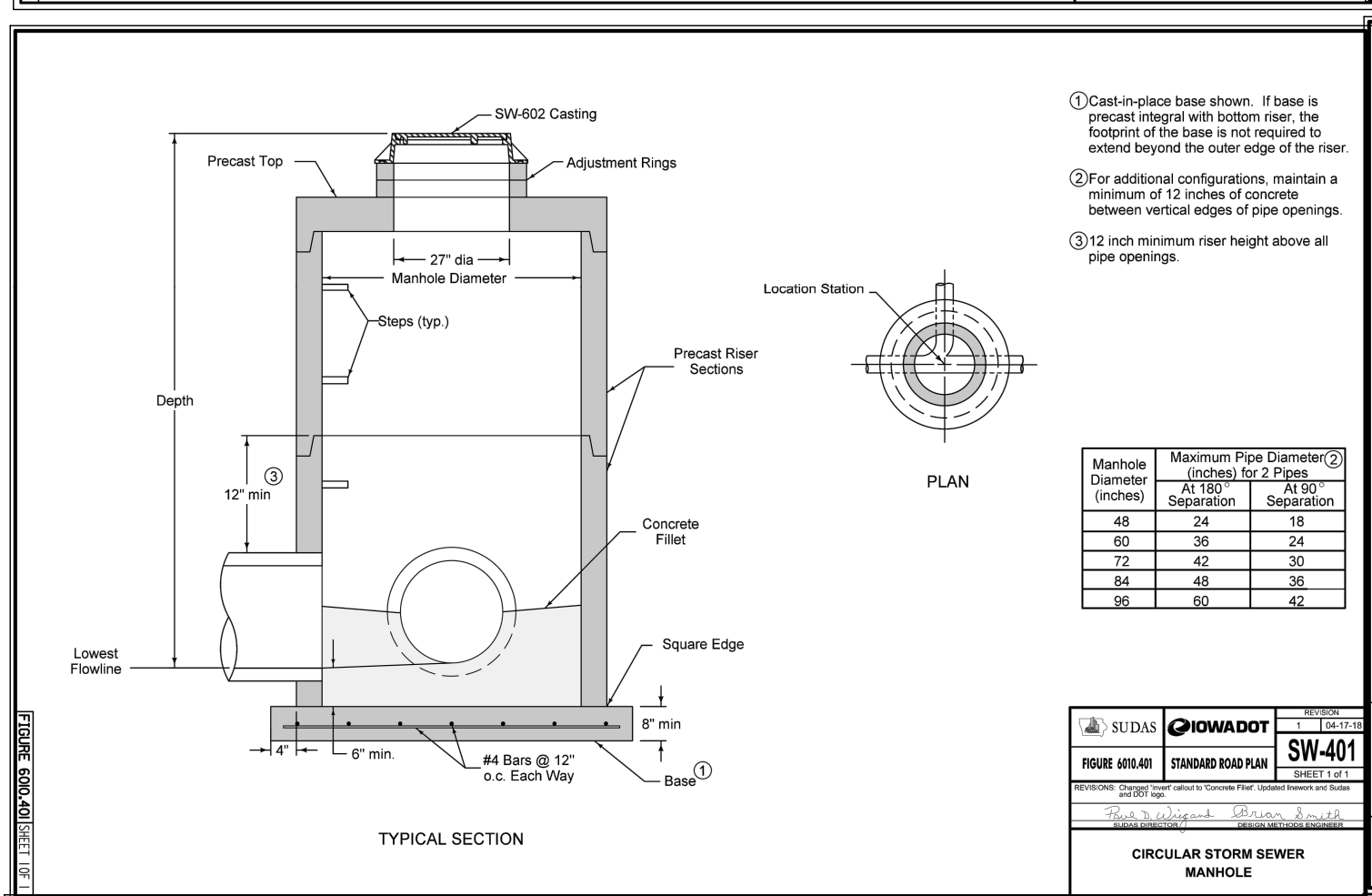
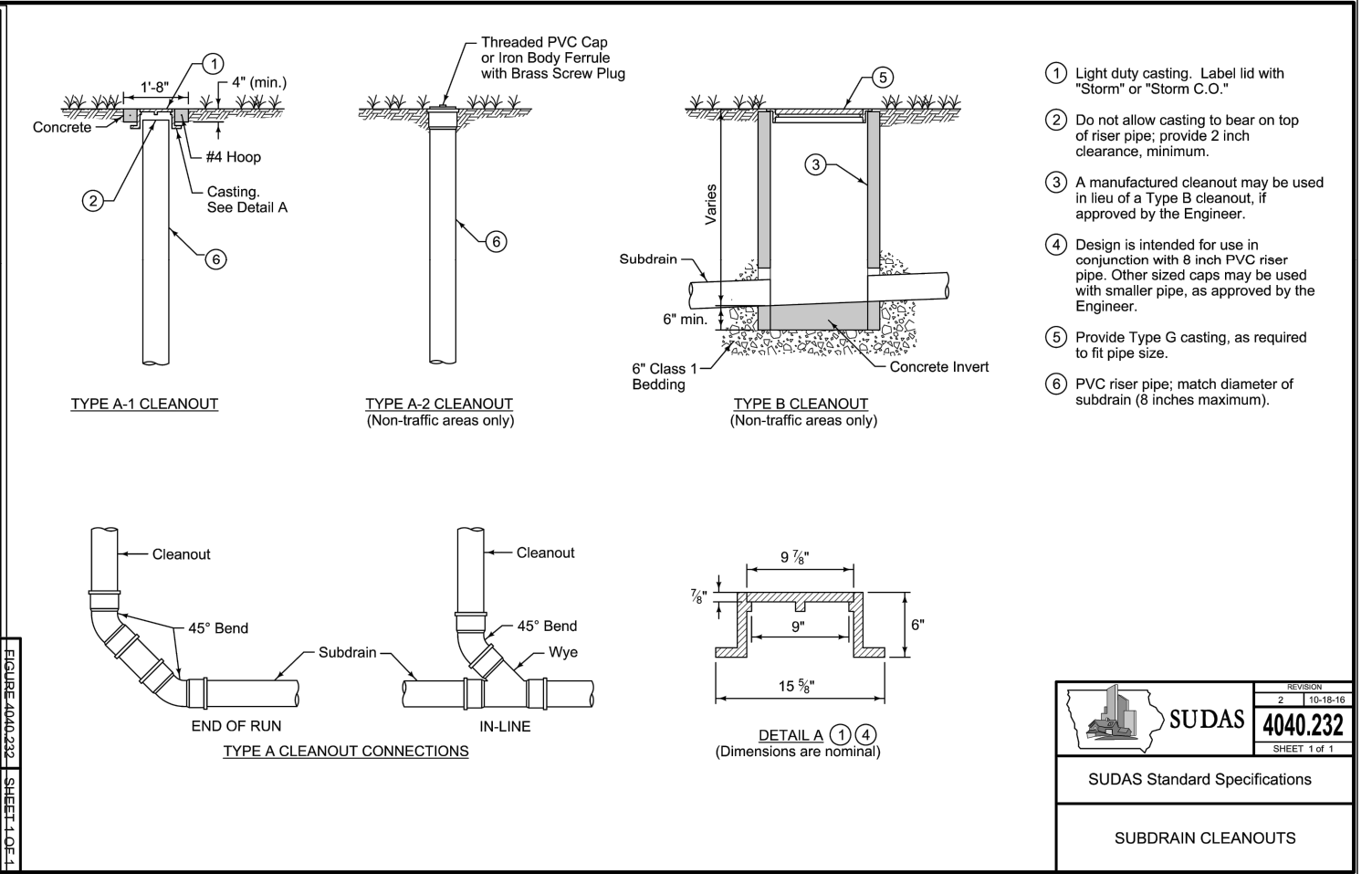
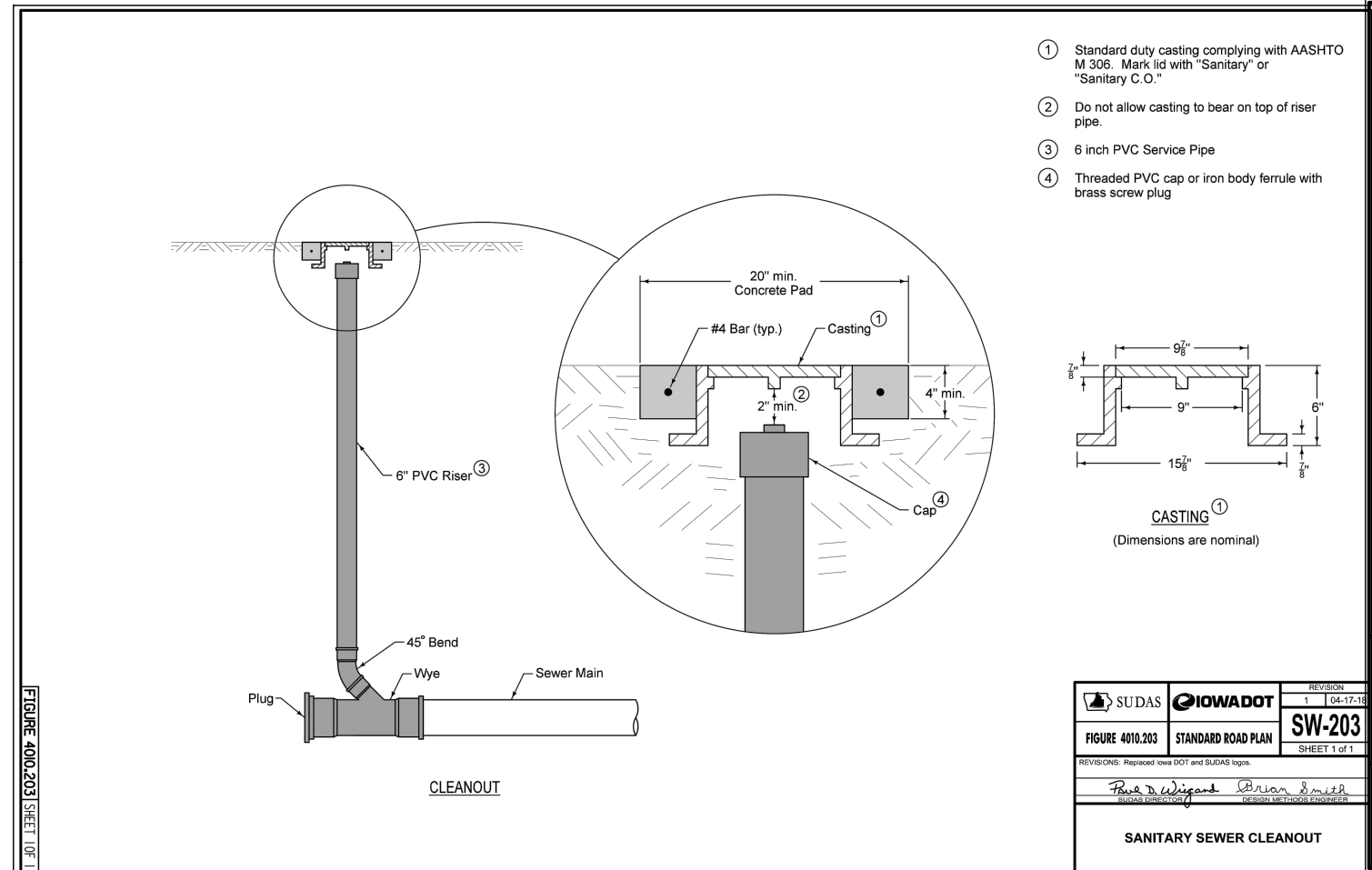
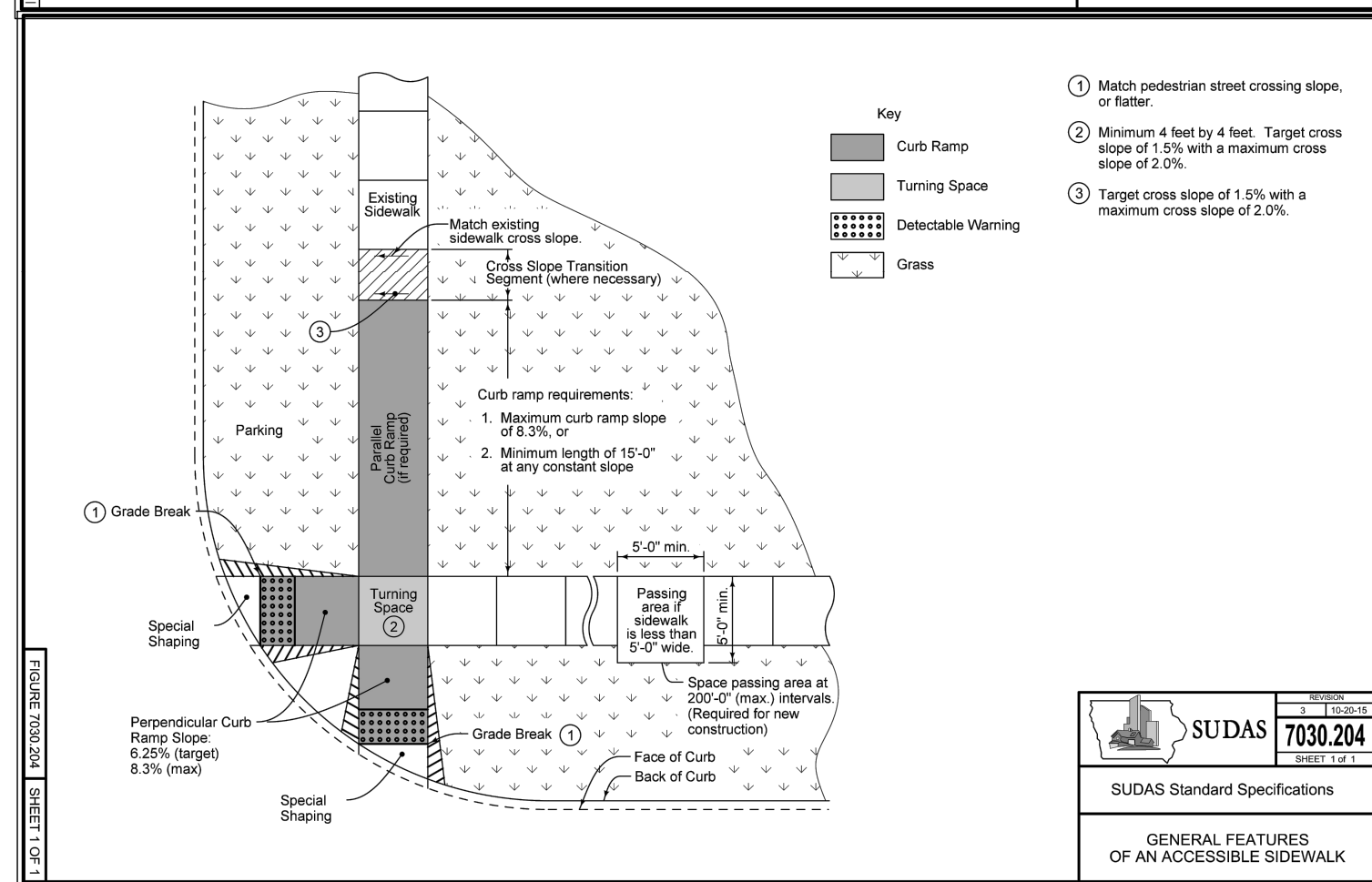
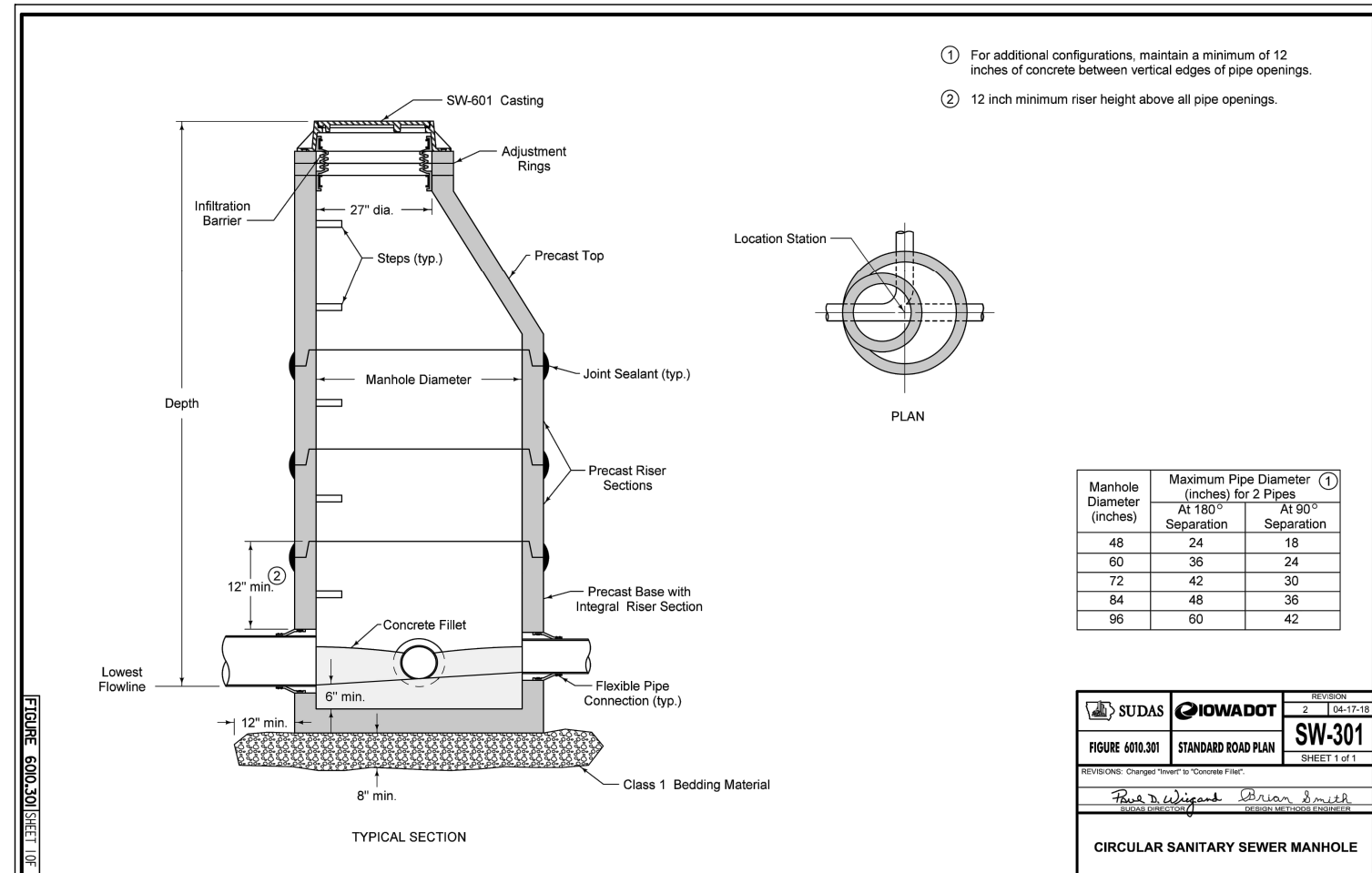
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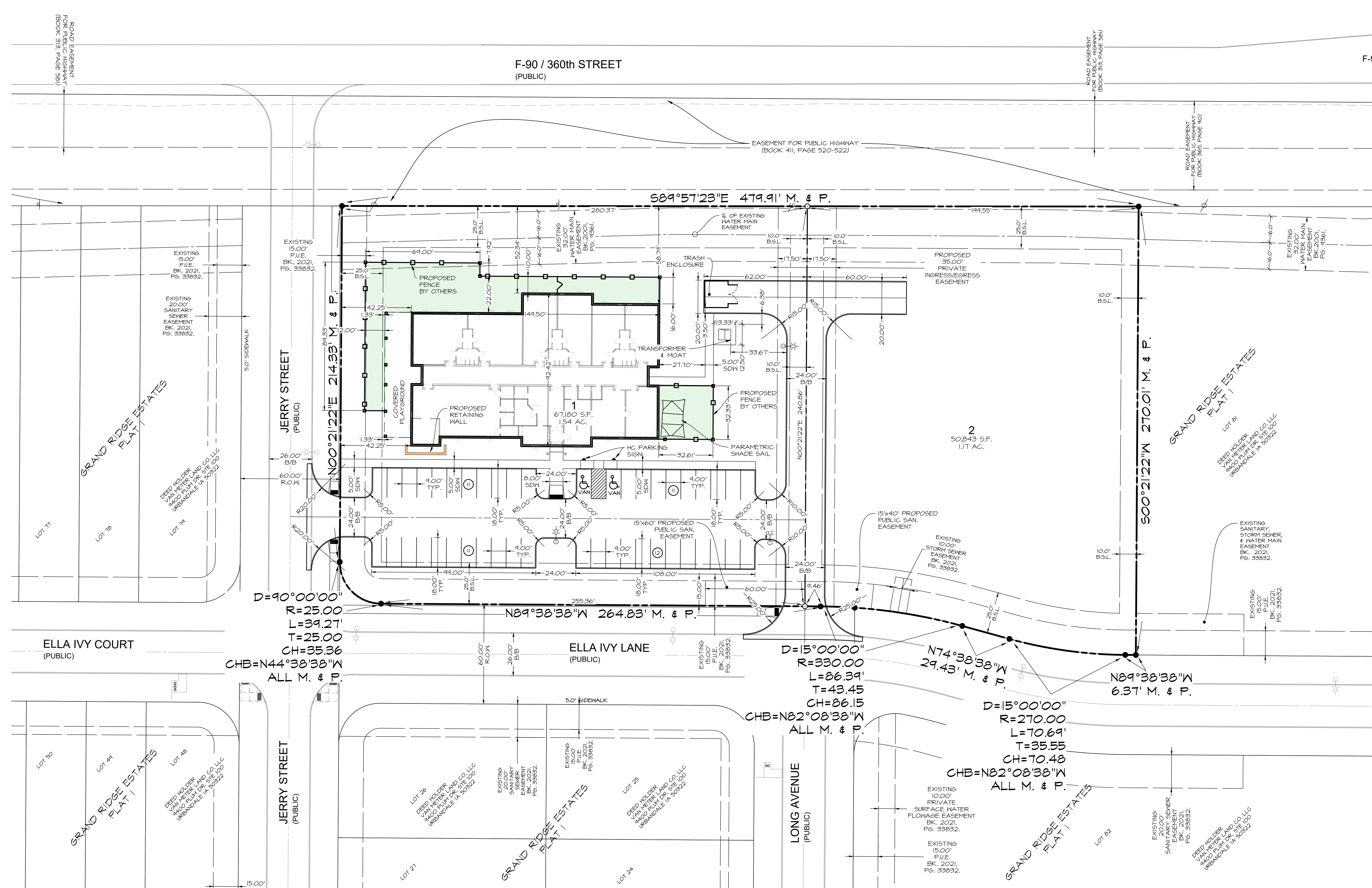
**Civil Engineering Consultants, Inc.**  
 2400 86th Street Unit 12 · Des Moines, Iowa 50322  
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

SHEET  
**02**  
 OF  
 10

E0684



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 PLOT BY: MARTIN HILL - 2022/02/07 - q:\p\FILES\2000\EB694\_23d drawings\construction documents\Site Plan\EB694.SP - DIMENSION.dwg - ANBI EXPAND D (8400 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION)PC3 - CEC-XES TEST.CTB - PLOT SCALE = 1:1



$D=90^{\circ}00'00''$   
 $R=25.00$   
 $L=39.27'$   
 $T=25.00$   
 $CH=35.36$   
 $CHB=N44^{\circ}38'38''W$   
 $264.83' M. \& P.$   
 $ALL M. \& P.$

$D=15^{\circ}00'00''$   
 $R=330.00$   
 $L=86.39'$   
 $T=43.45$   
 $CH=86.15$   
 $CHB=N82^{\circ}08'38''W$   
 $264.83' M. \& P.$   
 $ALL M. \& P.$

$D=15^{\circ}00'00''$   
 $R=270.00$   
 $L=70.69'$   
 $T=35.55$   
 $CH=70.48$   
 $CHB=N82^{\circ}08'38''W$   
 $264.83' M. \& P.$   
 $ALL M. \& P.$

SCALE: 1"=30'  
 0 10 20 30 40  
 ON 34"x22" SHEET  
 1"=60' ON 11"x17" SHEET  
 NORTH

**PRELIMINARY**

**INSPIRED KIDS ACADEMY**  
 3117 JERRY STREET, VAN METER, IOWA

**DIMENSION PLAN**

PUBLISH DATE: February 7, 2022

DATE OF SURVEY: JUNE 16, 2020

DESIGNED BY: PC

DRAWN BY: MEH

**CEC**  
 Civil Engineering Consultants, Inc.  
 2400 86th Street Unit 12, Des Moines, Iowa 50322  
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

SHEET 04 OF 10  
 EB694

F-90 / 360th STREET  
(PUBLIC)

EX SAN 015  
48" SM-301  
N=15193292.27  
E=1517652.13  
RIM = 443.12  
IN N E = 180.00  
OUT S E = 141.74

EXISTING  
15.00'  
P.U.E.  
BK. 2021,  
Pg. 33832.

EXISTING  
20.00'  
SANITARY  
SEWER  
EASEMENT  
BK. 2021,  
Pg. 33832.

JERRY STREET  
(PUBLIC)

SAN 001  
SM-CLEANOUT  
N=552466.72  
E=1517167.56  
RIM = 480.41  
OUT S E = 471.67  
IN NE E = 412.75

EX SAN 014  
48" SM-301  
N=5523911.44  
E=1517650.54  
RIM = 476.02  
IN E E = 464.80  
IN W E = 464.52  
IN N E = 464.77

EX. HYDRANT, TEE  
& 6-INCH VALVE  
N: 552447.1320  
E: 1517845.2113  
BASE HYDRANT  
ELEV = 484.34

EX SAN 016  
48" SM-301  
N=5523911.01  
E=1517460.40  
RIM = 492.05  
IN S E = 480.20  
OUT W E = 474.15  
IN E E = 480.45

SAN 003  
48" SM-301  
N=552467.60  
E=1517447.48  
RIM = 484.03  
OUT S E = 481.63  
IN E E = 481.88

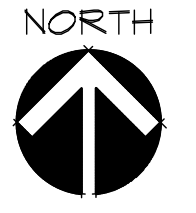
SAN 004  
WATER TIGHT CAP  
N=552467.10  
E=15180271.44  
RIM = 483.22  
OUT W E = 482.68

CRITICAL CROSSING TABLE	
<b>CRITICAL CROSSING #1</b>	BOTTOM OF 15-INCH STORM SEWER ELEVATION = 917.0 TOP OF 6-INCH SANITARY SEWER ELEVATION = 913.9
<b>CRITICAL CROSSING #2</b>	BOTTOM OF 15-INCH STORM SEWER ELEVATION = 914.1 TOP OF 2-INCH WATER MAIN ELEVATION = 916.6 (SEE NOTES 1 AND 2)
<b>CRITICAL CROSSING #3</b>	TOP OF 6-INCH SANITARY SEWER ELEVATION = 916.9 BOTTOM OF 2-INCH WATER MAIN ELEVATION = 982.0 (SEE NOTES 1 AND 2)
<b>NOTES</b>	
1. MINIMUM BURY OF 2-INCH WATER MAIN = 5.5 FEET	
2. MINIMUM VERTICAL SEPARATION OF WATER MAIN UNDER STORM/SANITARY SEWER = 1.5 FEET	
3. MINIMUM VERTICAL SEPARATION OF WATER MAIN OVER STORM/SANITARY SEWER = 1.0 FEET	

**WATER NOTES**

- WHERE SEWERS CROSS OVER OR LESS THAN 18-INCHES BELOW WATER MAIN.
  - STORM SEWERS: FLEXIBLE O-RING-GASKET JOINTS RATED AT 13 PSI OR GREATER SHALL BE UTILIZED UNTIL NORMAL DISTANCE FROM SEWER TO WATER MAIN IS 10' MIN.
  - ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THAT BOTH JOINTS AREA AS FAR AS POSSIBLE FROM SEWER.
  - SEWER MUST BE ADEQUATELY SUPPORTED.
  - LOW PERMEABLE SOIL SHALL BE USED FROM BACKFILL WITHIN 10' OF POINT OF CROSSING.
  - SANITARY SEWERS SHALL BE CONSTRUCTED OF WATER MAIN MATERIAL FOR 20' CENTERED ON WATER MAIN.
- ALL STORM SEWER CROSSING ABOVE WATER MAIN WILL NEED TO INSTALL O-RING JOINT PIPE FOR 20' CENTERED OVER WATER MAIN.

SCALE: 1"=20'  
ON 34"x22" SHEET  
1"=40' ON 11"x17" SHEET



PRELIMINARY

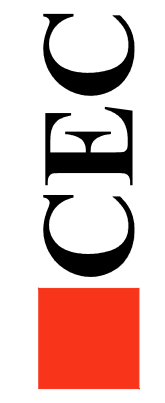
INSPIRED KIDS ACADEMY  
3117 JERRY STREET, VAN METER, IOWA

SANITARY SEWER & WATER MAIN PLAN

SHEET  
9 of 10  
E8684

PUBLISH DATE: February 7, 2022

DATE OF SURVEY: JUNE 16, 2020  
DESIGNED BY: PC  
DRAWN BY: MEH

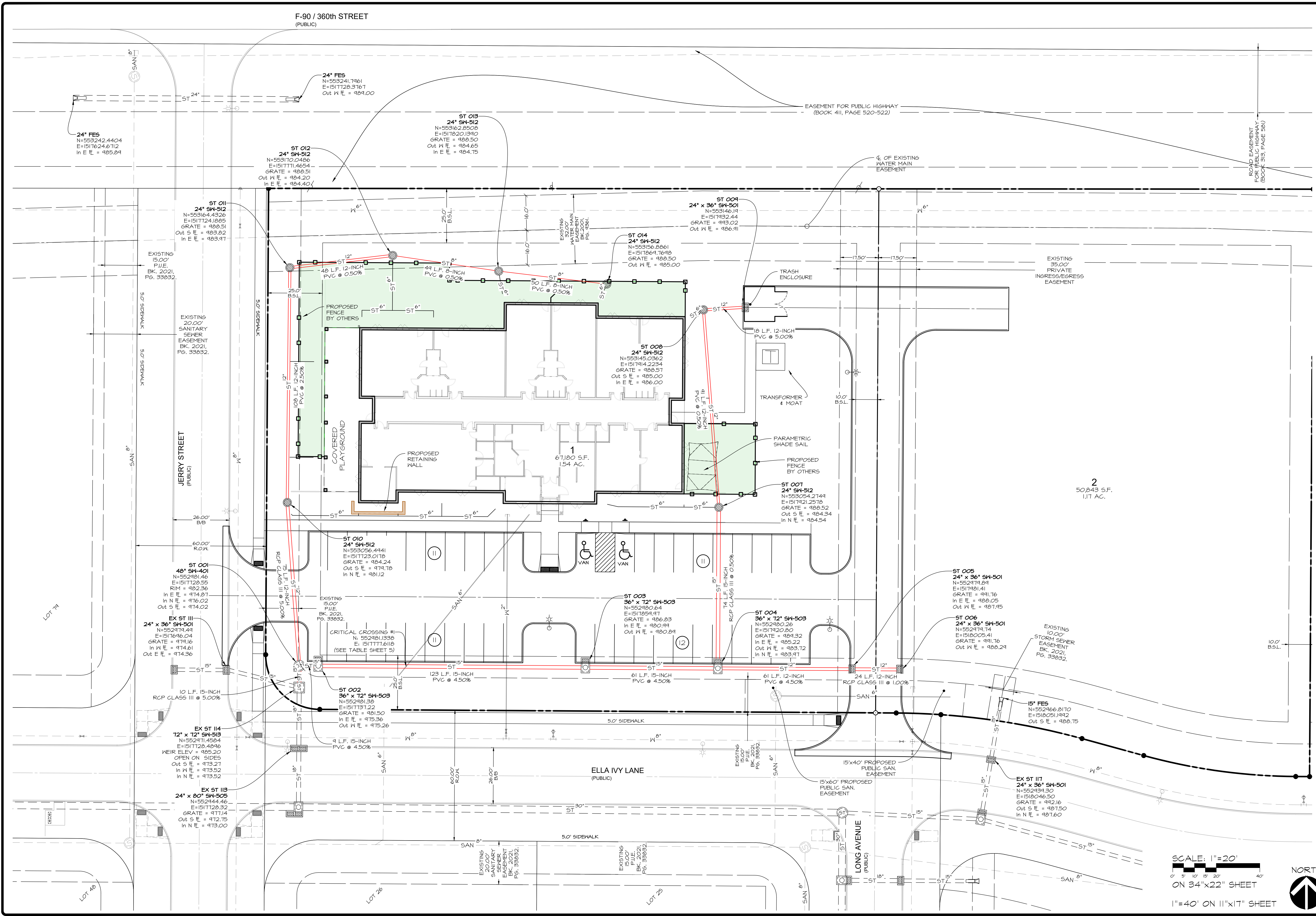


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SCALE: 1"=20'  
 0 5 10 15 20 40'  
 ON 34"x22" SHEET  
 1"=40' ON 11"x17" SHEET

NORTH

**PRELIMINARY**

**INSPIRED KIDS ACADEMY**  
 3117 JERRY STREET, VAN METER, IOWA

**STORM SEWER PLAN**

PUBLISH DATE: February 7, 2022

DATE OF SURVEY: JUNE 16, 2020  
 DESIGNED BY: PC  
 DRAWN BY: MEH

SHEET 06 OF 10  
 E0684

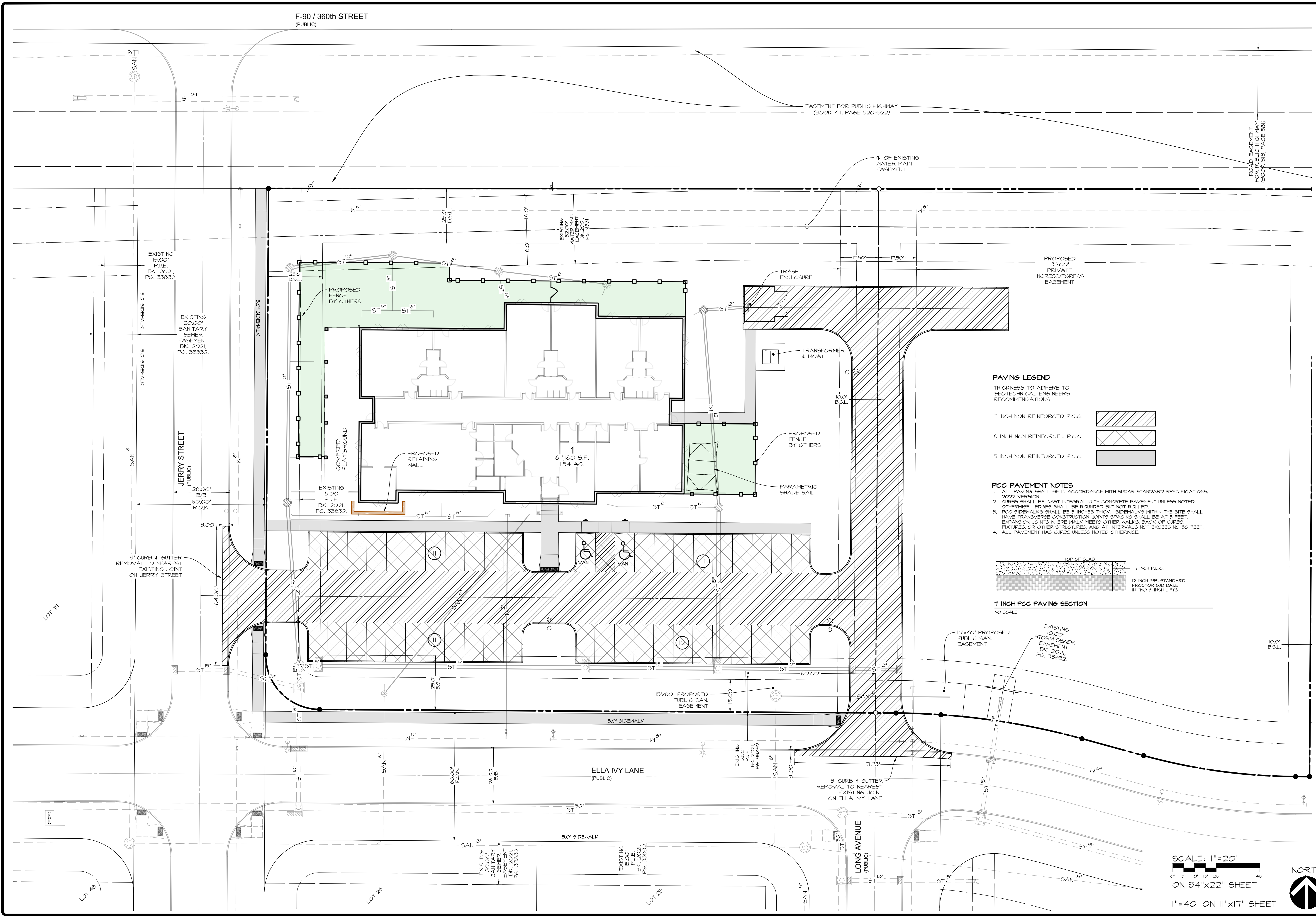
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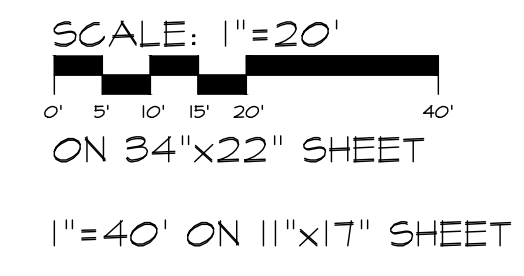
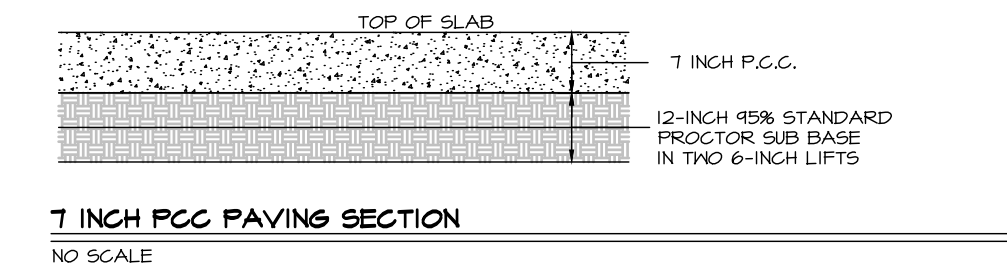
**PAVING LEGEND**

THICKNESS TO ADHERE TO GEOTECHNICAL ENGINEERS RECOMMENDATIONS

- 7 INCH NON REINFORCED P.C.C.
- 6 INCH NON REINFORCED P.C.C.
- 5 INCH NON REINFORCED P.C.C.

**PCC PAVEMENT NOTES**

1. ALL PAVING SHALL BE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS, 2022 VERSION.
2. CURBS SHALL BE CAST INTEGRAL WITH CONCRETE PAVEMENT UNLESS NOTED OTHERWISE. EDGES SHALL BE ROUNDED BUT NOT ROLLED.
3. PCC SIDEWALKS SHALL BE 5 INCHES THICK. SIDEWALKS WITHIN THE SITE SHALL HAVE TRANSVERSE CONSTRUCTION JOINTS SPACING SHALL BE AT 5 FEET. EXPANSION JOINTS WHERE WALK MEETS OTHER WALKS, BACK OF CURBS, FIXTURES, OR OTHER STRUCTURES, AND AT INTERVALS NOT EXCEEDING 50 FEET.
4. ALL PAVEMENT HAS CURBS UNLESS NOTED OTHERWISE.



**PRELIMINARY**

**INSPIRED KIDS ACADEMY**

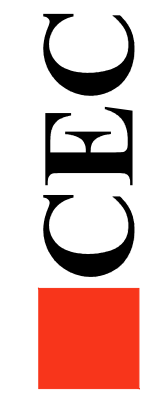
3117 JERRY STREET, VAN METER, IOWA

**PAVING PLAN**

SHEET 07 OF 10  
EB684

PUBLISH DATE: February 7, 2022

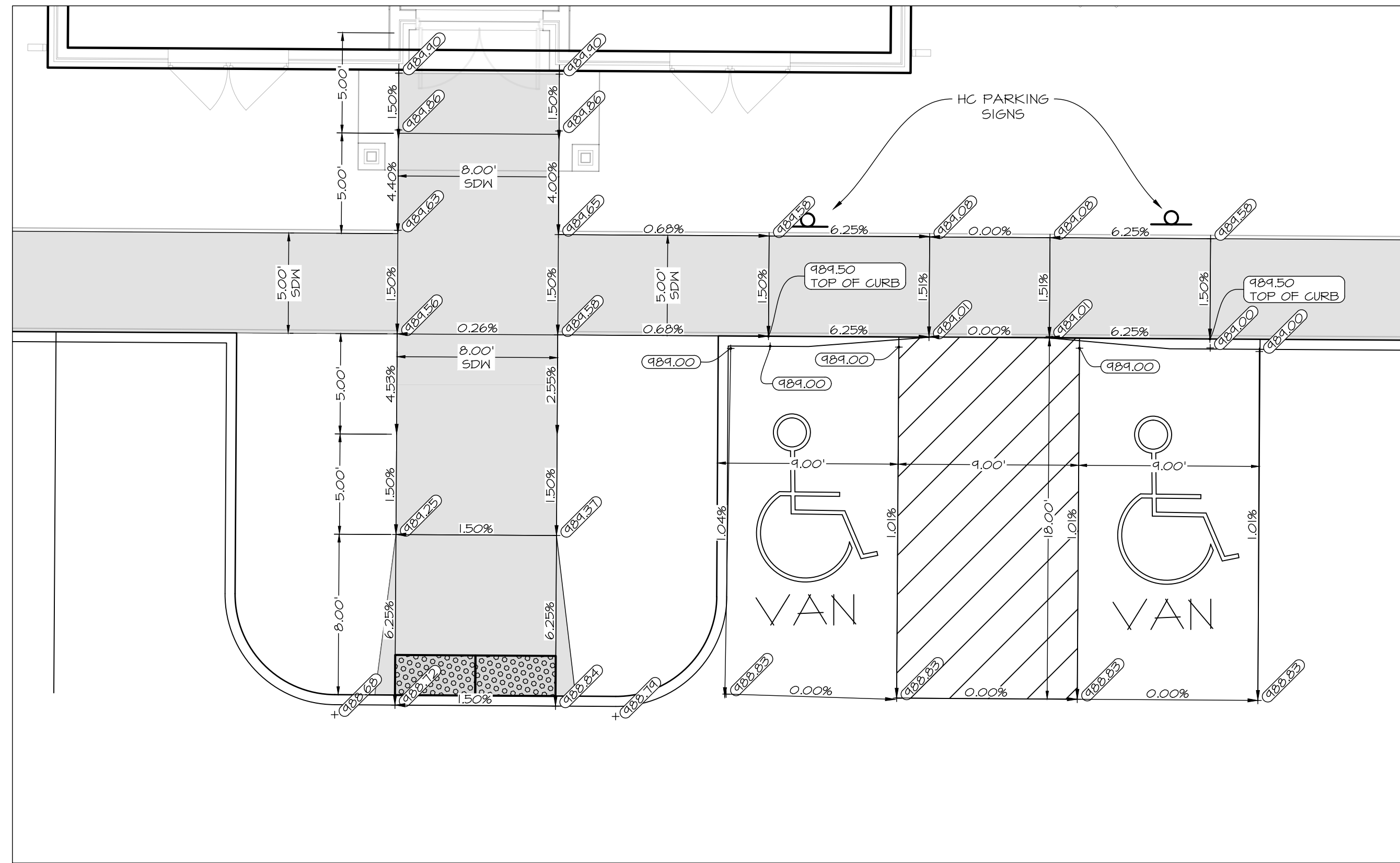
DATE OF SURVEY: JUNE 16, 2020  
 DESIGNED BY: PC  
 DRAWN BY: MEH



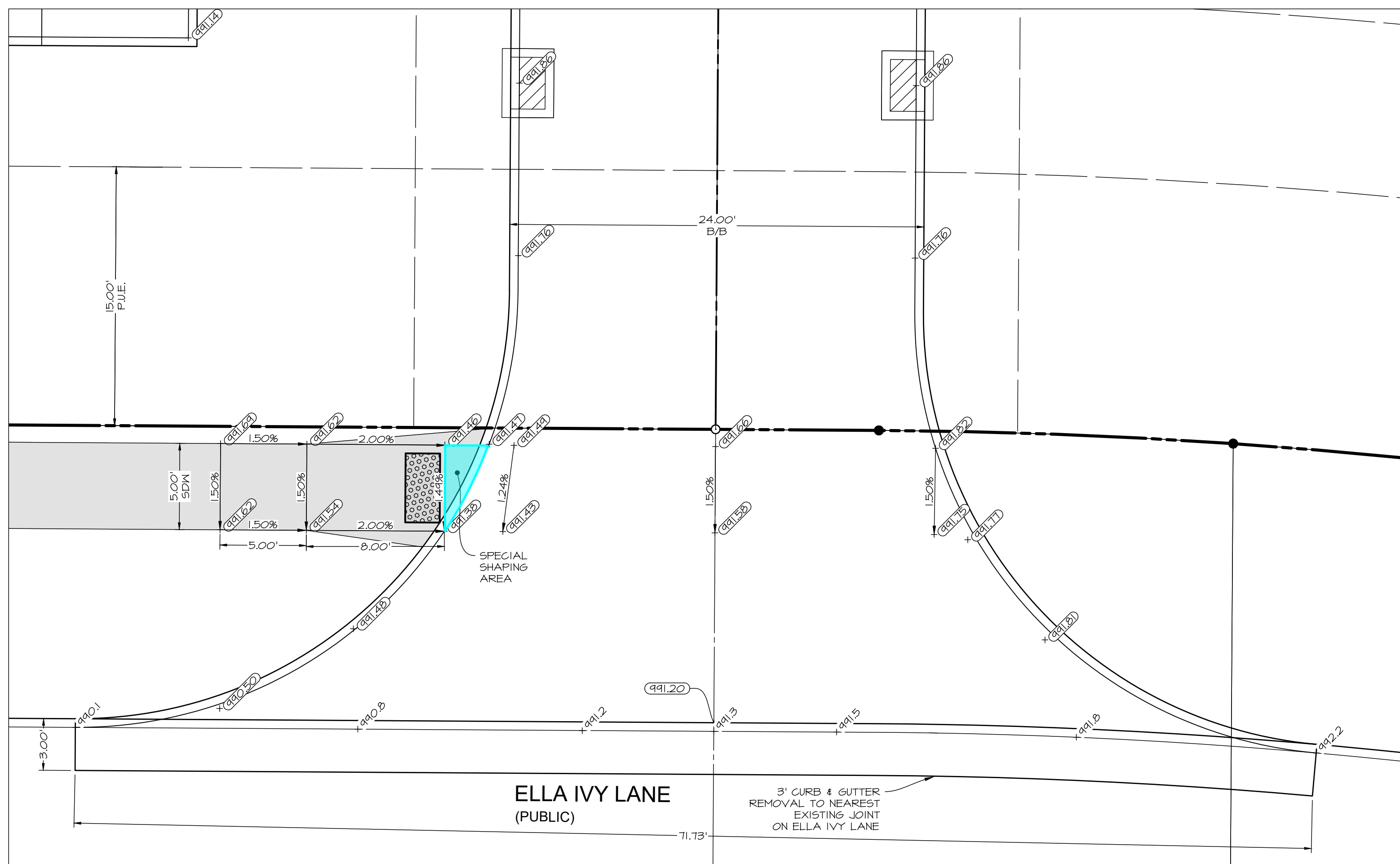
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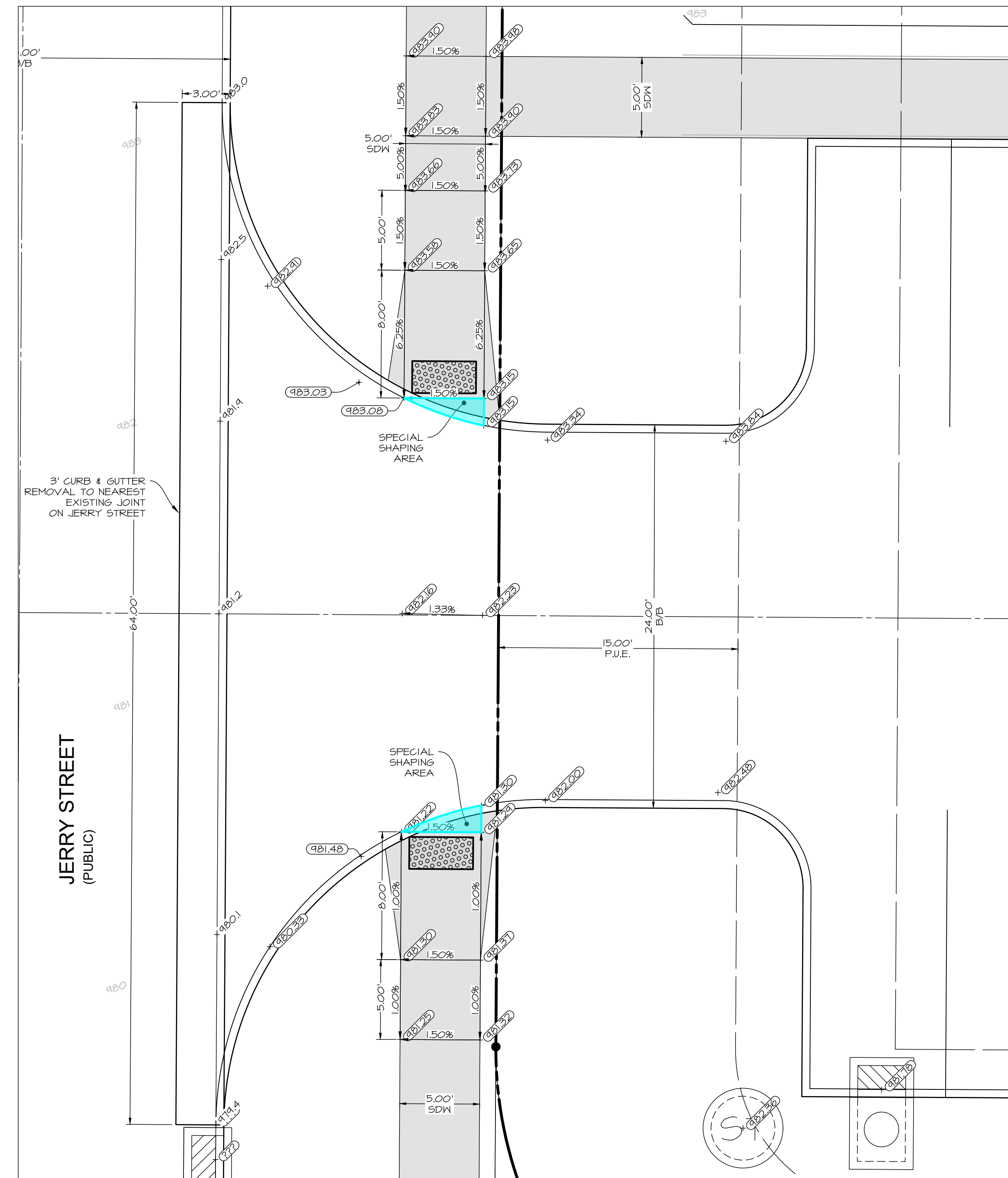
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DETAIL 'A'



DETAIL 'C'



DETAIL 'B'

- PRONG RAMP NOTES:**
- 1. RAMP SLOPES:
    - 6.25% TARGET
    - 8.33% MAX (ASBUILT)
  - 2. CROSS SLOPE:
    - 1.5% TARGET
    - 2.0% MAX (ASBUILT)

SCALE: 1"=5'  
 0 1 2 3 0 4  
 ON 34"x22" SHEET  
 1"=10' ON 11"x17" SHEET



PRELIMINARY

**INSPIRED KIDS ACADEMY**  
 3117 JERRY STREET, VAN METER, IOWA

**PAVING DETAIL SHEET**

SHEET  
 08  
 OF  
 10  
 EB684

PUBLISH DATE: February 7, 2022

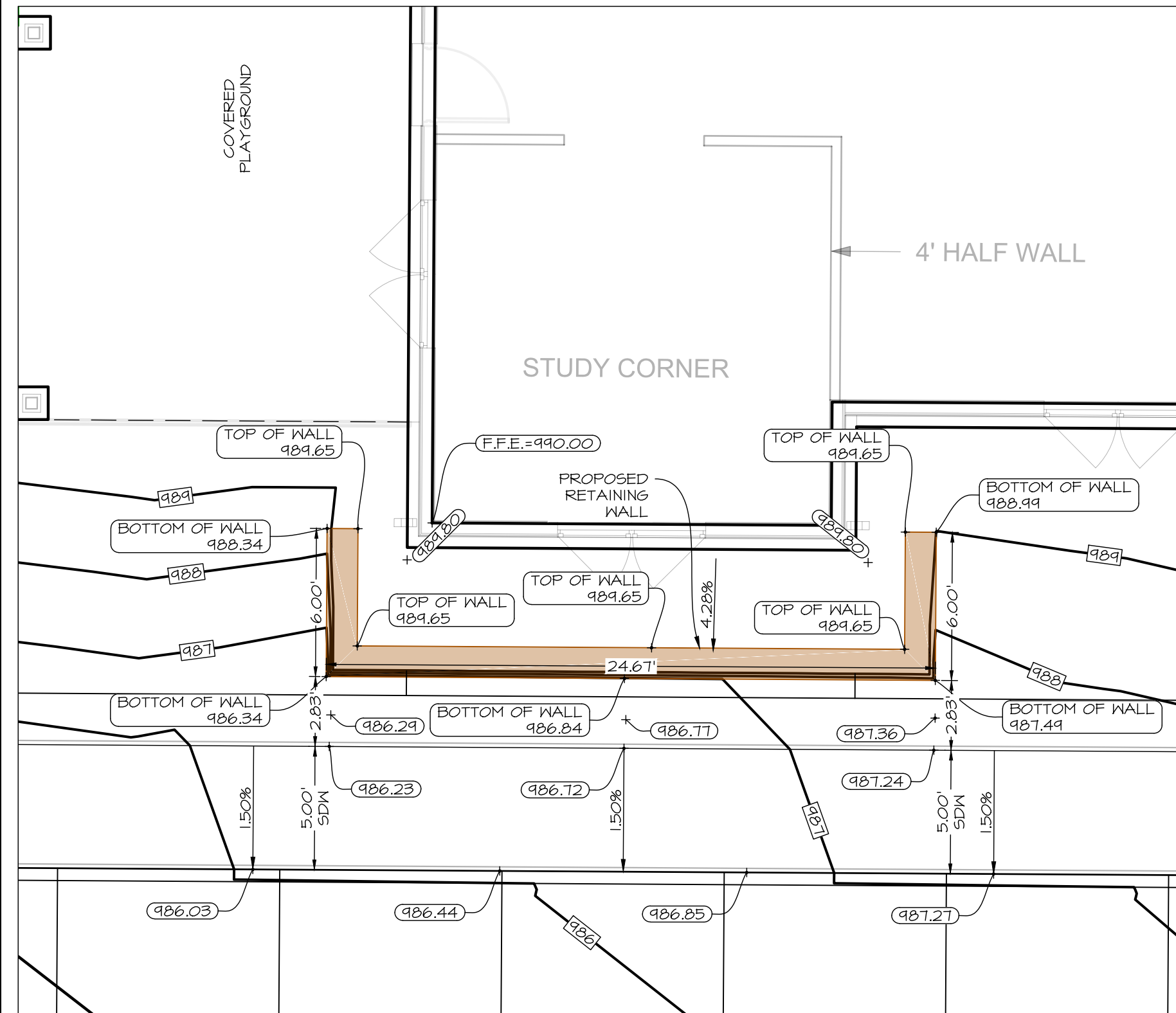
DATE OF SURVEY: JUNE 16, 2020  
 DESIGNED BY: PC  
 DRAWN BY: MEH



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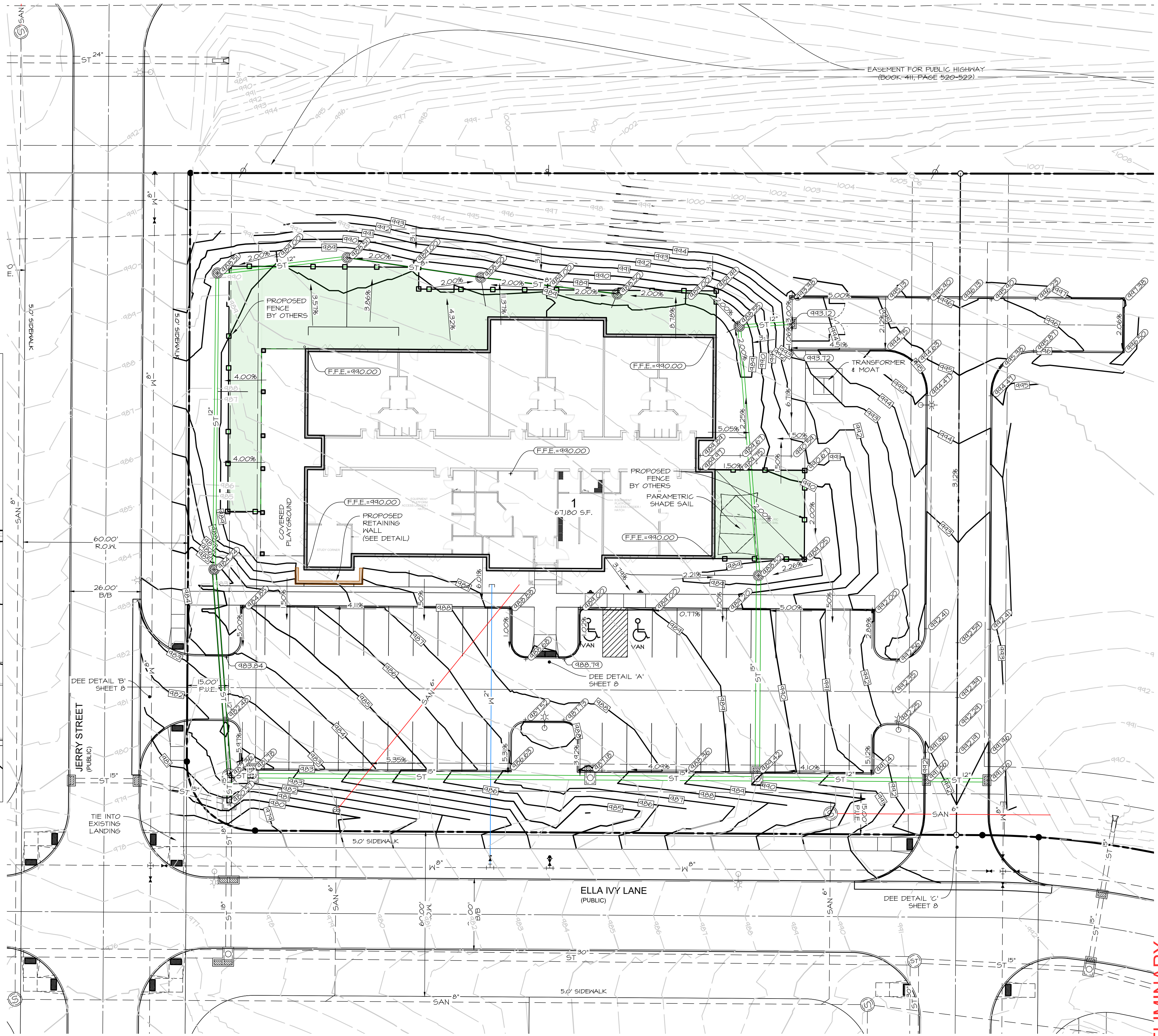
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SCALE: 1"=5'  
ON 34"x22" SHEET

1"=10' ON 11"x17" SHEET



SCALE: 1"=20'  
ON 34"x22" SHEET

1"=40' ON 11"x17" SHEET



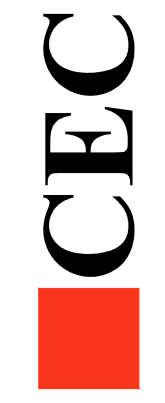
PRELIMINARY

**INSPIRED KIDS ACADEMY**  
3117 JERRY STREET, VAN METER, IOWA

SHEET  
9 of 10  
E8684

PUBLISH DATE: February 7, 2022

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EASEMENT FOR PUBLIC HIGHWAY  
(BOOK-4H, PAGE 520-522)

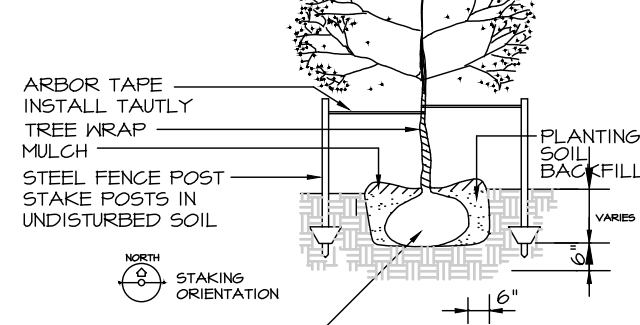
PLANT SCHEDULE

MARK	Botanical name COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS
A	<i>Acer truncatum</i> SHANTUNG MAPLE	8	1.5" CAL.	CONT.	MATCHED, SPECIMEN 25' OC, 5' CLEAR TRUNK
B	<i>Amelanchier canadensis</i> SERVICEBERRY	4	1.5" CAL.	CONT.	MATCHED, SPECIMEN, TREE FORM 16' OC, 3.5' CLEAR TRUNK
C	<i>Calamagrostis acutiflora</i> 'Karl Foerster' KARL FOERSTER GRASS	19	1 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED, 18" OC 15" FROM SIDEWALK, 15" FROM MOAT
D	<i>Gleditsia triacanthos</i> f. <i>inermis</i> 'Skycole' SKYLINE HONEYLOCUST	4	1.5" CAL.	B&B	MATCHED, SPECIMEN, TREE FORM 5' CLEAR TRUNK
E	<i>Juniperus horizontalis</i> 'Blue Forest' BLUE FOREST JUNIPER	95	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED 3' OC, 2' FROM SIDEWALK
F	<i>Juniperus x pfitziana</i> 'Mint Julep' MINT JULEP JUNIPER	20	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED 6' FROM CURB, 5' OC
G	<i>Quercus x bimundorum</i> 'JFS-KW1QX' STREETSPIRE OAK	6	1.5" CAL.	B&B	MATCHED, SPECIMEN, MULCH BED 5' CLEAR TRUNK
H	<i>Syringa meyeri</i> 'Palibin' DWARF KOREAN LILAC	23	3 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED 6' FROM CURB, 5' OC
J	<i>Viburnum opulus</i> var. <i>americanum</i> 'Habs' AMERICAN CRANBERRYBUSH VIBURNUM	12	3' HT.	CONT.	MATCHED, SPECIMEN, 5' OC MULCH BED
K	<i>Viburnum opulus</i> 'Xanthocarpum' EUROPEAN CRANBERRYBUSH VIBURNUM	6	3' HT.	CONT.	MATCHED, SPECIMEN, 5' OC MULCH BED

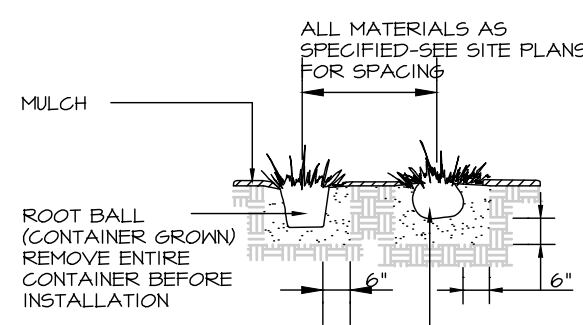
NOTES

- MULCH WITH 3" SHREDDED HARDWOOD MULCH - NATURAL COLOR.
- SEED ALL DISTURBED AREAS WITH S.U.D.A.S. TYPE 1 SEED.
- ALL MULCH BEDS TO HAVE SPADE CUT EDGE UNLESS NOTED OTHERWISE.

DO NOT CUT OR DAMAGE LEADER ALL MATERIALS AS SPECIFIED



DECIDUOUS TREE PLANTING AND STAKING DETAIL  
NO SCALE

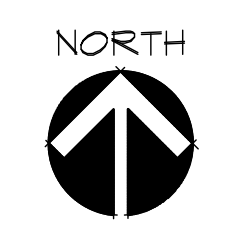
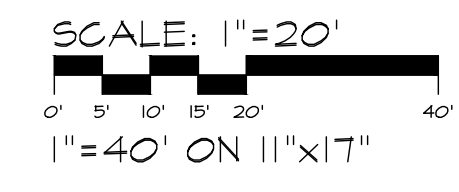
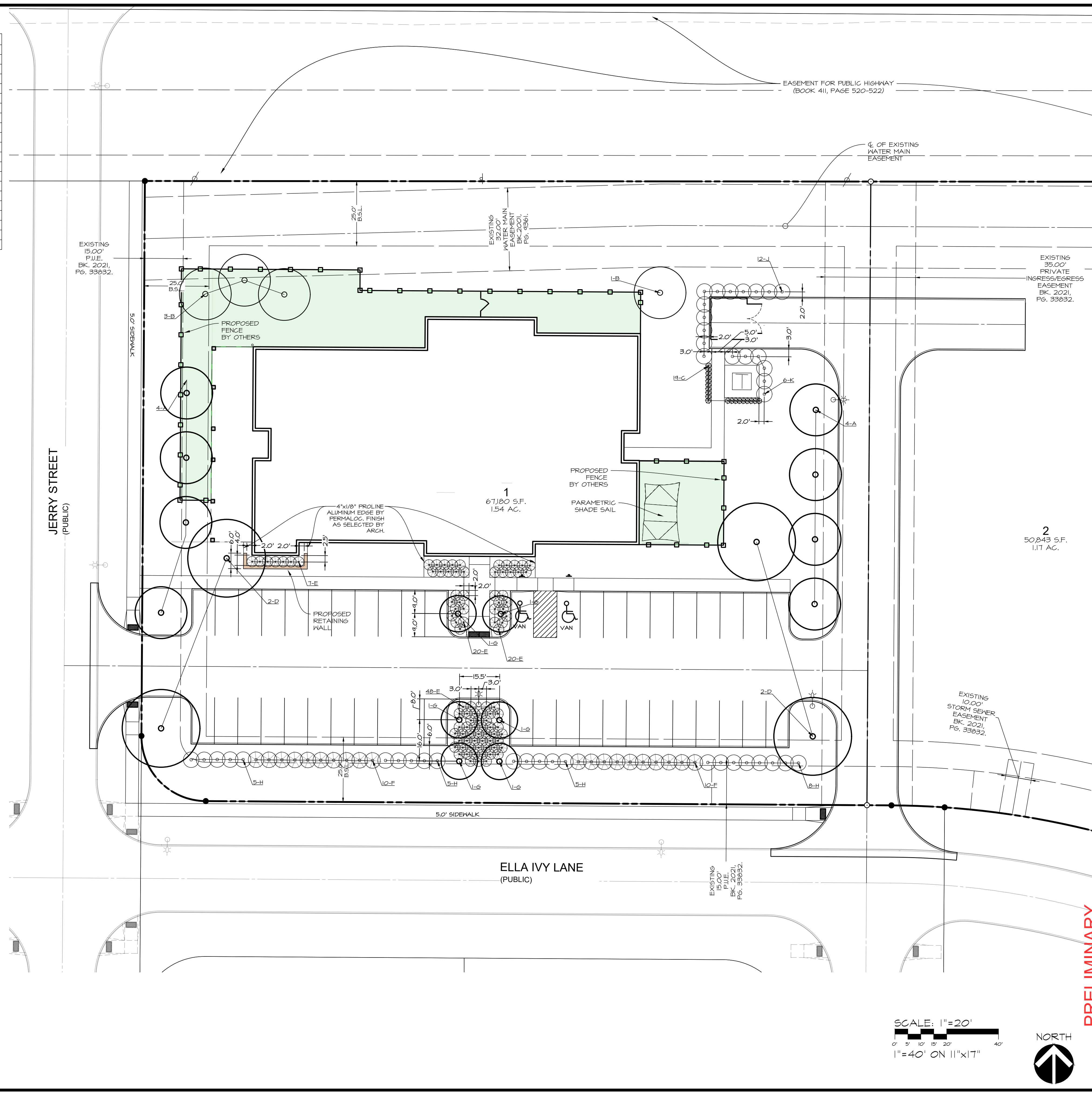


SHRUB PLANTING DETAIL  
NO SCALE

**SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.**

**MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.**

**ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRING. TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.**



**PRELIMINARY**

**INSPIRED KIDS ACADEMY**  
3117 JERRY STREET, VAN METER, IOWA

**LANDSCAPE PLAN**

SHEET **10** OF **10**

E0604

PUBLISH DATE: February 7, 2022

DATE OF SURVEY: JUNE 16, 2020

DESIGNED BY: PC

DRAWN BY: MEH

**CEC**

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515.276.4884 Fax: 515.276.7084 mail@cecinc.com



Civil Engineering Consultants, Inc.

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# **transmittal** VIA: DELIVERED

**DATE:** February 7, 2022

**TO:** Kyle Michel, MPA  
City Administrator  
City of Van Meter  
310 Mill Stret  
PO Box 160  
Van Meter, Iowa

**FROM:** Paul Clausen, P.E.

**RE:** Inspired Kids Academy - Preliminary Plat and Site Plan

**ENCLOSURES:** Inspired Kids Academy - Preliminary Plat/Site Plan  
Inspired Kids Academy SWMP  
Preliminary Plat Application Fee of \$120.00  
PDFs of all submittals

**REMARKS:** On behalf of Inspired Kids, LLC, we are submitting these copies of the Inspired Kids Academy Preliminary Plat/Site Plan documents. Please review these submittals at your earliest convenience. Do not hesitate to contact me with any questions.

**COPIES TO:** Dan Cornelison and Lyn Lyon

**JOB NUMBER:** E8684

**STORMWATER MANAGEMENT REPORT**

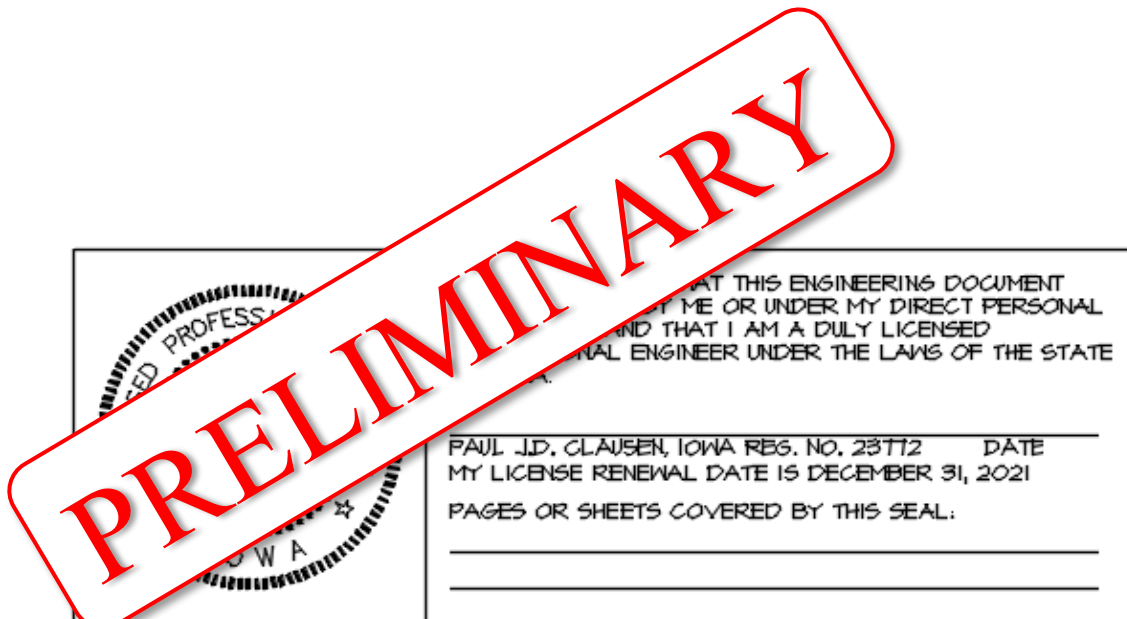
Project: Inspired Kids Academy  
Prepared By: Paul Clausen, P.E.  
Austin Roemer, E.I.T.



Civil Engineering Consultants, Inc.

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Date: February 3, 2022  
Revised:  
Project No: E8684



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## **1. Site Characteristics**

### ***a. Pre-developed Conditions***

Inspired Kids Academy is a 1.54 acre site located on the northeast side of Grand Estates Plat 1 in Van Meter, Iowa. The entire pre-developed site drains to the existing Grand Estates Plat 1 Wet Bottom Basin. The soils predominantly consist of Ladoga silty clay loam, dissected till plain, with 5% to 9% slopes, eroded. The soils are classified as Hydrologic Soils Group C. Hydrologic soils group C soils have a low infiltration rate when thoroughly wet with a slow rate of water transmission. The USDA Hydrologic Soils Report may be found in the Appendix.

### ***b. Post-development Conditions***

The Inspired Kids Academy project will consist of the development of 1 commercial lot. The proposed conditions are assumed to have soils classified as Hydrologic Soils Group C. Stormwater from the proposed development will be conveyed to the existing Grand Estates Plat 1 Wet Bottom Basin. Stormwater detention will also be provided by the Grand Estates Plat 1 Wet Bottom Basin.

### ***c. Stormwater Detention***

There will be no stormwater treatment on site. Stormwater detention is provided by the Grand Estates Plat 1 Wet Bottom Basin. The Grand Estates Plat 1 Wet Bottom Basin was sized to detain for the entire 1.54 acre Inspired Kids Academy site, developed as a commercial site.

### ***d. Floodways, Floodplains and Wetlands***

See Appendix for the Wetlands map and FIRM Panel Number 19049C0340F, effective date December 7, 2018.



## 2. Stormwater Conveyance Design

### 1) *Design Information References*

- i. The Rational Method was used to determine design flows. Manning's Equation was used to determine pipe capacities.
- ii. Intakes were located to provide bypass flows below the maximum 50% bypass flow for the 10-year event. (See Figure 5.1 Storm Sewer Intake Calculations)
- iii. Low point intakes were designed to intercept the 100-year storm event. Pipes downstream from low point intakes were designed to convey 100-year flows.
- iv. Cleansing velocities within storm sewer pipes were calculated using  $\frac{1}{2}$  full pipes.

2) Storm Sewer

a. Intake Calculations

Storm Sewer Calculations for Inspired Kids Academy																													
* LP or CG= intake is at a low point or continuous grade																													
n = 0.016 Broom Finish Concrete (typical for most streets) DS = Downspout Roof Subdrain																													
INTAKE CHART																													
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	O	P	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI
DRAINAGE AREA IDENTIFIER	Area (ac)	Imperv. Area (ac)	I5 (in/hr)	I10 (in/hr)	I100 (in/hr)	c5	c10	c100	Q5 (cfs)	Q10 (cfs)	Q100 (cfs)	q5 + bypass	q10 + bypass	q100 + bypass	* CG LP	INT. Type SW-	Qi5 (cfs)	Qi10 (cfs)	Qi100 (cfs)	d5 ft	d10 ft	d100 (ft)	Qb5 (cfs)	Qb10 (cfs)	Qb100 (cfs)	%Capture 5Yr	%Capture 10Yr	%Capture 100Yr	Bypasses To Intake
ST 014 DS	0.04	0.04	4.12	4.82	7.44	0.95	0.95	0.98	0.16	0.18	0.29	0.16	0.18	0.29	3	MANHOLE	0.16	0.18	0.29	NA	NA	NA	0.00	0.00	0.00	100%	100%	100%	MH
ST 014	0.07	0.00	4.12	4.82	7.44	0.35	0.40	0.55	0.10	0.13	0.29	0.10	0.13	0.29	0	TYPE 4B 24	0.10	0.13	0.29	0.04	0.04	0.07	0.00	0.00	0.00	100%	100%	100%	LP
ST 013 DS	0.03	0.03	4.12	4.82	7.44	0.95	0.95	0.98	0.12	0.14	0.22	0.12	0.14	0.22	3	MANHOLE	0.12	0.14	0.22	NA	NA	NA	0.00	0.00	0.00	100%	100%	100%	MH
ST 013	0.08	0.00	4.12	4.82	7.44	0.35	0.40	0.55	0.12	0.15	0.33	0.12	0.15	0.33	0	TYPE 4B 24	0.12	0.15	0.33	0.04	0.05	0.08	0.00	0.00	0.00	100%	100%	100%	LP
ST 012 DS	0.05	0.05	4.12	4.82	7.44	0.95	0.95	0.98	0.20	0.23	0.36	0.20	0.23	0.36	3	MANHOLE	0.20	0.23	0.36	NA	NA	NA	0.00	0.00	0.00	100%	100%	100%	MH
ST 012	0.08	0.00	4.12	4.82	7.44	0.35	0.40	0.55	0.12	0.15	0.33	0.12	0.15	0.33	0	TYPE 4B 24	0.12	0.15	0.33	0.04	0.05	0.08	0.00	0.00	0.00	100%	100%	100%	LP
ST 011 DS	0.03	0.03	4.12	4.82	7.44	0.95	0.95	0.98	0.12	0.14	0.22	0.12	0.14	0.22	3	MANHOLE	0.12	0.14	0.22	NA	NA	NA	0.00	0.00	0.00	100%	100%	100%	MH
ST 011	0.05	0.00	4.12	4.82	7.44	0.35	0.40	0.55	0.07	0.10	0.20	0.07	0.10	0.20	0	TYPE 4B 24	0.07	0.10	0.20	0.03	0.04	0.06	0.00	0.00	0.00	100%	100%	100%	LP
ST 010 DS	0.08	0.08	4.12	4.82	7.44	0.95	0.95	0.98	0.31	0.37	0.58	0.31	0.37	0.58	3	MANHOLE	0.31	0.37	0.58	NA	NA	NA	0.00	0.00	0.00	100%	100%	100%	MH
ST 010	0.01	0.00	4.12	4.82	7.44	0.35	0.40	0.55	0.01	0.02	0.04	0.01	0.02	0.04	0	TYPE 4B 24	0.01	0.02	0.04	0.01	0.01	0.02	0.00	0.00	0.00	100%	100%	100%	LP
ST 009	0.10	0.03	4.12	4.82	7.44	0.53	0.57	0.68	0.22	0.27	0.51	0.22	0.27	0.51	0	501	0.22	0.27	0.51	0.07	0.08	0.12	0.00	0.00	0.00	100%	100%	100%	LP
ST 008 DS	0.03	0.03	4.12	4.82	7.44	0.95	0.95	0.98	0.12	0.14	0.22	0.12	0.14	0.22	3	MANHOLE	0.12	0.14	0.22	NA	NA	NA	0.00	0.00	0.00	100%	100%	100%	MH
ST 008	0.11	0.01	4.12	4.82	7.44	0.40	0.45	0.59	0.18	0.24	0.48	0.18	0.24	0.48	0	TYPE 4B 24	0.18	0.24	0.48	0.05	0.06	0.10	0.00	0.00	0.00	100%	100%	100%	LP
ST 007 DS	0.05	0.05	4.12	4.82	7.44	0.95	0.95	0.98	0.20	0.23	0.36	0.20	0.23	0.36	3	MANHOLE	0.20	0.23	0.36	NA	NA	NA	0.00	0.00	0.00	100%	100%	100%	MH
ST 007	0.11	0.00	4.12	4.82	7.44	0.35	0.40	0.55	0.16	0.21	0.45	0.16	0.21	0.45	0	TYPE 4B 24	0.16	0.21	0.45	0.05	0.06	0.10	0.00	0.00	0.00	100%	100%	100%	LP
ST 006	0.28	0.07	4.12	4.82	7.44	0.50	0.54	0.66	0.58	0.73	1.37	0.58	0.73	1.37	1	501	0.50	0.63	1.07	0.12	0.12	0.12	0.07	0.10	0.30	87%	87%	78%	OFFSITE
ST 005	0.07	0.06	4.12	4.82	7.44	0.86	0.87	0.92	0.25	0.29	0.48	0.25	0.29	0.48	1	501	0.23	0.27	0.38	0.09	0.09	0.11	0.01	0.02	0.10	94%	93%	80%	OFFSITE
ST 004	0.03	0.02	4.12	4.82	7.44	0.75	0.77	0.84	0.09	0.11	0.19	0.09	0.11	0.19	1	501	0.09	0.11	0.16	0.05	0.06	0.07	0.00	0.00	0.02	99%	99%	87%	ST 003
ST 003	0.16	0.14	4.12	4.82	7.44	0.88	0.88	0.93	0.58	0.68	1.10	0.58	0.68	1.13	0	501	0.58	0.68	1.13	0.13	0.14	0.20	0.00	0.00	0.00	100%	100%	100%	LP
ST 002	0.22	0.17	4.12	4.82	7.44	0.81	0.83	0.88	0.74	0.87	1.44	0.74	0.87	1.44	0	501	0.74	0.87	1.44	0.15	0.17	0.24	0.00	0.00	0.00	100%	100%	100%	LP

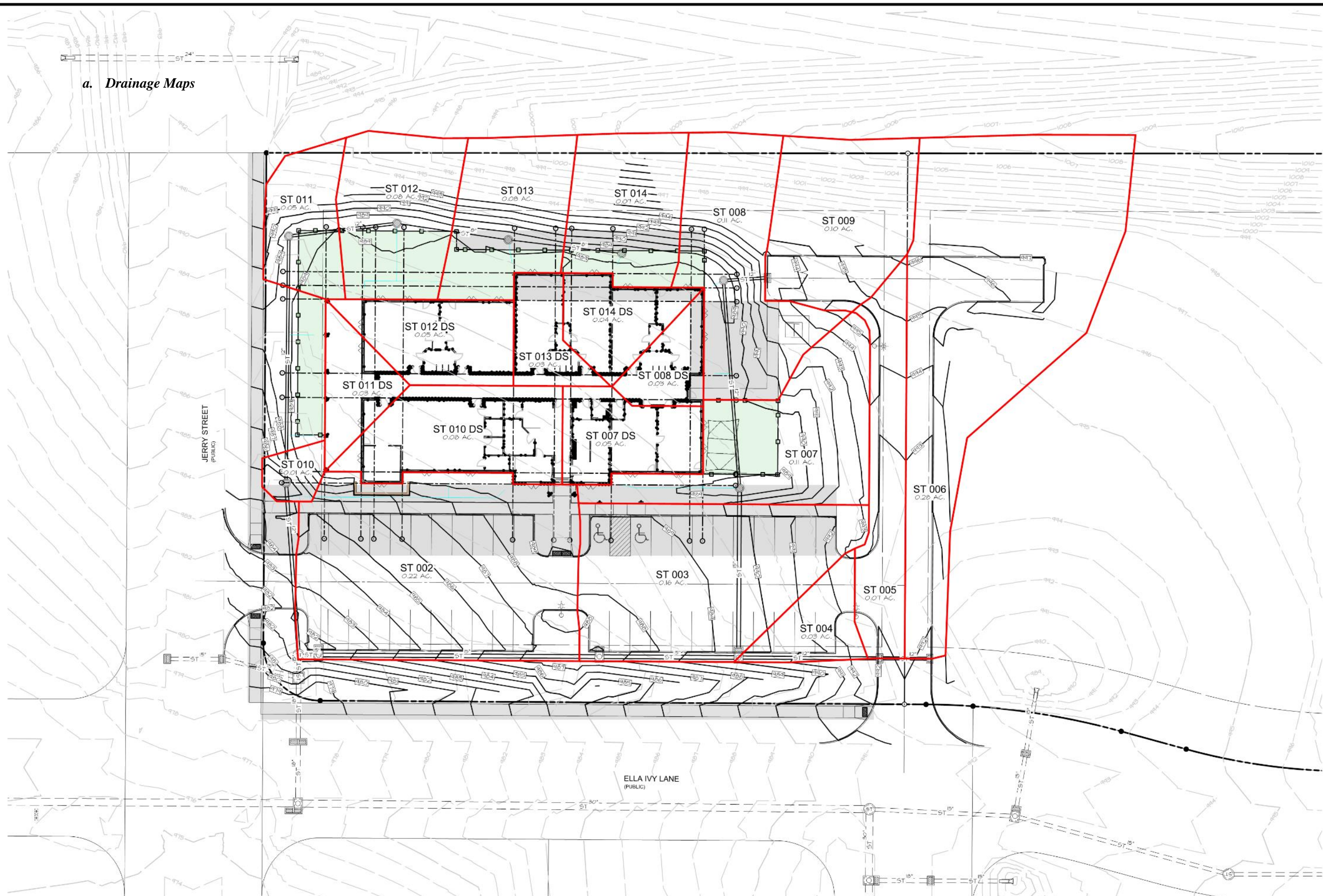
b. Pipe Calculations

PIPE CHART																
(All Minimum Pipe Slopes are based on using RCP)																
Structure	to	Structure	Cumm Q <sub>5</sub> pipe cfs	Cumm Q <sub>10</sub> pipe cfs	Cumm Q <sub>100</sub> pipe cfs	DESIGN STORM	DESIGN FLOW (cfs)	MINIMUM PIPE SIZE (INCHES) AND SLOPE (%)					PIPE DESIGN			
								18	15	12	8	6	PIPE SIZE (inches)	SLOPE (%)	PIPE CAPACITY (cfs)	1/2 FULL PIPE VELOCITY (FPS)
ST 014 DS	to	ST 014	0.16	0.18	0.29	Q10pipe cfs	0.18	0.00%	0.00%	0.00%	0.01%	0.05%	6	1.00%	0.87	4.13
ST 014	to	ST 013	0.26	0.32	0.58	Q100pipe cfs	0.58	0.00%	0.01%	0.03%	0.11%	0.51%	8	0.50%	1.33	3.54
ST 013 DS	to	ST 013	0.12	0.14	0.22	Q10pipe cfs	0.14	0.00%	0.00%	0.00%	0.01%	0.03%	6	1.00%	0.87	4.13
ST 013	to	ST 012	0.49	0.61	1.12	Q100pipe cfs	1.12	0.01%	0.03%	0.10%	0.41%	1.91%	8	0.50%	1.33	3.54
ST 012 DS	to	ST 012	0.20	0.23	0.36	Q10pipe cfs	0.23	0.00%	0.00%	0.00%	0.02%	0.08%	6	1.00%	0.87	4.13
ST 012	to	ST 011	0.80	0.99	1.82	Q100pipe cfs	1.82	0.03%	0.08%	0.26%	1.08%	4.99%	12	0.50%	2.71	3.21
ST 011 DS	to	ST 011	0.12	0.14	0.22	Q10pipe cfs	0.14	0.00%	0.00%	0.00%	0.01%	0.03%	6	1.00%	0.87	4.13
ST 011	to	ST 010	0.99	1.23	2.24	Q100pipe cfs	2.24	0.05%	0.12%	0.39%	1.64%	7.59%	12	2.50%	6.06	7.17
ST 010 DS	to	ST 010	0.31	0.37	0.58	Q10pipe cfs	0.37	0.00%	0.00%	0.01%	0.04%	0.20%	6	1.00%	0.87	4.13
ST 010	to	<b>ST 001</b>	1.32	1.61	2.86	Q100pipe cfs	2.86	0.07%	0.20%	0.64%	2.68%	12.42%	12	5.00%	8.57	10.14
ST 009	to	ST 008	0.22	0.27	0.51	Q100pipe cfs	0.51	0.00%	0.01%	0.02%	0.08%	0.39%	12	5.00%	8.57	10.14
ST 008 DS	to	ST 008	0.12	0.14	0.22	Q10pipe cfs	0.14	0.00%	0.00%	0.00%	0.01%	0.03%	6	1.00%	0.87	4.13
ST 008	to	ST 007	0.52	0.65	1.21	Q100pipe cfs	1.21	0.01%	0.03%	0.11%	0.47%	2.20%	12	0.50%	2.71	3.21
ST 007 DS	to	ST 007	0.20	0.23	0.36	Q10pipe cfs	0.23	0.00%	0.00%	0.00%	0.02%	0.08%	6	1.00%	0.87	4.13
ST 007	to	ST 004	0.87	1.09	2.02	Q100pipe cfs	2.02	0.04%	0.10%	0.32%	1.33%	6.18%	15	0.50%	4.91	3.72
ST 006	to	ST 005	0.50	0.63	1.07	Q10pipe cfs	0.63	0.00%	0.01%	0.03%	0.13%	0.60%	12	1.00%	3.83	4.54
ST 005	to	ST 004	0.74	0.90	1.45	Q10pipe cfs	0.90	0.01%	0.02%	0.06%	0.27%	1.23%	12	4.50%	8.13	9.62
ST 004	to	ST 003	1.70	2.10	3.63	Q100pipe cfs	3.63	0.12%	0.31%	1.03%	4.31%	19.98%	15	4.50%	14.74	11.17
ST 003	to	ST 002	2.28	2.78	4.76	Q100pipe cfs	4.76	0.20%	0.54%	1.78%	7.40%	34.30%	15	4.50%	14.74	11.17
ST 002	to	<b>ST 001</b>	3.02	3.66	6.20	Q100pipe cfs	6.20	0.35%	0.92%	3.02%	12.57%	58.28%	15	4.50%	14.74	11.17
<b>ST 001</b>	to	<i>EX ST 114</i>	4.34	5.27	9.07	Q100pipe cfs	9.07	0.74%	1.96%	6.44%	26.84%	124.50%	15	5.00%	15.54	11.77

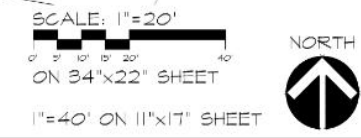
### 3. Permits

#### **4. Appendix**

a. Drainage Maps

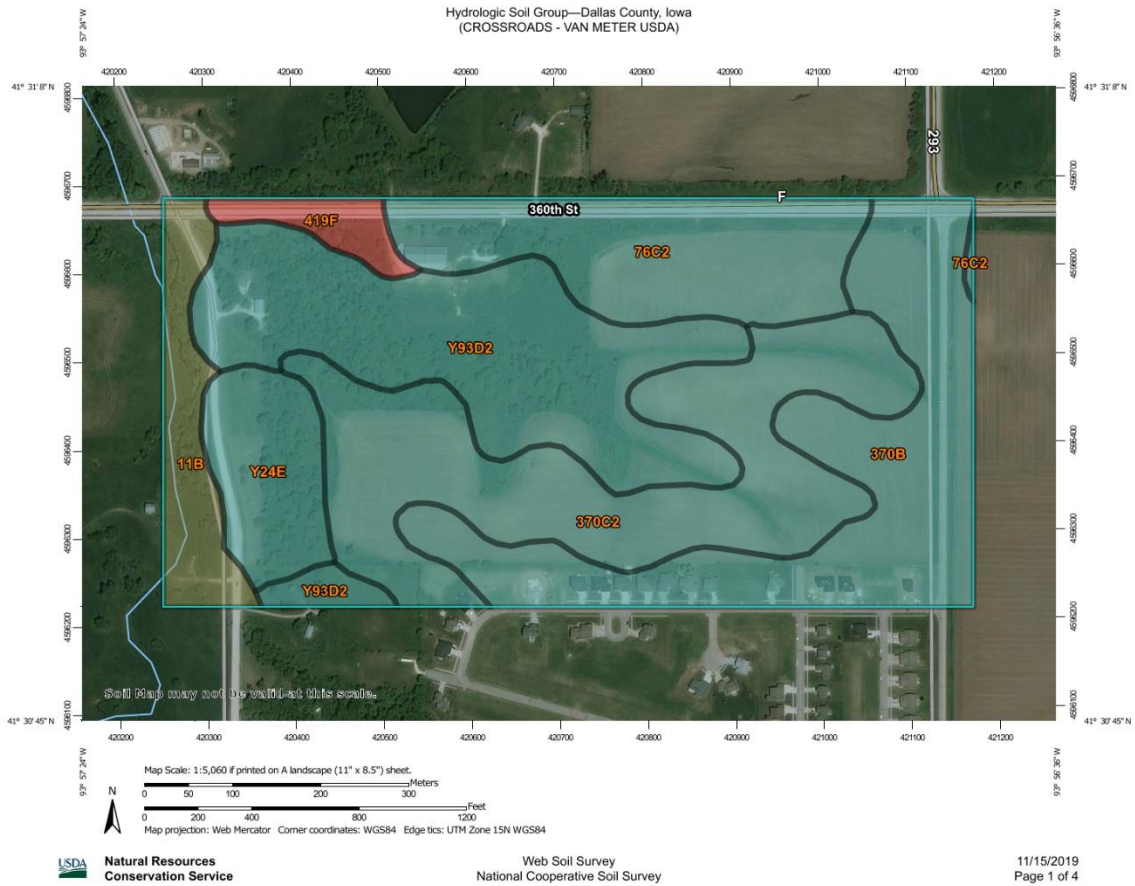


































PLOT BY: ANSTIN SUTHER - 2022/02/09 - ONE-FILE-6000/EM64-L-02D Drawing/Basic Design Files/Drainage Maps/EM64 - CEC-RES TEST/CTB - PLOT SCALE - 1/1



<b>Civil Engineering Consultants, Inc.</b> 2400 86th Street, Unit 12, Des Moines, Iowa, 50322 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com	
PUBLISH DATE: February 3, 2022 DATE OF SURVEY: DESIGNED BY: DRAWN BY:	PC ALK
<b>INSPIRED KIDS ACADEMY</b> 3117 JERRY STREET, VAN METER, IOWA <b>INTAKE DRAINAGE MAP</b>	
SHEET OF 1 E8684	

**b. Web Soils Soil Report**



MAP LEGEND		MAP INFORMATION
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p><b>Soil Rating Polygons</b></p> <p> A</p> <p> A/D</p> <p> B</p> <p> B/D</p> <p> C</p> <p> C/D</p> <p> D</p> <p> Not rated or not available</p> <p><b>Soil Rating Lines</b></p> <p> A</p> <p> A/D</p> <p> B</p> <p> B/D</p> <p> C</p> <p> C/D</p> <p> D</p> <p> Not rated or not available</p> <p><b>Soil Rating Points</b></p> <p> A</p> <p> A/D</p> <p> B</p> <p> B/D</p>	<p> C</p> <p> C/D</p> <p> D</p> <p> Not rated or not available</p> <p><b>Water Features</b></p> <p> Streams and Canals</p> <p><b>Transportation</b></p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p><b>Background</b></p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:15,800.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Dallas County, Iowa Survey Area Data: Version 25, Sep 12, 2019</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jul 26, 2012—Sep 28, 2017</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>



## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11B	Colo, occasionally flooded-Ely silty clay loams, dissected till plain, 2 to 5 percent slopes	C/D	6.5	6.2%
76C2	Ladoga silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	C	15.2	14.4%
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	C	23.2	21.9%
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	C	26.6	25.1%
419F	Vanmeter silt loam, 14 to 30 percent slopes	D	2.5	2.3%
Y24E	Shelby loam, dissected till plain, 14 to 18 percent slopes	C	7.1	6.7%
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	C	24.8	23.5%
<b>Totals for Area of Interest</b>			<b>105.9</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

c. Wetlands



CROSSROADS - VAN METER



November 15, 2019

**Wetlands**

- |  |                                   |  |          |
|--|-----------------------------------|--|----------|
|  | Freshwater Emergent Wetland       |  | Lake     |
|  | Freshwater Forested/Shrub Wetland |  | Other    |
|  | Freshwater Pond                   |  | Riverine |
|  | Estuarine and Marine Wetland      |  |          |
|  | Estuarine and Marine Deepwater    |  |          |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

d. FEMA Flood Map

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X) Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D
<b>OTHER AREAS</b>	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone
<b>GENERAL STRUCTURES</b>	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
<b>MAP PANELS</b>	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/27/2019 at 1:09:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**VEENSTRA & KIMM INC.**

3000 Westown Parkway  
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000  
www.v-k.net

February 24, 2022

Jeff Kooistra  
Interim City Administrator  
City of Van Meter  
505 Grant Street  
P.O. Box 160  
Van Meter, Iowa 50261-0160

CITY OF VAN METER  
INSPIRED KIDS ACADEMY  
PRELIMINARY PLAT/SITE PLAN  
REVIEW COMMENTS

The writer has completed a review of the preliminary plat/site plan submittal for Inspired Kids Academy located at 3117 Jerry Street. Based on review the following comments are offered:

1. The site plan is located on Lot 80 of Grand Ridge Estates Plat 1.
2. The submittal is indicating the existing Lot 1 will be divided into two lots. With the westerly lot of 1.54 acres being designated Lot 1. the easterly lot of 1.17 acres being designated as Lot 2.
3. The submittal is both a preliminary plat for the division of Lot 80 into two lots and the site plan for the development of Lot 1.
4. It would be preferable if the preliminary plat/site plan would identify the anticipated name of the final plat that will divide Lot 80 into two separate lots.
5. General Note 2 on Sheet 2 and the note on Sheet 1 indicates construction is to be in accordance with the 2022 Edition of SUDAS. The notes are satisfactory.

6. The site plan shows a driveway on Lot 1 connected to Jerry Street just to the north of Ella Ivy Lane. The separation distance between the driveway and intersection is marginal. Given the configuration of the lot a center of lot driveway does not appear practical. The driveway location closer to Ella Ivy Lane appears preferable to a location on the north side of the lot closer to the intersection of Jerry Street and F-90. The driveway location, although less than ideal, appears acceptable.
7. The second driveway access is a shared drive entering the north side of the intersection of Ella Ivy Lane and Long Avenue. The location of the driveway at the intersection is satisfactory.
8. The site plan shows a shared drive for Lot 1 and Lot 2.
9. The preliminary plat/site plan shows a proposed ingress egress easement 35 feet in width straddling the lot line between Lot 1 and Lot 2. The shared access easement appears satisfactory relative to the north south shared drive.
10. Based on the configuration of the lot there appears to be a distinct likelihood the vehicle collecting from the trash enclosure may make a three point turn that would involve that vehicle movement extending to the east of the shared access drive. Civil Engineering Consultants is requested to make sure that a waste collection vehicle can either complete the three point turn within the shared access easement or extend the shared access easement to encompass a portion of the dedicated drive stub on Lot 2.
11. The site plan should indicate the number of parking stalls provided. It is requested the site plan include the number of parking stalls and document compliance with the City's zoning ordinance relative to parking under 165.23.
12. Water service to the site is provided by a 2-inch water service connecting to the water main on the north side of Ella Ivy Lane and extending north to the building.
13. The site plan shows an 8" x 8" x 2" tapping sleeve and valve connection. For a 2-inch service connection to an 8-inch water main, consideration of an alternative method of tapping the line might be considered.
14. The site plan should show hydrant coverage circles for both Lot 1 and Lot 2.
15. Sanitary sewer service to Lot 1 is provided by extending the existing service stub located on the north side of Ella Ivy Lane in the westerly portion of the lot. The site plan shows the required cleanout located within the right-of-way of Ella Ivy Lane.

16. The site plan shows a second sanitary sewer service that would extend north to the future Lot 2. The service shows a 48-inch diameter manhole on the north end of the existing stub and a 6-inch line extending north across the shared drive access.
17. The site plan includes a new proposed public sanitary sewer easement for the service line extending east to Lot 2. The existing sewer service and proposed sewer service is 6-inch diameter. The minimum size public sewer is 8-inch diameter. Unless the existing and new sanitary sewer lines are 8-inch diameter with a manhole at the connection to the existing public sewer service would need to be a private sanitary sewer service.
18. The site plan shows the storm sewer improvements within Lot 1. The outlet for the storm sewer is the existing storm sewer structure at the northeast corner of Jerry Street and Ella Ivy Lane.
19. The site plan includes a 12-inch storm sewer that extends north along the east side of Jerry Street and east along the north side of the proposed playground area.
20. The site plan shows a 15-inch storm sewer that extends east along the south side of the parking lot. This storm sewer includes one branch that continues east to the intakes located on the shared access drive and another storm sewer that extends north along the east side of the building.
21. The proposed common drive through the parking lot and shared drive are 7-inch PCC concrete. The parking areas in the parking lot are 6-inch PCC concrete. The pavement thicknesses are satisfactory.
22. The site plan shows the construction of proposed sidewalks along the east side of Jerry Street and the north side of Ella Ivy Lane.
23. The site plan includes ADA ramps on both sides of the driveway on Jerry Street.
24. The site plan only shows an ADA sidewalk ramp on the west side of the shared drive. On the east side of the shared drive it appears a full height curb is constructed. The site plan appears to indicate in this area the driveway grades are compatible with ADA grades for a future ramp on the north side of the shared drive.
25. Generally, it is not desirable to have a sidewalk ramp on one side of a street or drive and a full height curb on the opposite side. Visually impaired individuals would be given an indication from the ramp on the west side of the drive that crossing the drive would lead to a ramp on the east side of the drive. However, that is not the configuration.

26. Given the need to install the sidewalk along the north side of Ella Ivy Lane the City will need to make a decision on whether the current design is satisfactory or whether it would be preferable to install the ramp on the east side of the shared drive recognizing this ramp would not continue as a sidewalk.
27. The site plan shows the grading plan. Generally the site slopes from northeast to southwest.
28. The drainage in the easterly part of the site is intercepted by the two legs of the storm sewer along the north side of Ella Ivy Lane. This storm sewer also intercepts the runoff from the eastern part of the parking lot.
29. The site drainage along the north side of the building is intercepted by the storm sewer located along the north side of the parking lot area.
30. The submittal includes a Stormwater Management Report.
31. The Stormwater Management Report indicates no onsite detention is required and stormwater detention is provided by the regional detention basin in Grand Estates Plat 1. The stormwater management plan for the Grand Estates Plat 1 included stormwater detention for the individual lots and no additional stormwater drainage is required.
32. The Stormwater Management Report includes sizing calculations for the intakes and storm sewer.
33. The design storm used for the storm sewer calculations appears to be a mix of both 10 year reoccurrence interval storm and 100 year reoccurrence interval storm sizing. The City requires storm sewers to be designed to a 10 year reoccurrence interval storm event in commercial areas.
34. A cursory review of the sizing calculations indicates the storm sewer is adequately sized and complies with the City's requirements relative to the minimum sizing of storm sewers and intakes.



Jeff Kooistra  
February 24, 2022  
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If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or [bveenstra@v-k.net](mailto:bveenstra@v-k.net).

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read "H. R. Veenstra Jr.", with a stylized flourish at the end.

H. R. Veenstra Jr.

HRVJr:rdp  
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Cc: Paul Clausen, Civil Engineering Consultants

## **Meeting Minutes**

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

**Date of Meeting: Monday, November 1, 2021**

**Time/Location of Meeting: 5:30 PM – 310 Mill Street**

### **Agenda:**

1. Call to Order/Roll Call  
Akers called the meeting to order at 5:30 PM  
Roll was called: Akers, Bruins, Feldman, Harrison, Devore present, Wahlert absent.  
Staff present included City Administrator Kyle Michel, City Engineer Bob Veenstra
2. Approval of Agenda  
Feldman moved, supported by Harrison, to approve the agenda as published. Motion carried unanimously.
3. Approval of Minutes – 10-11-2021 Meeting Minutes  
Bruins moved, supported by Feldman, to approve the minutes. Motion carried unanimously.
4. Discussion and Action on the North of River Annexation  
Bruins moved, supported by Harrison, to recommend approval of the North of River Annexation as presented to the Council, indicating a desire to also offer the City's current tax abatement program as part of the annexation to eligible properties. Motion carried unanimously.
5. Discussion and Action on Rezoning Plans for:
  - a. OMG Midwest – Rezone to I2 – Heavy Industrial
  - b. Lauterbach Family Farm/Donna M Lauterbach 2015 Family Trust – Rezone to I1 – Light IndustrialFeldman moved, supported by Bruins, to recommend approval of the rezoning plans to the Council. Motion carried unanimously.
6. Discussion and Action on Annexation Moratorium Agreement with the City of Waukee  
Harrison moved, supported by Feldman, to recommend approval of the agreement to the Council. Motion carried unanimously.
7. Adjournment  
Motion by Feldman, supported by Bruins, to adjourn the meeting. Motion carried unanimously.  
The meeting was adjourned at 6:00 pm.