VAN METER VISION PARK  (338 ACRES)
VAN METER, IOWA - MASTER DEVELOPMENT PLAN

Legend*
- Water Main (City of Van Meter)
- Sanitary Main (City of Van Meter)
- Natural Gas Line (MidAmerican Energy)
- 161 kV Electric Transmission Line (MidAmerican Energy)
- 13.8 kV Electric Distribution Line
- Telecommunications (Century Link)
- Road Access Points (Proposed)
- Non-Developable Land

* All dashed lines indicate proposed Utility routes

Total Developable: 286.06 Acres

- Proposed Pad 375,000 SF
- Copper already exists, would upgrade to 10 Gb Fiber
- Proposed 10 Gb Fiber Line
- Proposed 12" Sewer Main
- Proposed 6" Natural Gas Line (60 psi)
- 12" Water Main
- 10" Sewer Main
- Drainage Swale Non-Developable - 1 acre
- Wooded Areas, Hilly Terrain Non-Developable - 42.3 acres
- 365th Street (and adjacent electric line) can be relocated, if necessary

Map Prepared: August 2017