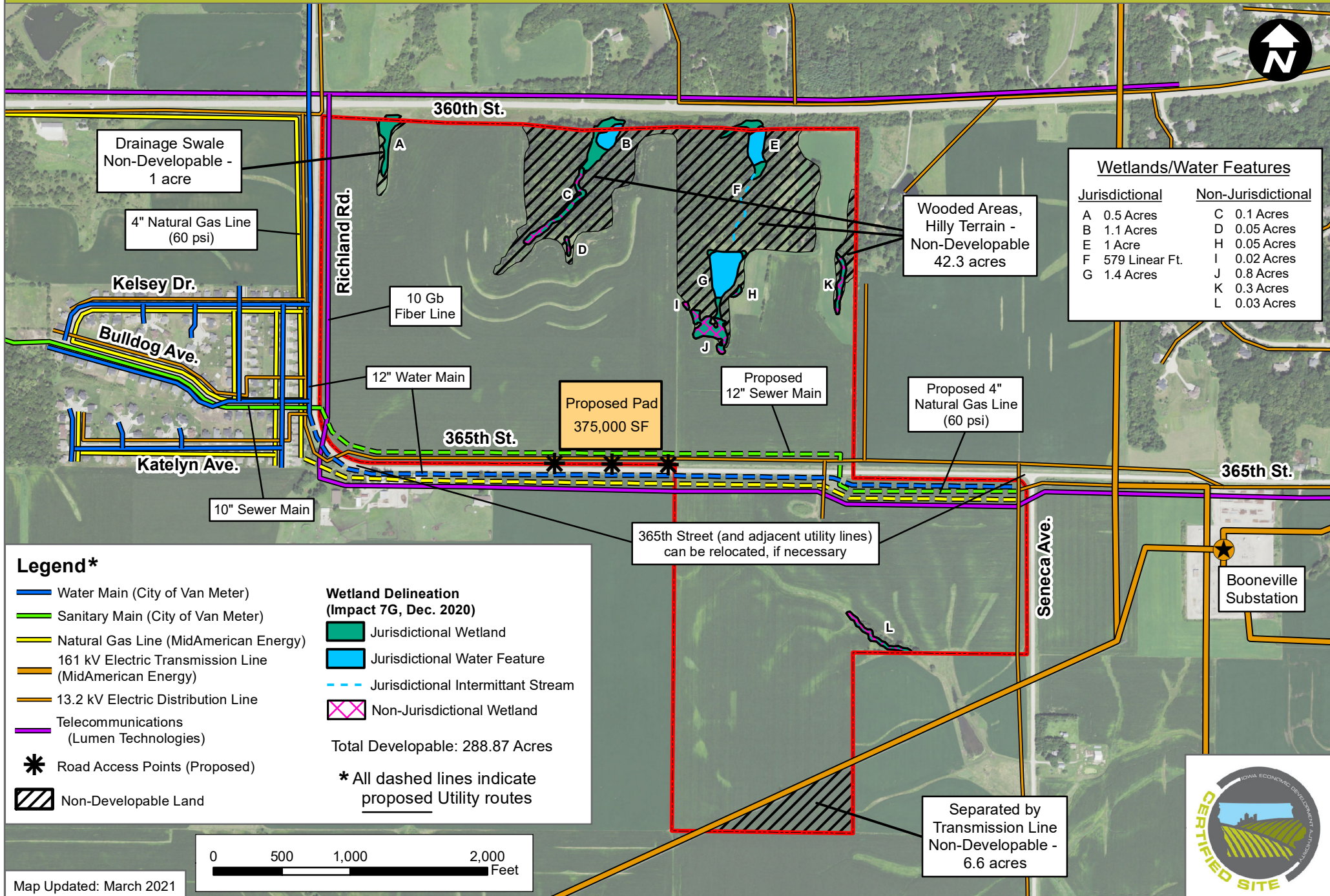


VAN METER VISION PARK (338.81 ACRES)

VAN METER, IOWA - MASTER DEVELOPMENT PLAN



Wetlands/Water Features

Jurisdictional		Non-Jurisdictional	
A	0.5 Acres	C	0.1 Acres
B	1.1 Acres	D	0.05 Acres
E	1 Acre	H	0.05 Acres
F	579 Linear Ft.	I	0.02 Acres
G	1.4 Acres	J	0.8 Acres
		K	0.3 Acres
		L	0.03 Acres

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)
- 13.2 kV Electric Distribution Line
- Telecommunications (Lumen Technologies)
- ✱ Road Access Points (Proposed)
- Non-Developable Land

- #### Wetland Delineation (Impact 7G, Dec. 2020)
- Jurisdictional Wetland
 - Jurisdictional Water Feature
 - Jurisdictional Intermittant Stream
 - Non-Jurisdictional Wetland

Total Developable: 288.87 Acres

* All dashed lines indicate proposed Utility routes

