CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: September 13, 2022

ITEM: West Bank, 3330 Westown Parkway – Site Plan to allow construction of a four-story office and bank building – West Bank – MaM-005517-2022

Resolution: Approval of Full Site Plan

Background: Matt Brown with Formation Group, on behalf of the applicant and property owner, West Bank, requests approval of the Full Site Plan for the approximately 7.7-acre property located at 3330 Westown Parkway. The applicant proposes to construct a 65,000 sq. ft., four-story office and bank building and associated site improvements. Complimenting and supporting the office building are site amenities including a formal plaza area and walking paths adjacent to and around a water feature that also serves as a storm water retention pond, and a significant increase in the amount of open greenspace will be provided.

Staff Review & Comment:

- *History:* The property was developed in the 1970s and historically has contained two banks, a brewery, a multi-tenant retail building, a free-standing restaurant (TGI Friday's then Hurricane Grill) and the former Fitness World West which, in 2020, was purchased and renovated as the home for ClaimDoc, LLC. In 2018, an amendment to the Planned Unit Development (PUD) ordinance was approved to set the stage for redevelopment of the site in anticipation of a mix of retail and residential. On July 5, 2022 a Phased Site Plan to allow construction of private utilities, footings and foundations was approved. On July 18, 2022, A PUD amendment was approved to change the West Bank site from Regional Commercial (RC) to Professional Commerce Park (PCP) to accommodate the redevelopment of the property for West Bank's Headquarters building.

- *Key Development Aspects:*
    1. *Building Demolitions*: The multi-tenant retail building, the bank on the corner of Westown Parkway and Valley West Drive, the brewery, and the vacant restaurant have all been demolished to make way for the proposed office building. The second bank on the property will stay for several more years until its lease expires and then it too will be demolished.

    2. *Right of Way Dedication*: The applicant will be deeding 20 feet of right of way for Westown Parkway as a part of this site plan. The half right of way adjacent to the site needs to be 50 feet. The current width is 30 feet. An acquisition plat will need to be prepared to define the 20 feet to be dedicated to the City. A warranty deed will need to be prepared for the 20 feet to accompany the acquisition plat. Staff recommends a condition of approval that this be accomplished prior to any occupancy of the building.

- *Traffic Impact Study Findings:* The traffic study performed for the rezoning and subsequent development of the property indicated less traffic is anticipated to be generated than previously planned.

- *Conditions of Approval:* The conditions of approval are added to acknowledge that certain items are still needed prior to the issuance of any occupancy permits.

- *Approval Process:* This project is scheduled for the September 13, 2022 City Council meeting. Because the Council staff report will be printed prior to the Planning and Zoning Commission consideration of this item on September 12th, no Planning and Zoning Commission recommendation will be included in the City Council staff report. A memo summarizing the

Commission's recommendation and vote will be provided to the Council prior to their meeting, and an updated resolution will be provided for the Mayor's signature.

- *Vesting of Entitlement:* Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:
Date: September 12, 2022
Vote:
Recommendation:

Recommendation: Approve the Full Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The applicant acknowledges and agrees that it shall deed 20 feet of right of way to the City as a part of this site plan approval. The right of way shall be deeded to the City prior to any occupancy being issued for the proposed office building.
2. The applicant acknowledges and agrees that prior to any occupancy being issued for the building, the Storm Water Management Facility Maintenance Agreement needs to be executed and provided to the City, including as built drawings and certifications of the constructed storm water facilities to be provided to the City for staff review and approval.
3. The applicant acknowledges and agrees that prior to any occupancy being issued for the building, easements for water mains need to be executed and returned to the City.

Lead Staff Member: Brian Portz on behalf of Kara V. Tragesser, AICP

Approval Meeting Dates:

Plan and Zoning Commission	September 12, 2022
City Council	September 13, 2022

Staff Report Reviews:

Plan & Zoning Commission	☒ Development Coordinator (or) ☐ Director	☒ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☒ Legal Department ☐ Agenda Acceptance

Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	3/21/22
Recommendation	☒ Yes ☐ No ☐ Split

Location Map

N

A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-22-091

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner West Bank requests approval of the Site Plan for the approximately 7.71-acre property generally located at 3330 Westown Parkway as depicted on the location map included in the staff report. The applicant requests approval to construct a 4 story office and bank building; and

WHEREAS, the Full Site Plan request complies with the findings stated in the applicable provisions of Title 9, the Comprehensive Plan and City Code.

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Site Plan (MaM-005517-2022), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on September 12, 2022.

_____
Jennifer Drake, Chair
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on September 12, 2022, by the following vote:

AYES:

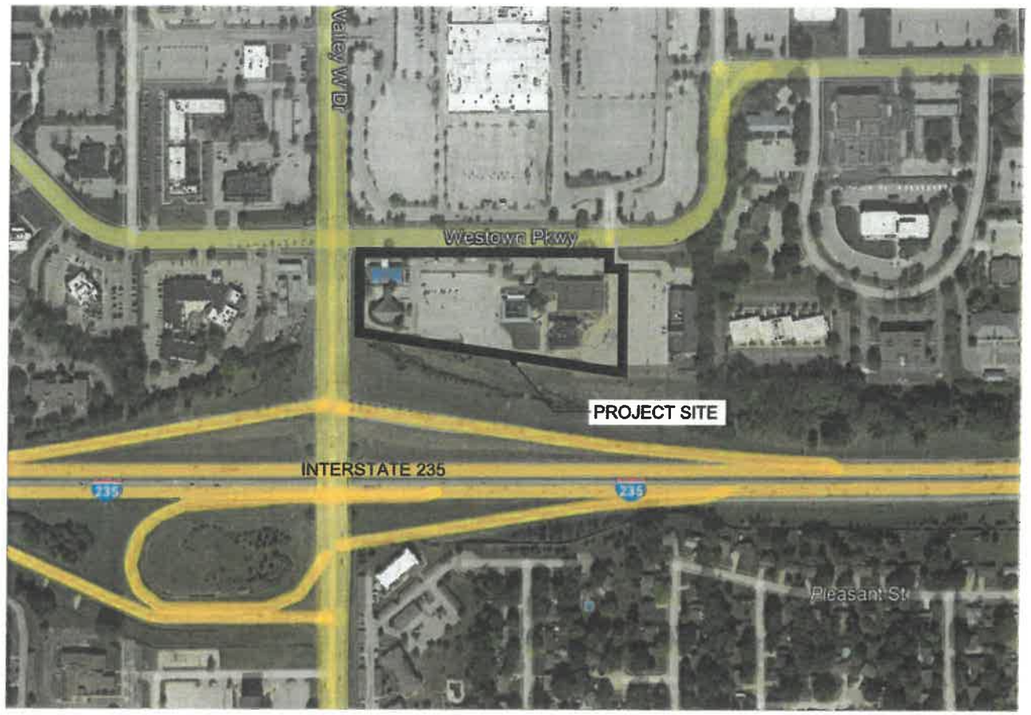
NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

_____
Recording Secretary



VICINITY MAP

PROPERTY DESCRIPTION
THAT PART OF THE NORTH 80 ACRES OF THE WEST 1/2 OF THE NORTHWEST
FRACTIONAL 1/4 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE NORTH 902.8 FEET ALONG THE WEST LINE OF SAID SECTION 4; THENCE EAST, 50.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST 1063.72 FEET; THENCE ALONG A CURVED LINE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.0 FET AND A CHORD BEARING OF N61°18'45"E, AN ARC DISTANCE OF 250.34 FEET TO THE POINT OF INTERSECTION OF SAID CURVED LINE AND THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST FRACTIONAL 1/4 OF SAID SECTION 4; THENCE S0°16'30"E, 574.79 FEET ALONG SAID EAST LINE OF SAID WEST 1/2 TO THE SOUTH LINE OF SAID NORTH 80 ACRES OF SAID WEST 1/2 OF SAID NORTHWEST FRACTIONAL 1/4; THENCE N89°29'15"W, 497.81 FEET, ALONG SAID SOUTH LINE OF SAID NORTH 80 ACRES TO THE POINT OF INTERSECTION OF SAID SOUTH LINE AND THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 235; THENCE N75°21'40"W, 732.86 FEET ALONG SAID RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N33°47'33"W, 125.86 FEET TO THE POINT OF INTERSECTION OF SAID NORTHEASTERLY RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF 35TH STREET, WEST DES MOINES; THENCE NORTH 165.15 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING, (EXCEPT THE EAST 48.5 FEET THEREOF, AND ALSO EXCEPT THAT PORTION CONDEMNED FOR STREET RIGHT OF WAY AS RECORDED IN BOOK 9954, PAGE 507) ALL BEING IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.

EXCEPT PARCEL 2020-158 OF THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA ON NOVEMBER 19, 2020, AND RECORDED IN BOOK 18202 PAGE 5, AND REFILED ON DECEMBER 9, 2020 AND RE-RECORDED IN BOOK 18238 PAGE 984, BEING A PART OF THE NORTH 80 ACRES OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, POLK COUNTY, IOWA

WEST BANK HEADQUARTERS

WEST DES MOINES IOWA

SITE PLAN SUBMITTAL

City Project #: MaM-005517-2022

PLANS INCLUDED ARE FOR ILLUSTRATIVE PURPOSES ONLY – APPROVED PLANS ON FILE WITH THE CITY

West Bank

HGA

202 1ST AVENUE SW
ROCHESTER, MINNESOTA 55902
TELEPHONE: 507.281.8600

SHEET INDEX

NUMBER	SHEET NAME
CIVIL	
C000	Site Survey-1
C000	Site Survey-2
C001	Civil Notes & Legend
C100	Erosion & Sediment Control Plan
C101	Erosion Control Details
C200	Site Demolition Plan
C300	Site Layout & Surfacing Plan
C400	Site Grading Plan
C401	Enlarged Grading Plan - Area A
C402	Enlarged Grading Plan - Area B
C403	Enlarged Grading Plan - Area C
C404	Enlarged Grading Plan - Area D
C405	Enlarged Grading Plan - Area E
C406	Enlarged Grading Plan - Area F
C500	Site Utility Plan
C501	Enlarged Utility Plan - Area A
C502	Enlarged Utility Plan - Area B
C503	Enlarged Utility Plan - Area C
C504	Enlarged Utility Plan - Area D
C505	Enlarged Utility Plan - Area E
C506	Enlarged Utility Plan - Area F
C900	Site Details
LANDSCAPE	
L220	Layout & Materials Detail
L400	Landscape Plan
L420	Planting Details
L440	Plant Materials Schedule

NUMBER	SHEET NAME
ARCHITECTURE	
A020	Architectural Site Plan and Details
A200	Interior Floor Plan - Level 00
A201	Interior Floor Plan - Level 01
A202	Interior Floor Plan - Level 02
A203	Interior Floor Plan - Level 03
A204	C&S Floor Plan - Roof
A400	Overall Exterior Elevations
A401	Overall Exterior Elevations
A402	Exterior Elevations
A500	Exterior Renderings
A501	Exterior Railings
ELECTRICAL	
E030	Electrical Site Plan
E031	Light Photometrics Site Plan
E200-1	Light Photometrics Plan - Level 00

ZONING REQUIREMENTS

EXISTING LAND USE: REGIONAL COMMERCIAL
EXISTING ZONING: PUD B&C BUSINESS AND COMMERCIAL PLANNED UNIT DEVELOPMENT
PROPOSED ZONING: PCP, PROFESSIONAL COMMERCE PARK
AREA SUMMARY: 7.71 ACRES (335,636 S.F.)

SETBACKS: BUILDING: FRONT = 50 FEET
SIDE = 50 FEET
REAR = 50 FEET
PARKING: FRONT = 15 FEET
SIDE = 15 FEET

PARKING SUMMARY	REQUIRED	PROVIDED
STD. STALLS - 10'x18' TOTAL	219	127
TOTAL DEFERRED FOR FUTURE IF NEEDED		92
TOTAL PARKING STALLS	219	219

PROPERTY OWNER:

WEST BANK
1601 22ND STREET
WEST DES MOINES, IA 50266

PARKING SUMMARY BASED ON ORDINANCE REQUIREMENT OF 1 SPACE PER 300 SF OF GFA

65,680 GSF / 300 = 219
10' WIDE SPACES ARE BEING USED
127 SPACES PROVIDED

EXISTING BANK OF AMERICA BUILDING:
APPROXIMATELY 5,000 GSF
ORDINANCE REQUIREMENT OF 3 SPACES PER 1,000 GSF
15 SPACES PROVIDED

HGA COMMISSION NUMBER: 3495-009-01

August 19, 2022

C001

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ABBREVIATIONS

AD	AREA DRAIN
ADA	AMERICAN DISABILITY ACT
AGG	AGGREGATE
ALTA	AMERICAN LAND TITLE ASSOCIATION
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
BIT	BITUMINOUS
BMP	BEST MANAGEMENT PRACTICE
BOT	BOTTOM
CB	CATCH BASIN
CO	CLEAN OUT
CONC	CONCRETE
CSP	CORRUGATE STEEL PIPE
CY	CUBIC YARD
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWGS	DRAWINGS
ELEC	ELECTRICAL
FES	FLARED END SECTION
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HW	HIGH WATER
HYD	HYDRANT
INV	INVERT
LF	LINEAR FOOT
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
PE	POLYETHYLENE PIPE
PSI	POUNDS/SQUARE INCH
PVC	POLY VINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
SAN	SANITARY
SEW	SEWER
SF	SQUARE FOOT
ST	STRUCTURE
STM	STORM
STRUCT	STRUCTURAL
TA	TESTING AGENCY
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WAT	WATER

CITY OF WEST DES MOINES NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
2. AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.
3. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
7. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
9. ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE OR LESS.
10. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
11. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES 222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
12. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED.
13. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
14. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
15. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

GENERAL CIVIL NOTES:

PREPARATION & RESTORATION

1. EXISTING SITE CONDITIONS DEPICTED ON THE DRAWINGS ARE BASED ON TOPOGRAPHIC & UTILITY SURVEY PROVIDED BY THE OWNER. THE CONTRACTOR MUST VISIT THE SITE TO VERIFY EXISTING CONDITIONS.
2. CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS FROM CITY, STATE AND OTHERS REGULATORY AGENCIES.
3. UTILIZE THE IOWA ONE CALL SYSTEM @ 1-800-292-8989, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION. EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES IN RESPONSE TO A LOCATE REQUEST MADE BY THE SURVEYOR. ALL EXISTING UTILITIES MAY NOT BE SHOWN.
4. PRIOR TO CONSTRUCTION, FIELD-VERIFY LOCATION AND ELEVATION OF UTILITIES THAT MAY BE IMPACTED OR DAMAGED BY CONSTRUCTION. REPORT ANY CONFLICTS OR EXISTING DAMAGE TO THE OWNER AND A/E PRIOR TO ORDERING ANY MATERIALS FOR CONSTRUCTION.
5. INSTALL ALL EROSION AND SEDIMENT CONTROL PRACTICES, PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES IN ACCORDANCE WITH APPLICABLE PERMIT(S).
6. PROTECT EXISTING UTILITY PIPES AND APPURTENANCES FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROVIDE TEMPORARY SUPPORT AND BRACING OF UTILITIES IN ACCORDANCE WITH UTILITY OWNERS' REQUIREMENTS AS REQUIRED FOR CONSTRUCTION.
7. COORDINATE DISRUPTION OF UTILITY SERVICES WITH OWNER. LIMIT SERVICE DISRUPTION TO TIMES APPROVED BY OWNER.
8. PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE IOWA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL, LATEST EDITION, AT ALL TIMES THAT CONSTRUCTION ACTIVITY DISRUPTS TRAFFIC ON PUBLIC ROADWAYS.
9. COORDINATE DISRUPTION OF PEDESTRIAN AND VEHICULAR TRAFFIC WITH OWNER. OBTAIN ALL REQUIRED STREET AND SIDEWALK CLOSURE PERMITS. CONTACT CITY OF WEST DES MOINES TO VERIFY REQUIREMENTS.
10. CARE MUST BE TAKEN DURING CONSTRUCTION TO PROTECT SURVEY MONUMENTS AND PROPERTY IRONS.
11. PROTECT ALL TREES NOT SPECIFICALLY DESIGNATED FOR REMOVAL.
12. SAWCUT PAVEMENT THAT REMAINS AT REMOVAL LIMITS.
13. REMOVE & REPLACE ALL TRAFFIC SIGNS DISTURBED BY CONSTRUCTION ACTIVITY.
14. RESTORE OR REPAIR DAMAGED ROADS, WALKS, CURBS, UTILITIES, OR PLANT MATERIALS TO CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION AND AS REQUIRED BY OWNER.
15. LEGALLY DISPOSE OF ALL WASTE MATERIALS, DEBRIS AND EXCESS EXCAVATED MATERIAL.

LAYOUT & SURFACING

1. ALL DIMENSIONS TO CURBS AND CURB&GUTTER ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS TYPICALLY 6-INCHES BEHIND THE FACE OF CURB.
2. GUIDELINES FOR CONSTRUCTION OF NEW CONCRETE SURFACING:
   a. MAXIMUM SPACING OF CONTROL JOINTS IN WALKS TO BE 8-FEET, BUT GENERALLY MATCH THE WALK WIDTH.
   b. MAXIMUM SPACING OF CONTROL JOINTS IN CONCRETE TRAFFIC SLABS TO BE 12-FEET.
   c. ALIGN JOINTS WITH WALK CORNERS, HORIZONTAL DEFLECTIONS, BUILDING CORNERS, ETC. AND USE NOMINALLY EQUAL PANEL SIZES.
   d. SEE 4/C800 FOR JOINTING DETAILS.
3. PROVIDE A MAXIMUM 2% CROSS SLOPE ON ALL SIDEWALKS UNLESS DESIGNATED OTHERWISE ON SITE PLANS.
4. DRIVEWAY APRON, SIDEWALK AND CURB & GUTTER WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES ENGINEERING STANDARDS.

GRADING

2. ALL EXPOSED SOIL AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED NO MORE THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS CEASED.
3. SPOT ELEVATIONS ARE TYPICALLY GIVEN AT FINISHED SURFACE. AT TOP OF CURB, ELEVATIONS ARE NOTED WITH A "TC".
4. SEE GEOTECHNICAL EVALUATION REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS, DATED NOVEMBER 11, 2021 FOR INFORMATION ON SOILS AND SUBGRADE PREPARATION.
   a. REMOVE ALL TOPSOIL, FILL AND UNSUITABLE MATERIAL FROM THE PROPOSED BUILDING AREAS.
   b. OVERSIZE EXCAVATION 1-FOOT LATERALLY FOR EACH FOOT OF EXCAVATION BELOW BOTTOM OF FOOTING ELEVATION.
   c. EXISTING EXCAVATED SOIL WITH MORE THAN 2% ORGANIC CONTENT OR DEBRIS CAN NOT BE USED WITHIN THE BUILDING AREA AS FILL.
   d. REMOVE ALL TOPSOIL, FILL, AND ORGANIC MATERIALS WITHIN 3-FEET OF THE FINISHED PAVEMENT SURFACE.
   e. TEST ROLL SUBGRADE SOILS WITH A FULLY LOADED TANDEM AXLE TRUCK, AND CORRECT ALL UNSTABLE AREAS. CORRECTION OPTIONS INCLUDE SUBCUTTING AND REPLACING WITH CRUSHED AGGREGATE, CHEMICAL STABILIZATION AND/OR USE OF GEOTEXTILES.
4. TESTING AGENCY MUST OBSERVE AND APPROVE ALL BUILDING AND PAVEMENT SUBGRADE SOILS.

UTILITIES

1. VERIFY BUILDING STORM, SANITARY, AND WATER SERVICE LOCATIONS AND ELEVATIONS WITH PLUMBING CONTRACTOR PRIOR TO CONSTRUCTION OF SERVICE LINES.
2. ALL UTILITY DEMOLITION OR ABANDONMENT MUST COMPLY WITH UTILITY OWNER'S REQUIREMENTS.
3. PROVIDE MINIMUM 5.0' COVER ON ALL WATER MAINS. ALL PRIVATE WATER MAIN CONSTRUCTION MUST COMPLY WITH WEST DES MOINES WATER WORKS REQUIREMENTS.
4. SANITARY AND STORM SEWER CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS.
5. COORDINATE CONNECTIONS TO EXISTING UTILITY SYSTEMS WITH UTILITY OWNER.
6. SEE SHEET SHEET C507 FOR NEW UTILITY STRUCTURE INFORMATION
7. ADJUST ALL CASTINGS AND VALVE BOXES WITHIN PROJECT LIMITS TO FINAL ELEVATION 1/4" BELOW FINISHED SURFACE.
8. PROVIDE SUBSOIL DRAINAGE PIPE AT ALL BELOW GRADE BUILDING WALL AND LOW AREAS IN PARKING LOTS.
10. ALL PIPE CONSTRUCTION IS SUBJECT TO VIDEO INSPECTION TO CONFIRM THAT THERE ARE NO SAGS IN THE PIPE PROFILE. PIPES MUST HAVE A CONTINUOUS STRAIGHT SLOPE BETWEEN MANHOLES.
11. MAINTAIN ACCURATE RECORDS OF ALL NEW UTILITY CONSTRUCTION INCLUDING SURVEYED LOCATIONS AND ELEVATIONS OF PIPE AND STRUCTURE INVERTS FOR AS-BUILT DOCUMENTS.
12. SEE SHEET E030 ELECTRICAL SITE PLAN.

PLAN LEGEND

(SEE SITE SURVEY FOR EXISTING FEATURES LEGEND)

REMOVE TREE/SHRUB
REMOVE CURB
REMOVE UNDERGROUND UTILITY
ABANDON UTILITY IN-PLACE
REMOVE PAVEMENT/WALK
MILL PAVEMENT
REMOVE BUILDING
SAWCUT LINE
TREE PROTECTION
DOOR / EXIT
NEW CURB TAPER
NEW SINGLE SIGN
NEW DOUBLE SIGN
NEW ISOLATION JOINT
NEW CONTROL JOINT
CONSTRUCTION LIMITS
EXISTING INDEX CONTOUR
EXISTING CONTOUR
EXISTING CONTOUR DISTURBED
PROPOSED CONTOUR (210)
PROPOSED SPOT ELEVATION (938.00, x943.25)
EXISTING SPOT ELEVATION
DRAINAGE ARROW
DRAINAGE DIVIDE
NEW MANHOLE
NEW DRAINAGE STRUCTURE
NEW HYDRANT
NEW GATE VALVE
SOIL BORING (SB-02)
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING WATERMAIN
EXISTING GAS
EXISTING TELEPHONE/FIBER OPTIC
NEW SANITARY SEWER
NEW STORM SEWER
NEW WATERMAIN
NEW SUB-DRAIN
NEW LIGHT FIXTURES
SILT FENCE
INLET PROTECTION
EROSION FIBER LOG
EROSION CONTROL BLANKET

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552104656.

OE1-OVERHEAD ELECTRIC UE1-UNDERGROUND ELECTRIC G1-GAS	MIDAMERICAN ENERGY CRAIG RANFELD 515-252-6539 MECDSMDesignLocates@midamerican.com
W1-WATER MAIN	WEST DES MOINES WATER WORKS WILLIAM MASUCE 515-222-3510 design_locates@wdmww.com
FO1-FIBER OPTIC	UNITE PRIVATE NETWORKS JOE KILZER 515-435-3558 upngis@uprfiber.com
FO2-FIBER OPTIC	CONSOLIDATED COMMUNICATIONS JUSTIN GREV 507-386-3606 justin.grev@consolidated.com
CO1-COMMUNICATION	CENTURYLINK SADIE HULL 918-547-0147 sadie.hull@lumen.com
CO2-COMMUNICATION	VERIZON JOHN BACHELDER 972-729-7000 john.bachelder@verizon.com

BENCHMARKS

CITY OF WEST DES MOINES VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A) (ARTN DERIVED - US SURVEY FEET

CONVERSION FROM CITY OF WEST DES MOINES VERTICAL DATUM TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) IS (+)774.01

BM 68 — NAVD 88 (FEET) = 839.09
WDM DATUM (FEET) 85.09
INTERSECTION OF 22nd ST AND UNIVERSITY AVE, SE CORNER OF INTERSECTION, 77.5 FEET EAST OF THE CENTERLINE OF 22ND ST AND 39.5 FEET SOUTH OF THE CENTERLINE OF UNIVERSITY AVE.

BM 69 — NAVD 88 (FEET) = 870.59
WDM DATUM (FEET) 95.58
INTERSECTION OF 28TH ST AND UNIVERSITY AVE, SW CORNER OF INTERSECTION, 41.5 FEET SOUTH OF THE CENTERLINE OF UNIVERSITY AVE AND 66.5 FEET WEST OF THE CENTERLINE OF 28TH STREET

HGA

202 1st Avenue SW
Rochester, Minnesota 55902
Telephone 5072818600

CIVIL ENGINEER
LANDSCAPE ARCHITECT
ARCHITECT
INTERIOR DESIGN
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS

West Des Moines, Iowa

NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

CIVIL NOTES AND LEGEND

DATE: JUNE 10, 2022

SITE PLAN SUBMITTAL

C001

SITE PLAN SUBMITTAL

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STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

OWNER, PROJECT NAME & LOCATION:

OWNER: WEST BANK
PROJECT NAME: WEST BANK WEST DES MOINES
LOCATION: STREET: CITY: WEST DES MOINES
COUNTY: POLK COUNTY STATE: IOWA
ZIP CODE: 50266
LATITUDE/LONGITUDE: 44.178339,-93.947796

SITE DESCRIPTION:

THIS PROJECT WILL CONSIST OF THE CONSTRUCTION OF A BUILDING AND PARKING LOT ALONG WITH SITE GRADING AND UTILITY INSTALLATIONS.

SITE AREAS

AREA	SQUARE FEET	ACRES
TOTAL SITE AREA	335,536	7.71
TOTAL DISTURBED AREA	309,275	7.1
TOTAL EXISTING IMPERVIOUS AREA	236,106	5.42
TOTAL PROPOSED IMPERVIOUS AREA	150,988	3.47
TOTAL DECREASE IN IMPERVIOUS AREA	85,118	1.95

SOIL TYPES

A REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW WAS PREPARED BY ALLENDER & BUTZKE, INC. DATED NOVEMBER 11, 2021 FOR THE PROPOSED PROJECT.

IN GENERAL, THE BUILDING SITE CONSISTS OF A SURFICIAL LAYER (2.5' - 14') OF FILL COMPRISED OF VARYING THICKNESS OF LAYERS OF SANDY LEAN CLAY AND LEAN TO FAT CLAY. CLASSIFIED AS (CL) TO (CH) PER USCS.

BELOW THE FILL, LIE LAYERS OF WISCONSINAN GLACIAL TILL AND LOESS ON TOP OF BEDROCK.

THE WISCONSINAN GLACIAL TILL IS COMPRISED OF SANDY LEAN CLAY (CL) AND LEAN CLAY (CL) TO DEPTHS OF 27 TO 30 FEET BELOW EXISTING GRADE. THE LOESS IS COMPRISED OF LEAN CLAY (CL) AND EXTENDS TO DEPTHS OF UP TO 40 FEET BELOW EXISTING GRADE.

RUNOFF COEFFICIENT

EXISTING AND PROPOSED SITE SOILS ARE MOSTLY CLAYS (CLAY, LEAN CLAY OR FAT CLAY) AND ARE CLASSIFIED AS (CL) SOILS PER THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS) AND FALL INTO HYDROLOGIC SOIL GROUP D.

RECEIVING WATERS

THE DOWNSTREAM RECEIVING WATER IS BLUE CREEK

DESCRIPTION OF PERMANENT STORMWATER TREATMENT SYSTEMS

A PERMANENT STORMWATER TREATMENT SYSTEM IS PROVIDED ON SITE THAT INCLUDES THE CONSTRUCTION OF ONE STORM WATER RETENTION BASIN AND TWO UNDERGROUND PRE-TREATMENT BASINS. THE STORM WATER BASIN COLLECTS RUNOFF FROM THE MAJORITY OF THE DISTURBED AREAS OF THE SITE, AND PROVIDES TREATMENT REQUIRED BY THE STATE CONSTRUCTION STORMWATER PERMIT.

SWPPP COMPONENTS AND LOCATIONS

THE SWPPP IS A COMBINATION OF NARRITIVE, PLAN SHEETS AND STANDARD DETAIL SHEETS THAT ADDRESS THE FORSEEABLE CONDITIONS THAT MAY OCCUR DURING THE CONSTRUCTION OR POST CONSTRUCTION ACTIVITIES. THE SWPPP COMPONENTS ARE PROVIDED IN THE FOLLOWING LOCATIONS:

DESCRIPTION	LOCATION
SWPPP NARRATIVE	THIS SHEET
LOCATION AND TYPE OF BMPs	SHEETS C101
ESTIMATED QUANTITIES	THIS SHEET
IMPERVIOUS SURFACE AREA CALCULATIONS	THIS SHEET
SITE MAP	THIS SHEET - SEE ABOVE RIGHT
LOCATIONS OF AREAS NOT TO BE DISTURBED	SHEETS C101
CONSTRUCTION PHASING	CONSTRUCTION WILL NOT BE PHASED
MAPS OF SURFACE WATERS AND WETLANDS	THIS SHEET
FINAL STABILIZATION	SHEETS L200 AND SPEC SECTION 329200
BMP DETAILS	SHEET C102
SITE GRADING	SHEETS C400, C401-C406
EROSION CONTROL	SHEETS C101

PRELIMINARY ESTIMATED QUANTITIES OF BMPs

ITEM	QUANTITY	UNIT
ROCK CONSTRUCTION EXIT/ENTRANCE	1	EACH
SILT FENCE	1700	LF
SEDIMENT CONTROL LOG	100	LF
INLET PROTECTION	11	EACH
EROSION CONTROL BLANKET	835	SY

ANTICIPATED CONSTRUCTION SEQUENCING

1. INSTALL STABILIZED CONSTRUCTION EXIT(S)
2. INSTALL SILT FENCE AND/OR SEDIMENT CONTROL LOGS
3. INSTALL INLET PROTECTION
4. STRIP TOPSOIL
9. ROUGH GRADE SITE
10. MAINTAIN ALL TEMPORARY EROSION & SEDIMENT CONTROLS
11. INSTALL SITE UTILITIES
12. PREPARE BUILDING PAD FOR NEW CONSTRUCTION
13. CONSTRUCT BUILDING
14. INSTALL UTILITY SERVICES
15. EXCAVATE STORM WATER POND
16. COMPLETE SITE UTILITY INSTALLATIONS
17. COMPLETE SITE GRADING
18. INSTALL SITE PAVING
19. TOP DRESS TURF AREAS
20. REMOVE ACCUMULATED SEDIMENT FROM BMPs
21. STABILIZE SITE
22. COMPLETE SITE BUILDING AND SITE CONSTRUCTION
23. REMOVE TEMPORARY EROSION & SEDIMENT CONTROLS AFTER A MINIMUM 75% OF CONTRIBUTING PERVIOUS AREA HAS ESTABLISHED VEGETATION
24. REMOVE TEMPORARY STORM WATER BASIN BYPASS

GENERAL SWPPP NOTES FOR CONSTRUCTION ACTIVITY

1. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL ASPECTS OF THE NPDES STORMWATER CONSTRUCTION PERMIT AT ALL TIMES UNTIL THE NOTICE OF TERMINATION HAS BEEN SUBMITTED. THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE, HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION (N.O.T.) HAS BEEN SUBMITTED.
2. THE CONTRACTOR MUST PREPARE WEEKLY AND EVENT-DRIVEN EROSION INSPECTION REPORTS AS NOTED IN THE PERMIT. THE REPORTS MUST BE WRITTEN AND FILED ON SITE.
3. THE CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE PERMIT REGARDING POLLUTION PREVENTION MANAGEMENT DURING CONSTRUCTION, WHICH INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
   A. CONCRETE WASHOUT AREAS. THE LOCATION OF WASHOUT AREAS MUST BE IDENTIFIED BY SIGNS AND MUST UTILIZE A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER THAT PREVENTS RUNOFF FROM DISCHARGING ON TO ADJACENT SOILS. AN ENGINEERED COLLECTION SYSTEM MAY BE USED IF APPROVED BY THE PERMITTING AUTHORITY.
   B. SOLID WASTE COLLECTION AND REMOVAL
   C. SECONDARY CONTAINMENT
   D. SECURED HAZARDOUS WASTE STORAGE CONTAINERS
   E. CHEMICAL SPILL KITS
   F. PORTABLE RESTROOM FACILITIES THAT ARE ANCHORED TO PREVENT TIPPING

POLLUTION AND SPILL PREVENTION AND MANAGEMENT

1. CHEMICALS MUST BE KEPT IN A SECURE STORAGE AREA WHEN NOT IN USE. CHEMICAL STORAGE CONTAINERS MUST HAVE SECONDARY CONTAINMENT WHEN BEING USED OR STORED ON THE PROJECT SITE. CHEMICAL SPILLS OF ANY KIND (OIL, FUEL, FERTILIZER, ETC.) MUST BE CLEANED UP AND REMOVED FROM THE SITE IMMEDIATELY. THE CONTRACTOR MUST HAVE A SPILL KIT ON SITE AT ALL TIMES. THE FOLLOWING GOOD HOUSEKEEPING SPILL PREVENTION PRACTICES MUST BE FOLLOWED ONSITE THROUGH THE DURATION OF THE CONSTRUCTION PROJECT.
   A. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH MATERIAL ONSITE TO COMPLETE THE PROJECT.
   B. ALL MATERIALS STORED ONSITE MUST BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE WITH SECONDARY CONTAINMENT.
   C. PRODUCTS MUST BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR ORIGINAL MANUFACTURER'S LABEL.
   D. SUBSTANCES MUST NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
   E. THE ENTIRE PRODUCT MUST BE USED UP, WHENEVER POSSIBLE, BEFORE DISPOSING OF THE CONTAINER.
   F. THE MANUFACTURER'S RECOMMENDATIONS FOR USE AND PROPER DISPOSAL MUST BE FOLLOWED.
   G. THE CONTRACTOR'S SUPERINTENDENT MUST INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.
5. THE FOLLOWING PRACTICES MUST BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS STORED ONSITE:
   A. PRODUCTS MUST BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY CANNOT BE RESEALED.
   B. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS MUST BE RETAINED ON SITE AND ACCESSIBLE AT ALL TIMES.
   C. THE MANUFACTURER'S RECOMMENDED METHODS FOR PROPER DISPOSAL OF SURPLUS PRODUCT MUST BE FOLLOWED.
6. IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES FOR SPILL PREVENTION AND CLEANUP MUST BE FOLLOWED.
   A. IF A SPILL OCCURS, OBSERVE THE MANUFACTURERS' SAFETY PRECAUTIONS ASSOCIATED WITH THE SPILLED MATERIAL. THE MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP MUST BE CLEARLY POSTED AND SITE PERSONNEL MUST BE MADE AWARE OF THE PROCEDURES AND LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES.
   B. STOP THE SOURCE OF THE SPILL. IF POSSIBLE, CALL THE LOCAL FIRE AND/OR POLICE DEPARTMENTS IF FIRE OR PUBLIC SAFETY HAZARDS ARE CREATED.
   C. CONTAIN THE SPILLED MATERIAL. TOPSOIL, SAND OR ANY SEMI-IMPERMEABLE MATERIAL MAY BE USED TO CREATE A TEMPORARY CONTAINMENT STRUCTURE TO PREVENT THE SPILLED MATERIAL FROM FLOWING.
   D. SPILLS OF TOXIC OR HAZARDOUS MATERIALS MUST BE REPORTED TO THE APPROPRIATE STATE AND/OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF DISCHARGE. IN ADDITION TO REPORTING TO LOCAL AUTHORITIES,
   E. CLEAN UP THE SPILLED MATERIAL IMMEDIATELY AFTER DISCOVERY AND DISPOSE OF THE WASTES PROPERLY. WITH THE EXCEPTION OF USED OIL WASTES GENERATED FROM PETROLEUM SPILLS THAT HAVE BEEN REPORTED AND CLEANED UP IMMEDIATELY ARE EXEMPT FROM MINNESOTA'S HAZARDOUS WASTE RULES. WASTE GENERATED FROM USED OIL SPILLS MUST BE SENT TO A FACILITY FOR ENERGY RECOVERY.
   F. THE SPILL AREA MUST BE KEPT WELL VENTILATED AND PERSONNEL MUST WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
   G. SPILLS MUST BE STUDIED TO DETERMINE WHY THEY OCCURRED AND PREVENTATIVE METHODS MUST BE IMPLEMENTED TO ENSURE SIMILAR SPILLS DO NOT OCCUR IN THE FUTURE.
7. TRASH AND CONSTRUCTION DEBRIS MUST BE DISPOSED OF PROPERLY. PROPER MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO KEEP DEBRIS FROM SURFACE WATERS.

EROSION PREVENTION PRACTICES

1. ALL EXPOSED SOIL AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED NO MORE THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. IN MANY INSTANCES THIS WILL REQUIRE STABILIZATION TO OCCUR MORE THAN ONCE DURING ROUGH GRADING.
2. THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE INSTALLED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY REMOVAL WORK AND/OR GROUND DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED.

SEDIMENT CONTROL PRACTICES

1. SEDIMENT CONTROL DEVICES MUST BE ESTABLISHED ON ALL DOWN-GRADIENT PERIMETERS BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITIES BEGIN. SEDIMENT CONTROL DEVICES INCLUDE, BUT ARE NOT LIMITED TO:
   A. PERIMETER CONTROL SHALL BE LOCATED ON THE CONTOUR TO CAPTURE OVERLAND LOW-VELOCITY SHEET FLOWS DOWN-GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS.
   B. DITCH CHECKS MUST BE PLACED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
   C. SEDIMENT DAMAGE FROM STOCKPILES MUST BE MINIMIZED BY PLACING A ROW OF SILT FENCE A MAXIMUM OF 5-FEET FROM THE TOE OF THE SLOPE OF THE STOCKPILE.
2. STORM SEWER INLETS MUST BE PROTECTED AT ALL TIMES WITH THE APPROPRIATE INLET PROTECTION DEVICE FOR EACH SPECIFIC PHASE OF CONSTRUCTION. INLET PROTECTION DEVICES MAY NEED TO BE REPLACED MULTIPLE TIMES IN THE SAME LOCATION OVER THE LIFE OF THE PROJECT BUT WILL BE PAID FOR ONLY ONCE PER INLET LOCATION REGARDLESS OF THE NUMBER OF TIMES THE BMP IS REPLACED. AL STORM SEWER INLET PROTECTION DEVICES WILL BE KEPT IN GOOD FUNCTIONAL CONDITION AT ALL TIMES. IF THE PROJECT ENGINEER, CITY PERSONNEL DEEM AN INLET PROTECTION DEVICE TO BE NONFUNCTIONAL, IN POOR CONDITION, INEFFECTIVE, OR NOT APPROPRIATE FOR THE CURRENT CONSTRUCTION ACTIVITIES IT WILL BE REPLACED AT NO COST TO THE OWNER.
3. THE CONTRACTOR MUST PLACE CONSTRUCTION EXITS, AS NECESSARY, TO PREVENT TRACKING OF SEDIMENT ONTO PAVED SURFACES AND IN COMPLIANCE WITH PART IV OF THE NPDES PERMIT. CONSTRUCTION EXITS MUST BE SUFFICIENTLY SIZED AND MAINTAINED TO PREVENT TRACK OUT.
4. THE CONTRACTOR SHALL CLEAN ALL TRACKED MATERIALS ON ADJACENT ROADWAYS ON A DAILY BASIS, OR MORE OFTEN IF REQUIRED BY THE PROJECT ENGINEER, CITY. PAVEMENT SHALL BE LIGHTLY WETTED PRIOR TO SWEEPING OR AS DIRECTED BY THE PROJECT ENGINEER.
5. THE CONTRACTOR MUST USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT DISCHARGE OR PLACEMENT OF BITUMINOUS GRINDINGS, CUTTINGS, MILLINGS AND OTHER BITUMINOUS WASTES FROM AREAS OF EXISTING OR FUTURE VEGETATED SOILS, AND ALL WATER CONVEYANCE SYSTEMS, INCLUDING INLETS.
6. THE CONTRACTOR MUST USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT CONCRETE DUST, PARTICLES, SAW-CUT SLURRY, AND PLANT WASTE FROM ENTERING STORMWATER CONVEYANCE SYSTEMS, INCLUDING INLETS AND CURB FLOW LINES.
7. DITCHES AND EXPOSED SOILS MUST BE KEPT IN AN EVEN ROUGH GRADED CONDITION IN ORDER TO APPLY EROSION CONTROL MULCHES AND BLANKETS.
8. OUTLETS INTO SURFACE WATERS SHALL BE STABILIZED WITH ENERGY DISSIPATION WITHIN 24 HOURS OF BEING CONSTRUCTED.
9. ALL EXPOSED SOIL AREAS MUST BE STABILIZED PRIOR TO THE ONSET OF WINTER, ANY WORK STILL BEING PERFORMED MUST BE SHOW MULCHED, SEEDED OR BLANKETED WITHIN THE TIME FRAMES IN THE NPDES PERMIT.
10. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE REQUIREMENTS:
    A. SILT FENCE MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN IT BECOMES NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE. REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY.
    B. INLET PROTECTION DEVICES SHOULD BE REPAIRED WHEN THEY BECOME NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT OR DEPTH OF THE DEVICE.
    C. ALL OTHER NON-FUNCTIONAL BMPS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITHIN 24 HOURS OF DISCOVERY.
    D. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL BMPS UNTIL WORK HAS BEEN COMPLETED, THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION (N.O.T.) HAS BEEN SUBMITTED TO THE MPCA IN ACCORDANCE WITH THE CONDITIONS OF THE NPDES PERMIT.
11. IF SEDIMENT DEPOSITS WITHIN WATERS OF THE STATE THE MATERIAL MUST BE REMOVED WITHIN 7 DAYS.
12. CONTRACTOR MUST OBTAIN LGU AND DNR APPROVALS AS REQUIRED

DEWATERING AND BASIN DRAINING

1. DEWATERING MAY BE REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN, FOR ANY TEMPORARY SEDIMENT BASINS AND UTILITY CONSTRUCTION, TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF THESE ACTIVITIES. THE DEWATERING PLAN MUST INCLUDE BMP'S TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS.
2. ALL STORM SEWER PIPE, MANHOLES AND CATCH BASINS MUST BE CLEANED OF ANY ACCUMULATED SEDIMENT UPON THE COMPLETION OF ALL LAND DISTURBING ACTIVITIES.

HGA

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CIVIL ENGINEER
LANDSCAPE ARCHITECT
ARCHITECT
INTERIOR DESIGN
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS

West Des Moines, Iowa

NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

DATE: JUNE 10, 2022

SITE PLAN SUBMITTAL

C100

SITE PLAN SUBMITTAL

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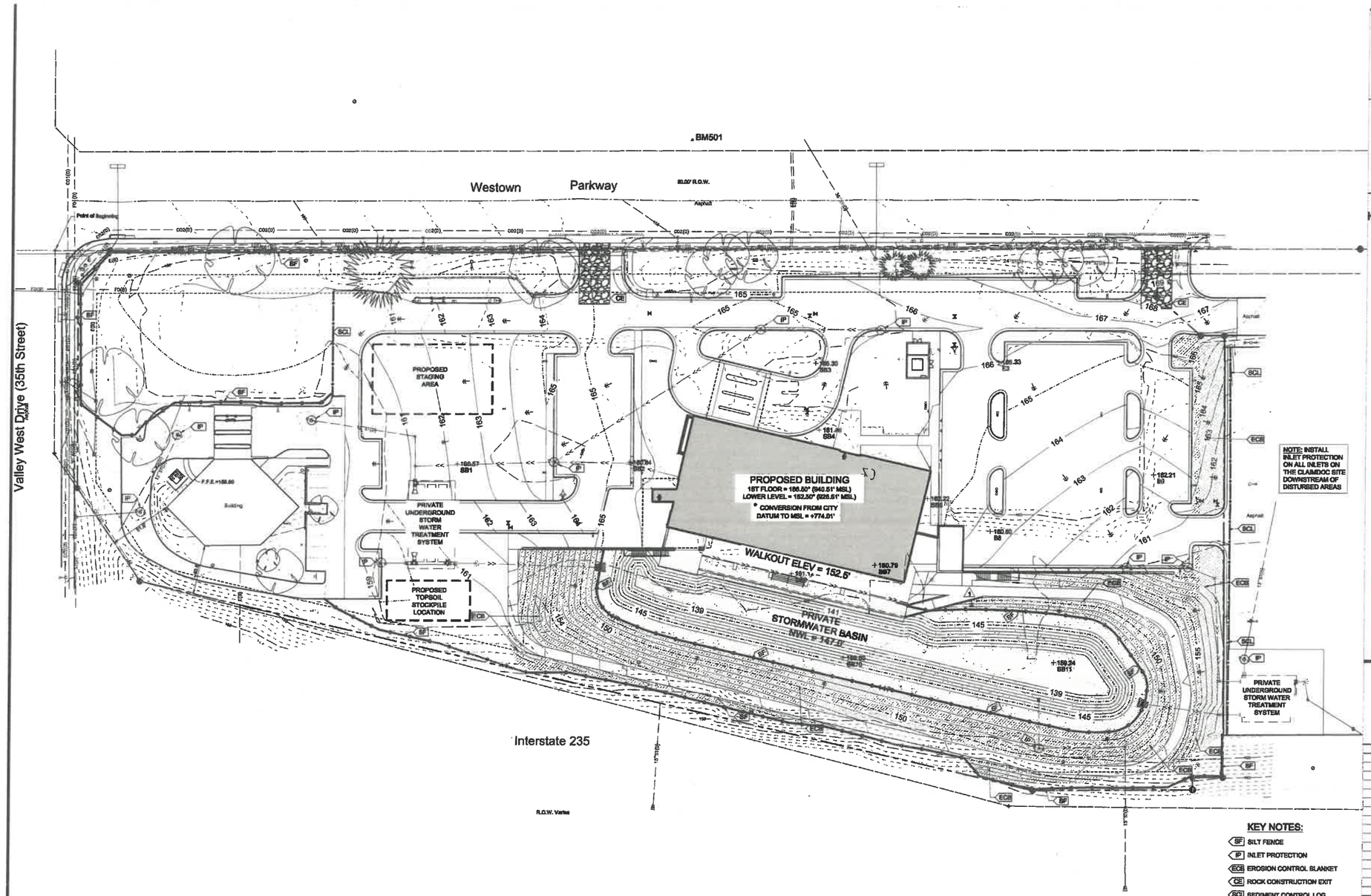

NOTE: INSTALL INLET PROTECTION ON ALL INLETS ON THE CLAIMDOC SITE DOWNSTREAM OF DISTURBED AREAS

KEY NOTES:

- SF SILT FENCE
- IP INLET PROTECTION
- ECB EROSION CONTROL BLANKET
- CE ROCK CONSTRUCTION EXIT
- SCL SEDIMENT CONTROL LOG

N

0 30 60
SCALE IN FEET

NOTES:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND
2. SEE SHEET C101 FOR EROSION CONTROL DETAILS.
3. DISTURBED SITE AREA = 7.1 ACRES

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ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS

West Des Moines, Iowa

West Bank

NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

EROSION AND SEDIMENT CONTROL PLAN

DATE: AUGUST 19, 2022

SITE PLAN SUBMITTAL

C101

SITE PLAN SUBMITTAL

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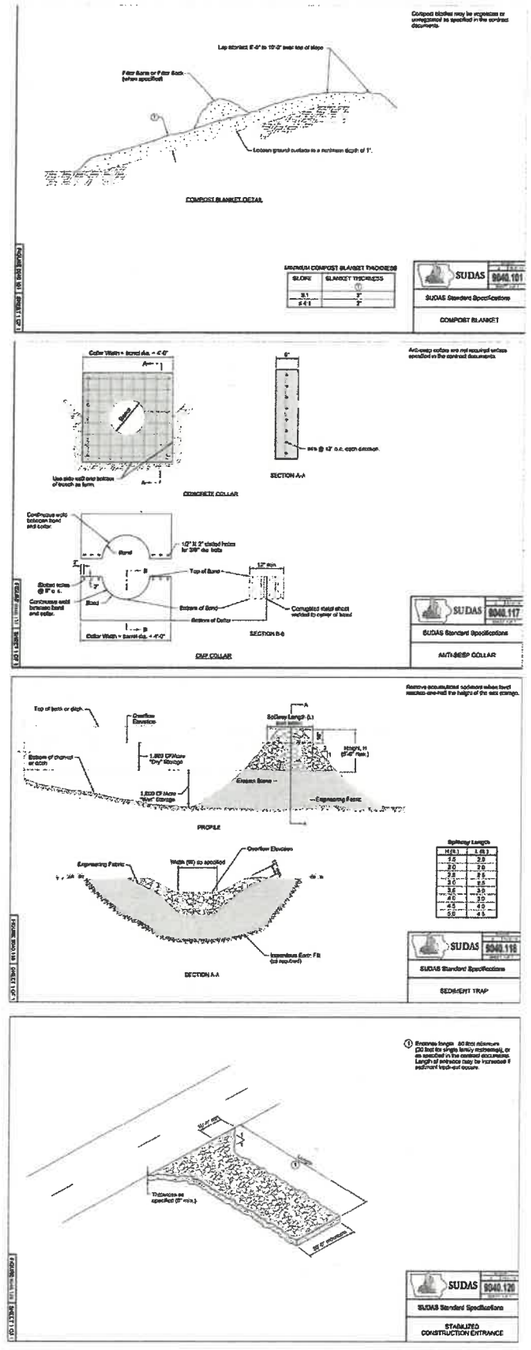

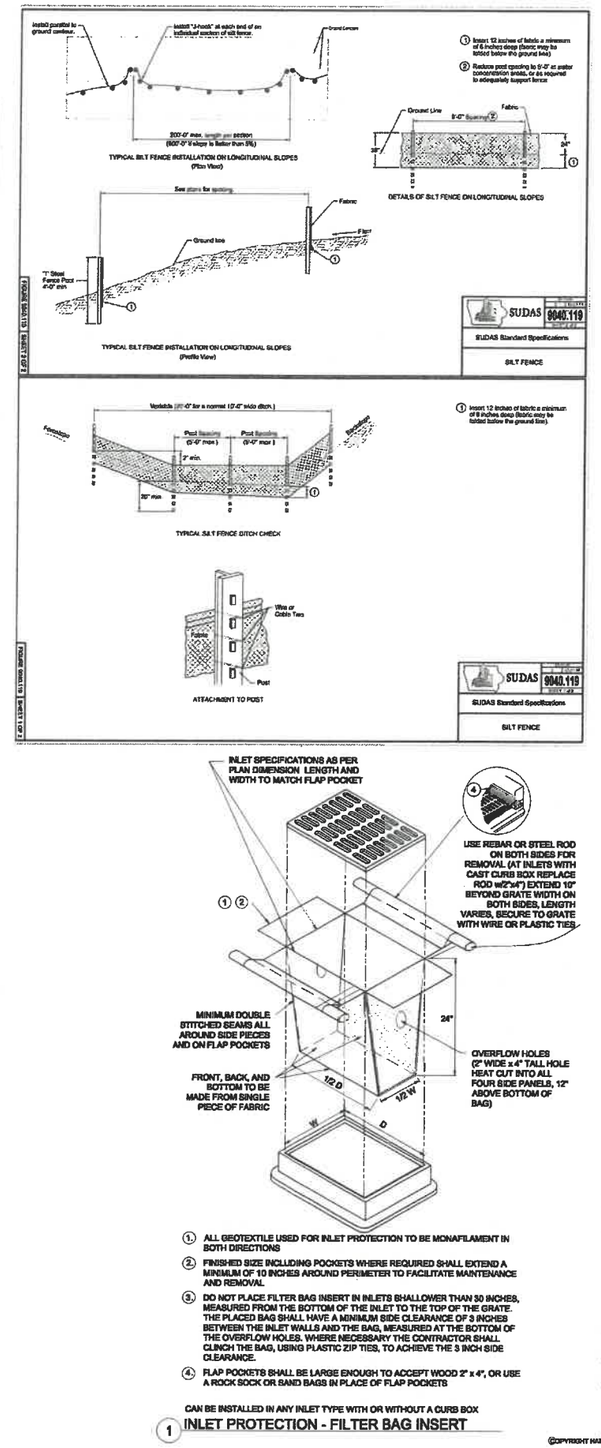

1. ALL GEOTEXTILE USED FOR INLET PROTECTION TO BE MONAFILAMENT IN BOTH DIRECTIONS
2. FINISHED SIZE INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND PERIMETER TO FACILITATE MAINTENANCE AND REMOVAL
3. DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
4. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4", OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF FLAP POCKETS

CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX

1 INLET PROTECTION - FILTER BAG INSERT

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ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS

West Des Moines, Iowa

West Bank

NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

EROSION CONTROL DETAILS

DATE: JUNE 10, 2022

SITE PLAN SUBMITTAL

C102

SITE PLAN SUBMITTAL

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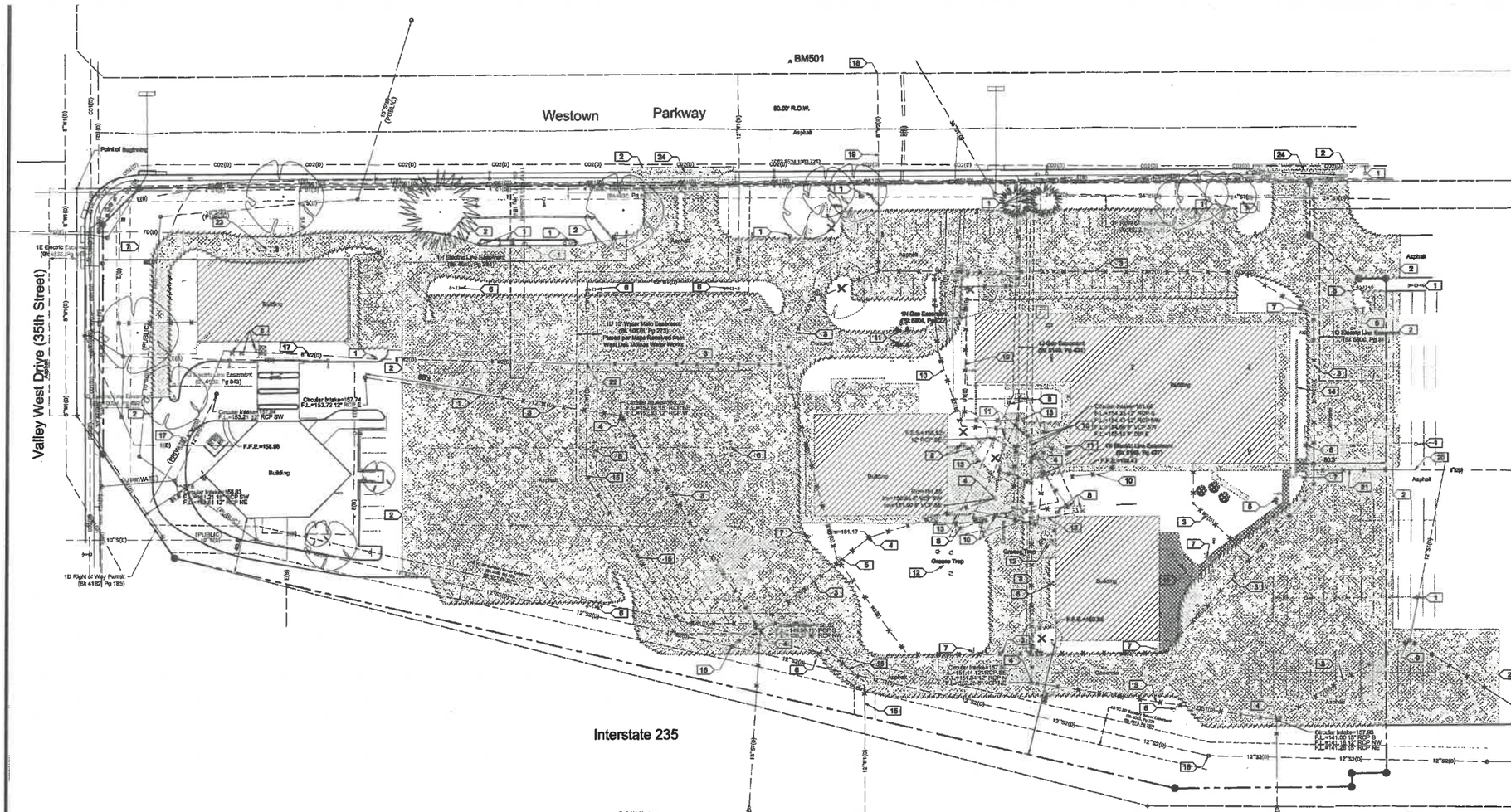

KEY NOTES

1. PROTECT EXISTING FEATURE
2. SAWCUT PAVEMENT
3. REMOVE PIPE
4. REMOVE MANHOLE OR CATCH BASIN
5. REMOVE HYDRANT
6. REMOVE POLE & FOUNDATION
7. REMOVE SIGN
8. REMOVE MECHANICAL / ELECTRICAL EQUIPMENT
9. BULKHEAD EXISTING PIPE
10. COORDINATE REMOVAL OF UTILITY
11. REMOVE BOLLARDS
12. REMOVE GREASE TRAP
13. REMOVE SCREEN WALL OR FENCE
14. REMOVE RETAINING WALL
15. REMOVAL OF WDMWW 12-INCH PUBLIC WATERMAIN BY SEPARATE CONSTRUCTION PACKAGE. SEE NOTE 6
16. LOWER TOP OF SANITARY MANHOLE BY SEPARATE CONSTRUCTION PACKAGE.
17. MAINTAIN WATER SERVICE TO EXISTING BUILDINGS THROUGHOUT CONSTRUCTION. SEE NOTE 6
18. ABANDON EXISTING WATER SERVICE AT THE MAIN PER WEST DES MOINES WATER WORKS REQUIREMENTS.
19. ABANDON EXISTING WATER SERVICE IN WESTOWN PARKWAY RIGHT-OF-WAY IN PLACE BLOCKING ENDS OF PIPE AND FILL ALL ANNULAR SPACE WITH FLOWABLE FILL PER CITY OF WEST DES MOINES REQUIREMENTS.
20. MAINTAIN WATER SERVICE TO CLAMDOG THROUGHOUT CONSTRUCTION.
21. REMOVE WATER SERVICE AFTER NEW SERVICE IS OPERATIONAL.
22. ABANDON TO EXIST. WITH PLUG ON EXISTING CROSS. WILL NEED TO CUT OUT CROSS AND REPLACE WITH STRAIGHT PIPE WHEN WESTERN BUILDINGS DO AWAY.
23. REMOVE BANK WORK AND EQUIPMENT
24. REMOVE EXISTING DRIVEWAY PER CITY OF WEST DES MOINES STANDARD DETAILS AND REQUIREMENTS

SCALE IN FEET: 0 20 60

NOTES:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND
2. REMOVE ALL SIGNS IN CONFLICT WITH NEW CONSTRUCTION. SALVAGE SIGNS THAT CAN BE RE-USED BY OWNER.
3. COORDINATE REMOVAL OF NATURAL GAS AND ELECTRICAL SERVICES WITH MID AMERICAN ENERGY
4. WEST DES MOINES WATER WORKS (WDMWW) PUBLIC 12-INCH WATERMAIN LOCATED ON SITE MUST REMAIN ACTIVE THROUGHOUT CONSTRUCTION. RELOCATION OF THIS WATERMAIN WILL BE BY SEPARATE CONSTRUCTION PACKAGE. COORDINATE WATERMAIN RELOCATION WITH PROJECT SITE CONSTRUCTION SCHEDULING.
5. BANK OF AMERICA WATER SERVICE TO REMAIN ACTIVE THROUGHOUT CONSTRUCTION. META BANK WATER SERVICE TO BE ABANDONED AT MAIN PER WDMWW REQUIREMENTS PRIOR TO DEMOLITION OF BUILDING.

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ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS

West Des Moines, Iowa

West Bank

NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

SITE DEMOLITION PLAN

DATE: AUGUST 19, 2022

SITE PLAN SUBMITTAL

C200

SITE PLAN SUBMITTAL

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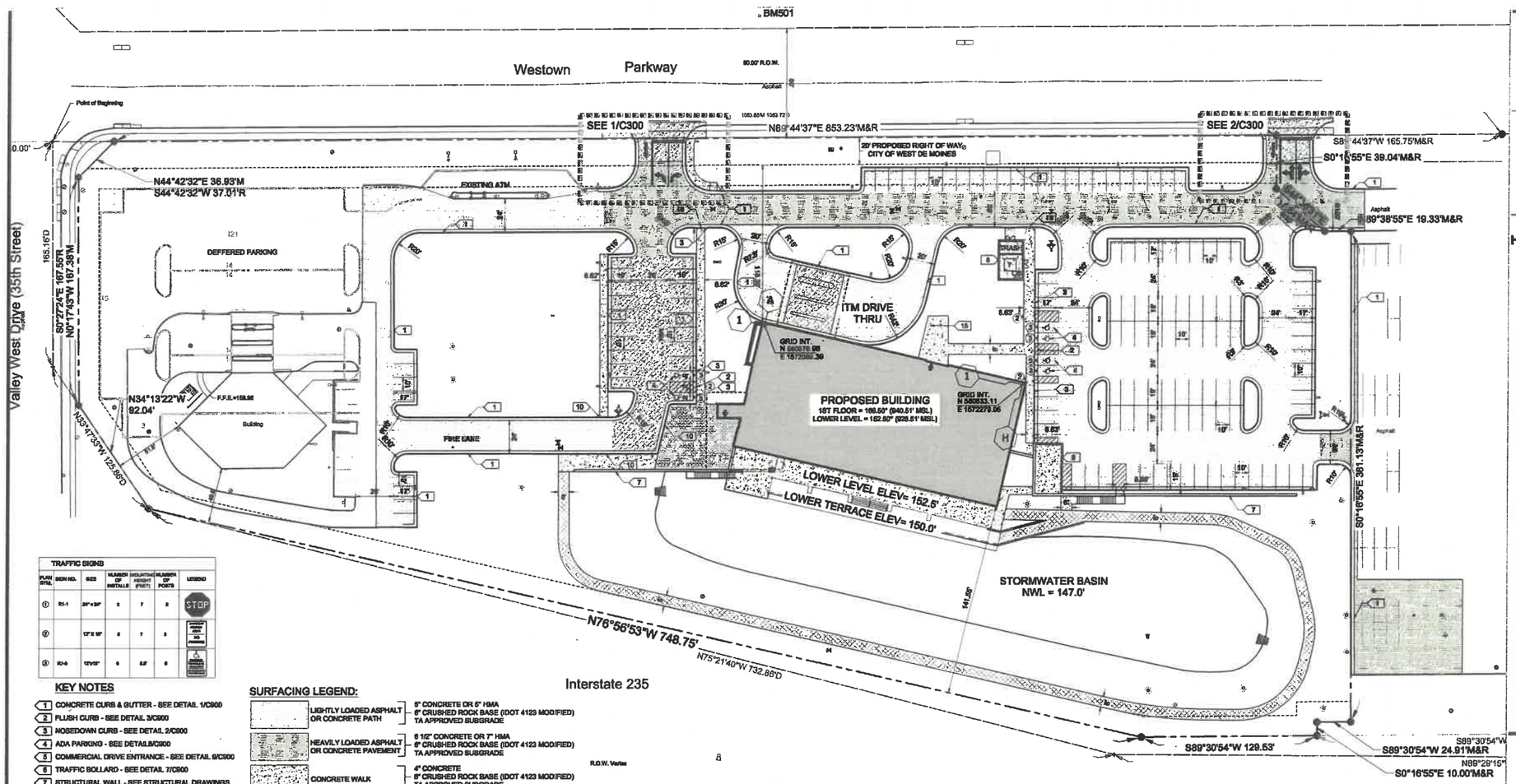


TRAFFIC SIGNS						
PLAN SYM.	SIGN NO.	SIZE	NUMBER OF INSTALLS	MOUNTING HEIGHT (FEET)	NUMBER OF POSTS	LEGEND
1	R1-1	30" x 30"	2	7	2	STOP
2		12" X 18"	3	7	3	WRONG WAY DO NOT ENTER
3	R2-6	12"x18"	6	5.5'	6	ONE WAY

KEY NOTES

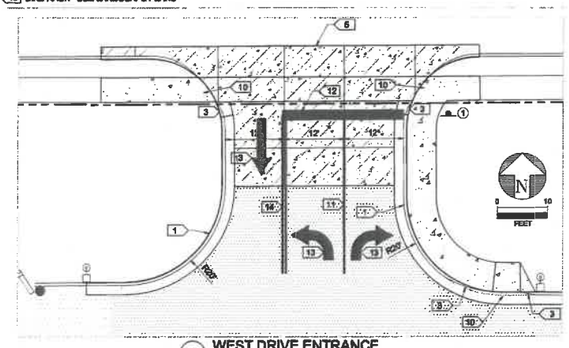
1. CONCRETE CURB & GUTTER - SEE DETAIL 1/C900
2. FLUSH CURB - SEE DETAIL 3/C900
3. MOSEDOWN CURB - SEE DETAIL 2/C900
4. ADA PARKING - SEE DETAILS/C900
5. COMMERCIAL DRIVE ENTRANCE - SEE DETAIL 6/C900
6. TRAFFIC BOLLARD - SEE DETAIL 7/C900
7. STRUCTURAL WALL - SEE STRUCTURAL DRAWINGS
8. TRASH AND TRANSFORMER ENCLOSURE
9. UTILITY YARD ENCLOSURE
10. CURB RAMP - SEE DETAIL 10/C900
11. 4" SOLID LINE WHITE-PAINT
12. 24" SOLID LINE WHITE-PAINT (STOP BAR)
13. SOLID WHITE TURN LANE ARROW (TYP)
14. 4" DOUBLE SOLID LINE YELLOW-PAINT
15. BIKE RACK - SEE LANDSCAPE PLANS

SURFACING LEGEND:

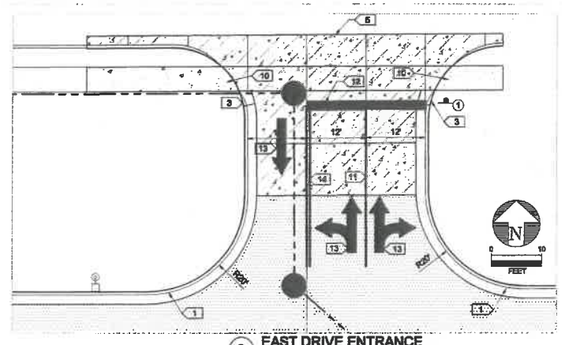
LIGHTLY LOADED ASPHALT OR CONCRETE PATH	5" CONCRETE OR 5" HMA 6" CRUSHED ROCK BASE (IDOT 4123 MODIFIED) TA APPROVED SUBGRADE
HEAVILY LOADED ASPHALT OR CONCRETE PAVEMENT	6 1/2" CONCRETE OR 7" HMA 6" CRUSHED ROCK BASE (IDOT 4123 MODIFIED) TA APPROVED SUBGRADE
CONCRETE WALK	4" CONCRETE 6" CRUSHED ROCK BASE (IDOT 4123 MODIFIED) TA APPROVED SUBGRADE
PAVERS	UNIT PAVERS 6" CRUSHED ROCK BASE (IDOT 4123 MODIFIED) TA APPROVED SUBGRADE
CONCRETE PAVEMENT	7" CONCRETE 6" CRUSHED ROCK BASE (IDOT 4123 MODIFIED) TA APPROVED SUBGRADE
ASPHALT TRAIL	3" HMA 6" CRUSHED ROCK BASE (IDOT 4123 MODIFIED) TA APPROVED SUBGRADE

NOTES:

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGEND



1 WEST DRIVE ENTRANCE



2 EAST DRIVE ENTRANCE

HGA
202 1st Avenue SW
Rochester, Minnesota 55902
Telephone 5072818600

CIVIL ENGINEER
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ARCHITECT
INTERIOR DESIGN
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS

West Des Moines, Iowa

NO	DESCRIPTION	DATE

HGA NO: 3495-008-00

SITE LAYOUT AND SURFACING PLAN

DATE: AUGUST 19, 2022

SITE PLAN SUBMITTAL

C300

SITE PLAN SUBMITTAL

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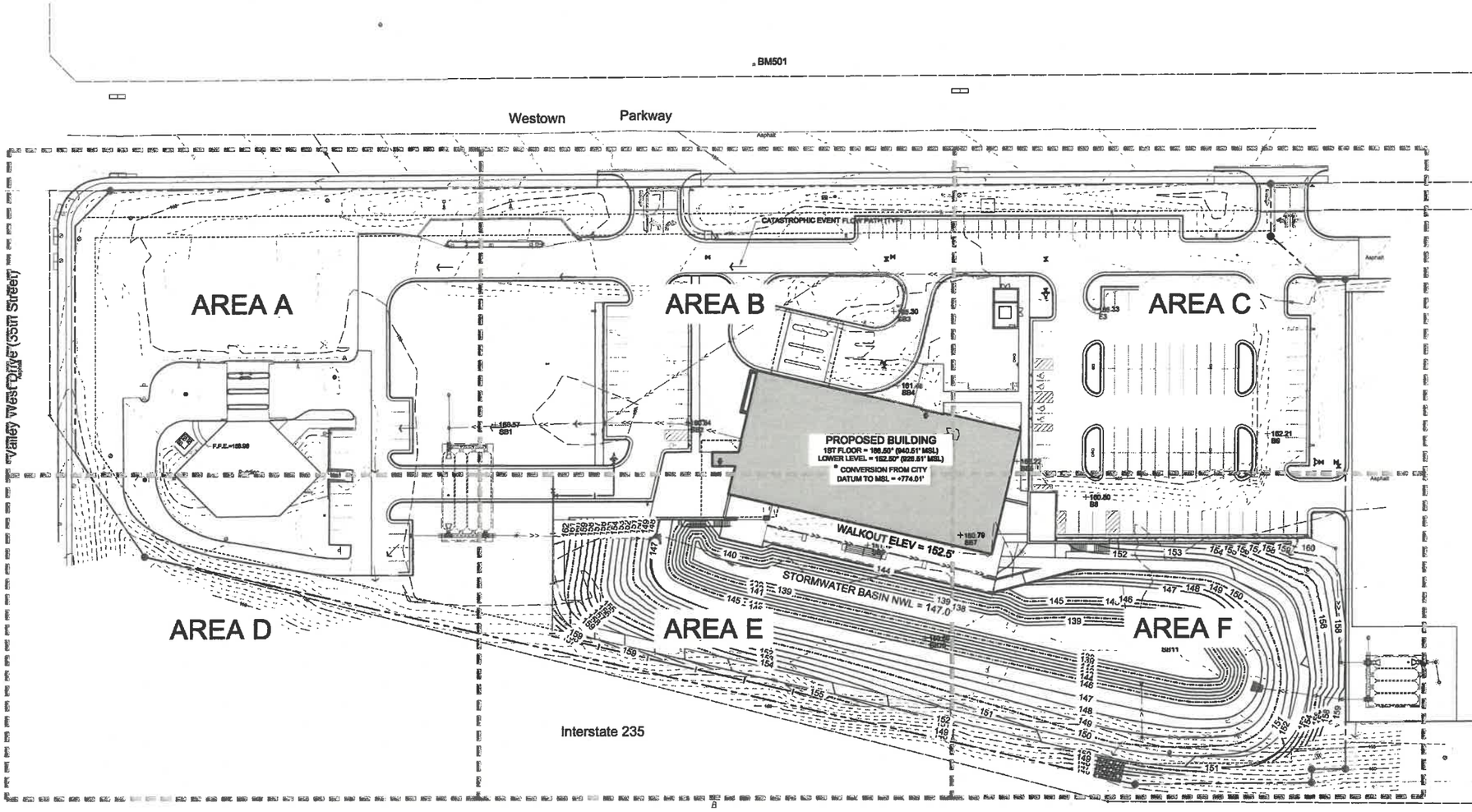

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202 1st Avenue SW
Rochester, Minnesota 55902
Telephone 507.281.8600

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ARCHITECT
INTERIOR DESIGN
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS

West Des Moines, Iowa

West Bank

NO	DESCRIPTION	DATE

HGA NO: 3485-009-00

SITE GRADING PLAN (OVERALL)

DATE: AUGUST 19, 2022

SITE PLAN SUBMITTAL

C400

SITE PLAN SUBMITTAL

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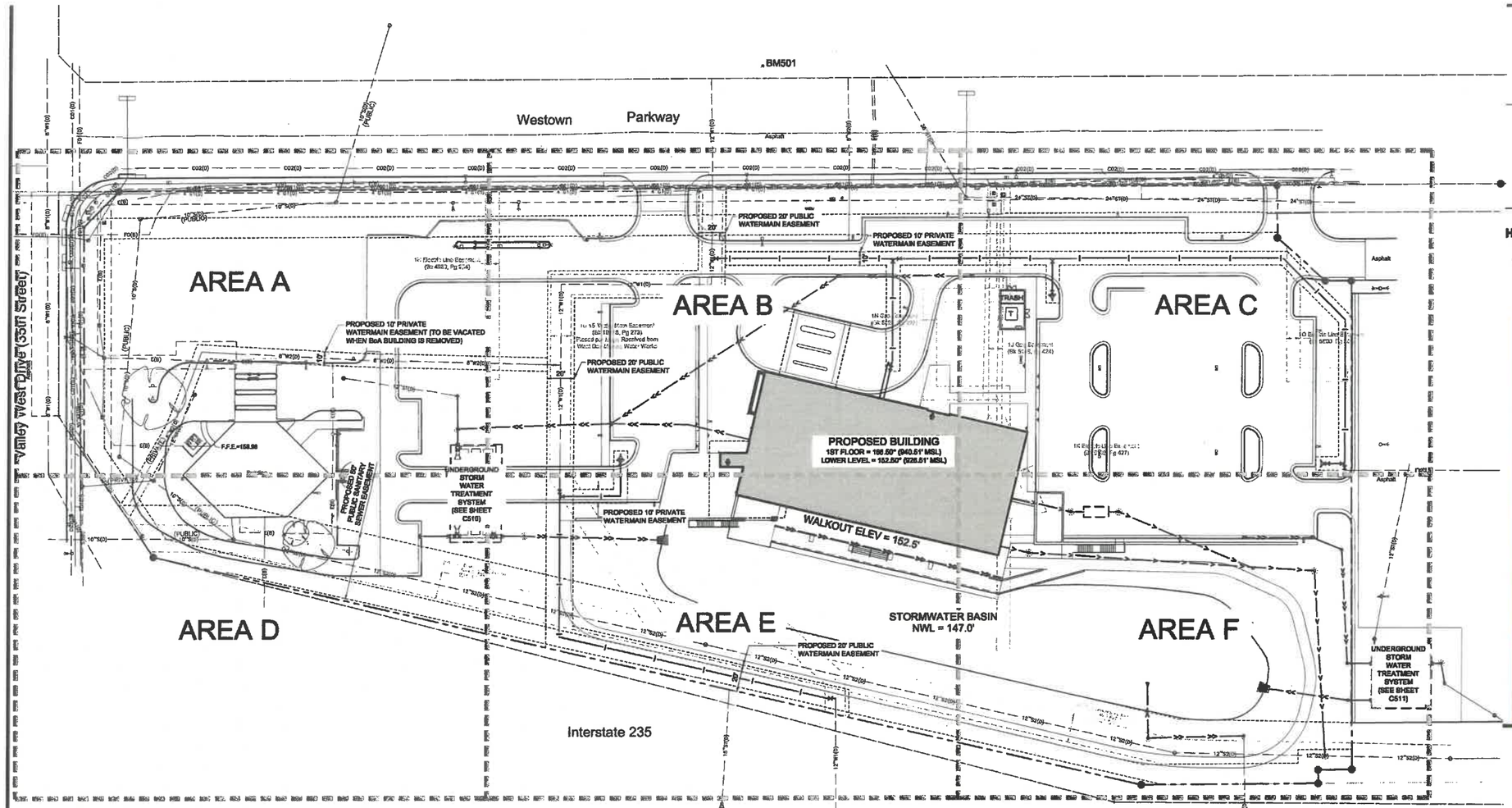

TABLE OF QUANTITIES	
ITEM	QUANTITY
HYDRANT & 6" GATE VALVE	2
12"x6" TAPPING TEE & VALVE	1
12"x6" TEE	1
6"x6" TEE	1
6" GATE VALVE	2
6" - 11.2° BEND	1
6"x6" TEE	3
6" - 45° BEND	2
6"x6" TAPPING SLEEVE & VALVE	1

6" GATE VALVE	2
4" GATE VALVE	1
6"x6" TEE	1
6"x6" REDUCER	1
4" PVC	28 LF
6" PVC	70 LF
8" PVC	837 LF

0 30 60
SCALE IN FEET

HGA
202 1st Avenue SW
Rochester, Minnesota 55902
Telephone 5072818600

CIVIL ENGINEER
LANDSCAPE ARCHITECT
ARCHITECT
INTERIOR DESIGN
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS

West Des Moines, Iowa

West Bank

NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

SITE UTILITY PLAN

DATE: AUGUST 19, 2022

SITE PLAN SUBMITTAL

C500

SITE PLAN SUBMITTAL

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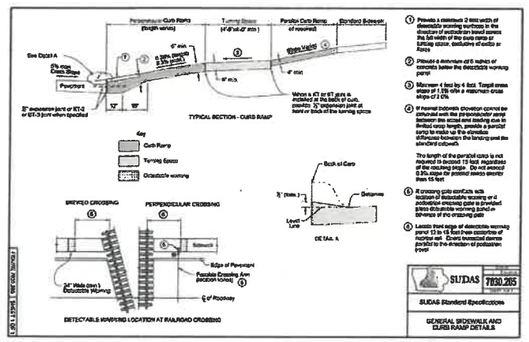
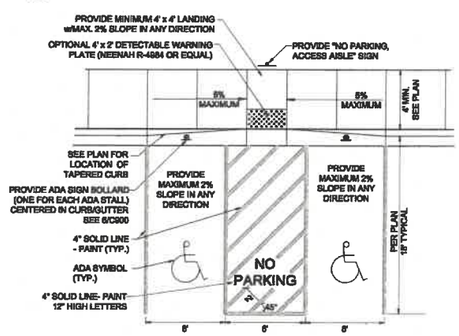
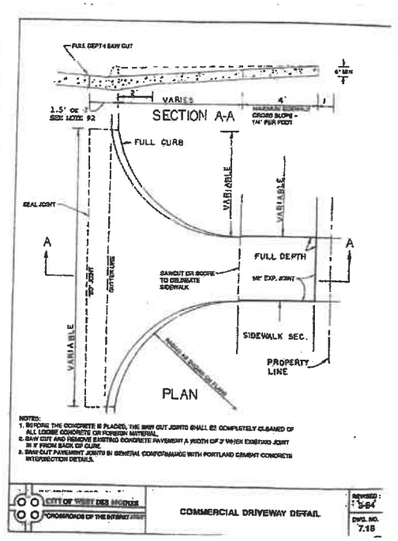


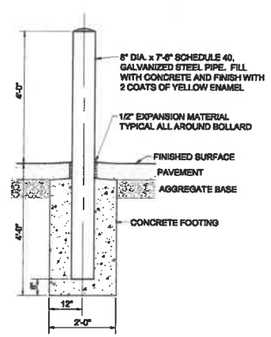
10 CURB RAMP DETAILS



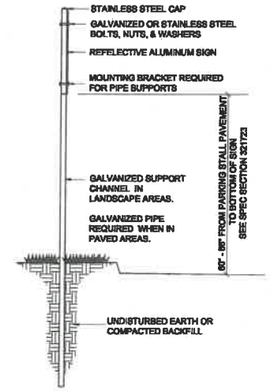
8 ADA PARKING STALLS AND AISLE



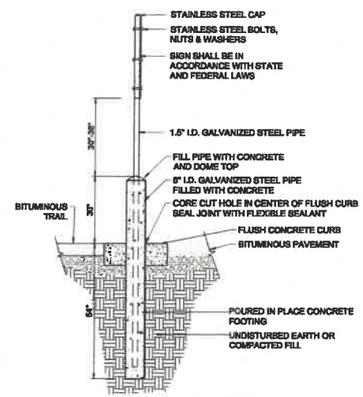
9 COMMERCIAL DRIVEWAY DETAIL



7 TRAFFIC BOLLARD

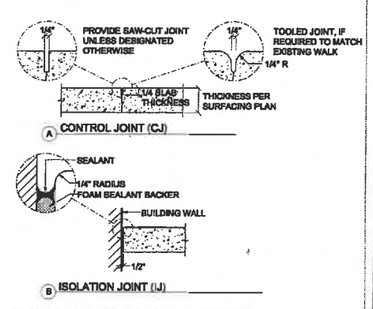


6 ADA PARKING STALL SIGN



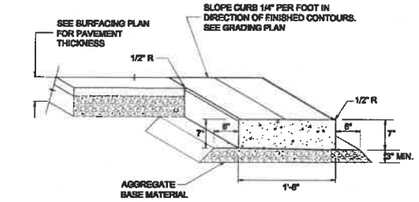
NOTE: PRIME AND PAINT THE BOLLARD WITH TWO COATS OF YELLOW ENAMEL PAINT

5 ADA SIGN BOLLARD

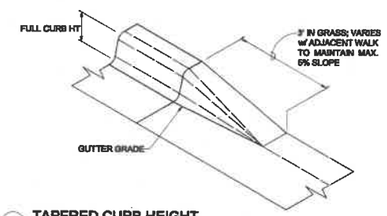


SEE SURFACING PLAN(S) FOR LOCATION OF JOINT TYPES.

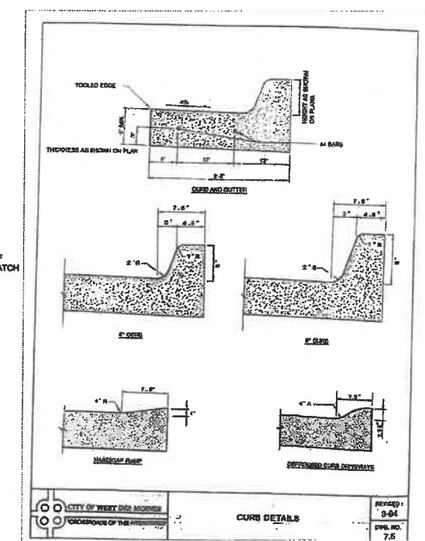
4 JOINT DETAILS



3 FLUSH CURB



2 TAPERED CURB HEIGHT



1 CURB DETAILS

HGA

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Rochester, Minnesota 55902
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ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS

West Des Moines, Iowa

West Bank

NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

SITE DETAILS

DATE: JUNE 10, 2022

SITE PLAN SUBMITTAL

SITE PLAN SUBMITTAL

C900

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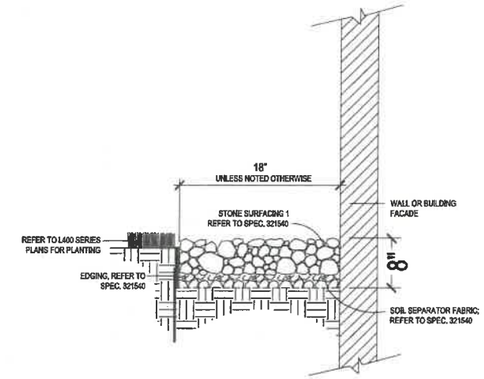
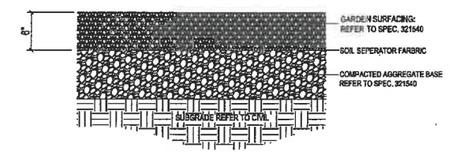
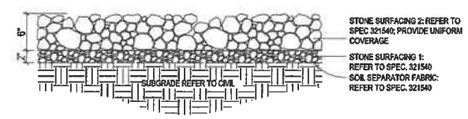


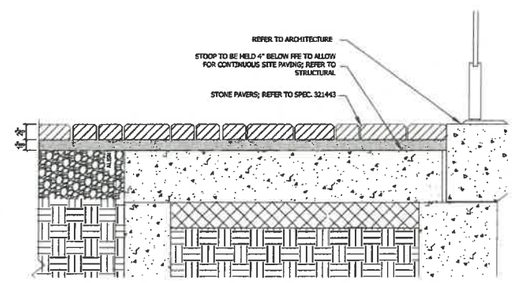
4 MAINTENANCE EDGE: SECTION
1/2" = 1'-0"



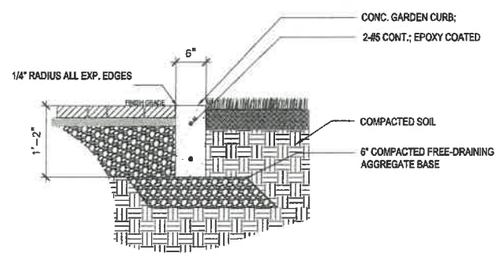
3 GARDEN SURFACING:SECTION
1/2" = 1'-0"



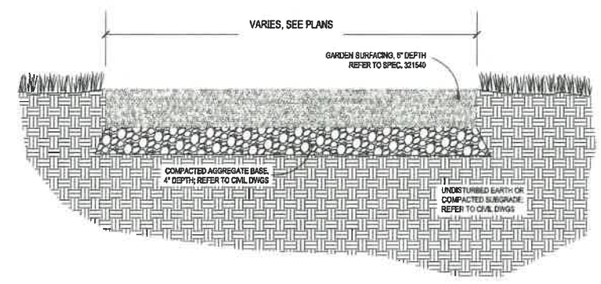
2 STONE SURFACING:SECTION
1/2" = 1'-0"



7 RECESSED STOOP AND PAVERS SECTION - TYPICAL
NTS



6 CONCRETE GARDEN CURB; SECTION
NTS



1 PATH SURFACING: SECTION
1/2" = 1'-0"

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Rochester, Minnesota 55902
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PLUMBING ENGINEER
ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS

West Des Moines, Iowa

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 3495-009-00

LAYOUT AND MATERIALS DETAILS

DATE: MAY 6, 2022

SITE PLAN SUBMITTAL

L220

SITE PLAN SUBMITTAL

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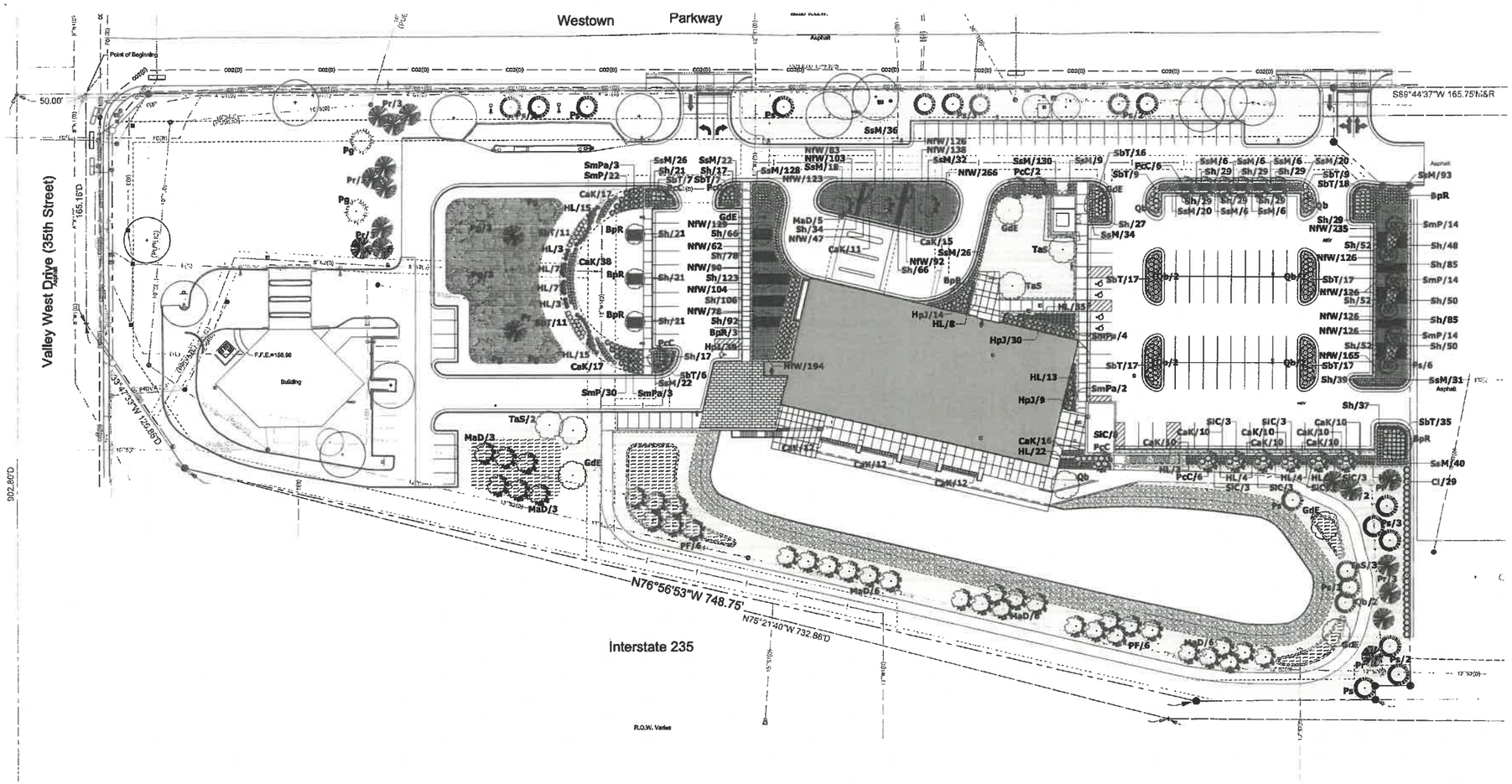

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WEST BANK HEADQUARTERS

West Des Moines, Iowa

West Bank

LEGEND

EXISTING SITE TREE
TO REMAIN

DECIDUOUS OVERSTORY TREE
(6" CAL. ELM, OAK, MAPLE, OR SIMILAR)

DECIDUOUS UNDERSTORY TREE
(3" CAL. HAWTHORN, SERVICEBERRY, CRABAPPLE, OR SIMILAR)

SHRUBS OR PERENNIAL PLANTING
(#2 CTNR., DOGWOOD, CHOKEBERRY, OR SIMILAR)
(#1 CTNR., 24" O.C. SPACING)

AfJ/2
PLANT MATERIAL KEY
REFER FOR PLANT MATERIALS SCHEDULE
PLANT QUANTITY

SITE LIGHTING
REFER TO ELEC.

EDGING
REFER TO SPEC. 329140

STONE SURFACING:
4-6" BRIDY TRAP ROCK

LAWN SOD:
REFER TO SPEC 329200

WALKER'S LOW CATMINT:
REFER TO SPEC 329200

LOW MAINTENANCE NATIVE GRASS:
REFER TO SPEC 329200

GRASSLAND MIX:
REFER TO SPEC 329200

PRAIRIE MIX:
REFER TO SPEC 329200

KEYNOTES

1. MULCH: REFER TO SPEC. 329000
2. LAWN SEED ALL DISTURBED AREAS NOT IDENTIFIED AS SOD

NOTES:

1. UTILIZE "CALL 811" UTILITY LOCATION PRIOR TO ALL EXCAVATION ACTIVITY.
2. REFER TO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
3. CONTRACTOR TO OBTAIN DIGITAL DRAWING FILE FOR LAYOUT AND LOCATION VERIFICATION.
4. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES
5. IF PLANT SPECIES ON SCHEDULE ARE NOT AVAILABLE CONTACT ARCHITECT AND THE DEVELOPMENT SERVICES DEPARTMENT AT THE CITY OF WEST DES MOINES, 515-222-3620 FOR SUBSTITUTIONS. CHANGES TO THE LOCATION OF MATERIALS ALSO NEED CITY APPROVAL.
6. APPLICANT ACKNOWLEDGES TREES ARE TYPICALLY NOT ALLOWED IN PUBLIC WATER MAIN EASEMENTS. IF THE REMOVAL OF A TREE IS REQUIRED FOR EMERGENCY OR ROUTINE MAINTENANCE, WDMWW WILL NOT BE REQUIRED TO RESTORE/REPLACE TREES.
7. APPLICANT ACKNOWLEDGES TREES IN PUBLIC EASEMENTS WILL NOT BE REQUIRED TO BE RESTORED/REPLACED IF THE REMOVAL OF THE TREE IS REQUIRED FOR EMERGENCY REMOVAL OR REPLACEMENT.

NO	DESCRIPTION	DATE
1	ADDENDUM 1	07/22/2022

REVISION HISTORY - THIS SHEET

HGA NO: 3495-009-00

LANDSCAPE PLAN

DATE: AUGUST 19, 2022

SITE PLAN SUBMITTAL

0 10' 20' 40'

L400

SITE PLAN SUBMITTAL

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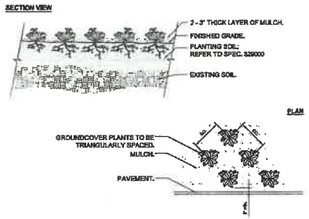
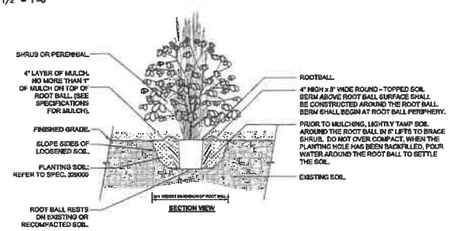


NOTES:
1 - SEE PLANT MATERIALS SCHEDULE FOR GROUNDCOVER SPECIES, SIZE AND SPACING.

2 - SMALL ROOTS (2" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).

3 - SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

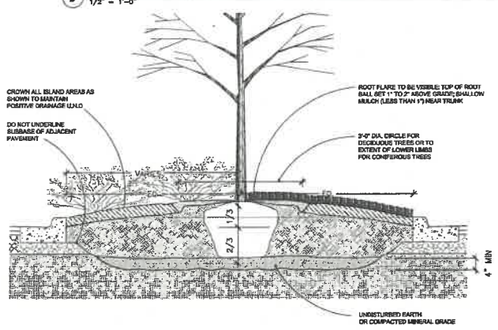
10 PERENNIAL, GROUNDCOVER PLANTING: PLAN AND SECTION
1/2" = 1'-0"



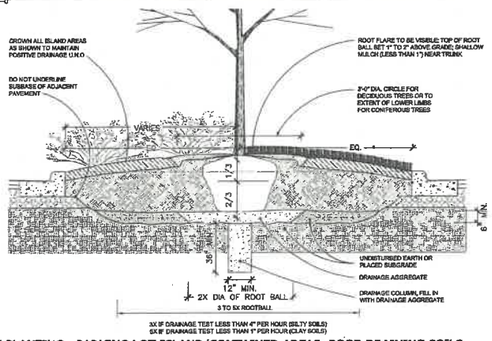
NOTES:
1 - PLANTS SHALL BE OF QUALITY PRESCRIBED IN THE SPECIFICATIONS.

2 - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

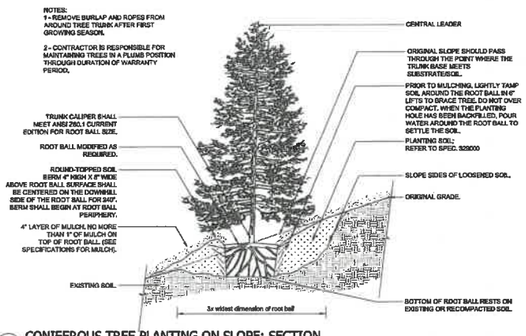
9 SHRUB AND PERENNIAL PLANTING: SECTION
1/2" = 1'-0"



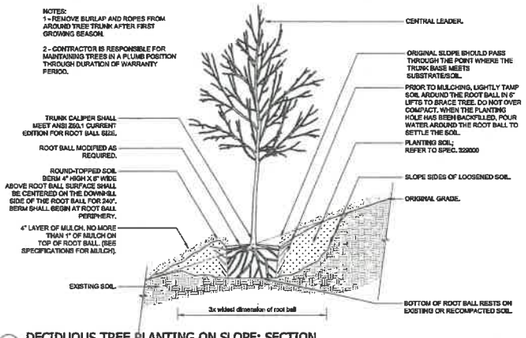
8 TREE PLANTING - PARKING LOT ISLAND/CONTAINED AREAS; WELL DRAINING SOILS
1/2" = 1'-0"



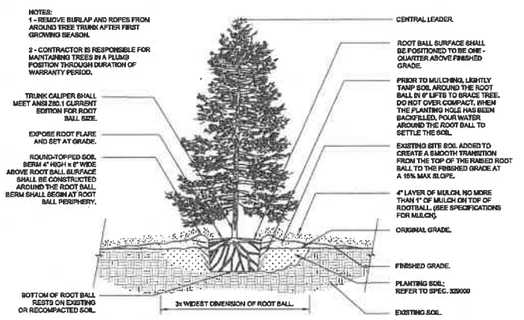
7 TREE PLANTING - PARKING LOT ISLAND/CONTAINED AREAS; POOR DRAINING SOILS
1/2" = 1'-0"



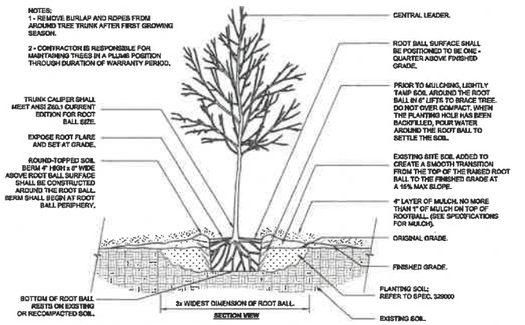
6 CONIFEROUS TREE PLANTING ON SLOPE: SECTION
1/2" = 1'-0"



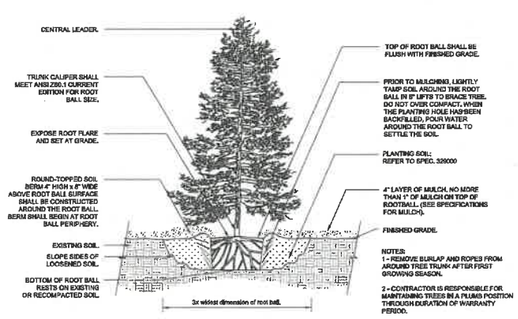
3 DECIDUOUS TREE PLANTING ON SLOPE: SECTION
1/2" = 1'-0"



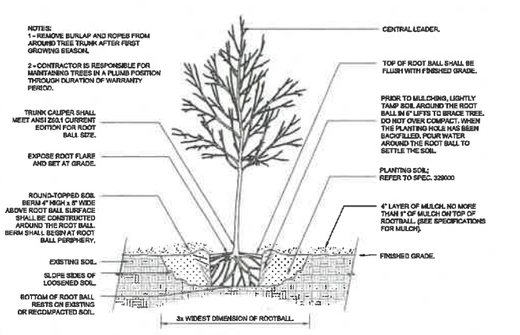
5 CONIFEROUS TREE PLANTING - POORLY DRAINED SOIL: SECTION
1/2" = 1'-0"



2 DECIDUOUS TREE PLANTING - POORLY DRAINED SOIL: SECTION
1/2" = 1'-0"



4 CONIFEROUS TREE PLANTING: SECTION
1/2" = 1'-0"



1 DECIDUOUS TREE PLANTING: SECTION
1/2" = 1'-0"

811 Know what's below. Call before you dig.

HGA

202 1st Avenue SW
Rochester, Minnesota 55902
Telephone 5072818600

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WEST BANK HEADQUARTERS

West Des Moines, Iowa

West Bank

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

REVISIONS HISTORY - THIS SHEET

HGA NO: 3495-009-00

PLANTING DETAILS

DATE: MAY 6, 2022

SITE PLAN SUBMITTAL

L420

SITE PLAN SUBMITTAL

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PLANT MATERIALS SCHEDULE

DECIDUOUS TREES

KEY	QTY.	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING	NOTES
BpR	9	Renaissance Reflection Paper Birch *Betula papyrifera 'Rend'*	12' ht.	B&B	as shown	Multi-stem; Matched; Tag
GdE	5	Espresso Kentucky Coffeetree *Gymnocladus dioicus 'Espresso-JFS'*	4" cal.	B&B	as shown	Tag
MaD	29	Gladiator Crabapple *Malus x adstringens 'Durleo'*	2" cal.	B&B	as shown	Tag
PcC	18	Crimson Pointe Plum *Prunus cerasifera 'Crlpolzam'*	2" cal.	B&B	as shown	Tag
PF	12	Mount St. Helen's Plum *Prunus 'Frankthrees'*	2" cal.	B&B	as shown	Tag
Qb	12	Swamp White Oak *Quercus bicolor*	6" cal.	B&B	as shown	Tag
SmPa	12	Dwarf Korean Lilac Tree *Syringa meyeri 'Palibin'*	1.5" cal.	B&B	as shown	Tag
TaS	4	Sentry American Linden *Tilia americana 'McKSentry'*	6" cal.	B&B	as shown	Tag

CONIFEROUS TREES

KEY	QTY.	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING	NOTES
Pg	11	Black Hills Spruce *Picea glauca densata*	8' ht	B&B	as shown	Tag
Pr	28	Norway Pine *Pinus resinosa*	8' ht	B&B	as shown	Tag
Ps	25	Scotch Pine *Pinus sylvestris*	8' ht	B&B	as shown	Tag

DECIDUOUS SHRUBS

KEY	QTY.	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING	NOTES
Cl	29	Hedge Cotoneaster *Cotoneaster lucidus*	#5	Ctnr.	as shown	
HpJ	92	Little Lime Hydrangea *Hydrangea paniculata 'Jane'*	#5	Ctnr.	as shown	
SiC	26	Crispa Cutleaf Stephanandra *Stephanandra incisa 'Crispa'*	#2	Ctnr.	as shown	
SbT	162	Glow Girl Spirea *Spiraea betulifolia 'TorGold' (PPAF)*	#2	Ctnr.	as shown	
SmP	42	Dwarf Korean Lilac *Syringa meyeri 'Palibin'*	#5	Ctnr.	as shown	

PERENNIALS AND ORNAMENTAL GRASSES

KEY	QTY.	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING	NOTES
CaK	220	Karl Foerster Feather Reed Grass *Calamagrostis x acutiflora 'Karl Foerster'*	#1	Ctnr.	as shown	
HL	153	Lavender Blue Baby Daylily *Hemerocallis 'Lavender Blue Baby'*	#1	Ctnr.	as shown	
NtW	2539	Walker's Low Catmint *Nepeta x faassenii 'Walker's Low'*	#1	Ctnr.	as shown	
PqE	6	Englemann Ivy *Parthenocissus quinquefolia 'var. englemannii'*	#1	Ctnr.	as shown	
Sh	2132	Prairie Dropseed *Sporobolus heterolepis*	#1	Ctnr.	as shown	
SsM	733	Blue Heaven Bluestem *Schizachyrium scoparium 'MinnblueA' PP 17,310*	#1	Ctnr.	as shown	

TOTAL SITE AREA (GROSS SQ. FT.)
335,636 SQ. FT.
TOTAL REQUIRED OPEN SPACE (25% OF GROSS SQ. FT.)
83,898 SQ. FT.

TOTAL SITE TREES
166
OF TREES TO OPEN SPACE
2 TREES FOR EVERY 1000 SQ. FT. OF OPEN SPACE

TOTAL CONIFERS
64

TOTAL SITE SHRUBS
351

OF SHRUBS TO OPEN SPACE
4.2 SHRUBS FOR EVERY 1000 SQ. FT. OF OPEN SPACE

HGA

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Telephone 507.281.8600

CIVIL ENGINEER
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PLUMBING ENGINEER
ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS

West Des Moines, Iowa

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 3495-009-00

PLANT MATERIALS SCHEDULE

DATE: AUGUST 19, 2022

SITE PLAN SUBMITTAL

L440

SITE PLAN SUBMITTAL

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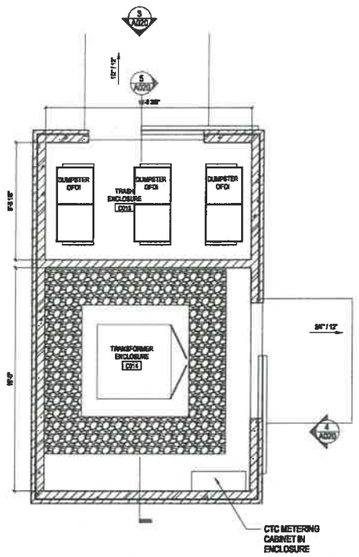
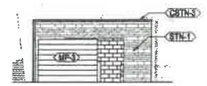
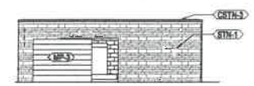


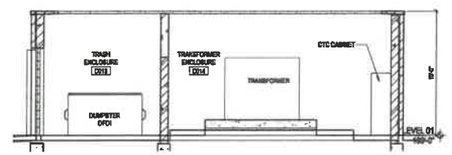
2 TRASH ENCLOSURE PLAN
1/4" = 1'-0" REF: 1 / A020



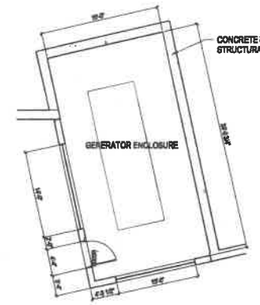
3 TRASH ENCLOSURE - NORTH ELEVATION
1/8" = 1'-0" REF: 2 / A020



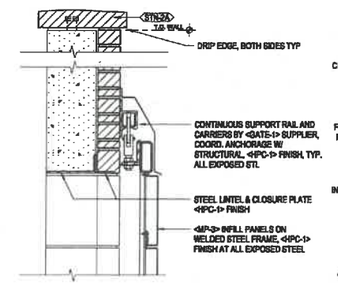
4 TRASH ENCLOSURE - EAST ELEVATION
1/8" = 1'-0" REF: 2 / A020



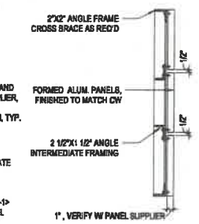
5 SECTION AT TRASH ENCLOSURE
1/4" = 1'-0" REF: 2 / A020



6 GENERATOR ENCLOSURE
1/8" = 1'-0" REF: 1 / A020



7 HEAD DETAIL AT SLIDING GATE

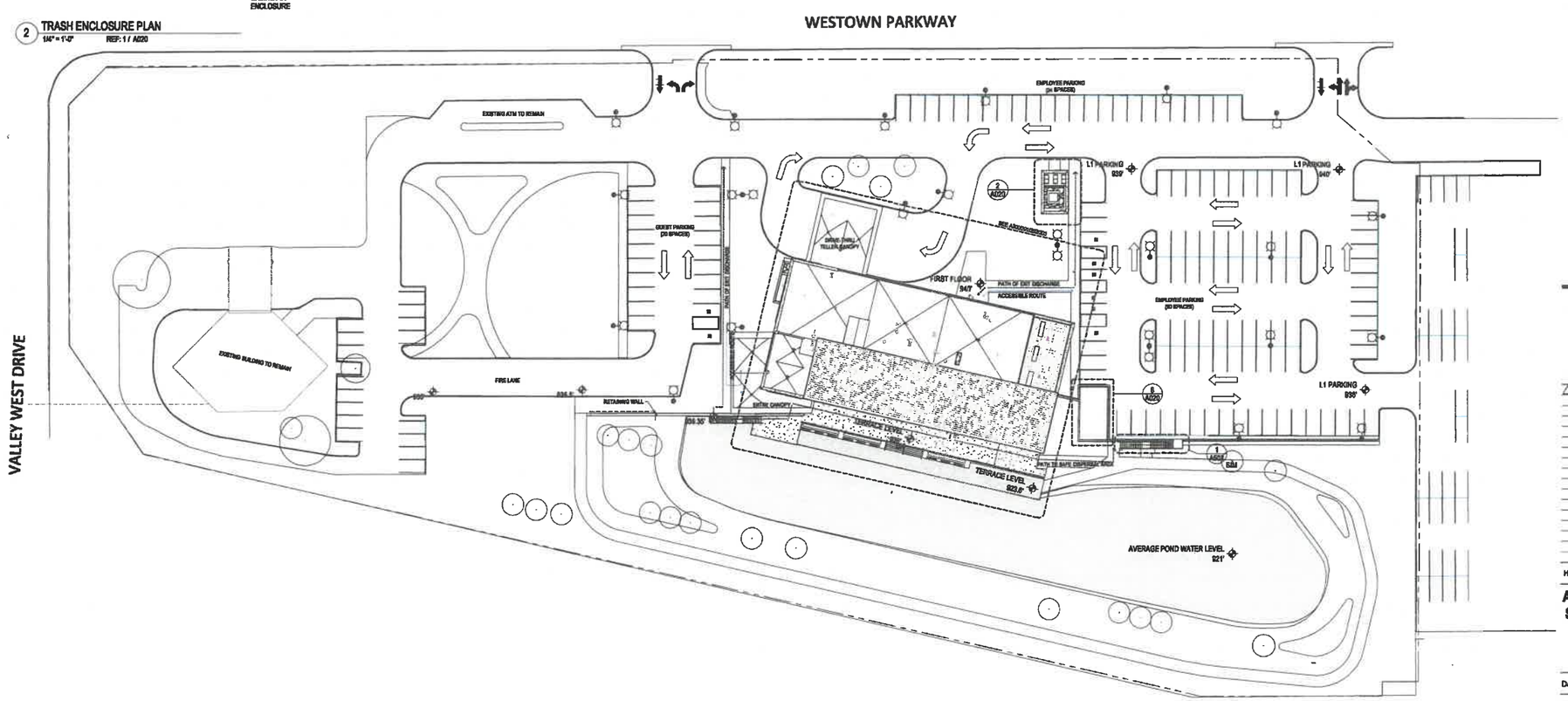


GATE SECTION DETAIL

SITE PLAN LEGEND

SEE A010 FOR ALL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

- ACCESSIBLE PATH OF TRAVEL
- EXIT DISCHARGE
- AREA OF WORK



1 SITE PLAN
1" = 30'-0" REF: 5 / A020

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WEST BANK HEADQUARTERS
West Des Moines, Iowa

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 3495-009-00

ARCHITECTURAL SITE PLANS AND DETAILS

DATE: JUNE 10, 2022

SITE PLAN SUBMITTAL

A020

SITE PLAN SUBMITTAL

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VIEW FROM NORTHWEST

VIEW FROM SOUTHWEST

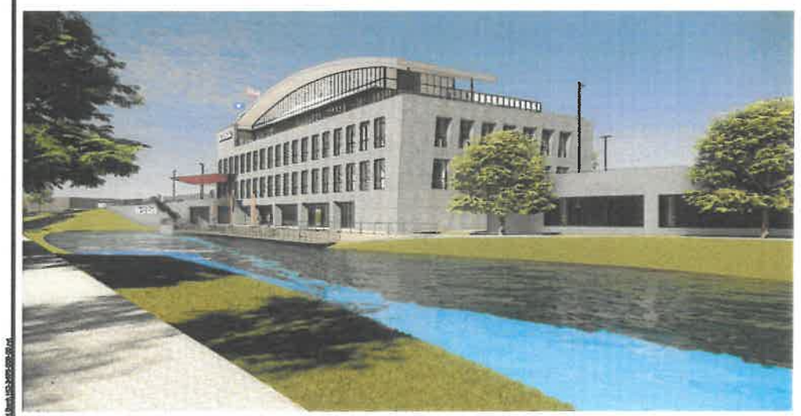
CLAIM DOC WEST FACADE

CLAIM DOC MAIN ENTRY

VIEW FROM NORTH

VIEW FROM SOUTH

CLAIM DOC SOUTH FACADE

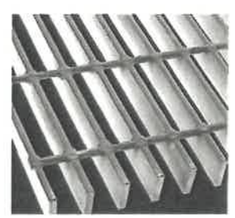


VIEW FROM SOUTHEAST

STN-1
KRUKOWSKI STONE
Aqua Grantique™ 3-½" Sawn 6-Sides
Aqua Grantique™ 7-½" Sawn 6-Sides

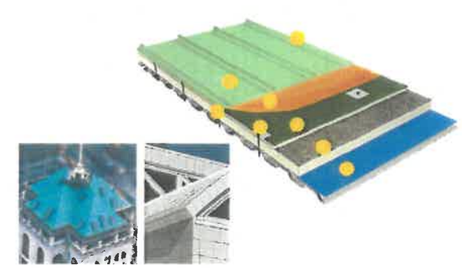
Translucent Glazing Panel
Solera Aerogel Insulated Glass Unit

ASF-1
Concealed Fastener Alucobond Metal Panel (or similar)
Aulcobond Plus .020" at Walls
Alucobond Axcent .040" at Canopies
Color: Complimenting warm gray



Metal Fab-21
McNichols (or similar) Bar Grating
Galvanized Steel

EX SP-6
Western Group (or similar)
Dual Secure / Living Screen
Powder Coated Steel
Color: Black



TPO-1A
Sika Sarnafil Decor Standing Seam Membrane Roofing (or equal).

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West Des Moines, Iowa

West Bank

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

Design Sheet - EXTERIOR RENDERINGS

DATE: JUNE 10, 2022

SITE PLAN SUBMITTAL

A500

SITE PLAN SUBMITTAL

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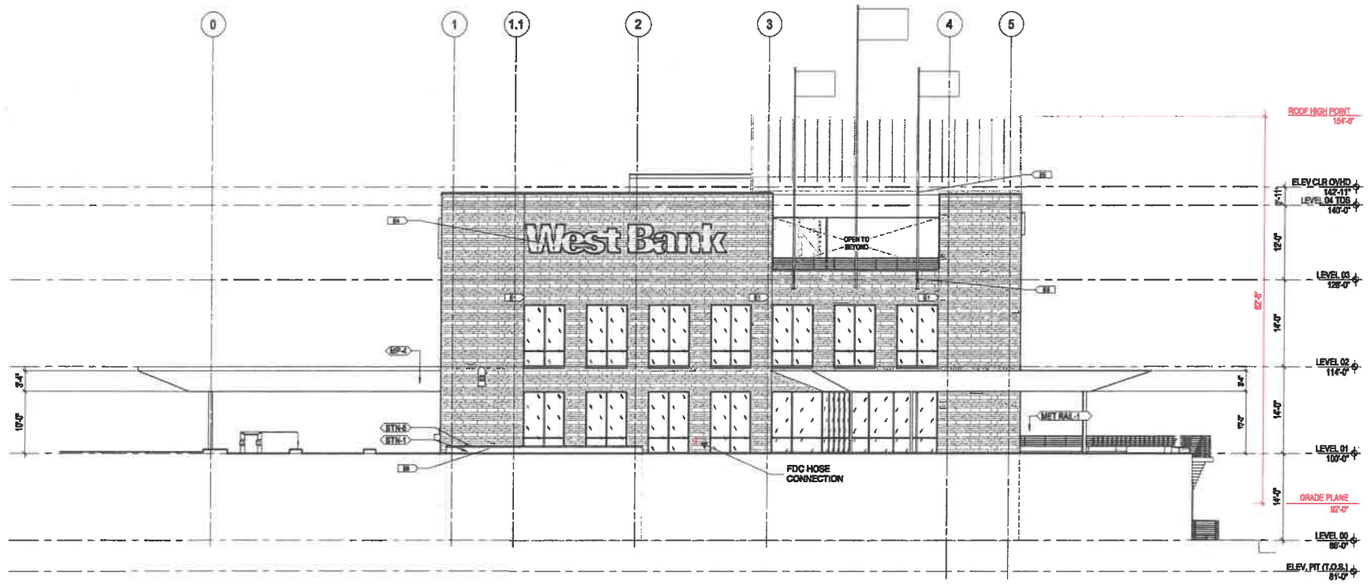

1 OVERALL - WEST ELEVATION
1/8" = 1'-0" REF: 1 / A201

2 OVERALL - NORTH ELEVATION
1/8" = 1'-0" REF: 1 / A201

KEYNOTES

#	DESCRIPTION
E1	VERTICAL CONTROL JOINT
E2	HORIZONTAL CONTROL JOINT
E3	PRE-MANUFACTURED TELLER WINDOW
E4	BUILDING SIGNAGE BY OWNER, TYPICAL - SEE STRUCTURAL FOR BACKING LOCATION / SUPPORT METHOD FOR SIGNAGE BY OTHERS
E5	FLAG POLE CONNECTION - SEE STRUCTURAL
E6	MECHANICAL AREA WELL
E7	DROP-BOX UNIT BY OTHERS

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West Des Moines, Iowa

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NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

OVERALL EXTERIOR ELEVATIONS

DATE: JUNE 10, 2022

SITE PLAN SUBMITTAL

A400

SITE PLAN SUBMITTAL

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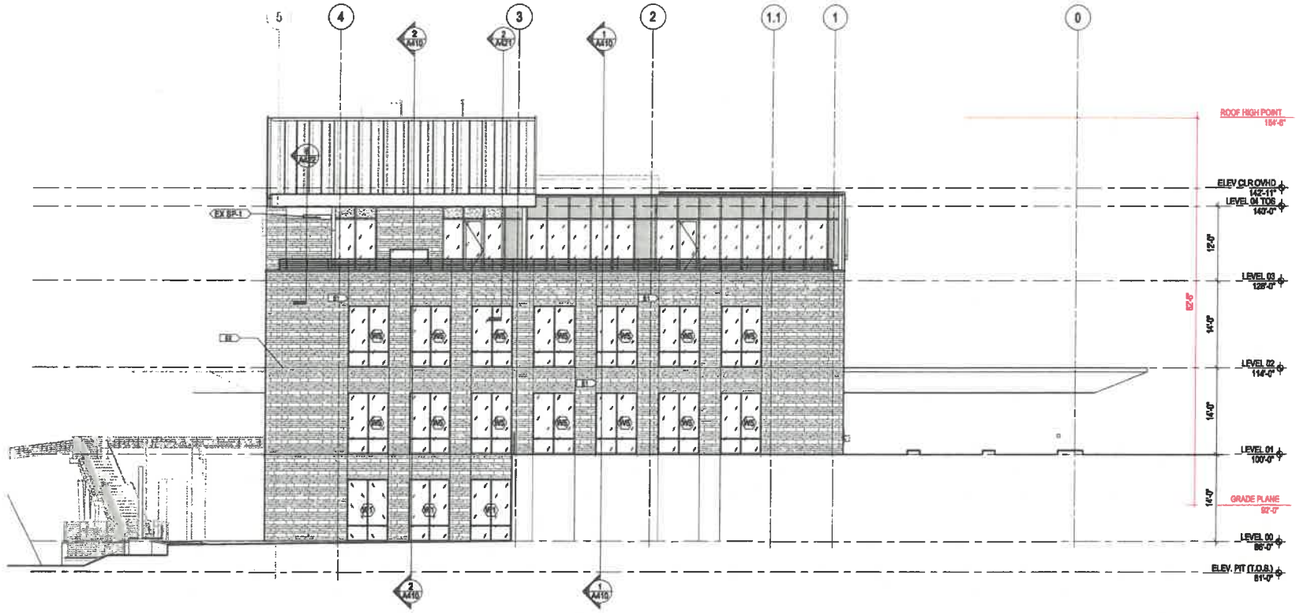
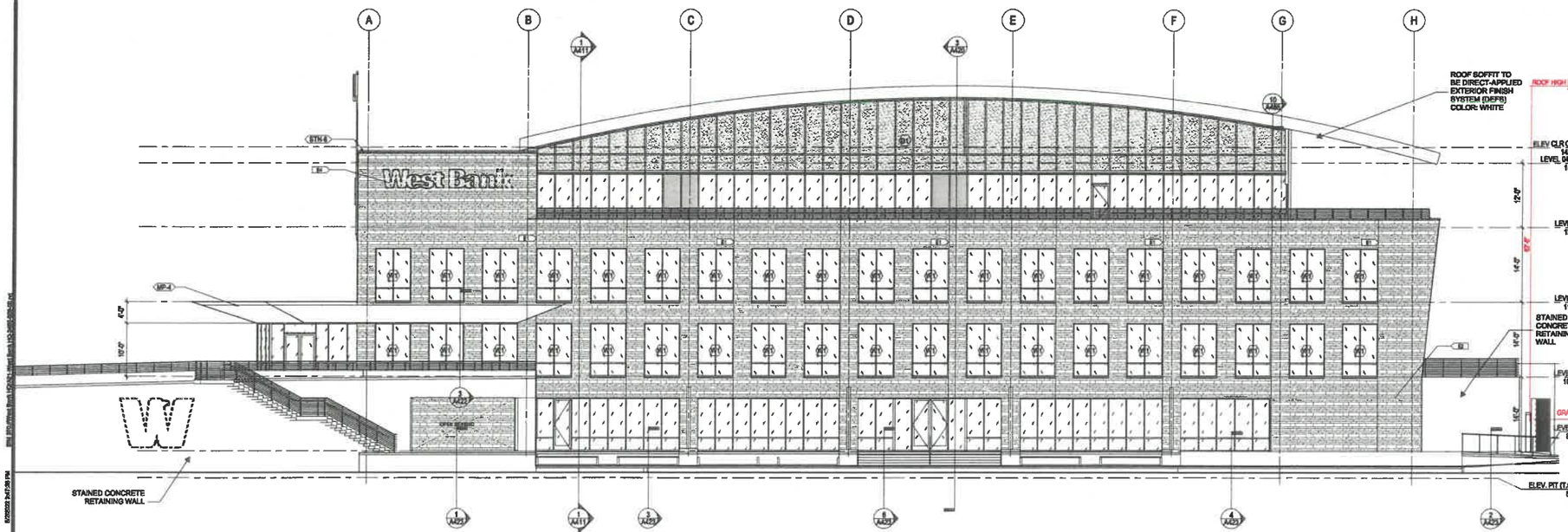
KEYNOTES

#	DESCRIPTION
E1	VERTICAL CONTROL JOINT
E2	HORIZONTAL CONTROL JOINT
E4	BUILDING SIGNAGE BY OWNER, TYPICAL - SEE STRUCTURAL FOR BACKING LOCATION / SUPPORT METHOD FOR SIGNAGE BY OTHERS



1 OVERALL - EAST ELEVATION
1/8" = 1'-0" REF: 1 / A200



2 OVERALL - SOUTH ELEVATION
1/8" = 1'-0" REF: 1 / A200

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West Des Moines, Iowa

NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

OVERALL EXTERIOR ELEVATIONS

DATE: JUNE 10, 2022

SITE PLAN SUBMITTAL

A401

SITE PLAN SUBMITTAL

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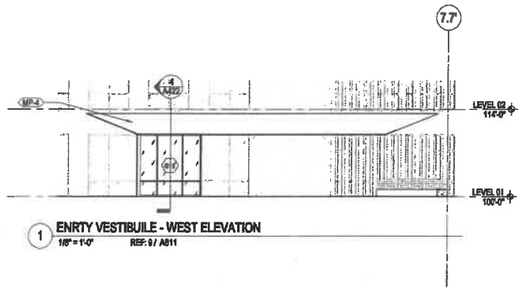
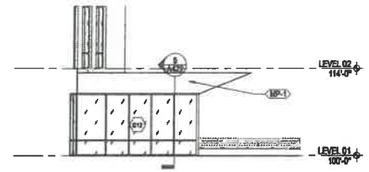
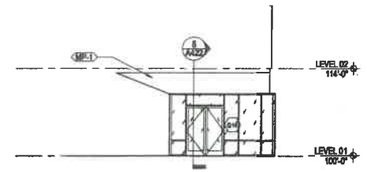


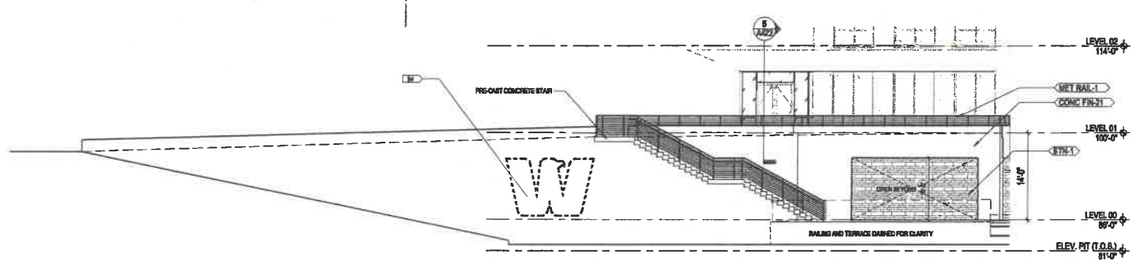
1 ENRTY VESTIBUILE - WEST ELEVATION
1/8" = 1'-0" REF: 9 / A811



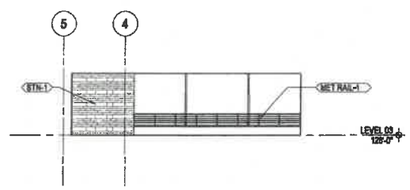
2 ENRTY VESTIBUILE - NORTH ELEVATION
1/8" = 1'-0" REF: 9 / A811



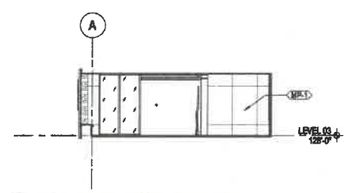
3 ENTRY VESTIBULE - SOUTH ELEVATION
1/8" = 1'-0" REF: 9 / A811



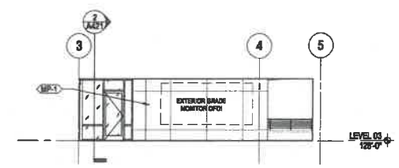
5 RETAINING WALL - SOUTH ELEVATION
1/8" = 1'-0" REF: 1 / A200



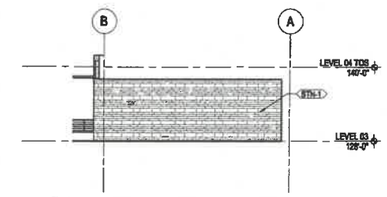
6 COVERED PATIO - WEST ELEVATION
1/8" = 1'-0" REF: 1 / A203



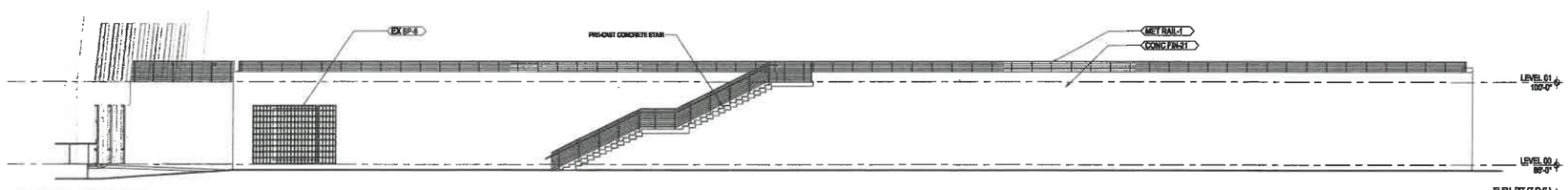
7 COVERED PATIO - NORTH ELEVATION
1/8" = 1'-0" REF: 1 / A203



8 COVERED PATIO - EAST ELEVATION
1/8" = 1'-0" REF: 1 / A203



9 COVERED PATIO - SOUTH ELEVATION
1/8" = 1'-0" REF: 1 / A203



4 17 - a
1/8" = 1'-0"

KEYNOTES

#	DESCRIPTION
54	BUILDING SIGNAGE BY OWNER, TYPICAL - SEE STRUCTURAL FOR BACKING LOCATION / SUPPORT METHOD FOR SIGNAGE BY OTHERS

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WEST BANK HEADQUARTERS
West Des Moines, Iowa

NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

EXTERIOR ELEVATIONS

DATE: JUNE 10, 2022

SITE PLAN SUBMITTAL

A402

SITE PLAN SUBMITTAL

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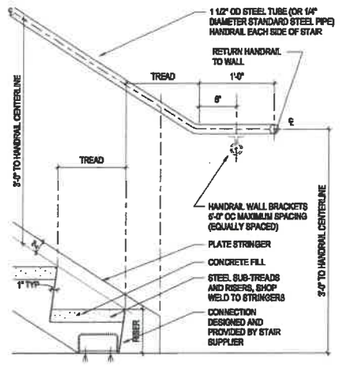
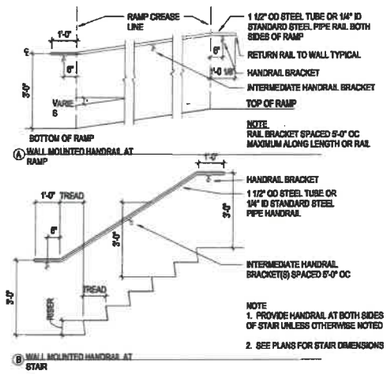
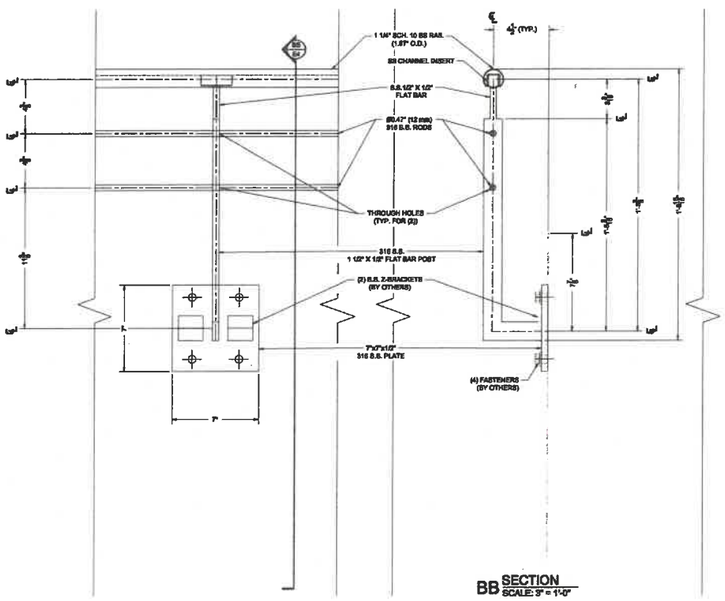


STAIR SECTION AT BOTTOM LANDING- WALL MTD RAIL
1 1/2" = 1'-0"



WALL MOUNTED HANDRAILS
1/2" = 1'-0"

TYPICAL METAL WALL MOUNTED HANDRAIL AT EXTERIOR STAIR AND RETAINING WALL



TYPICAL RAILING AT TOP OF RETAINING WALL - SIMILAR AT EXTERIOR STAIR OUTSIDE

BASIS OF DESIGN

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WEST BANK HEADQUARTERS
West Des Moines, Iowa

West Bank

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

EXTERIOR DETAILS

DATE: JUNE 10, 2022

SITE PLAN SUBMITTAL

A501

SITE PLAN SUBMITTAL

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GENERAL NOTES

A. SITE UTILITY SCOPE TO BE COORDINATED WITH (INSERT LOCAL UTILITY).

B. REFER TO GROUNDING PLAN FOR GROUNDING REQUIREMENTS.

C. REFER TO ELECTRICAL DETAILS SHEETS FOR POLE BASE INFORMATION, LIGHTING CONTROL DIAGRAMS, AND ZONE SCHEDULES.

D. CONDUIT ROUTES AS SHOWN ARE DIAGRAMMATIC IN NATURE. FIELD VERIFY ACTUAL CONDUIT ROUTES PRIOR TO INSTALLING CONDUIT. PULLBOXES PROVIDE PULL BOXES FOR SITE CABLING AS REQUIRED, BUT NOT TO EXCEED MORE THAN 200' BETWEEN BOXES.

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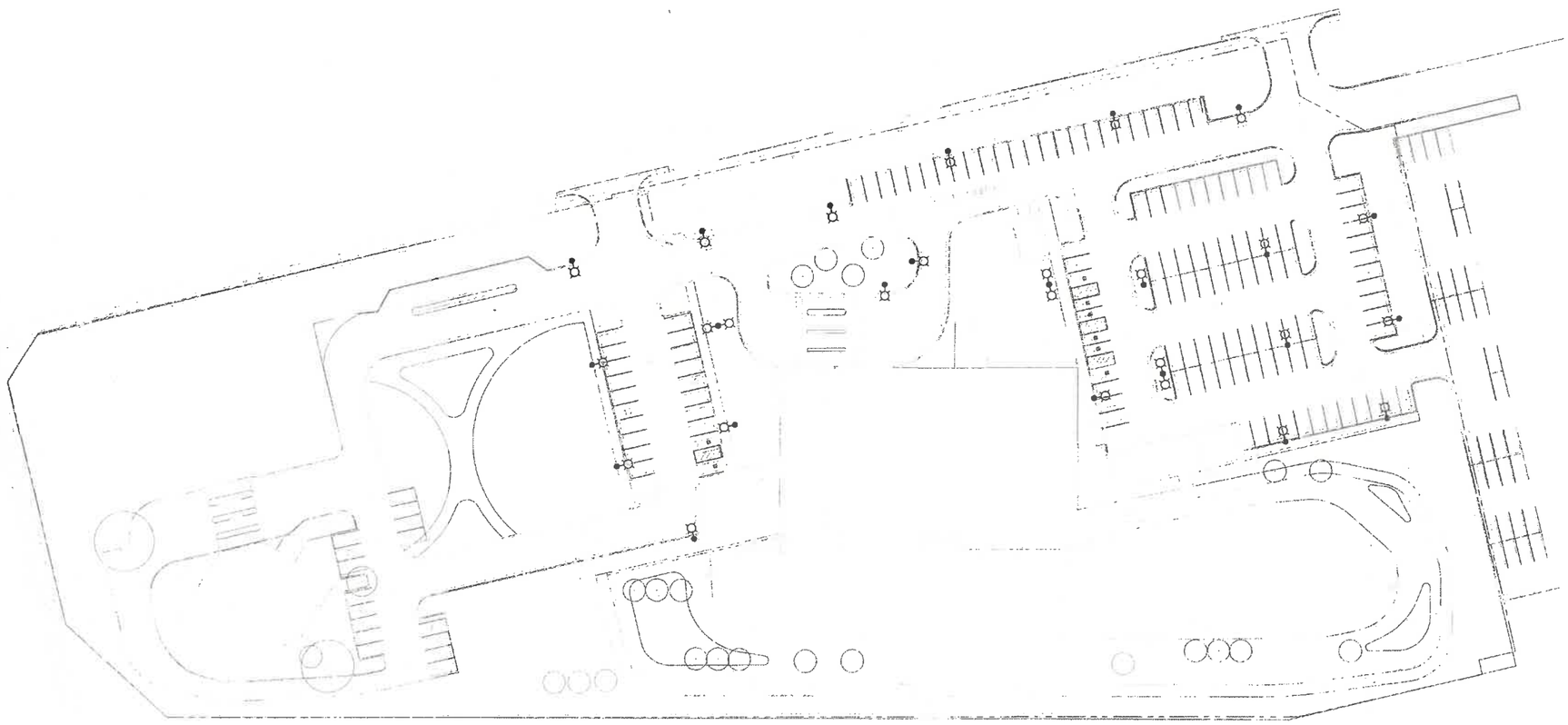
West Des Moines, Iowa



1 LIGHTING PHOTOMETRIC SITE PLAN
1" = 30'-0"

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 3495-009-00

ELECTRICAL SITE PLAN

DATE: MAY 6, 2022

SITE PLAN SUBMITTAL

E030

SITE PLAN SUBMITTAL

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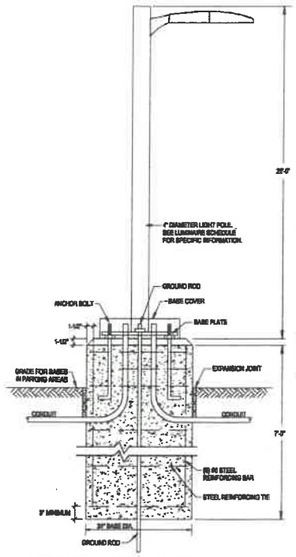


POLE HEIGHT	BASE DIAMETER	BASE DEPTH (BELOW GRADE)	STEEL REINFORCING BARS
25' TO 30'	24" MIN.	7'-0"	(6) #6

6" POUR BOX, CONDITIONS, COORDINATE WITH STRUCTURAL DEPARTMENT AND GEOTECHNICAL AGENCY

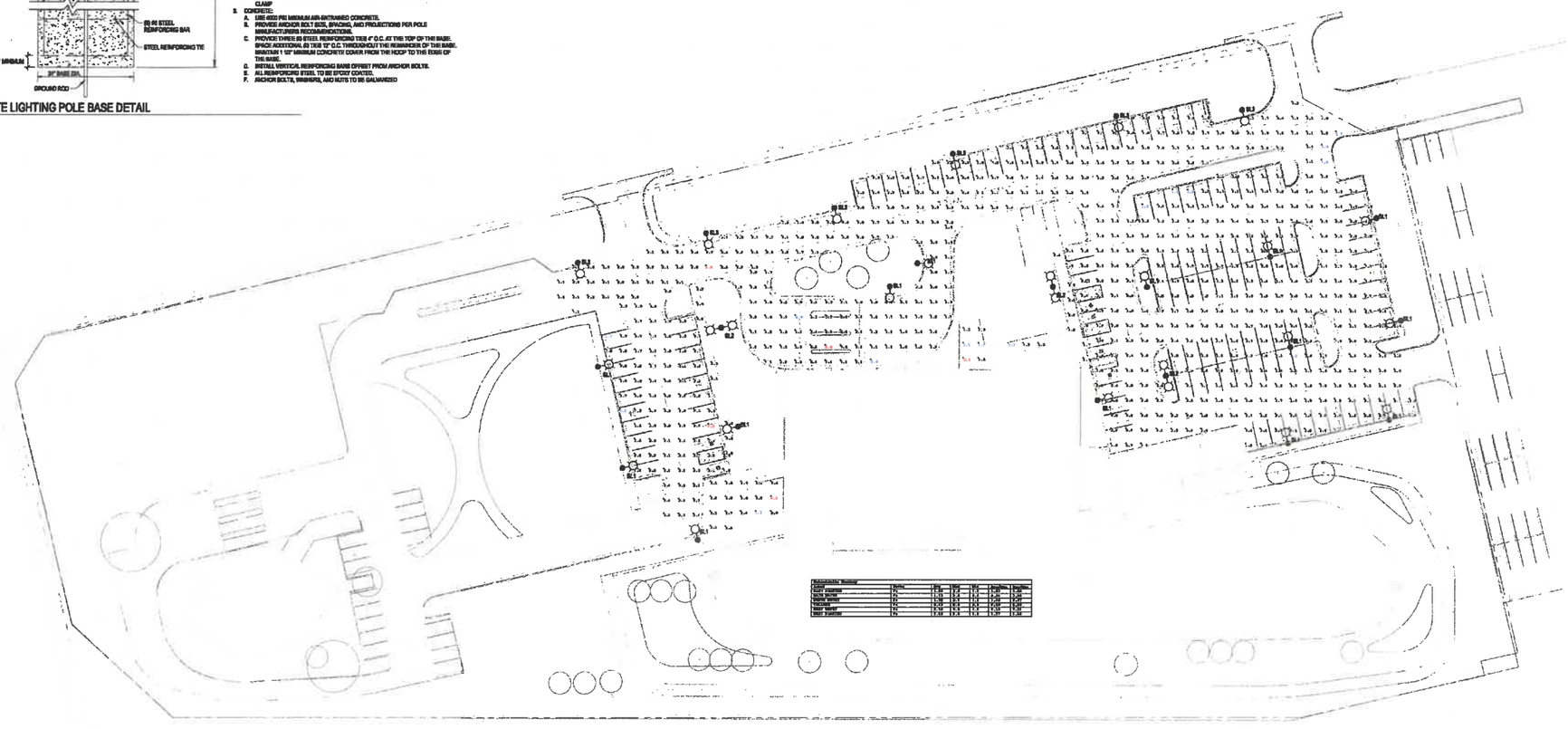
NOTES:

1. PROVIDE SCHEDULE 40 PVC CONDUITS IN SIZE AS INDICATED ON PLANS. PROVIDE PROJECTIONS PER POLE MANUFACTURERS RECOMMENDATIONS.
2. GROUNDING:
   A. PROVIDE 5/8" X 8'-0" COPPER GROUND ROD WITH CAST BRONZE CAP
   B. PROVIDE ONE ROD PER POLE BASE
   C. PROVIDE #10 CONDUCTOR FROM GROUND ROD TO POLE BASE.
   D. TERMINATE GROUND CONDUCTOR WITHIN CONDUIT ON BASE GROUND ROD CLAMP
3. CONCRETE:
   A. USE 4000 PSI MINIMUM AIR-ENTRAINED CONCRETE.
   B. PROVIDE ANCHOR BOLT SIZE, SPACING, AND PROJECTIONS PER POLE MANUFACTURERS RECOMMENDATIONS.
   C. PROVIDE THREE (3) STEEL REINFORCING TIES 4" O.C. AT THE TOP OF THE BASE. SPACE ADDITIONAL (3) TIES 12" O.C. THROUGHOUT THE REMAINDER OF THE BASE. MAINTAIN 1 1/2" MINIMUM CONCRETE COVER FROM THE HOOP TO THE EDGE OF THE BASE.
   D. INSTALL VERTICAL REINFORCING BARS OFFSET FROM ANCHOR BOLTS.
   E. ALL REINFORCING STEEL TO BE EPOXY COATED.
   F. ANCHOR BOLTS, WASHERS, AND NUTS TO BE GALVANIZED

2 SITE LIGHTING POLE BASE DETAIL

LUMINAIRE SCHEDULE - PARKING

TYPE	DESCRIPTION	MOUNTING	LENS/REFLECTOR	LAMP/LUMENS	BALLAST/POWER SUPPLY	WATTS	VOLTAGE	MANUFACTURER	CATALOG NUMBER	EQUAL MANUFACTURERS	NOTES
SL1	LED POLE MOUNTED AREA LIGHT, T4M DISTRIBUTION, B2-U0-G2	POLE MOUNT AT 25'-0" ABOVE GRADE	PRECISION-MOLDED ACRYLIC LENS	LED, 7875 LM, 840	0-10V DIMMING	102 VA	277 V	LITHONIA	DSX0 LED-P3-40K-T4M-MVOLT	OR APPROVED EQUAL	
SL2	LED POLE MOUNTED AREA LIGHT, T4M DISTRIBUTION, DOUBLE HEAD, B2-U0-G2	POLE MOUNT AT 25'-0" ABOVE GRADE	PRECISION-MOLDED ACRYLIC LENS	LED, 15350 LM, 840	0-10V DIMMING	204 VA	277 V	LITHONIA	DSX0 LED-P3-40K-T4M-MVOLT	OR APPROVED EQUAL	
SL3	LED POLE MOUNTED AREA LIGHT, T2M DISTRIBUTION, B3-U0-G2	POLE MOUNT AT 25'-0" ABOVE GRADE	PRECISION-MOLDED ACRYLIC LENS	LED, 8473 LM, 840	0-10V DIMMING	102 VA	277 V	LITHONIA	DSX0 LED-P3-40K-T2M-MVOLT	OR APPROVED EQUAL	



Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST PARKING	Fc	1.19	3.4	0.1	11.90	34.00
NORTH WEST	Fc	1.19	3.4	0.1	11.90	34.00
NORTH EAST	Fc	1.19	3.4	0.1	11.90	34.00
SOUTH WEST	Fc	1.19	3.4	0.1	11.90	34.00
WEST SIDEW	Fc	1.19	3.4	0.1	11.90	34.00
WEST SIDEW	Fc	1.19	3.4	0.1	11.90	34.00

1 LIGHTING PHOTOMETRIC SITE PLAN
1" = 20'-0"

HGA
202 1st Avenue SW
Rochester, Minnesota 55902
Telephone 5072818500

CIVIL ENGINEER
LANDSCAPE ARCHITECT
ARCHITECT
INTERIOR DESIGN
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS
West Des Moines, Iowa

West Bank

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

LIGHTING PHOTOMETRICS SITE PLAN & POLE BASE DETAIL

DATE: MAY 6, 2022

SITE PLAN SUBMITTAL

E031

SITE PLAN SUBMITTAL

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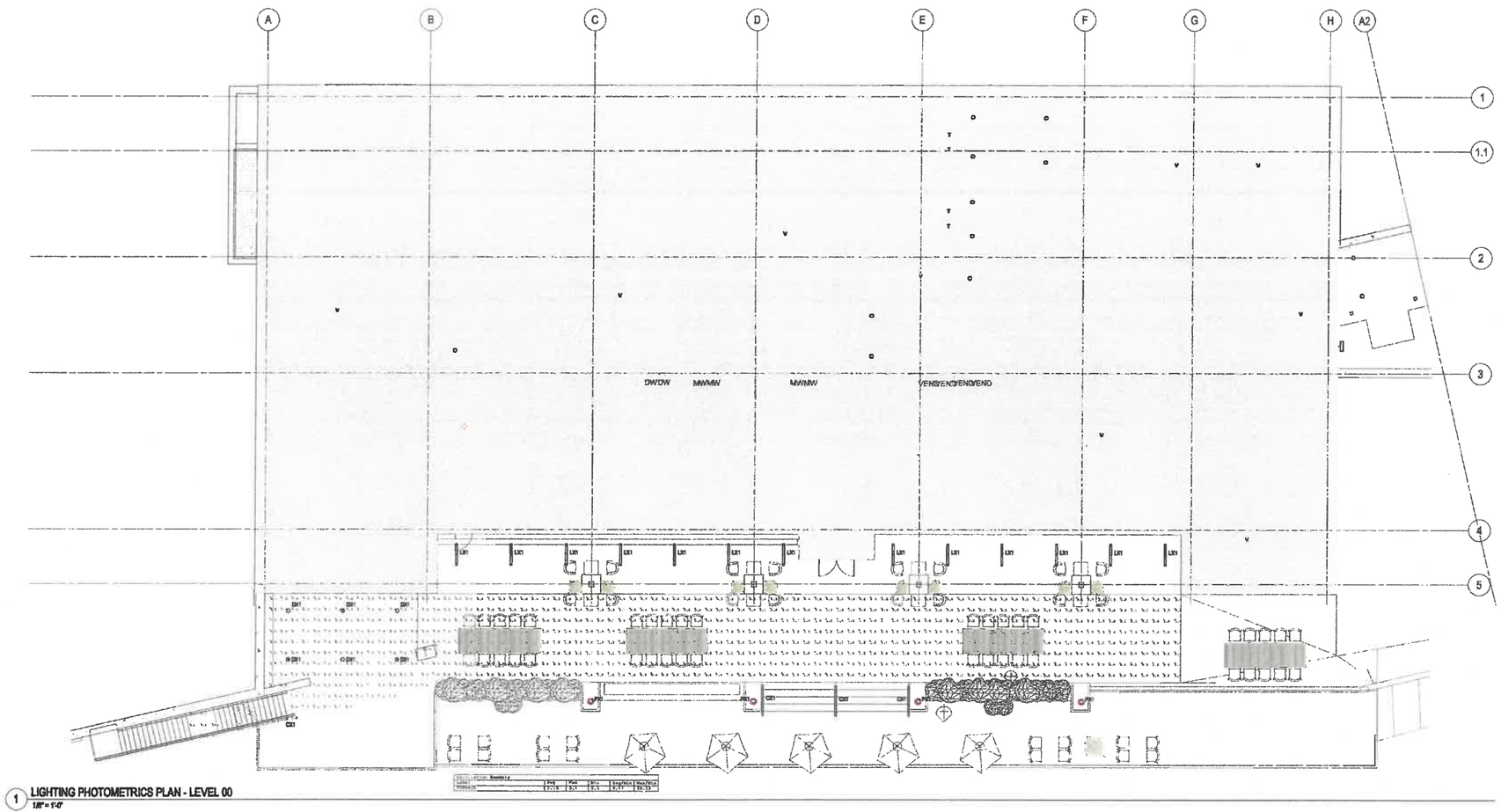

1 LIGHTING PHOTOMETRICS PLAN - LEVEL 00
1/8" = 1'-0"

HGA
202 1st Avenue SW
Rochester, Minnesota 55902
Telephone 507.281.8600

CIVIL ENGINEER
LANDSCAPE ARCHITECT
ARCHITECT
INTERIOR DESIGN
STRUCTURAL ENGINEER
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS
West Des Moines, Iowa

West Bank

NO	DESCRIPTION	DATE

HGA NO: 3495-009-00

LIGHTING PHOTOMETRICS PLAN - LEVEL 00

DATE: MAY 9, 2022

SITE PLAN SUBMITTAL

E200.1

SITE PLAN SUBMITTAL

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Prepared by: Brian Portz, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A SITE PLAN TO ALLOW CONSTRUCTION OF A 4 STORY OFFICE AND BANK BUILDING

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant and property owner West Bank, requests approval of a Site Plan for that property generally located at 3330 Westown Parkway and legally described in attached Exhibit 'B' for the purpose of constructing a four-story office and bank building; and

WHEREAS, studies and investigations were made, and staff reports, and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

WHEREAS, the Full Site Plan complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code.

WHEREAS, on September 12, 2022, the Plan and Zoning Commission recommended to the City Council, by a X-X vote, for approval of the Site Plan; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Site Plan.

NOW, THEREFORE, The City Council does approve the West Bank Full Site Plan (MaM-005517-2022), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on September 13, 2022.

Russ Trimble, Mayor

ATTEST:

Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on September 13, 2022, by the following vote.

Exhibit A: Conditions of Approval

1. The applicant acknowledges and agrees that it shall deed 20 feet of right of way to the City as a part of this site plan approval. The right of way shall be deeded to the City prior to any occupancy being issued for the proposed office building.
2. The applicant acknowledges and agrees that prior to any occupancy being issued for the building, the Storm Water Management Facility Maintenance Agreement needs to be executed and provided to the City, including as built drawings and certifications of the constructed storm water facilities to be provided to the City for staff review and approval.
3. The applicant acknowledges and agrees that prior to any occupancy being issued for the building, easements for water mains need to be executed and returned to the City.

Exhibit B: Legal Description

That Part of the North 80 Acres of the West 1/2 of the Northwest Fractional 1/4 of Section 4, Township 78 North, Range 25 West of the 5th P.M., West Des Moines, Polk County, Iowa, described as follows:

Commencing at the West 1/4 Corner of said Section 4; thence North 902.8 feet along the West line of said Section 4; thence East, 50.0 feet to the point of beginning; thence continuing East 1063.72 feet; thence along a curved line, concave Northwesterly, having a radius of 250.0 feet and a chord bearing of N61°18'45"E, an arc distance of 250.34 feet to the point of intersection of said curved line and the East line of the West 1/2 of said Northwest Fractional 1/4 of said Section 4; thence S0°16'30"E, 574.79 feet along said East line of said West 1/2 to the South line of said North 80 Acres of said West 1/2 of said Northwest Fractional 1/4; thence N89°29'15"W, 497.81 feet, along said South line of said North 80 Acres to the point of intersection of said South line and the Northeasterly Right Of Way line of interstate Highway No. 235; thence N75°21'40"W, 732.86 feet along said Right Of Way line; thence continuing along said Right Of Way line N33°47'33"W, 125.86 feet to the point of intersection of said Northeasterly Right Of Way line and the East Right Of Way line of 35th Street, West Des Moines; thence North 165.15 feet along said East Right Of Way line to the point of beginning, (except the East 48.5 feet thereof, and also except that portion condemned for street right of way as recorded in Book 9954, Page 507) all being in and forming a part of the City of West Des Moines, Polk County, Iowa.

Except Parcel 2020-158 of the Plat of Survey filed in the office of the Recorder of Polk County, Iowa on November 19, 2020, and recorded in Book 18202 Page 5, and refiled on December 9, 2020, and re-recorded in Book 18238 Page 984, being a part of the North 80 Acres of the West 1/2 of the Northwest Fractional 1/4 of Section 4, Township 78 North, Range 25 West of the 5th P.M., City of West Des Moines, Polk County, Iowa.