CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: September 12, 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:

• <u>History</u>: 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:

- <u>Building Demolitions</u>: 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. <u>Right of Way Dedication</u>: 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.
- <u>Traffic Impact Study Findings</u>: The traffic study performed for the rezoning and subsequent development of the property indicated less traffic is anticipated to be generated than previously planned.
- <u>Conditions of Approval</u>: The conditions of approval are added to acknowledge that certain items are still needed prior to the issuance of any occupancy permits.
- <u>Approval Process:</u> 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.

• <u>Vesting of Entitlement</u>: 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 <u>prior to</u> 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	1	September 12, 2022
City Council		September 13, 2022
Staff Report Reviews:		

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

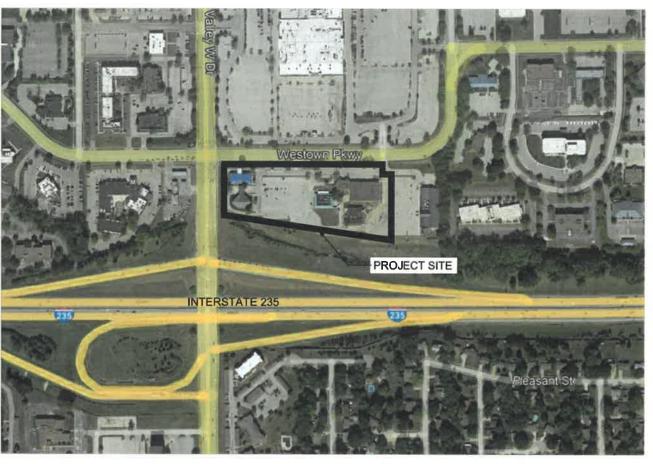
Publications (if applicable)

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





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 8 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, POLK COUNTY, IOWA

WEST BANK HEADQUARTERS

WEST DES MOINES IOWA

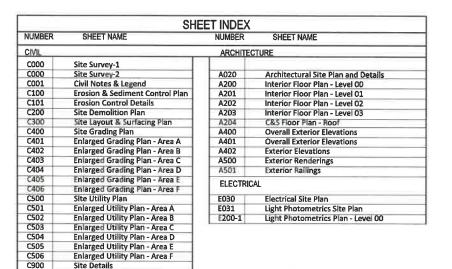
SITE PLAN SUBMITTAL

City Project #: MaM-005517-2022

w Wes

VICINITY MAP





LANDSCAPE

L400

L440

Layout & Materials Detail

Plant Materials Schedule

Landscape Plan Planting Details 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
PARKING: FRONT = 15 FEET
SIDE = 15 FEET

PARKING SUMMARY	REQUIRED	PROVIDED	
TD. STALLS - 10'x18' TOTAL	219	127	
OTAL DEFERRED FOR FUTUR	E IF NEEDED	92	
OTAL 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





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

HGA COMMISSION NUMBER: 3495-009-01 August 19, 2022

ABBREVIATIONS

AMERICAN LAND TITLE ASSOCIATION ARCH

AMERICAN SOCIETY FOR TESTING & MATERIALS

BIT BMP BOT

CLEAN OUT CSP CY CONCRETE CORRUGATE STEEL PIPE

DIA DIP DWGS DUCTILE IRON PIPE

ELECTRICAL. ELEC

GATE VALVE HIGH DENSITY POLYETHYLENE PIPE

HIDPE HW HYD

INV INVERT

1F LINEAR FOOT

NOT TO SCALE

POLYETHYLENE PIPE POLY VINYL CHLORIDE

RCP REINFORCED CONCRETE PIPE

SAN SEW SF ST STM STRUCT

TA T/W TYP TESTING AGENC TOP OF WALL

UNO UNLESS NOTED OTHERWISE

WAT WATER

CITY OF WEST DES MOINES NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(8) INVOLVED IN THE PROJECT.
- 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
- CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO
- 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.
- ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3485 TO RESERVE A METER.
- CONTACT BUILDING INSPECTION (515-222-9890) 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(ES) FOR CONTANIMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY OFDINANCE: 1877, 54-1986. CONTRACTOR BHALL NOTIFY WEST DES MOINES WATER WORKS (616-222-3486) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL SACKFLOW DEVICES TO SCHEDULE FRAIL INSTALLATION.
- ALL LIGHTS ARE TO SE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM LLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE OR LESS.
- 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 SPECIFICATION
 FOR SUBDIVISIONS, DISM METRO DESIGN STANDARDS AND WOM ADDIEDUMS.
- 11. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W.FEASEMENTS AND/OR ANY CONNECTION TO PUBLIC BEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WOM ENGINEERING SERVICES 222-347 TO SCIEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OSTAINING ALL NECESSARY EASEMENTS/ACREEMENTS AND APPLICABLE PERMITS.
- 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 WOM EMERGENCY SERVICES.
- LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MORES PUBLIC SERVICES FOR APPROVA A MINIMUM OF 46 HOURS IN ADVANCE OF CLOSURE.
- 15. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED.

GENERAL CIVIL NOTES:

PREPARATION & RESTORATION

- BUSTING 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.
- CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS FROM CITY, STATE AND OTHERS REGULATORY AGENCIES.
- UTILIZE THE YOWN ONE CALL SYSTEM @ 1-800-262-8989, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION, EXISTING UNDERGROUND UTILITIES ARE BHOWN 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.
- PRIOR TO CONSTRUCTION, FIELD-VERIFY LOCATION AND ELEVATION OF UTILITIES THAT MAY BE IMPACTED OR DAMAGED BY CONSTRUCTION. REPORT MAY CONFLICTS OR EXISTING DAMAGE TO THE OWNER AND ARE PRIOR TO ORDERING ANY MATERIALS FOR CONSTRUCTION.
- INSTALL ALL EROSION AND SEDIMENT CONTROL. PRACTICES, PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES IN ACCORDANCE WITH APPLICABLE PERMITS).
- PROTECT EXISTING UTILITY PIPES AND APPURTIENANCES FROM DAMAGE DUE TO CONSTRUCTION ACTIVITY. PROVIDE TEMPORARY SUPPORT AND BRACING OF UTILITIES IN ACCORDANCE WITH UTILITY OWNERS REQUIREMENTS AS REQUIRED FOR CONSTRUCTION.
- COORDINATE DISRUPTION OF UTILITY SERVICES WITH OWNER, LIMIT SERVICE DISRUPTION TO TIMES APPROVED BY OWNER.
- PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE IOWA MANUAL OF UNIFORM TRAFFIC CONTROL
 DENCES, INCLIDING THE TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL, LATEST EDITION,
 AT ALL TRIBES THAT CONSTRUCTION ACTIVITY DISRUPLY TRAFFIC OR PUBLIC ROBADWAY.
- COORDINATE DISRUPTION OF PEDESTRIAN AND VEHICULAR TRAFFIC WITH OWNER, OSTAIN ALL REQUIRED STREET AND SIDEWALK CLOSURE PERMITS. CONTACT CITY OF WEST DES MORIES TO VERIFY
- 11. PROTECT ALL TREES NOT SPECIFICALLY DESIGNATED FOR REMOVAL.

- 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.
- 2 GUIDELINER FOR CONSTRUCTION OF NEW CONCRETE RUREACING

- d. SEE 4/C800 FOR JOINTING DETAILS.

GRADING

- 4. SEE GEOTECHNICAL EVALUATION REPORT PREPARED BY ALLENDER BUTZKE ENGINEERS, DATED NOVEMBER 11, 2021 FOR INFORMATION ON SOILS AND SUBGRADE PREPARATION.
- 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-PEET OF THE FINISHED PAYEMENT SURFACE.
- 4. TESTING AGENCY MUST OBSERVE AND APPROVE ALL BUILDING AND PAVEMENT SUBGRADE SOILS.

UTILITIES

- 4. SANITARY AND STORM SEWER CONSTRUCTION MUST COMPLY WITH CITY REQUIREMENTS
- 8. SEE SHEET SHEET CS07 FOR NEW LITH ITY STRUCTURE INFORMATION.
- 9. PROVIDE SUBSOIL DRAINAGE PIPE AT ALL BELOW GRADE BUILDING WALL AND LOW AREAS IN PARKING LOTS.
- 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.

SEE SITE SURVEY FOR EXISTING FEATURES LEGEND) XX

REMOVE CURB REMOVE UNDERGROUND UTILITY · X X X X ABANDON UTILITY IN-PLACE - A A A A

REMOVE PAVEMENT/WALK MILL PAVEMENT REMOVE BUILDING

NEW CONTROL JOINT

10. CARE MUST BE TAKEN DURING CONSTRUCTION TO PROTECT SURVEY MONUMENTS AND PROPERTY IRONS.

- 12. SAWCUT PAVEMENT THAT REMAINS AT REMOVAL LIMITS.
- 13. REMOVE & REPLACE ALL TRAFFIC SIGNS DISTURBED BY CONSTRUCTION ACTIVITY.

DRAINAGE ARROW

LAYOUT & SURFACING

- ALL DIMENSIONS TO CURBS AND CURBSGUTTER ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS TYPICALLY 8-INCHES BIEHIND THE FACE OF CURB.
- 9. MAXIMUM SPACING OF CONTROL JOINTS IN WALKS TO BE 8-FEET, BUT GENERALLY MATCH THE WALK
- 6. MAXIMUM SPACING OF CONTROL JOINTS IN CONCRETE TRAFFIC SLABS TO BE 12-FEET.
- ALIGN JOINTS WITH WALK CORNERS, HORIZONTAL DEFLECTIONS, BUILDING CORNERS, ETC. AND USE NOMINALLY EQUAL PANEL SIZES.
- 3. PROVIDE A MAXIMUM 2% CROSS SLOPE ON ALL SIDEWALKS UNLESS DESIGNATED OTHERWISE ON SITE
- 4. DRIVEWAY APRON, SIDEWALK AND CURS & GUTTER WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES ENGINEERING STANDARDS
- 2. ALL EXPOSED BOIL 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 MOTED WITH A TICE
- a. REMOVE ALL TOPSOIL, FILL AND UNSUITABLE MATERIAL FROM THE PROPOSED BUILDING AREAS
- TEST ROLL SUBGRADE SOILS WITH A FULLY LOADED TANDEM AND ETRUCK, AND CORRECT ALL UNSTABLE AREAS. CORRECTION OFFICIONS INCLIDE SUBCUTTING AND REPLACING WITH CRUSHED AGGREGATE, CHEMICAL STRAL ZATION AND/OR USE OF GEOTEXTILES.

- 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.
- 5. COORDINATE CONNECTIONS TO EXISTING UTILITY SYSTEMS WITH UTILITY OWNER.
- ADJUST ALL CASTINGS AND VALVE BOXES WITHIN PROJECT LIMITS TO FINAL ELEVATION 1/4" BELOW FINISHED SURFACE.
- 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.

/////// SAWCUT LINE 0 TREE PROTECTION DOOR / EXIT NEW CURB TAPER NEW BINGLE SIGN NEW DOUBLE SIGN NEW ISOLATION JOINT ______ CONSTRUCTION LIMITS Toront Constitution EXISTING INDEX CONTOUR EXISTING CONTOUR EXISTING CONTOUR DISTURBED PROPOSED CONTOUR 210 PROPOSED SPOT ELEVATION EXISTING SPOT ELEVATION DRAINAGE DIVIDE NEW MANHOLE NEW DRAINAGE STRUCTURE NEW HYDRANT SOIL BORING **⊕**SB-02 **⊕** EXISTING SANITARY SEWER EXISTING STORM SEWER EXISTING WATERMAIN EXISTING GAS EXISTING TELEPHONE/FIRED OPTIC -NEW SANITARY SEWER NEW STORM SEWER NEW WATERMAIN NEW SUB-DRAIN NEW LIGHT FOOTURES □•□ •□ **:** 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 552104865.

OE1-OVERHEAD ELECTRIC UE1-UNDERGROUND ELECTRIC MIDAMERICAN ENERGY WILWATER MAIN WEST DES MOMES WATER WORKS

design_locates@

FO1-FIRER OPTIC UNITE PRIVATE NETWORKS UNITE PRIVATE NET JOE KILZER 616-425-3556 upngis@upniber.com

FO2-FIBER OPTIC CONSOLIDATED COM

CO1-COMMUNICATION CENTRIEV INK GENTURYLINK SADIE HULL 918-647-0147 sedie.hul@jumen.co

CO2-COMMUNICATION VERIZON JOHN BACHELDER

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

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

8M 68 NAVD 88 (FEET) = 839.09 WOM DATUM (FEET) 80.808
WOM DATUM (FEET) 80.80
INTERSECTION OF 22nd 8T AND UNIVERSITY AVE, 8E CORNER OF INTERSECTION, 77.5 FEET EAST OF THE CENTERLINE OF 22ND 8T AND 39.5 FEET SOUTH OF THE CENTERLINE OF UNIVERSITY AVE.

NAVD 88 (FEET) = \$70.59
WDM DATUM (FEET) 96.98
WDM DATUM (FEET) 96.98
WTERSECTION OF 38TH ST AND UNIVERSITY AVE, SW CORNER OF
INTERSECTION, 41.5 FEET SOUTH OF THE CENTERLINE OF
UNIVERSITY AVE AND 86.5 FEET WEST OF THE CENTERLINE OF

NO DESCRIPTION DATE

HGA NO:

DATE:

HGA

WEST BANK

HEADQUARTERS

West Des Moines, Iowa

3495-009-00 **CIVIL NOTES** AND LEGEND

JUNE 10, 2022 Z SITE PLAN SUBMITTAL

C001g

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

OWNER, PROJECT NAME & LOCATION:

WHER, PROJECT NAME: A LOCATION.

WHEST BANK WEST DES MOINES

STREET:
COUNTY: POLK COUNTY
ZIP CODE: 50208
LATITUDE/LONGITUDE: 44.178338,-63.847798

CITY: WEST DES MOINES STATE: IOWA

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

SITE AREAS	EAS			
AREA	SQUARE FEET	ACRES		
TOTAL SITE AREA	335,638	7.71		
TOTAL DISTURSED 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

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

EGISTING 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 D

EAM RECEIVING WATER IS BLUE CREEK

DESCRIPTION OF PERMANENT STORMWATER TREATMENT SYSTEMS
A PERMANENT STORMWATER TREATMENT SYSTEM IS PROVIDED ON SITE THAT INCLIDES THE CONSTRUCTION OF
ONE STORM WATER RETENTION BASIN AND TWO UNDERGROUND PRE-TREATMENT BASINS. THE STORM WATER
BASIN COLLECTS BLANDET 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 MARRITIVE, PLAN SHEETS AND STANDARD DETAIL SHEETS THAT ADDRESS THE FORESCEASILE CONDITIONS THAT MAY OCCUR DURING THE CONSTRUCTION OR POST CONSTRUCTION ACTIVITIES. THE SWPPP COMPONENTS ARE PROVIDED IN THE FOLLOWING LOCATIONS:

DESCRIPTION	LOGATION
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 DETAILB	SHEET C102
SITE GRADING	SHEETS C400, C401-C408
EMORION CONTROL	SPECIAL CITY

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
EDIODICAL CONTROL BY ANIVET	490	-

ANTICIPATED CONSTRUCTION SEQUENCING

- 1. INSTALL STABILIZED CONSTRUCTION EXIT(8)
- 2. INSTALL SILT FENCE AND/OR SEDBMENT 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 SEEN BUSINITED, THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENGLIEF THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE, HAS UNDERSONE FINAL STABILIZATION AND A NOTICE OF TERMINATION (NO.7.1) HAS BEEN SUBMITTED.
- 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.
- THE CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE PERMIT REGARDING POLLUTION PREVENTION MANAGEMENT DURING CONSTRUCTION, WHICH INCLUDES BUT IS
- A. CONCRETE WASHOUT AREAS. THE LOCATION OF WASHOUT AREAS MUST BE IDENTIFIED BY SIGNS AND MUST UTFLIZE A LEAK-PROOF CONTAINMENT FACELTY OR IMPERMEABLE LINEST THAT PREVENTS RUNOFF FROM DISCHARRING ON TO ADJUGENT SOLS. AN ENGINEERED COLLECTION SYSTEM MAY BE USED IF APPROVED BY THE PERMITTING
- SOLID WASTE COLLECTION AND REMOVAL
- SECONDARY CONTAINMENT 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 REING USED OR STORED ON THE PROJECT SITE CHEMICAL SPELLS OF ANY KNO (DIE, PUEL, PERTLIZER, ETC.) MUST BE CLEANED UP AND REMOVED FROM THE SITE IMMEDIATELY. THE CONTRACTOR MUST HAVE A SPILL KT ON SITE AT ALL TIMES. THE FOLLOWING GOOD HOUSESCEPING SPILL PREVENTION PRACTICES MUST BE FOLLOWING CONSTITE THROUGH THE DURATION OF THE CONSTRUCTION PROJECT. A. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH MATERIAL ONSITE TO COMPLETE THE
- PTUJEUT.

 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. WITH SECONDARY CONTAINMENT.
 PRODUCTS MUST BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR ORIGINAL
- MANUFACTURER'S LABEL.
 SUBSTANCES MUST NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE
- MARIUPALI LITER.
 THE ENTIRE PRODUCT MUST BE USED UP, WHENEVER POSSIBLE, BEFORE DISPOSING OF THE CONTRAINER.
- THE MANUFACTURER'S RECOMMENDATIONS FOR USE AND PROPER DISPOSAL MUST BE POLICOWED.
- THE CONTRACTOR'S SUPERINTENDENT MUST INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.
- AND USPOSAL OF MATERIALS ONSITE.
 THE FOLLOWING PRACTICES MUST BE USED TO REDUCE THE RISKS ASSOCIATED WITH
 HAZAROUS MATERIALS STORED ONSITE:
- A. PRODUCTS MUST BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY CANNOT BE RESEALED.

- RESEALED.

 ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS MUST SE RETAINED ON SITE AND ACCESSIBLE AT ALL TIMES.

 C. THE MANUFACTURERS RECOMMENDED METHODS FOR PROPER DISPOSAL OF SURPLUS PRODUCT MUST SE FOLLOWED.

 N. ADDITION TO THE GOOD HOUSEIGEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES FOR SPILL PREVENTION AND CLEANUP MUST SE FOLLOWED.
- DISCUSSEUM IT REVENUES SELVEN MISS OF HIS PROVILENS SAFETY PRECAUTIONS ASSOCIATED SPLICE PREVENTION AND CLEANUP MISS TEE FOLLOWED.

 A. IF A SPILL OCCURS, OBSERVE THE MANLFACTURERS' SAFETY PRECAUTIONS ASSOCIATED WITH THIS SPILLED MISTERIAL. THE MANLFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP MIST BE CLEARLY POSTED AND SITE PERSONNEL MIST BE MADE AWARE OF THE FROCEDURES AND LOCATIONS OF THE BYFORMATION AND CLEANUP SUPPLIES.

 B. STOP THE SOURCE OF THE SPILL IF POSSIBLE. CALL THE LOCAL FIRE ANDOR POLICE DEPARTMENTS IF FIRE OR PUBLIC SAFETY HAZARDS ARE CREATED.

 C. CONTAIN THE SPILLED MATERIAL. TOPSOIL, SAND OR ANY SEMI-MIPERMESSILE MATERIAL MAY BE USED TO CREATE A TEMPORARY CONTAINMENT STRUCTURE TO PREVENT THE SPILLED MATERIAL FROM PLOWING.

 SPILLS OF TOMOC OR HAZARDOUS MATERIALS MUST BE REPORTED TO THE APPROPRIATE STATE ANDOR 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 SEEN REPORTED AND CLEANED UP IMMEDIATELY ARE EXEMPT FROM MINNESOTAS HAZARDOUS WASTER ALLES WASTE GENERATED FROM PETROLEUM SPILLS THAT HAVE SEEN REPORTED AND CLEANED UP IMMEDIATELY ARE EXEMPT FROM MINNESOTAS HAZARDOUS WASTER ALLES WASTE GENERATED FROM MINESOTAS HAZARDOUS WASTER ALLES WASTE GENERATED FROM MINESOTAS HAZARDOUS WASTER ALLES WASTE GENERATED FROM MUST BE CHEMPT TO A FACILITY FOR EMERGY RECOVERY.

 F. THE SPILL AREA MUST BE KEPT WILL LYNTHAL TO A PRESCONES. MUST WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT BULREY FROM CONTACT WITH A HAZARDOUS BUSSTANCE REPORTED MINES WEAT MATERIALS MUST BE MINEST WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT BULREY FROM CONTACT WITH A HAZARDOUS BUSSTANCE REPORTED FROM CONTACT WITH A HAZARDOUS BUSSTANCE.

- SPILLS MUST BE STUDIED TO DETERMINE WHY THEY OCCURRED AND PREVENTATIVE METHODS MUST BE IMPLEMENTED TO ENSURE SIMILAR SPILLS DO NOT OCCUR IN THE

 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

DEWATERING AND BASIN DRAINING

ALL STORM SEWER PIPE, MANHOLES AND CATCH BASINS MUST BE CLEANED OF ANY ACCUMULATED SEDIMENT UPON THE COMPLETION OF ALL LAND DISTURBING ACTIVITIES.

ALL EXPOSED SOIL AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED NO MORE THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THAT PORTION OF THE BITE HAS TEMPORARILY OR PERMANENTLY CEASED. IN MANY INSTANCES THIS WILL REQUIRE STABILIZATION TO OCCUR MORE THAN ONCE DURING ROUGH GRADING.

THE EROSION PREVENTION AND SEDIMENT CONTROL BAPS 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 ANDOLD REQUINED DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED.

SEDIMENT CONTROL PRACTICES

- 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 BOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS.

- DISCHARGING TO SUPPACE WATERS.

 B. DITCH CHECKS MUST BE PLACED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.

 C. SEDIMENT DAMAGE FROM STOCKPLES MUST BE MINIMIZED BY PLACING A ROW OF SILT FENCE A MAXIMUM OF 5-FEET FROM THE TOE OF THE SLOPE OF THE STOCKPLE.

 2. STORM SEWER MLETS 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 MILITIPLE TIMES IN THE SAME LOCATION OVER THE LIFE OF THE PROLECT BUT WILL BE PAD FOR ONLY ONCE PER INLET LOCATION NEGARDLESS OF THE MUMBER OF TIMES THE BIRD IS REPLACED. ALL STORM SEVER INLET PROTECTION DEVICES WILL BE REPLY IN GOOD FUNCTIONAL CONDITION AT ALL TIMES. IT THE PROJECT IN GOOD FUNCTIONAL CONDITION AT ALL TIMES. IT THE PROJECT ENGINEED LEED AND INLET PROTECTION DEVICES WILL BE REPLY IN GOOD FUNCTIONAL CONDITION AT ALL TIMES. IT THE PROJECT ENGINEED CONDITION, INSTRUCTION OF THE TOTAL THE PROTECTION DEVICES WILL BE REPLY THE GOOD FUNCTIONAL CONDITION AT ALL TIMES. IT THE PROJECT ENGINEED CONTROL ON THE PROTECTION DEVICES TO BE NOMERACTIONAL.

 IN CONTROL OF THE STORM OF THE STORM OF THE PROTECTION DEVICE TO BE NOMERACTIONAL.

 ACTIVITIES IT WILL BE REPLACED AT NO COST TO THE OWNER.
- THE CONTRACTOR MUST PLACE CONSTRUCTION EXITS, AS NECESSARY, TO PREVENT TRACIONS OF REDMENT ONTO PAVED SURFACES AND IN COMPLIANCE WITH PART IV OF THE MPDES PERMIT. CONSTRUCTION EXITS MUST BE SUFFICIENTLY SIZED AND MAINTAINED TO PREVENT TRACIC OUT.
- THE CONTRACTOR SHALL CLEAN ALL TRACKED MATERIALS ON ADJACENT ROADWAYS ON A DALY 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.
- THE CONTRACTOR MUST USE METHODS AND OPERATIONAL PROCEDURES THAT PREVENT DISCHARGE OR PLACEMENT OF BITUMINOUS GRIDDINGS, CUTTINGS, MILLINGS AND OTHER BITUMINOUS WASTES FROM AREAS OF EXISTING OR FUTURE VEGETATED SOILS, AND ALL WATER CONVEYANCE SYSTEMS, INCLUDING INLETS.
- THE CONTRACTOR MUST USE METHODS AND OPERATIONAL PROCEDURES THAT PREVIENT CONCRETE DUST, PARTICLES, SAW-CUT SLUTRY, AND PLANT WASTE FROM ENTERING STORMANTER CONVEYANCE SYSTEMS, NOLUDING BULETS AND CURS PLOY LINES.
- DITCHES AND EXPOSED SOILS MUST BE KEPT IN AN EVEN ROUGH GRADED CONDITION IN ORDER TO APPLY EROSION CONTROL MULCHES AND BLANKETS.
- OUTLETS INTO SURFACE WATERS SHALL BE STABILIZED WITH ENERGY DISSIPATION WITHIN 24 HOURS OF BEING CONSTRUCTED.
- ALL DOPOSED BOILLAREAS MUST BE STABILIZED PRIOR TO THE ONSET OF WINTER, ANY WORK STILL BEING PERFORMED MUST BE SNOW MULCHED, SEEDED OR BLANKETED WITHIN THE TRIEF FRAMES IN THE INPUSS PERMIT. 10. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING INSPECTION AND MAINTENANCE

- NECOMEMENTS:

 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, REPAIRE 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.

 ALL OTHER NON-FUNCTIONAL BMPS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITHIN 24 HOURS OF DISCOVERY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL RIMPS LINTIL WORK HAS REEN
- I. THE CUNTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL BMPS UNTIL WORK HAS BEED COMPLETED, THE SITE HAS UNDERGOVE FIRM STABILIZATION AND A NOTICE OF TERMINATION (NLOT, I) AND BEEN SUBMITTED TO THE MPCA IN ACCORDANCE WITH THE CONDITIONS OF THE INPOES PERMIT.

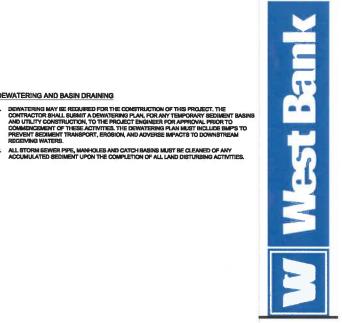
 IF SEDMENT DEPOSITS WITHIN WATERS OF THE STATE THE MATERIAL MUST BE REMOVED WITHIN TOAYS.
- 12. CONTRACTOR MUST OBTAIN LIGU AND DNR APPROVALS AS REQUIRED

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CIVIL ENGINEER
LANDISCAPE ARCHITECT
ARCHITECT
RHIERIOR DEBIGN
MECHANICAL ENGINEER
PLIMBRIG ENGINEER
ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS

West Des Moines, Iowa



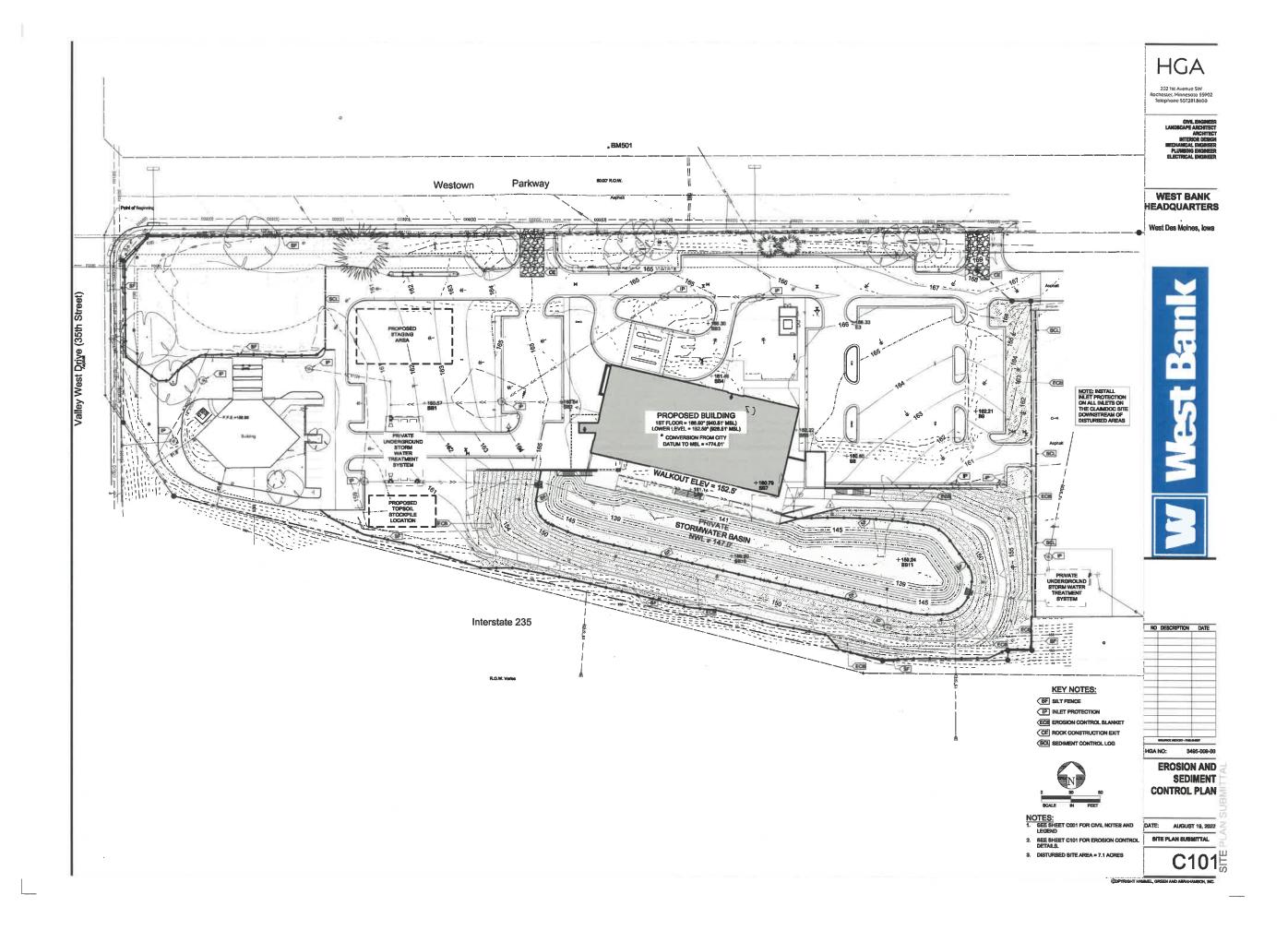
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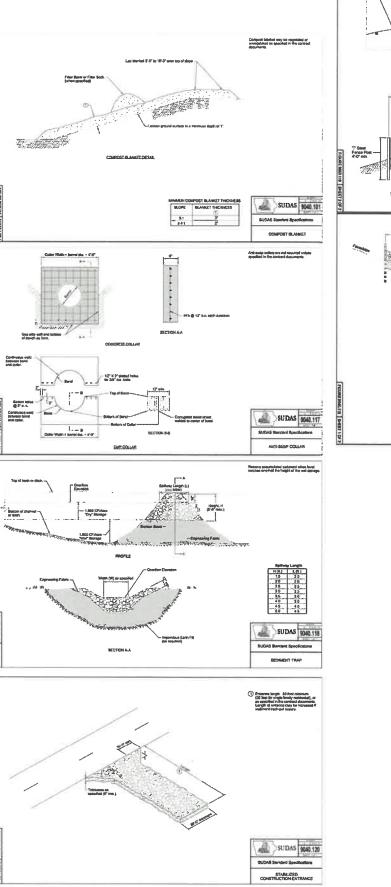
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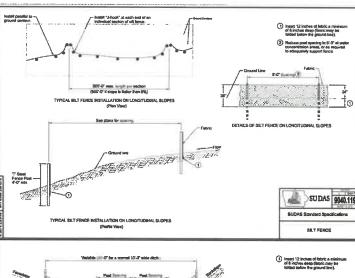
STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVÉ

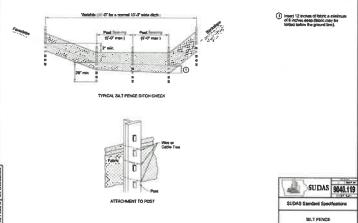
DATE: JUNE 10, 2022 SITE PLAN SUBMITTAL

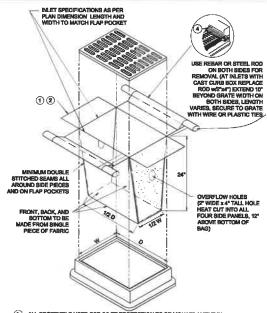
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- ALL GEOTEXTILE USED FOR INLET PROTECTION TO BE MONAFILAMENT IS BOTH DIRECTIONS
- BOTH DIRECTIONS

 2 FINISHED SIZE INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMAN 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 MINIMAM SIZE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG MASURED AT THE BOTTOM OF THE OVERPLOW HOLES WHERE INCESSARY THE CONTRACTOR SHALL CLEAR THE STANDARD CLEARANCE.
- (4) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4", OR USE A ROCK SOCK OR BAND 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

HGA

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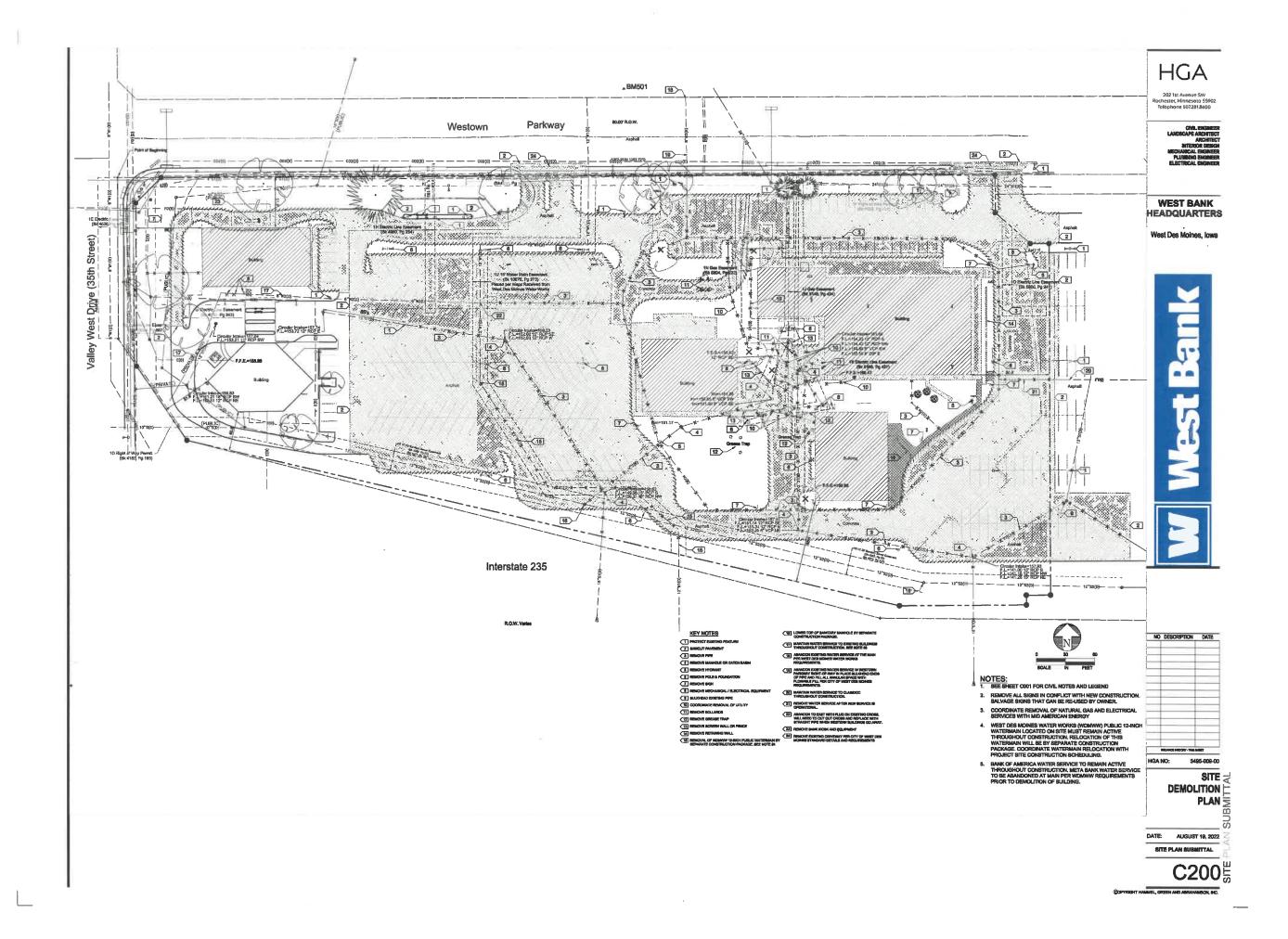


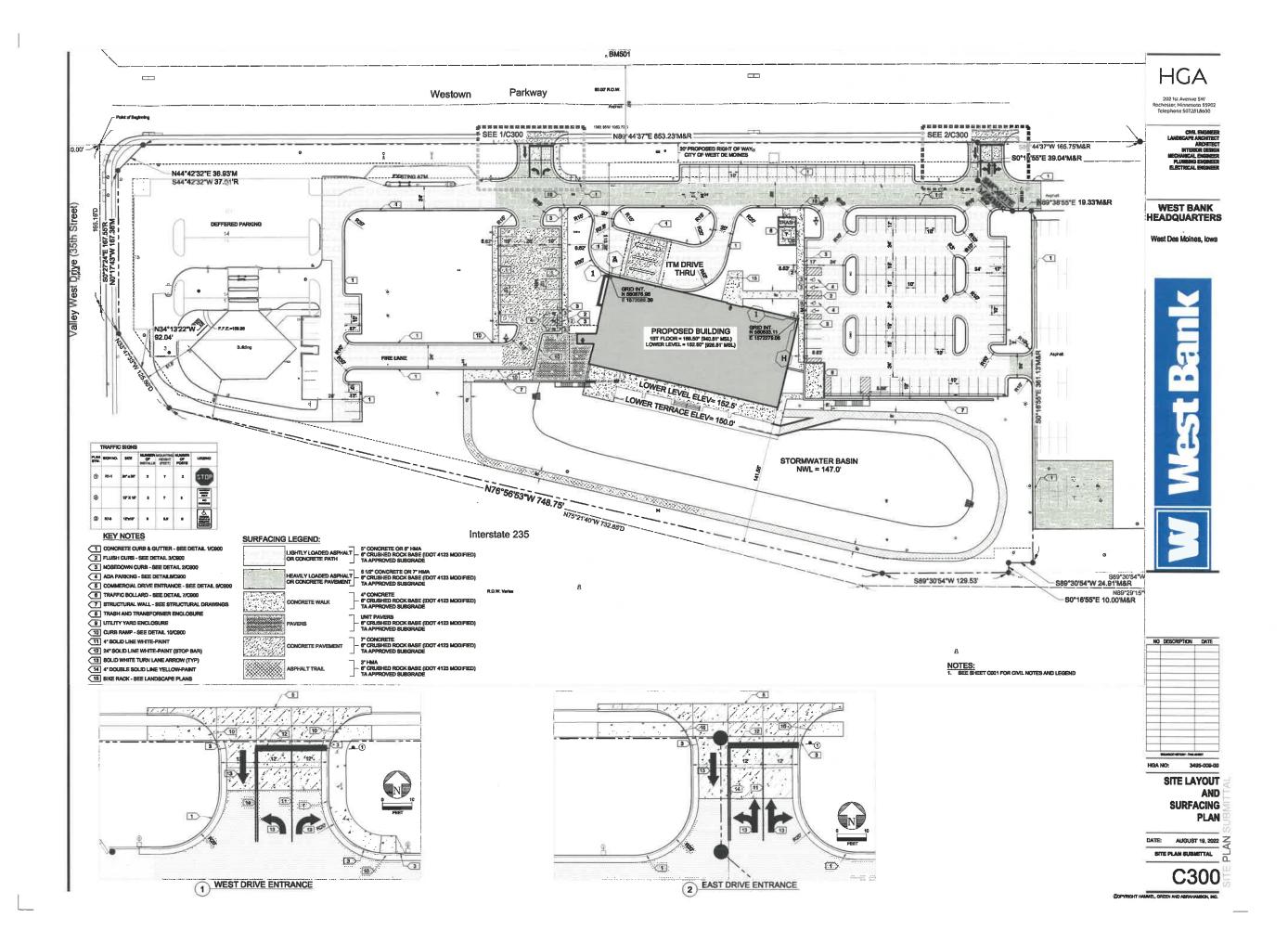


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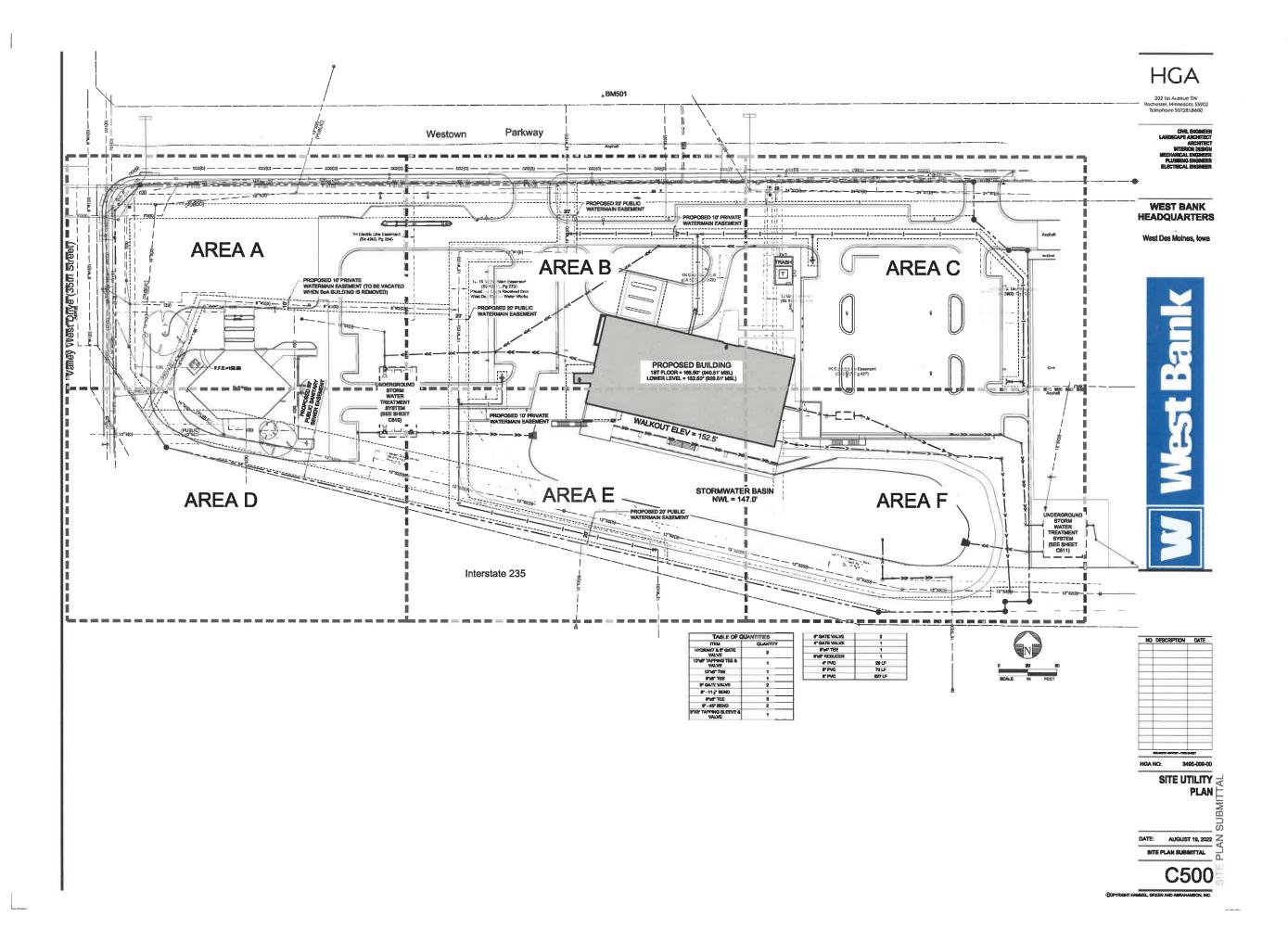
DATE: JUNE 10, 2022 SITE PLAN SUBMITTAL

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HGA , BM501 Ш Parkway Westown WEST BANK HEADQUARTERS West Des Moines, Iowa AREA B vaney west one (55m street) AREA C AREA A PROPOSED BUILDING 1ST FLOOR = 186.50" (940.51" MSL) LOWER LEVEL = 152.50" (926.51" MSL) * CONVERSION FROM CITY DATUM TO MSL = +774.01' AREA D AREA F Interstate 235 NO DESCRIPTION DATE SITE GRADING Z DATE: AUGUST 19, 2022 SITE PLAN SUBMITTAL C400





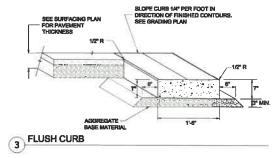
WEST BANK HEADQUARTERS

West Des Moines, Iowa

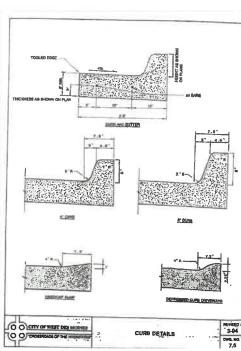
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2 TAPERED CURB HEIGHT

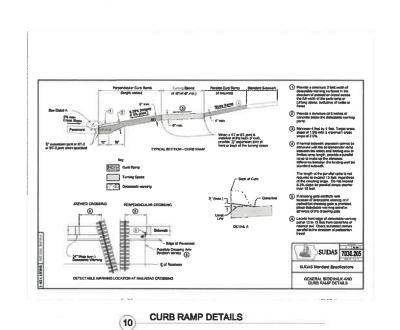


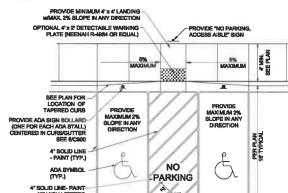
CURB DETAILS

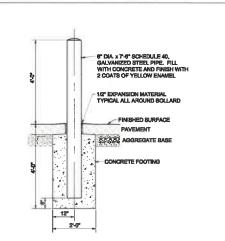


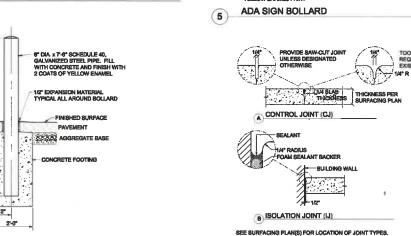
JUNE 10, 2022 SITE PLAN SUBMITTAL

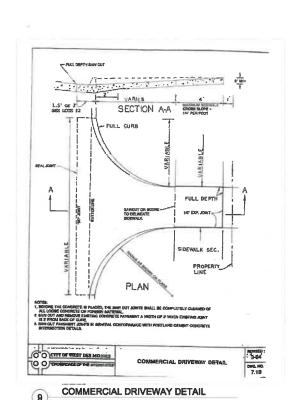
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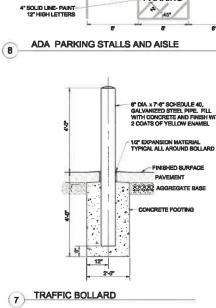


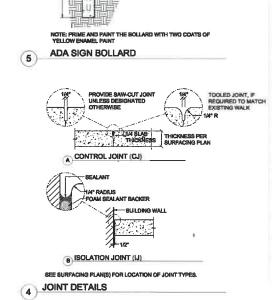












STAINLESS STEEL CAP GALVANIZED OR STAINLESS STEEL BOLTS, NUTS, & WASHERS REFELECTIVE ALUMINUM SIGN

GALVANIZED PIPE REQUIRED WHEN IN PAVED AREAS.

6 ADA PARKING STALL SIGN

UNDISTURBED EARTH OR COMPACTED BACKFILL

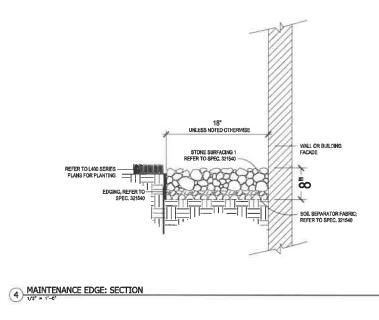
STAINLESS STEEL CAP STAINLESS STEEL BOLTS, NUTS & WASHERS

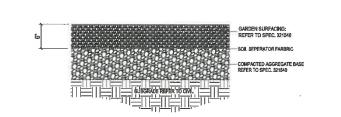
1.5" I.D. GALVANIZED STEEL PIPE

6° I.D. GALVANIZED STEEL PIPE FILLED WITH CONCRETE

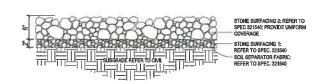
CORE CUT HOLE IN CENTER OF FLUSH CURB SEAL JOINT WITH FLEXIBLE SEALANT

- FLUSH CONCRETE CURB

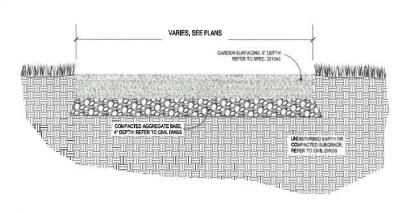




3 GARDEN SURFACING; SECTION



2 STONE SURFACING:SECTION



PATH SURFACING: SECTION

HGA

WEST BANK HEADQUARTERS

West Des Moines, Iowa



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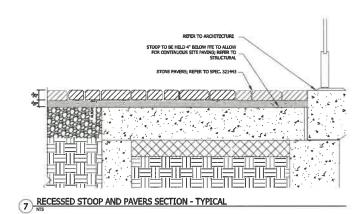


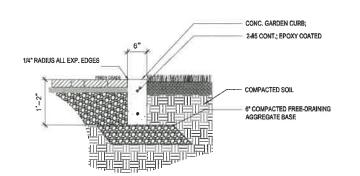
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LAYOUT AND MATERIALS DETAILS

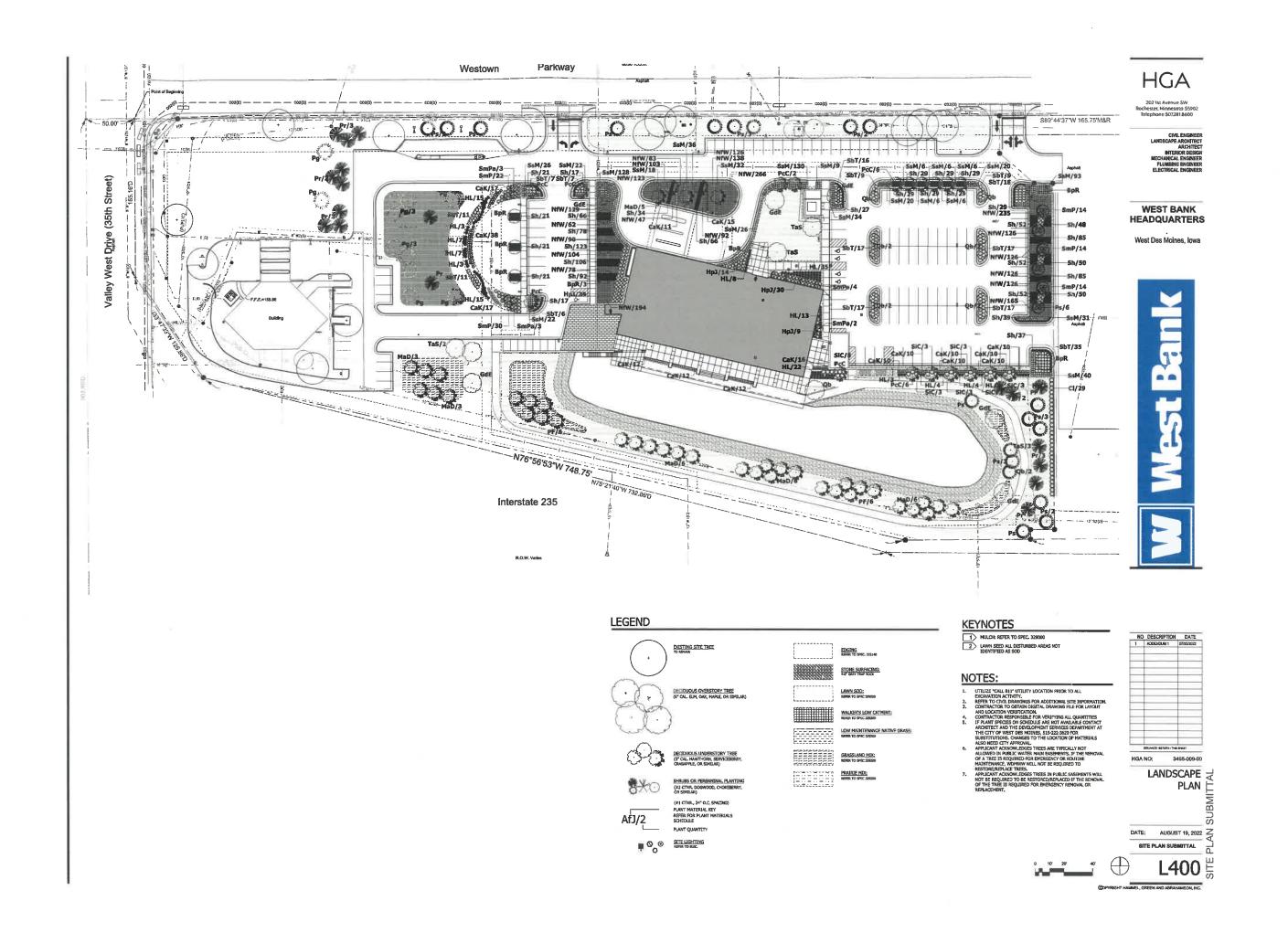
MAY 6, 2022 Z SITE PLAN SUBMITTAL

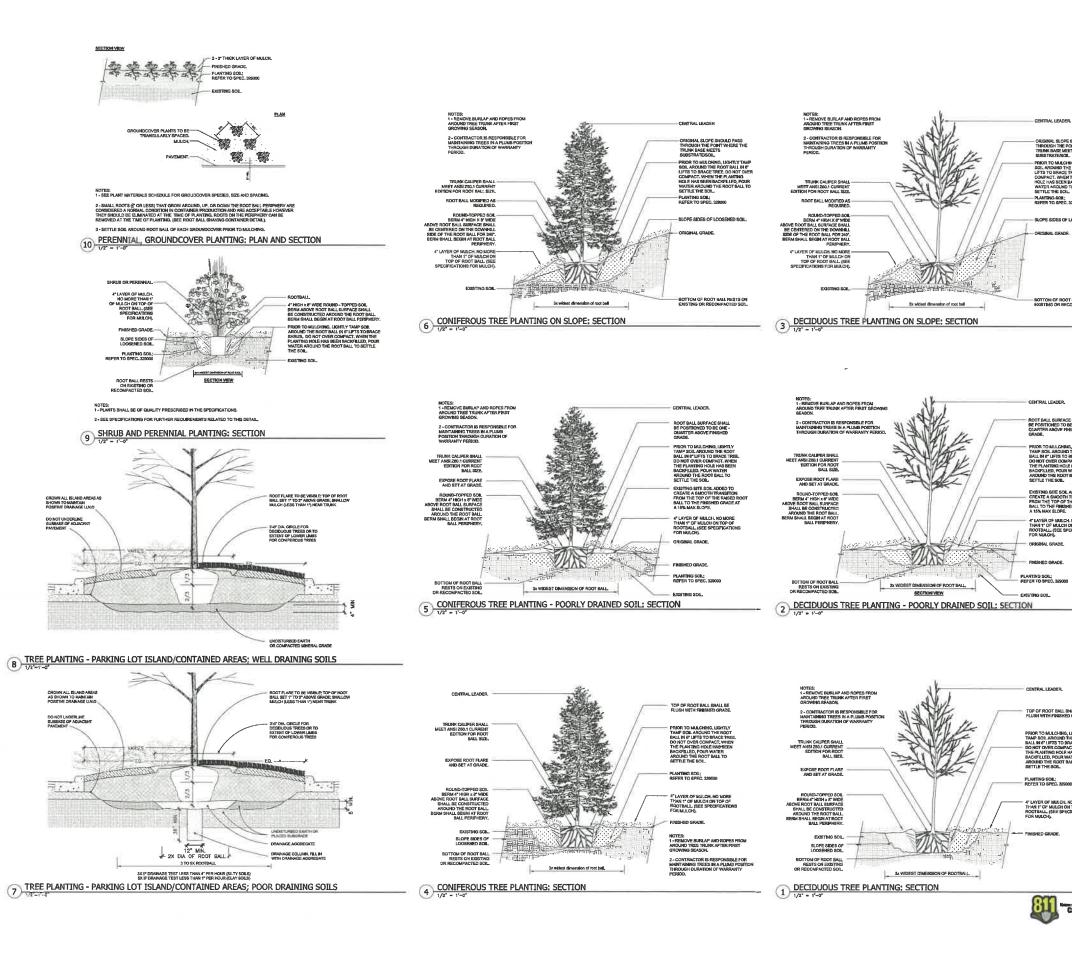
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6 CONCRETE GARDEN CURB: SECTION





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CMI, ENGINEE
LANDSCAPE ARCHITEC
ARCHITEC
INTERIOR DESIGNEE
PLUMBING ENGINEE

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PLANTING Z

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DECH	шоп	S TREES		_		
KEY		COMMON / BOTANICAL NAME	SIZE	Book		
RET	<u>aty.</u>		SIZE	ROOT	SPACING	NOTES
BpR	9	Renalssance Reflection Paper Birch Betula papyrifera 'Rend'	12' ht.	B&B	as shown	Mulit-stem; Matched; Tag
GdE	6	Espresso Kentucky Coffeetree Gymnocladus dioicus 'Espresso-JFS'	4° cal.	888	as shown	Tag
MaD	29	Gladiator Crabappie Malus x adstringens 'Durleo'	2" cal.	B&B	as shown	Tag
PcC	18	Crimson Pointe Plum Prunus cerasifera 'Cripoizam'	2º cal.	8&8	as shown	Tag
PF	12	Mount St. Helen's Plum Prunus 'Frankthrees'	2" cal.	888	as shown	Teg
Qъ	12	Swamp White Oak Quercus bicolor	6" cal.	B&B	as shown	Tag
SmPa	12	Dwarf Korean Lilac Tree Syringa meyari Palibin'	1.5" cal.	888	as shown	Tag
TaS	4	Sentry American Linden Tilia americana 'McKSentry'	6" cal.	B&B	as shown	Tag
CONI	FERO	US TREES	-			-
<u>KEY</u>	QTY,	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING	NOTES
Pg	11	Black Hills Spruce Picea glauca densata	8º ht	B&B	as shown	Tag
Pr	28	Norway Pine Pinus resinosa	8º ht	B&B	as shown	Tag
Ps	25	Scotch Pine Pinus sylvestris	8' ht	B&B	as shown	Tag
DECI	DUOU	S SHRUBS				
KEY	QTY.	COMMON / BOTANICAL NAME	SZE	ROOT	SPACING	NOTES
а	29	Hedge Cotoneaster Cotoneaster lucidus	#5	Ctnr.	as shown	
HpJ	92	Little Lime Hydranges Hydranges paniculata 'Jane'	#5	Ctnr.	as shown	
SiC	26	Crispa Cutleaf Stephanandra Stephanandra incisa ' Crispa'	#2	Cinr.	as shown	
SbT	162	Glow Girl Spirea Spiraee betulifolia 'TorGold' (PPAF)	#2	Ctnr.	as shown	
SmP	42	Dwarf Korean Lilac Syringa meyeri Palibin'	#5	Cinr.	as shown	
PERE	nniai	S AND ORNAMENTAL GRASSES				-11.
KEY	QTY.	COMMON / BOTANICAL NAME	St7E	ROOT	SPACING	NOTES
CaK	220	Karl Foerster Feather Reed Grass Calamegrostis x acutiflora 'Karl Foerster'	#1	Ctnr.	as shown	
HL	153	Lavender Blue Baby Daylliy Hemerocallis "Lavender Blue Beby"	#1	Ctnr.	as shown	
NfW	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 helerolepis	#1	Ctnr.	as shown	
SsM	733	Blue Heaven Bluestern Schizschvrium scoparium 'MinnblueA' PP 17.310	#1	Ctor.	as shown	

TOT	TAL SITE AREA (GROSS SQ. FT.)
	335,636 SQ. FT.
TOTAL	REQUIRED OPEN SPACE (25% OF GROSS SQ. FT.)
	83,909 SQ. FT.

TOTAL SITE TREES
168
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



WEST BANK HEADQUARTERS

West Des Moines, Iowa



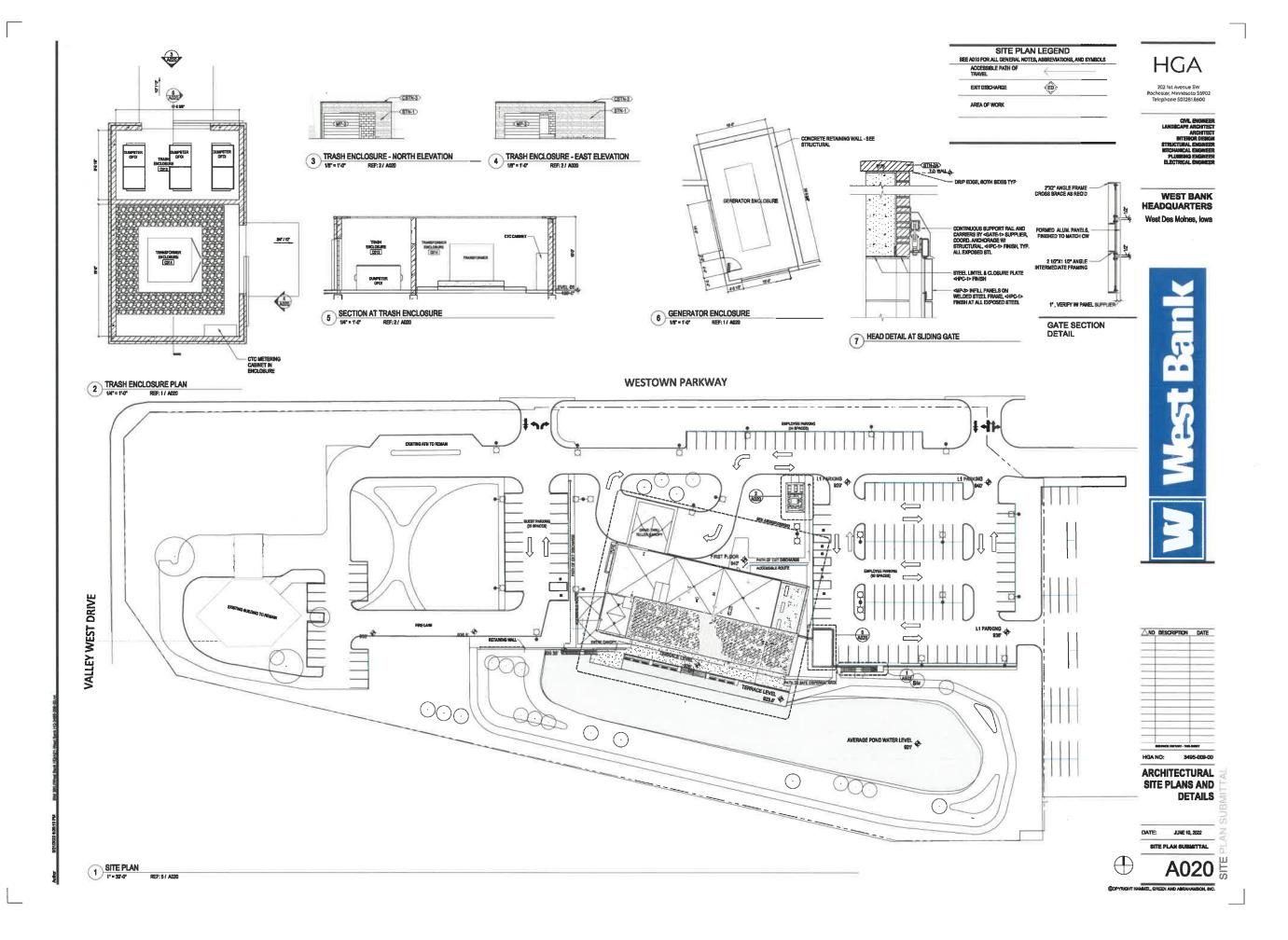
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ISSUANCE HIST	ORY - THIS BHEET
HGA NO:	3495-009

PLANT MATERIALS SCHEDULE

DATE: AUGUST 19, 2022

SITE PLAN SUBMITTAL

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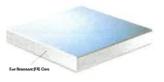
VIEW FROM NORTHWEST



VIEW FROM NORTH



VIEW FROM SOUTHEAST





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



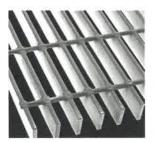
VIEW FROM SOUTHWEST



VIEW FROM SOUTH



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

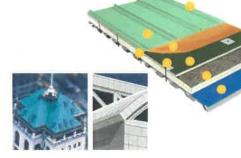


Metal Fab-21 McNichols (or similar) Bar Grating Galvanized Steel



Translucent Glazing Panel Solera Aerogel Insulated Glass Unit

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).



CLAIM DOC WEST FACADE



CLAIM DOC MAIN ENTRY



CLAIM DOC SOUTH FACADE



HGA

CIVIL ENGINEER

WEST BANK HEADQUARTERS West Des Moines, Iowa

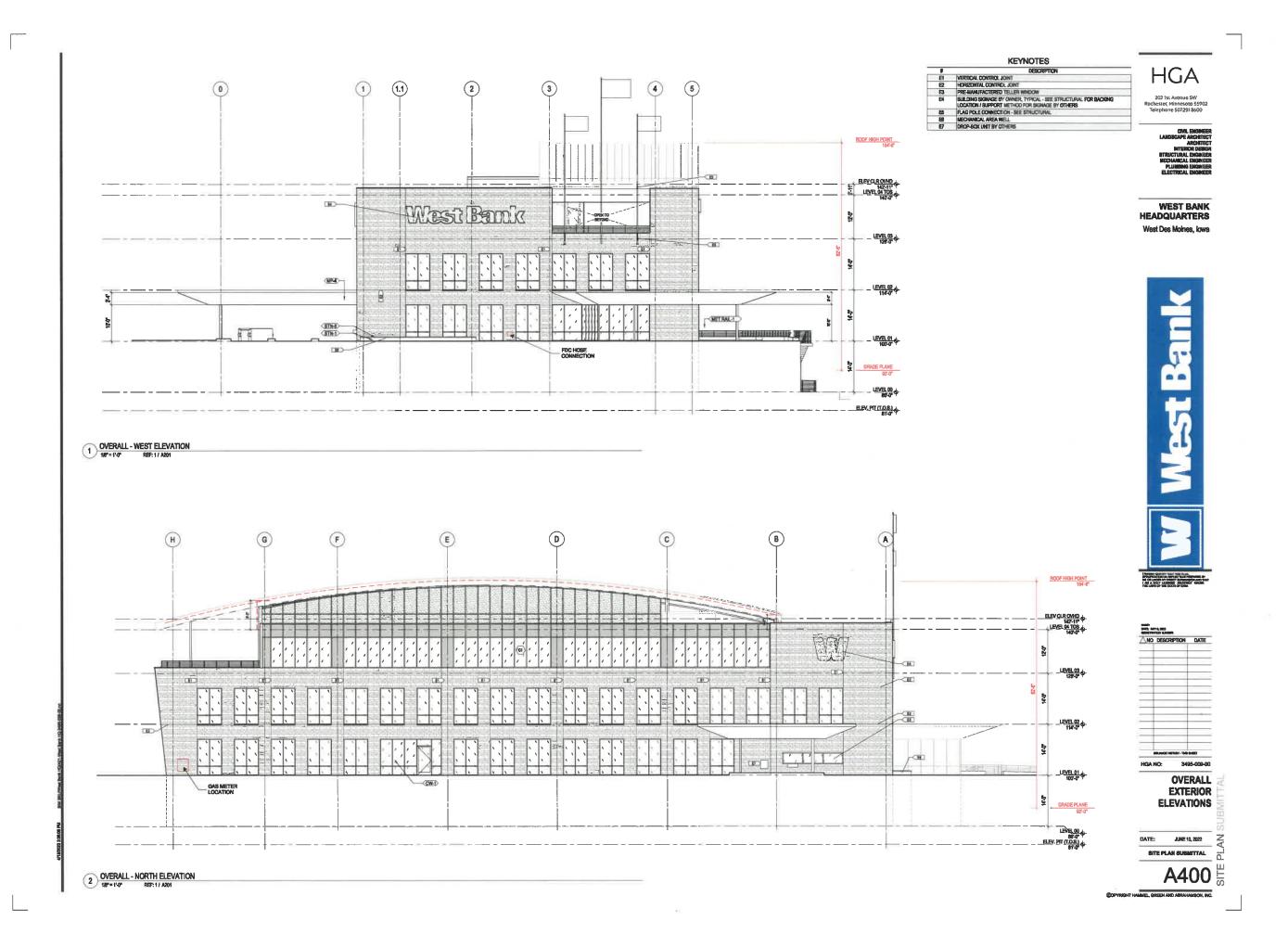


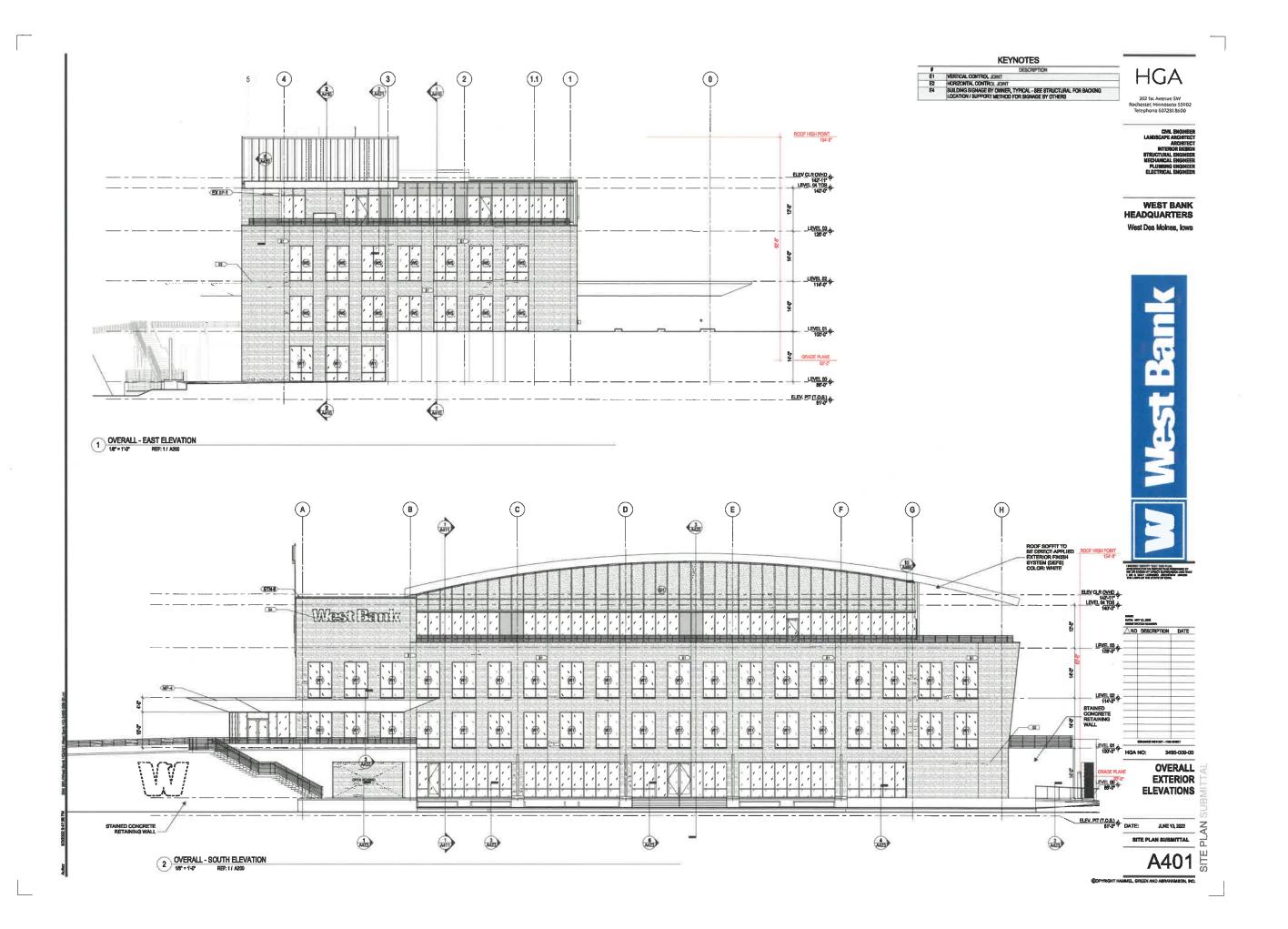
Design Sheet -

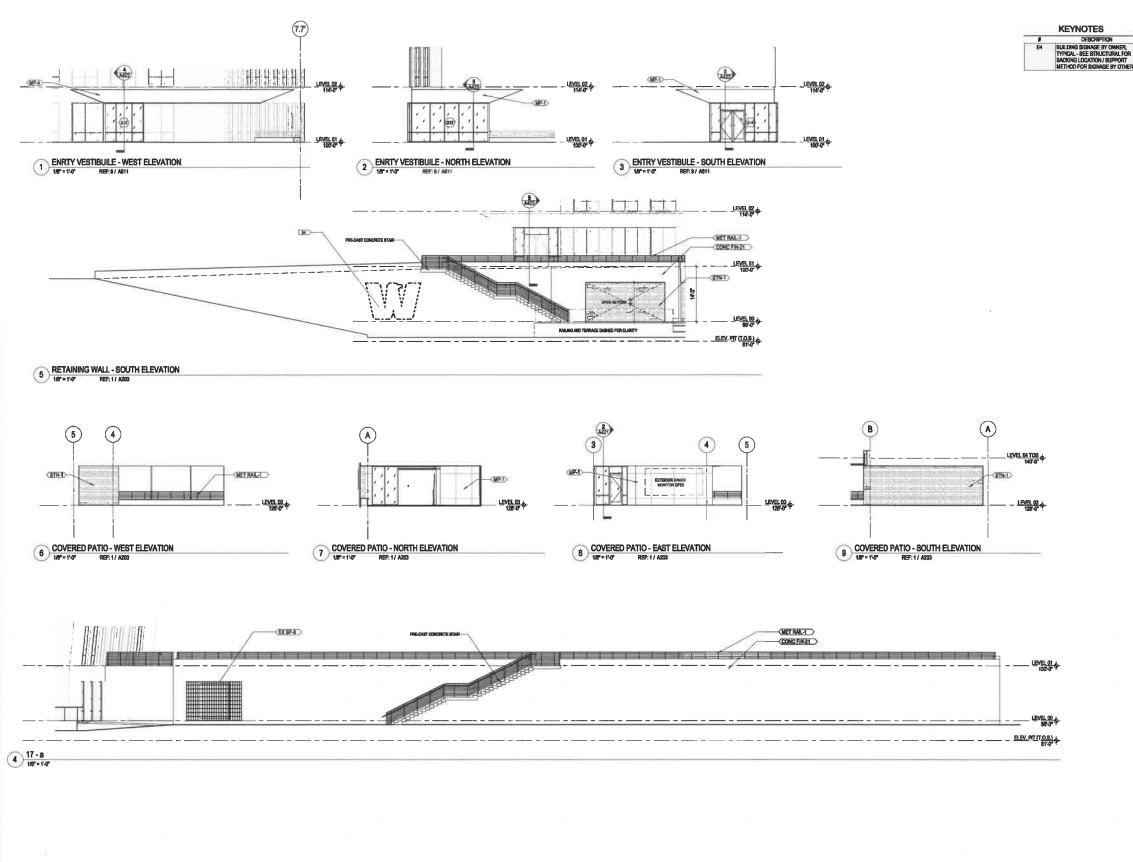
RENDERINGS =

JUNE 10, 2022 SITE PLAN SUBMITTAL

A500







202 1st Avenue SW ochester, Minnesoto 55702 Telephone 507281.8600

CIVIL ENGINEER
LANDSCAPE ARCHITECT
ARCHITECT
INTERIOR DEMGN.
STRUCTURAL ENGINEER
PLUMENO ENGINEER
ELECTRICAL ENGINEER

WEST BANK HEADQUARTERS West Des Moines, Iowa

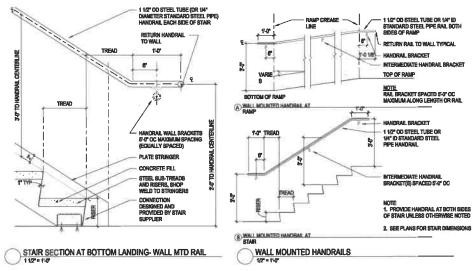




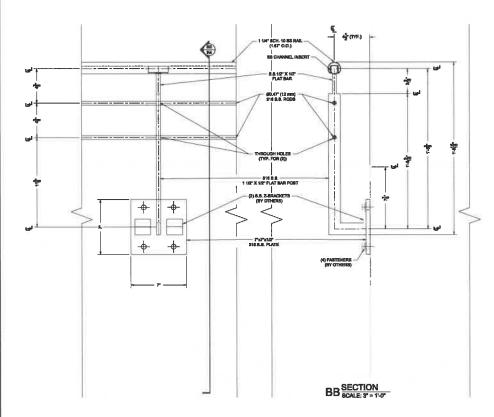
EXTERIOR ELEVATIONS

DATE: JUNE 10, 2022 SITE PLAN BUBBITTAL

A402



TYPICAL METAL WALL MOUNTED HANDRAIL AT EXTERIOR STAIR AND RETAINING WALL



B POST MOUNT DETAIL

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



BASIS OF DESIGN



Rochester, Minnesota 569 Telephone 5077818600

CIVIL ENGINEER
LANDSCAPE ARCHITECT
ARCHITECT
INTERIOR DEBIGN
STRICTURAL ENGINEER
INCHANICAL ENGINEER
INTERIOR ENGINEER

WEST BANK HEADQUARTERS

West Des Moines, Iowa



EXTERIOR DETAILS

3495-009-00

DATE: JUNE 10, 2022

BITE PLAN SUBMITTAL

HGA NO:

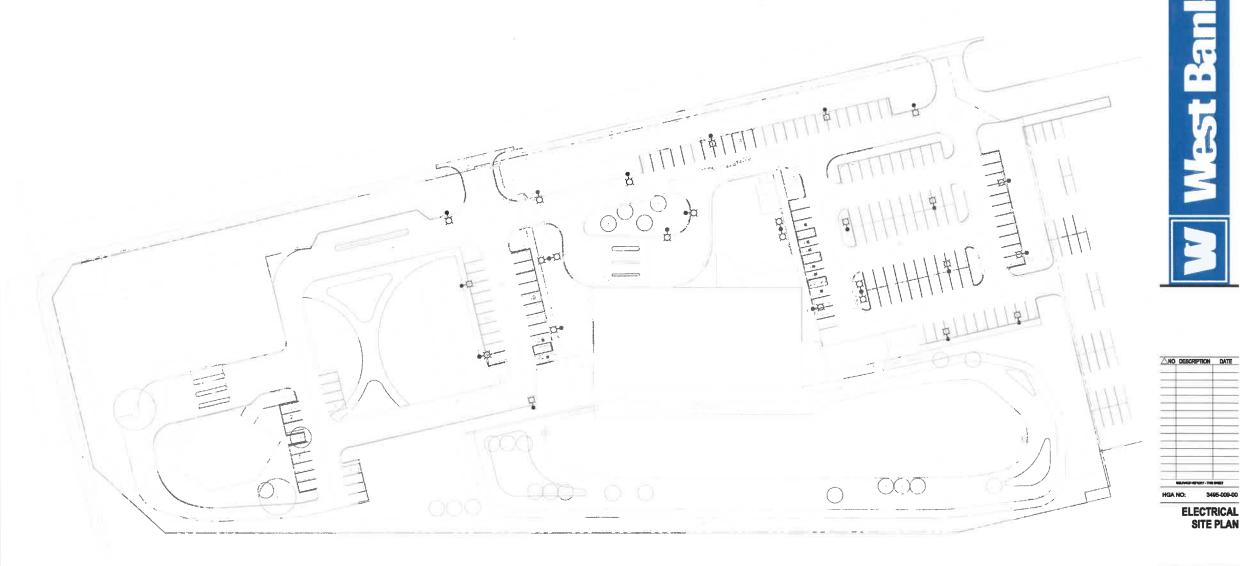
A501

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

- D. CONDUIT ROUTES AS SHOWN ARE DIAGRAMMATIC IN NATURE. RELD VERIFY ACTUAL COMDUIT ROUTES PRIOR TO INSTALLING CONDUIT, PULLEDICES PROVIDE PULL BOXES FOR SITE CASHING AS REQUIRES, BUT NOT TO EXCEED MORE THAN 200'S ETWIESD

WEST BANK HEADQUARTERS

West Des Moines, Iowa

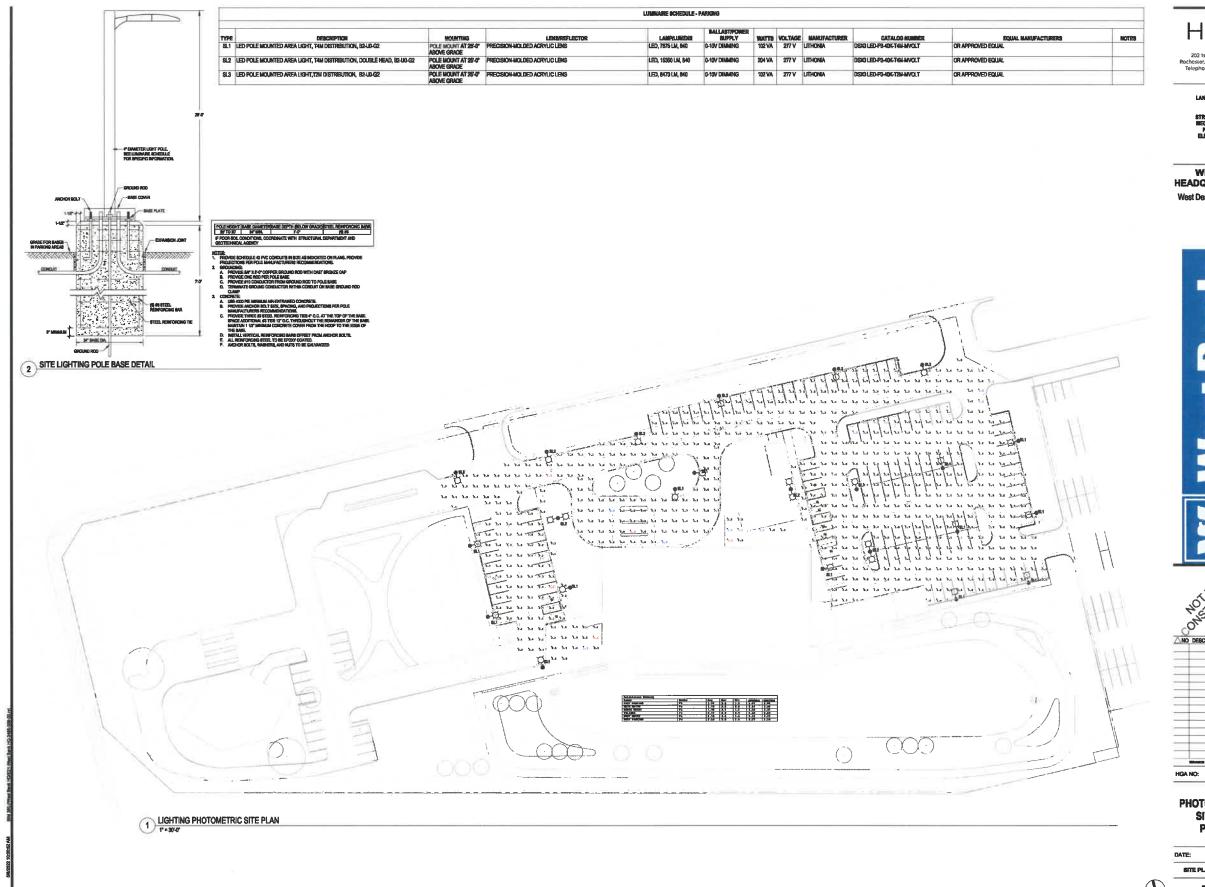


1 L SHTING PHOTOMETRIC SITE PLAN

ELECTRICAL SITE PLAN

MAY 6, 2022 SITE PLAN SUBMITTAL

E030



WEST BANK HEADQUARTERS West Des Moines, Iowa

LIGHTING **PHOTOMETRICS** SITE PLAN & **POLE BASE** DETAIL

MAY 6, 2022 SITE PLAN SUBMITTAL

E031 [™] 50

202 1st Avenue SW Rochester, Minnesota 55 Talanhann 507281 860

CIVIL ENGRIEE
LANDSCAPE ARCHITEC
ARCHITEC
INTERIOR DEING
STRUCTURAL ENGRIEE
PLUMENG ENGRIEE

WEST BANK HEADQUARTERS West Des Moines, Iowa

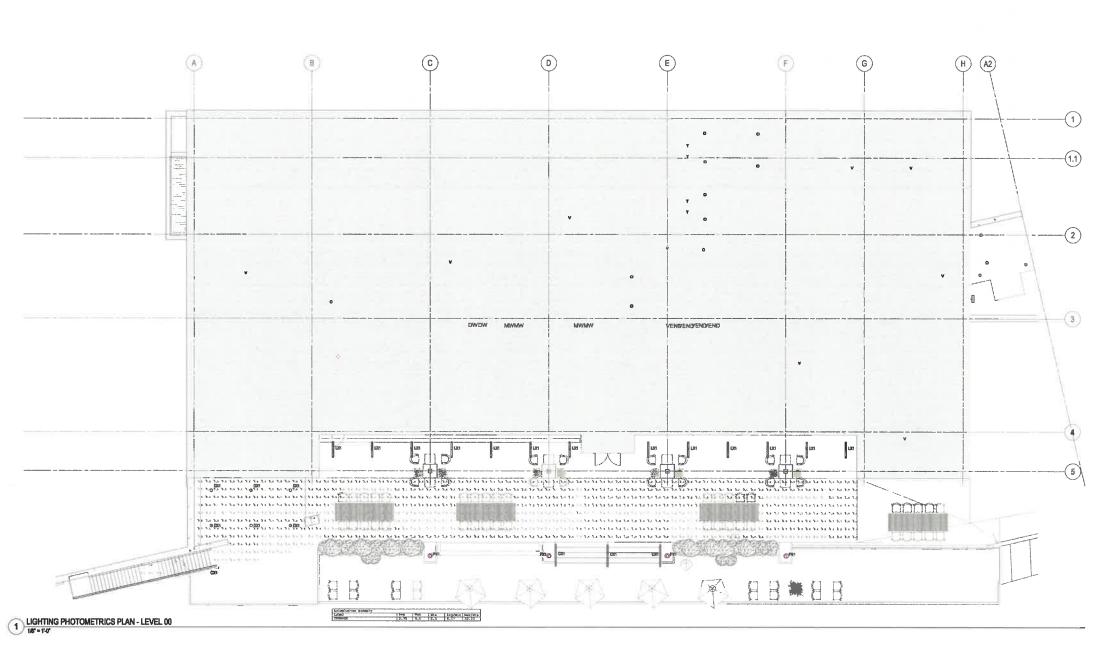




PHOTOMETRICS PLAN - LEVEL 00

DATE: MAY 8, 2022 ZY

⊕ E200.1



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.

Jennifer Drake, Chair

PASSED AND ADOPTED on September 12, 2022.

	Planning and Zor	ning Commission	
I HEREBY CERTIFY that the foregoing r Commission of the City of West Des Mo 2022, by the following vote:	resolution was duly adopted k ines, lowa, at a regular meeti	by the Planning a ng on <u>Septembe</u>	ind Zoning r 12,
AYES:			
NAYS:			
ABSTENTIONS:			
ABSENT:			
ATTEST:			
Recording Secretary			