



Date August 28, 2017

APPROVING AMENDMENT TO THE CONCEPTUAL DEVELOPMENT
PLAN FOR THE SOUTHRIDGE MALL TO INCLUDE THE PROPOSED
UNITY POINT MEDICAL CLINIC AT 6520 SE 14th STREET

WHEREAS, on June 22, 2015, the City Council approved an Amended and Restated Urban Renewal Development Agreement with Macerich Southridge Mall LLC and Southridge Adjacent, LLC, a related company, collectively "Macerich" and represented by Scott McMurray, whereby Macerich has undertaken to redevelop and improve the Southridge Mall and the adjoining frontage lots in conformance with an approved Conceptual Development Plan and minimum development standards, in consideration of a separate economic development grant for each phase of the improvements to be paid in installments from the project generated TIF from that phase; and,

WHEREAS, Macerich proposes to redevelop the frontage lot at 6520 SE 14th Street with a new 15,000 square foot medical clinic, parking lot and associated improvements for use by Unity Point, and seeks City approval of an amendment to the approved Conceptual Development Plan for the Southridge Mall to include the clinic as a separate phase of the improvements; and,

WHEREAS, on July 11, 2017, the Urban Design Review Board reviewed the Conceptual Development Plan for the medical clinic, and the three members present were by consensus supportive of the Plan; and,

WHEREAS, a copy of the Conceptual Development Plan for the medical clinic is on file in the office of the City Clerk and available for inspection by the public.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. The Conceptual Development Plan for the proposed medical clinic at 6520 SE 14th Street is hereby approved as an amendment to the overall Conceptual Development Plan for the Southridge Mall. The proposed medical clinic and the underlying parcel as shown by the Conceptual Development Plan are also approved as a separate phase of the Improvements under the Amended and Restated Urban Renewal Development Agreement.
2. No amendment to the text of the Amended and Restated Urban Renewal Development Agreement is intended by this action.



Roll Call Number

Agenda Item Number

55A

Date August 28, 2017

-2-

(Council Communication No. 17- 620)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K Brown

Roger K. Brown
Assistant City Attorney

G:\APPDATA\LEGAL\Urban-Renewal\Southside\Projects\Southridge\Roll Calls\RC 2017-016 Approve Plan for Unity Point.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

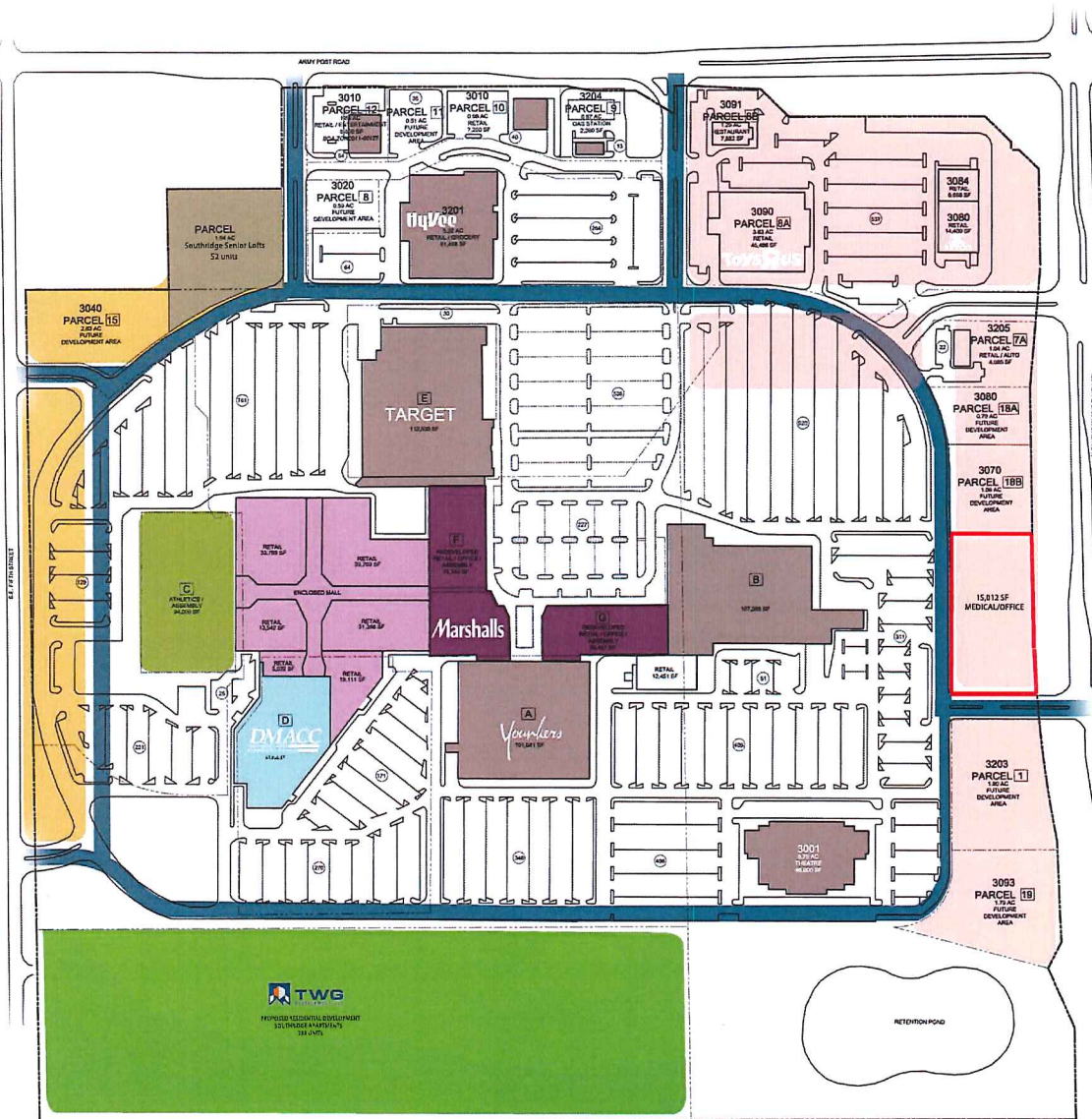
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk

**Conceptual Development Plan
for the Unity Point Medical Clinic at 6520 SW 14th Street**

An amendment to the approved Conceptual Development Plan for the Southridge Mall incorporated by reference in the Amended and Restated Urban Renewal Development Agreement between the City of Des Moines, Iowa (the "City"), and Macerich Southridge Mall LLC and Southridge Adjacent LLC (collectively the "Developer"), dated August 10, 2015, and recorded on September 2, 2015, at Book 15720, at Pages 82-130



- Existing
- Proposed Residential
- Proposed Athletics
- Proposed Retail/Public
- Education
- Phase 1 Project
- Proposed Commercial
- Vehicular Circulation
- Southridge Senior Housing
- Proposed Southridge Apartments
- Phase III Project Limits



SOUTHRIDGE PHASE IV REDEVELOPMENT **MASTER CONCEPTUAL DEVELOPMENT PLAN** JUNE 06, 2017



SSA



NORTHWEST CORNER



SOUTHWEST CORNER



NORTHEAST CORNER



SOUTHEAST CORNER

MASSING IMAGES

UNITY POINT
SOUTHGLEN
DES MOINES, IOWA
06-23-2017

SA#
17046

This drawing has been prepared by the architect or engineer for the purpose of securing a permit for the construction of the building. It is not to be used for any other purpose without the written consent of the architect or engineer. The architect or engineer is not responsible for the accuracy of the information provided by the client.

simonson

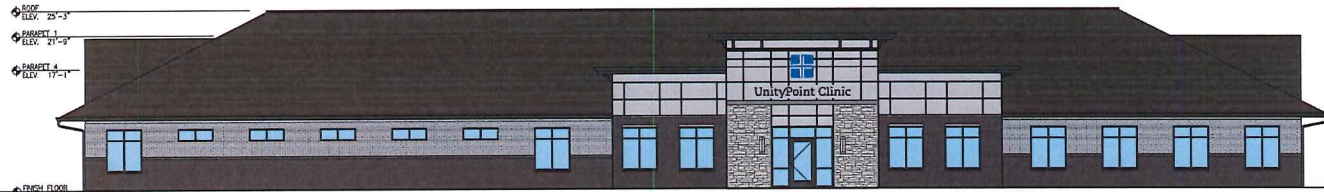
simonson & associates architects LLC
1217 ingersoll avenue suite 117 des moines ia 50309
ph 515 440 5050 www.simonsonassoc.com

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EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
COPING-1	PREFINISHED METAL COPING (COLOR TO BE DETERMINED)
FACIA-1	FIBER CEMENT PANEL, PAINTED (COLOR TO BE DETERMINED)
BRACKET-1	PYPON, WARDIE, OR SIMILAR PAINTED (COLOR TO BE DETERMINED)
BRICK-1	3 5/8"x2 1/4"x7 5/8" MODULAR BRICK, RED/BROWN
STONE-1	STONE VENEER: ARCSRAFT - SHADOW STONE
EPS-1	EXTERIOR INSULATION FINISH SYSTEM: SAND FINISH, LIGHT COLOR TBS
EPS-2	EXTERIOR INSULATION FINISH SYSTEM: SAND FINISH, DARK COLOR TBS
ROOF-1	ARCHITECTURAL ASPHALT ROOF: WEATHERED WOOD COLOR
SILL-1	CAST MASONRY SILL PROFILE: SMOOTH, CAST STONE, BUFF
WATER-1	CAST MASONRY SILL PROFILE: SMOOTH, CAST STONE, BUFF
ACCENT-1	CAST MASONRY SILL PROFILE: SMOOTH, CAST STONE, BUFF
SF-1	1" ALUMINUM STOREFRONT FRAMING: DARK BRONZE FINISH
VS-1	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING

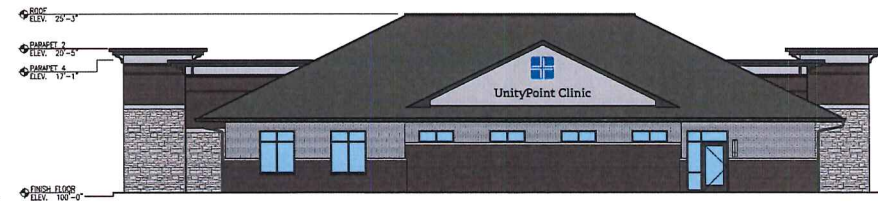
H. METAL MNR DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL COLOR.
GUTTERS & DOWNSPOUTS: METAL, PREFINISHED TO MATCH ADJACENT MATERIAL.
FACIA & SILL: TO MATCH EPS-1 COLOR.



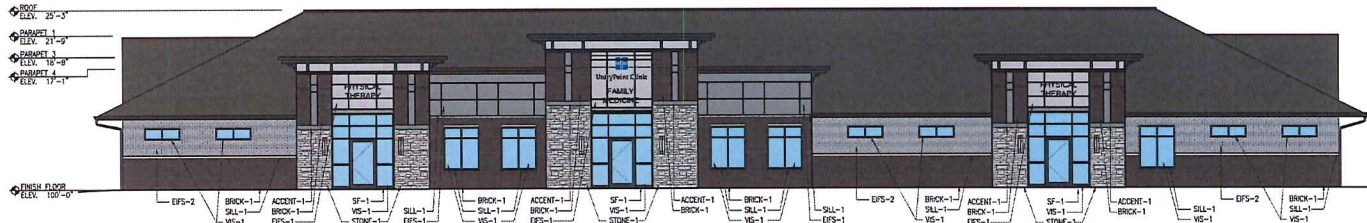
① PRELIMINARY SIDE EAST ELEVATION
1/8" = 1'-0"



② PRELIMINARY SIDE NORTH ELEVATION
1/8" = 1'-0"



③ PRELIMINARY SIDE SOUTH ELEVATION
1/8" = 1'-0"



④ PRELIMINARY FRONT WEST ELEVATION
1/8" = 1'-0"

UNITY POINT
SOUTHGLEN
DES MOINES, IOWA
06-23-2017

SAAB
17046

This document has been prepared by the Architect or Engineer or Architectural Firm. It is not to be used for any other purpose without the written consent of the Architect or Engineer or Architectural Firm. It is not to be used for any other purpose without the written consent of the Architect or Engineer or Architectural Firm.

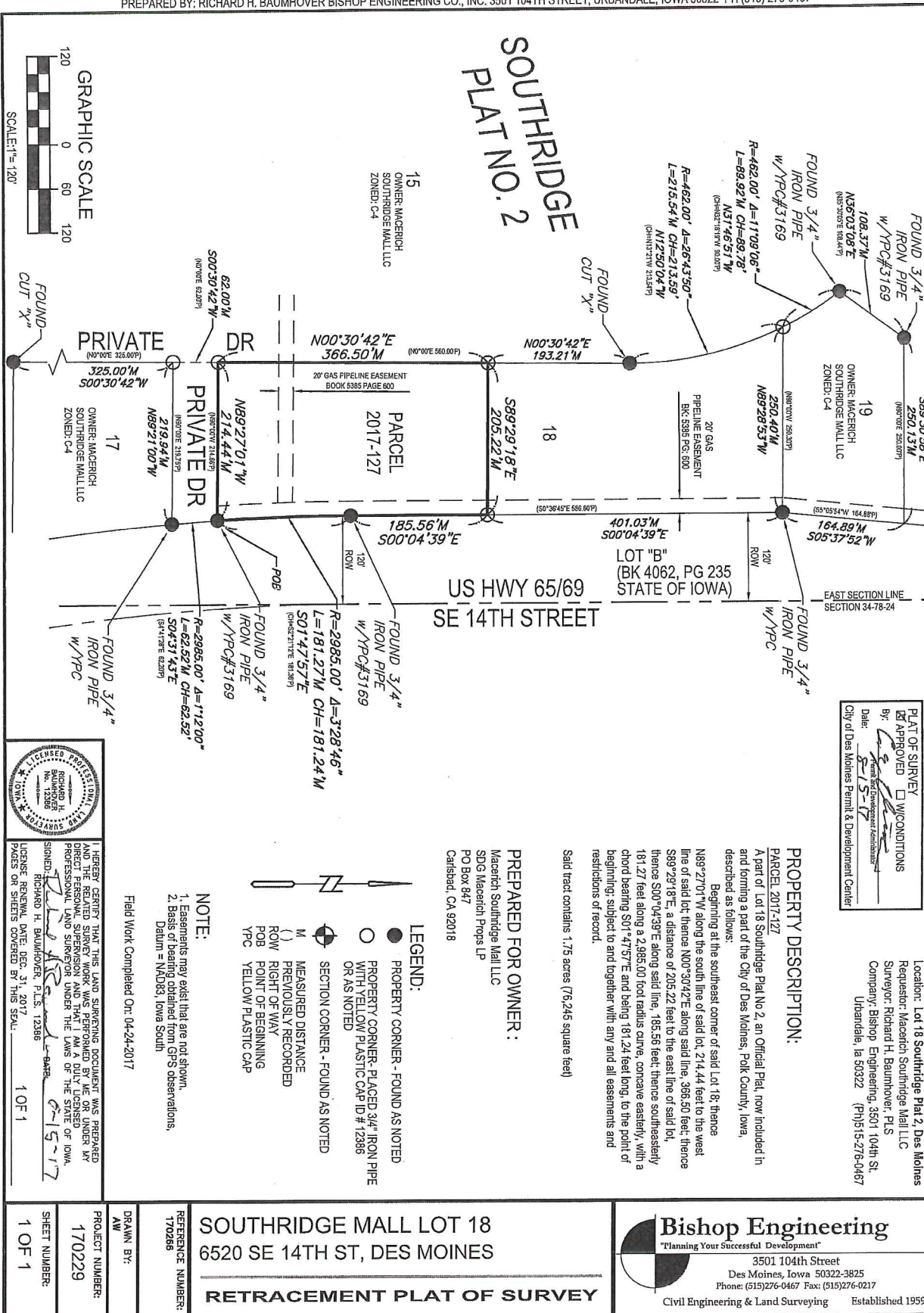
simonson

simonson & associates architects llc
1717 ingersoll avenue suite 117 des moines ia 50309
ph 515 440 1626 www.simonsonassoc.com

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55A

PREPARED BY: RICHARD H. BAUMHOVER BISHOP ENGINEERING CO., INC. 3501 104TH STREET, URBANDALE, IOWA 50322 PH (515) 276-0467



PLAT OF SURVEY
 BY: *[Signature]*
 Date: 8-15-17
 City of Des Moines Permit & Development Center

PROPERTY DESCRIPTION:

PARCEL 2017-127
 A part of Lot 18 Southridge Plat No 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, described as follows:
 Beginning at the southeast corner of said Lot 18; thence N89°27'01" W along the south line of said lot, 214.44 feet to the west line of said lot; thence N00°30'42"E along said line, 366.50 feet; thence S89°29'18"E, a distance of 205.22 feet to the east line of said lot; thence S00°04'39"E along said line, 185.56 feet; thence southeasterly 181.27 feet along a 2,985.00 foot radius curve, concave easterly, with a chord bearing S01°47'57"E and being 181.24 feet long to the point of beginning; subject to and together with any and all easements and restrictions of record.

Said tract contains 1.75 acres (75,245 square feet)

PREPARED FOR OWNER:

Macerich Southridge Mall LLC
 SDG Macerich Props LP
 PO Box 847
 Carlsbad, CA 92018

LEGEND:

- PROPERTY CORNER - FOUND AS NOTED
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 12386 OR AS NOTED
- ⊙ SECTION CORNER - FOUND AS NOTED
- M MEASURED DISTANCE
- () PREVIOUSLY RECORDED
- ROW RIGHT OF WAY
- POB POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP

NOTE:

1. Easements may exist that are not shown.
2. Basis of bearing obtained from GPS observations, Datum = NAD83, Iowa South

Field Work Completed On: 04-24-2017

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 SIGNED: *[Signature]*
 RICHARD H. BAUMHOVER, P.L.S. 12386
 LICENSE RENEWAL DATE: DEC. 31, 2017
 PAGES OR SHEETS COVERED BY THIS SCALE: 1 OF 1

Location: Lot 18 Southridge Plat 2, Des Moines
 Requestor: Macerich Southridge Mall LLC
 Surveyor: Richard H. Baumhover, P.L.S.
 Company: Bishop Engineering, 3501 104th St.
 Urbandale, Ia 50322 (Ph) 515-276-0467

Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515) 276-0467 Fax: (515) 276-0217
 Civil Engineering & Land Surveying Established 1959

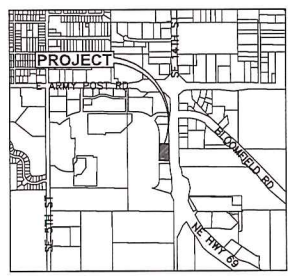
SOUTHBRIDGE MALL LOT 18
6520 SE 14TH ST, DES MOINES
RETRACEMENT PLAT OF SURVEY

PROJECT NUMBER:
 170229
 SHEET NUMBER:
 1 OF 1

SITE PLAN FOR: UNITY POINT SOUTHGLEN

DES MOINES, IOWA

VICINITY MAP



OWNER

SDG MACBRIDGE PROPERTIES LP
POB 847
CARLSBAD, CA 92018

APPLICANT

INAPP PROPERTIES INC.
CONTACT: AIME STAUDT
5000 WESTOWN PKWY, SUITE 400
WOM, IA 50266
PH: (515) 223-4000
FX: (515) 222-5220

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: KEITH WEGON
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400
FX: (515) 369-4410

ARCHITECT

SIMONSON & ASSOCIATES ARCHITECTS, LLC
CONTACT: DIANE JEFFRIES LADD
1717 INDEPENDENCE AVE # 117
DES MOINES, IOWA 50309
PH: (515) 440-5628

SUBMITTAL DATES

SITE PLAN SUBMITTAL #1: 06-20-2017

LEGAL DESCRIPTION

LOT 18, SOUTHBRIDGE PLAT NO. 2, AN AUDITORS PLAT, DES MOINES, POLK COUNTY, IOWA; THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD; AND SUBJECT TO ALL OF THOSE EASEMENTS (INCLUDING WITHOUT LIMITATION, RIGHTS OF INGRESS, EGRESS, PARKING, UTILITY AND OTHER PURPOSES) CREATED, DEFINED AND LIMITED BY THAT CERTAIN DECLARATION OF RIGHTS AND EASEMENTS FILED OF RECORD MAY 23, 1975, IN BOOK 4519 AT PAGE 634, MODIFIED BY AGREEMENT FILED OF RECORD MARCH 7, 1978, IN BOOK 4781 AT PAGE 601; AND SUBJECT TO ALL OF THOSE EASEMENTS (INCLUDING WITHOUT LIMITATION, RIGHTS OF INGRESS, EGRESS, PARKING, UTILITY (IF ANY) AND OTHER PURPOSES) CREATED, DEFINED AND LIMITED BY THAT CERTAIN OPERATING AGREEMENT FILED OF RECORD IN BOOK 4781 AT PAGE 619; AMENDED BY AGREEMENT DATED DECEMBER 11, 1978, FILED OF RECORD MARCH 13, 1979, IN BOOK 4893 AT PAGE 556.

ZONING

C-4: SHOPPING CENTER COMMERCIAL

PROJECT SITE ADDRESS

6520 SE 14TH STREET

EXISTING/PROPOSED USE

EXISTING: SHOPPING CENTER COMMERCIAL
PROPOSED: COMMERCIAL

DEVELOPMENT SUMMARY

AREAL: 1.75 ACRES (76,244 SF)

SETBACKS:
FRONT: 25 FEET
SIDE: 0 FEET
REAR: 0 FEET

IMPERVIOUS AREA:
BUILDING: 15,012 SF
PARKING AREAS: 17,583 SF
DRIVEWAYS: 15,345 SF
SIDEWALKS: 4,760 SF
TOTAL: 52,690 SF

OPEN SPACE:
REQUIRED: 15,248 SF (20%)
PROVIDED: 23,625 SF (31%)

PARKING:
REQUIRED (1/400 SF):
STANDARD: 36 SPACES
ACCESSIBLE: 2 SPACES
TOTAL: 38 SPACES

PROVIDED:
STANDARD: 85 SPACES
ACCESSIBLE: 103 SPACES
TOTAL: 188 SPACES

DATE OF SURVEY

MAY 25, 2017

BENCHMARKS

NW BOLT ON HYDRANT ON WEST SIDE OF SE 14TH STREET
+/- 100' NORTH OF SOUTH ENTRANCE TO SOUTHBRIDGE MALL
ELEVATION=123.80

CITY BM #2957 - TRIANGLE CUT ON WEST CORNER OF CONCRETE INTAKE, FROM CUT TRIANGLE IN NORTH END OF HEADWALL AT SW CORNER OF INDIANOLA & ARMY POST ROAD
ELEVATION=123.42

BRASS PLUG IN SE CORNER OF SIGNAL BASE AT SOUTH ENTRANCE TO SOUTHBRIDGE MALL AT NORTHWEST CORNER
ELEVATION=120.95

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = JULY 2017
ANTICIPATED FINISH DATE = JUNE 2018

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING PLAN
C3.2	EROSION AND SEDIMENT CONTROL PLAN
C4.1	UTILITY PLAN
C4.2	STORMWATER FACILITIES MAINTENANCE PLAN
L1.1	TREE MITIGATION PLAN
L1.2	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	SANITARY MANHOLE
LOT LINE	WATER VALVE BOX
SECTION LINE	FIRE HYDRANT
CENTER LINE	WATER CURB STOP
RIGHT OF WAY	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-503 STORM INTAKE	FLARED END SECTION
TYPE SW-505 STORM INTAKE	ROOF DRAIN/ DOWNSPOUT
TYPE SW-508 STORM INTAKE	DECIDUOUS TREE
TYPE SW-513 STORM INTAKE	CONIFEROUS TREE
TYPE SW-401 STORM MANHOLE	DECIDUOUS SHRUB
TYPE SW-402 STORM MANHOLE	CONIFEROUS SHRUB
TYPE SW-301 SANITARY MANHOLE	ELECTRIC POWER POLE
STORM/SANITARY CLEANOUT	GUY ANCHOR
WATER VALVE	STREET LIGHT
FIRE HYDRANT ASSEMBLY	POWER POLE W/ TRANSFORMER
SIGN	UTILITY POLE W/ LIGHT
DETECTABLE WARNING PANEL	ELECTRIC BOX
SANITARY SEWER WITH SIZE	ELECTRIC TRANSFORMER
SANITARY SERVICE	ELECTRIC MANHOLE OR VAULT
STORM SEWER	TRAFFIC SIGN
STORM SERVICE	TELEPHONE JUNCTION BOX
WATERMAIN WITH SIZE	TELEPHONE MANHOLE/VAULT
WATER SERVICE	GAS VALVE BOX
SAWCUT (FULL DEPTH)	CABLE TV JUNCTION BOX
SILT FENCE	CABLE TV MANHOLE/VAULT
	MAIL BOX
	BENCHMARK
	SOIL BORING
	UNDERGROUND TV CABLE
	GAS MAIN
	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

SITE PLAN

☐ APPROVED ☐ APPROVED, WITH CONDITION

IN ACCORDANCE WITH SECTION 82-207 (c.) 2000 Des Moines MUNICIPAL CODES AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR OR NEW AMENDED DATED PLAN.

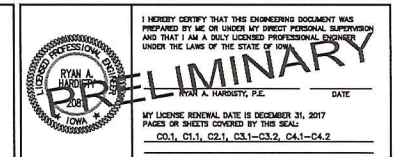
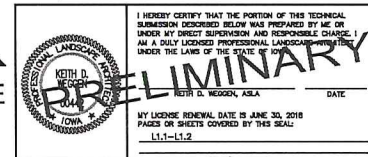
DATE: _____ PLANNING DIRECTOR: _____

REFER TO ALLENDER BUTZKE ENGINEERS REPORT NO. 171231 FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT (#2 AND CITY OF DES MOINES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

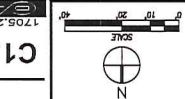
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



UNITY POINT SOUTHGLEN - 1705.276

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CIVIL DESIGN ADVANTAGE

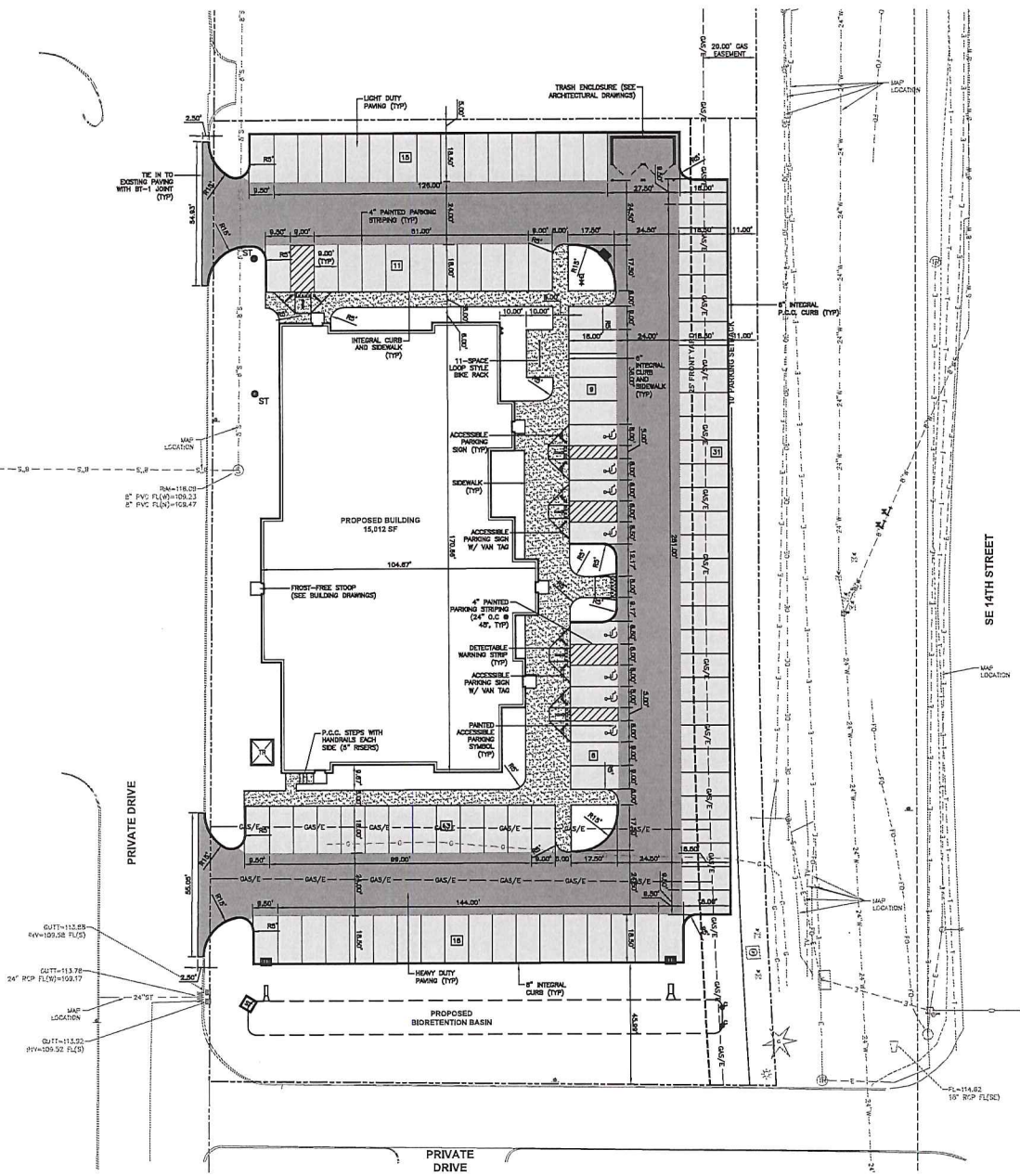
TECH:

SUBMITTALS & REVISIONS	DATE
Civilizational #1	6-20-17

[illegible]

55A

DATE: 11/11/2014 11:00 AM
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT: 1705.276
 SHEET: 55A



GENERAL NOTES

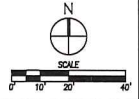
1. THE MOST RECENT EDITION OF THE SURVEILLANCE, SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPLICABLE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, THE CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ARCHITECT, AND/OR ARCHITECT, AND CONSULT WITH OWNERS' PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. THE WORK SHALL BE CONSTRUCTION WITH CITY ROAD OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC ROW/ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL EASEMENTS ARE TO BE BASED ON CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4\"
10. JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB EXISTING GRASS AREAS AND EXISTING TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS, STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SOILS SHALL BE INSTALLED TO COMPLY WITH CITY'S CONSTRUCTION SPECIFICATIONS TO SOILS STOP PRODUCT SPECIFICATIONS.
19. ALL POINTS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

CITY OF DES MOINES STANDARD NOTES

1. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
2. LIGHTING SHALL CONSIST OF LOW-GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
3. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING COMPLIANCE.
4. NO MECHANICAL OR UTILITY EQUIPMENT OVER 3\"
5. ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM STREET LEVEL VIEW OR FROM RESIDENTIALLY ZONED PROPERTY.
6. ALL DISTURBED AREAS SHALL BE RESTORED BY SEEDING OR SOILING.
7. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODES APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
8. ANY GROUND-MOUNTED OR WALL-MOUNTED UTILITIES AND METERS SHALL BE SCREENED AND NOT VISIBLE FROM A PUBLIC STREET.
9. ANY WALL-MOUNTED UTILITIES SHALL BE SCREENED ON ALL SIDES AND FINISHED TO MATCH BUILDING.
10. ALL UTILITIES SHALL BE UNDERGROUND.
11. SIGNAGE SHALL BE MONUMENT OR DIRECTORY BUT IN NO CASE SHALL BE POLE SIGNAGE.

PAVEMENT THICKNESS

- | | | |
|----------------------|-----|--------|
| 1. SIDEWALKS | 4\" | P.C.C. |
| 2. HEAVY DUTY PAVING | 7\" | P.C.C. |
| 3. LIGHT DUTY PAVING | 7\" | P.C.C. |



UNITY POINT SOUTHGLEN
 DIMENSION PLAN

C2.1

1705.276

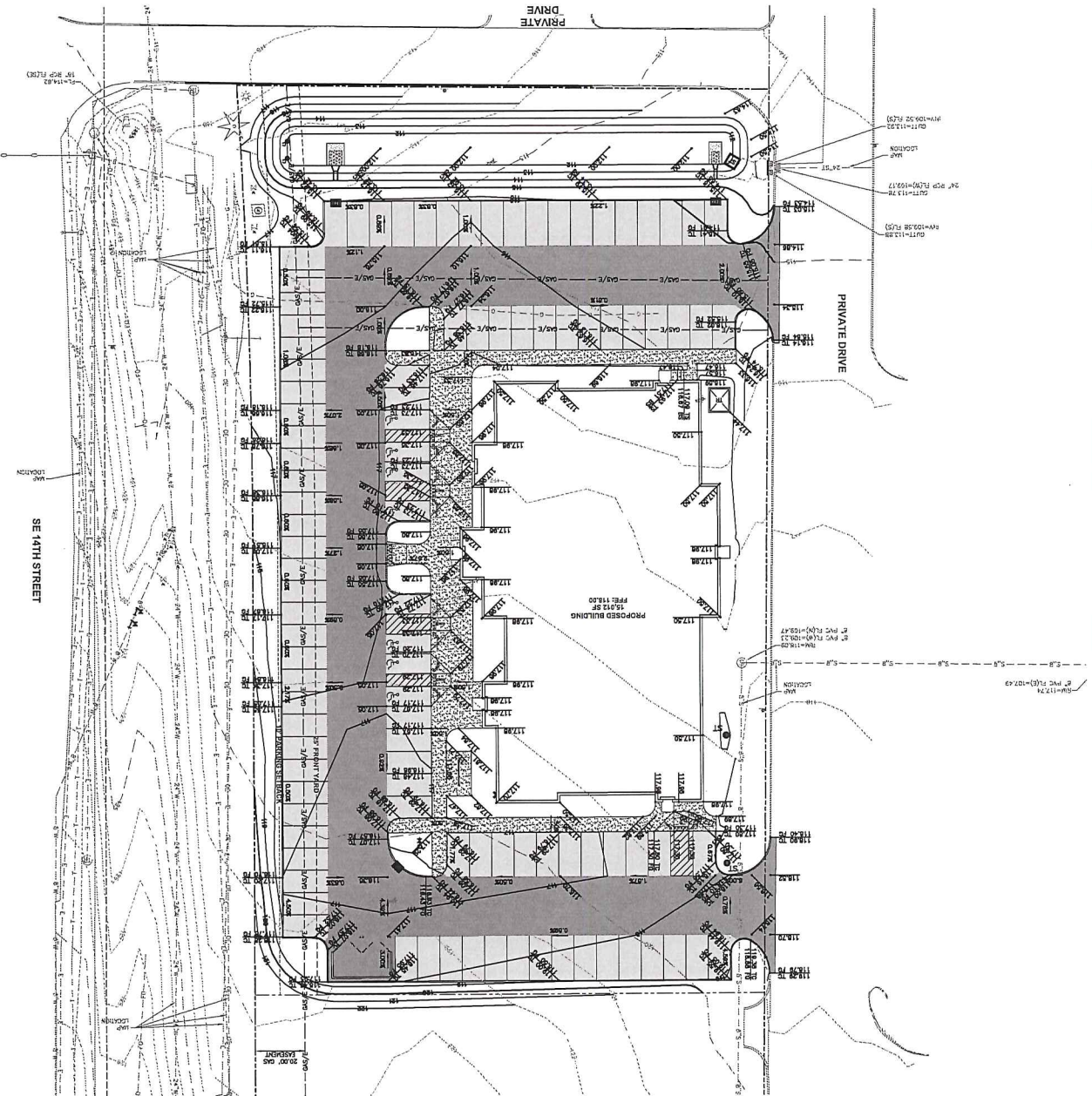
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 389-4400 FAX: (515) 389-4410



DES MOINES, IOWA

TECH:

DATE	SUBMITTAL & REVISIONS
11/11/2014	SUBMITTAL #1



GRADING NOTES

[illegible]

C3.1

UNITY POINT SOUTHGLEN

GRADING PLAN

DES MOINES, IOWA



3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

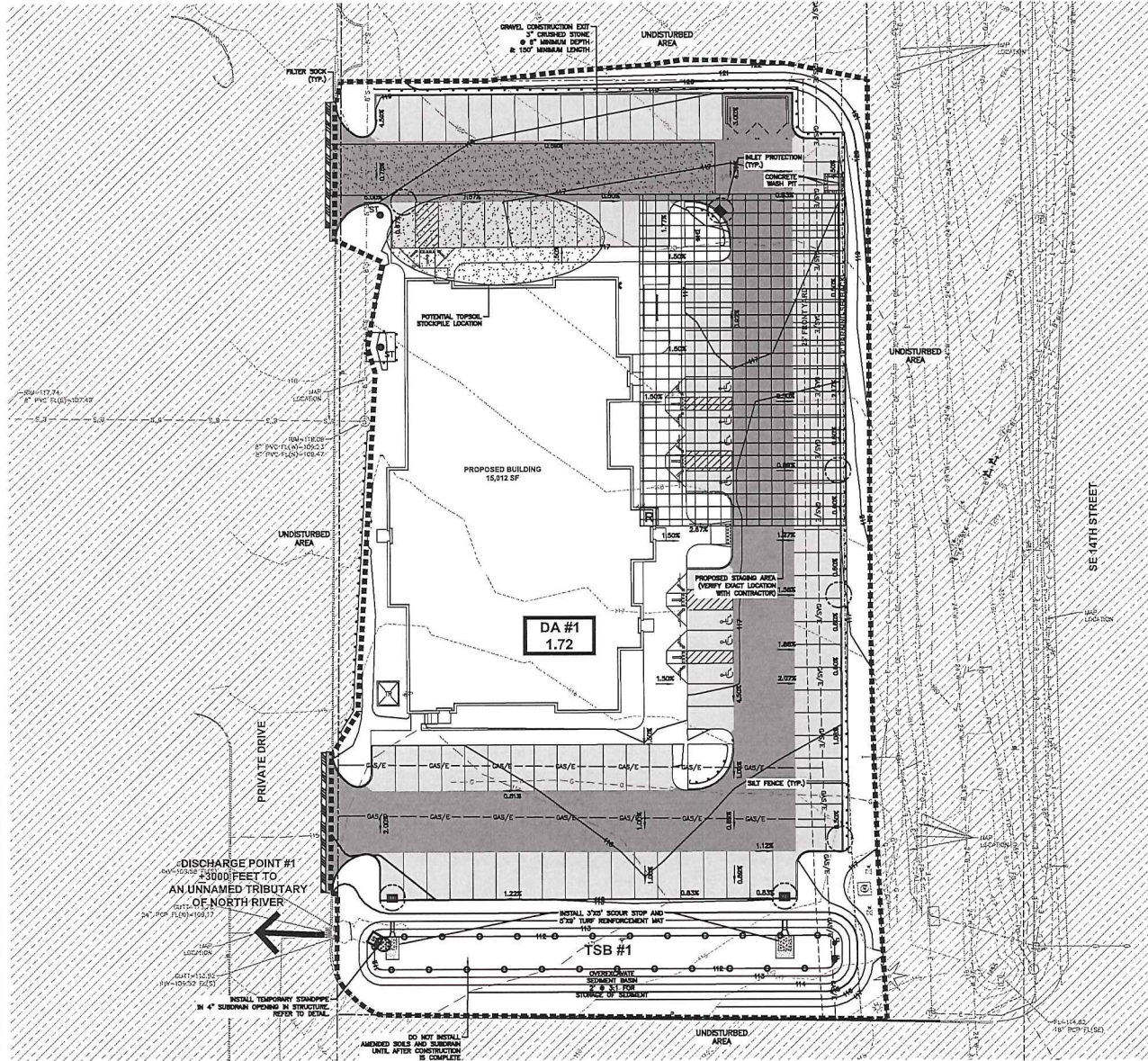
TECH:

SUBMITTAL #1

6-20-17

UNITY POINT SOUTHGLEN

EROSION AND SEDIMENT CONTROL PLAN



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	705
2	SEEDING, FERTILIZING, AND MULCHING	AC	0.51
3	INLET PROTECTION DEVICES	EA	7
4	CONCRETE WASHOUT PIT	EA	1
5	4" PVC TEMPORARY STANDPIPE	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO UNNAMED TRIBUTARY OF NORTH RIVER +3000 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	1.72 ACRES
STORAGE VOLUME REQUIRED (4 SF ACRES=3000 CU FT)	8,192 CU FT
VOLUME PROVIDED IN FILTER SOCK (103 LF @ 2.0 CU FT/LF OF SOCK)	206 CU FT
VOLUME PROVIDED IN SILT FENCE (705 LF @ 4.5 CU FT/LF OF FENCE)	3,173 CU FT
VOLUME PROVIDED IN TSB (OVEREXCAVATE 2' @ 3:1)	5,428 CU FT
TOTAL VOLUME PROVIDED	7,807 CU FT

SWPPP LEGEND

DRAINAGE ARROW	XXX X	AREA TO BE SEED	[Pattern]
GRADING LIMITS	---	STRAW MAT	[Pattern]
FILTER SOCK	---	UNDISTURBED AREA	[Pattern]
SILT FENCE	---	REPRAP	[Pattern]
DITCH CHECK	---	GRAVEL ENTRANCE	[Pattern]
INLET PROTECTION	○	STAGING AREA	[Pattern]
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT TRAP	TSB #
CONCRETE WASHOUT PIT	○	TEMPORARY SEDIMENT BASIN	TSB #
TEMPORARY STANDPIPE	□		

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE

DATE	SUBMITTALS & REVISIONS
1/20/17	

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
TECH: ENGINEER:



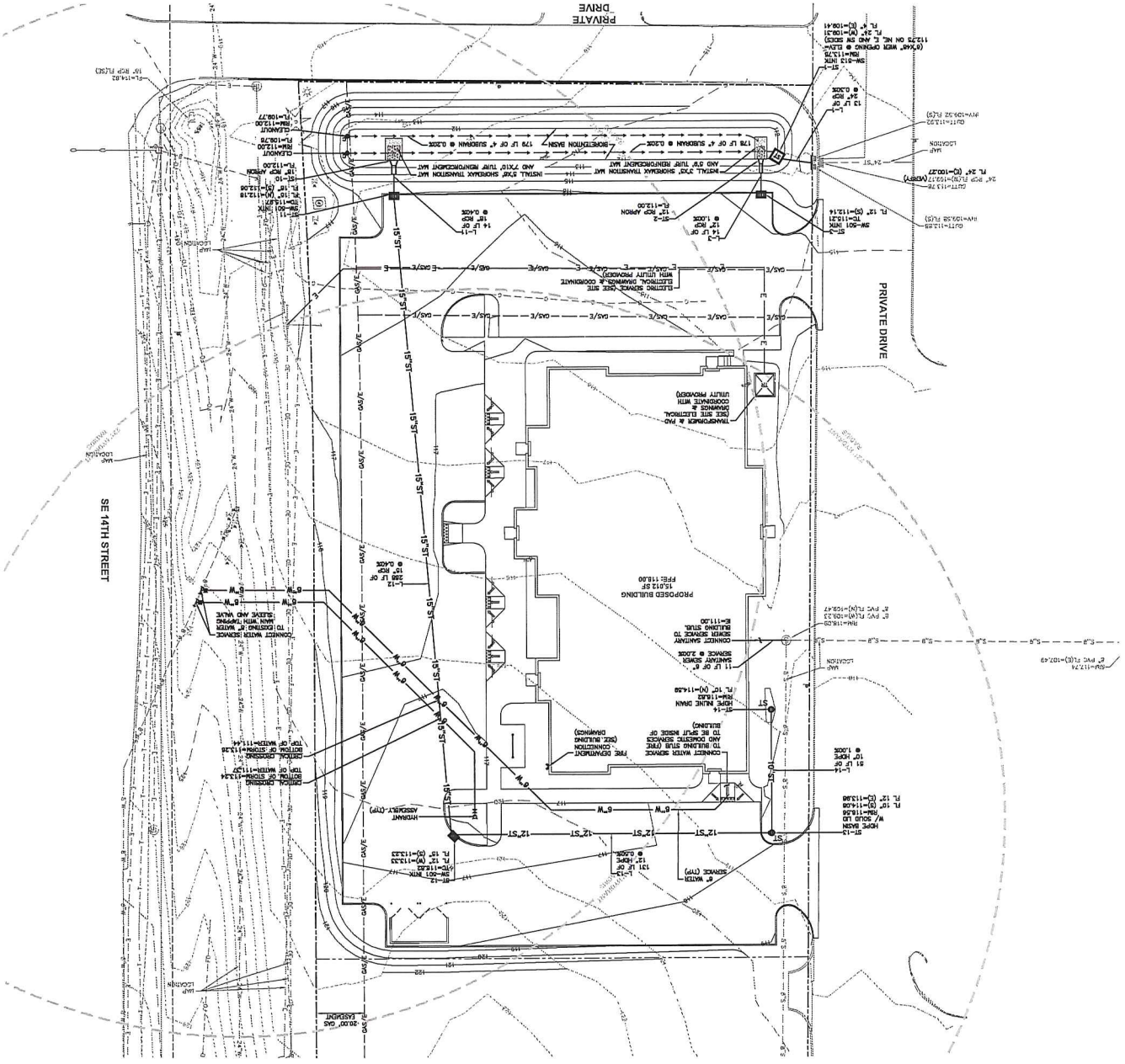
CIVIL DESIGN ADVANTAGE
DES MOINES, IOWA

UNITY POINT SOUTHGLEN
EROSION AND SEDIMENT CONTROL PLAN

C3.2

1705.276

BSA



UTILITY NOTES

- [illegible]

C4.1

UNITY POINT SOUTHGLEN

UTILITY PLAN

DES MOINES, IOWA



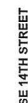
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:

TECH:

SURVIVAL #1

-20-11

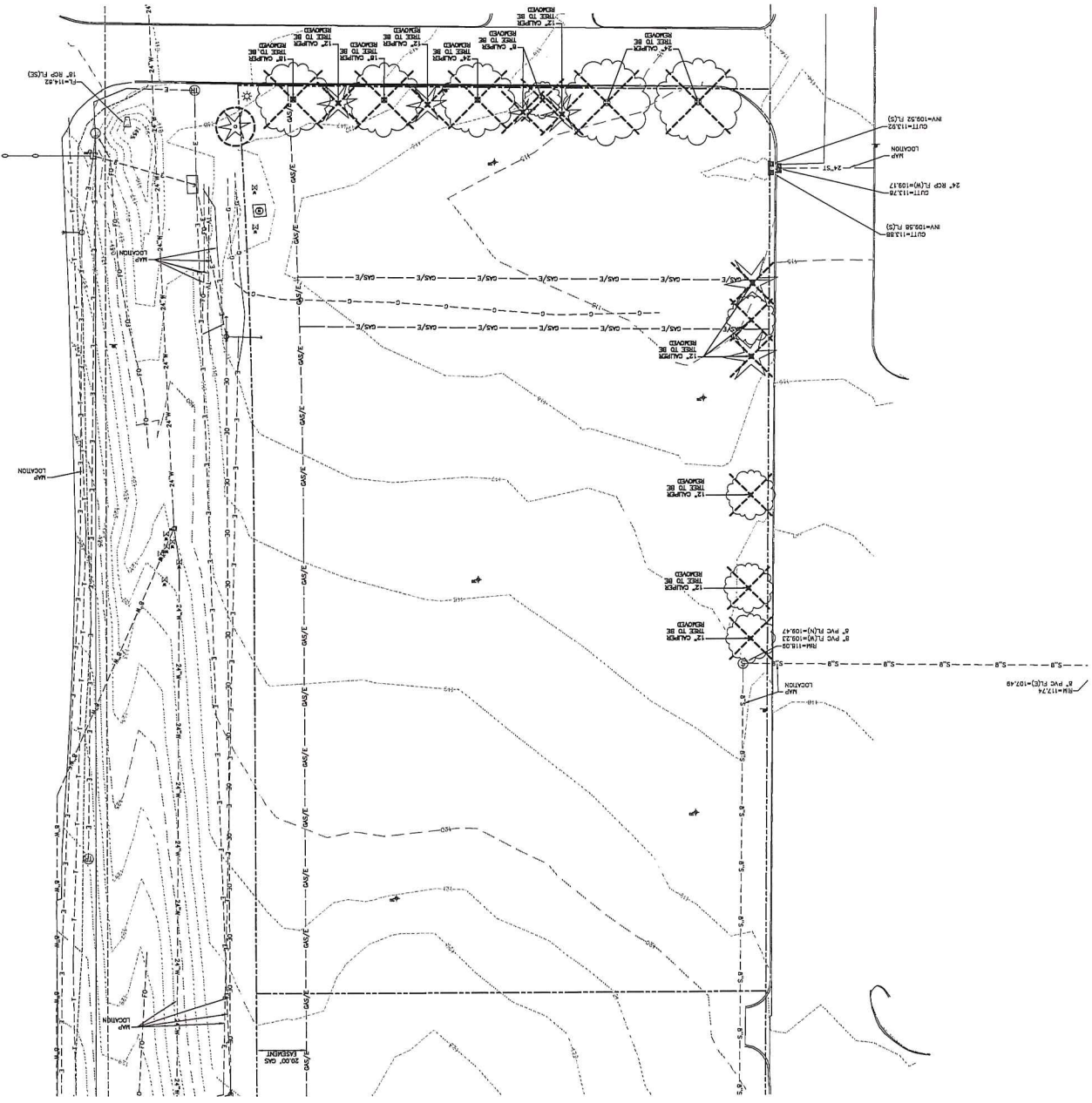
FILED IN 10071700078\10078-512290
 DATE PLOTTED 8/20/07 3:16 PM
 PLOTTED BY KATH MCGON
 TIOE
 COMMENT:
 DMC



MODIFIED SOIL MIX: 80% WASHED CONCRETE SAND, 10% COMPOST, 10% TOP SOIL.
INSTALL TO A DEPTH OF 1.5 FOOT MIN.

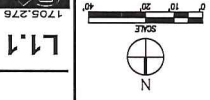


C4.1
1705.276



TREE MITIGATION SUMMARY

POSTING TIME 9:27 AM	PLANTITY TIME	IMMUNATION RATIO	REMOVAL IMMUNATION TIME
LESS THAN 12" CALIPER	2 TREES	N/A	0
12" - 18" CALIPER	3 TREES	1:1	11
24" - 30" CALIPER	3 TREES	2:1	8
			20



UNITY POINT SOUTHGLEN
 TREE MITIGATION PLAN



3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 389-4400 FAX: (515) 389-4410

TECH:

DATE	SUBMITTAL & REVISIONS
1/20/17	SUBMITTAL #1

