



Date October 9, 2017

APPROVING AMENDMENT TO THE CONCEPTUAL DEVELOPMENT PLAN FOR THE SOUTHRIDGE MALL TO AMEND THE DESIGN OF 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 lots (collectively the "Southridge Mall Project") 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, on August 28, 2017, by Roll Call No. 17-1508, the City Council approved an amendment to the Conceptual Development Plan for the Southridge Mall Project to provide for the development of the lot at 6520 SE 14th Street as a separate phase of the improvements with a new 15,000 square feet medical clinic, parking lot and associated improvements for use by Unity Point; and,

WHEREAS, the architecture of the proposed medical clinic has changed and the size has been reduced to 11,815 square feet; and,

WHEREAS, on September 26, 2017, the Urban Design Review Board reviewed the Amended Conceptual Development Plan for the medical clinic, and by consensus the seven members present expressed their support for the amended Plan, subject to further amendment of the Plan to address the following concerns:

- Take a look and provide more detail of the transitions between building materials, particularly between the brick and the EIFS material on the tower features above the roof line.
- Bring down the "proportionality" of the upper floor elements. The building is trying to appear as 2 stories, but the elements are decorative only.
- Study if window glazing could be added to the upper floor elements in lieu of solid materials.
- Try reducing the slope of the main portion of the roof, which could cause the upper floor elements to be reduced in height and stature.

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

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

Date October 9, 2017

1. The Amended 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 Project in replacement of that prior amendment approved on August 28, 2017, by Roll Call No. 17-1508. The proposed medical clinic and the underlying parcel as shown by the Amended 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.

( Council Communication No. 17- **715** )

ALTERNATIVE "A" – Conditional approval

MOVED by \_\_\_\_\_ to adopt, subject to the Amended Conceptual Development Plan being first amended to address the concerns raised by the Urban Design Review Board, and to the Economic Development Director approving the amended Plan as having adequately addressed the Board's concerns.

ALTERNATIVE "B" – Approval as submitted

MOVED by \_\_\_\_\_ to adopt and approve the Amended Conceptual Development Plan as submitted.

FORM APPROVED:

*Roger K Brown*

Roger K. Brown, Assistant City Attorney

G:\APPDATA\LEGAL\Urban-Renewal\Southside\Projects\Southridge\Unity PARC Approve Amended Plan 17-10-09.doc

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

**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.

MOTION CARRIED

APPROVED

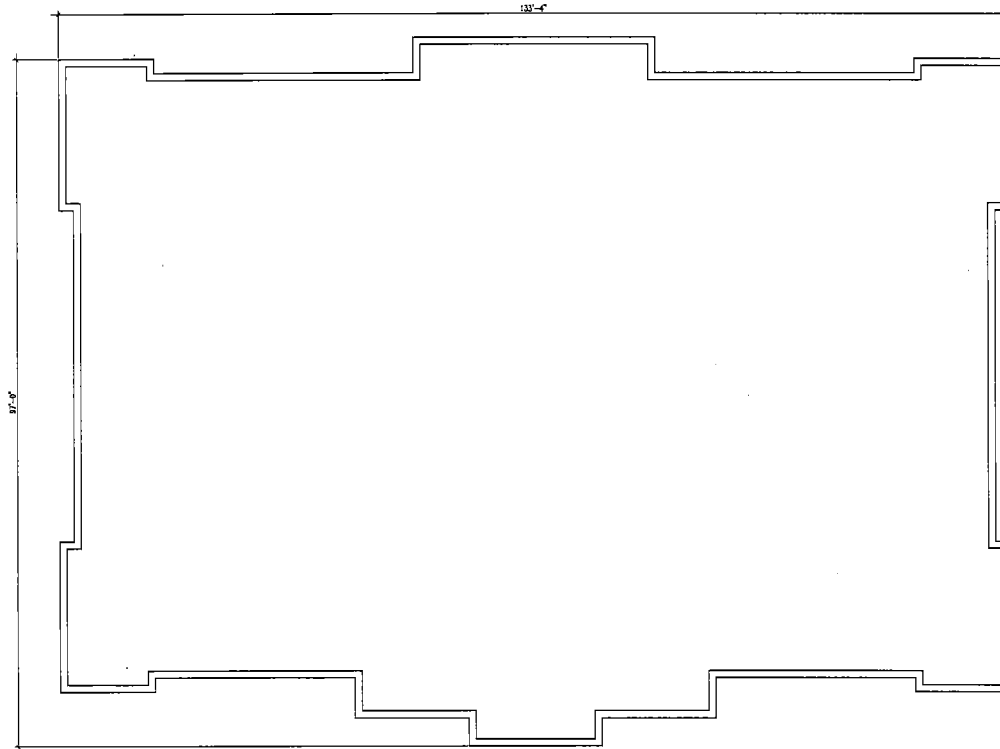
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**Amended Conceptual Development Plan  
for the Unity Point Clinic at 6520 SE 14th Street**  
an amendment to the Conceptual Development Plan  
for the overall Southridge Mall project area

Approved on October \_\_\_\_, 2017  
By Roll Call No. 17-\_\_\_\_\_

*Approved in replacement of that Conceptual Development Plan amendment approved  
by the Des Moines City Council on August 28, 2017, by Roll Call No. 17-1508*



① FOOTPRINT  
 1/8" = 1'-0"  
 11,830 SF



② FRONT ELEVATION  
 1/8" = 1'-0"

**UNITY POINT SOUTHGLEN**  
 6520 SE 14TH STREET  
 DES MOINES, IOWA  
 09-12-2017

SAA#  
 17046

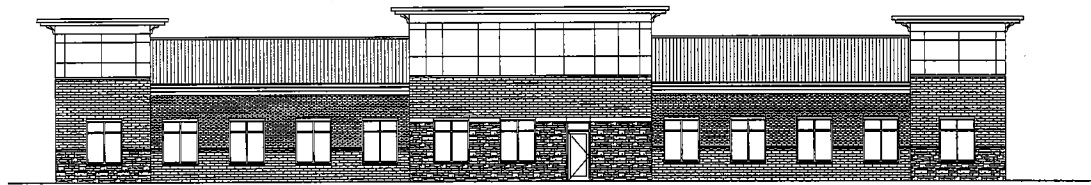
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**simonson**

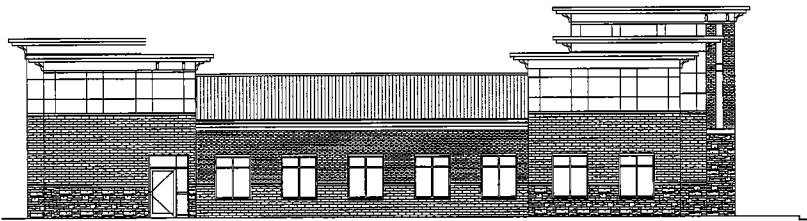
SIMONSON & ASSOCIATES ARCHITECTS LLC  
 1717 INGERSOLL AVENUE SUITE 117 DES MOINES IA 50319  
 PHO 515 440 5626 WWW.SIMONSONASSOC.COM

**EXTERIOR MATERIAL LEGEND**

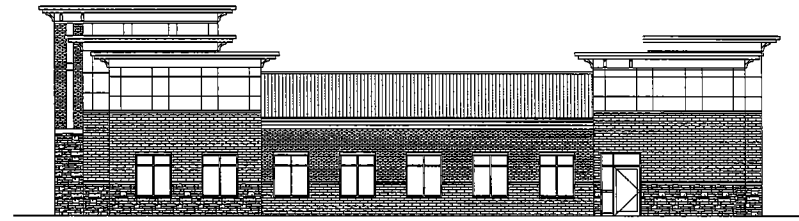
MAT. LABEL	MATERIAL DESCRIPTION
COPING-1	PREFINISHED METAL COPING (COLOR TO BE DETERMINED)
FASCK-1	FIBER CEMENT PANEL, PAINTED (COLOR TO BE DETERMINED)
BRACKET-1	PYTHON WOODIE OR SIALUR, PAINTED (COLOR TO BE DETERMINED)
BRICK-1	3 5/8"x2 1/4"x7 5/8" MODULAR BRICK, RED/BROWN
STONE-1	STONE VENEER: ARSCRAFT - SHADOW STONE
EPS-1	EXTERIOR INSULATION FINISH SYSTEM: SAND FINISH, LIGHT COLOR T83
EPS-2	EXTERIOR INSULATION FINISH SYSTEM: SAND FINISH, DARK COLOR T83
ROOF-1	ARCHITECTURAL ASPHALT ROOF: WEATHERED WOOD COLOR
STL-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	T&L ALUMINUM STOREFRONT FRAMING: DARK BRONZE FINISH
VIS-1	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING
H. METAL MAIN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL COLOR. OUTLETS & JOINTS/SPOTS: METAL, PREFINISHED TO MATCH ADJACENT MATERIAL. FASCK & SOTTO: TO MATCH EPS-1 COLOR.	



④ **WEST ELEVATION**  
1/8" = 1'-0"



② **SOUTH ELEVATION**  
1/8" = 1'-0"



③ **NORTH ELEVATION**  
1/8" = 1'-0"



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

**UNITY POINT SOUTHGLEN**  
6520 SE 14TH STREET  
DES MOINES, IOWA  
09-12-2017

SA#  
17046

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**simonson**

simonson & associates architects llc  
1317 ingersoll avenue suite 117 des moines ia 50309  
p 515 440 5656 www.simonsonaassoc.com

**GLAZING PERCENTAGES:**

FRONT/EAST ELEVATION = 20%

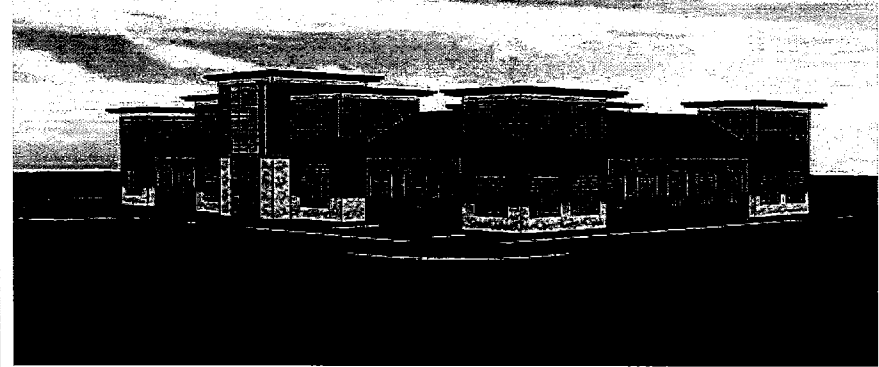
SIDE/SOUTH ELEVATION = 2.1%

BACK/WEST ELEVATION = 20%

SIDE/NORTH ELEVATION = 2.1%



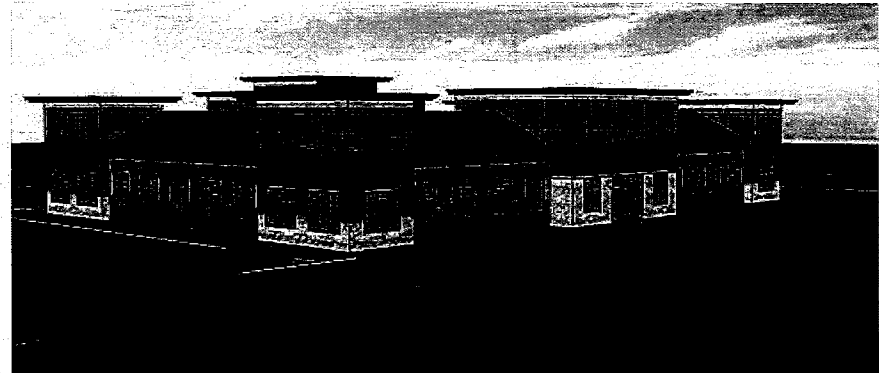
**NORTHWEST CORNER**



**SOUTHWEST CORNER**



**NORTHEAST CORNER**



**SOUTHEAST CORNER**

**MASSING IMAGES**

**UNITY POINT SOUTHGLEN**  
6520 SE 14TH STREET  
DES MOINES, IOWA  
09-13-2017

SAA#  
17046

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ph 515 440 3646 www.simonsonassoc.com

# UNITY POINT SOUTHGLEN

## EROSION AND SEDIMENT CONTROL PLAN

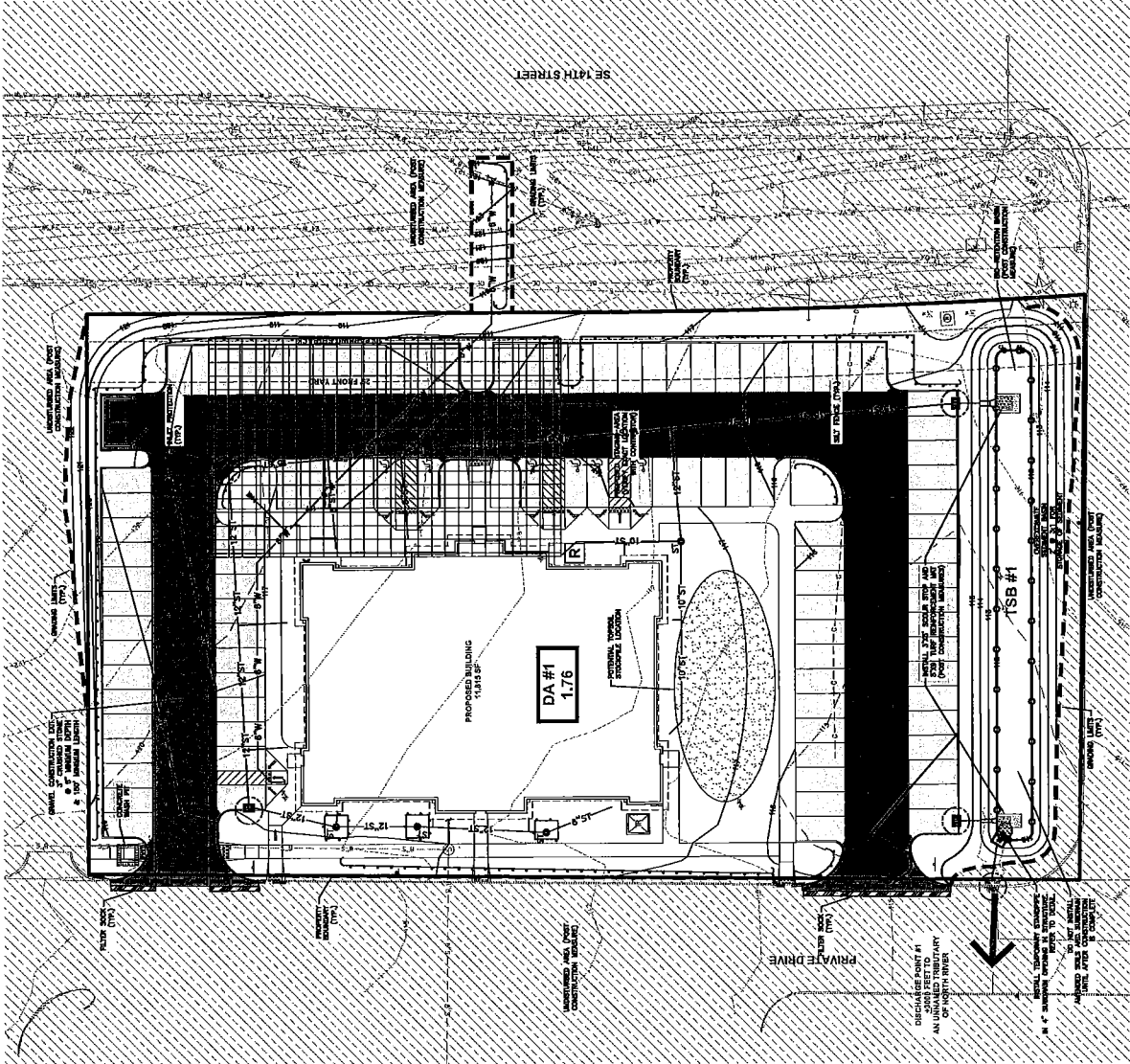
3405 S.E. CROSSROADS DRIVE, SUITE G  
 CRIMES, IOWA 50115  
 PHONE: (515) 369-4400 FAX: (515) 369-4410

DESIGN ADVANTAGE  
 CIVIL ENGINEERING  
 1705 S. 27TH ST. SUITE 100  
 DES MOINES, IOWA 50319



### UNITY POINT SOUTHGLEN EROSION AND SEDIMENT CONTROL PLAN

C4.2  
 1705.2776



#### STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	STRAW MAT	SQ	176
2	GRAVEL ENTRANCE	LN	10
3	STRAW MAT	SQ	176
4	STRAW MAT	SQ	176
5	STRAW MAT	SQ	176
6	STRAW MAT	SQ	176
7	STRAW MAT	SQ	176
8	STRAW MAT	SQ	176

#### DISCHARGE POINT SUMMARY

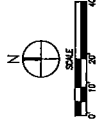
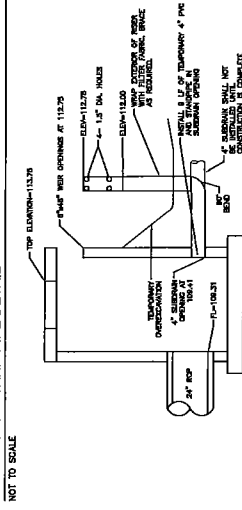
1.76 ACRES  
 6,336 CU FT  
 180 CU FT  
 4,800 CU FT  
 4,800 CU FT  
 4,800 CU FT

VOLUME PROVIDED IN FILTER SOCK (100 LF @ 2.5 CU FT/F OF SOCK)  
 VOLUME PROVIDED IN TRENCH (OVERSCOURT @ 5' @ 3')  
 TOTAL VOLUME PROVIDED

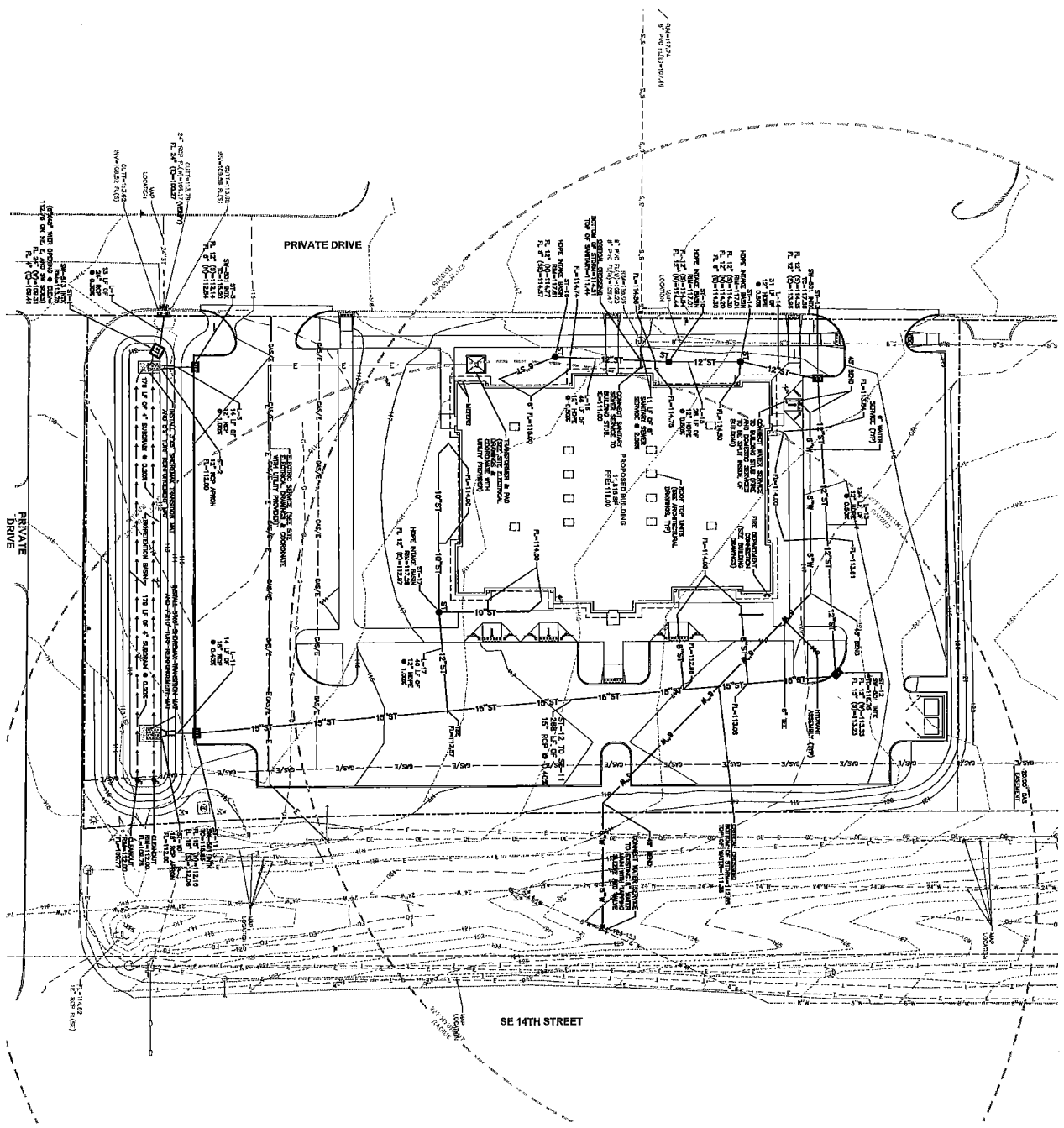
#### SWPPP LEGEND

- DRAINAGE ARROW
- GRADING LIMITS
- FILTER SOCK
- SILT FENCE
- DITCH CHECK
- INLET PROTECTION
- PORTABLE RESTROOM
- CONCRETE WASHOUT PIT
- TEMPORARY STAKEPIPE
- AREA TO BE SEED
- STRAW MAT
- UNDISTURBED AREA
- RIPRAP
- GRAVEL ENTRANCE
- STAGING AREA
- TEMPORARY SEDIMENT BASIN
- TSB #

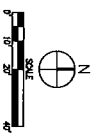
#### TEMPORARY STAND PIPE DETAIL



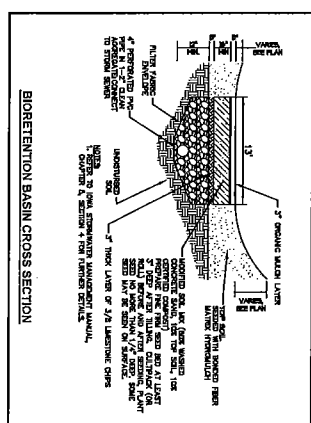
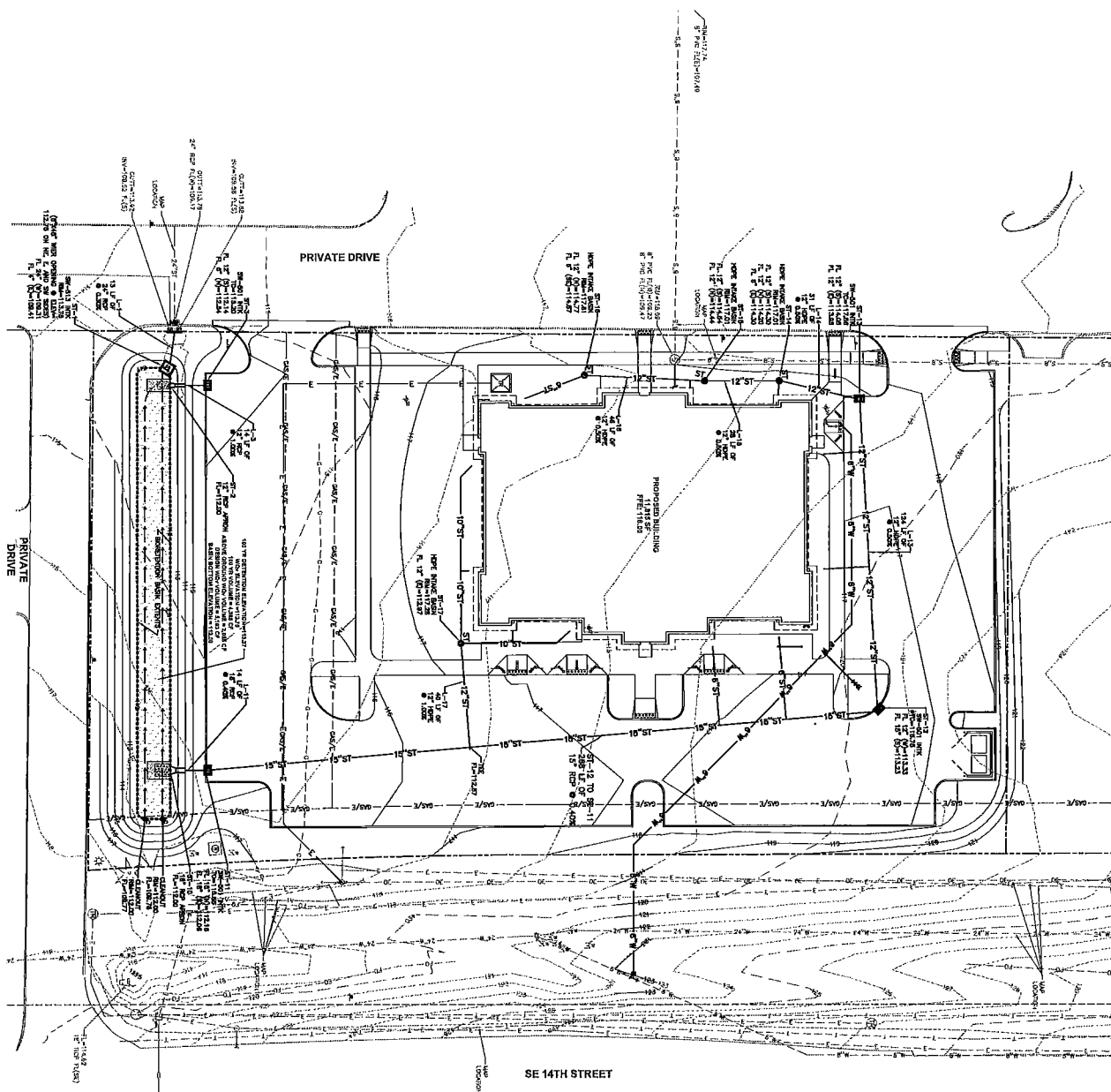
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- UTILITY NOTES**
1. REFER TO THE UTILITY PLAN FOR THE LOCATION OF ALL UTILITIES AND MANHOLES.
  2. REFER TO THE UTILITY PLAN FOR THE LOCATION OF ALL UTILITIES AND MANHOLES.
  3. REFER TO THE UTILITY PLAN FOR THE LOCATION OF ALL UTILITIES AND MANHOLES.
  4. ALL UTILITY MANHOLES SHALL BE CONSTRUCTED TO MEET THE CITY OF DES MOINES REQUIREMENTS.
  5. ALL UTILITY MANHOLES SHALL BE CONSTRUCTED TO MEET THE CITY OF DES MOINES REQUIREMENTS.
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  19. ALL UTILITY MANHOLES SHALL BE CONSTRUCTED TO MEET THE CITY OF DES MOINES REQUIREMENTS.
  20. ALL UTILITY MANHOLES SHALL BE CONSTRUCTED TO MEET THE CITY OF DES MOINES REQUIREMENTS.







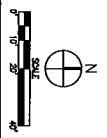
**BIORETENTION BASIN TRENCH**

**CONSTRUCTION NOTES**

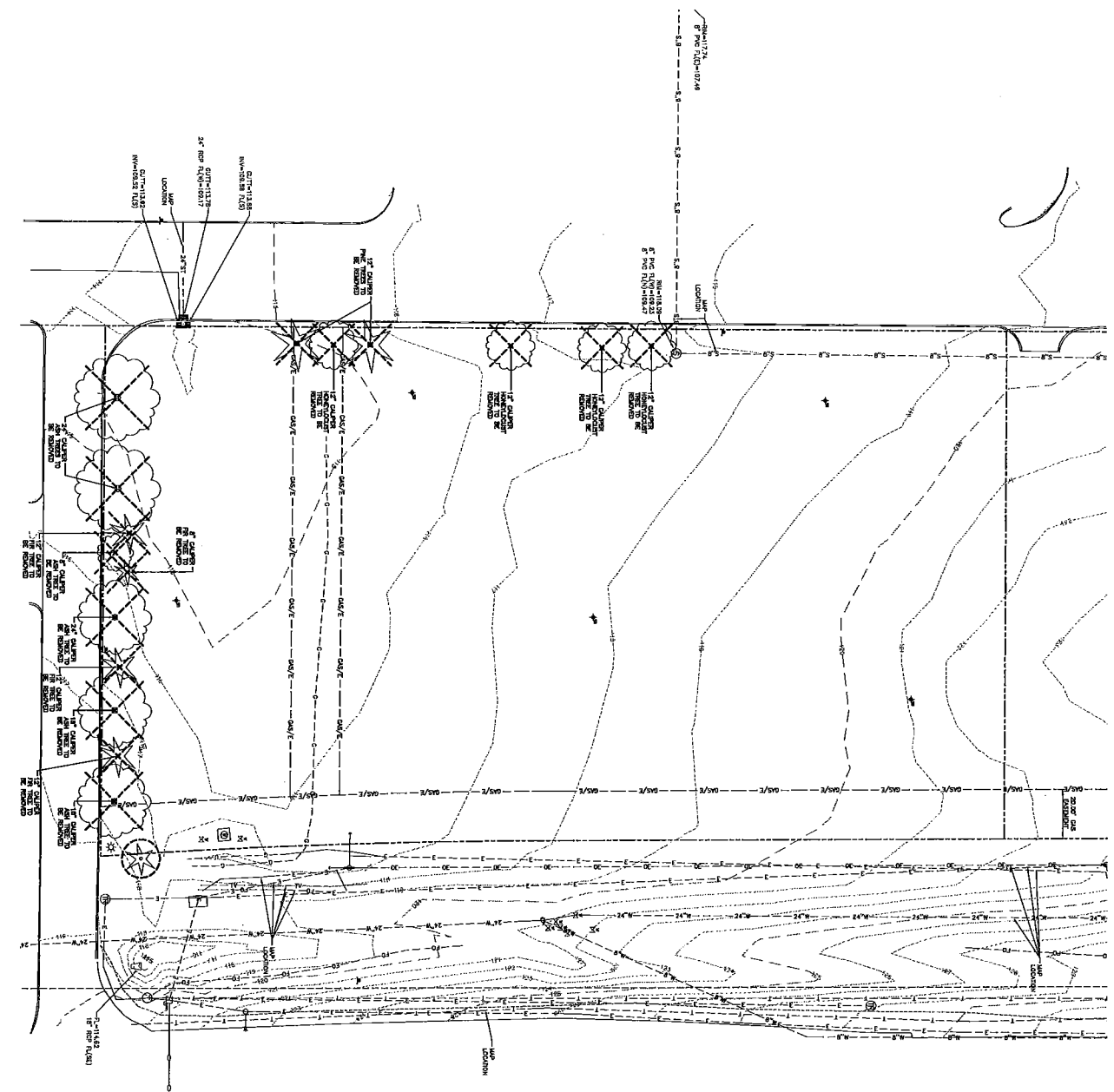
1. BIORETENTION BASIN TRENCH SHALL BE CONSTRUCTED WITH THE FOLLOWING MATERIALS AND METHODS:
  - a. 3\"/>
2. THE BIORETENTION BASIN TRENCH SHALL BE CONSTRUCTED WITH THE FOLLOWING MATERIALS AND METHODS:
  - a. 3\"/>
3. THE BIORETENTION BASIN TRENCH SHALL BE CONSTRUCTED WITH THE FOLLOWING MATERIALS AND METHODS:
  - a. 3\"/>
4. THE BIORETENTION BASIN TRENCH SHALL BE CONSTRUCTED WITH THE FOLLOWING MATERIALS AND METHODS:
  - a. 3\"/>

**WATER QUALITY BIORETENTION BASIN**

DESIGNED BY: [Firm Name] DATE: [Date] PROJECT: [Project Name]

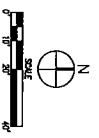


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**TREE MITIGATION SUMMARY**

CONSTRUCTION AREA	MITIGATION AREA	PROPORTIONAL RATIO	PROPORTIONAL MITIGATION TREES
12' - 24' BUILDING	17 TREES	3:1	51
24' - 36' BUILDING	3 TREES	3:1	9
<b>TOTAL</b>	<b>20 TREES</b>	<b>3:1</b>	<b>60</b>



L1.1  
1705-276

**UNITY POINT SOUTHGLEN**  
**TREE MITIGATION PLAN**

DES MOINES, IOWA

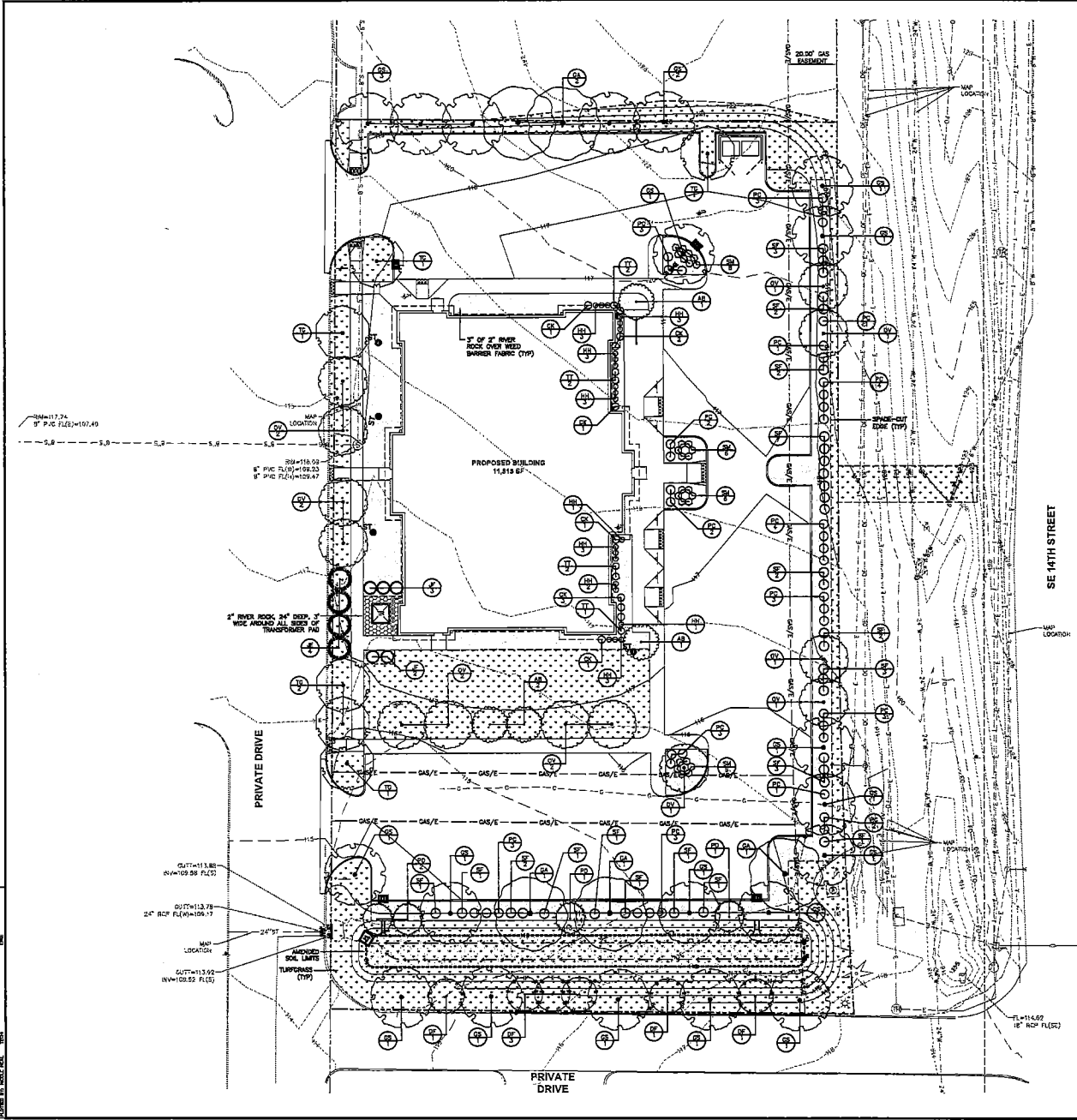


3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

TECH:

SUBMITTALS & REVISIONS	DATE
SUBMITTAL #3	9-14-17
SUBMITTAL #2	8-11-17
SUBMITTAL #1	5-21-17



**LANDSCAPE NOTES**

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE NATIONAL SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TREE SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AND SPEC.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFOLIATION, WOUNDS AND OPEN SPACES, WITH WELL DEVELOPED ROOTS AND ROOT SYSTEMS TRIM TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. TYPE 1 SOIL OR SOIL ALL OBTAINED AREAS AS INDICATED BY OWNER.
6. RADIUM TO TOP OF CURB (MINER 1 1/2" FOR SOIL IF SOIL).
7. NEED PREVENTION (PRE-EMERGENT) SHALL BE APPLIED OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS. NEED BARRIER AND SUPERSEDDED HARDWOOD MULCH SHALL BE PLACED OVER ALL TREES WHICH ARE NOT INCLUDED IN PLANTING BEDS WITH SHRUBS TO A (SAP) DEPTH OF 3".
8. ALL GRASS SHALL BE SEEDS CUT EDGE.
9. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL ORDER SHIPPED IN THE PUBLIC ROAD SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
12. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.
13. NO STANDING OF TREES IS ALLOWED.

PLANT SCHEDULE					
REQUISITE TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	GAL
AS	4	'Autumn Brilliance' Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	8.5G	1.5"
CA	5	Moldenke® Tree	<i>Shagbark 'Autumn Leaf' TM</i>	8.5G	2"
CF	25	Spire® Heavy Limb	<i>Quercus truncata 'Spire'</i>	8.5G	2"
CV	13	Aurora® Highbush	<i>Doylea virginica</i>	8.5G	2"
TD	2	Greenway® Littleleaf Linden	<i>Tilia cordata 'Greenway'</i>	8.5G	2"
EVERGREEN TREES					
QTY	COMMON NAME	BOTANICAL NAME	CONT	GAL	
JK	4	Eastern Red Cedar	<i>Juniperus virginiana</i>	CONT	8" HEIGHT
PC	4	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	CONT	8" HEIGHT
S	3	Douglas Fir	<i>Pseudotsuga mucronata</i>	CONT	8" HEIGHT
SHRUBS					
QTY	COMMON NAME	BOTANICAL NAME	CONT	GAL	
LF	2	Sho Green Juniper	<i>Juniperus horizontalis 'Sho Green'</i>	1	3 GAL
PC	36	Over® Large Pine	<i>Pinus mitis 'Compacta'</i>	3	3 GAL
SP	24	Proserpine Spruce	<i>Spiraea x barnebyi 'Proserpine'</i>	3	3 GAL
SE	28	Over® Mini Spruce	<i>Spiraea x barnebyi 'Mini Spruce'</i>	3	3 GAL
TT	2	Teuton Yew	<i>Taxus x media 'Teuton'</i>	3	3 GAL
ANNUALS/PERENNIALS					
QTY	COMMON NAME	BOTANICAL NAME	CONT	GAL	
RS	22	Happy Returns Doggie	<i>Hemerocallis x 'Happy Returns'</i>	1	1 GAL
GRASSES					
QTY	COMMON NAME	BOTANICAL NAME	CONT	GAL	
DC	2	Fertile® Reed Grass	<i>Calamagrostis x austriaca 'Fertile'</i>	3	3 GAL

**OPEN SPACE LANDSCAPE CALCULATIONS**

REQUIRED:	18,248 SF (200)
PROVIDED:	25,452 SF (200)
REQUIRED:	OVERSTORY TREES (1/200 SF): 8 TREES + 3 TREES (SOIL ADDITIONAL FOR TAX ABATEMENT) = 11 TREES
REQUIRED:	UNDERSTORY TREES (1/200 SF): 16 TREES + 3 TREES (SOIL ADDITIONAL FOR TAX ABATEMENT) = 19 TREES
REQUIRED:	SHRUBS (1/2,000 SF): 9 SHRUBS + 5 SHRUBS (SOIL ADDITIONAL FOR TAX ABATEMENT) = 14 SHRUBS
PROVIDED:	OVERSTORY TREES: 9 TREES
PROVIDED:	UNDERSTORY TREES: 18 TREES
PROVIDED:	SHRUBS: 76 SHRUBS

**PARKING LOT LANDSCAPE CALCULATIONS**

REQUIRED:	TREES (1/20 SPACES): 6 TREES + 3 TREES (SOIL ADDITIONAL FOR TAX ABATEMENT) = 9 TREES
REQUIRED:	SHRUBS (1/20 SPACES): 18 SHRUBS + 8 SHRUBS (SOIL ADDITIONAL FOR TAX ABATEMENT) = 26 SHRUBS
PROVIDED:	TREES: 9 TREES
PROVIDED:	SHRUBS: 24 SHRUBS
REQUIRED:	OVERSTORY TREE (1/70 LF): 4 TREES + 2 TREES (SOIL ADDITIONAL FOR TAX ABATEMENT) = 6 TREES
REQUIRED:	SHRUB (1/70 LF): 10 SHRUBS + 5 SHRUBS (SOIL ADDITIONAL FOR TAX ABATEMENT) = 15 SHRUBS
PROVIDED:	OVERSTORY TREE: 6 TREES
PROVIDED:	SHRUBS: 15 SHRUBS
REQUIRED:	OVERSTORY TREE (1/20 LF): 6 TREES + 3 TREES (SOIL ADDITIONAL FOR TAX ABATEMENT) = 9 TREES
REQUIRED:	SHRUB (1/20 LF): 17 SHRUBS + 9 SHRUBS (SOIL ADDITIONAL FOR TAX ABATEMENT) = 26 SHRUBS
PROVIDED:	OVERSTORY TREE: 9 TREES
PROVIDED:	SHRUBS: 29 SHRUBS

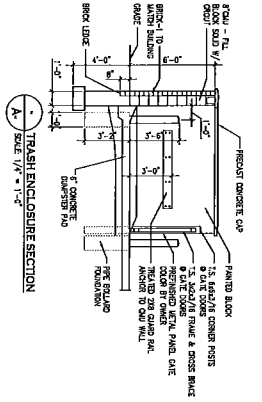
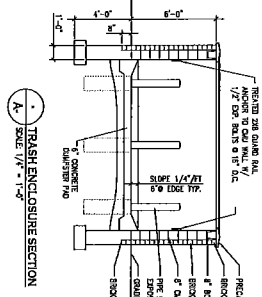
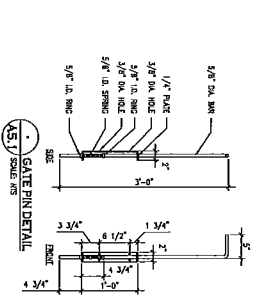
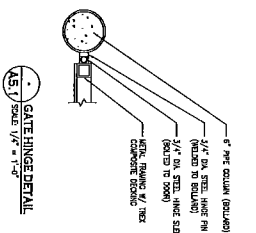
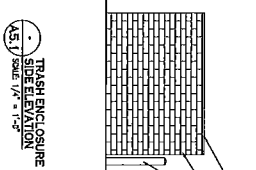
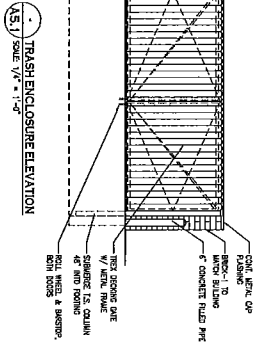
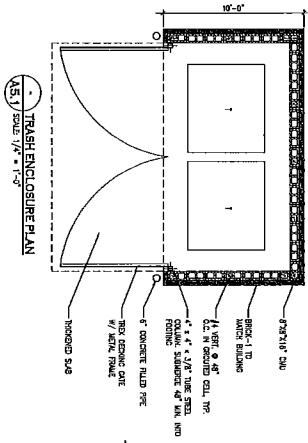
**TREE MITIGATION LANDSCAPE CALCULATIONS**

REQUIRED:	TREES: 20 TREES
PROVIDED:	TREES: 20 TREES

SUBMITTALS & REVISIONS  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 SUBMITTAL NO.: \_\_\_\_\_  
 SUBMITTAL NO.: \_\_\_\_\_  
 SUBMITTAL NO.: \_\_\_\_\_

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**UNITS POINT SOUTHGLEN**  
**LANDSCAPE PLAN**  
**L1.2**  
 1705.276



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JOB NO. 17046 DATE 08-22-2017

SUPPLEMENTAL INFORMATION

**SD.1**