# CITY OF WEST DES MOINES
# CITY COUNCIL MEETING COMMUNICATION

**DATE: July 1, 2019**

**ITEM:** Sammons Financial Group, Southwest corner of Mills Civic Parkway and S. 81st Street – Approval of a Preliminary Plat and Site Plan for office development – Sammons Financial Group, LLC – PP-004254-2019/SP-004181-2019

**RESOLUTION: Approval of a Preliminary Plat and Site Plan**

**FINANCIAL IMPACT:** Undetermined.

**BACKGROUND:** The applicant, Sammons Financial Group, LLC, in association with the property owner Midland National Life Insurance Company, is requesting approval of a Preliminary Plat and Site Plan for that approximately 30-acre parcel located at the southwest corner of Mills Civic Parkway and S. 81st Street. The applicant proposes to create one lot for office development. The property is proposed to be developed into a 6 story, 200,000 square foot office building on the site. A future phase would allow for an additional 6-story approximately 150,000 square foot office building; however, no details for development of the future phase is provided in this site plan.

Plan and Zoning Commission Action:
Vote: 5-0 approval, Commissioners Hatfield and Drake absent
Date: June 24, 2019
Motion: Adopt a resolution recommending the City Council approve the Preliminary Plat and Site Plan request.

*Plan and Zoning Commission Discussion:* Prior to the Plan & Zoning Commission meeting, the applicant was made aware that a sanitary sewer easement would need to be executed for the existing public sewer main that runs through the site. This easement was provided to the applicant for the owner's signature. Staff stated that this easement will need to be received prior to the issuance of a building permit for the site. A new condition of approval as recommended by staff that the signed sanitary sewer easement document be submitted prior to the issuance of a building permit for the building has been added to this staff report for City Council consideration.

**OUTSTANDING ISSUES:** There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – Development and Planning: *April 1, 2019*
- Staff Review and Comment
  - *Preliminary Plat*
  - *Final Plat*
  - *Storm Water Management Facility Maintenance Agreement*
  - *Cross Connection*
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Property Owner/Applicant/Applicant's Representative Information

**RECOMMENDATION:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution approving a Preliminary Plat to create one lot and approve a site plan for a 6 story, 200,000 square foot office building, subject to the applicant meeting all City Code requirements and the following:

1. Prior to issuance of a final occupancy permit for the associated building, ground and wall mounted utilities/mechanical units shall be screened from view with landscaping or fencing/walls to staff's satisfaction.

2. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any type of occupancy for the building, including temporary occupancy.

3. The applicant acknowledging that an executed maintenance easement agreement and maintenance covenant will need to be executed. As part of the maintenance covenant, the Applicant will be responsible to provide a letter certifying the detention facility is in conformance with the approved storm water management plan and as-builts of the detention facility. Letter and as-builts will need to signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code. The signed agreement shall be submitted to the City for recording prior to issuance of a building permit. The as-built information for the detention facilities which provide storm water management for any property within this plat's area shall be submitted prior to issuance of a final occupancy permit, for any building created with the final plat.

4. Requirement for a cross connection from the applicant's property to the property to the south shall be as provided in the Sammons Financial Group PUD.

Lead Staff Member: Brian S. Portz, AICP BP

**STAFF REVIEWS**

| | |
|---|---|
| Department Director | |
| Appropriations/Finance | |
| Legal | |
| Agenda Acceptance | |

**PUBLICATION(S)** (if applicable)

| | |
|---|---|
| Published In | N/A |
| Date(s) Published | |
| Letter sent to surrounding property owners | |

**SUBCOMMITTEE REVIEW** (if applicable)

| | | | |
|---|---|---|---|
| Committee | Development & Planning | | |
| Date Reviewed | April 1, 2019 | | |
| Recommendation | Yes ☒ | No ☐ | Split ☐ |

**ATTACHMENTS:**

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan and Zoning Commission Resolution
  - Exhibit A - Conditions of Approval
- Attachment B - Location Map
- Attachment C - Preliminary Plat/Site Plan
- Attachment D - Architectural Elevations

Exhibit II - City Council Resolution
- Exhibit A - Conditions of Approval

**EXHIBIT I**

**CITY OF WEST DES MOINES**
**PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** June 24, 2019

**Item:** Sammons Financial Group, Southwest corner of Mills Civic Parkway and S. 81st Street – Approval of a Preliminary Plat and Site Plan for office development – Sammons Financial Group, LLC – PP-004254-2019/SP-004181-2019

**Requested Action:** Recommend Approval of Preliminary Plat and Site Plan

**Case Advisor:** Brian S. Portz, AICP BP

**Applicant's Request:** The applicant, Sammons Financial Group, LLC, is requesting approval of a Preliminary Plat and Site Plan for that approximately 30-acre parcel located at the southwest corner of Mills Civic Parkway and S. 81st Street. The applicant proposes to create one lot for office development. The property is proposed to be developed into a 6 story, 200,000 square foot office building on the site. A future phase would allow for an additional 6-story approximately 150,000 square foot office building; however, no details for development of the future phase is provided in this site plan.

**History:** The property was annexed into the City in 2005 as a part of the Smith Witmer Mentzer Annexation. A Comprehensive Plan Amendment was approved in 2009 to change the future land use on the property from Single Family Residential to Office. In 2017, the land uses on the property were changed to Community Commercial along the north and Office on the balance of the property. Also, in 2017, the zoning of the property was changed from "Unzoned" to Etzel Properties Plat 2 PUD with an underlying zoning classification of Office and Community Commercial. The Etzel Properties Plat 2 PUD was created for the development of a Fareway store and other commercial and office development. On March 4, 2019, the City Council approved a plat-of-survey of the Sammons property for the transfer of ownership. At their June 17, 2019 meeting, the City Council approved a Comprehensive Plan Amendment to change the land use designation for a portion of the property from Community Commercial back to Office. Also, at that meeting the City Council approved the first reading of an ordinance creating a new PUD (Sammons Financial Group PUD) for the development of the property with all office.

**City Council Subcommittee:** This item was presented to the Development & Planning City Council Subcommittee at their April 1, 2019 meeting, as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff notes the following:

- *Preliminary Plat:* The proposed preliminary plat will create one lot for the development of The Sammons Financial Group office building. As a part of this project, the City will be constructing additional lanes on Mills Civic Parkway, S. 81st Street and Cascade Avenue. In addition. S. 85th Street will be constructed from Mills Civic Parkway to Cascade Avenue.

- *Final Plat:* A final plat will be submitted for the site to combine two existing plat-of-survey parcels (Parcel 17-141 and Parcel 19-11) where the Sammons building will be located. Since the building will be located on a legal parcel of record (Parcel 19-11), construction may begin on the site upon City Council approval and the issuance of the required building permit. The final plat will need to be approved and recorded prior to any occupancy being issued for the building, including temporary occupancy. A condition of approval is recommended requiring the approval and recording of the final plat.

- *Storm Water Management Facility Maintenance Agreement:* Storm Water Management Facility Maintenance Agreements are required for all new site developments or sites that have detention facilities but have not otherwise previously executed the agreement. These agreements allow the City to enter a site to do maintenance and/or repairs on a private detention facility in the event that the facility has not been maintained by the property owner and advises who the City should bill for the maintenance/repair work. The agreement has been provided to the applicant for signature, but the executed agreement has not yet been provided to staff. Staff recommends

that the signed agreement be submitted to the City for recording prior to issuance of a building permit and the required as builts be submitted prior to final occupancy of the building.

- *Cross Connection:* The traffic study prepared for the Sammons Financial Group site recommended a cross connection between the Sammons site and the property to the south. The PUD Ordinance for the property indicated that a cross connection between the two properties would be required as recommended by the traffic study. The applicant indicated that they did not want to provide the cross connection. At the June 10, 2019, Plan & Zoning Commission meeting as a part of the Sammons Financial Group PUD Ordinance review, the Commission voted to recommend to the City Council that the cross connection not be required. On June 17, 2019, the City Council voted in agreement with the Plan & Zoning Commission. The Sammons Financial Group PUD language has been amended to remove the requirement for a cross connection between the two PUD parcels. The 2nd and 3rd Reading of the Sammons Financial Group PUD Ordinance is scheduled to be considered by the City Council on July 1, 2019.

**Comprehensive Plan Consistency:** The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

**Findings:** This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use do assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct, or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

**Staff Recommendation And Conditions Of Approval:** Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Preliminary Plat to create one lot and approve a site plan for a 6 story, 200,000 square foot office building, subject to the applicant meeting all City Code requirements and the following:

1. Prior to issuance of a final occupancy permit for the associated building, ground and wall mounted utilities/mechanical units shall be screened from view with landscaping or fencing/walls to staff's satisfaction.

2. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any type of occupancy for the building, including temporary occupancy.

3. The applicant acknowledging that an executed maintenance easement agreement and maintenance covenant will need to be executed. As part of the maintenance covenant, the Applicant will be responsible to provide a letter certifying the detention facility is in conformance with the approved storm water management plan and as-builts of the detention facility. Letter and as-builts will need to signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code. The signed agreement shall be submitted to the City for recording prior to issuance of a building permit. The as-built information for the detention facilities which provide storm water management for any property within this plat's area shall be submitted prior to issuance of a final occupancy permit, for any building created with the final plat.

4. Requirement for a cross connection from the applicant's property to the property to the south shall be as provided in the Sammons Financial Group PUD.

**Property Owner/Applicant:** Sammons Financial Group, LLC
4350 Westown Parkway
West Des Moines, IA 50266

**Applicant's Representative:** Confluence
525 17th Street
Des Moines, IA 50309
Matt Carlile
mcarlile@thinkconfluence.com

**ATTACHMENTS:**

Attachment A - Plan and Zoning Commission Resolution
Exhibit A - Conditions of Approval
Attachment B - Location Map
Attachment C - Preliminary Plat/Site Plan
Attachment D - Architectural Elevations

ATTACHMENT A

RESOLUTION NO. PZC- 19-056

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A PRELIMINARY PLAT TO CREATE ONE LOT AND APPROVE A SITE PLAN FOR A 6 STORY, 200,000 SQUARE FOOT OFFICE BUILDING**

**WHEREAS**, pursuant to the provisions of Title 10 and Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Sammons Financial Group, LLC, has requested approval for a Preliminary Plat (PP-004254-2019) to create one (1) lot and has requested approval of a Site Plan (SP-004181-2019) to allow construction of a 6 story, 200,000 square foot office building and associated site improvements for that approximately 30-acre site located at the southwest corner of Mills Civic Parkway and S. 81st Street;

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

**WHEREAS**, on June 24, 2019, this Commission held a duly-noticed public meeting to consider the application for a Preliminary Plat (PP-004254-2019) and for a Site Plan (SP-004181-2019);

**NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:**

SECTION 1. The findings, for approval, in the staff report dated, June 24, 2019, or as amended orally at the Plan and Zoning Commission meeting of June 24, 2019, are adopted.

SECTION 2. Preliminary Plat (PP-004254-2019) to create one (1) lot and Site Plan (SP-004181-2019) for a 6 story, 200,000 square foot office building and associated site improvements, are recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated June 24, 2019, including conditions added at the meeting, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on June 24, 2019

Erica Andersen

Erica Andersen, Chairperson
Plan and Zoning Commission

ATTEST:

Jennifer Carnahan

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on June 24, 2019, by the following vote:

AYES: Andersen, Costa, Crowley, Ericksen, Southwood
NAYS:
ABSTENTIONS.
ABSENT: Drake, Hatfield

ATTEST:

Jennifer Carnahan

Recording Secretary

**Exhibit A**
**CONDITIONS OF APPROVAL**

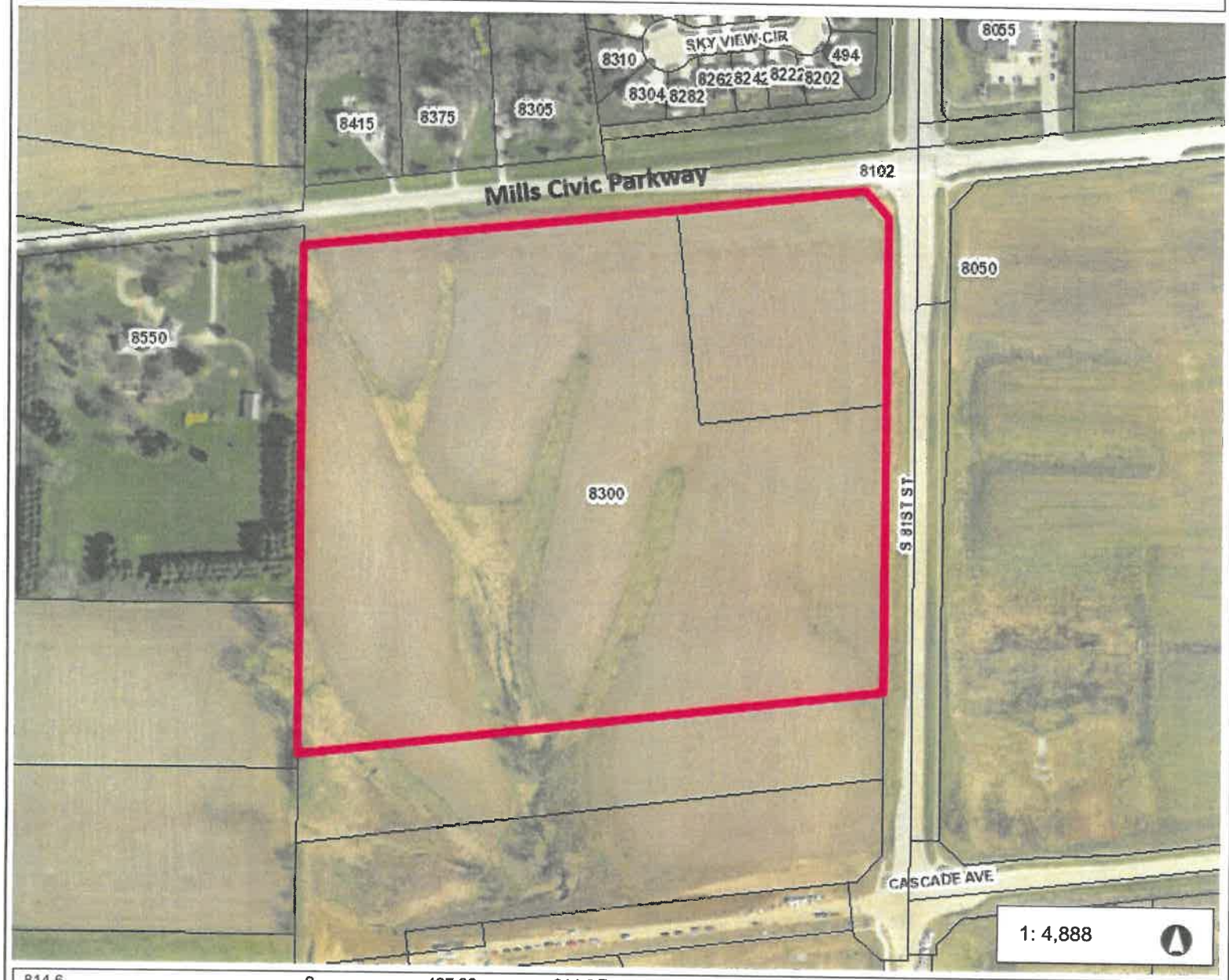
1. Prior to issuance of a final occupancy permit for the associated building, ground and wall mounted utilities/mechanical units shall be screened from view with landscaping or fencing/walls to staff's satisfaction.

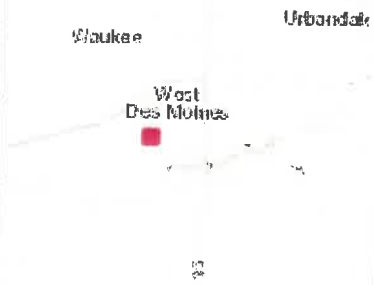
2. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any type of occupancy for the building, including temporary occupancy.

3. The applicant acknowledging that an executed maintenance easement agreement and maintenance covenant will need to be executed. As part of the maintenance covenant, the Applicant will be responsible to provide a letter certifying the detention facility is in conformance with the approved storm water management plan and as-builts of the detention facility. Letter and as-builts will need to signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code. The signed agreement shall be submitted to the City for recording prior to issuance of a building permit. The as-built information for the detention facilities which provide storm water management for any property within this plat's area shall be submitted prior to issuance of a final occupancy permit, for any building created with the final plat.

4. Requirement for a cross connection from the applicant's property to the property to the south shall be as provided in the Sammons Financial Group PUD.

# Sammons Financial Group




**Legend**

- Addresses
- Corporate Limits
- Parcels

1: 4,888

814.6 0 407.30 814.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT B

# SAMMONS FINANCIAL GROUP HEADQUARTERS

## MILLS CIVIC PARKWAY
## WEST DES MOINES / IOWA

CONFLUENCE PROJECT NO: 18315

**OWNER/APPLICANT**

SAMMONS FINANCIAL GROUP
4350 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

**CONTACT**

BRENT STRONG
PHONE: 214-696-7865
EMAIL: brent.strong@kdc.com

**ZONING AND LAND USE**

EXISTING ZONING: COMMUNITY COMMERCIAL & OFFICE
PROPOSED ZONING: SAMMONS FINANCIAL GROUP PUD
EXISTING LAND USE: COMMUNITY COMMERCIAL AND OFFICE
PROPOSED LAND USE: OFFICE

**IMPERVIOUS SURFACE CALCULATION**

EXISTING
IMPERVIOUS 4,980 S.F. (.38% OF TOTAL SITE)

PROPOSED
IMPERVIOUS 537,819 S.F. (41.24% OF TOTAL SITE)

**SITE SUMMARY**

TOTAL SITE AREA: 1,304,352 SF (29.94 ACRES)

**PARKING**
G.F.A.: 218,139 SF
REQUIRED:
1 STALL PER 275 S.F., G.F.A.
TOTAL: 794 STALLS

PROVIDED:
GENERAL PARKING: 778 STALLS
ACCESSIBLE: 17 STALLS
UNDERGROUND PARKING: 30 STALLS
TOTAL: 823 STALLS

## SITE PLAN NOTES

| | |
|---|---|
| | ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS. |
| | CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION. |
| | THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT. |
| | CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS. |
| | THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION *(UTILITY SHEET ONLY)* |
| | THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(IES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION. *(UTILITY SHEET ONLY)* |
| | DESIGNATED BUFFERS SHALL BE LABELED AS A "NO BUILD AREA". |
| | ALL LIGHTS ARE TO BE DOWNCAST CUTOFF VARIETY. WALL PACKS ARE PROHIBITED. THE MAXIMUM ILLUMINATION ALLOWED AT THE PROPERTY LINE IS 1 FOOT-CANDLE. |

CONFLUENCE

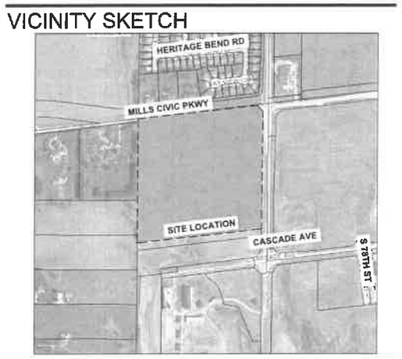
## DRAWING INDEX


| SHEET NUMBER | SHEET TITLE |
|---|---|
| L800 | COVER |
| C001 | NOTE SHEET |
| C100 | GEOMETRIC PLAN |
| C200 | NORTH UTILITY PLAN SANITARY SEWER & WATER MAIN |
| C201 | SOUTH UTILITY PLAN SANITARY SEWER & WATER MAIN |
| C202, C203 | NORTHEAST UTILITY PLAN STORM SEWER |
| C204, C205 | SOUTHEAST UTILITY PLAN STORM SEWER |
| C300 | NORTHWEST GRADING PLAN |
| C301 | NORTHEAST GRADING PLAN |
| C302 | SOUTHEAST GRADING PLAN |
| C303 | SOUTHWEST GRADING PLAN |
| C304 | SWPPP- NOTES SHEET |
| C305 | SWPPP-GRADING PLAN- NORTH |
| C306 | SWPPP-GRADING PLAN- SOUTH |
| C307 | SWPPP- DETAILS SHEET |
| C400 | PAVING PLAN |
| L100 | LAYOUT PLAN |
| L101, L102, L103, L104, L105, L106, L107, L108 | LAYOUT PLAN ENLARGEMENT |
| L200 | PLANTING PLAN COVER |
| L201 | PLANTING PLAN |
| L202 | PLANTING PLAN GROUND PLANE TREATMENT |
| L203, L204, L205, L206, L207, L208 | PLANTING PLAN ENLARGEMENTS |
| L300, L301 | SITE DETAILS |
| L302 | PLANTING DETAILS |


## REVISION SCHEDULE

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 01 | 03/14/2019 | SITE PLAN/PRELIMINARY PLAT |
| 02 | 04/12/2019 | SITE PLAN/PRELIMINARY PLAT |
| 03 | 05/02/2019 | SITE PLAN/PRELIMINARY PLAT |
| 04 | 06/14/2019 | SITE PLAN/PRELIMINARY PLAT |
| 05 | 06/20/2019 | SITE PLAN/PRELIMINARY PLAT |

## VICINITY SKETCH




ISSUED FOR SITE PLAN / PRELIMINARY PLAT

NOT FOR CONSTRUCTION

CALL BEFORE YOU DIG
ONE CALL
1(800) 292-8989
800.292.8989

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## MECHANICAL ENGINEER

BLUESTONE ENGINEERING
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JOHNSTON, IA 50131
PH: 515.727.0700
CONTACT: TOM FOLDES

## STRUCTURAL ENGINEER

KPFF
604 LOCUST ST STE 202
DES MOINES, IA 50309
PH: 515.279.3900
CONTACT: PAUL TAYLOR

## CIVIL ENGINEER

CEC
2400 86TH STREET, UNIT 12
DES MOINES, IA 50322
PH: 515.276.4884
CONTACT: PAUL CLAUSEN

## DESIGN ARCHITECT

HKS
350 N SAINT PAUL STREET SUITE 100
DALLAS, TEXAS 75201
PH: 1.214.969.5599
CONTACT: KEVIN VANDERSALL

## ARCHITECT OF RECORD

SVPA
1466 28TH ST STE 200
WEST DES MOINES, IA 50266
PH: 515.327.5990
CONTACT: SARA HERMAN

## LANDSCAPE ARCHITECT

CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
PHONE: 515.288.4875
CONTACT:

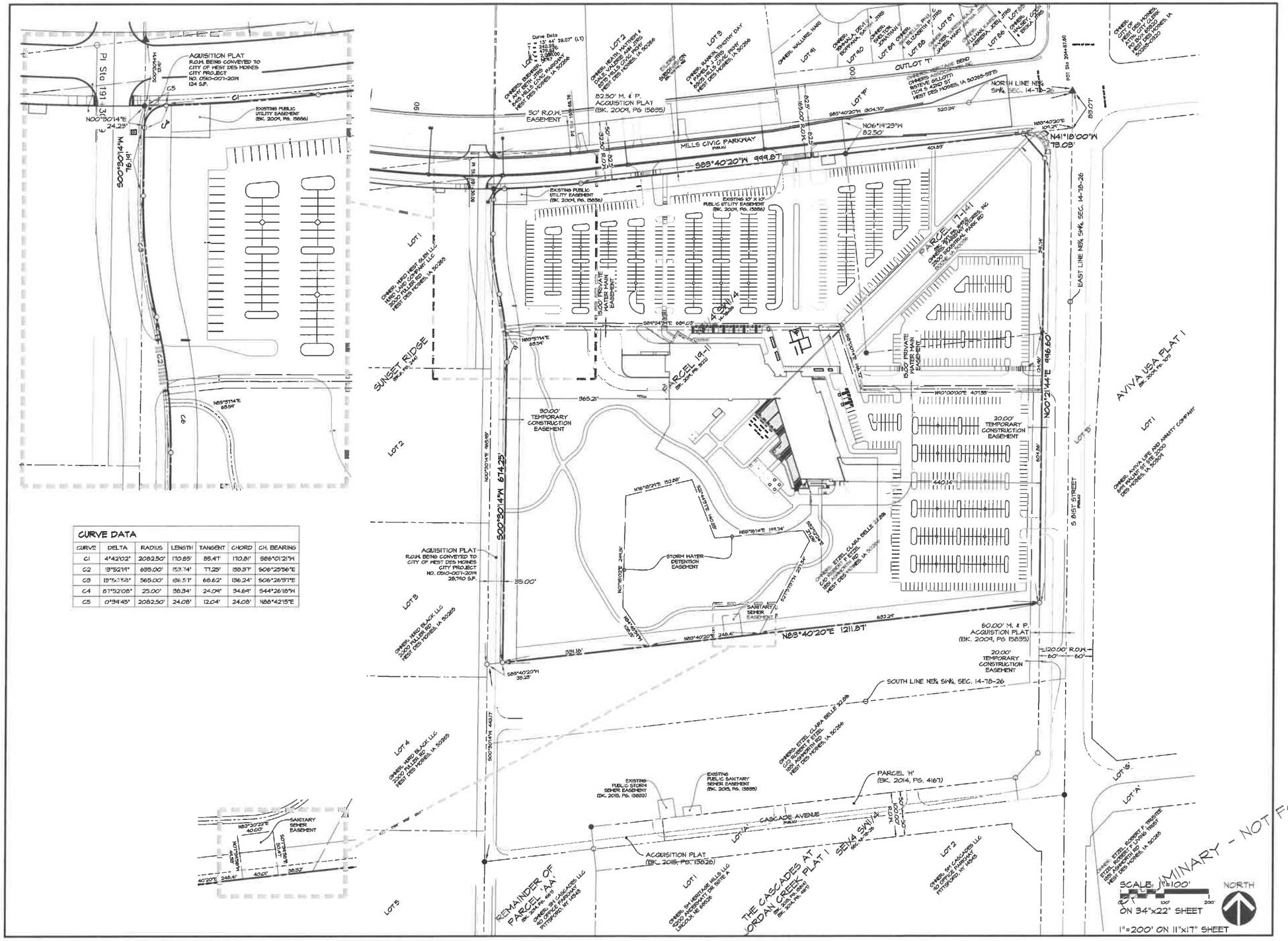
STATE OF IOWA
CHRIS DELLA VEDOVA
LANDSCAPE ARCHITECT
NO. 335
LICENSED LANDSCAPE ARCHITECT

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

CHRIS DELLA VEDOVA IOWA REGISTRATION #335 DATE

MY REGISTRATION DATE IS JUNE 30, 2019

SHEETS COVERED BY THIS SEAL: _____




| CURVE DATA | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CH. BEARING |
| C1 | 4°42'02" | 2082.50' | 170.85' | 85.47' | 170.81' | S86°01'21"W |
| C2 | 19°52'19" | 895.00' | 153.74' | 77.25' | 153.57' | S06°25'56"E |
| C3 | 19°52'19" | 565.00' | 196.57' | 99.62' | 196.24' | S06°25'37"E |
| C4 | 87°52'08" | 25.00' | 38.34' | 24.09' | 34.69' | S44°26'18"W |
| C5 | 0°39'45" | 2082.50' | 24.08' | 12.04' | 24.08' | N88°42'15"E |


CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
525 17TH STREET
DES MOINES, IOWA 50309
PH: 515.288.4875 FAX: 515.288.8359

DESIGN ARCHITECT
HKS
350 N SAINT PAUL STREET SUITE 100
DALLAS, TEXAS 75201
PH: 1.214.969.5599
CONTACT: KEVIN VANDERSALL

ARCHITECT OF RECORD
SVPA
1466 28TH ST STE 200
WEST DES MOINES, IA 50266
PH: 515.327.5990
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CONTACT: PAUL CLAUSEN

STRUCTURAL ENGINEER
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604 LOCUST ST STE 202
DES MOINES, IA 50309
PH: 515.279.3900
CONTACT: BRAD STORK

MECHANICAL ENGINEER
BLUESTONE ENGINEERING
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JOHNSTON, IA 50131
PH: 515.727.0700
CONTACT: TOM FOLDES


# SAMMONS FINANCIAL GROUP HEADQUARTERS

8300 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA

| REVISION SCHEDULE | | |
|---|---|---|
| ISSUE | DATE | DESCRIPTION |
| 01 | 03/14/2019 | SITE PLAN/PRELIMINARY PLAT |
| 02 | 04/12/2019 | SITE PLAN/PRELIMINARY PLAT |
| 03 | 05/03/2019 | SITE PLAN PRELIMINARY PLAT |

ISSUED FOR SITE PLAN / PRELIMINARY PLAT
NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION


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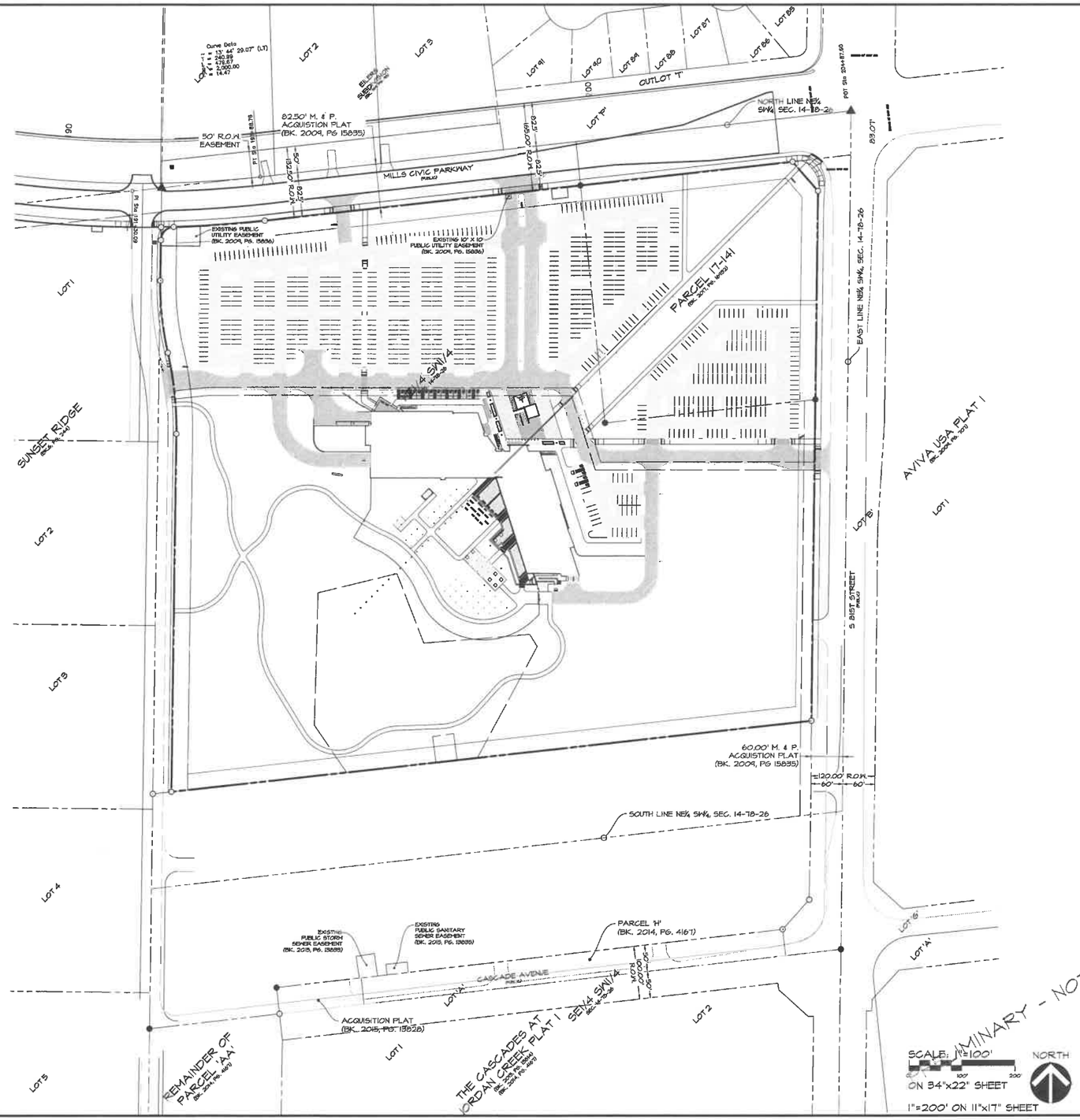
## GEOMETRIC PLAN

CONFLUENCE PROJECT NO: 18315

C100

**PAVING QUANTITY:**

| | | |
|---|---|---|
| | 10,363 S.Y. | 6-1/2" P.C.C. w/6-INCH CRUSHED ROCK BASE |
| | 28,350 S.Y. | 5-1/2" P.C.C. w/6-INCH CRUSHED ROCK BASE |





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# SAMMONS FINANCIAL GROUP HEADQUARTERS

8300 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA

**REVISION SCHEDULE**

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 01 | 03/14/2019 | SITE PLAN/PRELIMINARY PLAT |
| 02 | 04/12/2019 | SITE PLAN/PRELIMINARY PLAT |
| 03 | 05/03/2019 | SITE PLAN PRELIMINARY PLAT |

ISSUED FOR SITE PLAN / PRELIMINARY PLAT
NOT FOR CONSTRUCTION

PRELIMINARY - NOT FOR CONSTRUCTION


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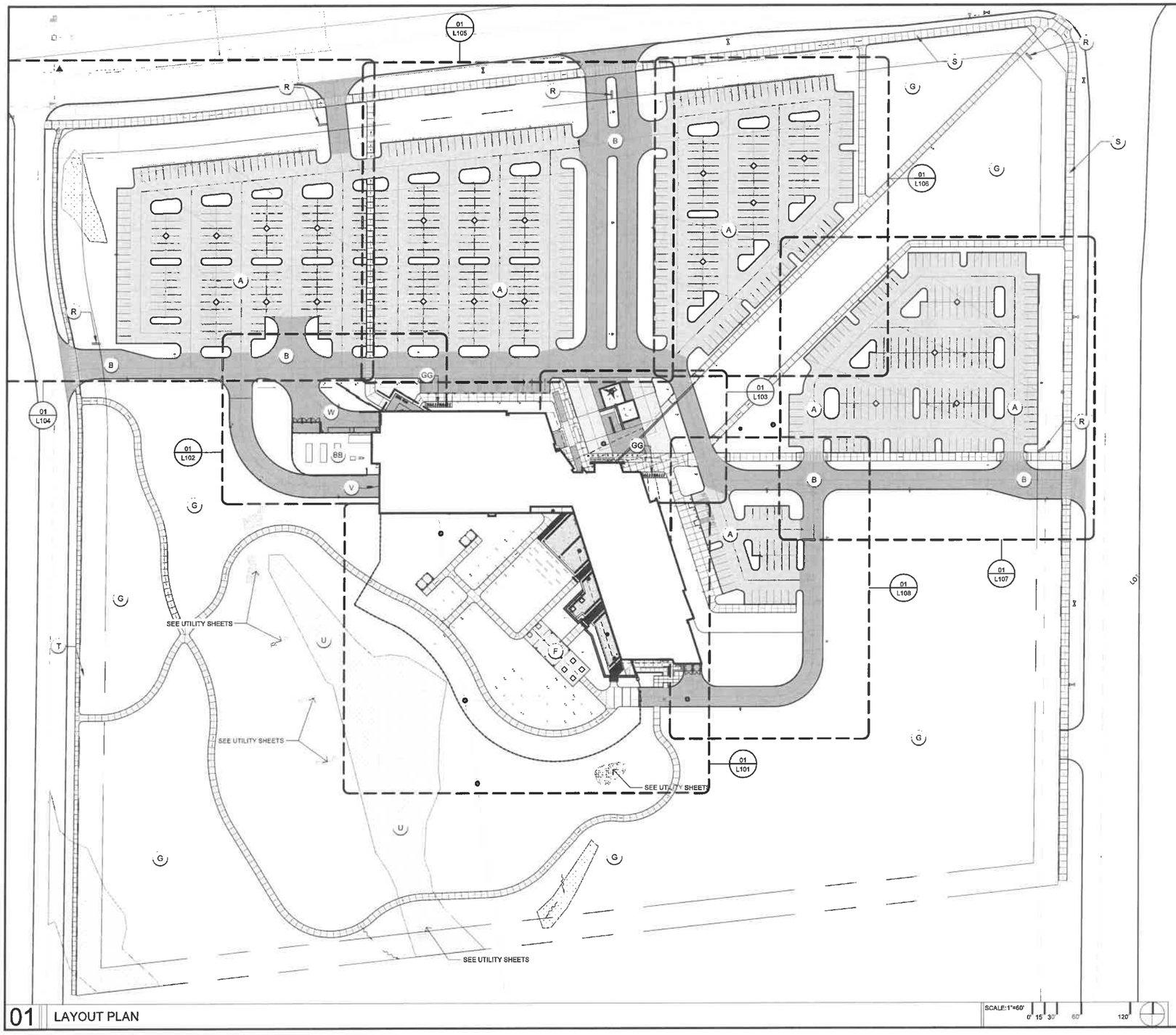
## PAVING PLAN

CONFLUENCE PROJECT NO: 18315

C400




01 LAYOUT PLAN

**LAYOUT NOTES:**

1. ALL CURBS RAMPS TO BE BUILT AS PER FEDERAL ACCESSIBILITY STANDARDS.
2. PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY ARE PREPARED BY CEC, 2400 86TH STREET, UNIT 12, DES MOINES, IA 50322
4. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
5. VERIFY COORDINATES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS.
7. PROPOSED SIGNAGE TO MEET CITY CODES FOR GROUND SIGNS.

KEYNOTE LEGEND (SITE):

- A PCC PAVING (TYPE 1) SEE DETAIL 01/L500
- B PCC PAVING (TYPE 2) SEE DETAIL 02/L500
- C PCC PAVING (TYPE 3) SEE DETAIL 03/L500
- D PCC PAVING (TYPE 4) SEE DETAIL 04/L500
- E PCC PAVING (TYPE 5) SEE DETAIL 04/L500
- F PAVILION
- G LANDSCAPED AREA, SEE PLANTING SHEETS
- H PCC SEATWALL, SEE DETAIL 14/L500
- I PRECAST BENCH; SEE DETAIL 00/L000
- J STAIRS AT BACK SPACE SEE DETAIL 17/L500
- K 6' ORNAMENTAL STEEL SECURITY FENCE, SEE DETAIL 18/L500
- L PEDESTRIAN GATES FOR FENCED AREA, SEE DETAIL 01/L501
- M GUARDRAIL AT RAMP WALLS; SEE DETAIL
- N LANDSCAPE EDGERS; SEE DETAIL XX/L500
- O CURB RAMP; SEE DETAIL 13/L500
- P TREE DIAMOND; SEE DETAIL 00/L000
- Q PLANTER; SEE DETAIL 00/L000
- R MONUMENT SIGN SEE DETAILS L503
- S CITY TRAIL (10' WIDE)
- T CITY SIDEWALK (5' WIDE)
- U DETENTION BASIN/EXISTING WETLAND
- V UNDERGROUND PARKING ACCESS
- W SERVICE DOCK
- X LIGHT POLE, SEE LIGHTING PLAN
- Y LIGHT STICK; SEE LIGHTING PLAN
- Z LIGHT BOLLARD (3') SEE LIGHTING PLAN
- AA LIGHT BOLLARD (18") SEE LIGHTING PLAN
- BB EQUIPMENT AREA
- CC SECURITY BOLLARD, SEE DETAIL 02/L501
- DD SCREEN WALLS, SEE DETAIL 05/L501
- EE ART INSTALLATION
- FF POWER SLIDING GATE, SEE DETAIL 19/L501
- GG BIKE RACK, SEE DETAIL 03/L501
- HH PARKING SIGN, SEE DETAIL 04/L501
- II PCC RAMP, SEE DETAIL
- JJ TRASH ENCLOSURE AREA- SEE ARCH. PLANS
- KK OUTDOOR WORK AREA- SEE DETAIL
- LL CURBED ISLAND WITH CARD ACCESS PEDESTAL
- MM PAINTED CROSSWALK
- NN WATERWALL FOUNTAIN
- OO ADA SIGNAGE SEE DETAIL 03/L501
- PP PRECAST PARKING CURB 12/L500
- QQ AMENITIES BUILDING PAVER PLAZA; SEE DETAIL SHEET L504

**PAVEMENT LEGEND (SITE):**

- PCC PAVING (TYPE 1) 5-1/2" PCC ON 6" CRUSHED ROCK BASE
- PCC PAVING (TYPE 2) 6-1/2" PCC ON 6" CRUSHED ROCK BASE
- PCC PAVING (TYPE 3) 5" PCC ON COMPACTED SUBGRADE
- CONCRETE PAVERS ON ASPHALT SETTING BED (TYPE 4) COLOR: LIGHT GRAY
- CONCRETE PAVERS ON ASPHALT SETTING BED (TYPE 5) COLOR: DARK GRAY

NOTE:
CONTRACTOR TO PROVIDE 4'X4' MOCKUPS OF EACH CONCRETE TYPE (1-4) FOR REVIEW AND APPROVAL BY OWNER. MOCK-UPS TO BE PROVIDED ADJACENT TO EACH OTHER AND INCLUDE EXAMPLE EXPANSION AND SAWCUT JOINTS.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SAMMONS FINANCIAL GROUP HEADQUARTERS

WEST DES MOINES / IOWA

REVISION SCHEDULE

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 01 | 03/14/2016 | SITE PLAN/PRELIMINARY PLAT |
| 02 | 04/13/2016 | SITE PLAN/PRELIMINARY PLAT |
| 03 | 05/04/2016 | SITE PLAN/PRELIMINARY PLAT |

ISSUED FOR SITE PLAN / PRELIMINARY PLAT

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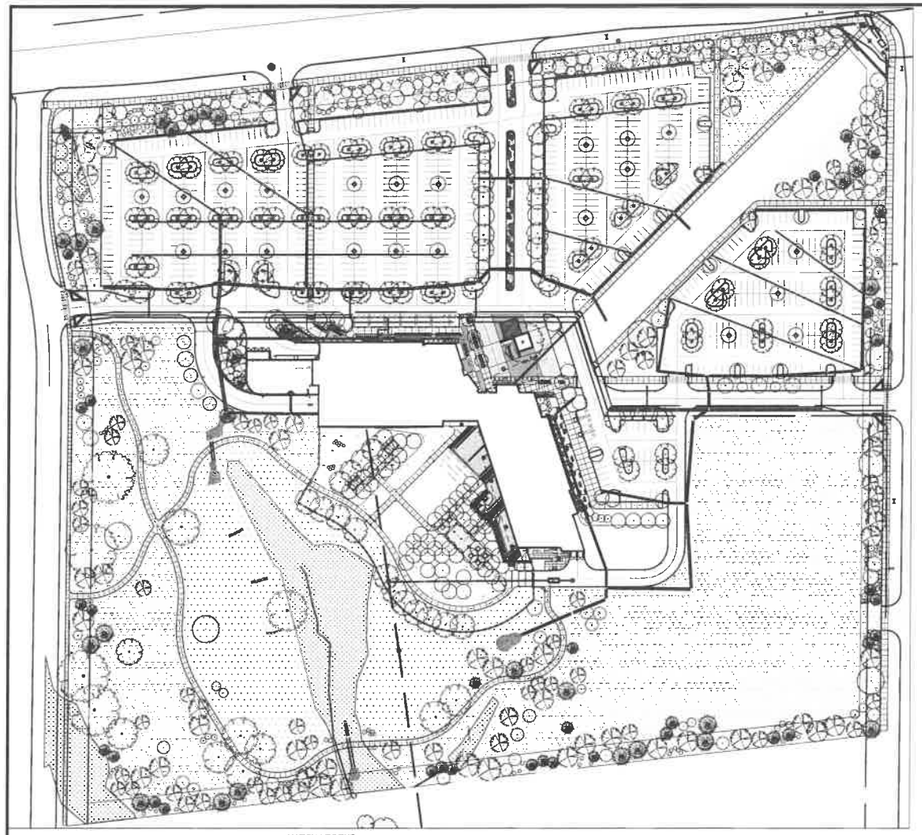
LAYOUT PLAN

CONFLUENCE PROJECT NO: 18315

L100



**PLANTING REQUIREMENTS:**

TOTAL SITE AREA: 1,304,052 SF (29.94 ACRES)

25% OPEN SPACE REQUIRED: 326,088 SF

TREES REQUIRED: 329 (3 TREES / 3,000 SF OPEN SPACE)
TREES PROVIDED:327
NO EXISTING
NEW OVERSTORY: 218
NEW UNDERSTORY: 111
165 EVERGREEN/327 REQUIRED TREES= 51%

SHRUBS REQUIRED: 327 (3 SHRUBS / 3,000 SF OPEN SPACE)

BUFFER ALONG MILLS CIVIC PARKWAY= 1220 LF

TREES REQUIRED: 35 (1 OVERSTORY TREE/ 35 LINEAR FT)
TREES PROVIDED: 135
NO EXISTING
NEW OVERSTORY = 35

TREES REQUIRED: 70 (2 UNDERSTORY TREES/ 35 LINEAR FT)
TREES PROVIDED: 70
NO EXISTING
NEW UNDERSTORY = 70

36 EVERGREEN/105 REQUIRED: 34%

SHRUBS REQUIRED: 210 (6 SHRUBS / 35 LF BUFFER)
SHRUBS PROVIDED: 210 (0 EXISTING, 210 PROPOSED)

PARKING ISLANDS REQUIRED: 40
DOUBLE: 40
PARKING ISLANDS PROVIDED: 48
PARKING PODS REQUIRED: 22
PARKING PODS PROVIDED: 22
PARKING TREES REQUIRED: 107 (2/DOUBLE,1/SINGLE 1/POD)
PARKING TREES PROVIDED: 107

HATCH LEGEND

- EXISTING WETLAND
- TYPE 1 SHORT GRASS
- TYPE 2 TURF SEED MIX
- TYPE 3 NATIVE WETLAND MIX
- TYPE 4 PRAIRIE MIX
- TYPE 5 SHADE PRAIRIE MIX
- TYPE 6 DELOSPERMA 'KELAIDIS' (DK)
- TYPE 7 CORNUS CANADENSIS
- TYPE 8 MONARDA DIDYMA
- TYPE 9 THYMUS SERPHYLLUM (TY)
- TYPE 10 DELOSPERMA 'JOHN PROFFITT (DJ)
- TYPE 11 VINCA MINOR
- TYPE 12 ECHINACEA PUPUREA 'SENSATION PINK'
- TYPE 13 COREOPSIS ROSEA
- TYPE 14 MULCH

TREE LEGEND

- OVERSTORY TREE
- LARGE EVERGREEN TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB
- PERENNIAL

**PLANTING NOTES:**

1. SOD OR SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
2. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS.
3. NOTIFY LANDSCAPE ARCHITECT AFTER STAKING IS COMPLETED AND BEFORE PLANT PITS ARE EXCAVATED.
4. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
5. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1, OR MOST RECENT EDITION. ROOT DISTRIBUTION SHALL BE UNIFORM THROUGHOUT THE ROOT BALL. AND GROWTH SHALL BE APPROPRIATE FOR THE SPECIES. PLANTS WITH STRUCTURAL ROOTS ON ONLY ONE SIDE OF THE TRUNK (J ROOTS) SHALL BE REJECTED.
6. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT. PRIOR TO PLANTING THE CONTRACTOR MUST REMEDY ANY SURFACE AND SUB-SURFACE CONDITIONS THAT DON'T MEET SPECIFICATIONS FOR PLANTING.
7. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
   - 7.1. SOURCE OF PLANTS: TREES MAY BE OBTAINED FROM THE FOLLOWING OR APPROVED EQUAL:
     - 7.1.1. IOWA NATIVE TREE AND SHRUB
       - 7.1.1.1. (515)-975-3158, 1457 269TH PLACE, WOODWARD, IOWA 50276, WWW.IOWANATIVETREESANDSHRUBS.COM
     - 7.1.2. POSSIBILITY PLACE NURSERY
       - 7.1.2.1. (708)534-3588, 7548 W. MONEE-MANHATTAN ROAD, MONEE, ILLINOIS 60449, WWW.POSSIBILITYPLACE.COM
     - 7.1.3. GREAT PLAINS NURSERY
       - 7.1.3.1. (402)540-4401, 3074 COUNTY ROAD 1, WESTON, NEBRASKA 68070, WWW.GREATPLAINSNURSERY.COM
8. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
9. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON THE DRAWINGS.
10. STAKE ONLY IN THE EVENT THAT THE CONTRACTOR FEELS THAT STAKING IS THE ONLY ALTERNATIVE WAY TO KEEP PARTICULAR TREES PLUMB. THE OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO DETERMINE WHETHER TREES ARE STAKED AS AN ALTERNATIVE WAY TO STABILIZE THE TREE. ALL TREES STAKES SHALL BE REMOVED AFTER ONE FULL GROWING SEASON. TREE GUYING MATERIAL SHALL BE FLAT WOVEN POLYPROPYLENE MATERIAL, 3/4 INCH WIDE, AND 900 LB. BREAK STRENGTH. COLOR TO BE GREEN. PRODUCT MAY BE OBTAINED BY ARBORTIE (DEEP ROOT PARTNERS, L.P.) OR APPROVED EQUAL.
11. AT TIME OF PLANTING CONTRACTOR SHALL IMPLEMENT THE FOLLOWING ROOT BALL SHAVING PRACTICE ON ALL NON-FABRIC CONTAINERIZED PLANTS:
    - 11.1. THE OUTER SURFACES OF ALL PLANTS IN CONTAINERS INCLUDING THE TOP, SIDES AND BOTTOM OF THE ROOT BALL SHALL BE SHAVED TO REMOVE ALL CIRCLING, DESCENDING, AND MATTED ROOTS.
    - 11.2. SHAVING SHALL BE PERFORMED USING SAWS, KNIVES, OR OTHER SUITABLE EQUIPMENT THAT IS CAPABLE OF MAKING CLEAN CUTS ON THE ROOTS.
    - 11.3. SHAVING SHALL REMOVE A MINIMUM OF ONE INCH OF ROOT MAT OR UP TO 2 INCHES AS REQUIRED TO REMOVE ALL ROOT SEGMENTS THAT ARE NOT GROWING REASONABLY RADIAL TO THE TRUNK.
12. THE CONTRACTOR SHALL APPLY A TREE BARK PROTECTOR TO EACH TREE AND SHALL REMAIN ON THE TREE FOR ONE YEAR.
13. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ADEQUATE WATERING OF ALL PLANTS FROM THE POINT OF INSTALLATION UNTIL THE WARRANTY PERIOD IS OVER. THE CONTRACTOR SHALL INSTALL 25-GALLON WATERING BAG FOR EACH TREE TO BE MAINTAINED AND USED FOR TREE WATERING DURING THE GROWING SEASON(S) OF THE WARRANTY PERIOD. WATERING BAGS MUST BE REMOVED BY NOVEMBER 1ST. WATERING BAGS SHALL REMAIN THE PROPERTY OF THE OWNER AT THE COMPLETION OF THE WORK. WATERING BAGS MAY BE OBTAINED BY TREEGATOR IRRIGATION BAGS (SPECTRUM PRODUCTS, INC., YOUNGSVILLE, NC 27596) OR APPROVED EQUAL.
14. AREAS WITH ANY VEGETATION IN THE LANDSCAPE WILL HAVE 3" OF SHREDDED HARDWOOD MULCH.

## SAMMONS OVERALL PLANT SCHEDULE CONTINUED

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | SPACING & REMARKS |
|---|---|---|---|---|---|---|
| **GROUND COVERS** | | | | | | |
| DJ | 2613 | Delosperma 'John Proffitt' | DELOSPERMA JOHN PROFFITT | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| DK | 3303 | Delosperma 'Kelaidis' | DELOSPERMA 'KELAIDIS' | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| TY | 4124 | Thymus serpyllum | MOTHER OF THYME | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |

## SEEDING SPECIFICATIONS

| SQ.FT. | ACRES | SEED TYPE | NAME | SUPPLIER | SEEDING RATE |
|---|---|---|---|---|---|
| **SEED MIXES** | | | | | |
| 481206.62 | 11.5 | TYPE 1 - SHORT GRASS MIX | CARE-FREE TURF GRASS SEED MIX | LA CROSSE SEED | 6-8LBS/1000 SF |
| 113216.59 | 2.6 | TYPE 2 - TURF MIX | LOW MAINTENANCE LAWN MIX | MILLER SEED | DRILLED 1.5LBS/1000SF |
| 119697.4 | 2.75 | TYPE 3 - NATIVE WETLAND MIX | WETLAND PRAIRIE MIX | MILLER SEED | 15 LBS / ACRE |
| 19175.71 | .44 | TYPE 4- PRAIRIE MIX | NATIVE WILDFLOWERS & POLLINATOR MIX MIDWEST MIX | LA CROSSE SEED | 33 LBS/ACRE |
| 6248.27 | .14 | TYPE 5- SHADE PRAIRIE MIX | NATIVE WILDFLOWERS & POLLINATOR MIX SHADE MIX | LA CROSSE SEED | 33 LBS/ACRE |

## SAMMONS OVERALL PLANT SCHEDULE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | SPACING & REMARKS |
|---|---|---|---|---|---|---|
| **OVERSTORY TREES** | | | | | | |
| CT | 4 | Catalpa speciosa | NORTHERN CATALPA | 2" CAL. | B&B | SPECIMEN QUALITY |
| CL | 7 | Celtis Occidentalis | COMMON HACKBERRY | 2" CAL. | B&B | SPECIMEN QUALITY |
| CK | 10 | Cladrastis kentukea | YELLOWWOOD | 2" CAL. | B&B | SPECIMEN QUALITY |
| CO | 5 | Corylus colurna | TURKISH FILBERT | 2" CAL. | B&B | SPECIMEN QUALITY |
| FG | 2 | Fagus grandifolia | AMERICAN BEECH | 2" CAL. | B&B | SPECIMEN QUALITY |
| NS | 40 | Nyssa sylvatica | BLACK TUPELO | 2" CAL. | B&B | SPECIMEN QUALITY |
| PL | 4 | Plantus occidentalis | AMERICAN SYCAMORE | 2" CAL. | B&B | SPECIMEN QUALITY |
| QB | 4 | Quercus bicolor | SWAMP WHITE OAK | 2" CAL. | B&B | SPECIMEN QUALITY |
| QM | 5 | Quercus macrocarpa | BUR OAK | 2" CAL. | B&B | SPECIMEN QUALITY |
| QR | 3 | Quercus rubra | RED OAK | 2" CAL. | B&B | SPECIMEN QUALITY |
| TA | 22 | Tilia americana | AMERICAN LINDEN | 2" CAL. | B&B | SPECIMEN QUALITY |
| TC | 26 | Tilia cordata | LITTLE-LEAF-LINDEN | 2" CAL. | B&B | SPECIMEN QUALITY |
| **UNDERSTORY TREES** | | | | | | |
| AC | 35 | Amelanchier canadensis | SHADBLOW SERVICEBERRY | 1 1/2" CAL. | B&B | CLUMP FORM |
| AG | 11 | Acer griseum | PAPERBARK MAPLE | 1 1/2" CAL. | B&B | |
| AE | 7 | Aesculus glabra | OHIO BUCKEYE | 1 1/2" CAL. | B&B | |
| CC | 34 | Cercis Canadensis | EASTERN REDBUD | 1 1/2" CAL. | B&B | CLUMP FORM |
| CH | 3 | Chionanthus restusus | CHINESE FRINGE TREE | 1 1/2" CAL. | B&B | |
| CR | 13 | Cornus kousa | KOUSA DOGWOOD | 1 1/2" CAL. | B&B | |
| CV | 28 | Crataegus viridis 'Winter King' | GREEN HAWTHORN | 1 1/2" CAL. | B&B | |
| MO | 7 | Magnolia soulanjeana | SAUCER MAGNOLIA | 1 1/2" CAL. | B&B | |
| MS | 2 | Magnolia stellata | STAR MAGNOLIA | 1 1/2" CAL. | B&B | |
| OV | 49 | Ostrya virginiana | EASTERN HOP HORNBEAM | 1 1/2" CAL. | B&B | |
| PR | 4 | Prunus americana | WILD PLUM | 1 1/2" CAL. | B&B | |
| SR | 13 | Syringe reticulata | JAPANESE TREE LILAC | 1 1/2" CAL. | B&B | |
| **EVERGREEN TREES** | | | | | | |
| AB | 17 | Abies balsamea | BALSAM FIR | 6' HT | B&B | AS SHOWN ON PLAN |
| AS | 7 | Abies concolor | WHITE FIR | 6' HT | B&B | AS SHOWN ON PLAN |
| JV | 6 | Juniperus virginiana | RED CEDAR | 6' HT | B&B | AS SHOWN ON PLAN |
| LL | 13 | Larix laricina | LARCH / TAMARACK | 6' HT | B&B | AS SHOWN ON PLAN |
| PA | 16 | Picea abies | NORWAY SPRUCE | 6' HT | B&B | AS SHOWN ON PLAN |
| PG | 18 | Picea glauca | WHITE SPRUCE | 6' HT | B&B | AS SHOWN ON PLAN |
| PI | 11 | Picea omorika | SERBIAN SPRUCE | 6' HT | B&B | AS SHOWN ON PLAN |
| PB | 11 | Pinus bungeana | LACEBARK PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PN | 25 | Pinus nigra | AUSTRIAN PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PP | 17 | Pinus ponderosa | PONDEROSA PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PS | 20 | Pinus sylvestris | SCOTCH PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PT | 9 | Pinus strobus | EASTERN WHITE PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PV | 24 | Pinus virginiana | WATE'S GOLDEN PINE / VIRGINIA PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| TD | 4 | Taxodium distichium | BALD CYPRESS | 6' HT | B&B | AS SHOWN ON PLAN |
| TG | 3 | Tsuga canadensis | CANADIAN HEMLOCK | 6' HT | B&B | AS SHOWN ON PLAN |
| **DECIDUOUS SHRUBS** | | | | | | |
| AP | 3 | Aesculus Parviflora | BOTTLEBRUSH BUCKEYE | #3 | CONT. | 12'-0" O.C. |
| AH | 12 | Amorpha canescens | LEAD PLANT | #3 | CONT. | 2'-6" O.C. |
| AM | 5 | Aronia melanocarpa var. elata | BLACK CHOKEBERRY | #3 | CONT. | 9'-6" O.C. |
| CX | 9 | Caryopteris x clandonensis 'Longwood Blue' | BLUEBEARD | #3 | CONT. | 4'-0" O.C. |
| CA | 7 | Clethra alnifolia | SWEET PEPPERBUSH | #3 | CONT. | 6'-0" O.C. |
| CE | 31 | Ceanothus americanus | NEW JERSEY TEA SHRUB | #3 | CONT. | 5'-0" O.C. |
| CU | 7 | Cephalanthus occidentalis | BUTTONBUSH | #3 | CONT. | 6'-0" O.C. |
| CG | 17 | Cotinus coggygria 'Royal Purple' | SMOKEBUSH / SMOKETREE | #3 | CONT. | 12'-0" O.C. |
| DP | 26 | Dirca palustira | LEATHERWOOD | #3 | CONT. | 6'-0" O.C. |
| FO | 6 | Fothergilla gardenii | DWARF FOTHERGILLA | #3 | CONT. | 4'-0" O.C. |
| FI | 58 | Forsythia x intermedia 'Courdijau' | BORDER FORSYTHIA | #3 | CONT. | 2.5'-0" O.C. |
| HV | 39 | Hamamelis virginiana | COMMON WITCH HAZEL | #3 | CONT. | 20'-0" O.C. |
| HA | 30 | Hydrangea arborescens 'Annabelle' | SMOOTH HYDRANGEA | #3 | CONT. | 6'-0" O.C. |
| HM | 19 | Hydrangea macrophylla 'Spike' | BIGLEAF HYDRANGEA | #3 | CONT. | 5'-0" O.C. |
| HQ | 9 | Hydrangea quercifolia | OAKLEAF HYDRANGEA | #3 | CONT. | 8'-0" O.C. |
| IV | 2 | Ilex verticillata 'Jim Dandy' | WINTERBERRY | #3 | CONT. | 8'-0" O.C. |
| LN | 26 | Lagerstroemia 'Natchez' | CREPE MYRTLE | #3 | CONT. | 21'-0" O.C. |
| LB | 9 | Linda benzoin | SPICEBUSH | #3 | CONT. | 12'-0" O.C. |
| MP | 12 | Myrica pensylvanica | BAYBERRY | #3 | CONT. | 10'-0" O.C. |
| PO | 13 | Physocarpus opulifolius 'Center Glow' | NINEBARK | #3 | CONT. | 8'-0" O.C. |
| SA | 4 | Symphoricarpos alba | SNOWBERRY | #3 | CONT. | 6'-0" O.C. |
| SO | 3 | Symphoricarpos orbiculatus | CORALBERRY | #3 | CONT. | 8'-0" O.C. |
| SM | 7 | Syringa meyeri 'palibin' | LILAC | #3 | CONT. | 7'-0" O.C. |
| SV | 11 | Syringa vulgaris 'Sensation' | COMMON LILAC | #3 | CONT. | 12'-0" O.C. |
| VC | 33 | Viburnum carlesii | KOREANSPICE VIBURNUM | #3 | CONT. | 7'-0" O.C. |
| VD | 34 | Viburnum dentatum 'Christom' -Blue Muffin | ARROWWOOD VIBURNUM | #3 | CONT. | 4'-0" O.C. |
| **EVERGREEN SHRUBS** | | | | | | |
| CP | 28 | Chamaecypans pisifera 'Filifera Aurea' | JAPANESE FALSECYPRESS | #3 | CONT. | 7'-0" O.C. |
| PD | 17 | Pinus densiflora 'Umbraculifera' | RED CEDAR | #3 | CONT. | 25'-0" O.C. |
| RB | 15 | Rhododendron 'Bubblegum' | RHODODENDRON AGLO BUBBLEGUM | #3 | CONT. | 3'-0" O.C. |
| RC | 8 | Rhododendron Catawbiense 'Roseum Elegans' | RHODODENDRON 'ROSEUM ELEGANS' | #3 | CONT. | 8'-0" O.C. |
| RH | 33 | Rhododendron PJM | RHODODENDRON PJM | #3 | CONT. | 7'-0" O.C. |
| **PERENNIALS** | | | | | | |
| AZ | 16 | Aconitium carmichaelii | AZURE MONKSHOOD | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| OO | 93 | Allium "Millenium" | ORNAMENTAL ONION | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| AQ | 67 | Aquilegia canadensis | COLUMBINE | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| AO | 35 | Arnus dioicus | GOAT'S BEARD | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| BR | 33 | Astilbe 'Burgunderrot' | ASTILBE BURGANDY RED | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| AF | 18 | Astilbe 'Federsee' | ASTILBE FEATHER LAKE | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| AR | 9 | Astilbe 'Rheinland' | ASTILBE RHEINLAND | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| AT | 25 | Asclepias tuberosa | BUTTERFLY MILKWEED | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| BV | 31 | Baptisia x varificolor 'Twilite' Twilite Prairie Blues | BLUE FALSE INDIGO | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| BL | 20 | Caryopteris x clandonensis 'Dark Knight' | BLUEBEARD | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| MR | 18 | Coreopsis 'Mercury Rising' | COREOPSIS | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| TS | 157 | Coreopsis rosea | TICKSEED | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| FX | 22 | Digitalis purpurea | COMMON FOXGLOVE | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| EP | 139 | Echinacea pupurea 'Sensation Pink' | SENSATION PINK CONEFLOWER | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| SH | 40 | Eryngium planum | SEAHOLLY | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| GG | 27 | Gaillardia x grandiflora | BLANKET FLOWER | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| HC | 10 | Heuchera 'Caramel' | CORAL BELLS 'CARMEL' | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| HO | 15 | Heuchera 'Obsidian' | CORAL BELLS | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| HP | 6 | Hosta 'Pineapple Upsidedown Cake' | HOSTA PINEAPPLE UPSIDE DOWN CAKE | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| EW | 7 | Hosta 'Empress Wu' | HOSTA EMPRESS WU | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| LS | 2 | Lamprocapnos spectabilis | BLEEDING HEART | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| LP | 17 | Ligularia 'The Rocket' | LEOPARD PLANT | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| LC | 6 | Lychnis coronaria | CATCHFLY | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| MD | 152 | Monarda didyma | BEE BALM | #SP5 | CONT. | 1'-6" TRIANGULAR SPACING |
| BT | 31 | Penstemon diffitalis | BEARDTOUNGE | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| RS | 20 | Pervoskia atriplicifolia | RUSSIAN SAGE | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| SS | 36 | Salvia x sylvestris 'Meinacht' May Night | MAY NIGHT SALVIA | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| SB | 11 | Stachys byzentina | LAMB'S EAR | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| VL | 3 | Veronica longifolia 'Marietta' | VERONICA | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| **BULBS** | | | | | | |
| SC | 44 | Crocus chrysanthus 'Cornflower' | SNOW CROCUS | BULB | BARE | 1'-3" O.C. |
| RG | 44 | Crocus tommasinianus 'Ruby Giant' | SNOW CROCUS | BULB | BARE | 1'-3" O.C. |
| CF | 55 | Crocus sieveri subsp. Atticus 'Firefly' | SIEBER'S CROCUS | BULB | BARE | 1'-3" O.C. |
| DC | 55 | Crocus vernus | DUTCH CROCUS | BULB | BARE | 1'-3" O.C. |
| MV | 175 | Mertensia virginica | VIRGINIA BLUEBELLS | BULB | BARE | 1'-3" O.C. |
| NC | 44 | Narcissus | DAFFOLDIL | BULB | BARE | 1'-3" O.C. |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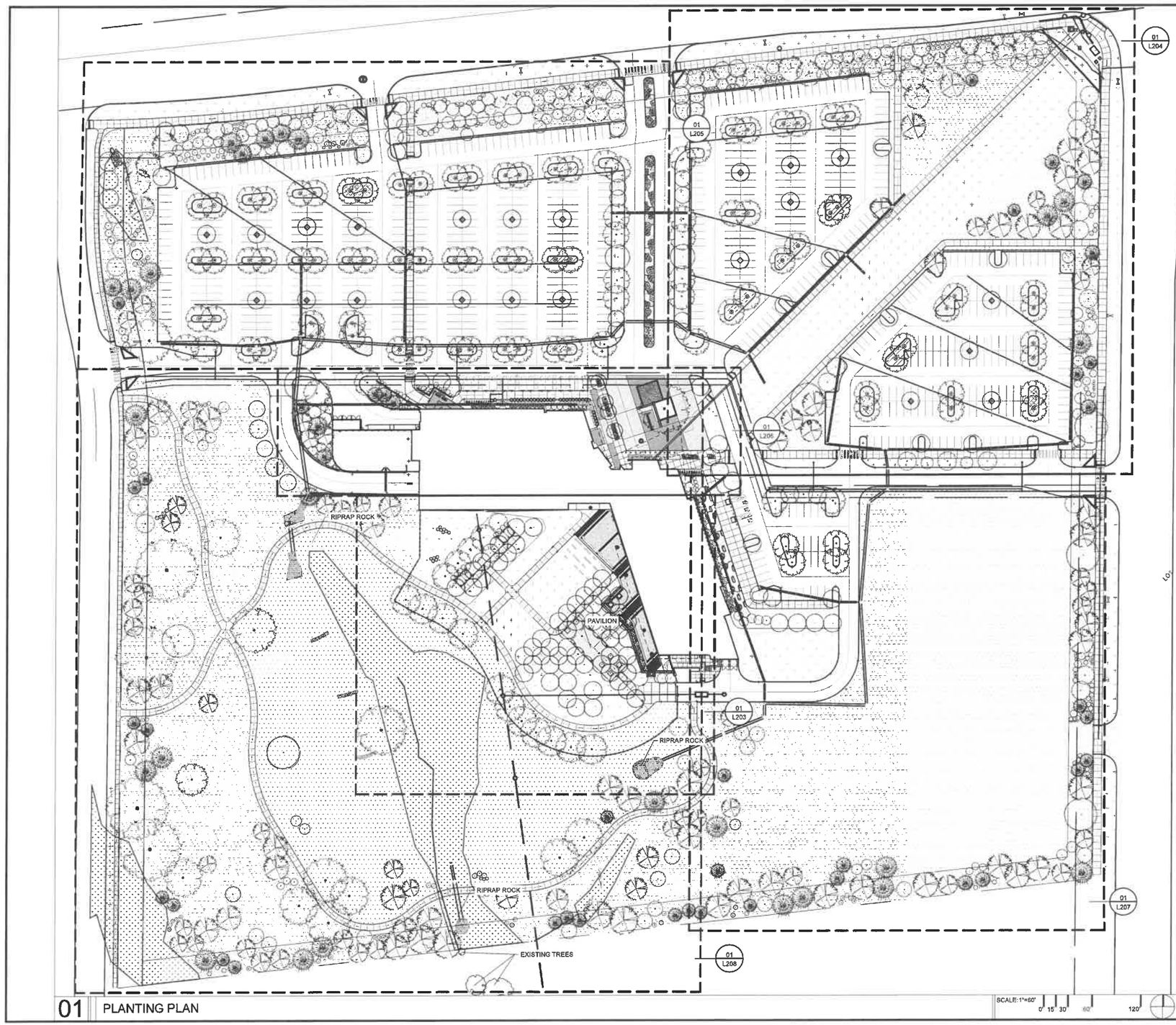
PLANTING PLAN COVER

CONFLUENCE PROJECT NO: 18315

L200




01 PLANTING PLAN

**PLANTING REQUIREMENTS:**

TOTAL SITE AREA: 1,304,052 SF (29.94 ACRES)

25% OPEN SPACE REQUIRED: 326,088 SF

TREES REQUIRED: 327 (3 TREES / 3,000 SF OPEN SPACE)
TREES PROVIDED:327
NO EXISTING
NEW OVERSTORY: 218
NEW UNDERSTORY: 109

165 EVERGREEN/327 REQUIRED TREES= 51%

SHRUBS REQUIRED: 327 (3 SHRUBS / 3,000 SF OPEN SPACE)

BUFFER ALONG MILLS CIVIC PARKWAY= 1220 LF

TREES REQUIRED: 35 (1 OVERSTORY TREE/ 35 LINEAR FT)
TREES PROVIDED: 135
NO EXISTING
NEW OVERSTORY = 35

TREES REQUIRED: 70 (2 UNDERSTORY TREES/ 35 LINEAR FT)
TREES PROVIDED: 70
NO EXISTING
NEW UNDERSTORY = 70

36 EVERGREEN/105 REQUIRED: 34%

SHRUBS REQUIRED: 210 (6 SHRUBS / 35 LF BUFFER)
SHRUBS PROVIDED: 210 (0 EXISTING, 210 PROPOSED)

PARKING ISLANDS REQUIRED: 40
DOUBLE: 40
SINGLE: 5
PARKING ISLANDS PROVIDED: 45
PARKING PODS REQUIRED: 22
PARKING PODS PROVIDED: 22
PARKING TREES REQUIRED: 107 (2/DOUBLE,1/SINGLE 1/POD)
PARKING TREES PROVIDED: 107

TREE LEGEND

- OVERSTORY TREE
- LARGE EVERGREEN TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB
- PERENNIAL

HATCH LEGEND

- EXISTING WETLAND
- TYPE 1 SHORT GRASS
- TYPE 2 TURF SEED MIX
- TYPE 3 NATIVE WETLAND MIX
- TYPE 4 PRAIRIE MIX
- TYPE 5 SHADE PRAIRIE MIX
- TYPE 6 DELOSPERMA 'KELAIDIS' (DK)
- TYPE 7 CORNUS CANADENSIS
- TYPE 8 MONARDA DIDYMA
- TYPE 9 THYMUS SERPHYLLUM (TY)
- TYPE 10 DELOSPERMA 'JOHN PROFFITT (DJ)
- TYPE 11 VINCA MINOR
- TYPE 12 ECHINACEA PUPUREA 'SENSATION PINK'
- TYPE 13 COREOPSIS ROSEA
- TYPE 14 MULCH

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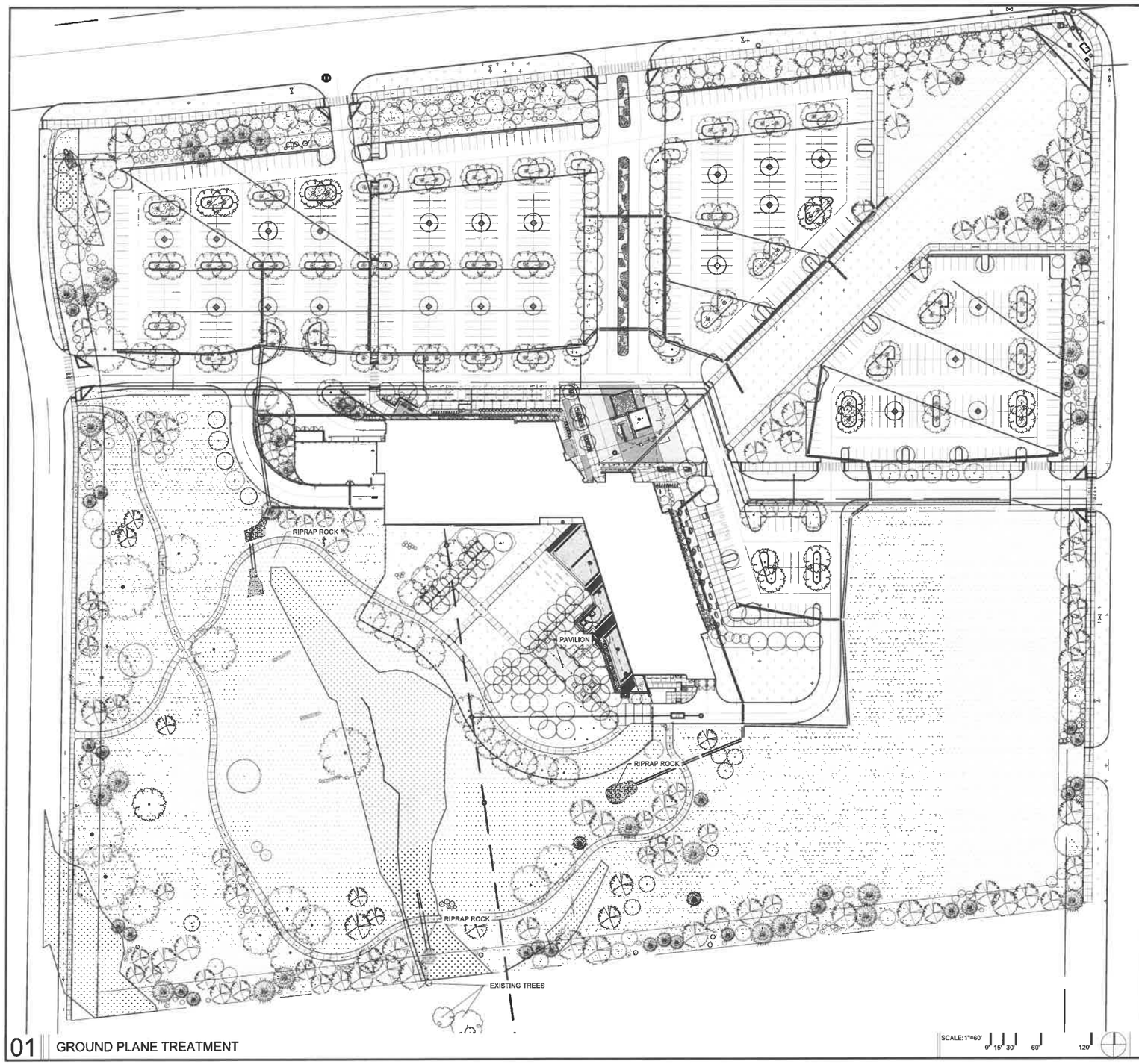
PLANTING PLAN

CONFLUENCE PROJECT NO: 18315

L201




01 GROUND PLANE TREATMENT

HATCH LEGEND

- EXISTING WETLAND
- TYPE 1 SHORT GRASS
- TYPE 2 TURF SEED MIX
- TYPE 3 NATIVE WETLAND MIX
- TYPE 4 PRAIRIE MIX
- TYPE 5 SHADE PRAIRIE MIX
- TYPE 6 DELOSPERMA 'KELAIDIS' (DK)
- TYPE 7 CORNUS CANADENSIS
- TYPE 8 MONARDA DIDYMA
- TYPE 9 THYMUS SERPHYLLUM (TY)
- TYPE 10 DELOSPERMA 'JOHN PROFFITT (DJ)
- TYPE 11 VINCA MINOR
- TYPE 12 ECHINACEA PUPUREA 'SENSATION PINK'
- TYPE 13 COREOPSIS ROSEA
- TYPE 14 MULCH

## SAMMONS L202 PLANT SCHEDULE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | SPACING & REMARKS |
|---|---|---|---|---|---|---|
| GROUNDCOVER | | | | | | |
| DJ | 1635 | Delosperma 'John Proffitt' | DELOSPERMA JOHN PROFFITT | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| DK | 2187 | Delosperma 'Kelaidis' | DELOSPERMA 'KELAIDIS' | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| TY | 2183 | Thymus sepryllum | MOTHER OF THYME | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |

## SEEDING SPECIFICATIONS

| SQ.FT. | ACRES | SEED TYPE | NAME | SUPPLIER | SEEDING RATE |
|---|---|---|---|---|---|
| SEED MIXES | | | | | |
| 481206.62 | 11.5 | TYPE 1 - SHORT GRASS MIX | CARE-FREE TURF GRASS SEED MIX | LA CROSSE SEED | 5-8LBS/1000 SF |
| 113219.59 | 2.6 | TYPE 2 - TURF MIX | LOW MAINTENANCE LAWN MIX | MILLER SEED | DRILLED 1.5LBS/1000SF |
| 119697.4 | 2.75 | TYPE 3 - NATIVE WETLAND MIX | WETLAND PRAIRIE MIX | MILLER SEED | 15 LBS / ACRE |
| 19175.71 | .44 | TYPE 4- PRAIRIE MIX | NATIVE WILDFLOWERS & POLLINATOR MIX MIDWEST MIX | LA CROSSE SEED | 33 LBS/ACRE |
| 6248.27 | .14 | TYPE 5- SHADE PRAIRIE MIX | NATIVE WILDFLOWERS & POLLINATOR MIX SHADE MIX | LA CROSSE SEED | 33 LBS/ACRE |

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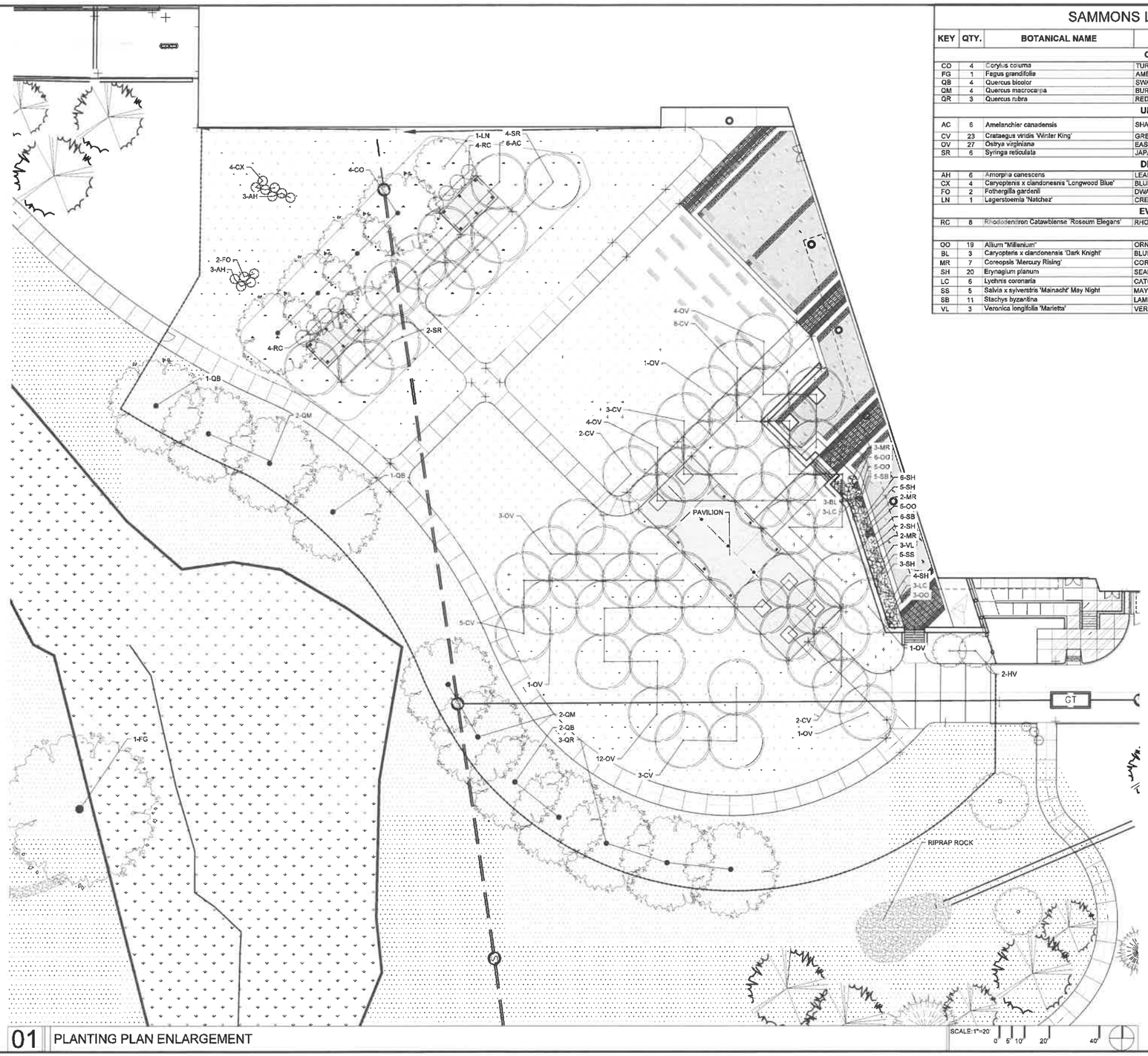
PLANTING PLAN
GROUND PLANE TREATMENT

CONFLUENCE PROJECT NO: 18315

L202




01 PLANTING PLAN ENLARGEMENT

## SAMMONS L203 PLANT SCHEDULE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | SPACING & REMARKS |
|---|---|---|---|---|---|---|
| **OVERSTORY TREES** | | | | | | |
| CO | 4 | Corylus colurna | TURKISH FILBERT | 2" CAL. | B&B | SPECIMEN QUALITY |
| FG | 1 | Fagus grandifolia | AMERICAN BEECH | 2" CAL. | B&B | SPECIMEN QUALITY |
| QB | 4 | Quercus bicolor | SWAMP WHITE OAK | 2" CAL. | B&B | SPECIMEN QUALITY |
| QM | 4 | Quercus macrocarpa | BUR OAK | 2" CAL. | B&B | SPECIMEN QUALITY |
| QR | 3 | Quercus rubra | RED OAK | 2" CAL. | B&B | SPECIMEN QUALITY |
| **UNDERSTORY TREES** | | | | | | |
| AC | 6 | Amelanchier canadensis | SHADBLOW SERVICEBERRY | 1 1/2" CAL. | B&B | CLUMP FORM |
| CV | 23 | Crataegus viridis 'Winter King' | GREEN HAWTHORN | 1 1/2" CAL. | B&B | |
| OV | 27 | Ostrya virginiana | EASTERN HOP HORNBEAM | 1 1/2" CAL. | B&B | |
| SR | 6 | Syringa reticulata | JAPANESE TREE LILAC | 1 1/2" CAL. | B&B | |
| **DECIDUOUS SHRUBS** | | | | | | |
| AH | 6 | Amorpha canescens | LEAD PLANT | #3 | CONT. | 2'-6" O.C. |
| CX | 4 | Caryopteris x clandonesnis 'Longwood Blue' | BLUEBEARD | #3 | CONT. | 4'-0" O.C. |
| FO | 2 | Fothergilla gardenii | DWARF FOTHERGILLA | #3 | CONT. | 4'-0" O.C. |
| LN | 1 | Lagerstoemia 'Natchez' | CREPE MYRTLE | #3 | CONT. | 21'-0" O.C. |
| **EVERGREEN SHRUBS** | | | | | | |
| RC | 8 | Rhododendron Catawbiense 'Roseum Elegans' | RHODODENDRON 'ROSEUM ELEGANS' | #3 | CONT. | 8'-0" O.C. |
| **PERENNIALS** | | | | | | |
| OO | 19 | Allium "Millenium" | ORNAMENTAL ONION | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| BL | 3 | Caryopteris x clandonensis 'Dark Knight' | BLUEBEARD | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| MR | 7 | Coreopsis 'Mercury Rising' | COREOPSIS | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| SH | 20 | Eryngium planum | SEAHOLLY | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| LC | 6 | Lychnis coronaria | CATCHFLY | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| SS | 5 | Salvia x sylvestris 'Mainacht' May Night' | MAY NIGHT SALVIA | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| SB | 11 | Stachys byzantina | LAMB'S EAR | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| VL | 3 | Veronica longifolia 'Marietta' | VERONICA | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |

HATCH LEGEND

- EXISTING WETLAND
- TYPE 1 SHORT GRASS
- TYPE 2 TURF SEED MIX
- TYPE 3 NATIVE WETLAND MIX
- TYPE 4 PRAIRIE MIX
- TYPE 5 SHADE PRAIRIE MIX
- TYPE 6 DELOSPERMA 'KELAIDIS' (DK)
- TYPE 7 CORNUS CANADENSIS
- TYPE 8 MONARDA DIDYMA
- TYPE 9 THYMUS SERPHYLLUM (TY)
- TYPE 10 DELOSPERMA 'JOHN PROFFITT (DJ)
- TYPE 11 VINCA MINOR
- TYPE 12 ECHINACEA PUPUREA 'SENSATION PINK'
- TYPE 13 COREOPSIS ROSEA
- TYPE 14 MULCH

TREE LEGEND

- OVERSTORY TREE
- LARGE EVERGREEN TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB
- PERENNIAL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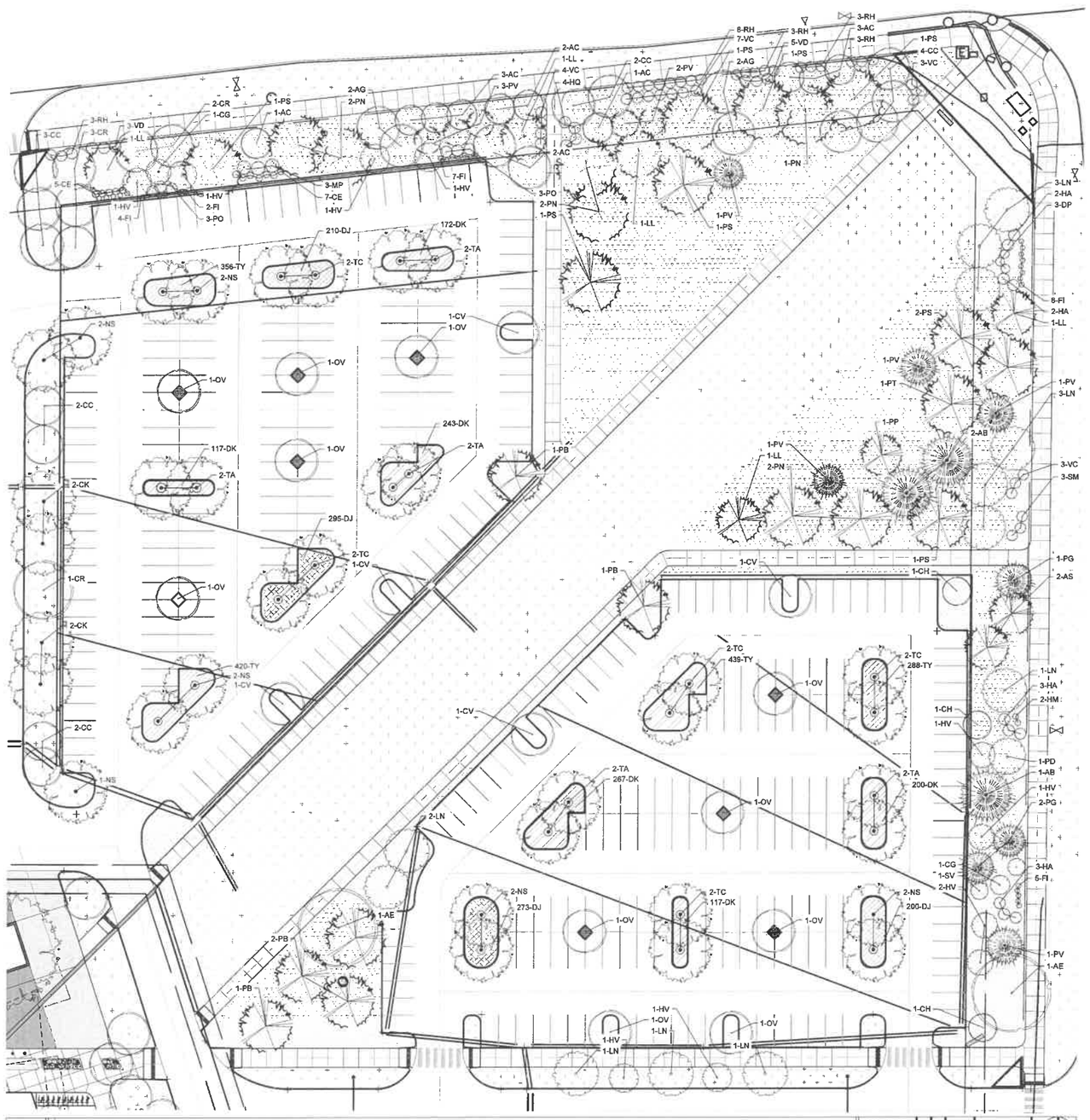
PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT NO: 16315

L203



01 PLANTING PLAN ENLARGEMENT

SCALE: 1"=30'

## SAMMONS L204 PLANT SCHEDULE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | SPACING & REMARKS |
|---|---|---|---|---|---|---|
| **OVERSTORY TREES** | | | | | | |
| CK | 4 | Cladrastis kentukea | YELLOWWOOD | 2" CAL. | B&B | SPECIMEN QUALITY |
| NS | 13 | Nyssa sylvatica | BLACK TUPELO | 2" CAL. | B&B | SPECIMEN QUALITY |
| TA | 10 | Tilia americana | AMERICAN LINDEN | 2" CAL. | B&B | SPECIMEN QUALITY |
| TC | 8 | Tilia cordata | LITTLE-LEAF-LINDEN | 2" CAL. | B&B | SPECIMEN QUALITY |
| **UNDERSTORY TREES** | | | | | | |
| AC | 12 | Amelanchier canadensis | SHADBLOW SERVICEBERRY | 1 1/2" CAL. | B&B | CLUMP FORM |
| AG | 4 | Acer griseum | PAPERBARK MAPLE | 1 1/2" CAL. | B&B | |
| AE | 2 | Aesculus glabra | OHIO BUCKEYE | 1 1/2" CAL. | B&B | |
| CC | 13 | Cercis Canadensis | EASTERN REDBUD | 1 1/2" CAL. | B&B | CLUMP FORM |
| CH | 3 | Chionanthus restusus | CHINESE FRINGE TREE | 1 1/2" CAL. | B&B | |
| CR | 6 | Cornus kousa | KOUSA DOGWOOD | 1 1/2" CAL. | B&B | |
| CV | 5 | Crataegus viridis 'Winter King' | GREEN HAWTHORN | 1 1/2" CAL. | B&B | |
| OV | 11 | Ostrya virginiana | EASTERN HOP HORNBEAM | 1 1/2" CAL. | B&B | |
| **EVERGREEN TREES** | | | | | | |
| AB | 3 | Abies balsamea | BALSAM FIR | 6' HT | B&B | AS SHOWN ON PLAN |
| AS | 2 | Abies concolor | WHITE FIR | 6' HT | B&B | AS SHOWN ON PLAN |
| LL | 5 | Larix laricina | LARCH / TAMARACK | 6' HT | B&B | AS SHOWN ON PLAN |
| PG | 3 | Picea glauca | WHITE SPRUCE | 6' HT | B&B | AS SHOWN ON PLAN |
| PB | 5 | Pinus bungeana | LACEBARK PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PN | 7 | Pinus nigra | AUSTRIAN PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PP | 1 | Pinus ponderosa | PONDEROSA PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PS | 9 | Pinus sylvestris | SCOTCH PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PT | 1 | Pinus strobus | EASTERN WHITE PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PV | 10 | Pinus virginiana | WATE'S GOLDEN PINE / VIRGINIA PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| **DECIDUOUS SHRUBS** | | | | | | |
| CE | 12 | Ceanothus americanus | NEW JERSEY TEA SHRUB | #3 | CONT. | 5'-0" O.C. |
| CG | 2 | Cotinus coggygria 'Royal Purple' | SMOKEBUSH / SMOKETREE | #3 | CONT. | 12'-0" O.C. |
| DP | 3 | Dirca palustris | LEATHERWOOD | #3 | CONT. | 6'-0" O.C. |
| FI | 26 | Forsythia x intermedia 'Courdijau' | BORDER FORSYTHIA | #3 | CONT. | 2.5'-0" O.C. |
| HV | 10 | Hamamelis virginiana | COMMON WITCH HAZEL | #3 | CONT. | 20'-0" O.C. |
| HA | 10 | Hydrangea arborescens 'Annabelle' | SMOOTH HYDRANGEA | #3 | CONT. | 6'-0" O.C. |
| HM | 2 | Hydrangea macrophylla 'Spike' | BIGLEAF HYDRANGEA | #3 | CONT. | 5'-0" O.C. |
| HQ | 4 | Hydrangea quercifolia | OAKLEAF HYDRANGEA | #3 | CONT. | 8'-0" O.C. |
| LN | 12 | Lagerstoemia 'Natchez' | CREPE MYRTLE | #3 | CONT. | 21'-0" O.C. |
| MP | 3 | Myrica pensylvanica | BAYBERRY | #3 | CONT. | 10'-0" O.C. |
| PO | 6 | Physocarpus opulifolius 'Center Glow' | NINEBARK | #3 | CONT. | 8'-0" O.C. |
| SM | 3 | Syringa meyeri 'palibin' | LILAC | #3 | CONT. | 7'-0" O.C. |
| SV | 1 | Syringa vulgaris 'Sensation' | COMMON LILAC | #3 | CONT. | 12'-0" O.C. |
| VC | 17 | Viburnum carlesii | KOREANSPICE VIBURNUM | #3 | CONT. | 7'-0" O.C. |
| VD | 8 | Viburnum dentatum 'Christom' -Blue Muffin | ARROWWOOD VIBURNUM | #3 | CONT. | 4'-0" O.C. |
| **EVERGREEN SHRUBS** | | | | | | |
| RD | 1 | Pinus densiflora 'Umbraculifera' | RED CEDAR | #3 | CONT. | 25'-0" O.C. |
| RH | 20 | Rhododendron PJM | RHODODENDRON PJM | #3 | CONT. | 7'-0" O.C. |
| **GROUND COVERS** | | | | | | |
| DJ | 978 | Delosperma 'John Proffitt' | DELOSPERMA JOHN PROFFITT | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| DK | 1116 | Delosperma 'Kelaidis' | DELOSPERMA 'KELAIDIS' | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| TY | 1503 | Thymus sepryllum | MOTHER OF THYME | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |

HATCH LEGEND

- EXISTING WETLAND
- TYPE 1 SHORT GRASS
- TYPE 2 TURF SEED MIX
- TYPE 3 NATIVE WETLAND MIX
- TYPE 4 PRAIRIE MIX
- TYPE 5 SHADE PRAIRIE MIX
- TYPE 6 DELOSPERMA 'KELAIDIS' (DK)
- TYPE 7 CORNUS CANADENSIS
- TYPE 8 MONARDA DIDYMA
- TYPE 9 THYMUS SERPHYLLUM (TY)
- TYPE 10 DELOSPERMA 'JOHN PROFFITT (DJ)
- TYPE 11 VINCA MINOR
- TYPE 12 ECHINACEA PUPUREA 'SENSATION PINK'
- TYPE 13 COREOPSIS ROSEA
- TYPE 14 MULCH

TREE LEGEND

- OVERSTORY TREE
- LARGE EVERGREEN TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB
- PERENNIAL

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REVISION SCHEDULE

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 01 | 03/14/2018 | SITE PLAN/PRELIMINARY PLAT |
| 02 | 04/12/2018 | SITE PLAN/PRELIMINARY PLAT |
| 03 | 05/04/2018 | SITE PLAN/PRELIMINARY PLAT |

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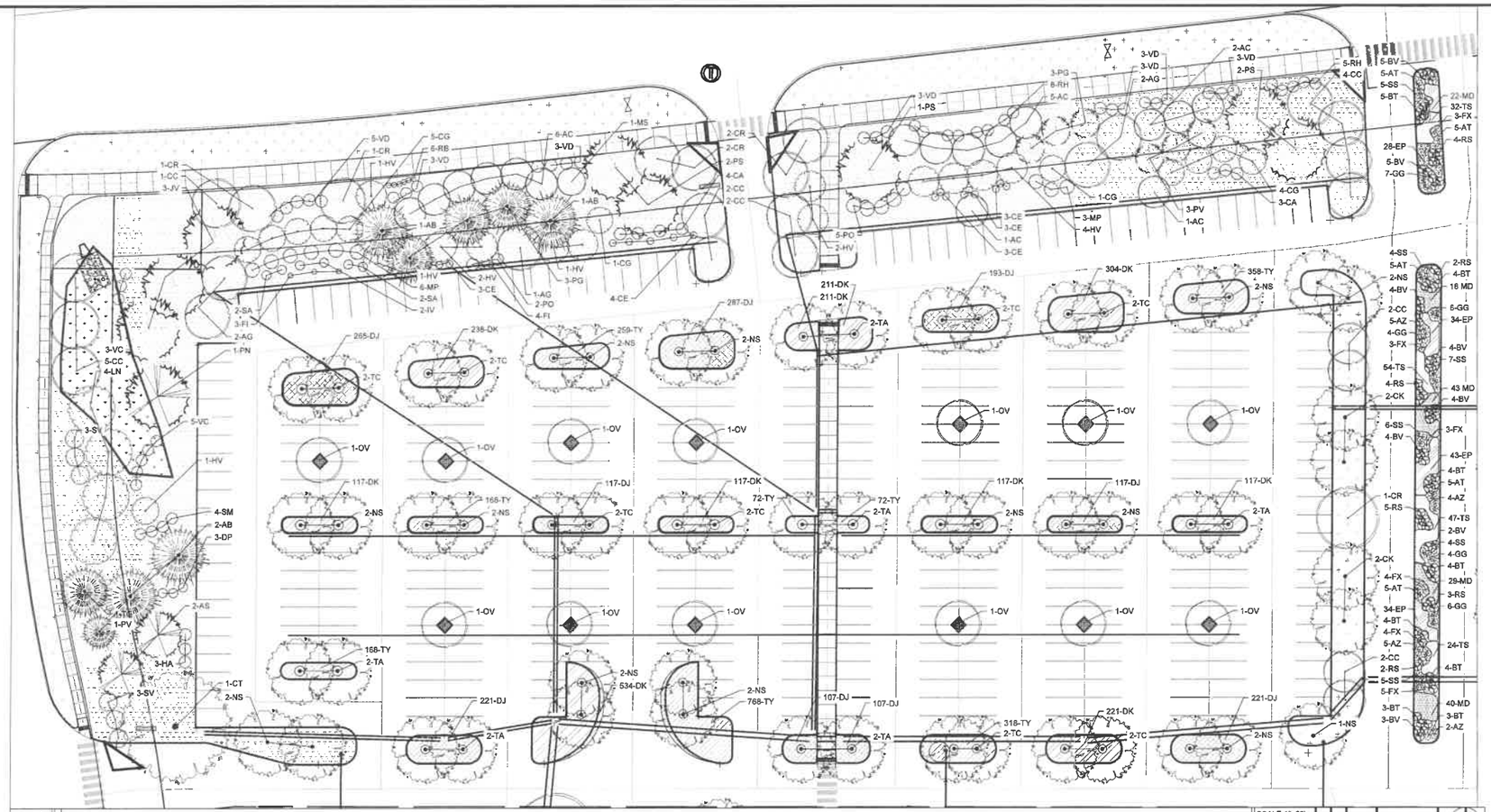
PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT NO: 18315

L204




01 PLANTING PLAN ENLARGEMENT

HATCH LEGEND

- EXISTING WETLAND
- TYPE 1 SHORT GRASS
- TYPE 2 TURF SEED MIX
- TYPE 3 NATIVE WETLAND MIX
- TYPE 4 PRAIRIE MIX
- TYPE 5 SHADE PRAIRIE MIX
- TYPE 6 DELOSPERMA 'KELAIDIS' (DK)
- TYPE 7 CORNUS CANADENSIS
- TYPE 8 MONARDA DIDYMA
- TYPE 9 THYMUS SERPHYLLUM (TY)
- TYPE 10 DELOSPERMA 'JOHN PROFFITT (DJ)
- TYPE 11 VINCA MINOR
- TYPE 12 ECHINACEA PUPUREA 'SENSATION' PINK
- TYPE 13 COREOPSIS ROSEA
- TYPE 14 MULCH

TREE LEGEND

- OVERSTORY TREE
- LARGE EVERGREEN TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB
- PERENNIAL

## SAMMONS L205 PLANT SCHEDULE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | SPACING & REMARKS |
|---|---|---|---|---|---|---|
| | | | **OVERSTORY TREES** | | | |
| CT | 1 | Catalpa speciosa | NORTHERN CATALPA | 2" CAL. | B&B | SPECIMEN QUALITY |
| CK | 4 | Cladrastis kentukea | YELLOWWOOD | 2" CAL. | B&B | SPECIMEN QUALITY |
| NS | 25 | Nyssa sylvatica | BLACK TUPELO | 2" CAL. | B&B | SPECIMEN QUALITY |
| TA | 12 | Tilia americana | AMERICAN LINDEN | 2" CAL. | B&B | SPECIMEN QUALITY |
| TC | 16 | Tilia cordata | LITTLE-LEAF-LINDEN | 2" CAL. | B&B | SPECIMEN QUALITY |
| | | | **UNDERSTORY TREES** | | | |
| AC | 15 | Amelanchier canadensis | SHADBLOW SERVICEBERRY | 1 1/2" CAL. | B&B | CLUMP FORM |
| AG | 5 | Acer griseum | PAPERBARK MAPLE | 1 1/2" CAL. | B&B | |
| CC | 18 | Cercis Canadensis | EASTERN REDBUD | 1 1/2" CAL. | B&B | CLUMP FORM |
| CR | 7 | Cornus kousa | KOUSA DOGWOOD | 1 1/2" CAL. | B&B | |
| MS | 1 | Magnolia stellata | STAR MAGNOLIA | 1 1/2" CAL. | B&B | |
| OV | 13 | Ostrya virginiana | EASTERN HOP HORNBEAM | 1 1/2" CAL. | B&B | |
| | | | **EVERGREEN TREES** | | | |
| AB | 4 | Abies balsamea | BALSAM FIR | 6' HT | B&B | AS SHOWN ON PLAN |
| AS | 2 | Abies concolor | WHITE FIR | 6' HT | B&B | AS SHOWN ON PLAN |
| JV | 3 | Juniperus virginiana | RED CEDAR | 6' HT | B&B | AS SHOWN ON PLAN |
| PG | 6 | Picea glauca | WHITE SPRUCE | 6' HT | B&B | AS SHOWN ON PLAN |
| PN | 1 | Pinus nigra | AUSTRIAN PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PS | 5 | Pinus sylvestris | SCOTCH PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PV | 4 | Pinus virginiana | WATE'S GOLDEN PINE / VIRGINIA PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| TG | 1 | Tsuga canadensis | CANADIAN HEMLOCK | 6' HT | B&B | AS SHOWN ON PLAN |
| | | | **EVERGREEN SHRUBS** | | | |
| RB | 6 | Rhododendron 'Bubblegum' | RHODODENDRON AGLO BUBBLEGUM | #3 | CONT. | 3'-0" O.C. |
| RH | 13 | Rhododendron PJM | RHODODENDRON PJM | #3 | CONT. | 7'-0" O.C. |

## SAMMONS L205 PLANT SCHEDULE CONTINUED

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | SPACING & REMARKS |
|---|---|---|---|---|---|---|
| | | | **DECIDUOUS SHRUBS** | | | |
| CA | 7 | Clethra alnifolia | SWEET PEPPERBUSH | #3 | CONT. | 6'-0" O.C. |
| CE | 16 | Ceanothus americanus | NEW JERSEY TEA SHRUB | #3 | CONT. | 5'-0" O.C. |
| CG | 11 | Cotinus coggygria 'Royal Purple' | SMOKEBUSH / SMOKETREE | #3 | CONT. | 12'-0" O.C. |
| DP | 3 | Dirca palustris | LEATHERWOOD | #3 | CONT. | 6'-0" O.C. |
| FI | 7 | Forsythia x intermedia 'Courdijau' | BORDER FORSYTHIA | #3 | CONT. | 2.5'-0" O.C. |
| HV | 12 | Hamamelis virginiana | COMMON WITCH HAZEL | #3 | CONT. | 20'-0" O.C. |
| HA | 3 | Hydrangea arborescens 'Annabelle' | SMOOTH HYDRANGEA | #3 | CONT. | 6'-0" O.C. |
| IV | 2 | Ilex verticillata 'Jim Dandy' | WINTERBERRY | #3 | CONT. | 8'-0" O.C. |
| LN | 4 | Lagerstoemia 'Natchez' | CREPE MYRTLE | #3 | CONT. | 21'-0" O.C. |
| MP | 9 | Myrica pensylvanica | BAYBERRY | #3 | CONT. | 10'-0" O.C. |
| PO | 7 | Physocarpus opulifolius 'Center Glow' | NINEBARK | #3 | CONT. | 8'-0" O.C. |
| SA | 4 | Symphoricarpos alba | SNOWBERRY | #3 | CONT. | 6'-0" O.C. |
| SM | 4 | Syringa meyeri 'palibin' | LILAC | #3 | CONT. | 7'-0" O.C. |
| SV | 6 | Syringa vulgaris 'Sensation' | COMMON LILAC | #3 | CONT. | 12'-0" O.C. |
| VC | 8 | Viburnum carlesii | KOREANSPICE VIBURNUM | #3 | CONT. | 7'-0" O.C. |
| VD | 23 | Viburnum dentatum 'Christom' -Blue Muffin | ARROWWOOD VIBURNUM | #3 | CONT. | 4'-0" O.C. |
| | | | **PERENNIALS** | | | |
| AZ | 16 | Accontium carmichaelii | AZURE MONKSHOOD | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| AT | 25 | Asclepias tuberosa | BUTTERFLY MILKWEED | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| BV | 31 | Baptisia x variicolor 'Twilite' 'Twilite Prairie Blues | BLUE FALSE INDIGO | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| TS | 157 | Coreopsis rosea | TICKSEED | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| FX | 22 | Digitalis purpurea | COMMON FOXGLOVE | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| EP | 139 | Echinacea pupurea 'Sensation Pink' | SENSATION PINK CONEFLOWER | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| GG | 27 | Gaillardia x grandiflora | BLANKET FLOWER | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| MD | 152 | Monarda didyma | BEE BALM | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| BT | 31 | Penstemon digitalis | BEARDTOUNGE | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| RS | 20 | Pervoskia atriplicifolia | RUSSIAN SAGE | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| SS | 31 | Salvia x sylverstris 'Mainacht' May Night | MAY NIGHT SALVIA | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| | | | **GROUND COVERS** | | | |
| DJ | 1635 | Delosperma 'John Proffitt' | DELOSPERMA JOHN PROFFITT | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| DK | 2187 | Delosperma 'Kelaidis' | DELOSPERMA 'KELAIDIS' | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| TY | 2183 | Thymus sepryllum | MOTHER OF THYME | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |

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REVISION SCHEDULE

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| 01 | 03/14/2019 | SITE PLAN/PRELIMINARY PLAT |
| 02 | 04/12/2019 | SITE PLAN/PRELIMINARY PLAT |
| 03 | 05/24/2019 | SITE PLAN/PRELIMINARY PLAT |

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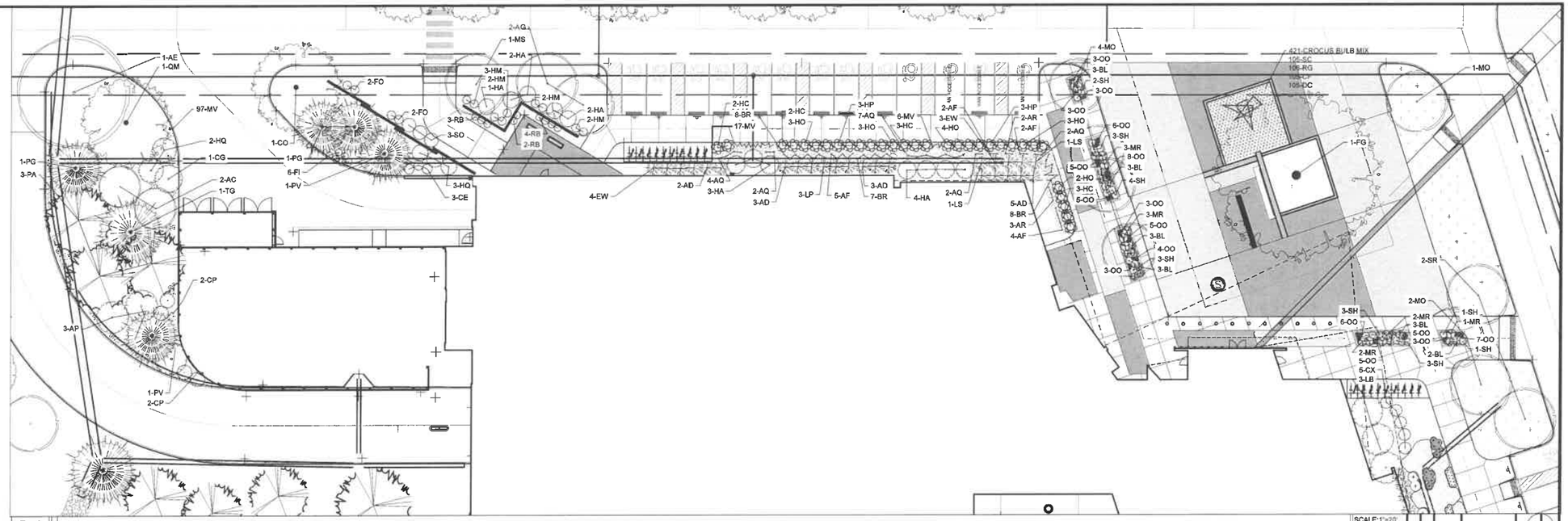
PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT NO: 18315

L205




01 PLANTING PLAN ENLARGEMENT

## SAMMONS L206 PLANT SCHEDULE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | SPACING & REMARKS |
|---|---|---|---|---|---|---|
| **OVERSTORY TREES** | | | | | | |
| CO | 1 | Corylus colurna | TURKISH FILBERT | 2" CAL. | B&B | SPECIMEN QUALITY |
| FG | 1 | Fagus grandifolia | AMERICAN BEECH | 2" CAL. | B&B | SPECIMEN QUALITY |
| QM | 1 | Quercus macrocarpa | BUR OAK | 2" CAL. | B&B | SPECIMEN QUALITY |
| **UNDERSTORY TREES** | | | | | | |
| AC | 2 | Amelanchier canadensis | SHADBLOW SERVICEBERRY | 1 1/2" CAL. | B&B | CLUMP FORM |
| AG | 2 | Acer griseum | PAPERBARK MAPLE | 1 1/2" CAL. | B&B | |
| AE | 1 | Aesculus glabra | OHIO BUCKEYE | 1 1/2" CAL. | B&B | |
| MO | 7 | Magnolia soulangeana | SAUCER MAGNOLIA | 1 1/2" CAL. | B&B | |
| MS | 1 | Magnolia stellata | STAR MAGNOLIA | 1 1/2" CAL. | B&B | |
| SR | 2 | Syringa reticulata | JAPANESE TREE LILAC | 1 1/2" CAL. | B&B | |
| **EVERGREEN TREES** | | | | | | |
| PA | 3 | Picea abies | NORWAY SPRUCE | 6' HT | B&B | AS SHOWN ON PLAN |
| PG | 2 | Picea glauca | WHITE SPRUCE | 6' HT | B&B | AS SHOWN ON PLAN |
| PV | 2 | Pinus virginiana | WATE'S GOLDEN PINE / VIRGINIA PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| TG | 1 | Tsuga canadensis | CANADIAN HEMLOCK | 6' HT | B&B | AS SHOWN ON PLAN |
| **DECIDUOUS SHRUBS** | | | | | | |
| AP | 3 | Aesculus Parviflora | BOTTLEBRUSH BUCKEYE | #3 | CONT. | 12'-0" O.C. |
| CX | 5 | Caryopteris x clandonesnis 'Longwood Blue' | BLUEBEARD | #3 | CONT. | 4'-0" O.C. |
| CE | 3 | Ceanothus americanus | NEW JERSEY TEA SHRUB | #3 | CONT. | 5'-0" O.C. |
| CG | 1 | Cotinus coggygria 'Royal Purple' | SMOKEBUSH / SMOKETREE | #3 | CONT. | 12'-0" O.C. |
| FO | 4 | Fothergilla gardenii | DWARF FOTHERGILLA | #3 | CONT. | 4'-0" O.C. |
| FI | 6 | Forsythia x intermedia 'Courdijau' | BORDER FORSYTHIA | #3 | CONT. | 2.5'-0" O.C. |
| HA | 12 | Hydrangea arborescens 'Annabelle' | SMOOTH HYDRANGEA | #3 | CONT. | 6'-0" O.C. |
| HM | 9 | Hydrangea macrophylla 'Spike' | BIGLEAF HYDRANGEA | #3 | CONT. | 5'-0" O.C. |
| HQ | 5 | Hydrangea quercifolia | OAKLEAF HYDRANGEA | #3 | CONT. | 8'-0" O.C. |
| LB | 3 | Lindera benzoin | SPICEBUSH | #3 | CONT. | 12'-0" O.C. |
| SO | 3 | Symphoricarpos orbiculatus | CORALBERRY | #3 | CONT. | 8'-0" O.C. |
| **EVERGREEN SHRUBS** | | | | | | |
| CP | 4 | Chamaecyparis pisifera 'Filifera Aurea' | JAPANESE FALSECYPRESS | #3 | CONT. | 7'-0" O.C. |
| RB | 9 | Rhododendron 'Bubblegum' | RHODODENDRON AGLO BUBBLEGUM | #3 | CONT. | 3'-0" O.C. |
| **PERENNIALS** | | | | | | |
| OO | 74 | Allium "Millenium" | ORNAMENTAL ONION | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| AQ | 26 | Aquilegia canadensis | COLUMBINE | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| AD | 15 | Arnus dioicus | GOAT'S BEARD | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| BR | 23 | Astilbe 'Burgunderrot' | ASTILBE BURGANDY RED | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| AF | 16 | Astilbe 'Federsee' | ASTILBE FEATHER LAKE | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| AR | 8 | Astilbe 'Rheinland' | ASTILBE RHEINLAND | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| BL | 17 | Caryopteris x clandonensis 'Dark Knight' | BLUEBEARD | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| MR | 11 | Coreopsis 'Mercury Rising' | COREOPSIS | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| SH | 20 | Eryngium planum | SEA HOLLY | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| HC | 10 | Heuchera 'Caramel' | CORAL BELLS 'CARMEL' | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| HO | 15 | Heuchera 'Obsidian' | CORAL BELLS | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| HP | 3 | Hosta 'Pineapple Upsidedown Cake' | HOSTA PINEAPPLE UPSIDE DOWN CAKE | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| EW | 7 | Hosta 'Empress Wu' | HOSTA EMPRESS WU | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| LS | 2 | Lamprocapnos spectabilis | BLEEDING HEART | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| LP | 3 | Ligularia 'The Rocket' | LEOPARD PLANT | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| **BULBS** | | | | | | |
| MV | 120 | Mertensia virginica | VIRGINIA BLUEBELLS | | | |

HATCH LEGEND

- EXISTING WETLAND
- TYPE 1 SHORT GRASS
- TYPE 2 TURF SEED MIX
- TYPE 3 NATIVE WETLAND MIX
- TYPE 4 PRAIRIE MIX
- TYPE 5 SHADE PRAIRIE MIX
- TYPE 6 DELOSPERMA 'KELAIDIS' (DK)
- TYPE 7 CORNUS CANADENSIS
- TYPE 8 MONARDA DIDYMA
- TYPE 9 THYMUS SERPHYLLUM (TY)
- TYPE 10 DELOSPERMA 'JOHN PROFFITT (DJ)
- TYPE 11 VINCA MINOR
- TYPE 12 ECHINACEA PUPUREA 'SENSATION PINK'
- TYPE 13 COREOPSIS ROSEA
- TYPE 14 MULCH

TREE LEGEND

- OVERSTORY TREE
- LARGE EVERGREEN TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB
- PERENNIAL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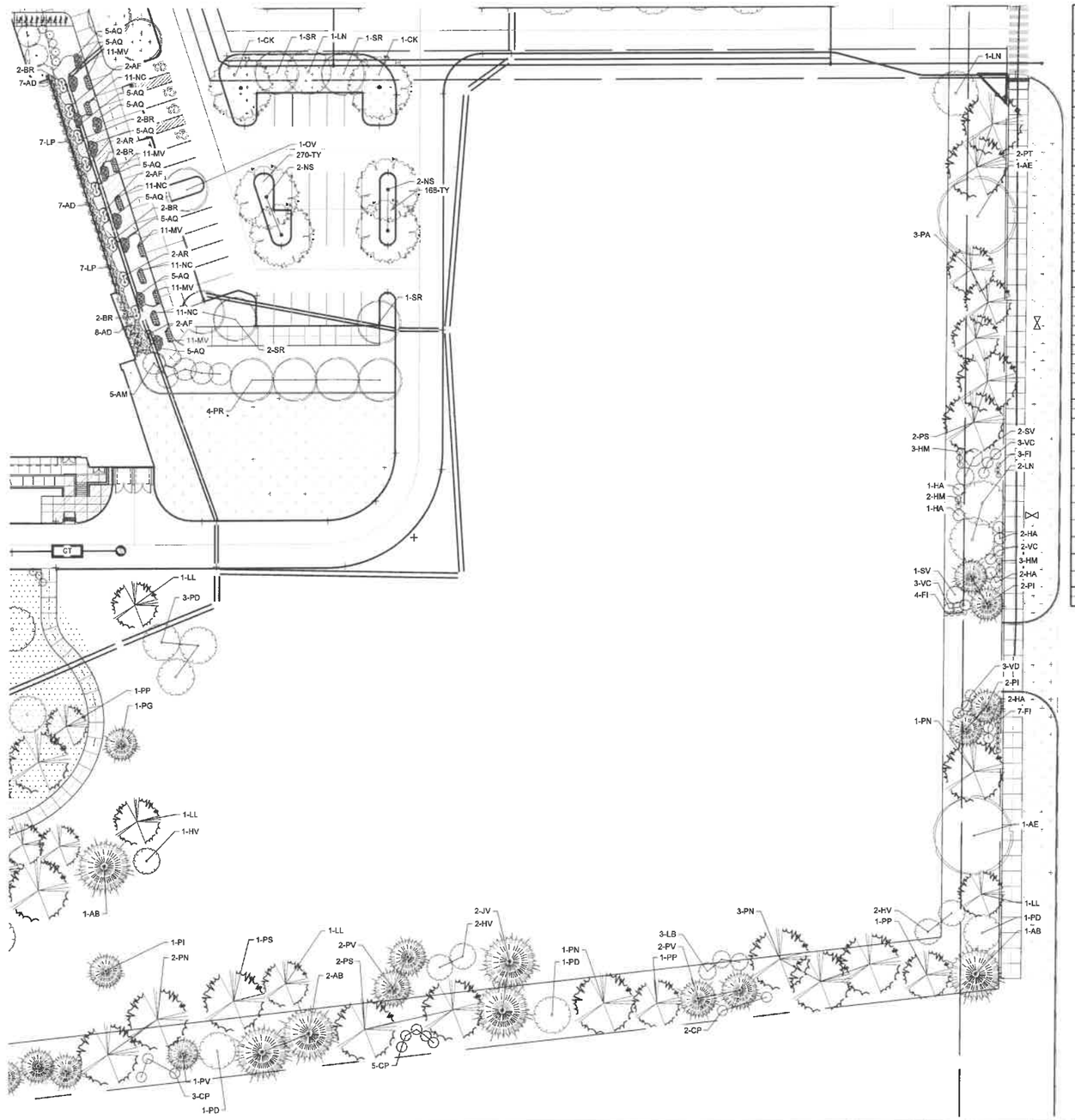
PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT NO: 18315

L206




01 PLANTING PLAN ENLARGEMENT

SCALE:1"=20' 0 5 10 20 40

## SAMMONS L207 PLANT SCHEDULE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | SPACING & REMARKS |
|---|---|---|---|---|---|---|
| **OVERSTORY TREES** | | | | | | |
| CK | 2 | Cladrastis kentukea | YELLOWWOOD | 2" CAL. | B&B | SPECIMEN QUALITY |
| NS | 4 | Nyssa sylvatica | BLACK TUPELO | 2" CAL. | B&B | SPECIMEN QUALITY |
| **UNDERSTORY TREES** | | | | | | |
| AE | 2 | Aesculus glabra | OHIO BUCKEYE | 1 1/2" CAL. | B&B | |
| OV | 1 | Ostrya virginiana | EASTERN HOP HORNBEAM | 1 1/2" CAL. | B&B | |
| PR | 4 | Prunus americana | WILD PLUM | 1 1/2" CAL. | B&B | |
| SR | 5 | Syringa reticulata | JAPANESE TREE LILAC | 1 1/2" CAL. | B&B | |
| **EVERGREEN TREES** | | | | | | |
| AB | 4 | Abies balsamea | BALSAM FIR | 6' HT | B&B | AS SHOWN ON PLAN |
| JV | 2 | Juniperus virginiana | RED CEDAR | 6' HT | B&B | AS SHOWN ON PLAN |
| LL | 4 | Larix laricina | LARCH / TAMARACK | 6' HT | B&B | AS SHOWN ON PLAN |
| PA | 3 | Picea abies | NORWAY SPRUCE | 6' HT | B&B | AS SHOWN ON PLAN |
| PG | 1 | Picea glauca | WHITE SPRUCE | 6' HT | B&B | AS SHOWN ON PLAN |
| PI | 5 | Picea omorika | SERBIAN SPRUCE | 6' HT | B&B | AS SHOWN ON PLAN |
| PN | 7 | Pinus nigra | AUSTRIAN PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PP | 6 | Pinus ponderosa | PONDEROSA PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PS | 5 | Pinus sylvestris | SCOTCH PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PT | 2 | Pinus strobus | EASTERN WHITE PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PV | 4 | Pinus virginiana | WATE'S GOLDEN PINE / VIRGINIA PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| **DECIDUOUS SHRUBS** | | | | | | |
| AM | 5 | Aronia melanocarpa var. elata | BLACK CHOKEBERRY | #3 | CONT. | 9'-6" O.C. |
| FI | 14 | Forsythia x intermedia 'Courtijau' | BORDER FORSYTHIA | #3 | CONT. | 2.5'-0" O.C. |
| HV | 5 | Hamamelis virginiana | COMMON WITCH HAZEL | #3 | CONT. | 20'-0" O.C. |
| HA | 8 | Hydrangea arborescens 'Annabelle' | SMOOTH HYDRANGEA | #3 | CONT. | 6'-0" O.C. |
| HM | 8 | Hydrangea macrophylla 'Spike' | BIGLEAF HYDRANGEA | #3 | CONT. | 5'-0" O.C. |
| LN | 4 | Lagerstoemia 'Natchez' | CREPE MYRTLE | #3 | CONT. | 21'-0" O.C. |
| LB | 3 | Linda benzoin | SPICEBUSH | #3 | CONT. | 12'-0" O.C. |
| SV | 3 | Syringa vulgaris 'Sensation' | COMMON LILAC | #3 | CONT. | 12'-0" O.C. |
| VC | 6 | Viburnum carlesii | KOREANSPICE VIBURNUM | #3 | CONT. | 7'-0" O.C. |
| VD | 3 | Viburnum dentatum 'Christom' -Blue Muffin | ARROWWOOD VIBURNUM | #3 | CONT. | 4'-0" O.C. |
| **EVERGREEN SHRUBS** | | | | | | |
| CP | 10 | Chamaecyparis pisifera 'Filifera Aurea' | JAPANESE FALSECYPRESS | #3 | CONT. | 7'-0" O.C. |
| PD | 6 | Pinus densiflora 'Umbraculifera' | RED CEDAR | #3 | CONT. | 25'-0" O.C. |
| **PERENNIALS** | | | | | | |
| AQ | 50 | Aquilegia canadensis | COLUMBINE | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| AD | 22 | Arnus dioicus | GOAT'S BEARD | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| BR | 10 | Astilbe 'Burgunderrot' | ASTILBE BURGANDY RED | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| AF | 6 | Astilbe 'Federsee' | ASTILBE FEATHER LAKE | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| AR | 4 | Astilbe 'Rheinland' | ASTILBE RHEINLAND | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| LP | 14 | Ligularia 'The Rocket' | LEOPARD PLANT | #1 | CONT. | 1'-6" TRIANGULAR SPACING |
| **GROUND COVERS** | | | | | | |
| TY | 338 | Thymus sepryllum | MOTHER OF THYME | #SP4 | CONT. | 1'-6" TRIANGULAR SPACING |
| **BULBS** | | | | | | |
| MV | 55 | Mertensia virginica | VIRGINIA BLUEBELLS | | | |
| NC | 44 | Narcissus | DAFFOLDIL | | | |

HATCH LEGEND

- EXISTING WETLAND
- TYPE 1 SHORT GRASS
- TYPE 2 TURF SEED MIX
- TYPE 3 NATIVE WETLAND MIX
- TYPE 4 PRAIRIE MIX
- TYPE 5 SHADE PRAIRIE MIX
- TYPE 6 DELOSPERMA 'KELAIDIS' (DK)
- TYPE 7 CORNUS CANADENSIS
- TYPE 8 MONARDA DIDYMA
- TYPE 9 THYMUS SERPHYLLUM (TY)
- TYPE 10 DELOSPERMA 'JOHN PROFFITT (DJ)
- TYPE 11 VINCA MINOR
- TYPE 12 ECHINACEA PUPUREA 'SENSATION PINK'
- TYPE 13 COREOPSIS ROSEA
- TYPE 14 MULCH

TREE LEGEND

- OVERSTORY TREE
- LARGE EVERGREEN TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB
- PERENNIAL

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CONTACT: TOM FOLDES


SAMMONS FINANCIAL GROUP HEADQUARTERS

WEST DES MOINES / IOWA

REVISION SCHEDULE

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 01 | 03/14/2019 | SITE PLAN/PRELIMINARY PLAT |
| 02 | 04/12/2019 | SITE PLAN/PRELIMINARY PLAT |
| 03 | 05/24/2019 | SITE PLAN/PRELIMINARY PLAT |

ISSUED FOR SITE PLAN / PRELIMINARY PLAT

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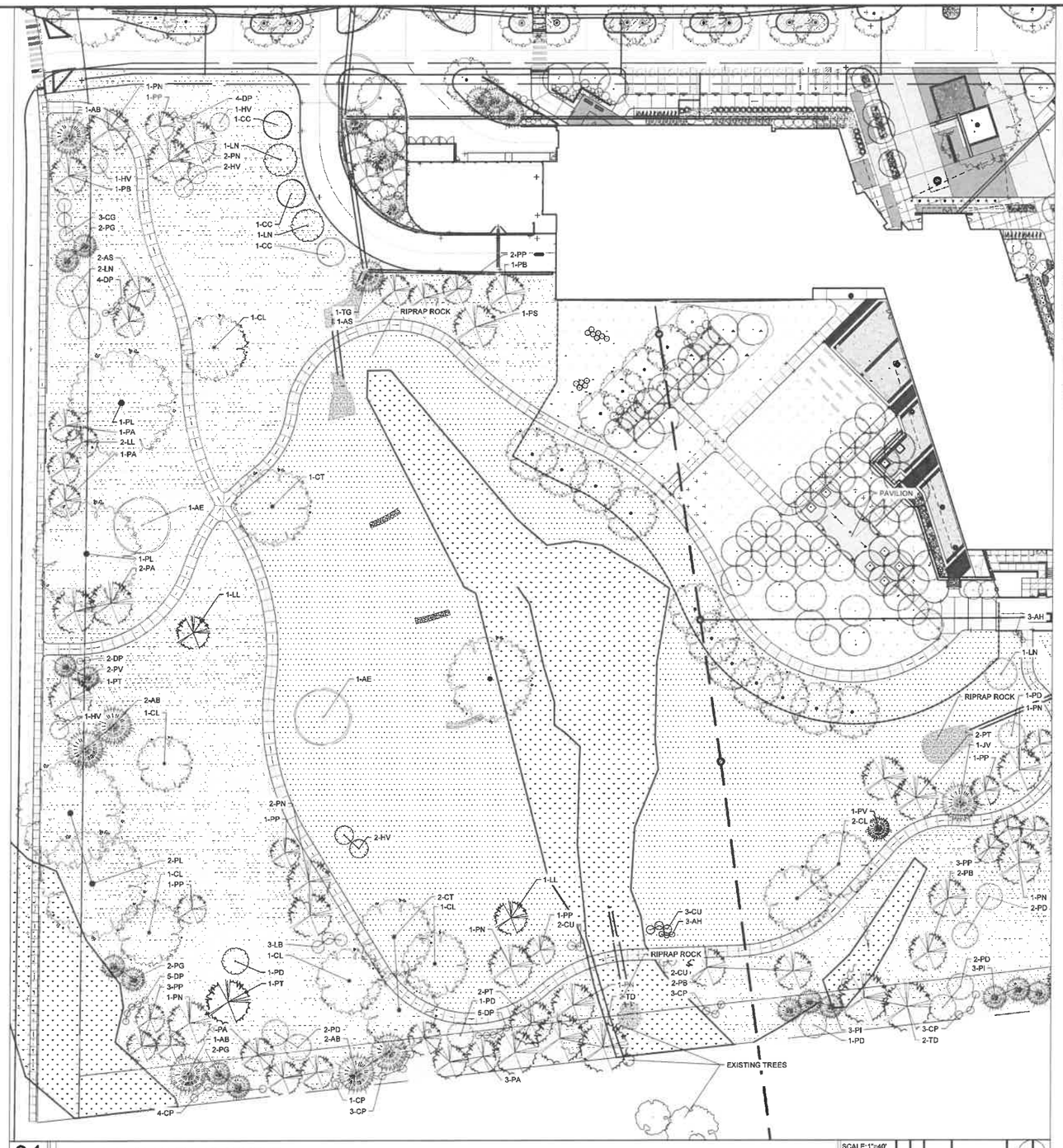
PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT NO: 18315

L207




01 PLANTING PLAN ENLARGEMENT

## SAMMONS L208 PLANT SCHEDULE

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | SPACING & REMARKS |
|---|---|---|---|---|---|---|
| | | **OVERSTORY TREES** | | | | |
| CT | 3 | Catalpa speciosa | NORTHERN CATALPA | 2" CAL. | B&B | SPECIMEN QUALITY |
| CL | 6 | Celtis Occidentalis | COMMON HACKBERRY | 2" CAL. | B&B | SPECIMEN QUALITY |
| PL | 7 | Plantus occidentalis | AMERICAN SYCAMORE | 2" CAL. | B&B | SPECIMEN QUALITY |
| | | **UNDERSTORY TREES** | | | | |
| AE | 2 | Aesculus glabra | OHIO BUCKEYE | 1 1/2" CAL. | B&B | |
| CC | 3 | Cercis Canadensis | EASTERN REDBUD | 1 1/2" CAL. | B&B | CLUMP FORM |
| | | **EVERGREEN TREES** | | | | |
| AB | 6 | Abies balsamea | BALSAM FIR | 6' HT | B&B | AS SHOWN ON PLAN |
| AS | 3 | Abies concolor | WHITE FIR | 6' HT | B&B | AS SHOWN ON PLAN |
| JV | 1 | Juniperus virginiana | RED CEDAR | 6' HT | B&B | AS SHOWN ON PLAN |
| LL | 4 | Larix laricina | LARCH / TAMARACK | 6' HT | B&B | AS SHOWN ON PLAN |
| PA | 11 | Picea abies | NORWAY SPRUCE | 6' HT | B&B | AS SHOWN ON PLAN |
| PG | 6 | Picea glauca | WHITE SPRUCE | 6' HT | B&B | AS SHOWN ON PLAN |
| PI | 6 | Picea omorika | SERBIAN SPRUCE | 6' HT | B&B | AS SHOWN ON PLAN |
| PB | 6 | Pinus bungeana | LACEBARK PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PN | 10 | Pinus nigra | AUSTRIAN PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PP | 13 | Pinus ponderosa | PONDEROSA PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PS | 1 | Pinus sylvestris | SCOTCH PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PT | 6 | Pinus strobus | EASTERN WHITE PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| PV | 3 | Pinus virginiana | WATE'S GOLDEN PINE / VIRGINIA PINE | 6' HT | B&B | AS SHOWN ON PLAN |
| TD | 4 | Taxodium distichium | BALD CYPRESS | 6' HT | B&B | AS SHOWN ON PLAN |
| TG | 1 | Tsuga canadensis | CANADIAN HEMLOCK | 6' HT | B&B | AS SHOWN ON PLAN |
| | | **DECIDUOUS SHRUBS** | | | | |
| AH | 6 | Amorpha canescens | LEAD PLANT | #3 | CONT. | 2'-6" O.C. |
| CU | 7 | Cephalanthus occidentalis | BUTTONBUSH | #3 | CONT. | 8'-0" O.C. |
| CG | 3 | Cotinus coggygria 'Royal Purple' | SMOKEBUSH / SMOKETREE | #3 | CONT. | 12'-0" O.C. |
| DP | 20 | Dirca palustris | LEATHERWOOD | #3 | CONT. | 6'-0" O.C. |
| HV | 7 | Hamamelis virginiana | COMMON WITCH HAZEL | #3 | CONT. | 20'-0" O.C. |
| LN | 5 | Lagerstoemia 'Natchez' | CREPE MYRTLE | #3 | CONT. | 21'-0" O.C. |
| LB | 3 | Linda benzoin | SPICEBUSH | #3 | CONT. | 12'-0" O.C. |
| | | **EVERGREEN SHRUBS** | | | | |
| CP | 14 | Chamaecyparis pisifera 'Filifera Aurea' | JAPANESE FALSECYPRESS | #3 | CONT. | 7'-0" O.C. |
| PD | 10 | Pinus densiflora 'Umbraculifera' | RED CEDAR | #3 | CONT. | 25'-0" O.C. |

HATCH LEGEND

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- TYPE 1 SHORT GRASS
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- OVERSTORY TREE
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- PERENNIAL


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SAMMONS FINANCIAL GROUP HEADQUARTERS

WEST DES MOINES / IOWA

REVISION SCHEDULE

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PLANTING PLAN ENLARGEMENT

CONFLUENCE PROJECT NO: 18315

L208

**MASONRY VENEER**

MV-01 MODULAR SIZE BRICK VENEER (RUNNING BOND) ON PRECAST
MANUFACTURER: ENDICOTT OR EQUIVALENT
PANEL COLOR: DARK IRONSPOT
FINISH: SMOOTH

**ARCHITECTURAL PRECAST**

PC-01 MANUFACTURER: ENTERPRISE
PANEL COLOR: MATCH PPG 1038-2 "STORMS COMING"
FINISH: ACID ETCH

**GLASS SYSTEMS**

GAWS-01 4-WAY BUTT-GLAZED CURTAIN WALL WITH HIGH EFFICIENCY GLASS. (STAIR GLASS)
MANUFACTURER: KAWNEER "RG 2500 WALL" WITH VIRACON GLASS OR EQUIVALENT
MULLION FINISH & COLOR: PPG DURANAR "SPACE SILVER"

GAWS-02 FULLY CAPTURED RIBBON WINDOW WITH HIGH EFFICIENCY GLASS.
(PUNCH WINDOWS WITHIN GRIDS) STANDARD 1" MULLION CAPS FOR ALL HORIZONTALS, EDGE VERTICALS. 3" MULLION CAP EXTENSIONS AS NOTED.
MANUFACTURER: KAWNEER "2250 IG" WITH VIRACON VRE15-38 OR EQUIVALENT.
MULLION FINISH & COLOR: PPG DURANAR "SPACE SILVER"

GAWS-03 4-WAY BUTT-GLAZED GLASS SYSTEM WITH HIGH EFFICIENCY GLASS. (LOBBY)
MANUFACTURER: TBD WITH VIRACON VE1-2M AS BASIS OF DESIGN.
MULLION FINISH & COLOR: PPG DURANAR "SPACE SILVER"

**METAL PANEL**

AMP-01 ALUMINUM COMPOSITE METAL PANEL SYSTEM
MANUFACTURER: CENTRIA OR EQUIVALENT
COLOR: UC106708LB "GRAPHITE GRAY"
FINISH: PPG DURANAR

CMP-01 INSULATED COMPOSITE METAL PANEL SYSTEM
MANUFACTURER: CENTRIA "FORMAWALL FW08" OR EQUIVALENT
CONCEALED FASTENERS
COLOR: UC106708LB "GRAPHITE GRAY"
FINISH: PPG DURANAR

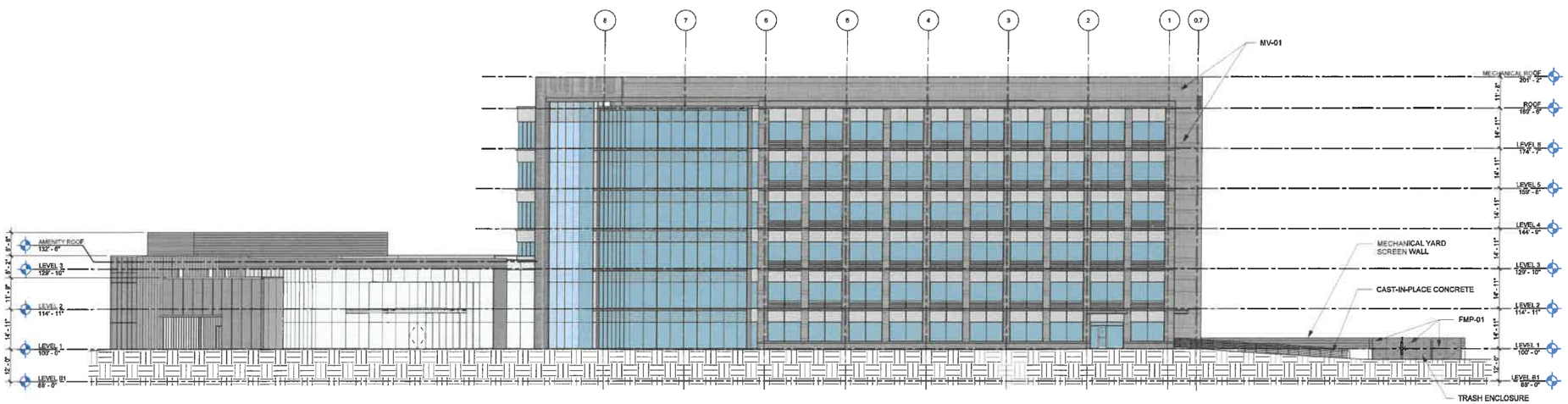
CMP-02 INSULATED COMPOSITE METAL PANEL SYSTEM
MANUFACTURER: ALUCOBOND "NaturAL" SERIES OR EQUIVALENT
CONCEALED FASTENERS
COLOR: CHESTNUT

CMP-03 INSULATED COMPOSITE METAL PANEL SYSTEM
MANUFACTURER: CENTRIA "FORMAWALL FW08" OR EQUIVALENT
CONCEALED FASTENERS
COLOR: UC105690L "MEDIUM GRAY"
FINISH: PPG DURANAR

FMP-01 FORMED METAL WALL PANEL SYSTEM
MANUFACTURER: CENTRIA "W-10A" OR EQUIVALENT
CONCEALED FASTENERS
COLOR: TO MATCH MV-01 ON TOWER
FINISH: PPG DURANAR

FMP-02 FORMED METAL WALL PANEL SYSTEM
MANUFACTURER: CENTRIA "W-10A" OR EQUIVALENT
CONCEALED FASTENERS
COLOR: UC106708LB "GRAPHITE GRAY"
FINISH: PPG DURANAR

2 OVERALL SOUTH ELEVATION
SCALE: 1" = 20'-0"




1 OVERALL NORTH ELEVATION
SCALE: 1" = 20'-0"

SVPA ARCHITECTS
1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 515.223.9990
HKS

**SAMMONS FINANCIAL GROUP CORPORATE HEADQUARTERS**
MILLS CIVIC PARKWAY
WEST DES MOINES, IA

**KDC REAL ESTATE DEVELOPMENT & INVESTMENTS**

ISSUANCE
SITE PLAN SUBMITTAL
06/14/2019

PRINCIPAL | SH
DESIGNER | KV

REVISIONS

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PROJECT NUMBER
18082

OVERALL ELEVATIONS

A-200

C:\Users\kelly\Documents\18082_Sammons_CoreAShell_2019_kelly.rvt

**MASONRY VENEER**

MV-01 MODULAR SIZE BRICK VENEER (RUNNING BOND) ON PRECAST
MANUFACTURER: ENDICOTT OR EQUIVALENT
PANEL COLOR: DARK IRONSPOT
FINISH: SMOOTH

**ARCHITECTURAL PRECAST**

PC-01 MANUFACTURER: ENTERPRISE
PANEL COLOR: MATCH PPG 1006-2 "STORM'S COMING"
FINISH: ACID ETCH

**GLASS SYSTEMS**

GAWS-01 4-WAY BUTT-GLAZED CURTAIN WALL WITH HIGH EFFICIENCY GLASS. (STAIR GLASS)
MANUFACTURER: KAWNEER "PG 2500 WALL" WITH VIRACON GLASS OR EQUIVALENT
MULLION FINISH & COLOR: PPG DURANAR "SPACE SILVER"

GAWS-02 FULLY CAPTURED RIBBON WINDOW WITH HIGH EFFICIENCY GLASS.
(PUNCH WINDOWS WITHIN GRIDS) STANDARD 1" MULLION CAPS FOR ALL HORIZONTALS, EDGE VERTICALS. 3" MULLION CAP EXTENSIONS AS NOTED.
MANUFACTURER: KAWNEER "2250 IG" WITH VIRACON VRE18-38 OR EQUIVALENT.
MULLION FINISH & COLOR: PPG DURANAR "SPACE SILVER"

GAWS-03 4-WAY BUTT-GLAZED GLASS SYSTEM WITH HIGH EFFICIENCY GLASS. (LOBBY)
MANUFACTURER: TBD WITH VIRACON VE1-2M AS BASIS OF DESIGN.
MULLION FINISH & COLOR: PPG DURANAR "SPACE SILVER"

**METAL PANEL**

AMP-01 ALUMINUM COMPOSITE METAL PANEL SYSTEM
MANUFACTURER: CENTRIA OR EQUIVALENT
COLOR: UC106708LB "GRAPHITE GRAY"
FINISH: PPG DURANAR

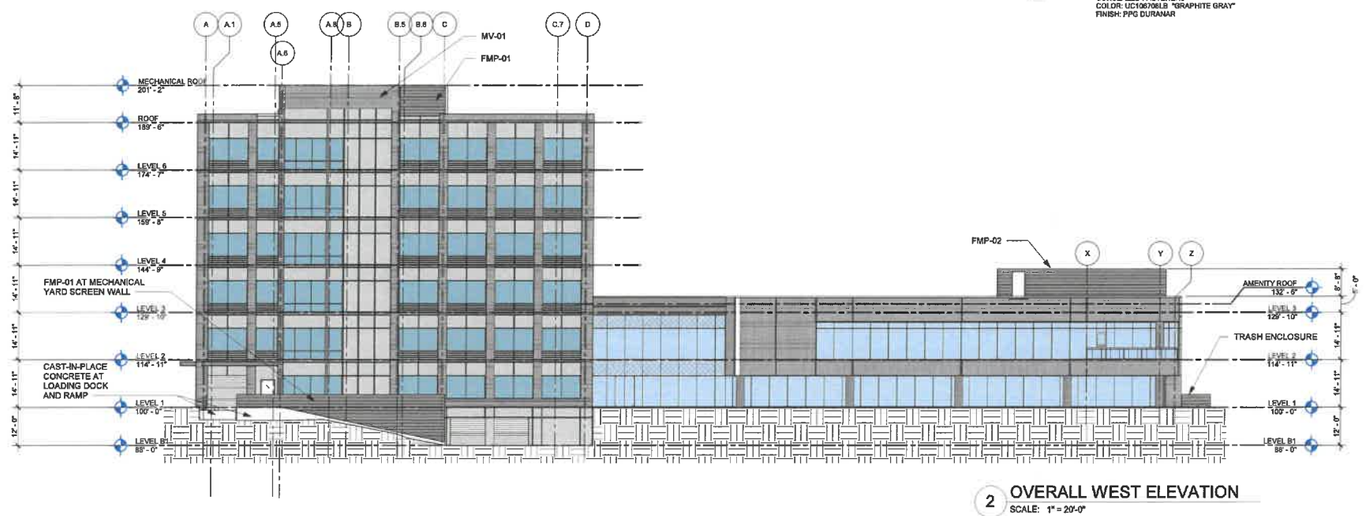
CMP-01 INSULATED COMPOSITE METAL PANEL SYSTEM
MANUFACTURER: CENTRIA "FORMAWALL FWDS" OR EQUIVALENT
CONCEALED FASTENERS
COLOR: UC106708LB "GRAPHITE GRAY"
FINISH: PPG DURANAR

CMP-02 INSULATED COMPOSITE METAL PANEL SYSTEM
MANUFACTURER: ALUCOBOND "NaturAL" SERIES OR EQUIVALENT
CONCEALED FASTENERS
COLOR: CHESTNUT

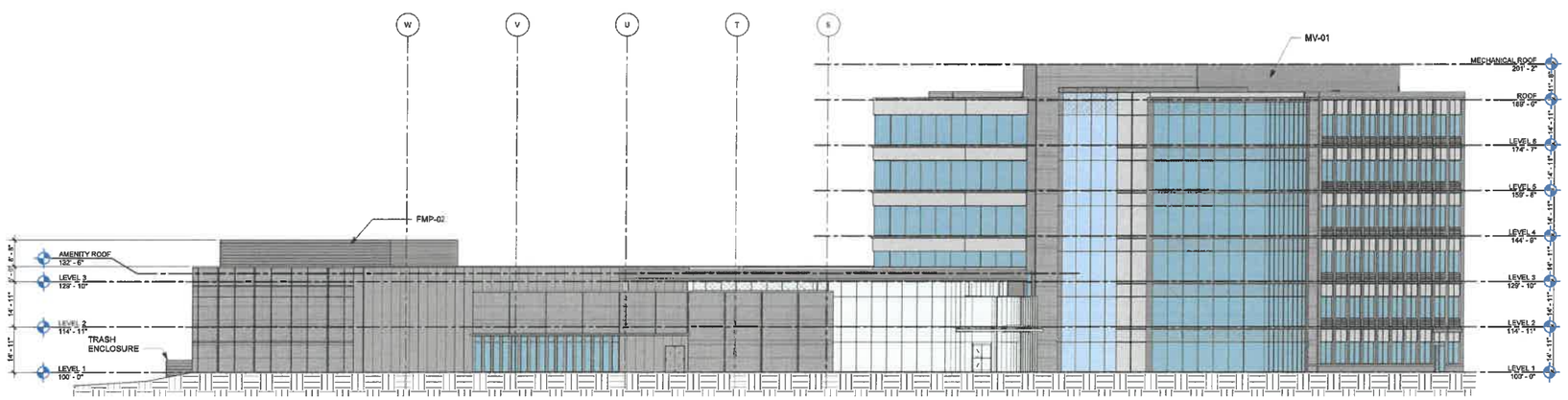
CMP-03 INSULATED COMPOSITE METAL PANEL SYSTEM
MANUFACTURER: CENTRIA "FORMAWALL FWDS" OR EQUIVALENT
CONCEALED FASTENERS
COLOR: UC51596XL "MEDIUM GRAY"
FINISH: PPG DURANAR

FMP-01 FORMED METAL WALL PANEL SYSTEM
MANUFACTURER: CENTRIA "IW-10A" OR EQUIVALENT
CONCEALED FASTENERS
COLOR: TO MATCH MV-01 ON TOWER
FINISH: PPG DURANAR

FMP-02 FORMED METAL WALL PANEL SYSTEM
MANUFACTURER: CENTRIA "IW-10A" OR EQUIVALENT
CONCEALED FASTENERS
COLOR: UC106708LB "GRAPHITE GRAY"
FINISH: PPG DURANAR




2 OVERALL WEST ELEVATION
SCALE: 1" = 20'-0"




1 OVERALL EAST ELEVATION
SCALE: 1" = 20'-0"

SVPA ARCHITECTS
1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.224.5195
HKS

**SAMMONS FINANCIAL GROUP CORPORATE HEADQUARTERS**
MILLS CIVIC PARKWAY
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**KDC REAL ESTATE DEVELOPMENT & INVESTMENTS**

ISSUANCE

SITE PLAN SUBMITTAL
06/14/2019

PRINCIPAL | SH
DESIGNER | KV

REVISIONS

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PROJECT NUMBER
18082

OVERALL ELEVATIONS

A-201

C:\Users\kelly\Documents\18082_Sammons_CorpShell_2019_kelly.rvt

**EXHIBIT II**

Prepared by: B. Portz, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

## RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES APPROVING THE PRELIMINARY PLAT TO CREATE ONE LOT AND APPROVE A SITE PLAN FOR A 6 STORY, 200,000 SQUARE FOOT OFFICE BUILDING**

**WERHEAS,** pursuant to the provisions of Title 10 and Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Sammons Financial Group, LLC, has requested approval for a Preliminary Plat (PP-004254-2019) to create one (1) lot and has requested approval of a Site Plan (SP-004181-2019) to allow construction of a 6 story, 200,000 square foot office building and associated site improvements for that approximately 30-acre site located at the southwest corner of Mills Civic Parkway and S. 81st Street;

### Legal Description of Property

PARCEL 19-11 AN OFFICIAL PLAT RECORDED BOOK 2019, PAGE 3122 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

AND

PARCEL 17-141 AS DESCRIBED IN THE CORRECTED WARRANTY DEED RECORDED IN BOOK 2017, PAGE 16932 AT THE DALLAS COUNTY RECORDER'S OFFICE, SAID PARCEL 17-141 IS RECORDED IN BOOK 2017, PAGE 2766 AT THE DALLAS COUNTY RECORDER'S OFFICE.

SAID PARCELS CONTAIN 30.00 ACRES MORE OR LESS.

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

**WHEREAS,** on June 24, 2019, the Plan and Zoning Commission did recommend to the City Council approval of the Preliminary Plat (PP-004254-2019);

**WHEREAS,** on June 24, 2019, the Plan and Zoning Commission did recommend to the City Council approval of a Site Plan (SP-004181-2019);

**WHEREAS,** on, July 1, 2019, this City Council held a duly-noticed meeting to consider the application for Preliminary Plat/Site Plan (PP-004254-2019/SP-004181-2019);

**NOW, THEREFORE,** THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

**SECTION 1.** The findings, for approval, stated in the staff report, dated July 1, 2019, or as amended orally at the City Council meeting of July 1, 2019, are adopted.

**SECTION 2.** PRELIMINARY PLAT (PP-004254-2019) to create one (1) lot and SITE PLAN (SP-004181-2019) for a 6 story, 200,000 square foot office building are approved, subject to compliance with all the conditions in the

staff report, dated July 1, 2019, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

**PASSED AND ADOPTED** on July 1, 2019.

_____
Steven K. Gaer
Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on July 1, 2019, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

**EXHIBIT "A"**
CONDITIONS OF APPROVAL

1. Prior to issuance of a final occupancy permit for the associated building, ground and wall mounted utilities/mechanical units shall be screened from view with landscaping or fencing/walls to staff's satisfaction.

2. Applicant acknowledging that the associated Final plat must be approved and released for recordation by the City and recorded with the County prior to the issuance of any type of occupancy for the building, including temporary occupancy.

3. The applicant acknowledging that an executed maintenance easement agreement and maintenance covenant will need to be executed. As part of the maintenance covenant, the Applicant will be responsible to provide a letter certifying the detention facility is in conformance with the approved storm water management plan and as-builts of the detention facility. Letter and as-builts will need to signed/sealed in accordance with Chapter 6, 193C-6.1(542B) of the Iowa Code. The signed agreement shall be submitted to the City for recording prior to issuance of a building permit. The as-built information for the detention facilities which provide storm water management for any property within this plat's area shall be submitted prior to issuance of a final occupancy permit, for any building created with the final plat.

4. Requirement for a cross connection from the applicant's property to the property to the south shall be as provided in the Sammons Financial Group PUD.

5. The applicant submitting a signed sanitary sewer easement prior to issuance of a building permit