

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

Meeting Date: February 29, 2016

Item: Sleep Inn, 885 S. 51st Street – Construct a 67 room hotel – Woodside Business Park, LLC
SP-002873-2015

Requested Action: Approval of Site Plan

Case Advisor: Kara Tragesser, AICP 

Applicant's Request: Woodside Business Park LLC, requests approval of a site plan for the construction of 67 room hotel on property located at 885 S. 51st Street (see Attachment B – Location Map, Attachment C – Site Plan, Attachment D – Elevations).

History: This property is located in the Wirtz Planned Unit Development and the underlying zoning is Office. The property is undeveloped. A preliminary plat was approved by the City Council on October 19, 2015, to subdivide the property into three lots for office and commercial development. This project is proposed for the southern lot of the three lot plat. The final plat has not been approved.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on November 5, 2015; the Subcommittee was supportive of the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment.

Easements and agreements: as of the writing of the staff report, the applicant had not submitted the executed easements and agreements that are required for the site plan: storm water facility maintenance agreement and easement, ingress/egress easement, and sanitary sewer easement. Therefore, staff is recommending that the site plan be approved with a condition that these easements and agreements be executed and submitted to the City prior to a building permit for any improvement to the site. The storm water facility maintenance agreement and easement allows the City the right to enter the storm water facility area to perform maintenance if the property owner fails to do so; the ingress/egress easement allows for vehicular traffic to traverse the easement area between parcels of property and for interconnections of parking lots to occur; and the sanitary sewer easement allows the City access to the public sanitary sewer lines and manholes for maintenance and repair.

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 does 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 Site Plan to construct a 67 room hotel at 885 S. 51st Street, subject to the applicant meeting all City Code requirements and the following:

1. That the required storm water facility maintenance agreement and easement, the ingress/egress easement, and the sanitary sewer easement be executed and submitted to the City prior to receiving a building permit or prior to any public improvements being made to the site, to include public utility construction and footing and foundation permits.

Owner Woodside Business Park LLC
 PO Box 187
 Ankeny IA 5001
 151-650-0530
 Christian Murray
cmurray@dennylwellcompany.com
 515-9641587

Applicant: Same

Applicant Rep: Doug Mandernach
 Civil Design Advantage
 3405 SE Crossroads Drive Suite G
 Grimes IA 50111
 515-369-4400
dougmandernach@cda-eng.com

ATTACHMENTS:

- | | | |
|--------------|---|---------------------------------------|
| Attachment A | - | Plan and Zoning Commission Resolution |
| Attachment B | - | Location Map |
| Attachment C | - | Site Plan |
| Attachment D | - | Building Elevations |

RESOLUTION NO. PZC

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A SITE PLAN TO CONSTRUCT A 67 ROOM HOTEL

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Woodside Business Park LLC, has requested approval for a Site Plan (SP-002873-2015) to construct a 67 room hotel at 885 S. 51st Street;

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

WHEREAS, on February 29, 2016, this Commission held a duly-noticed public meeting to consider the application for a Site Plan;

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 or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The address of 885 S. 51st Street is assigned to this site.

SECTION 3. The Site Plan for the construction of a 67 room hotel is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report including conditions added at the meeting, and attached hereto as Exhibit "A." Violation of any such conditions shall be grounds for revocation of the permits, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on February 29, 2016.

Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

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 February 29, 2016, by the following vote:

- AYES:
- NAYS:
- ABSTENTIONS:
- ABSENT:

ATTEST:

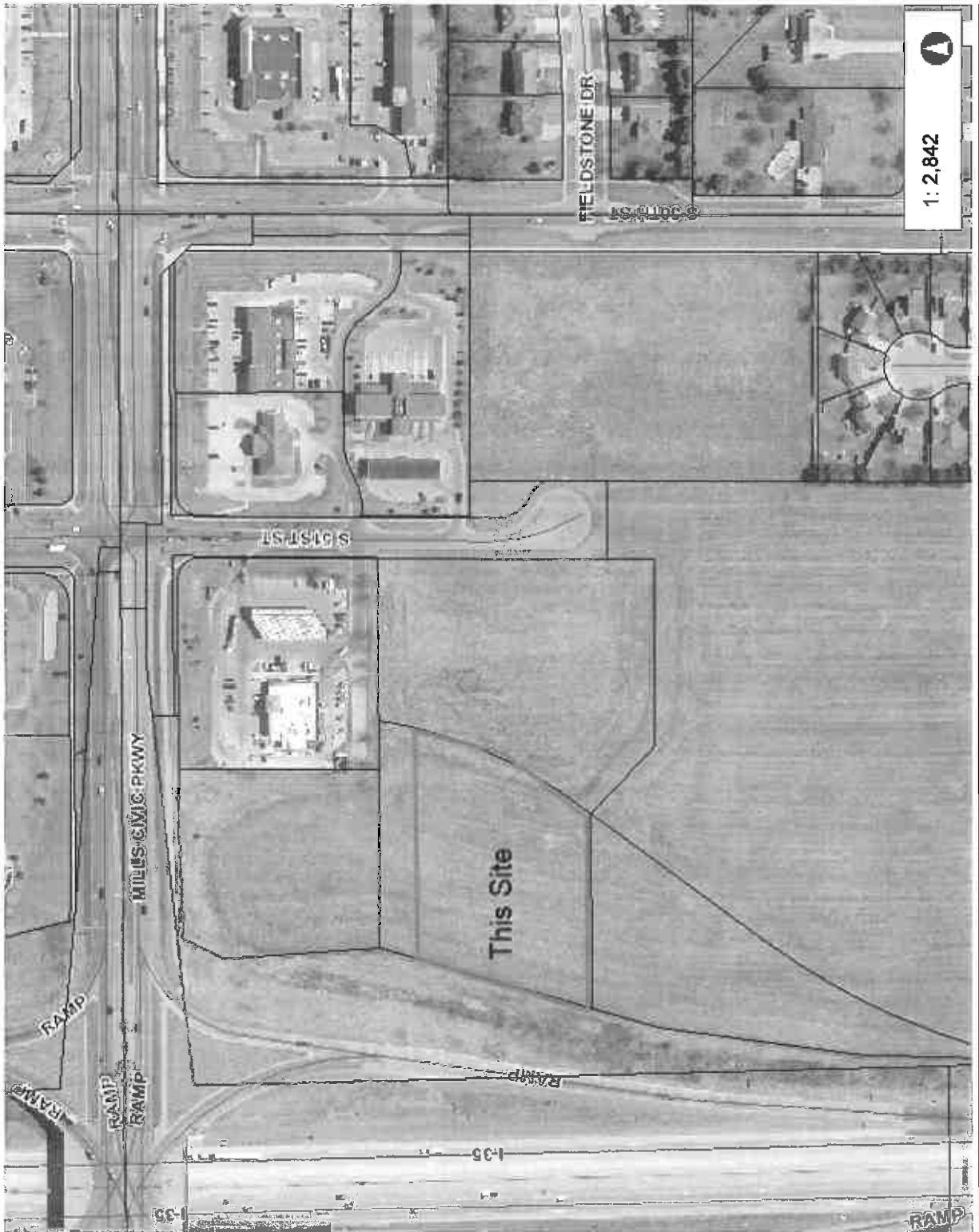
Recording Secretary

Exhibit A
CONDITIONS OF APPROVAL

1. That the required storm water facility maintenance agreement and easement, the ingress/egress easement, and the sanitary sewer easement be executed and submitted to the City prior to receiving a building permit or prior to any public improvements being made to the site, to include public utility construction and footing and foundation permits.



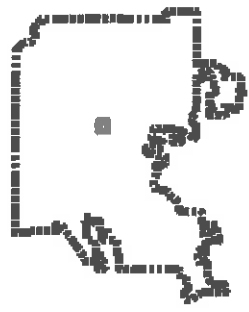
Sleep Inn 885 S. 51st Street



1: 2,842

Legend

-  Parcels
-  Parks
-  Greenways



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



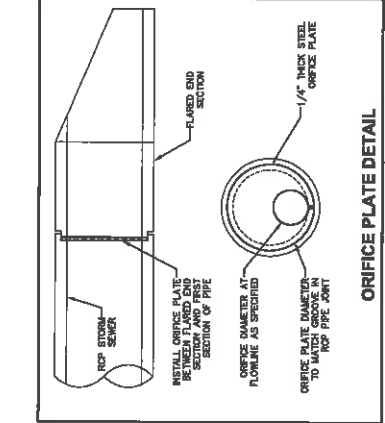
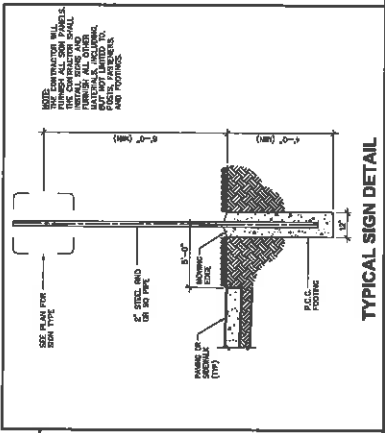
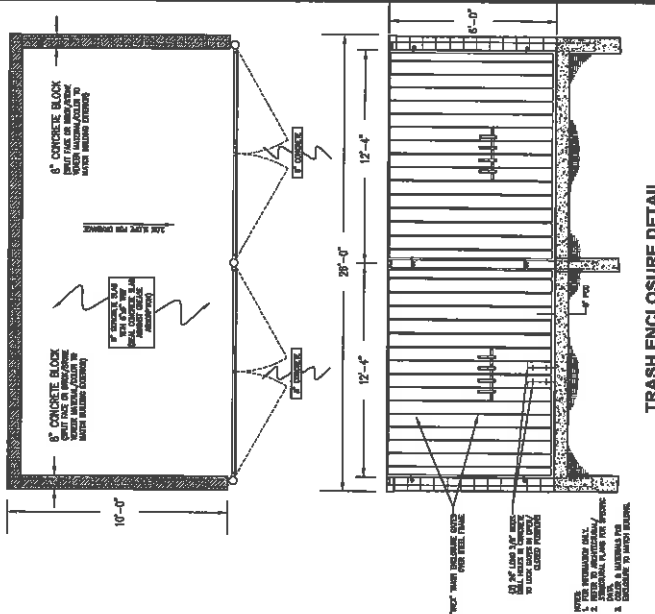
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© City of West Des Moines, Iowa

SLEEP INN HOTEL DETAILS



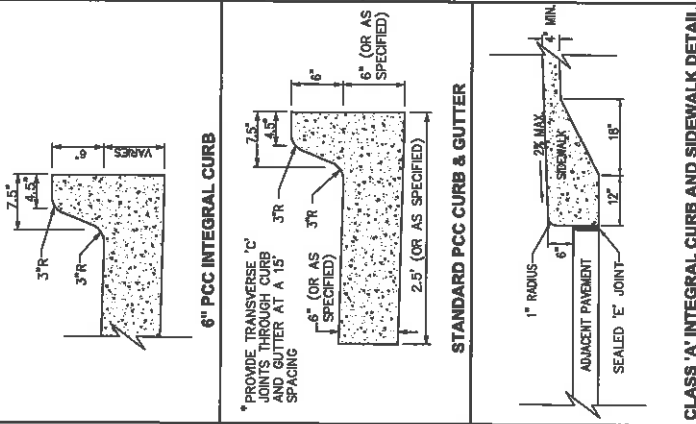
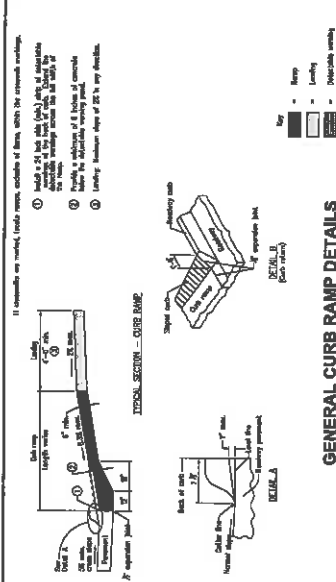
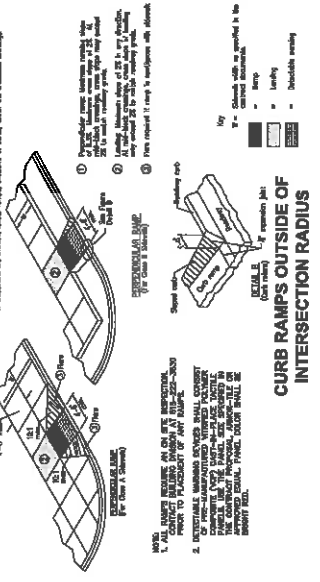
WEST DES MOINES, IOWA
CIVIL DESIGN ADVANTAGE
ENGINEER: _____
PHONE: (515) 399-4400 FAX: (515) 399-4410
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PROJECT NO. _____

REVISIONS	DATE	DESCRIPTION



ORIFICE PLATE DETAIL

TYPICAL SIGN DETAIL



6" PCC INTEGRAL CURB
 PROMOTE TRANSVERSE 'C' JOINTS THROUGH CURB AND GUTTER AT A 15' SPACING
 7.5"
 3"R
 3"R
 6" (OR AS SPECIFIED)
 6" (OR AS SPECIFIED)

STANDARD PCC CURB & GUTTER
 1" RADIUS
 6"
 2X MAX SIDEWALK
 12"
 18"
 MIN
 ADJACENT PAVEMENT
 SEALED 'E' JOINT

NOTES:
 1. CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH.
 2. CONCRETE SHALL BE PLACED IN 6" MAXIMUM LAYER THICKNESS.
 3. CONCRETE SHALL BE FINISHED TO MATCH ADJACENT CONCRETE.
 4. CONCRETE SHALL BE CURED FOR 7 DAYS.
 5. CONCRETE SHALL BE PROTECTED FROM DAMAGE.
 6. CONCRETE SHALL BE REPAIRED TO MATCH SURROUNDING CONCRETE.

NOTES:
 1. CURB RAMP SHALL BE CONSTRUCTED TO MATCH ADJACENT CURB RAMP.
 2. CURB RAMP SHALL BE FINISHED TO MATCH ADJACENT CURB RAMP.
 3. CURB RAMP SHALL BE CURED FOR 7 DAYS.
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DATE	
REVISIONS	
12-18	TRUCK TRAILER
11-19	REVISIONS ON WEST SIDE
11-19	TRUCK TRAILER
11-19	TRUCK TRAILER
11-19	TRUCK TRAILER
11-19	TRUCK TRAILER
11-19	TRUCK TRAILER
11-19	TRUCK TRAILER

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 395-4400 FAX: (515) 395-4410
 ENGINEER: E.H. GH



CIVIL DESIGN ADVANTAGE
 WEST DES MOINES, IOWA

SLEEP INN HOTEL DIMENSION PLAN

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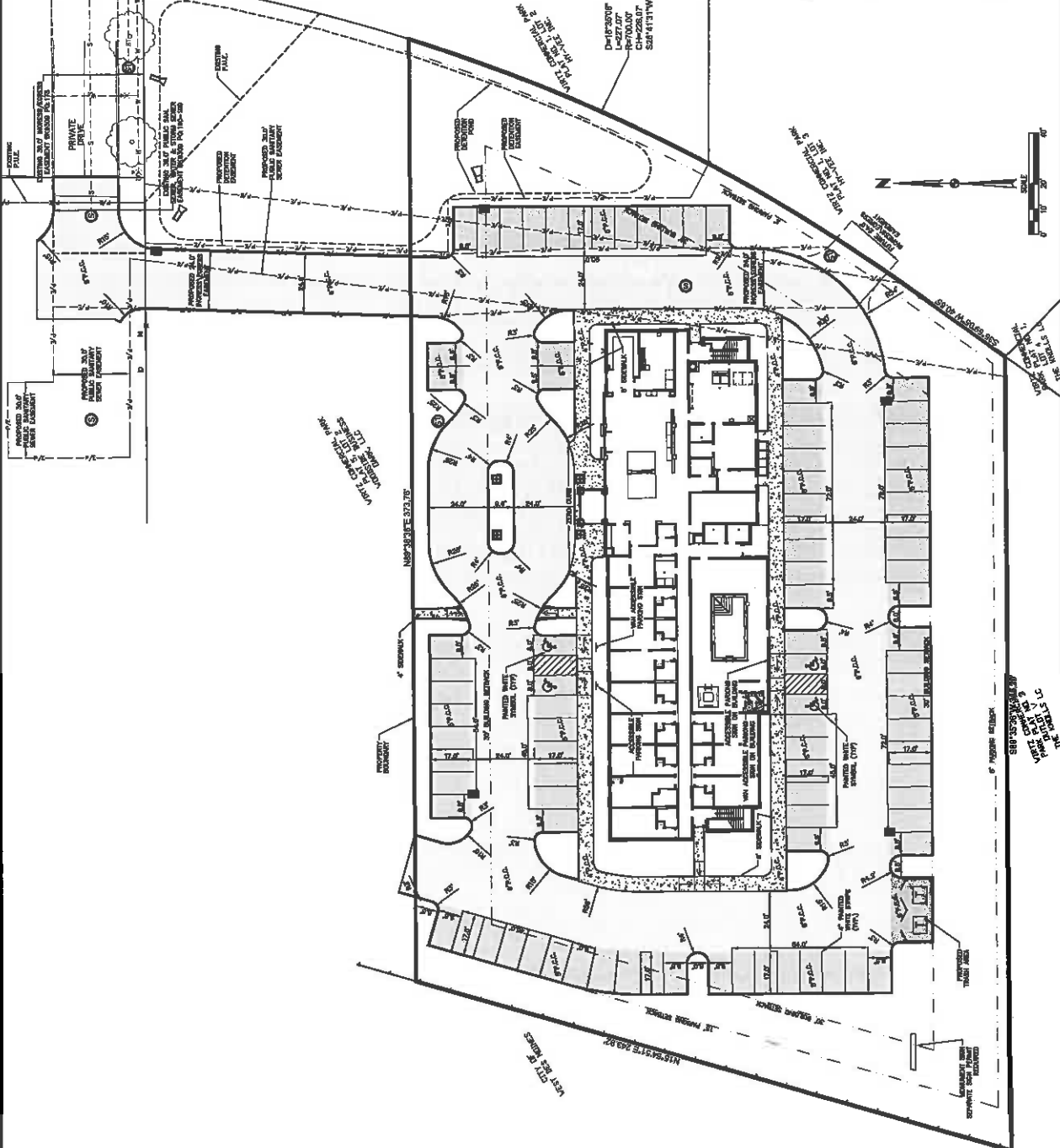
- ### GENERAL NOTES
1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS, WEST DES MOINES METROPOLITAN DESIGN CENTER, 1996 EDITION, AND STANDARD SPECIFICATIONS FOR SUBDIVISIONS UNLESS OTHERWISE NOTED.
 2. ALL UTILITIES SHALL BE SHOWN AND DEPTH SHALL BE AS SHOWN UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ANY CHANGES SHALL BE MADE BY THE CONTRACTOR WITH ANY APPROPRIATE SAFETY REGULATIONS.
 3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES FROM CONSTRUCTION DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH THE OWNER'S PERSONNEL, AND UTILITY COMPANY REPRESENTATIVES. NO WORK SHALL BE PERMITTED FOR DAMAGE TO UTILITIES FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS, WEST DES MOINES METROPOLITAN DESIGN CENTER, 1996 EDITION, AND/OR ANY CONNECTION TO EXISTING UTILITIES AND STREETS. SHALL COMPLY WITH THE CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS, WEST DES MOINES METROPOLITAN DESIGN CENTER, 1996 EDITION, AND/OR ANY CONNECTION TO EXISTING UTILITIES AND STREETS.
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TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY BLOCK OR LANE.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. CONSTRUCTION PROJECTS IN THE AREA OF TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS SHALL BE COORDINATED WITH THE CITY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHERIFF'S CLOSURES ANY EXISTING PARKING SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.
6. ALL SIGNING AND TAPE STRIPING WILL NEED TO CONFORM WITH MUTCD, MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL SIGNING AND TAPE STRIPING WILL NEED TO CONFORM WITH MUTCD, MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. ALL SIGNING AND TAPE STRIPING WILL NEED TO CONFORM WITH MUTCD, MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

- ### PAVEMENT THICKNESS
1. DRIVE LANE
 2. DRIVE LANE
 3. DRIVE LANE
 4. DRIVE LANE
- PAVEMENT ENCLASURE AREA
 PLANS FOR DETAILS



WEST DES MOINES, IOWA
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 USER: JH
 PLOTTER: HP DesignJet 5000 PS

SLEEP INN HOTEL
UTILITY PLAN



WEST DES MOINES, IOWA
ENGINEER:
PHONE: (515) 969-4400 FAX: (515) 398-4410
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

DATE	REVISIONS
12-15	
11-18	SCHEMATIC WEST SIDE
11-16	REVISED
10-25	FINAL SUBMITTAL
10-24	SCHEMATIC WEST SIDE
10-23	SCHEMATIC WEST SIDE
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10-4	SCHEMATIC WEST SIDE
10-3	SCHEMATIC WEST SIDE
10-2	SCHEMATIC WEST SIDE
10-1	SCHEMATIC WEST SIDE

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE CONNECTION DETAILS. REFER TO ARCHITECTURAL PLANS FOR GAS SERVICE CONNECTION DETAILS.
2. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED PRIOR TO COMMENCING CONSTRUCTION OF ALL CONNECTIONS TO EXISTING UTILITIES.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
4. ALL UTILITIES SHALL BE STERED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR EXACT LOCATION OF BUILDING FACE.
5. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEST DES MOINES PLUMBING CODE.
6. MAINTAIN A MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAINS.
7. MAINTAIN A MINIMUM OF 12" HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
8. WHERE PUBLIC UTILITY UTILITIES ARE SHOWN ON THE PLANS OR WHERE PUBLIC UTILITY UTILITIES ARE SHOWN ON THE PLANS OR WHERE PUBLIC UTILITY UTILITIES ARE SHOWN ON THE PLANS, THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE COMMENCEMENT OF WORK AND TO OBTAIN ANY NECESSARY PERMITS FROM THE UTILITY OF THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNOCCUPIED FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLUTED FROM AVAILABLE SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE CITY OF WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC UTILITIES.
10. ALL SUBCONTRACTORS INVOLVED IN THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WEST DES MOINES STANDARD PLUMBING CODE. CONTRACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE.
11. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
12. THE CONTRACTOR SHALL PREVENT ENTRY OF SAND, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTANT NOTIFICATION TO THE CITY OF WEST DES MOINES SHALL BE REQUIRED FOR ANY CONTAMINATION.
13. ALL PUBLIC UTILITIES SHOWN ON THE SITE PLAN REQUIRE A SEPARATE SUBMITTAL. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
14. ALL LIGHTS ARE TO BE DOWNCAST VERTICAL WALL FIXTURES. WALL FIXTURES ARE PROHIBITED. THE MAX ILLUMINATION AT THE PROPERTY LINE IS 1 FOOT-CANDLE.

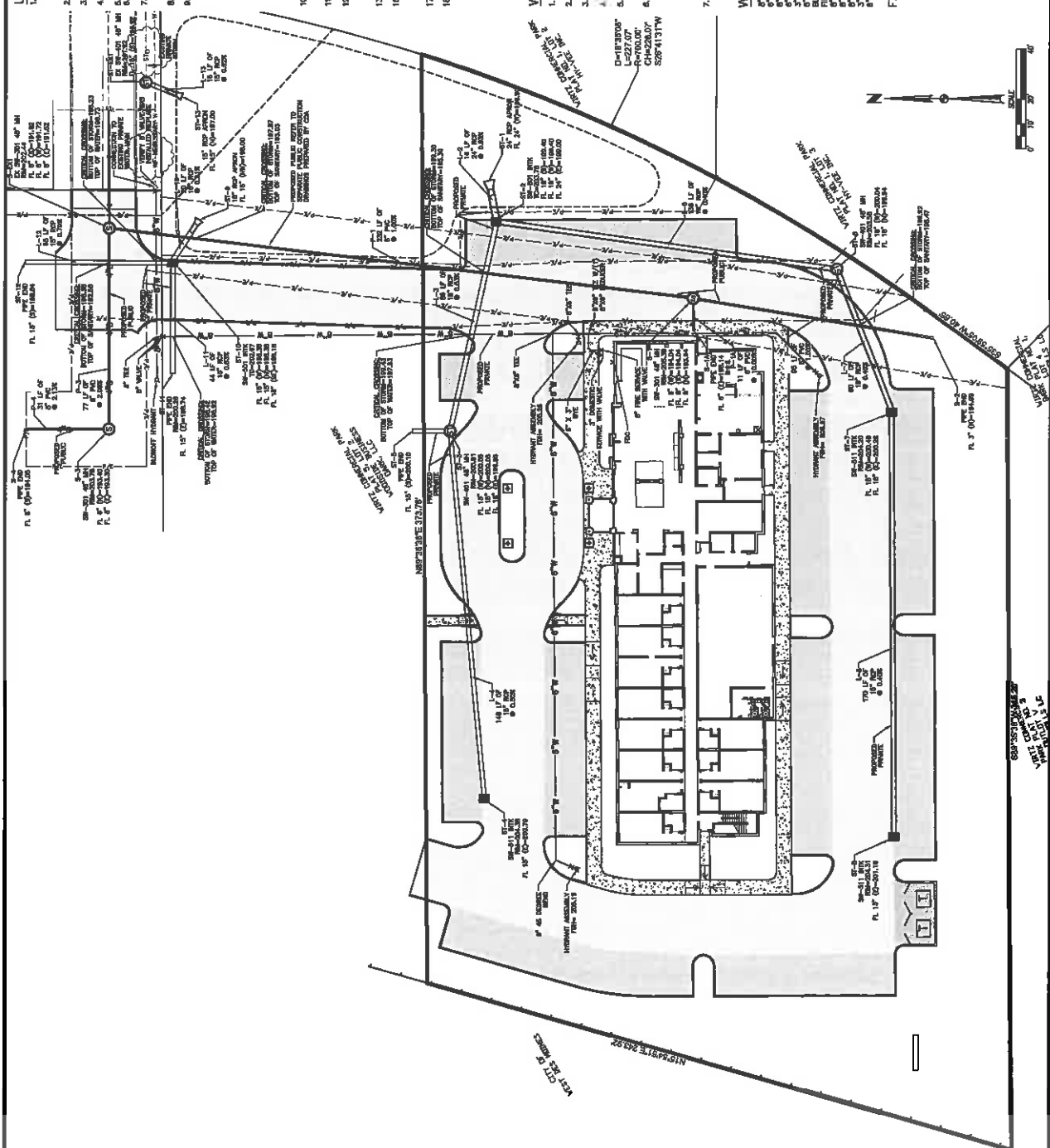
WEST DES MOINES WATER WORKS NOTES

1. ALL WATER WORKS, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH THE CITY OF WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH THE CITY OF WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH THE CITY OF WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
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6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH THE CITY OF WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH THE CITY OF WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.

WATER QUANTITIES

240 LF	WATER MAIN
320 LF	WATER MAIN
1 EA	WATER VALVE
1 EA	WATER VALVE
1 EA	WATER VALVE
3 EA	BLOW-OFF HYDRANT
1 EA	BLOW-OFF HYDRANT
1 EA	BLOW-OFF HYDRANT
1 EA	WATER VALVE
1 EA	WATER VALVE
4 EA	45 DEGREE BEND

FJD= FIRE DEPARTMENT CONNECTION



SLEEP INN HOTEL
LANDSCAPE PLAN

WEST DES MOINES, IOWA
CIVIL DESIGN ADVANTAGE
ENGINEER: EP GH
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISED	DATE
13-01	12-15
11-01	11-14
10-01	10-21
9-01	09-21
8-01	08-21
7-01	07-21
6-01	06-21
5-01	05-21
4-01	04-21
3-01	03-21
2-01	02-21
1-01	01-21

LANDSCAPE NOTES

1. VERIFY ALL UTILITIES BEFORE ANY PLANTING BEGINS. CONFORM TO THE MOST CURRENT EDITION OF THE IOWA CODE.
2. THE TYPE AND QUALITY OF PLANT MATERIAL SHALL BE SPECIFIED BY THE ARCHITECT. ALL PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED WITHOUT EXCEPTIONS. LAND AND OPEN SPACES WITH ALL PLANT MATERIAL SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING PLANTING.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IOWA CODE AND ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING PLANTING.
4. MAINTAIN ALL EXISTING UTILITIES AND PLANTING THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING PLANTING.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IOWA CODE AND ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING PLANTING.
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OPEN SPACE

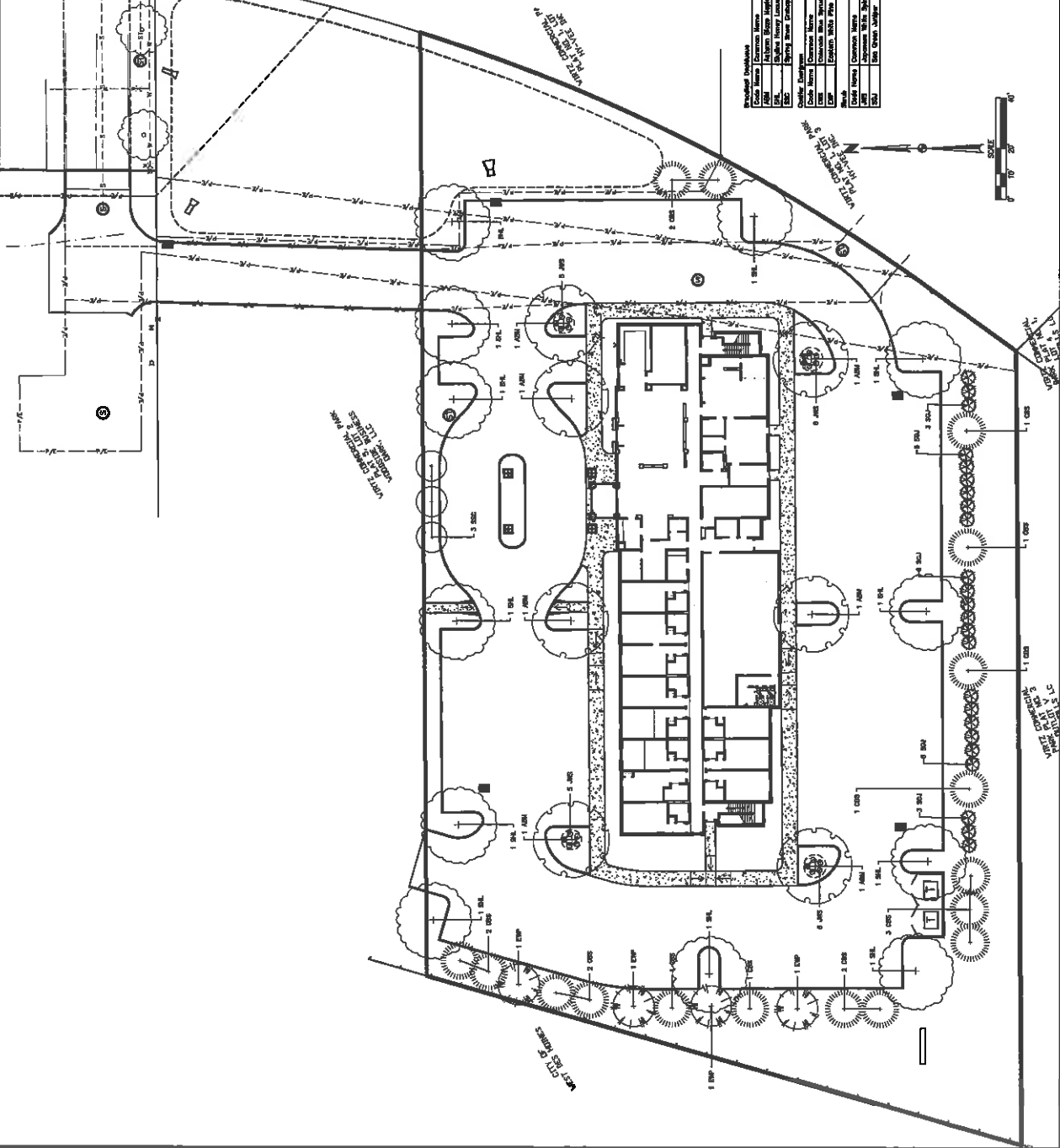
AREA TO BE OPEN SPACE
TOTAL AREA: 27,000 SF
TOTAL TREES: 14 TREES
TOTAL SHRUBS: 21 SHRUBS
TOTAL PERENNIALS: 21 PERENNIALS

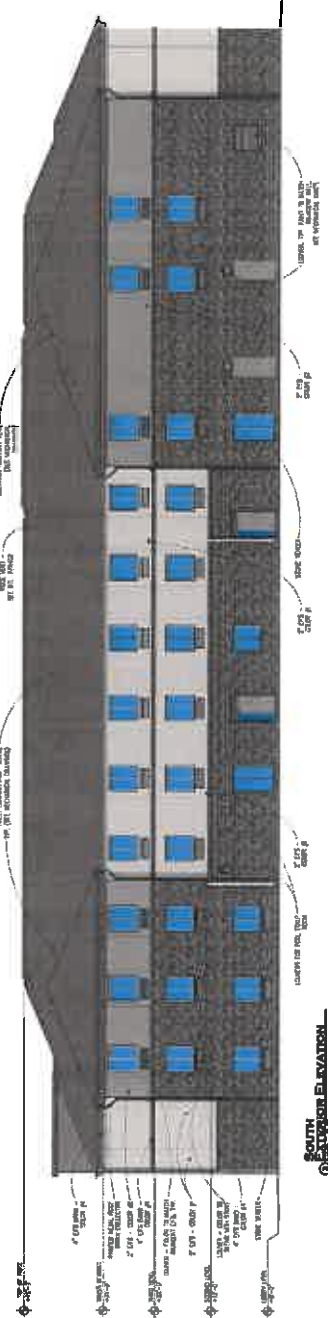
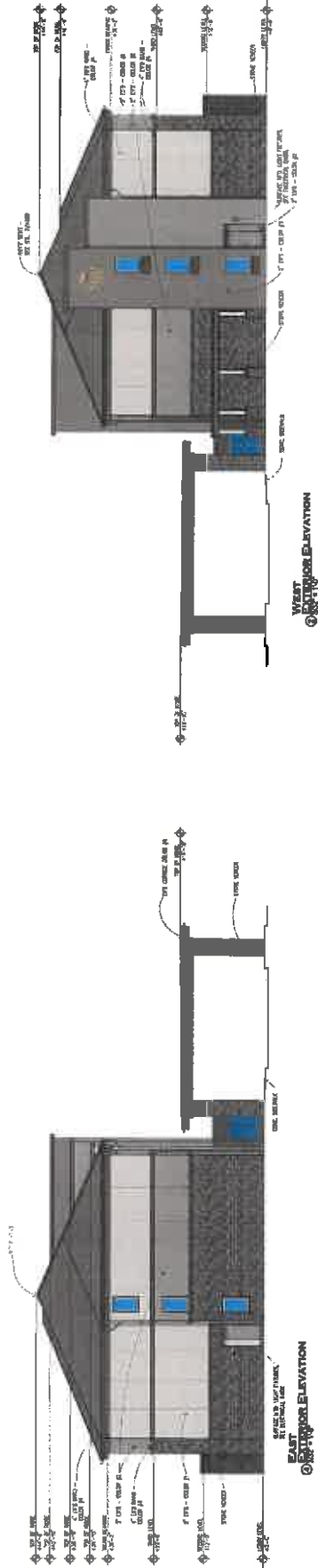
PARKING LOT

AREA TO BE PARKING LOT
TOTAL AREA: 10,000 SF
TOTAL TREES: 3 TREES
TOTAL SHRUBS: 21 SHRUBS

PLANT SCHEDULE

Plant Name	Quantity	Plant Size	Quantity
Aspen	14	12" DIA.	14
Red Pine	3	12" DIA.	3
White Pine	3	12" DIA.	3
Red Spruce	3	12" DIA.	3
White Spruce	3	12" DIA.	3
Red Cedar	3	12" DIA.	3
White Cedar	3	12" DIA.	3
Red Juniper	3	12" DIA.	3
White Juniper	3	12" DIA.	3
Red Cypress	3	12" DIA.	3
White Cypress	3	12" DIA.	3
Red Fir	3	12" DIA.	3
White Fir	3	12" DIA.	3
Red Spruce	3	12" DIA.	3
White Spruce	3	12" DIA.	3
Red Cedar	3	12" DIA.	3
White Cedar	3	12" DIA.	3
Red Juniper	3	12" DIA.	3
White Juniper	3	12" DIA.	3
Red Cypress	3	12" DIA.	3
White Cypress	3	12" DIA.	3
Red Fir	3	12" DIA.	3
White Fir	3	12" DIA.	3





SLEEP INN
 WIRTZ, P.U.D.
 WEST DES MOINES, IOWA
 02-23-2016

simonson
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