

**CITY OF WEST DES MOINES  
STAFF REPORT COMMUNICATION**

**Meeting Date:** June 14, 2021

**ITEM:** Microsoft Ginger East (aka Microsoft DSM 14), East of Veterans Parkway at SE Maffitt Lake Road – Approve a Preliminary Plat to create 2 lots for Industrial development, 1 outlot and 1 street lot for right of way dedication – Microsoft Corporation – PP-005139-2021

**Resolution: Approval of Preliminary Plat**

**Background:** Ryan Hardisty with Civil Design Advantage, on behalf of the applicant and property owner, Microsoft Corporation, with cooperation of the City, property owner, request approval of a Preliminary Plat for the approximately 146-acre property generally located east of Veterans Parkway at SE Maffitt Lake Road. The City is currently the owner of SE Maffitt Lake Rd right of way through the subject property and therefore is included as a property owner. The applicant proposes to subdivide the property into 2 lots for data center and electric substation development, 1 outlot for storm water detention, and 1 street lot to be dedicated to the City.

**Staff Review & Comment:**

- **Financial Impact:** As part of the pending development agreement for this site, the proposed public use improvements that the City will be undertaking will be paving and reconstruction of SE County Line Road from SE Soteria Avenue to Veterans Parkway with a pedestrian underpass on the Great Western Trail. As part of this street project, a water main will be extended the full length of the street. There will also be a water main connection from SE County Line Road up SE Soteria to former SE Maffitt Lake Road. The applicant will be removing existing SE Maffitt Lake Road between Veterans Pkwy and SE Soteria Ave. The right of way for removed SE Maffitt Lake Road will be obtained by Microsoft.
- **Key Development Aspects:**
  - **City Consent to Plat:** The City intends to vacate SE Maffitt Lake Road within the subject property and transfer ownership to Microsoft Corporation at a future date. This existing road will be removed, and the underlying right of way ground will be obtained by Microsoft and incorporated into the development.
  - **Water Tower Agreement:** West Des Moines Water Works (WDMWW) is negotiating an agreement with Microsoft related to the construction of a 2 million gallon elevated tower that will primarily serve the South Pressure Zone including the new data center called Ginger East/DSM 14 (at IA-5 and Veterans Parkway). The tower will also provide support to Ginger West (11100 Booneville Rd) in the event of an emergency such as a fire or large water main break. WDMWW, the City of West Des Moines, and the Des Moines Water Works (DMWW) have entered into a Memorandum of Understanding (MOU) that agrees that the elevated tower will be constructed as a condition, among other items, for DMWW to provide the necessary water to serve BOTH data centers hence the importance of making sure this contract is in place. WDMWW believes the recommended condition of approval requiring full execution of the agreement prior

to site plan (included phased site plans for footings and foundation and private utilities) and the associated final plat approvals provides adequate protection to ensure the agreement is executed.

- **Traffic Impact Study Findings:** The proposed development is expected to generate less traffic than what was analyzed in previous traffic modeling for the area. The study gives more details on the recommended geometry and traffic control for the surrounding streets. SE Maffitt Lake Road from Veterans Parkway to SE Soteria Avenue is expected to be removed as part of this development. For as long as SE Maffitt Lake Road remains open to public travel (whether the street is publicly or privately owned), it must continue to have all proper traffic control as specified in the Federal Highway Administration's *Manual on Uniform Traffic Control Devices (MUTCD)*. A new driveway onto SE Soteria Avenue may be allowed once the west leg of the SE Soteria Avenue & SE Maffitt Lake Road intersection is closed to traffic. The study gave recommendations that will maintain and enhance circulation for the internal streets. Those recommendations have been given to the applicant.
- **Developer Responsibilities:** Unless otherwise provided in a development agreement with the City, in conjunction with site development or platting of the lots, whichever occurs first, the developer will be responsible for construction and/or installation of all required public and private infrastructure improvements necessary to support the development.
- **Plat Validity:** Per City Code, the associated Final Plat must be presented to the City Council for approval within 12 months of the approval of this Preliminary Plat if surety is being posted for Public Improvements; or, within 18 months if Public Improvements are being constructed prior to Final Plat consideration. It is the responsibility of the developer to be aware of these deadlines and request an extension of the Preliminary Plat approval prior to the Preliminary Plat expiration date.

**Outstanding Issues:** There are no outstanding issues.

**Plan and Zoning Commission Action:**

Date:

Vote:

Recommendation:

**Recommendation:** Approve the Preliminary Plat subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The applicant acknowledging and agreeing that the site plan and final plat for development of data center buildings on this site shall not be approved until such time that West Des Moines Water Works determines the Microsoft's Water Tower Agreement with West Des Moines Water Works has been successfully executed.
2. Building permits for the construction of the data center building shall not be allowed until the associated site plan, including phased site plans and the final plat for the site have been approved by the City Council.

**Lead Staff Member: Brian Portz**

**Approval Meeting Dates:**

Plan and Zoning Commission	June 14, 2021
City Council	

**Staff Report Reviews:**

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or)	<input checked="" type="checkbox"/> Legal Department
	<input checked="" type="checkbox"/> Director	
City Council	<input type="checkbox"/> Director	<input type="checkbox"/> Legal Department
	<input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Agenda Acceptance

**Publications (if applicable)**

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

**Council Subcommittee Review (if applicable)**

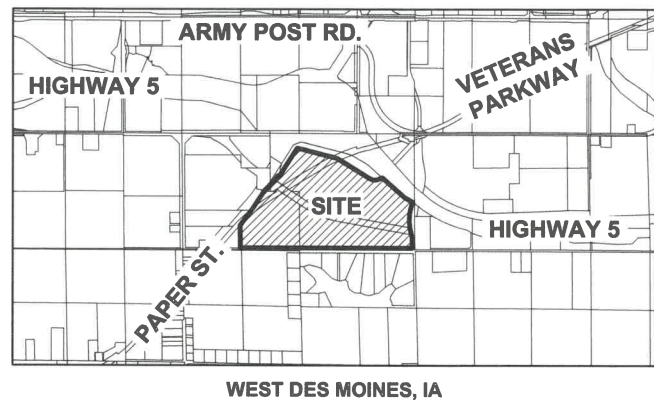
Subcommittee	Development & Planning
Date Reviewed	5/3/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

# Location Map





**VICINITY MAP**  
NOT TO SCALE



WEST DES MOINES, IA

# GINGER EAST

## PRELIMINARY PLAT

Plans included are for illustrative purposes only.

Approve plans on file with the City.

**NAVIX** SITE | CIVIL  
10125 S.W. Emerald Blvd. | 503.688.0500  
Portland, OR 97201 | www.navix.com

**BURNS & MCDONNELL**  
8400 Ward Parkway  
Kansas City, MO 64114  
www.burnsmcd.com

**EA**  
Civil Design Advantage  
3405 SE Crossroads Drive, Suite G  
Grimes, IA 50111

**Microsoft**

**DSM 14**  
**DATA CENTER**  
3655 SE SOTERIA AVE  
WEST DES MOINES, IA 50265

**CONSULTANTS**

**CIVIL:**  
NAVX ENGINEERING, INC.  
11235 SE 8TH STREET, SUITE 150  
BELLEVUE, WA 98004  
PH: (425) 453-9501  
CONTACT: SPENCER HUMPHREY

**CIVIL DESIGN ADVANTAGE, LLC**  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IA 50111  
PH: (515) 369-4400  
CONTACT: RYAN HARDISTY

**GEOTECHNICAL:**  
TERRACON  
600 SW 7TH STREET, SUITE M  
DES MOINES, IA 50309  
PH: (515) 244-3184  
CONTACT: TED BECHTUM

**OWNER/APPLICANT**

MICROSOFT CORPORATION  
ONE MICROSOFT WAY  
REDMOND, WA 98052

**GOVERNING AGENCIES**

**REVIEW AGENCY:**  
CITY OF WEST DES MOINES  
4200 MILLS CIVIC PARKWAY, SUITE 20  
WEST DES MOINES, IA 50265  
PH: (515) 222-3620  
CONTACT: LYNN TWEDT

**FIRE DISTRICT:**  
CITY OF WEST DES MOINES  
3421 ASHWORTH ROAD  
WEST DES MOINES, IA 50265  
PH: (515) 222-3420  
CONTACT: MIKE WHITSELL

**UTILITIES**

**WATER:**  
WEST DES MOINES WATER WORKS  
1505 RAILROAD AVENUE  
WEST DES MOINES, IA 50265  
PH: (515) 222-3510  
CONTACT: WILLIAM MABUCE, P.E.

**SANITARY SEWER:**  
CITY OF WEST DES MOINES  
560 SOUTH 16TH STREET  
WEST DES MOINES, IA 50265  
PH: (515) 222-3480  
CONTACT: CLINT CARPENTER

**LEGAL DESCRIPTION**

**REZONING DESCRIPTION**  
THE PROPERTY DESCRIBED IN THE WARRANTY DEED TO CITY OF WEST DES MOINES RECORDED IN BOOK 15961, PAGE 875, BEING LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, POLK COUNTY, IOWA AND CONTAINING 10.48 ACRES (456,397 S.F.)  
AND  
THE PROPERTY DESCRIBED IN THE QUIT CLAIM DEED TO CITY OF WEST DES MOINES RECORDED IN BOOK 15939, PAGE 284, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, POLK COUNTY, IOWA AND CONTAINING 0.97 ACRES (42,233 S.F.)  
AND  
THE PROPERTY PLATTED AS PARCEL 2020-125 (P05-004818-2020) OF THE NORTHEAST 1/4 OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, POLK COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY AND RESOLUTION RECORDED IN BOOK 18065, PAGE 789 AND CONTAINING 0.97 ACRES (42,233 S.F.)  
AND  
PARCEL 2017-20 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 16625, PAGE 757 BEING A PART OF THE FORMER RAILROAD RIGHT-OF-WAY AS DESCRIBED IN THE WARRANTY DEED IN BOOK 8826, PAGE 857 AND BEING A PART OF PARCEL 'A' AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 8630, PAGE 836 AND ALL BEING IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.  
AND  
THAT PART OF A TRACT OF LAND AS SHOWN ON THE RETRACEMENT SURVEY RECORDED IN BOOK 9183, PAGE 332 IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA, LYING SOUTH OF PARCEL 2017-19 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 16625, PAGE 757 IN THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 34 AND LYING NORTHWESTERLY OF PARCEL 2017-20 AS SHOWN ON SAID PLAT OF SURVEY RECORDED IN BOOK 16625, PAGE 757 AND LYING NORTHEASTERLY OF THE ROAD RIGHT-OF-WAY FOR SE MAFFITT LAKE ROAD AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 15961, PAGE 871.  
AND  
PARCEL 'B' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 9533, PAGE 479 BEING ALL OF LOT 10 IN BRUBAKER ESTATE, AN OFFICIAL PLAT, AND A PART OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA  
ALL BEING IN THE CITY OF WEST DES MOINES, POLK COUNTY AND CONTAINING A TOTAL OF 148.88 ACRES (6,397,044 S.F.) MORE OR LESS.

**SITE DATA**

EXISTING COMPREHENSIVE PLAN	HIGHWAY COMMERCIAL AND OFFICE
PROPOSED COMPREHENSIVE PLAN	LIGHT INDUSTRIAL
EXISTING ZONING	PROFESSIONAL COMMERCE PARK AND SUPPORT COMMERCIAL
PROPOSED ZONING	LIGHT INDUSTRIAL
SURROUNDING LAND USES:	
NORTH: EXISTING LAND USE	INTERSTATE HIGHWAY
EXISTING ZONING	UNZONED
COMPREHENSIVE PLAN DESIGNATION	NONE
EAST: EXISTING LAND USE	AGRICULTURE
EXISTING ZONING	UNZONED
COMPREHENSIVE PLAN DESIGNATION	OFFICE
SOUTH: EXISTING LAND USE	RESIDENTIAL
EXISTING ZONING	RESIDENTIAL
COMPREHENSIVE PLAN DESIGNATION	NONE
WEST: EXISTING LAND USE	AGRICULTURE
EXISTING ZONING	PROFESSIONAL COMMERCE PARK
COMPREHENSIVE PLAN DESIGNATION	OFFICE/COMMERCIAL

**SHEET INDEX**

- SHEET 1: COVER SHEET
- SHEET 2: DIMENSION PLAN
- SHEET 3: GRADING PLAN
- SHEET 4-5: UTILITY 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 ON WEEK PRIOR TO BUILDING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS 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.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF APPROVED BACKFLOW PREVENTION ASSEMBLIES FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION SHALL BE INSTALLED PER CITY ORDINANCE 1287.54-1998. THE 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.
- ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED TO MANHOLES.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION 'CLINT CARPENTER' (515-222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
- ALL OUTLOTS ARE UNBUILDABLE.
- WDMWW REQUIRED UNRESTRICTED ACCESS TO THE MAFFITT LAKE ROAD WATER MAIN BETWEEN VETERANS PARKWAY AND SE SOTERIA AVENUE UNTIL THE PROPOSED S COUNTY LINE ROAD WATER MAIN HAS BEEN PLACED INTO SERVICE AND ACCEPTED BY THE WEST DES MOINES WATER WORKS BOARD OF TRUSTEES.

**UTILITY WARNING**

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

**LEGEND**

PROPOSED	FOUND	SET	EXISTING
GROUND SURFACE CONTOUR	SECTION CORNER	1/2" REBAR, YELLOW CAP #18660 (UNLESS OTHERWISE NOTED)	GROUND SURFACE CONTOUR
TYPE SW-501 STORM INTAKE	ROW MARKER	ROW RAIL	SANITARY MANHOLE
TYPE SW-502 STORM INTAKE	PLATTED DISTANCE	MEASURED BEARING & DISTANCE	WATER VALVE BOX
TYPE SW-503 STORM INTAKE	RECORDED AS	DEED DISTANCE	FIRE HYDRANT
TYPE SW-505 STORM INTAKE	CALCULATED DISTANCE	CURVE ARC LENGTH	WATER CURB STOP
TYPE SW-508 STORM INTAKE	MINIMUM 100-YEAR FLOOD PROTECTION ELEVATION	LOT LINE	WELL
TYPE SW-512 STORM INTAKE	CENTERLINE	SECTION LINE	STORM SEWER MANHOLE
TYPE SW-513 STORM INTAKE	1/4 SECTION LINE	1/4 SECTION LINE	STORM SEWER SINGLE INTAKE
TYPE SW-401 STORM MANHOLE	EASEMENT LINE	LOT LINE	STORM SEWER DOUBLE INTAKE
TYPE SW-402 STORM MANHOLE	RIGHT OF WAY	BUILDING SETBACK	FLARED END SECTION
FLARED END SECTION	PLAT BOUNDARY		DEODIOUS TREE
TYPE SW-301 SANITARY MANHOLE			CYPERIFEROUS TREE
STORM/SANITARY CLEANOUT			DEODIOUS SHRUB
WATER VALVE			CYPERIFEROUS SHRUB
FIRE HYDRANT ASSEMBLY			ELECTRIC POWER POLE
SIGN			GUY ANCHOR
DETECTABLE WARNING PANEL			STREET LIGHT
SANITARY SEWER WITH SIZE			POWER POLE W/ TRANSFORMER
STORM SEWER WITH SIZE			UTILITY POLE W/ LIGHT
WATERMAIN WITH SIZE			ELECTRIC BOX
			ELECTRIC TRANSFORMER
			ELECTRIC MANHOLE OR VAULT
			TRAFFIC SIGN
			TELEPHONE JUNCTION BOX
			TELEPHONE MANHOLE/VAULT
			TELEPHONE POLE
			GAS VALVE BOX
			CABLE TV JUNCTION BOX
			CABLE TV MANHOLE/VAULT
			MAIL BOX
			BENCHMARK
			SOIL BORING
			UNDERGROUND TV CABLE
			GAS MAIN
			FIBER OPTIC
			UNDERGROUND TELEPHONE
			OVERHEAD ELECTRIC
			UNDERGROUND ELECTRIC
			FIELD TILE
			SANITARY SEWER W/ SIZE
			STORM SEWER W/ SIZE
			WATER MAIN W/ SIZE

Design	RL / DN
Drawn	RL / DN
Checked	BDPM
Date	02 MAR 2021
MSD Project No.	130727
M.S. Project No.	P.1728

**MICROSOFT**

Design Manager: GREG DEENEY  
Layout Manager: [Blank]  
CADD, SW Utility, Landscaping Technical Lead: SCHWIP DHAR  
Architectural & Structural Technical Lead: TODOR NIKOLOV  
Mech, Plumbing & Fire Protection Technical Lead: STEVEN TOUPIN  
Building Automation Systems Technical Lead: PAUL HILDE  
Electrical Technical Lead: AG COLTY  
Electrical Power Management Systems (EMS) Technical Lead: KRIS REICHERT  
Telecommunications / Network Technical Lead: MATT BRIDSON  
Security Design Manager: FRED HARRIS

**DESIGN TEAM**  
Civil Engineering Lead: RYAN A. HARDISTY / NAVIX ENGINEERING  
Structural Engineering Lead: [Blank] / B&M  
Architectural Lead: [Blank] / B&M  
Mechanical Engineering Lead: [Blank] / B&M  
Plumbing Engineering Lead: [Blank] / B&M  
Fire Protection Engineering Lead: [Blank] / B&M  
EMS Engineering Lead: [Blank] / B&M  
Telecommunications Engineering Lead: [Blank] / B&M  
Security Systems Engineering Lead: [Blank] / B&M

**Revisions**

No.	Date	Description
1	02 MAR 2021	DATE CHANGE
2	02 MAR 2021	NOI ISSUED FOR REVIEW
3	21 APR 2021	NOI ISSUED FOR REVIEW
4	02 MAY 2021	PRELIMINARY PLAT SUBMITTAL #1
5	02 MAY 2021	PRELIMINARY PLAT SUBMITTAL #2



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

*Ryan A. Hardisty*  
RYAN A. HARDISTY, P.E. 05/20/2021 DATE

LICENSE NUMBER 20811  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1-5

CONFIDENTIAL - DO NOT DISCLOSE. This document is exempt from public disclosure under the Public Disclosure Act and Uniform Trade Secrets Act.

Package  
**PRELIMINARY PLAT**  
Sheet Title/Number

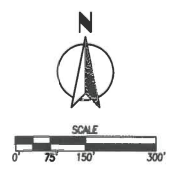
**811** CITY OF WEST DES MOINES  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**IOWA ONE CALL**  
1-800-292-8989  
www.iowaonecall.com

COVER SHEET



# GINGER EAST



**NAVIX** SITE CIVIL  
 10135 S.W. University Blvd. Suite 200  
 Redmond, OR 97056  
 Phone: 503.608.2378  
 Fax: 503.608.2379  
 www.navix.com

**BURNS & MCDONNELL**  
 9400 Ward Parkway  
 Kansas City, MO 64114  
 www.burnsmcd.com

**EA**  
 Civil Design Advantage  
 3405 SE Crossroads Drive, Suite G  
 Grimes, IA 50111

**Microsoft**

**DSM 14 DATACENTER**  
 3655 SE SOTERIA AVE  
 WEST DES MOINES, IA 50265

Design	RL / DM
Drawn	RL / DM
Checked	SCPM
Date	12 MAR 2021
Sheet Project No.	130737
M.S. Project No.	P.1729

**MICROSOFT**

Design Manager: GREG DEENEY  
 Layout Manager: GREG DEENEY

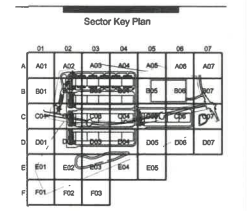
Civil Site Survey, Landscaping Technical Lead: JONATHAN DICKERSON / NAVIX ENGINEERING  
 Architectural & Structural Technical Lead: JONATHAN DICKERSON / NAVIX ENGINEERING  
 Mech, Plumbing & Fire Protection Technical Lead: TODOR NIKOLOV  
 Building Automation Systems Technical Lead: STEVEN TOUPIN  
 Electrical Technical Lead: AC COLUCCI  
 Electrical Power Management Systems (EPMS) Technical Lead: KRIS REDDING  
 Telecommunications Hardware Technical Lead: MATT BENSON  
 Security Design Manager: FRED HARRIS

**DESIGN TEAM**

Civil Engineering: JASON DICKERSON / NAVIX ENGINEERING  
 Structural Engineering: WYAM JEMAL / BMD  
 Architectural: JIMMY CASTELLANO / BMD  
 Mechanical Engineering: CHRIS NEWTON / BMD  
 Plumbing Engineering: JESSIE GORDON / BMD  
 Fire Protection Engineering: ADAM DEICHOFF / BMD  
 E&I Engineering: JARED ZUERCHER / BMD  
 Electrical Engineering: VIRGINIA SOLIMAN / BMD  
 Telecommunications Hardware: CHAD STAWEI / BMD  
 Security Systems Engineering: BRIAN COLLOMBO / ROSSBAR

**Revisions**

No.	Date	Description
0	12 MAR 2021	EARLY APPROVAL
1	18 MAR 2021	90% ISSUES FOR REVIEW
2	21 APR 2021	100% ISSUES FOR REVIEW
3	10 MAY 2021	CONTRACTOR PLAN SUBMITTAL #1
4	20 MAY 2021	PRELIMINARY PLAN SUBMITTAL #2



Registration  
 PROFESSIONAL ENGINEER  
 RYAN A. HARDISTY  
 20811

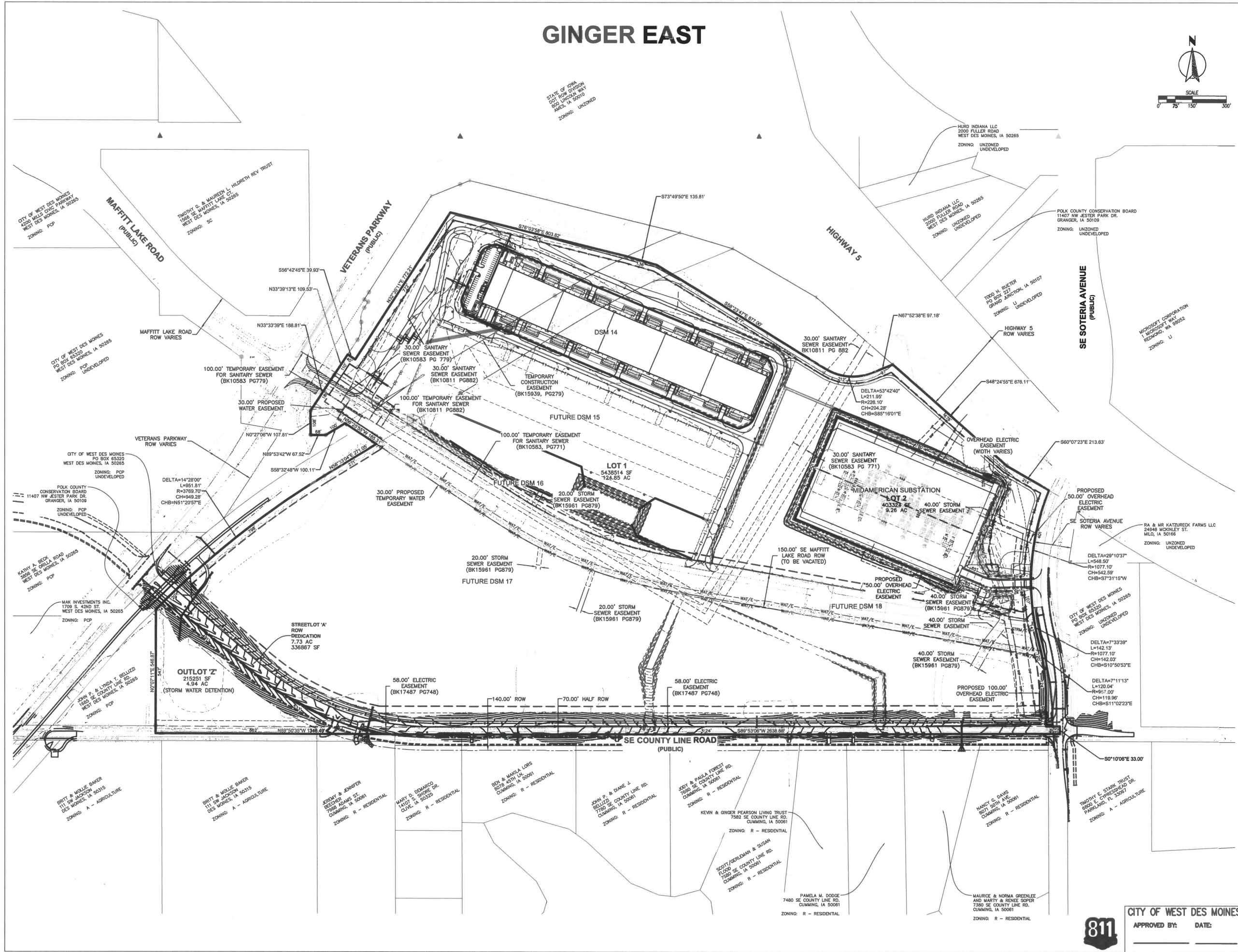
Sector Key Plan

CONFIDENTIAL - DO NOT DISCLOSE. This document is exempt from public disclosure under the Public Disclosure Act and Uniform Trade Secrets Act.

**PRELIMINARY PLAT**  
 Sheet Title Number

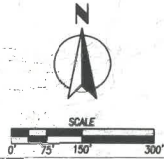
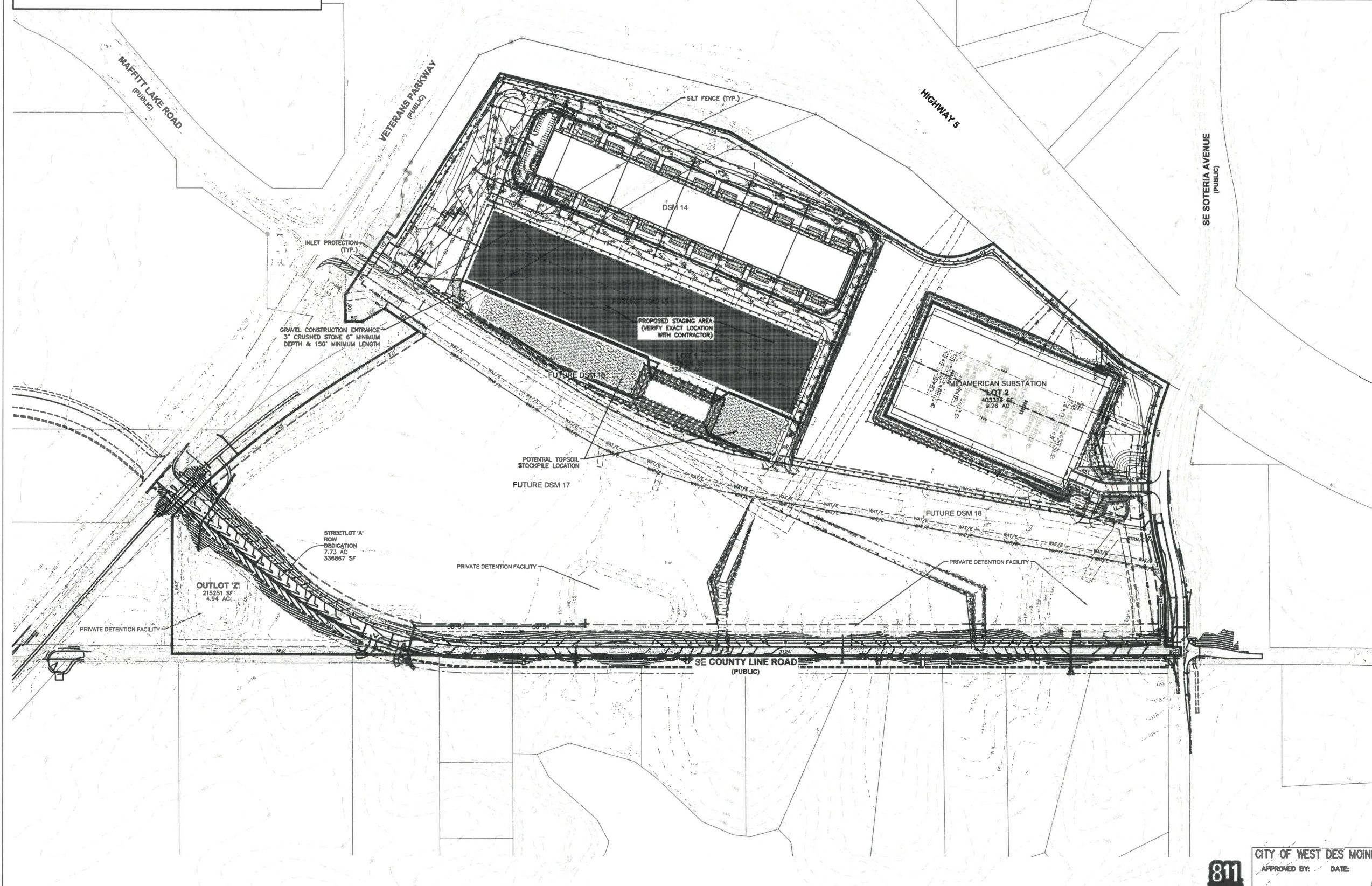
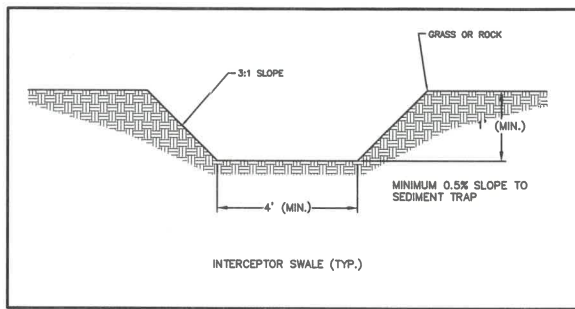
**DIMENSION PLAN**

811  
 CITY OF WEST DES MOINES  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_





# GINGER EAST



**NAVIX** SITE | CIVIL  
10135 S.W. Emerald Blvd. # 200  
Portland, OR 97224  
www.navix.com

**BURNS & MCDONNELL**  
8400 Ward Parkway  
Kansas City, MO 64114  
www.burnsmcd.com

**EA**  
Civil Design Advantage  
3405 SE Crossroads Drive, Suite G  
Grimes, IA 50111

**Microsoft**

**DSM 14 DATACENTER**  
3855 SE SOTERIA AVE  
WEST DES MOINES, IA 50265

Design	RL / EN
Drawn	RL / EN
Checked	BDPM
Date	02 MAR 2011
Sheet Project No.	13277
M.S. Project No.	P 17268

**MICROSOFT**

Design Manager	GREG DEENEY
Layout Manager	
CAD, Site Survey, Landscaping Technical Lead	SCHWITZ CHARR
Architecture & Structure Technical Lead	TODOR NIKOLOV
Mech, Plumbing & Fire Protection Technical Lead	STEVEN TOLPIN
Building Automation Systems (BAS) Technical Lead	PAUL HILDE
Electrical Technical Lead	AC COLTU
Electrical Power Management System (EPMS) Technical Lead	KRIS REEDER
Telecommunications / Network Technical Lead	MATT REEDER
Security Design Manager	FRED HARRIS

**DESIGN TEAM**

CM Engineering Lead	BOB LANGRISHON / MANSY ENGINEERING
Structural Engineering Lead	CHRISTIAN JEMAL / BMO
Architectural Lead	JOHN CASTELLANO / BMO
Mechanical Engineering Lead	CHRIS NEWTON / BMO
Plumbing Engineering Lead	EDDIE ORDONEZ / BMO
Fire Protection Engineering Lead	ADAM DEIGROFF / BMO
GIS Engineering Lead	MARCO ZUERCHER / BMO
Civil Engineering Lead	VIRGINIA SOLIMAN / BMO
Telecommunications / Network Engineering Lead	CHAD STILLWELL / BMO
Security Systems Engineering Lead	BRYAN COLCLOMBE / ROSSBAR

**Revisions**

No.	Date	Description
1	02 MAR 2011	EARLY GRADING
2	09 MAR 2011	ISSUED FOR REVIEW
3	21 APR 2011	ISSUED FOR REVIEW
4	02 MAY 2011	PRELIMINARY PLAT SUBMITTAL #1
5	02 MAY 2011	PRELIMINARY PLAT SUBMITTAL #2



**Sector Key Plan**

	01	02	03	04	05	06	07
A	A01	A02	A03	A04	A05	A06	A07
B	B01	B02	B03	B04	B05	B06	B07
C	C01	C02	C03	C04	C05	C06	C07
D	D01	D02	D03	D04	D05	D06	D07
E	E01	E02	E03	E04	E05	E06	E07
F	F01	F02	F03				

Bar Code  
CONFIDENTIAL - DO NOT DISCLOSE. This document is exempt from public disclosure under the Public Disclosure Act and Uniform Trade Secrets Act.

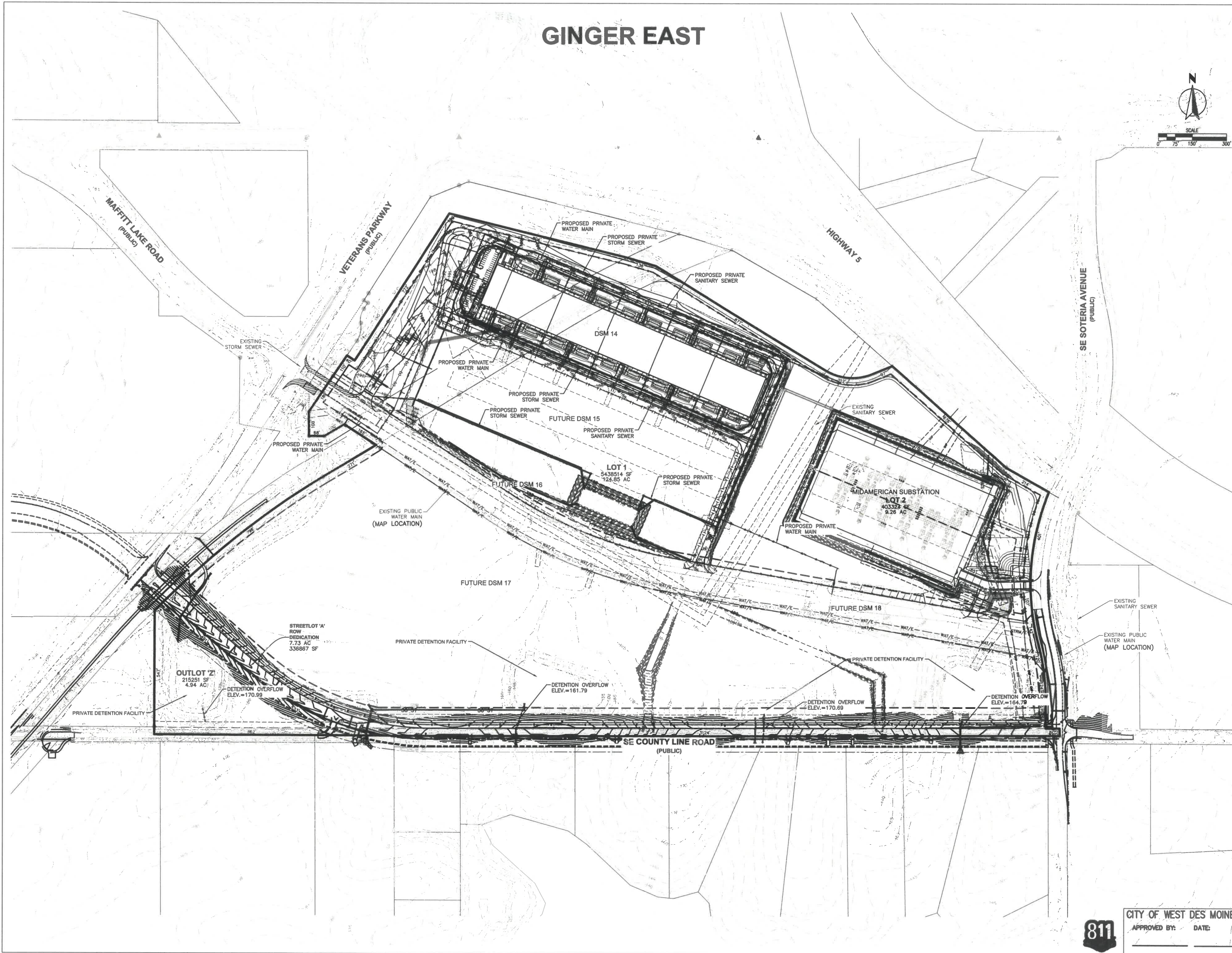
Package  
**PRELIMINARY PLAT**  
Sheet Title/Number

## GRADING PLAN

**811** CITY OF WEST DES MOINES  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



# GINGER EAST



**NAVIX**  
SITE | CIVIL  
10135 S.W. Emerald Blvd. # 200  
Portland, OR 97066  
503.688.8200  
www.navix.com

**BURNS & MCDONNELL**  
9400 Ward Parkway  
Kansas City, MO 64114  
www.burnsmcd.com

**EA**  
Civil Design Advantage  
3405 SE Crossroads Drive, Suite G  
Grimes, IA 50111

**Microsoft**

**DSM 14  
DATACENTER**  
3655 SE SOTERIA AVE  
WEST DES MOINES, IA 50265

Design	RL / DM
Drawn	RL / DM
Checked	SDPM
Date	02 MAR 2021
Sheet Project No.	100717
M.S. Project No.	P-17268

**MICROSOFT**

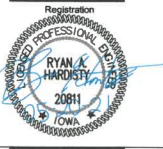
Design Manager	GREG DEENEY
Layout Manager	GREG DEENEY
GIS, Site Survey, Landmarking Technical Lead	SONOWIP CHAN
Architectural & Structure Technical Lead	TODOR RIKOLOV
Mech, Plumbing & Fire Protection Technical Lead	STEVEN TOUPIN
Building Automation Systems (BAS) Technical Lead	PAUL HILDE
Electrical Technical Lead	AC COULT
Electrical Power Management Systems (EPMS) Technical Lead	MATT BISHOP
Telecommunications / Network Technical Lead	MATT BISHOP
Security Design Manager	FRED HARRIS

**DESIGN TEAM**

Civil Engineering Lead	BOB GUNTERSON / NAVIX ENGINEERING
Structural Engineering Lead	SEYFAN JEMAL / BMAD
Architectural Lead	MARY CASTELLANO / BMAD
Mechanical Engineering Lead	CHRIS NEWTON / BMAD
Plumbing Engineering Lead	EDDIE ORDOÑEZ / BMAD
Fire Protection Engineering Lead	ADAM DEGGOFF / BMAD
GIS Engineering Lead	JARED ZIERCHER / BMAD
Industrial Engineering Lead	VERONICA SOLIMAN / BMAD
Telecommunications / Network Engineering Lead	CHAD STEVENS / BMAD
Security Systems Engineering Lead	BRANDY COLEMAN / ROSSBAR

**Revisions**

No.	Date	Description
1	02 MAR 2021	ISSUE FOR REVIEW
2	02 MAR 2021	ISSUE FOR REVIEW
3	02 MAR 2021	ISSUE FOR REVIEW
4	02 MAR 2021	ISSUE FOR REVIEW



**Sector Key Plan**

01	02	03	04	05	06	07
A	A01	A02	A03	A04	A05	A07
B	B01	B02	B03	B04	B05	B07
C	C01	C02	C03	C04	C05	C07
D	D01	D02	D03	D04	D05	D07
E	E01	E02	E03	E04	E05	E07
F	F01	F02	F03			

Bar Code  
CONFIDENTIAL - DO NOT DISCLOSE. This document is exempt from public disclosure under the Public Disclosure Act and Uniform Trade Secrets Act.  
Package  
**PRELIMINARY PLAT**  
Sheet Title/Number

**UTILITY PLAN**

**811** CITY OF WEST DES MOINES  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



# GINGER EAST

**NAVIX**  
 SITE | CIVIL  
 10135 S.W. 15th Ave. | 305.999.8829  
 Fort Lauderdale, FL 33325 | 305.999.3378  
 www.navix.com

**BURNS & MCDONNELL**  
 9400 Ward Parkway  
 Kansas City, MO 64114  
 www.burnsmcd.com

**EA**  
 Civil Design Advantage  
 3405 SE Crossroads Drive, Suite G  
 Grimes, IA 50111

**Microsoft**

**DSM 14 DATACENTER**  
 3655 SE SOTERIA AVE  
 WEST DES MOINES, IA 50265

Design: RL / DA  
 Draw: RL / DA  
 Check: BDM  
 Date: 03 MAR 2021  
 BMD Project No: 130737  
 A.E. Project No: P-1728

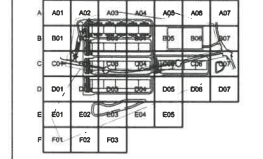
**MICROSOFT**  
 Design Manager: GREG DEENEY  
 Layout Manager:  
 Civil Site Survey, Landscaping Technical Lead: SCOTT DICKERSON  
 Architectural & Structural Technical Lead: TODOR HODOLIV  
 Mech, Plumbing & Fire Protection Technical Lead: STEVEN TOURIN  
 Building Automation Systems Technical Lead: PAUL HILDE  
 Electrical Technical Lead: AC COUNTY  
 Electrical Power Management Systems (EPMS) Technical Lead: KRIS REDDING  
 Telecommunications Network Technical Lead: MATT BENSON  
 Security Design Manager: FRED HARRIS

**DESIGN TEAM**  
 Civil Engineering Lead: BRYAN DICKERSON / NAVIX ENGINEERING  
 Structural Engineering Lead: BRYAN JEMAL / BMD  
 Architectural Lead: MARY CASTELLANO / BMD  
 Mechanical Engineering Lead: CHRIS NEWTON / BMD  
 Plumbing Engineering Lead: CHRIS CRONIN / BMD  
 Fire Protection Engineering Lead: ADAM DEGGOFF / BMD  
 E&I Engineering Lead: JARED ZUERCHER / BMD  
 Telecommunications Network Technical Lead: VIRGINIA SOLJMAN / BMD  
 CAD Engineering Lead: CHAD STILWELL / BMD  
 County Systems Engineering Lead: BRIAN COULAMBE / ROSSBAR

No.	Date	Revisions
0	03 MAR 2021	EARLY DRAFTING
1	03 MAR 2021	50% SCHEDULE FOR REVIEW
2	21 APR 2021	100% SCHEDULE FOR REVIEW
3	03 MAR 2021	PRELIMINARY PLAT SUBMITTAL #1
4	03 MAR 2021	PRELIMINARY PLAT SUBMITTAL #2



Sector Key Plan

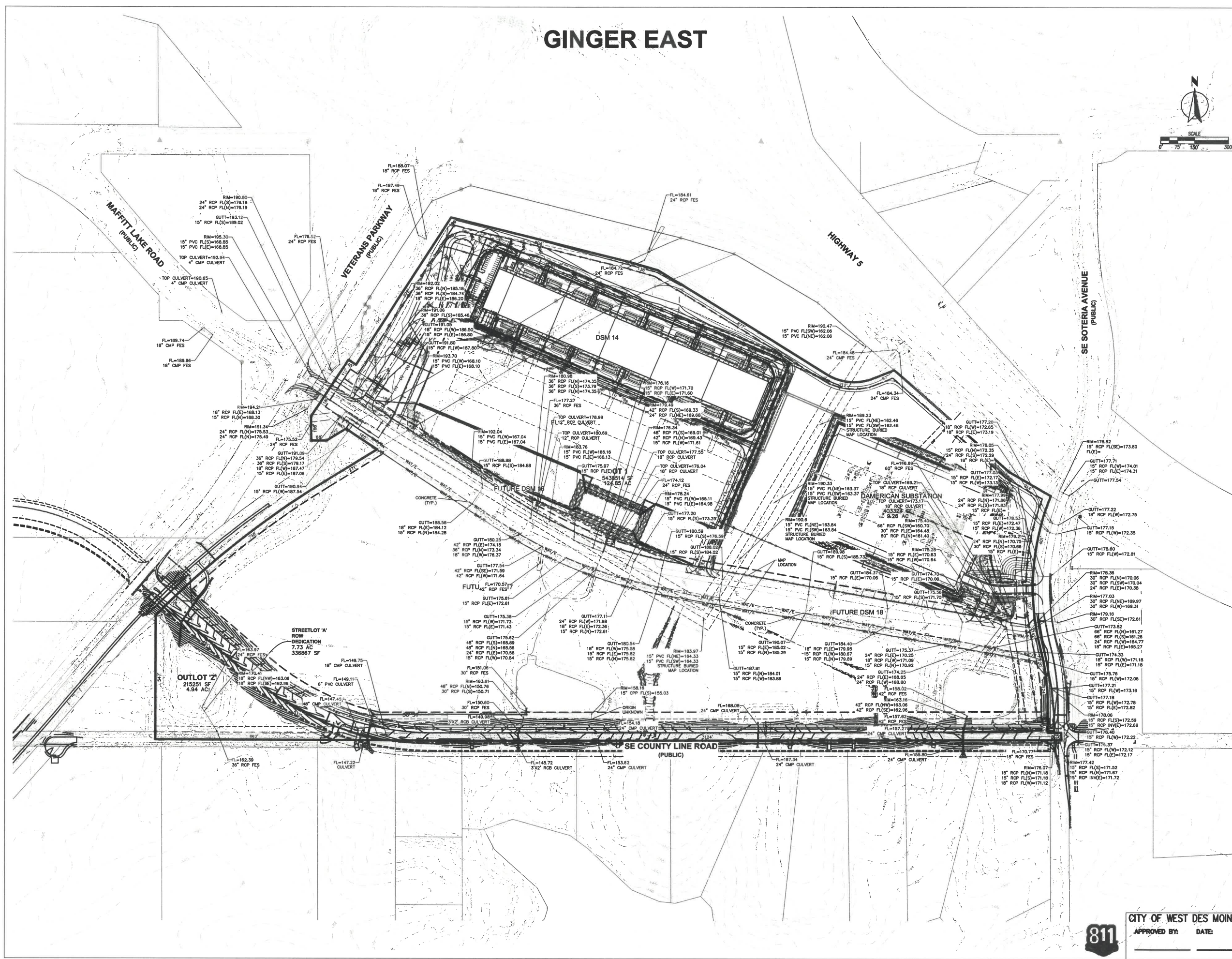


Bar Code  
 CONFIDENTIAL - DO NOT DISCLOSE. This document is exempt from public disclosure under the Public Disclosure Act and Uniform Trade Secrets Act.

Package  
**PRELIMINARY PLAT**  
 Sheet Title Number

**UTILITY PLAN**

CITY OF WEST DES MOINES  
 APPROVED BY: DATE:  
 811



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION  
NO. PZC-21-52**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations of the West Des Moines Municipal Code, the applicant and property owner, Microsoft Corporation, with cooperation of the City, property owner, request approval of the Preliminary Plat for the purpose of subdividing that approximately 146-acre property generally located east of Veterans Parkway at SE Maffitt Lake Road as depicted on the location map included in the staff report. The applicant proposes the creation of into 2 lots for data center and electric substation development, 1 outlot for storm water detention, and 1 street lot to be dedicated to the City; and

**WHEREAS**, the Preliminary Plat complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code.

**NOW THEREFORE**, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Preliminary Plat (PP-005139-2021) subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

**PASSED AND ADOPTED** on June 14, 2021.

\_\_\_\_\_  
Erica Andersen, Chair  
Plan and Zoning Commission

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 on June 14, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

\_\_\_\_\_  
Recording Secretary