

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

Meeting Date: June 27, 2022

ITEM: Microsoft DSM 14, 1475 SE Maffitt Lake Rd – Approve Major Modification to Site Plan for a site logistics plan for construction of Microsoft Data Center buildings – Microsoft Corporation – MaM-005636-2022

Resolution: Approval of Major Modification to Site Plan

Background: Ryan Hardisty with Civil Design Advantage, on behalf of the applicant and property owner, Microsoft Corporation, requests approval of the Major Modification to Site Plan for the approximately 124-acre property located at 1475 SE Maffitt Lake Rd. The applicant proposes to install temporary tents and trailers and construct a temporary parking lot for use during construction of data center buildings on the site.

Staff Review & Comment:

- **Financial Impact:** The city has constructed infrastructure to facilitate the project. Additionally, there will be staff time for processing of development application and inspections during construction.
- **History:** The preliminary plat for this site was approved by the City Council on June 21, 2021 and the final plat was approved on September 7, 2021. The site plan for construction of the first data center building was approved on September 20, 2021.
- **Key Development Aspects:**
 1. **Temporary Parking Lot:** A temporary asphalt parking lot is proposed on the southwest corner of this site. This parking lot will be used by construction workers during site construction. The parking lot will be removed after completion of the entire site. Staff recommends a condition of approval that this be completed within sixty (60) days of completion of the entire site development.
 2. **Topsoil Stockpile:** The site plans submitted for this Major Modification include two topsoil stockpile areas east of the proposed temporary tent/trailer locations. This has been reviewed by Engineering Services with no concerns expressed.
- **Traffic Impact Study Findings:** No traffic impact study was prepared for this major modification.
- **Vesting of Entitlement:** Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total building area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the developer to be aware of this deadline and request an extension of the approval prior to the expiration date.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date: June 27, 2022

Vote:

Recommendation:

Recommendation: Approve the Major Modification to Site Plan request, subject to the applicant meeting all City Code requirements, and the following conditions of approval:

1. The applicant shall obtain tent permits for any tents on the site as required by the West Des Moines Fire Department.
2. The applicant agreeing that the tents, trailers, and temporary parking lot shall be removed within sixty (60) days upon completion of the entire site development. Additionally, the tents and trailers shall be removed from the site should construction activities on site cease for a period of six months. The temporary parking lot and associated driveways shall be removed entirely and the area re-graded and seeded.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Plan and Zoning Commission	June 27, 2022
City Council	

Staff Report Reviews:

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

<u>Subcommittee</u>	Development & Planning
Date Reviewed	6/6/22
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map

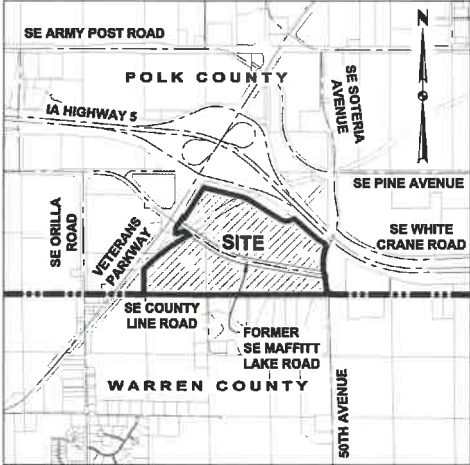


SITE PLAN FOR: DSM 14 SITE LOGISTICS

PLANS INCLUDED ARE FOR ILLUSTRATIVE
PURPOSES ONLY – APPROVED PLANS ON FILE
WITH THE CITY

WEST DES MOINES, IOWA

VICINITY MAP
NOT TO SCALE



WEST DES MOINES, IA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DETAILS
3	OVERALL SITE PLAN
4-5	DIMENSION PLAN
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9-11	EROSION CONTROL PLAN
12-13	UTILITY PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
STORM SEWER	GAS VALVE BOX
WATERMAIN WITH SIZE	CABLE TV JUNCTION BOX
WATER SERVICE	CABLE TV MANHOLE/VAULT
SAWCUT (FULL DEPTH)	MAIL BOX
SILT FENCE	BENCHMARK
USE AS CONSTRUCTED (UAC)	SOIL BORING
MINIMUM PROTECTION ELEVATION (MPE)	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

CONSULTANTS

CIVIL:
CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBAN DALE DRIVE
URBAN DALE, IA 50322
PH: (515) 369-4400
CONTACT: RYAN HARDISTY

LEGAL DESCRIPTION

LOT 1, GINGER EAST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.
PROPERTY CONTAINS 124.20 ACRES (5,410,254 SQUARE FEET).
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/APPLICANT

MICROSOFT CORPORATION
ONE MICROSOFT WAY
REDMOND, WA 98052

ZONING

LIGHT INDUSTRIAL

GOVERNING AGENCIES

REVIEW AGENCY:
CITY OF WEST DES MOINES
4200 MILLS CIVIC PARKWAY, SUITE 2D
WEST DES MOINES, IA 50265
PH: (515) 222-3620
CONTACT: LYNNE TWEEDT

COMPREHENSIVE PLAN LAND USE

LIGHT INDUSTRIAL

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

BENCHMARKS

WDM-BM-132
CITY OF WDM STANDARD BENCHMARK LOCATED NEAR WESTBOUND IOWA HIGHWAY 5 BRIDGE OVER SOUTH 8TH STREET, 97 FEET SOUTHEAST OF CENTERLINE OF SOUTH 8TH STREET, 101 FEET NORTHEAST OF CENTERLINE OF WESTBOUND LANE IA-5, NORTH OF LOWER WALK PATH ON EAST SIDE OF SOUTH 8TH STREET.

ELEVATION=959.19 (DATUM: NAVD 88, FEET)
ELEVATION=185.18 (DATUM: WDM, FEET)
WDM-BM-134
CITY OF WDM STANDARD BENCHMARK LOCATED ON NORTH SIDE OF COUNTY LINE ROAD AT 45TH LANE, 5 FEET EAST OF CENTERLINE 45TH LANE, 25 FEET NORTH OF CENTERLINE OF COUNTY LINE ROAD, 3 FEET WEST OF POWER POLE.

ELEVATION=939.28 (DATUM: NAVD 88, FEET)
ELEVATION=165.27 (DATUM: WDM, FEET)



UTILITY WARNING

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

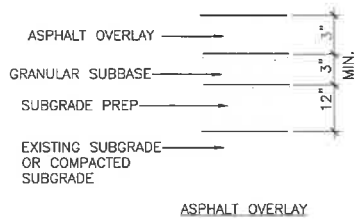
CIVIL DESIGN ADVANTAGE
4121 NW URBAN DALE DRIVE, URBAN DALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2205.349

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

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

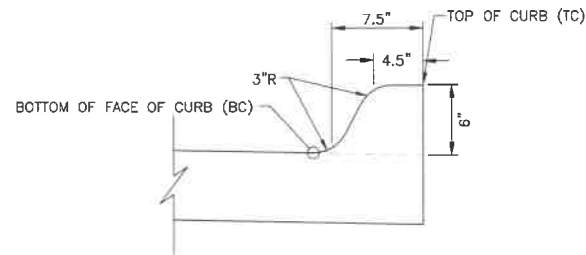
THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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.
PRELIMINARY
NOT FOR CONSTRUCTION
RYAN HARDISTY
DATE: _____
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS _____

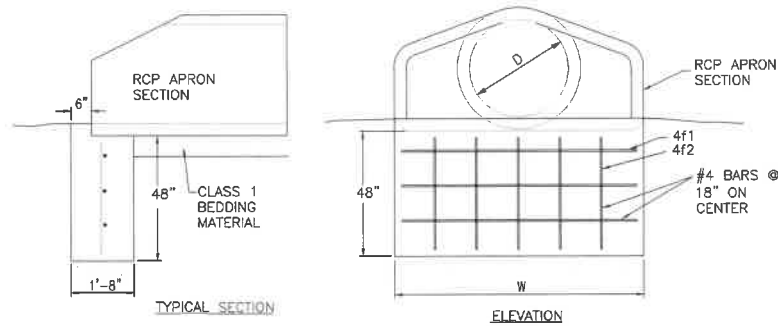


NOTE:
 1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING.
 2. SUBGRADE AND SUBBASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUDAS SECTION 2010.
 3. COMPACTED SUBGRADE IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

1 TEMPORARY ASPHALT
 NOT TO SCALE



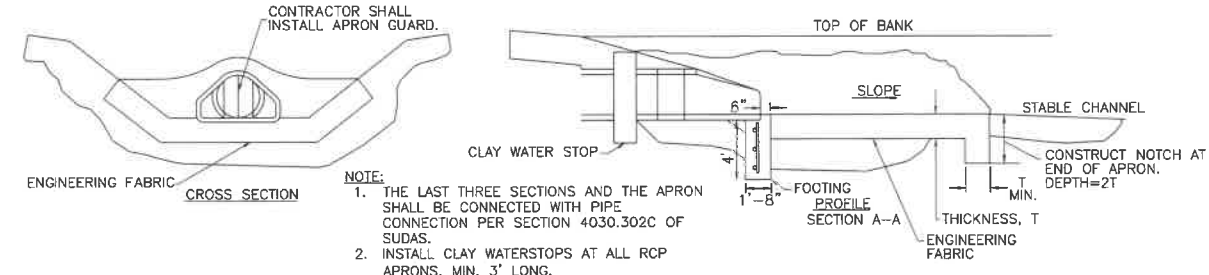
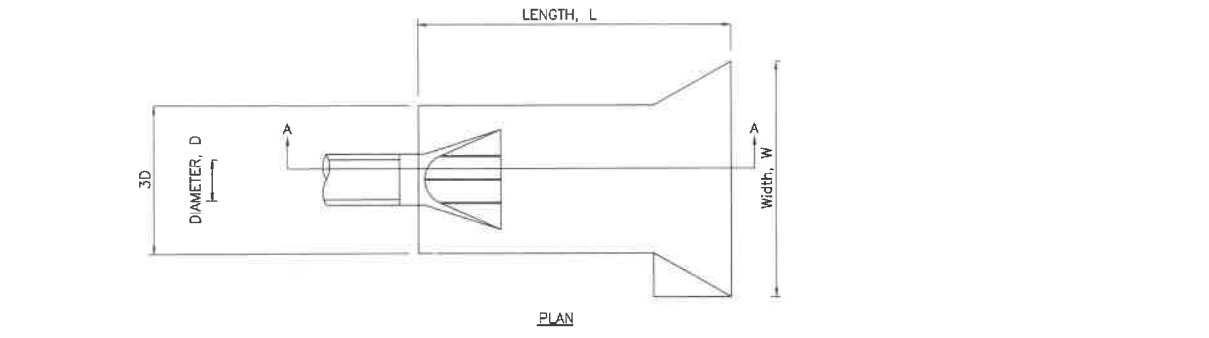
2 6" STANDARD CURB W/ SPOT ELEVATION REFERENCE
 NOT TO SCALE



REINFORCING BAR LIST

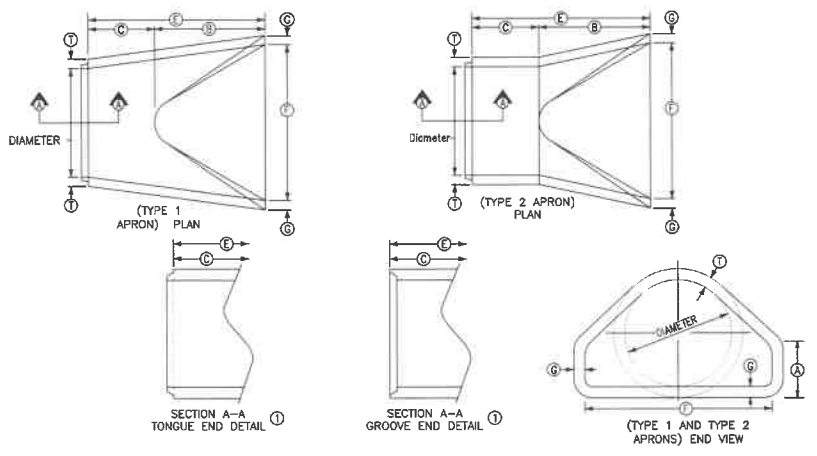
D	W	Mark	Size	Length	Count	D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3	48"	7'-10"	4f1	4	7'-6"	3
15"	2'-10"	4f2	4	3'-8"	2	54"	8'-5"	4f2	4	3'-8"	6
18"	3'-5"	4f1	4	2'-0"	3	60"	8'-11"	4f1	4	8'-7"	3
24"	4'-8"	4f2	4	3'-8"	3	66"	8'-11"	4f2	4	3'-8"	6
30"	5'-7"	4f1	4	5'-3"	3	72"	10'-0"	4f1	4	9'-8"	3
36"	6'-8"	4f2	4	3'-8"	4	78"	10'-7"	4f2	4	10'-3"	3
42"	7'-3"	4f1	4	6'-11"	3	84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	8

3 RCP APRON SECTION FOOTING
 NOT TO SCALE



NOTE:
 1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTION PER SECTION 4030.302C OF SUDAS.
 2. INSTALL CLAY WATERSTOPS AT ALL RCP APRONS, MIN. 3' LONG.

4 RIP RAP
 NOT TO SCALE



WHERE 15000 PIPE IS USED, THE BARREL PORTION OF THE APRON SHALL MEET OR EXCEED THE REQUIREMENTS FOR 15000 PIPE. WHERE 20000 PIPE IS USED, THE BARREL PORTION OF THE APRON SHALL MEET OR EXCEED THE REQUIREMENTS FOR 20000 PIPE.
 REINFORCEMENT FOR THE BARREL PORTION OF THE APRON SHALL BE AS SHOWN ON IDOT STANDARD ROAD PLAN RF-1.
 DIMENSION C SHOWN IS MINIMUM AND SHALL BE CONSIDERED THE DESIGN LENGTH. ANY DIFFERENCE BETWEEN THE ACTUAL LENGTH OF CONCRETE APRON INSTALLED AND THE LENGTH INDICATED HEREON SHALL BE APPROPRIATELY ADJUSTED FOR IN THE LENGTH OF CONCRETE CULVERT PIPE FURNISHED.
 WHEN SPECIFIED IN THE CONTRACT DOCUMENTS, PIPE APRON GUARDS SHALL BE INSTALLED AS SHOWN. PIPE APRON GUARDS WILL NOT BE MEASURED SEPARATELY FOR PAYMENT, BUT SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR CONCRETE APRONS.

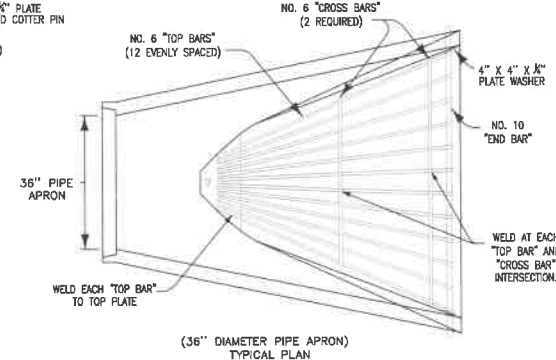
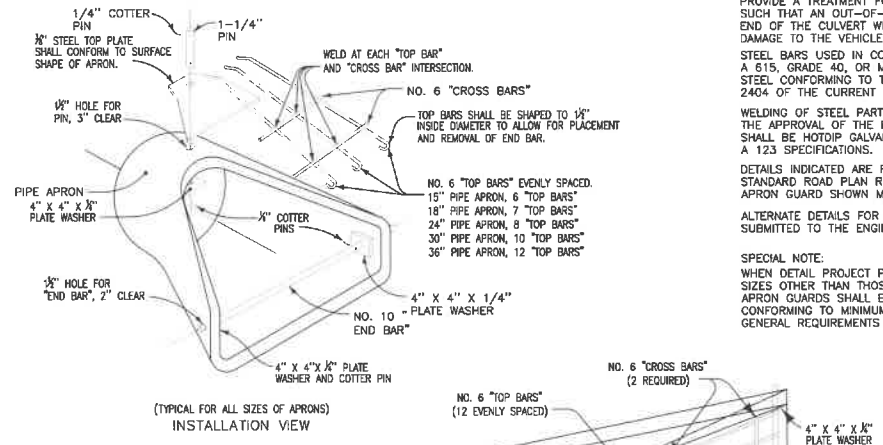
① TONGUE END USED ON INLET END SECTION, GROOVE END USED ON OUTLET END SECTION. DIMENSIONS FOR TONGUE AND GROOVE CONNECTIONS SHALL BE AS INDICATED ON IDOT STANDARD ROAD PLAN RF-1.

TYPE 1 APRONS

DIA.	SLOPE	A	B	MINIMUM			F	G	T
				C	E				
12"	2.4:1	4"	2'-0"	4'-1"	6'-1"	2'-0"	2"	2"	
15"	2.4:1	6"	2'-3"	3'-10"	5'-1"	2'-6"	2 1/2"	2 1/2"	
18"	2.3:1	9"	2'-3"	3'-10"	5'-1"	3'-0"	2 1/2"	2 1/2"	
21"	2.4:1	9"	3'-0"	3'-10"	5'-1"	3'-5"	3"	3"	
24"	2.5:1	10 1/2"	3'-7"	2'-9"	5'-11"	4'-9"	3"	3"	
27"	2.5:1	10 1/2"	4'-1"	2'-0"	5'-11"	4'-4"	3 1/2"	3 1/2"	
30"	2.5:1	12"	4'-6"	1'-7 1/2"	5'-11"	5'-0"	3 1/2"	3 1/2"	
36"	2.5:1	15"	5'-3"	2'-9"	8'-0"	8'-0"	4"	4"	
42"	2.5:1	21"	5'-3"	2'-9"	8'-0"	6'-5"	4 1/2"	4 1/2"	
48"	2.5:1	24"	6'-0"	2'-0"	8'-0"	7'-0"	5"	5"	
54"	1.8:1	27"	6'-0"	3'-0"	8'-0"	7'-5"	5 1/2"	5 1/2"	
60"	1.8:1	28 1/2"	6'-0"	3'-0"	8'-0"	8'-0"	5 1/2"	5 1/2"	
66"	1.7:1	30"	6'-0"	2'-3"	8'-3"	8'-0"	6"	6"	
72"	1.8:1	30"	6'-6"	1'-9"	8'-3"	9'-0"	6"	7"	
78"	1.8:1	36"	7'-6"	1'-9"	9'-3"	9'-5"	6 1/2"	7 1/2"	
84"	1.3:1	2 1/2"	6'-4"	2'-6 1/2"	9'-3"	10'-0"	6 1/2"	8"	

TYPE 2 APRONS

DIA.	SLOPE	A	B	MINIMUM			F	G	T
				C	E				
12"	2.4:1	4"	2'-0"	4'-1"	5'-1"	2'-0"	2"	2"	
15"	2.4:1	6"	2'-3"	3'-10"	5'-1"	2'-6"	2 1/2"	2 1/2"	
18"	2.3:1	9"	2'-3"	3'-10"	5'-1"	3'-0"	2 1/2"	2 1/2"	
21"	2.4:1	9"	3'-0"	3'-10"	5'-1"	3'-5"	3"	3"	
24"	2.5:1	10 1/2"	3'-7"	2'-9"	5'-11"	4'-9"	3"	3"	
27"	2.5:1	10 1/2"	4'-1"	2'-0"	5'-11"	4'-4"	3 1/2"	3 1/2"	
30"	2.5:1	12"	4'-6"	1'-7 1/2"	5'-11"	5'-0"	3 1/2"	3 1/2"	
36"	2.5:1	15"	5'-3"	2'-9"	8'-0"	8'-0"	4"	4"	
42"	2.5:1	21"	5'-3"	2'-9"	8'-0"	6'-5"	4 1/2"	4 1/2"	
48"	2.5:1	24"	6'-0"	2'-0"	8'-0"	7'-0"	5"	5"	
54"	1.8:1	28 1/2"	6'-0"	2'-3"	8'-0"	7'-5"	5 1/2"	5 1/2"	
60"	1.8:1	28 1/2"	6'-0"	3'-0"	8'-0"	8'-0"	5 1/2"	5 1/2"	
66"	1.7:1	30"	6'-0"	2'-3"	8'-3"	8'-0"	6"	6"	
72"	1.8:1	24"	6'-6"	1'-9"	8'-3"	9'-0"	6"	7"	
78"	1.8:1	30"	7'-6"	1'-9"	9'-3"	9'-5"	6 1/2"	7 1/2"	
84"	1.5:1	2 1/2"	6'-4"	2'-6 1/2"	9'-3"	10'-0"	6 1/2"	8"	



GENERAL NOTES:
 THE INTENT OF THE PIPE APRON GUARD DETAILED HEREON IS TO PROVIDE A TREATMENT FOR THE EXPOSED END OF A PIPE CULVERT, SUCH THAT AN OUT-OF-CONTROL VEHICLE COULD PASS OVER THE END OF THE CULVERT WITHOUT UNDUE LOSS OF CONTROL OR DAMAGE TO THE VEHICLE.
 STEEL BARS USED IN CONSTRUCTION OF THE GUARD SHALL BE ASTM A 615, GRADE 40, OR MERCHANT QUALITY, SMOOTH OR DEFORMED STEEL CONFORMING TO THE FABRICATION REQUIREMENTS OF SECTION 2404 OF THE CURRENT STANDARD SPECIFICATIONS.
 WELDING OF STEEL PARTS SHALL BE AS SHOWN AND SUBJECT TO THE APPROVAL OF THE ENGINEER. THE COMPLETED APRON GUARD SHALL BE HOTDIP GALVANIZED IN ACCORDANCE WITH CURRENT ASTM A 123 SPECIFICATIONS.
 DETAILS INDICATED ARE FOR A TYPE 1 APRON AS SHOWN ON STANDARD ROAD PLAN RF-3. APPROPRIATE MODIFICATION OF APRON GUARD SHOWN MAY BE MADE FOR A TYPE 2 APRON.
 ALTERNATE DETAILS FOR DESIGN OF APRON GUARD MAY BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
 SPECIAL NOTE:
 WHEN DETAIL PROJECT PLANS REQUIRE PIPE APRON GUARDS OF SIZES OTHER THAN THOSE SHOWN HEREON, THE DESIGN FOR SUCH APRON GUARDS SHALL BE SIMILAR TO THOSE INDICATED, CONFORMING TO MINIMUM BAR SIZE AND SPACING, AND OTHER GENERAL REQUIREMENTS SHOWN.

5 RCP APRON AND APRON GUARD
 NOT TO SCALE

FILE: H:\2021\10\21\LOGISTICS AREA\102121-DSM 14 LOGISTICS SITE PLAN\DWG\102121-DSM 14 LOGISTICS SITE PLAN.DWG
 PLOT: 10/21/2021 2:30 PM
 PLOTTED BY: TAYLOR DREIFUS

DATE: 06/20/22
 06/08/22
 05/05/22

REVISIONS: THIRD SUBMITTAL, SECOND SUBMITTAL, PREPARED

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: ENGINEER: WEST DES MOINES, IOWA

DSM 14 SITE LOGISTICS
 DETAILS

2/13
 2205.349

FILE: N:\2021\05\14\LOGISTICS AREA\3101-10M 14 LOGISTICS SITE PLAN.DWG
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PLOTTED BY: TAYLOR GANF



REVISIONS	DATE
THIRD SUBMITTAL	08/20/22
SECOND SUBMITTAL	06/08/22
PREPARED	05/05/22

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400



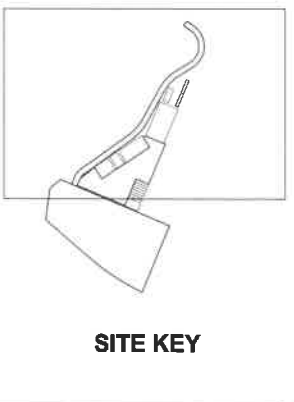
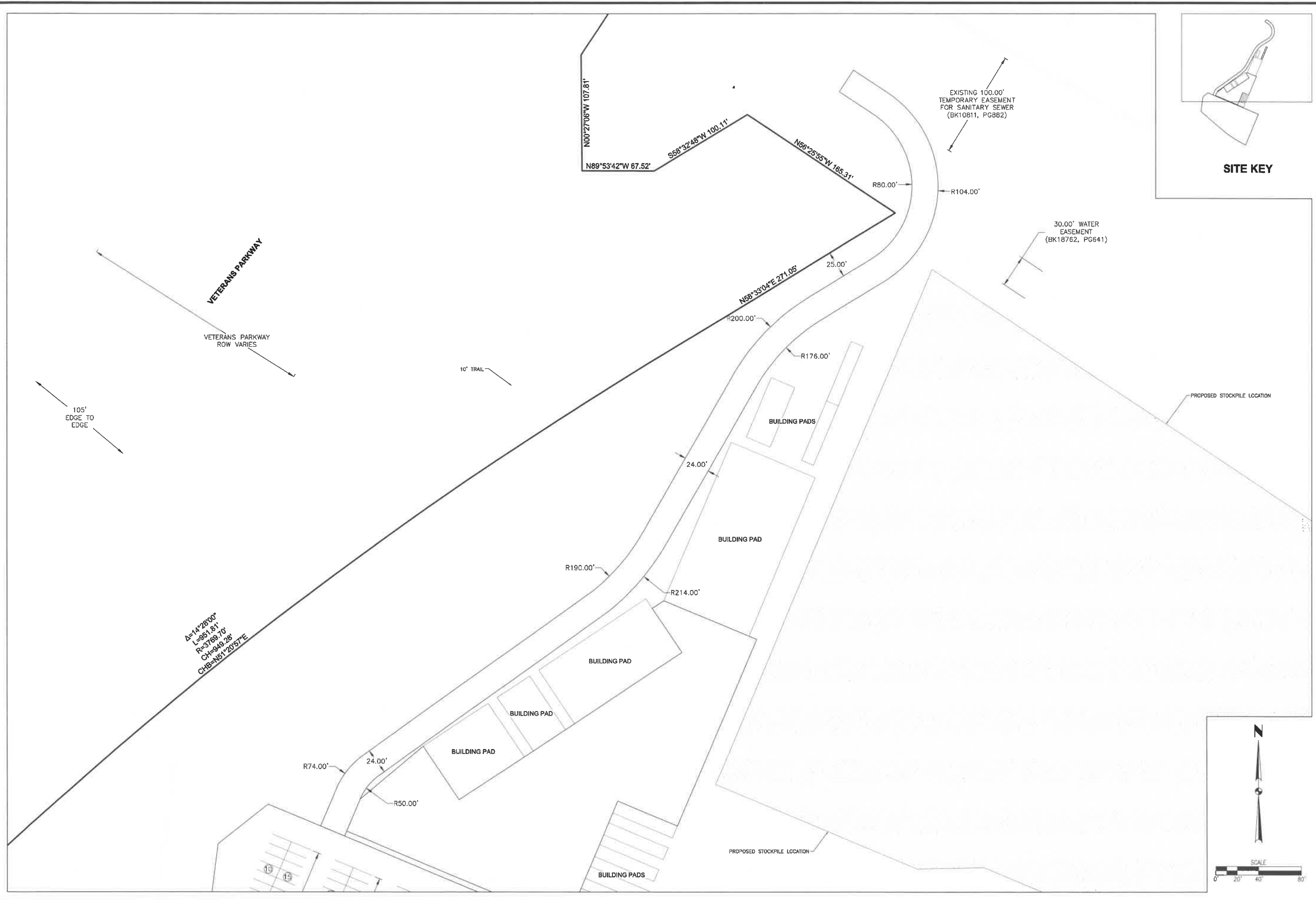
CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

DSM 14 SITE LOGISTICS OVERALL SITE PLAN

3 / 13
2205.349

ENGINEER: _____ TECH: _____

FILE: H:\2021\PROJECTS\LOGISTICS AREA\210321-004 14 LOGISTICS SITE PLAN.DWG
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 PLOTTED BY: TIKER CHAF
 TECH: ENG



REVISIONS	DATE
THIRD SUBMITTAL	06/23/22
SECOND SUBMITTAL	06/08/22
PREPARED	05/05/22

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

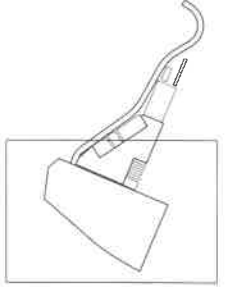
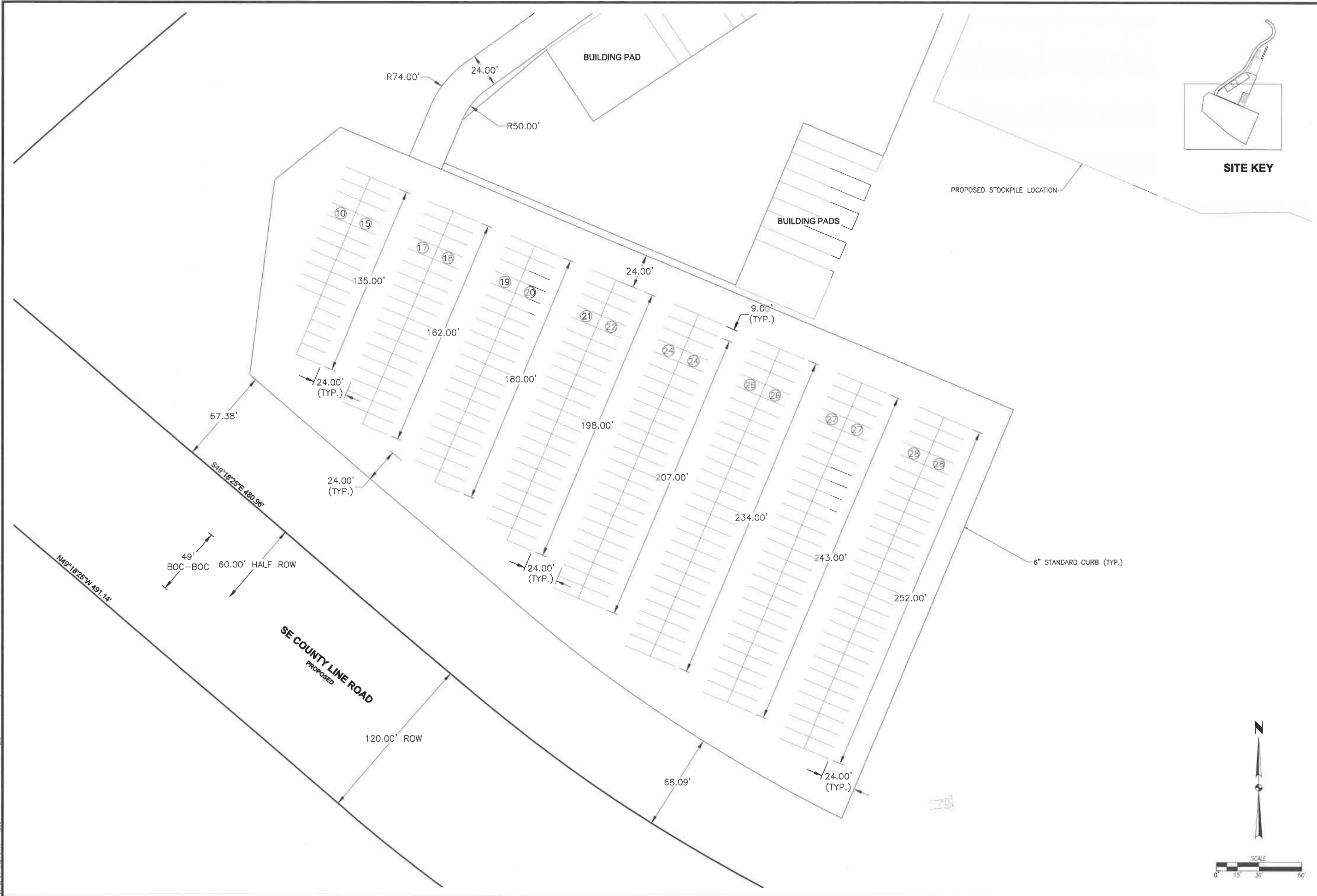
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CIVIL DESIGN ADVANTAGE
 WEST DES MOINES, IOWA

DSM 14 SITE LOGISTICS DIMENSION PLAN

FILE: \\SVP\1\0121\WORK\LOGISTICS AREA\0121\05\11\LOGISTICS SITE PLAN.DWG
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 PLOTTED BY: TILER CHAFF
 TECH: BNS



SITE KEY



REVISIONS	DATE
THIRD SUBMITTAL	06/20/22
SECOND SUBMITTAL	06/09/22
PREPARED	05/05/22

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



WEST DES MOINES, IOWA
 ENGINEER:

**DSM 14 SITE LOGISTICS
 DIMENSION PLAN**

5/13
 2205.349

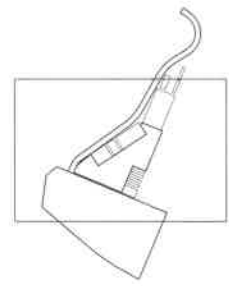
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 TECH: ENL



	DATE: 05/05/22	REVISIONS:
	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	THIRD SUBMITTAL SECOND SUBMITTAL PREPARED
	WEST DES MOINES, IOWA	CIVIL DESIGN ADVANTAGE
DSM 14 SITE LOGISTICS	GRADING PLAN	ENGINEER:
6 / 13	2205.349	TECH:

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 TECH: TIKER GAUF



SITE KEY



REVISIONS	DATE
THIRD SUBMITTAL	06/20/22
SECOND SUBMITTAL	06/09/22
PREPARED	05/05/22

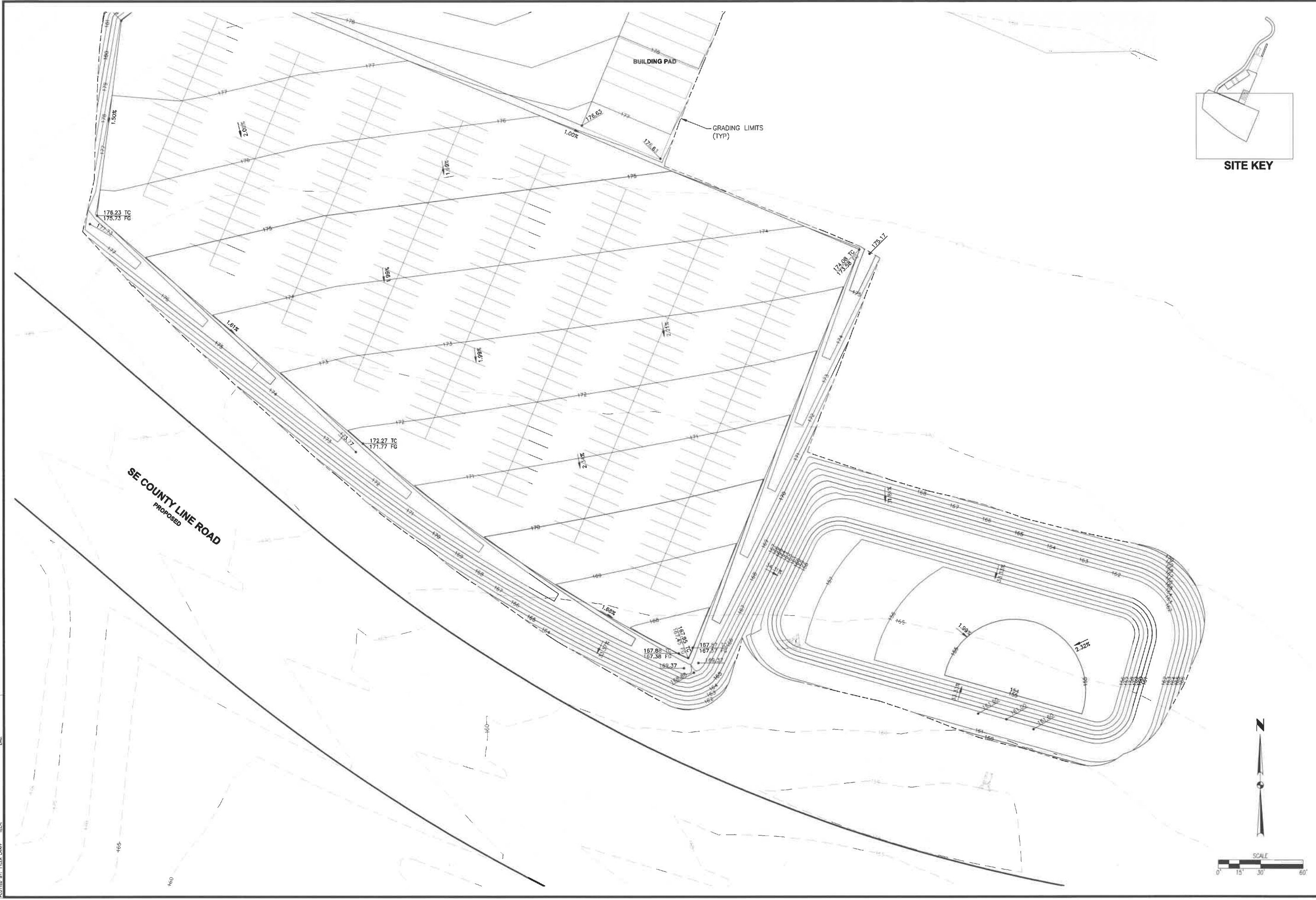
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



WEST DES MOINES, IOWA
 CIVIL DESIGN ADVANTAGE ENGINEER:

DSM 14 SITE LOGISTICS GRADING PLAN

FILE: H:\2021\10\14\DSM14\LOGISTICS AREA\210121-DSM 14 LOGISTICS SITE PLAN.DWG
 PLOTTER: PLOTTER: 07/20/2022 2:30 PM
 USER: DMC
 TECH: DMC



	DSM 14 SITE LOGISTICS GRADING PLAN	WEST DES MOINES, IOWA	ENGINEER:	TECH:
	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		CIVIL DESIGN ADVANTAGE	
REVISIONS	THIRD SUBMITTAL SECOND SUBMITTAL PREPARED	DATE	06/20/22 06/08/22 05/05/22	

LEGEND

- DRAINAGE ARROW
- GRADING LIMITS
- FILTER SOCK
- ROCK DITCH CHECK
- SILT FENCE
- INLET PROTECTION
- PORTABLE RESTROOM
- TEMPORARY STANDPIPE
- CONCRETE WASHOUT PIT
- AREA TO BE SEEDED
- UNDISTURBED AREA
- STAGING AREA
- TEMPORARY SEDIMENT BASIN

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1938
2	SEEDING, FERTILIZING, AND MULCHING	AC	2.32
3	INLET PROTECTION DEVICES	EA	7
4	CONCRETE WASHOUT PIT	EA	1

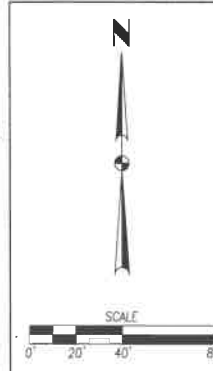
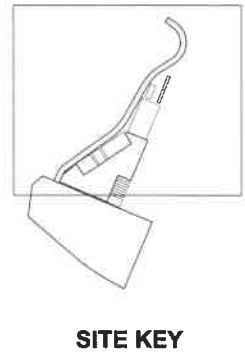
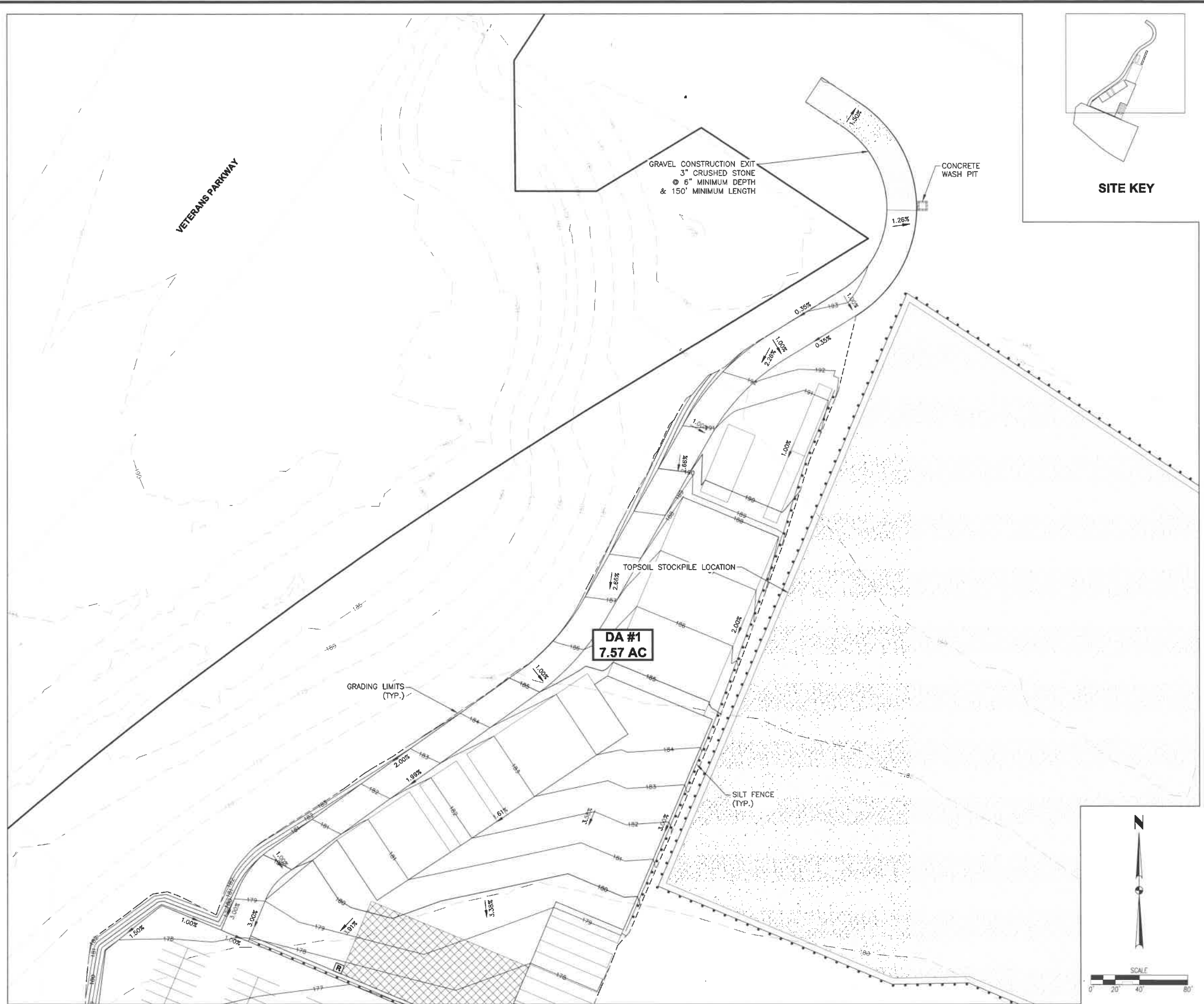
DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY TO MIDDLE CREEK ±2600 FT
 TOTAL AREA DISTURBED TO DISCHARGE POINT 7.57 ACRES
 STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT) 27,251 CU FT
 VOLUME IN SILT FENCE (1938 LF @ 4.5 CU FT/LF OF FENCE) 8,721 CU FT
 VOLUME IN TSB #2 44,860 CU FT
 TOTAL VOLUME PROVIDED 53,581 CU FT

NOTES:

- PROPERLY TREAT WATER TO REMOVE SUSPENDED SEDIMENT BEFORE IT RE-ENTERS A WATERBODY OR DISCHARGES OFF-SITE.
- WATER TAKEN FROM ANY DEWATERING ACTIVITIES SHALL BE DISCHARGED INTO A TEMPORARY SEDIMENT BASIN OR SHALL RUN THROUGH A DEWATERING SILT SACK PRIOR TO LEAVING THE SITE. MEASURES ARE ALSO TO BE TAKEN TO PREVENT SCOUR EROSION AT DEWATERING DISCHARGE POINT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED PRIOR TO THE SITE SHUTTING DOWN FOR WINTER CONDITIONS.
- THE EXIT TO THE SITE WILL BE KEPT IN A CONDITION THAT WILL PREVENT THE TRACKING OF SEDIMENT ONTO EXISTING PAVED AREAS. ALL SEDIMENT THAT IS TRACKED OR SPILLED WILL BE CLEANED UP IMMEDIATELY.

FILE: H:\2025\103121\103121\LOGISTICS AREA\103121-DSM 14 LOGISTICS SITE PLAN.DWG
 PLOTTED: 06/20/22 2:30 PM
 TECH: T. TRICKEN



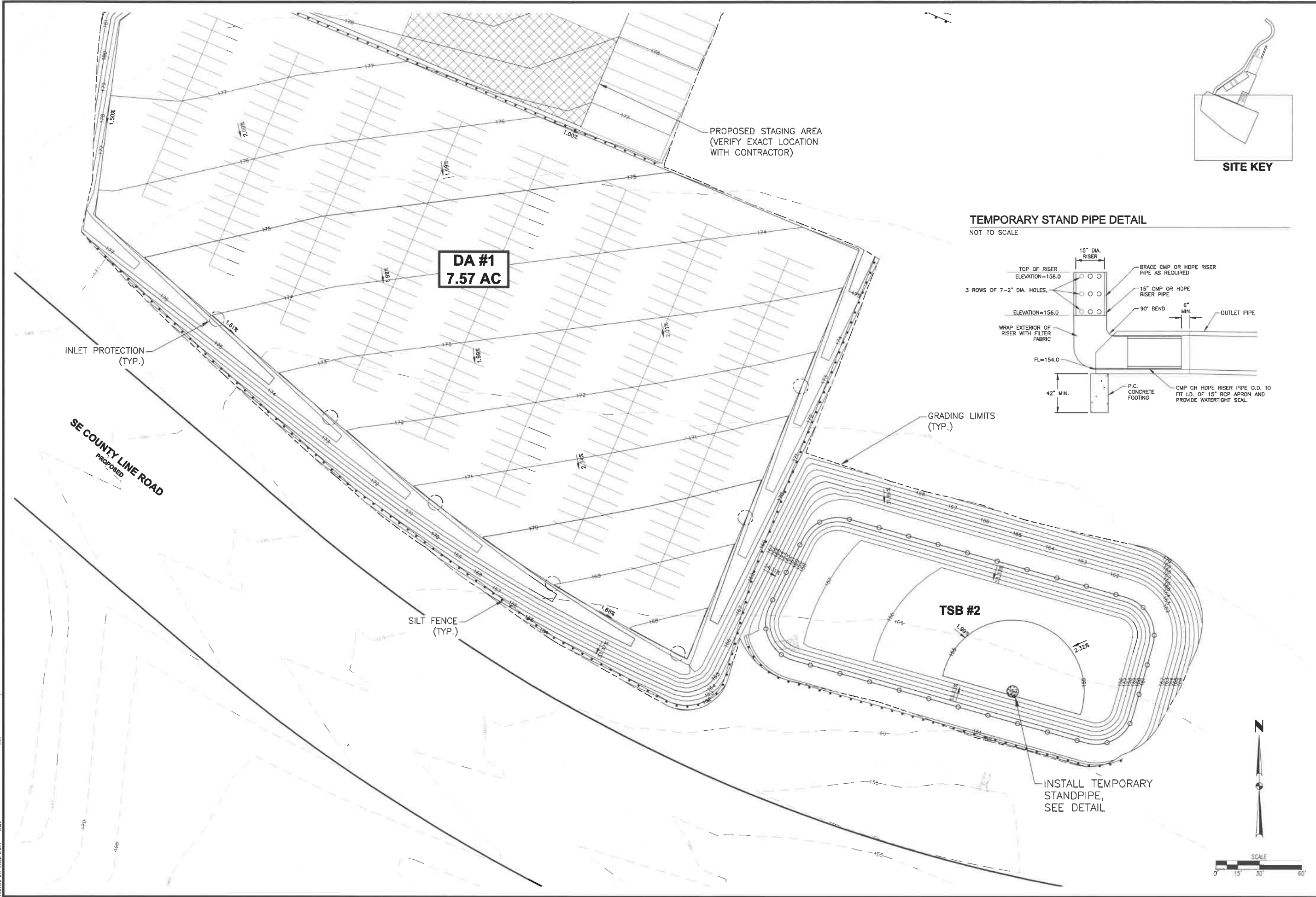
DATE	REVISIONS
06/20/22	THIRD SUBMITTAL
06/09/22	SECOND SUBMITTAL
05/05/22	PREPARED

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DSM 14 SITE LOGISTICS
EROSION CONTROL PLAN
 WEST DES MOINES, IOWA

FILE: H:\2024\103121\WPA\LOGISTICS AREA\103121-05M 14 LOGISTICS SITE PLAN.DWG
 DATE: 05/05/22
 PLOTTED BY: TALK CHAFF
 TECH: TALK



DATE	06/20/22
REVISIONS	
THIRD SUBMITTAL	06/08/22
SECOND SUBMITTAL	05/05/22
PREPARED	

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: [Blank]

ENGINEER: [Blank]

ESA
 CIVIL DESIGN ADVANTAGE

DSM 14 SITE LOGISTICS
EROSION CONTROL PLAN
 WEST DES MOINES, IOWA

10/13
 2205.349

FILE: N:\WORK\2021\WORKLOGISTICS AREA\1021-094 14 LOGISTICS SITE PLAN.DWG
PLOTED BY: TYLER CRAFT
DATE: 07/27/2022 2:30 PM
SCALE: 1"=80'



REVISIONS	DATE	06/20/22
	THIRD SUBMITTAL	06/09/22
	SECOND SUBMITTAL	05/05/22
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		TECH:
CIVIL DESIGN ADVANTAGE		ENGINEER:
DSM 14 SITE LOGISTICS EROSION CONTROL PLAN		WEST DES MOINES, IOWA
11/13		2205.349



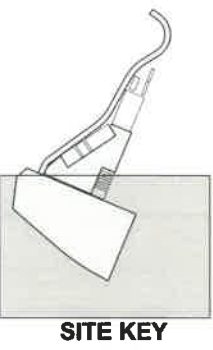
DSM 14 SITE LOGISTICS
EROSION CONTROL PLAN

11/13

2205.349



FILE: \\s01\p01\DATA\NEWLOGISTICS AREA\31031-004 14 LOGISTICS AND PLANNING
 DRAWING: 31031-004 14 LOGISTICS AND PLANNING
 PLOTTED BY: TYLER DRAFF
 TECH: ENG



REVISIONS	DATE
THIRD SUBMITTAL	06/20/22
SECOND SUBMITTAL	06/09/22
PREPARED	05/05/22

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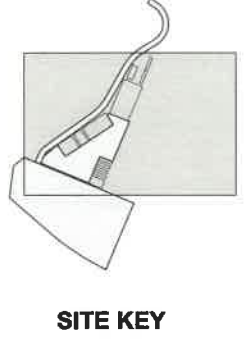
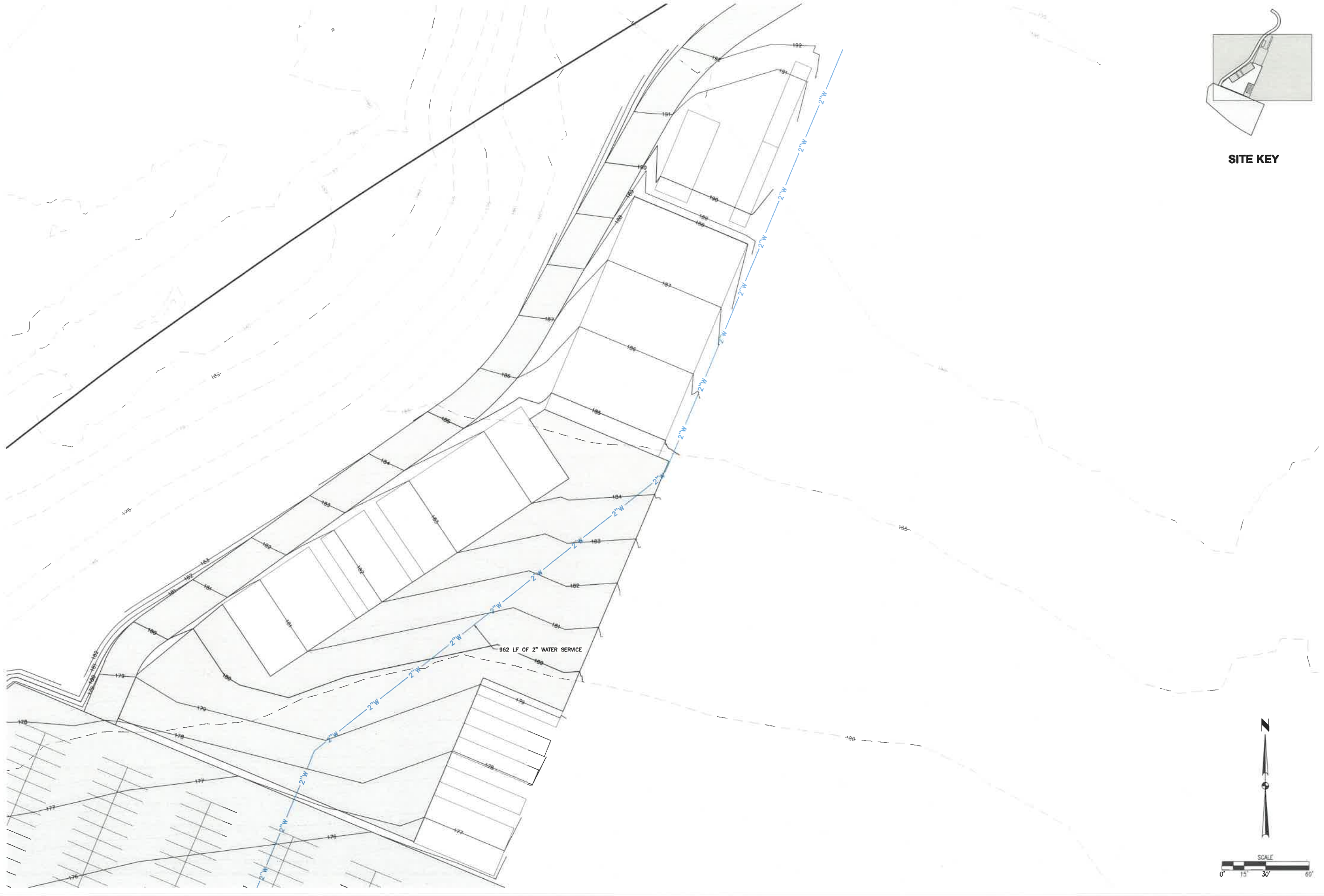


WEST DES MOINES, IOWA
 ENGINEER:

DSM 14 SITE LOGISTICS

UTILITY PLAN

FILE: \\S:\proj\2021\13\LOGISTICS AREA\13017-034 14 LOGISTICS SITE PLAN\DWG
 DATE: 06/20/22
 DRAWN BY: TAYLOR CHAFF
 CHECKED BY: TAYLOR CHAFF
 ENGINEER:



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CIVIL DESIGN ADVANTAGE | ENGINEER:

WEST DES MOINES, IOWA

UTILITY PLAN

DSM 14 SITE LOGISTICS

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-22-063**

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, Microsoft Corporation, requests approval of the Major Modification to Site Plan for the approximately 124-acre property generally located at 1475 SE Maffitt Lake Rd as depicted on the location map included in the staff report. The applicant requests approval to install temporary tents and trailers and construct a temporary parking lot for use during construction of data center buildings; and

WHEREAS, the Major Modification request complies with the findings stated in the applicable provisions of Title 9, 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 Major Modification to Site Plan (MaM-005636-2022), 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 27, 2022.

Jennifer Drake, 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 27, 2022, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary