

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

Meeting Date: January 23, 2023

ITEM: Microsoft DSM 13, 5855 SW Kerry Street – Approve Major Modification to Site Plan to allow construction of a data center building – Microsoft Corporation – MaM-005848-2022

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, request approval of the Major Modification to Site Plan for the approximately 113-acre property located at 5855 SW Kerry Street. The applicant proposes to construct an approximately 240,000 square foot data center building with associated parking lot.

Staff Review & Comment:

- **Financial Impact:** The City is not committing any additional funds to the development for this specific building.
- **History:** This proposed building will be the fifth and final building to be constructed on this site.
- **Key Development Aspects:**
 1. **Parking Lot Landscaping:** The applicant is proposing to only plant shrubs within the landscape islands in the parking lot instead of the required trees and reduce the number of landscape islands due to security concerns. Also, the applicant is proposing to install gravel in areas around the parking lot and buildings where access to utility structures for maintenance purposes is necessary instead of planting grass. Grass will be planted between the main north/south access road and the parking lot. This was discussed and is a compromise between the operational concerns and the code required landscaping which was supported by the Development & Planning Subcommittee as referenced below. The applicant has placed the required parking lot trees in the buffer areas surrounding the site. The areas of gravel in lieu of vegetation around the building's utility structures are screened from public view by the landscape buffer around the site. Staff believes these changes proposed to the landscaping on the site plan meet the intent of the code and are a reasonable accommodation for the specific operational requirements of this project. Recommended conditions of approval that these alternative methods be approved by the City Council have been added.
 2. **Buffers:** Once complete, this site will be surrounded by a 30' landscape buffer on all sides. The buffer will be completed along the southwest, south, and southeast corners of the site with construction of this last building.
- **Traffic Impact Study Findings:** No traffic study was required of this major modification. A traffic study was already completed for this entire site, including the proposed building. Any modifications to surrounding streets required of the traffic study have been completed.
- **Development & Planning Subcommittee:** On December 19, 2022, the Development & Planning City Council Subcommittee discussed the use of gravel in and around the proposed parking lot for both this site and DSM 41 and the omission of trees within the landscape islands in the parking lot for both this site and DSM 41. The Subcommittee members were supportive of allowing shrubs to replace trees in the parking area in light of security concerns as presented by Microsoft's representative, waiving required landscape islands in the parking areas, and allowing partial use of

gravel or paving near utilities for maintenance purposes while requiring the incorporation vegetation to comply with code for the bulk of the landscaped areas adjacent to parking lots and any area visible from the perimeter of the site.

- **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.

Planning and Zoning Commission Action:

Date:

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 City Council allowing shrubs in lieu of trees to be planted within parking lot islands due to security concerns with trees in the parking lot. Required parking lot trees are to be added to the buffer plantings.
2. The City Council agreeing to not require additional landscape islands in the parking lot as required by City Code due to security concerns with trees in the parking lot. Required parking lot trees will be added to the buffer plantings.
3. The City Council allowing gravel to be implemented around industrial buildings on the site to allow access to utility structures for maintenance purposes.

Lead Staff Member: Brian Portz

Approval Meeting Dates:

Planning and Zoning Commission	January 23, 2023
City Council	

Staff Report Reviews:

Planning & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director	<input 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)

Subcommittee	Development & Planning
Date Reviewed	12/19/22
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

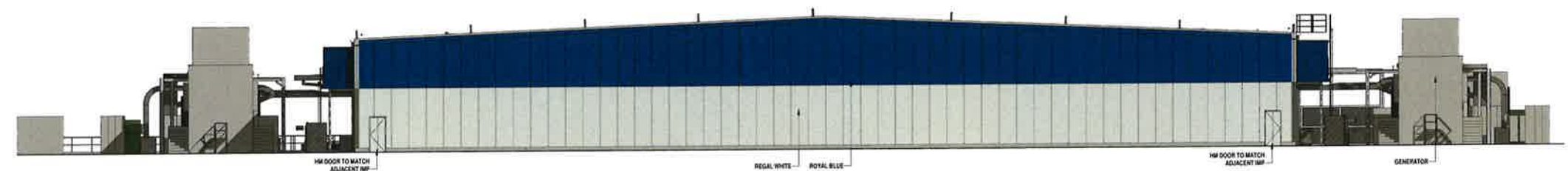
Location Map



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



1 ARCHITECTURAL EXTERIOR ELEVATION - WEST
1" = 10'-0"



2 ARCHITECTURAL EXTERIOR ELEVATION - EAST
1" = 10'-0"

Microsoft
DSM13
DATA CENTER
5855 SW KERRY ST.
WEST DES MOINES, IA

Design	Design
Drawn	Author
Checked	Checker
Date	
Sheet From No.	P. 100 of 1
Rev. Project No.	104
MICROSOFT	
Design Manager	PENCE RHEMER
Liquid Manager	
Est. Site Admin, Landmark Technical	SCHUBERT LEMER
Architecture & Structural Technology	TOOBY HENDON / DAVE EDWARDS
Interior Design & Finish	STEVE TOLPINE
Building Information Systems (GIS, Training, ERP)	BOB DEBEMONT
Electrical & Telecommunications	ANANDA KRISHNAIAH
Process & Production Management (Supply Chain, Technical Support)	SENTOU FRANCOIS
Information Systems - Network Architecture	MATT TREME REYNOLDS
Security Design Program	KATHRYN BRATZLICK
DESIGN TEAM	
Civil Engineering Lead	CARL DRESCH / ATTENTIVE
Structural Engineering Lead	BRYAN JAMAL / BMO
Acoustical Lead	NEAL O'BRYEN / BMO
Mechanical Engineering Lead	NICK ELYNS / BMO
Plumbing Engineering Lead	NICK ELYNS / BMO
Fire Protection Engineering Lead	ADAM DEGRADY / BMO
Electrical Engineering Lead	NICK ELYNS / BMO
Telecommunications - Network Engineering Lead	MASON PRISM / BMO
Security System Engineering Lead	CHAD STEWELL / BMO
Security System Engineering Lead	DANIEL FORTNA / NICOLE & MARLENE

Revisions		
No.	Date	Description

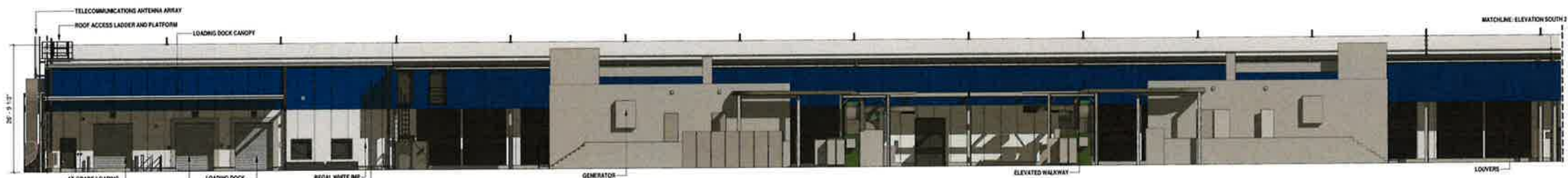
Registration

Sector Key Plan

Bar Code
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Package
FULL BUILDOUT
Sheet Title Number

**ARCHITECTURAL
RENDERED
EXTERIOR
ELEVATIONS**

DSM13-1



1 ARCHITECTURAL EXTERIOR ELEVATIONS - SOUTH 1
1" = 10'-0"



2 ARCHITECTURAL EXTERIOR ELEVATIONS - SOUTH 2
1" = 10'-0"



3 ARCHITECTURAL EXTERIOR ELEVATIONS - SOUTH 3
1" = 10'-0"



4 ARCHITECTURAL EXTERIOR ELEVATIONS - SOUTH 4
1" = 10'-0"



5 ARCHITECTURAL EXTERIOR ELEVATIONS - SOUTH 5
1" = 10'-0"

Design	Design
Draw	Author
Checked	Checker
Date	
Sheet Name	13001
File Path	13001

MICROSOFT

Project Manager	HELENE SWANER
Lead Designer	
Lead Architect	
Lead Engineer	
Lead Planner	
Lead Cost Estimator	
Lead Environmental	
Lead Historical	
Lead Landscape	
Lead Mechanical	
Lead Electrical	
Lead Civil	
Lead Structural	
Lead Transportation	
Lead Urban Planning	
Lead Vertical	

DESIGN TEAM

Architect	COLLINS & CUNIFF ARCHITECTS
Structural Engineer	NEAL CLEWENTZ / BMCD
Mechanical Engineer	VICKI ELMING / BMCD
Electrical Engineer	VICKI ELMING / BMCD
Plumbing Engineer	VICKI ELMING / BMCD
Fire Protection Engineer	ADAM DESCHOFF / BMCD
Energy Engineer	VICKI ELMING / BMCD
Environmental Engineer	VICKI ELMING / BMCD
Historical Engineer	VICKI ELMING / BMCD
Transportation Engineer	VICKI ELMING / BMCD
Urban Planning	VICKI ELMING / BMCD
Vertical Engineer	VICKI ELMING / BMCD

Revisions

No.	Date	Description

Registration

Section Key Plan



Bar Code

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Package

FULL BUILDOUT

Sheet Title/Number

ARCHITECTURAL
RENDERED
EXTERIOR
ELEVATIONS

DSM13-2



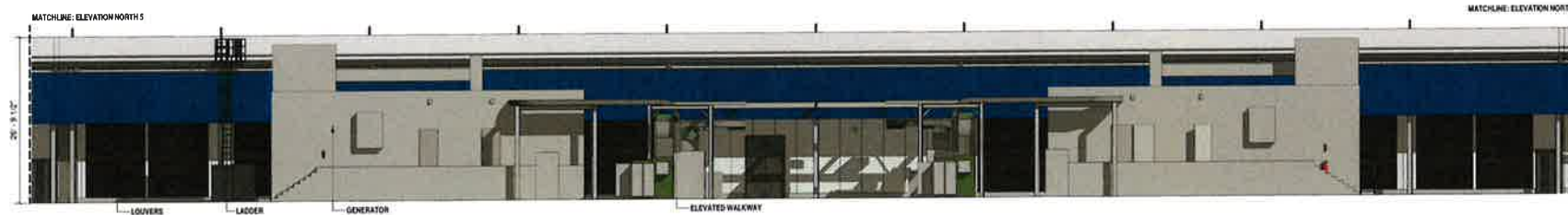
1 ARCHITECTURAL EXTERIOR ELEVATIONS - NORTH 1
1" = 10'-0"



2 ARCHITECTURAL EXTERIOR ELEVATIONS - NORTH 2
1" = 10'-0"



3 ARCHITECTURAL EXTERIOR ELEVATIONS - NORTH 3
1" = 10'-0"



4 ARCHITECTURAL EXTERIOR ELEVATIONS - NORTH 4
1" = 10'-0"



5 ARCHITECTURAL EXTERIOR ELEVATIONS - NORTH 5
1" = 10'-0"



9400 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com



DSM13
DATA CENTER
5855 SW KERRY ST.
WEST DES MOINES, IA

Owner	Microsoft
Drawn	Author
Checked	Checker
Date	
Scale	
Sheet Number	1001
File Name	1001

MICROSOFT	
Design Manager	RENEE BENDER
Lead Designer	SCOTT WILSON
Architectural Lead	DAVID SWANSON
Mechanical Engineering Lead	STEVEN TORRES
Electrical Engineering Lead	BOB GARDNER
Structural Engineering Lead	ANANDA KRISHNAN
Plumbing Engineering Lead	SCOTT WILSON
Fire Protection Engineering Lead	ADAM DEGRIOFF
Sanitary Engineering Lead	VICTOR ELVING
Security Engineering Lead	CHRIS STEWART

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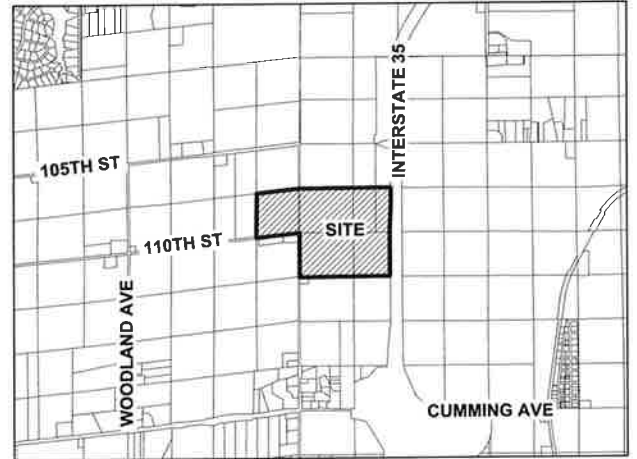
Revisions		
No.	Date	Description

Registration	

Sector Key Plan	

Blue Code
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Package
FULL BUILDOUT
Sheet Title/Number
ARCHITECTURAL
RENDERED
EXTERIOR
ELEVATIONS
DSM13-3

VICINITY MAP
NOT TO SCALE



Microsoft

DSM13 DATA CENTER MAJOR MODIFICATION

CONSULTANTS

CIVIL:
NAVIX ENGINEERING, INC.
11234 SE 6TH STREET, SUITE 150
BELLEVUE, WA 98004
PH: (425) 458-7600
CONTACT: JOE TAPLIN

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

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

BENCHMARKS

- WDM BM 140 - STANDARD BENCHMARK, NORTHWEST CORNER OF ADAMS STREET AND 20TH AVENUE, 4 FEET SOUTH OF POWER POLE, 38 FEET WEST OF CENTERLINE OF 20TH AVENUE, 48 FEET NORTH OF CENTERLINE OF ADAMS STREET.
ELEV = 183.87
- WDM BM 141 - STANDARD BENCHMARK, EAST SIDE OF 20TH AVENUE, AT NORTHWEST CORNER OF PROPERTY AT 1536 20TH AVENUE, 32 FEET EAST OF CENTERLINE OF 20TH AVENUE, 3 FEET NORTHEAST OF TELEPHONE PEDESTAL.
ELEV = 182.89

LEGAL DESCRIPTION

OSMIUM WEST PLAT 1:
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A PART OF WEST DES MOINES, MADISON COUNTY, IOWA CONTAINING 38.91 ACRES (1,694,706 SQUARE FEET).

OSMIUM EAST PLAT 1:
A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6 AND PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 7, ALL IN TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WEST DES MOINES, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 00°15'18" EAST ALONG THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 1324.63 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 89°40'38" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 2673.30 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 35; THENCE SOUTH 02°31'34" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 436.08 FEET; THENCE SOUTH 02°31'34" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 871.00 FEET; THENCE SOUTH 00°05'52" EAST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 1330.69 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 89°28'12" WEST ALONG SAID SOUTH LINE, 2648.62 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 00°07'51" EAST ALONG THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER, 1321.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 161.02 ACRES (7,013,908 SQUARE FEET).

OWNER/APPLICANT

MICROSOFT CORPORATION
ONE MICROSOFT WAY
REDMOND, WA 98052

GOVERNING AGENCIES

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

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

NOTES

- SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SPECIFICATIONS AND THE CURRENT CITY OF WEST DES MOINES STANDARD SPECIFICATIONS FOR SUBDIVISIONS AND ADDENDUMS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING. THE PROPOSED SITEWORK IMPROVEMENTS, IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL MAKE, AT HIS/HER OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR:**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- ALL CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS, AND WDM ADDENDUMS.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROW/EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES 515-222-3475 TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICANT OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- ALL SECURITY GATES SHALL HAVE THEIR LOCKS AND SEQUENCE OF EVENTS TO OPEN THEM APPROVED BY THE FIRE MARSHAL PRIOR TO INSTALLATION.

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.

SITE AREA DATA

LOT 1:

EXISTING IMPERVIOUS PERVIOUS	41.51 ACRES (1,808,387 SF) (31.77%)
	89.15 ACRES (3,883,294 SF) (68.23%)
PROPOSED IMPERVIOUS PERVIOUS	53.71 ACRES (2,339,738 SF) (41.11%)
	76.95 ACRES (3,351,943 SF) (58.89%)
TOTAL LAND AREA	130.66 ACRES (5,691,681 SF)
OPEN SPACE AREA: REQUIRED PERVIOUS	26.13 ACRES (1,138,336 SF) (20.00%)
	76.95 ACRES (3,351,943 SF) (58.89%)

SITE DATA

EXISTING COMPREHENSIVE PLAN	LIGHT INDUSTRIAL
PROPOSED COMPREHENSIVE PLAN	LIGHT INDUSTRIAL
EXISTING ZONING	LIGHT INDUSTRIAL
PROPOSED ZONING	LIGHT INDUSTRIAL
SURROUNDING LAND USES:	
NORTH: EXISTING LAND USE	AGRICULTURE UNZONED
EXISTING ZONING	COMPREHENSIVE PLAN DESIGNATION OFFICE
EAST: EXISTING LAND USE	INTERSTATE 35 UNZONED
EXISTING ZONING	COMPREHENSIVE PLAN DESIGNATION INTERSTATE 35
SOUTH: EXISTING LAND USE	AGRICULTURE UNZONED
EXISTING ZONING	COMPREHENSIVE PLAN DESIGNATION HIGH DENSITY RESIDENTIAL/NONE
WEST: EXISTING LAND USE	AGRICULTURE UNZONED
EXISTING ZONING	COMPREHENSIVE PLAN DESIGNATION OFFICE

PARKING SUMMARY

TOTAL ADMIN AREA	= 9,520 SF
PARKING REQUIRED	= 58 SPACES

DSM13:

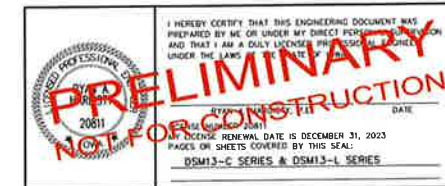
TOTAL REQUIRED	= 58 SPACES
TOTAL PROVIDED	= 59 SPACES

CITY OF WEST DES MOINES DATUM CONVERSION

PLAN DATUM CONVERSION FROM THE CITY OF WEST DES MOINES DATUM TO NAVD88-PLAN ELEVATION + 774.01 FEET

SHEET INDEX

SHEET NUMBER	SHEET TITLE
DSM13-C-A01	CIVIL COVER SHEET
DSM13-C-B-01	CIVIL BASE CONDITIONS MAP
DSM13-C-B1-01	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM13-C-B1-02	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM13-C-C1-01	CIVIL SITE IMPROVEMENTS PLAN OVERALL
DSM13-C-C1-03	CIVIL SITE IMPROVEMENTS PLAN
DSM13-C-C1-04	CIVIL SITE IMPROVEMENTS PLAN
DSM13-C-C1-05	CIVIL SITE IMPROVEMENTS PLAN
DSM13-C-C1-09	CIVIL SITE IMPROVEMENTS PLAN
DSM13-C-C2-01	CIVIL HORIZONTAL CONTROL PLAN OVERALL
DSM13-C-C2-03	CIVIL HORIZONTAL CONTROL PLAN
DSM13-C-C2-04	CIVIL HORIZONTAL CONTROL PLAN
DSM13-C-C2-05	CIVIL HORIZONTAL CONTROL PLAN
DSM13-C-D1-01	CIVIL SITE GRADING & DRAINAGE PLAN OVERALL
DSM13-C-D1-03	CIVIL SITE GRADING & DRAINAGE PLAN
DSM13-C-D1-04	CIVIL SITE GRADING & DRAINAGE PLAN
DSM13-C-D1-05	CIVIL SITE GRADING & DRAINAGE PLAN
DSM13-C-D2-01	CIVIL FINISH GRADING PLAN OVERALL
DSM13-C-D2-03	CIVIL FINISH GRADING PLAN
DSM13-C-D2-04	CIVIL FINISH GRADING PLAN
DSM13-C-D2-05	CIVIL FINISH GRADING PLAN
DSM13-C-E1-01	CIVIL WATER PLAN OVERALL
DSM13-C-E1-03	CIVIL WATER PLAN
DSM13-C-E1-04	CIVIL WATER PLAN
DSM13-C-E1-05	CIVIL WATER PLAN
DSM13-C-E2-01	CIVIL CWD & SANITARY PLAN OVERALL
DSM13-C-E2-03	CIVIL CWD & SANITARY PLAN
DSM13-C-E2-04	CIVIL CWD & SANITARY PLAN
DSM13-C-E2-05	CIVIL CWD & SANITARY PLAN
DSM13-C-F-01	CIVIL SITE DETAILS
DSM13-C-F-02	CIVIL SITE DETAILS
DSM13-C-F-03	CIVIL SITE DETAILS
DSM13-C-F-04	CIVIL SEWER DETAILS
DSM13-C-F-05	CIVIL SEWER DETAILS
DSM13-C-F-06	CIVIL WATER DETAILS
DSM13-C-F-07	CIVIL WATER DETAILS
DSM13-C-F-08	CIVIL WATER DETAILS
DSM13-L-A1-01	LANDSCAPE PLAN OVERALL
DSM13-L-A1-07	LANDSCAPE PLAN
DSM13-L-A1-E03	LANDSCAPE PLAN
DSM13-L-A1-E04	LANDSCAPE PLAN
DSM13-L-A1-E05	LANDSCAPE PLAN
DSM13-L-A1-E06	LANDSCAPE PLAN
DSM13-L-A1-E07	LANDSCAPE PLAN



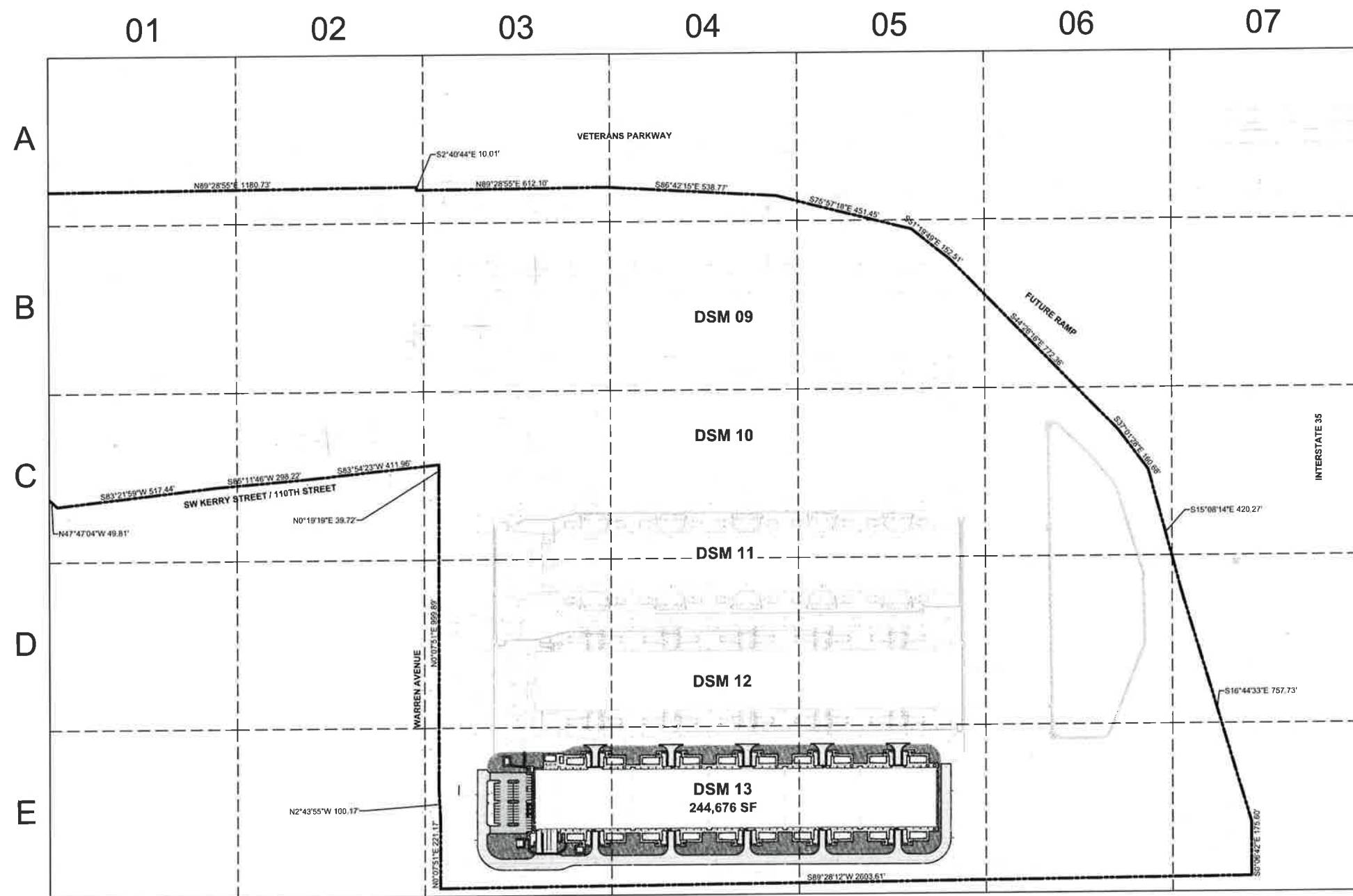
DSM 13
DATA CENTER
5855 SW KERRY STREET
WEST DES MOINES, IA

NO.	DATE	DESCRIPTION
1	11/05/2024	ISSUE FOR PERMITTING
2	08/20/2023	ISSUE FOR PERMITTING



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Package
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Sheet Title/Number

CIVIL
COVER SHEET
DSM13-C-A01

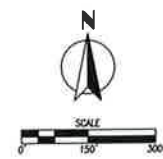


CITY OF WEST DES MOINES NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. 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 1291-54-109B. 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.
7. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED TO MANHOLES.
8. 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.
9. 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.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
3. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
4. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
5. ALL CONSTRUCTION WITHIN PUBLIC R.O.W. / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
6. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
7. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
8. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENTS/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
9. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
10. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
11. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
12. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
14. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
16. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. COORDINATE FINAL KNOX BOX LOCATIONS WITH MICROSOFT SECURITY AND CITY OF WEST DES MOINES FIRE DEPARTMENT.



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Sheet No.	13
Scale	AS SHOWN
Drawn	AS
Checked	AS
Date	26 DEC 2013
DSM Project No.	130017
W.D. Project No.	13001

MICROSOFT	
Project Manager	KEALE BISHOP
Lead Manager	
Site Supervision	RONALD CHAM
Structural & Structural Foundation	RODNEY MCGEE, DAVID SWANSON
Mechanical & HVAC	BRUCE HENNING
Building Automation Systems (BAS)	BILL CARROLL
Electrical	ANASIA KRISHNAN
Electrical Power Management Systems (EPMS)	SEBASTIAN STRASSER
Telecommunications Network	MATTHEW BENSON
Security System	ATHLETIC BARTUNEK

DESIGN TEAM	
Structural Engineering Lead	KEALE BISHOP
Structural Engineering Lead	KEALE BISHOP
Structural Engineering Lead	KEALE BISHOP
Mechanical Engineering Lead	KEALE BISHOP
Plumbing Engineering Lead	KEALE BISHOP
Fire Protection Engineering Lead	KEALE BISHOP
MEP Engineering Lead	KEALE BISHOP
Electrical Engineering Lead	KEALE BISHOP
Telecommunications Network Engineering Lead	KEALE BISHOP
Security System Engineering Lead	KEALE BISHOP

Revisions

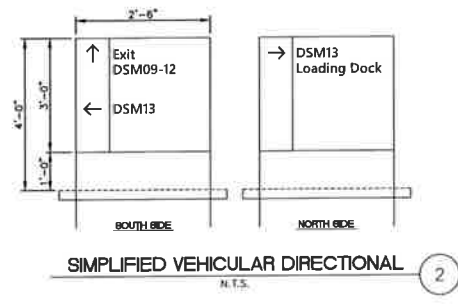
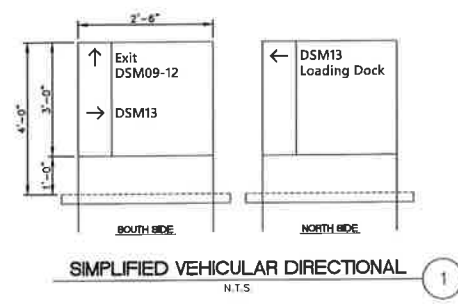
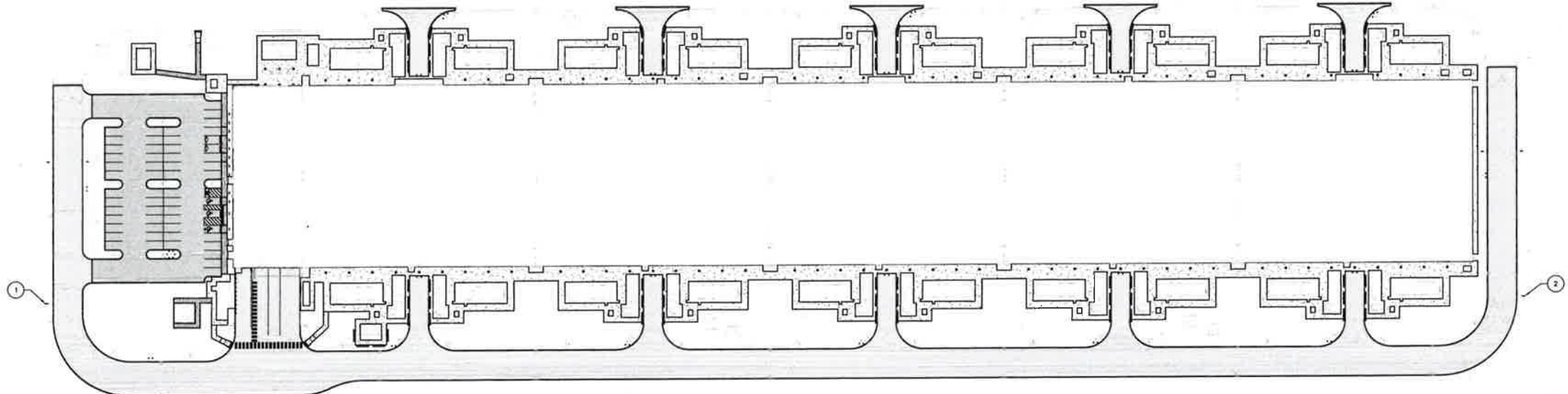
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2	16 JAN 2014	ISSUE FOR PACKAGE
3	26 JAN 2014	ISSUE FOR PACKAGE

Professional Engineer Seal for Ryan J. Smith, No. 0511, State of Iowa.

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**CIVIL
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IMPROVEMENTS
PLAN OVERALL
DSM13-C-C1-01**



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5855 SW KERRY STREET
WEST DES MOINES, IA

Drawn	20
Check	20
Checked	20
Date	20 DEC 2012
Sheet Number	1 OF 17
Project No.	1344

MICROSOFT

Project Manager	RENEE RHNER
Lead Site Planner	SCHWARTZ, DAVID
Structural Engineer	EDDIE W. HANCOCK
Mechanical Engineer	DAVID SWANSON
Electrical Engineer	STEVE TUCKER
Energy Efficiency Specialist	BOB DEBENSON
Process Management Specialist	ANAGA KRISHNAN
Process Management Specialist	SEBASTIAN FRANKO
Process Management Specialist	MATTHEW BECKON
Process Management Specialist	KATHLYN BANTUNEK

DESIGN TEAM

Civil Engineering Lead	BRUCE WOODRUFF / CIVIL DESIGN ADVANTAGE
Structural Engineering Lead	RYAN JAMES / BMB
Mechanical Engineering Lead	MICHAEL CLEMENTS / BMB
Electrical Engineering Lead	VICKI ELWING / BMB
Energy Efficiency Specialist	VICKI ELWING / BMB
Process Management Specialist	JASON PHAM / BMB
Process Management Specialist	CHAD STEWELL / BMB
Process Management Specialist	DANIEL PUTNAM / FROSS & BARUZZI

Revisions

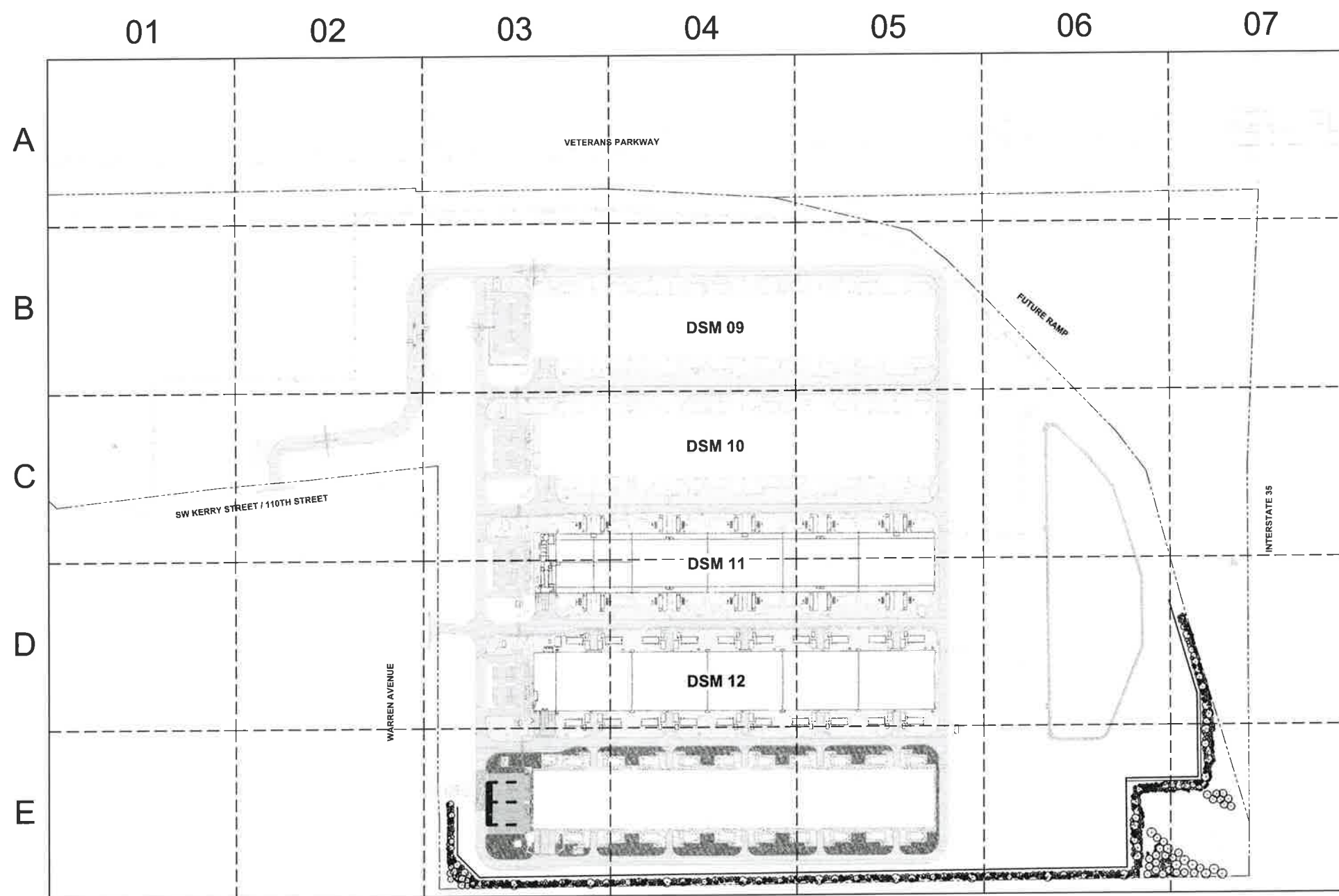
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Package
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Sheet Title/Number
**CIVIL SITE
DIRECTIONAL
SIGNAGE PLAN
AND DETAILS
DSM13-C-C1-09**

DSM13-C-C1-09



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. ALL LANDSCAPE CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE WEST DES MOINES STANDARDS FOR SUBURBS.
3. BACKFILL TO TOP OF CURB, (MINUS 1 1/2" FOR SOO, IF REQ.)
4. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
5. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
6. ALL DEBRIS SPILLED IN ANY PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
7. NO OVERSTORY TREES SHALL BE PLANTED IN ANY CITY OF WEST DES MOINES PUBLIC UTILITY easement.
8. ROCK MULCH SHALL BE 1.5"-3" GRANITE CHIPS, MINIMUM DEPTH OF 3" OVER WEEDPREVENTER FABRIC (OR EQUAL), EDGING BETWEEN ROCK MULCH AND GRASS SHALL BE 4" STEEL LANDSCAPE EDGING.
9. MAINTAIN 10' CLEARANCE OF ANY PLANTINGS ON EACH SIDE OF THE PERIMETER FENCE.
10. SEED ALL DISTURBED AREAS (LESS PLANTING BEDS) WITH SEED TYPE #1 PERMANENT LAWN MIXTURE REFER TO SPECIFICATIONS.

DSM 13 LANDSCAPE TOTALS

TOTAL SITE AREA: = 1,157,631 S.F. (26.5 AC)
 OPEN SPACE REQUIRED: = 251,528 S.F. (20%)

OPEN SPACE PLANT MATERIAL REQUIRED

TREES: 2 PER 3000 SF, 50K EVERGREEN = 154
 SHRUBS: 3 PER 3000 SF = 232

TREES PROVIDED: DECIDUOUS = 34 (SURPLUS FROM BUFFER)
 EVERGREEN = 120 (SURPLUS FROM BUFFER)

SHRUBS PROVIDED: = 232 (INCLUDES SURPLUS FROM BUFFER)

50' PERIMETER BUFFER PLANT MATERIAL REQUIRED

BUFFER LENGTH: 4,071 LF

TREES: 1 OVERSTORY PER 35 LF = 115
 2 ORNAMENTAL PER 35 LF = 230

SHRUBS: 6 PER 35 LF = 688

TREES PROVIDED: OVERSTORY = 69
 EVERGREEN = 46
 ORNAMENTAL = 230

SHRUBS PROVIDED: = 688

PARKING LOT ISLAND PLANT MATERIAL REQUIRED

8x34 PARKING LOT ISLANDS: 3
 TREES: 1 PER 8x17 ISLAND = 6
 2 PER 8x34 ISLAND = 6

TREES PROVIDED = 12 (SURPLUS FROM BUFFER)

CAMPUS PARKING REQUIRED

PARKING REQUIRED: = 58 SPACES
 PARKING PROVIDED: = 58 SPACES

DSM 09-13 CAMPUS LANDSCAPE TOTALS

TOTAL SITE AREA: = 5,691,681 S.F. (130.66 AC)
 OPEN SPACE REQUIRED: = 1,130,336 S.F. (20%)

OPEN SPACE PLANT MATERIAL REQUIRED

TREES: 2 PER 3000 SF, 50K EVERGREEN = 750
 SHRUBS: 3 PER 3000 SF = 1,130

TREES PROVIDED: DECIDUOUS = 343
 EVERGREEN = 407

SHRUBS PROVIDED: = 1,007

2 SURPLUS OVERSTORY TREES PROVIDED AS A 20:1 SUBSTITUTION PER NEW LANDSCAPE PROVIDED 8-19-99-A-182
 TOTALING 1,147 SHRUBS

50' PERIMETER BUFFER PLANT MATERIAL REQUIRED

BUFFER LENGTH: 6,340 LF

TREES: 1 OVERSTORY PER 35 LF = 181
 2 ORNAMENTAL PER 35 LF = 374

SHRUBS: 6 PER 35 LF = 1,122

TREES PROVIDED: OVERSTORY = 211
 EVERGREEN = 46
 ORNAMENTAL = 330

81 SURPLUS OVERSTORY TREES PROVIDED AS A 2:1 SUBSTITUTION PER NEW LANDSCAPE PROVIDED 8-19-99-A-182
 TOTALING 492 ORNAMENTAL TREES

SHRUBS PROVIDED: = 1,340

60' PERIMETER BUFFER PLANT MATERIAL REQUIRED

BUFFER LENGTH: 1,476 LF

TREES: 1 OVERSTORY PER 35 LF = 42
 SHRUBS: 3 PER 35 LF = 127

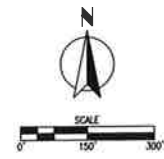
TREES PROVIDED: OVERSTORY = 42
 SHRUBS PROVIDED: = 127

CAMPUS PARKING REQUIRED

PARKING REQUIRED: = 272 SPACES
 PARKING PROVIDED: = 280 SPACES

PLANT SCHEDULE PERIMETER BUFFER						
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	SIZE	
PB	106	Black Hills Spruce	Picea glauca densata	B&B, 6' HEIGHT, 50-100' MAT. HEIGHT	15" DIA	
PL	11	Limber Pine	Pinus flexilis	B&B, 6' HEIGHT		
PS	49	White Pine	Pinus strobus	B&B, 6' HEIGHT, 50-80' MAT. HEIGHT	12" DIA	
ORNAMENTAL TREES						
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL	SIZE	
AS	83	Serviceberry	Amelanchier alnifolia	B&B, 15-35' MAT. HEIGHT	1.5"	12" DIA
CC	98	Eastern Redbud	Cercis canadensis	B&B, 20-30' MAT. HEIGHT	1.5"	12" DIA
MP	25	Prairie Fire Crabapple	Malus x 'Prairie Fire'	B&B, 1.5" CALIPER		
MS	24	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B	1.5" CAL, 8-10' HEIGHT	12" DIA
OVERSTORY TREES						
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL	SIZE	
AB	12	Autumn Flame Red Maple	Acer rubrum 'Autumn Flame'	B&B, 40-60' MAT. HEIGHT	2"	20" DIA
AE	10	Endowment Maple	Acer saccharum 'Endowment'	B&B, 50' MAT. HEIGHT	2"	20" DIA
AM	13	Crescendo Maple	Acer saccharum 'Marten'	B&B	2" CAL, 12-14' HEIGHT	20" DIA
BM	28	Black Maple	Acer nigrum	B&B, 60-75' MAT. HEIGHT	2"	25" DIA
PO	9	American Sycamore	Platanus occidentalis	B&B, 75-100' MAT. HEIGHT	2"	25" DIA
QA	12	White Oak	Quercus alba	B&B, 80-100' MAT. HEIGHT	2"	25" DIA
QR	31	Red Oak	Quercus rubra	B&B, 80-90' MAT. HEIGHT	2"	30" DIA
SHRUBS						
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE			
CG	36	Gray Dogwood	Cornus racemosa	5 GAL		
CH	296	Ivory Halo Dogwood	Cornus alba 'Ballhalo' TM	5 GAL		
SE	224	Elderberry	Sambucus canadensis	5 GAL		
VB	301	Blackhaw Viburnum	Viburnum prunifolium	5 GAL		

PLANT SCHEDULE OPEN SPACE					
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
CH	6	Ivory Halo Dogwood	Cornus alba 'Ballhalo' TM	5 GAL	
JB	39	Buffalo Juniper	Juniperus sibirica 'Buffalo'	5 GAL	
PJ	18	Jackman's Potentilla	Potentilla fruticosa 'Jackmani'	5 GAL	



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No.	Date	Descriptor
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1	10 NOV 2010	100% P&E PACKAGE
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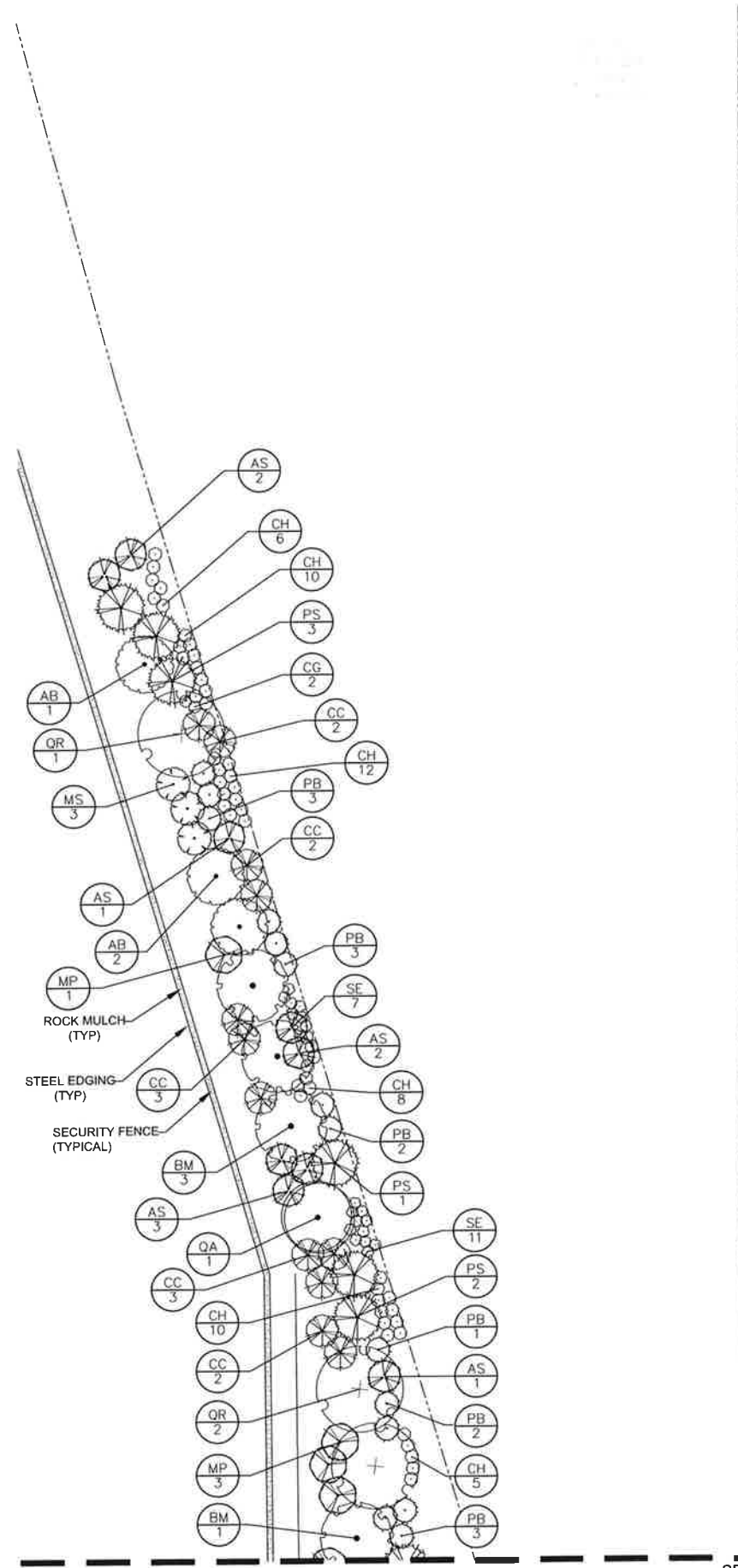
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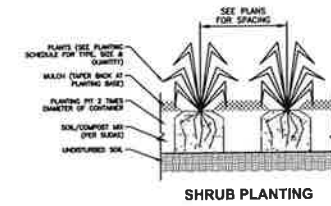
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 DSM13-L-A1-01

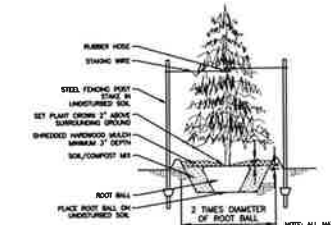


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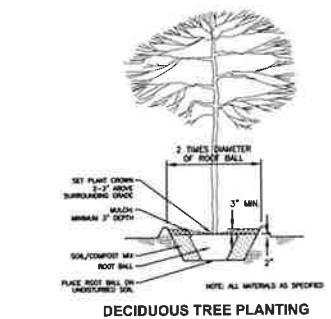
MICROSOFT CONFIDENTIAL



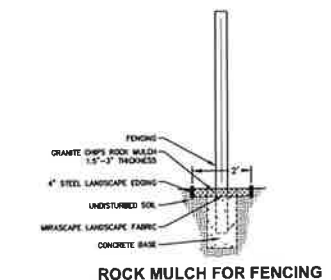
SHRUB PLANTING



CONIFEROUS TREE PLANTING



DECIDUOUS TREE PLANTING



ROCK MULCH FOR FENCING

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Design	ES
Drawn	ES
Checked	ES
Date	08/05/2010
Sheet No.	1
Total Sheets	1

MICROSOFT

Project Manager	HEMES BANERJEE
Lead Designer	SONWIP DEAR
Lead Engineer	TOOCHI ANANDU (DAVID) SWANSON
Lead Planner	STEVEN TOUPE
Lead Electrical	ANAGA KRISHNAN
Lead Mechanical	NICAL CLEMENTE / BAKD
Lead Plumbing	NICAL CLEMENTE / BAKD
Lead Fire Protection	ADAM DEGRASSI / BAKD
Lead Structural	JASON PHAM / BAKD
Lead Civil	CHRIS TILGNER / BAKD
Lead Security	DANIEL PUTNAM / ROSS & BARONZINI

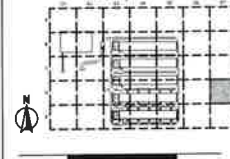
DESIGN TEAM

Lead Designer	SONWIP DEAR
Lead Engineer	TOOCHI ANANDU (DAVID) SWANSON
Lead Planner	STEVEN TOUPE
Lead Electrical	ANAGA KRISHNAN
Lead Mechanical	NICAL CLEMENTE / BAKD
Lead Plumbing	NICAL CLEMENTE / BAKD
Lead Fire Protection	ADAM DEGRASSI / BAKD
Lead Structural	JASON PHAM / BAKD
Lead Civil	CHRIS TILGNER / BAKD
Lead Security	DANIEL PUTNAM / ROSS & BARONZINI

Revisions

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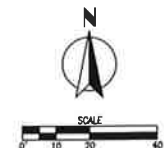
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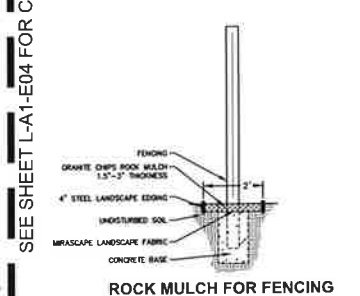
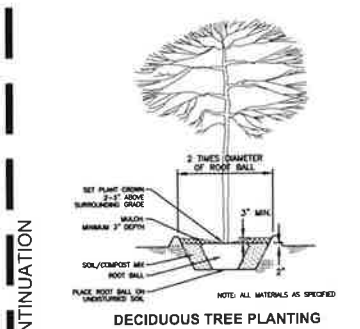
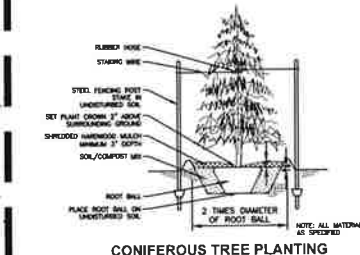
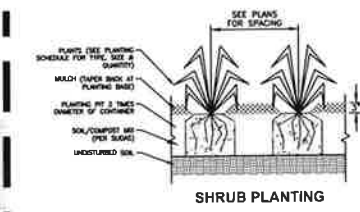
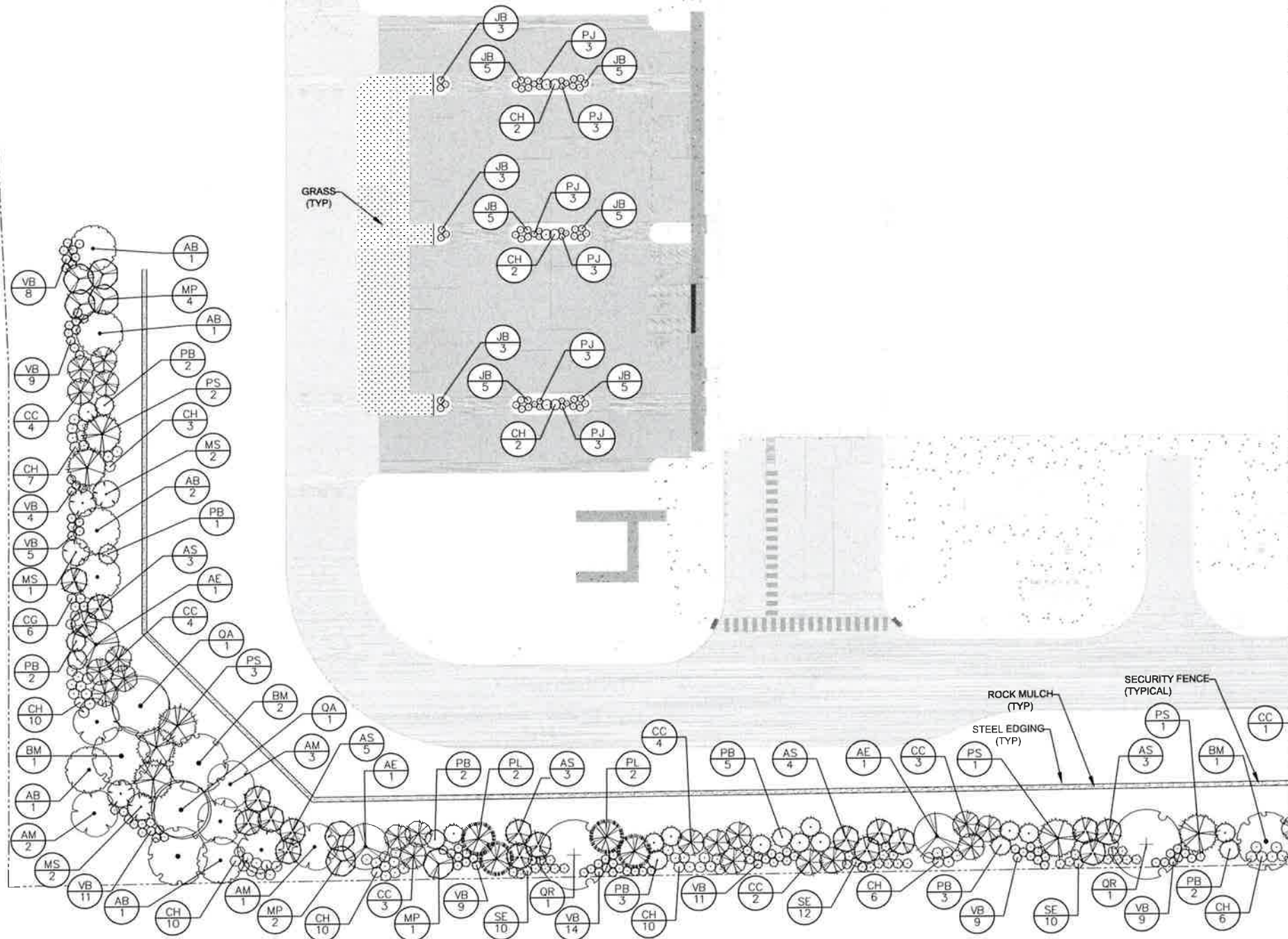
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DSM13-L-A1-D07

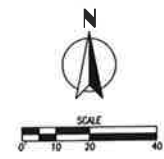


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WARREN AVENUE
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Date	10/20/2013
Sheet Title	DSM 13
Project Name	Microsoft
Project Location	West Des Moines, IA
Client	Microsoft
Design Manager	RENÉE KOWALSKI
Team Manager	RENÉE KOWALSKI
Team	DSM 13 Data Center
Team Members	DAVID SWANSON, MATT HUNTER, JONATHAN BENTON, ANSELMO KRISHNAN, SERGIO FRANCO, MATTHEW BENSON, MATTHEW BARTUNEK
Design Team	DAVID SWANSON (ARCHITECT), JONATHAN BENTON (MECHANICAL), MATT HUNTER (ELECTRICAL), ANSELMO KRISHNAN (MECHANICAL), SERGIO FRANCO (MECHANICAL), MATTHEW BENSON (MECHANICAL), MATTHEW BARTUNEK (MECHANICAL)

Professional Seal: **RYAN** (Professional Engineer, IA License # 20511)

Revisions:

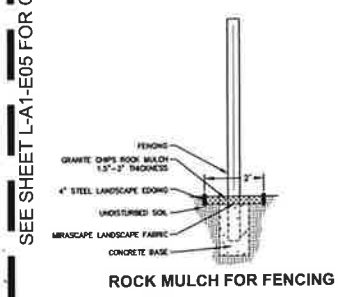
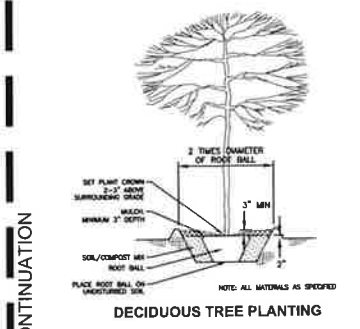
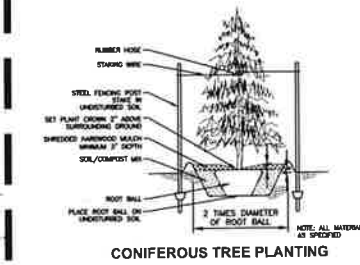
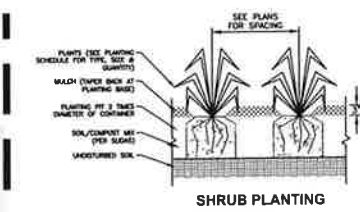
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Sheet Title Number: **DSM13-L-A1-E03**

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SEE SHEET L-A1-E05 FOR CONTINUATION

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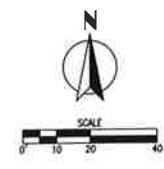
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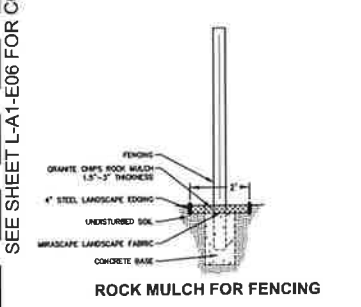
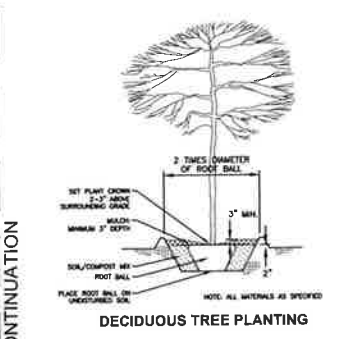
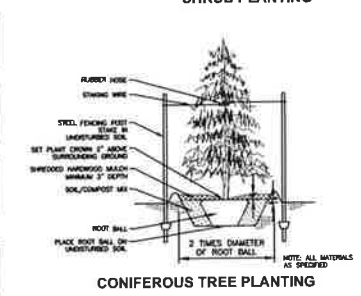
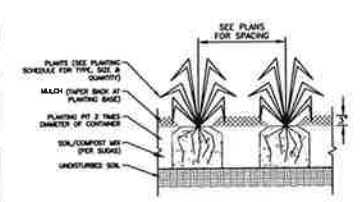
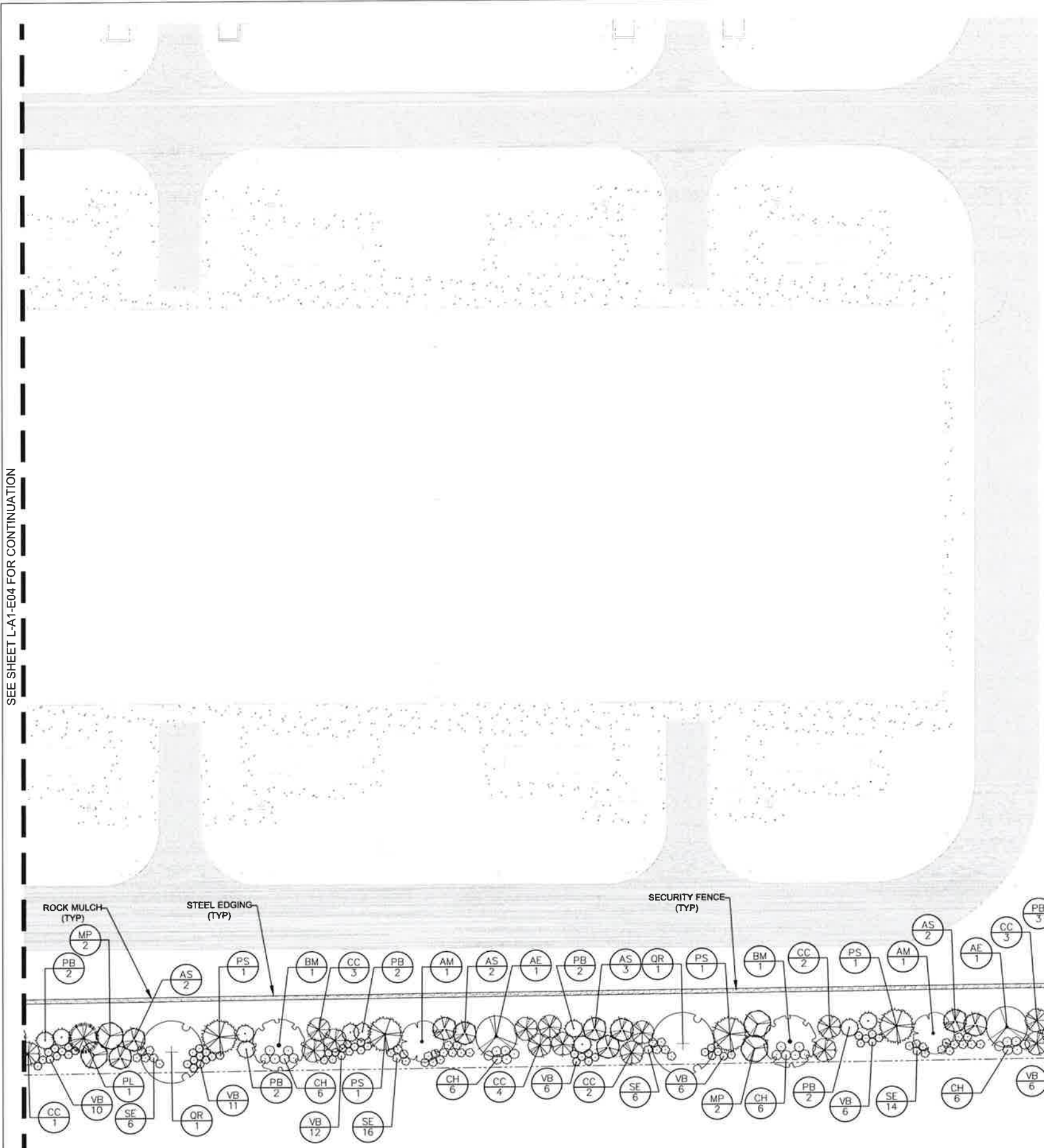


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Package
FULL BUILDOUT
Sheet Title/Number

CIVIL
LANDSCAPE PLAN
DSM13-L-A1-E04



SEE SHEET L-A1-E04 FOR CONTINUATION



SEE SHEET L-A1-E06 FOR CONTINUATION

BURNS MEDONNELL

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 Kansas City, MO 64114

 www.burnsmcd.com

NAVIX

 SITE + CIVIL

Microsoft

 DSM 13

 DATA CENTER

 5855 SW KERRY STREET

 WEST DES MOINES, IA

Sheet	01
Drawn	01
Checked	01
Date	02/28/2013
Sheet Number	1 of 17
File Name	01.dwg

MICROSOFT

 Project Manager: RENESE RHINER

Design Team:

 Civil Engineer: BRAD BENDISY / LEAN DESIGN ADVANTAGE

 Structural Engineer: DANIEL J. DAVIS / LEAN DESIGN ADVANTAGE

 Architectural: NEAL CLEMENTS / B&B

 Mechanical: JOHN ELVING / B&B

 Planting: JOHN ELVING / B&B

 Fire Protection: ADAM DEGRUCHT / B&B

 Electrical: JOHN ELVING / B&B

 Civil Engineer: DANIEL PUTNAM / ROSS & BARLUZZI

REVISIONS

No.	Date	Description
1	02/28/2013	50% PER PACKAGE
2	03/05/2013	100% PER PACKAGE

Project Key Plan:

Bar Code:

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 Sheet Title/Number

CIVIL LANDSCAPE PLAN

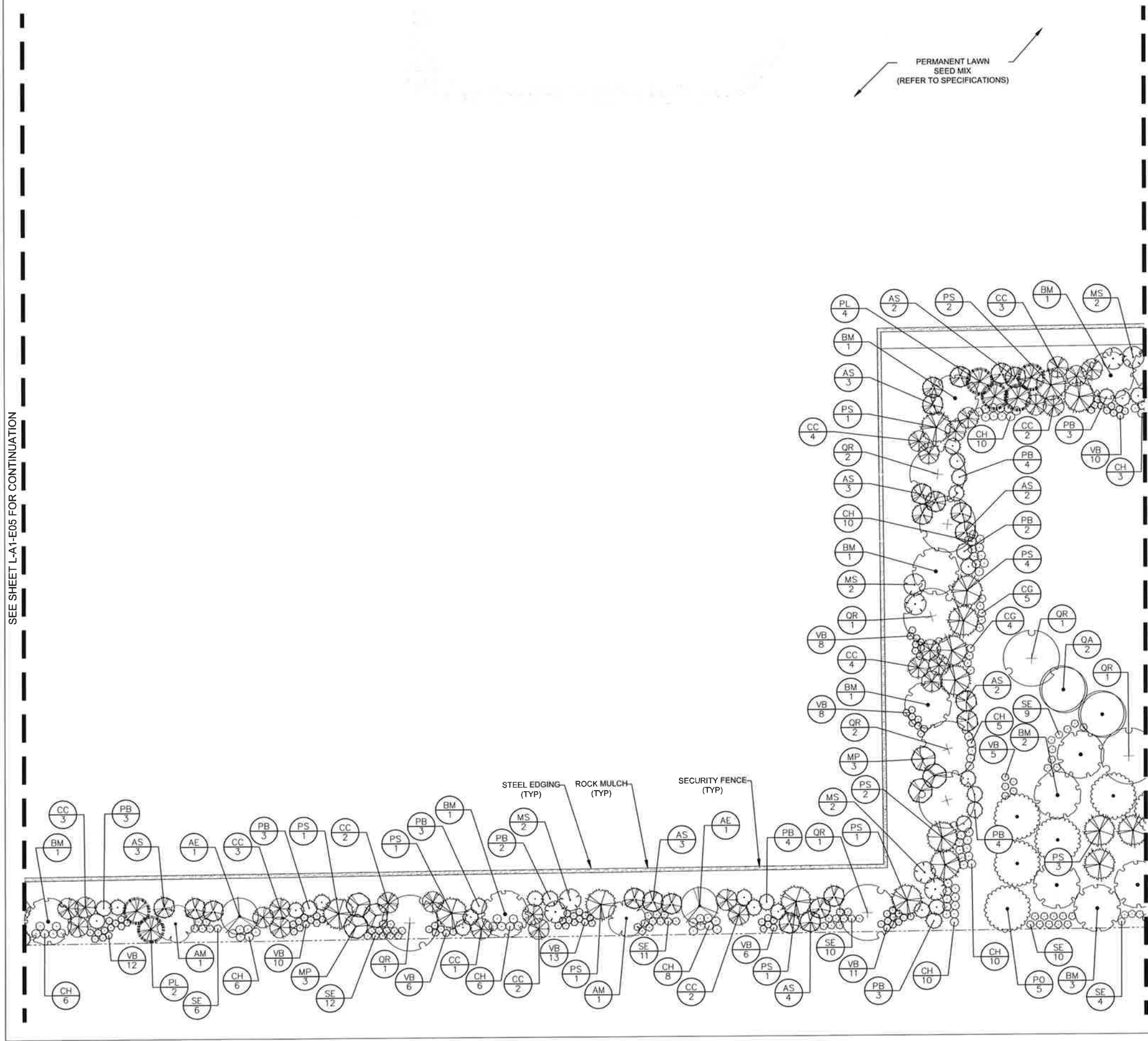
 DSM13-L-A1-E05

Scale: 0' 10' 20' 40'

North Arrow

DSM13-L-A1-E05

SEE SHEET L-A1-E05 FOR CONTINUATION



GA
Civil Design Advantage
4121 NW Urbanside Drive
Urbanside, IA 50322

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WEST DES MOINES, IA

Design: 25
Draw: 25
Checked: N/A
Date: 16 DEC 2019
Sheet Number: 25
No. of Sheets: 100

MICROSOFT
Level Manager: RENESE EN-NEN

Site Manager: KATHRYN BARBERKNE
Site Supervisor: JENNIFER HANSEN

DESIGN TEAM
Civil Design: GREGORY S. HANSEN / BMD
Structural: BRADY W. HANSEN / BMD
Mechanical: NEAL CLEMENTS / BMD
Electrical: JAMES W. HANSEN / BMD
Plumbing: JAMES W. HANSEN / BMD
Fire Protection: JAMES W. HANSEN / BMD
GIS: JAMES W. HANSEN / BMD
Landscape: DANIEL PUTHAM / ROSS & BARUZZI

Revisions

No.	Date	Description
1	16 OCT 2019	90% P&S PACKAGE
2	23 OCT 2019	100% P&S PACKAGE
3	02 JUL 2020	100% P&S PACKAGE

Professional Engineer
RYAN HANSEN
2011

Site Plan

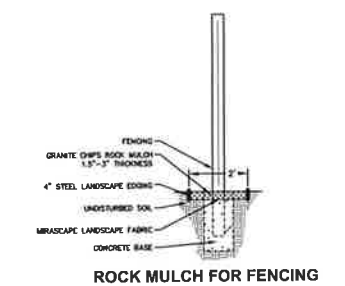
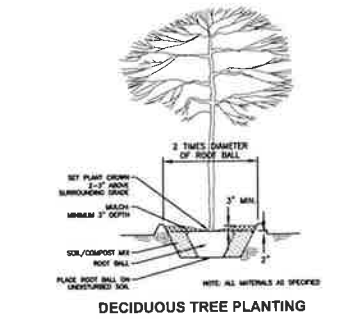
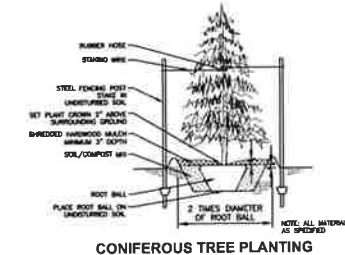
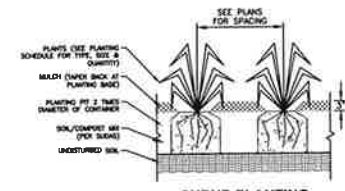
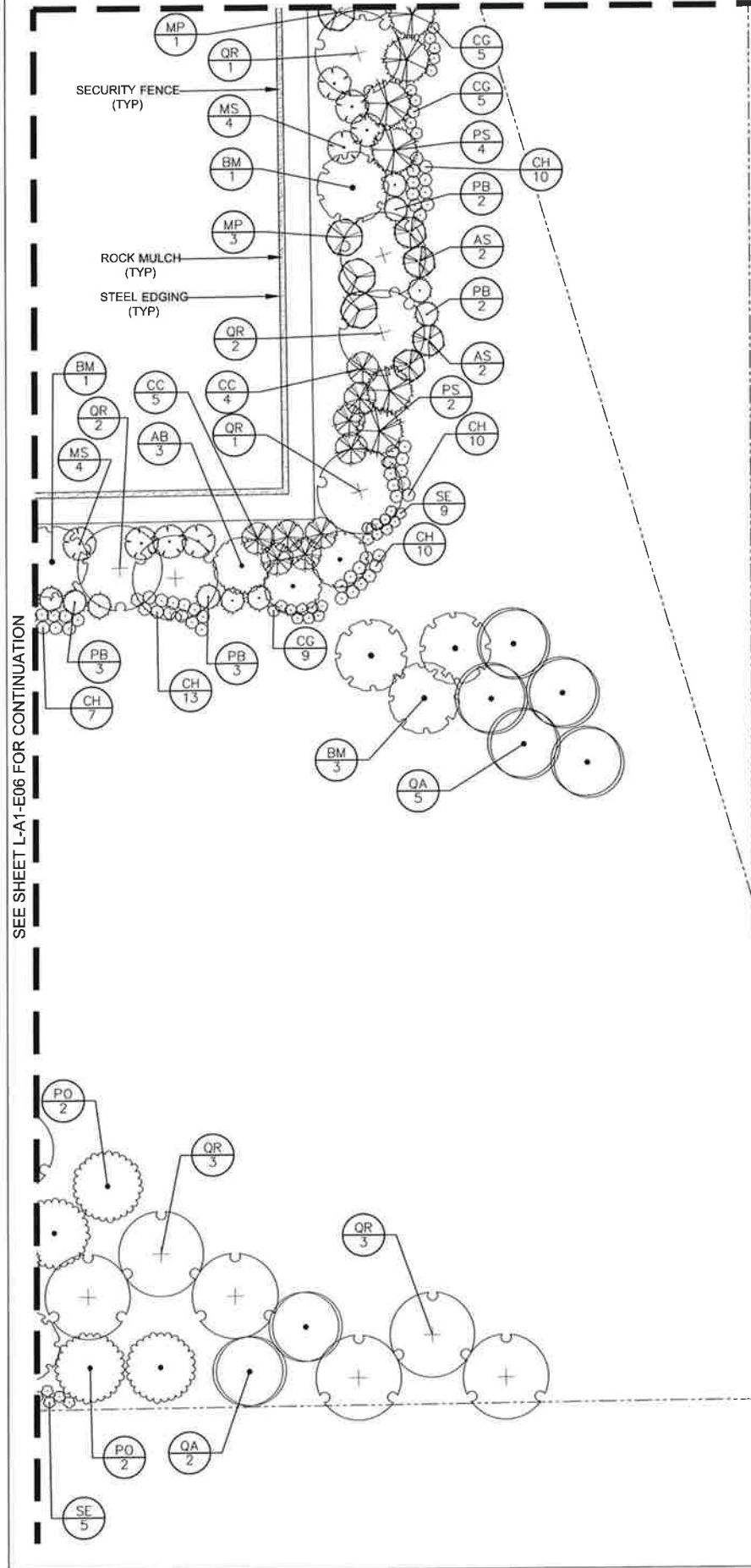
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Package
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Sheet Title/Number

CIVIL
LANDSCAPE PLAN
DSM13-L-A1-E06



SEE SHEET L-A1-D07 FOR CONTINUATION



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DSM 13
DATA CENTER

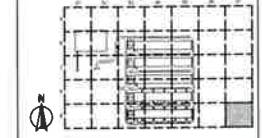
5855 SW KERRY STREET
WEST DES MOINES, IA

Design	JL
Drawn	JL
Checked	ML
Date	04 DEC 2013
Sheet No.	01-001
of # Sheets	01-001

MICROSOFT	
Design Manager	KENNETH R. HUBER
Design Team	RYAN MCDONNELL / CIVIL DESIGN ADVANTAGE
Structural Engineering Lead	ERIKAM JABAL / BMAD
Architectural Lead	NICAL CLEMENTE / BMAD
Mechanical Engineering Lead	NICK ELVING / BMAD
Plumbing Engineering Lead	NICK ELVING / BMAD
Fire Protection Engineering Lead	ADAM SCHEFFERT / BMAD
Electrical Engineering Lead	NICK ELVING / BMAD
Sanitary Engineering Lead	MICHAEL PHAM / BMAD
Telecommunications / Network Engineering Lead	MICHAEL PHAM / BMAD
Security Engineering Lead	JOHN J. WATSON / BMAD

No.	Date	Description
0	20 OCT 2013	ISSUE FOR PACKAGE
1	10 NOV 2013	ISSUE FOR PACKAGE
2	04 JAN 2014	ISSUE FOR PACKAGE

No.	Date	Description
0	20 OCT 2013	ISSUE FOR PACKAGE
1	10 NOV 2013	ISSUE FOR PACKAGE
2	04 JAN 2014	ISSUE FOR PACKAGE

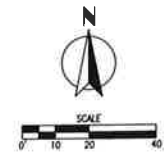


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FULL BUILDOUT
Sheet Title/Number

**CIVIL
LANDSCAPE PLAN**

DSM13-L-A1-E07



A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
NO. PZC-23-002

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 113-acre property located at 5855 SW Kerry Street as depicted on the location map included in the staff report. The applicant requests approval to construct an approximately 240,000 square foot data center building, and associated site improvements; and

WHEREAS, the Major Modification to Site Plan request complies with the findings stated in the applicable provisions of Title 9, the Comprehensive Plan and City Code.

NOW THEREFORE, the Planning and Zoning Commission of the City of West Des Moines recommends the City Council approve the Major Modification to Site Plan (MaM-005848-2022), 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 January 23, 2023.

Jennifer Drake, Chair
Planning and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Planning and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on January 23, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary