

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

Meeting Date: April 24, 2023

ITEM: Microsoft DSM 15, 1475 SE Maffitt Lake Road – Approve Major Modification to Site Plan to allow construction of an approximately 245,000 square foot data center building – Microsoft Corporation – MaM-005912-2023

Resolution: Approval of Major Modification to Site Plan

Background: Bryan Dickerson with Navix Engineering, 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 Road. The applicant proposes to construct an approximately 245,000 square foot data center building and associated site improvements.

Staff Review & Comment:

- **Financial Impact:** As part of the 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 City will be installing a trail and streetlights on SE Soteria Avenue and a trail and streetlights on the north side of SE County Line Road. The applicant will be removing existing SE Maffitt Lake Road between Veterans Pkwy and SE Soteria Ave. The right of way for SE Maffitt Lake Road has been vacated and obtained by the applicant.
- **History:** The Preliminary Plat for this site (Ginger East) was approved by the Planning and Zoning Commission on June 14, 2021, and the City Council on June 21, 2021. The Final Plat was approved by the City Council on September 7, 2021. The first data center building on this site (DSM 14) was approved by the City Council on September 20, 2021 and is currently under construction.
- **Key Development Aspects:**
 1. **Buffers:** The applicant is proposing to install a 4' berm and plant the 30' buffer landscaping around the entire property at this time with this Major Modification so that the plantings will have time to grow before the construction of the three remaining data center buildings to be constructed on this property, except for an area along the western side of the property where the construction staging area is currently located. That buffer area will be planted when the construction is complete on the site and the construction staging area is removed. Staff recommends a condition of approval that a landscape plan for the missing buffer area be submitted, reviewed and approved with the major modification review of the last building on this site.
 2. **Parking Lot Landscaping:** The applicant is proposing to reduce the number of landscape islands in the parking lot 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. 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.

3. **Building Design**: The building design will be similar to other Microsoft data center buildings constructed within the City. The exterior color palette for this site has been modified to a soft green as an accent color and gray as the primary color of the building, the same color as the equipment surrounding the exterior of the building, which will aid in mitigating the visual impact of the equipment.
- **Traffic Impact Study Findings**: A new traffic study was not conducted for this proposed building. The original traffic study for this site stated, the proposed development of the site as a data center 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 will 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 and incorporated into the site plan for 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: April 24, 2023

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 acknowledging and agreeing that the major modification review of the last data center building on this site shall include a landscape plan showing buffer plantings for the missing buffer area on the west side of the site.
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	April 24, 2023
City Council	

Staff Report Reviews:

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

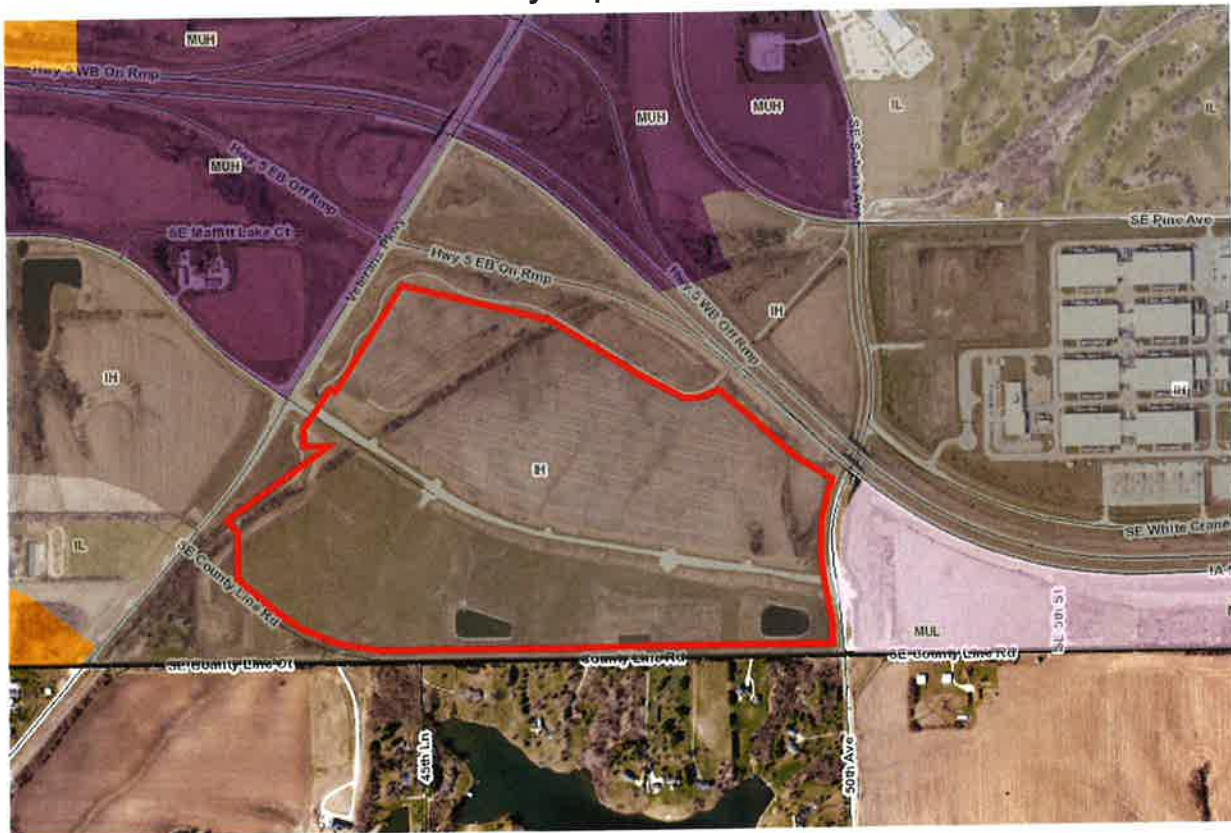
Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	2/6/23
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



Vicinity Map – Land Uses



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"

3600 Wood Parkway
Kansas City, MO 64114
www.burnsmcd.com



DSM15
DATA CENTER
1475 SE MAFFITT LAKE
ROAD
WEST DES MOINES, IA

Client	Microsoft
Owner	Microsoft
Contract	Design
Date	2/15/2023
Scale	1" = 10'-0"
Project No.	2023-001
Sheet No.	01

MICROSOFT	
Design Manager	RENEE BURNER
Project Manager	RENEE BURNER
Lead Architect	NEAL CLEMENTS
Architectural Designer	TODOR KROLOV / DAVID SANJON
Interior Designer	STEVEN TOLPIN
Structural Engineer	BILL GEMINER
Mechanical Engineer	ARAJA WISHPAN
Electrical Engineer	SEBASTIAN
Plumbing Engineer	MATTHEW BENSIGNY
Sanitary Engineer	AMY SMITH

DESIGN TEAM	
Chief Engineer	FALL SAUTER / FAYAT ENGINEERING
Structural Engineer	BOUYAR JABALI / BRAD
Architectural Lead	NEAL CLEMENTS / BRAD
Architectural Designer	GEORGE SAADI / BRAD
Plumbing Designer	ALEX FLORE / BRAD
Fire Protection Engineer	JESSE DECAJOFF / BRAD
MEP Engineering Lead	GEORGE SAADI / BRAD
Structural Engineering Lead	JASON PHAM / BRAD
MEP Engineering Lead	CHRIS STEWELL / BRAD
Security Systems Engineering Lead	DANIEL PHUOMAI / ROSS & KARLIZON

Revisions		
No.	Date	Description
1	2/15/23	REVISED PER CITY REQUIREMENTS

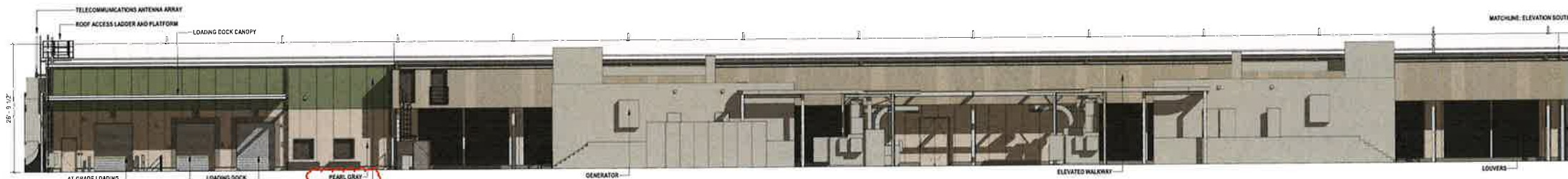


Bar Code
CONFIDENTIAL - DO NOT DISCLOSE. This document is exempt from public disclosure under the Public Disclosure Act and Uniform Trade Secrets Act.

Package
FULL BUILDOUT
Sheet 1 of Number

ARCHITECTURAL RENDERED EXTERIOR ELEVATIONS

DSM15-1



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



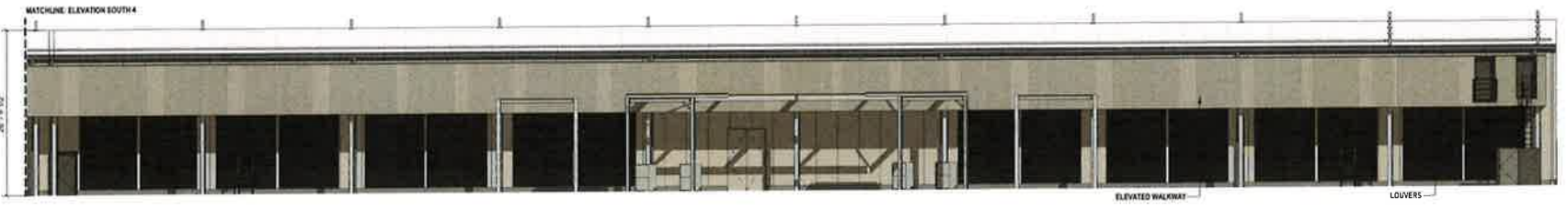
2 ARCHITECTURAL EXTERIOR ELEVATIONS - SOUTH 2
1" = 10'-0"



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"

**BURNS
MEDONNELL**
6400 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com

Microsoft
DSM15
DATA CENTER
1475 SE MAFFIT LAKE
ROAD
WEST DES MOINES, IA

Design	Jamie
Drawn	Kumar
Checked	Shane
Date	24 FEB 2013
Sheet Project No.	15-010
W.S. Project No.	2004

MICROSOFT	
Design Manager	RENÉE BARNER
Lead Designer	SCOTT W. EMMER
Architect	SCOTT W. EMMER
Structural Engineer	DAVID BANKSON
Mechanical Engineer	STEVEN TOLPIN
Electrical Engineer	BILL GAMBINO
Interior Designer	ANAKA KRISHNAN
Construction Manager	BERNARD FAVRETTA
Construction Superintendent	MATTHEW BISSON
Construction Manager	JAMIE SMITH

DESIGN TEAM	
Lead Engineer	PAUL WALTER / BAYUX ENGINEERING
Structural Engineer	DAVID BANKSON / BAYUX ENGINEERING
Mechanical Engineer	NEAL CLEMENTS / B&B
Electrical Engineer	GEORGE SADE / B&B
Interior Designer	ALEX PLOM / B&B
Fire Protection Engineer	ALAN DEGENOFF / B&B
MEP Engineering	GEORGE SADE / B&B
Electrical Engineering	NEAL CLEMENTS / B&B
Construction Management	CHRISTOPHER L. COLE / TRUCKELL & BORDOWITZ
Interior Design	DANIEL PUNJANI / B&B & BORDOWITZ

Revisions	
No.	Date
1	24 FEB 2013

Registration
**NEAL
A
CLEMENTS
6761**
IOWA
Professional Engineer
3/12/2003
Sector Key Plan

Bar Code
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Package
FULL BUILDOUT
Sheet Title Number
**ARCHITECTURAL
RENDERED
EXTERIOR
ELEVATIONS**

DSM15-2



VICINITY MAP
N.T.S.



SITE PLAN PACKAGE DSM15 DATA CENTER WEST DES MOINES, IOWA 50265 CITY CASE #:MaM-005912-2023

OWNER/APPLICANT

MICROSOFT CORPORATION
ONE MICROSOFT WAY
REDMOND, WA 98052

CONSULTANTS

CIVIL:
NAVIX ENGINEERING
10135 SE SUNNYSIDE RD, SUITE 200
CLACKAMAS, OR 97015
(503) 659-2375
CONTACT: BRYAN DICKERSON / PAUL MANZER

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

LANDSCAPE:
CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
(515) 369-4400
CONTACT: BOB GIBSON

SURVEYOR:
CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
(515) 369-4400
CONTACT: LOUIS KELHAN

ARCHITECT:
BURNS & MCDONNELL
530 W SPRING STREET
SUITE 200
COLUMBUS, OH 43215
(614) 453-7806
CONTACT: BONNIE KYLE

GEOTECH:
TERRACON CONSULTANTS
500 SW 7TH STREET, SUITE M
DES MOINES, IOWA 50309
(515) 244-3184
CONTACT: THEODORE BECHTUM

GOVERNING AGENCIES

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

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

UTILITIES

WATER:
WEST DES MOINES WATER WORKS
1500 RAILROAD AVENUE
WEST DES MOINES, IA 50265
(515) 222-3510
CONTACT: WILLIAM MARUCE

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

BENCHMARK

BENCHMARK 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 (A-S, 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)

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

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.

SITE DATA (LOT 1)

TOTAL SITE AREA = 124.20 ± ACRES
EXISTING USE = LIGHT INDUSTRIAL (DATA CENTER)
PROPOSED USE = LIGHT INDUSTRIAL (DATA CENTER)
COMPREHENSIVE PLAN LIGHT INDUSTRIAL
ZONING LIGHT INDUSTRIAL
MIN REQUIRED SETBACK: 30 FT

SITE AREA SUMMARY

	EXISTING	PERVIOUS	47.1 ACRES (1,651,351 SF) (30.5%) ±
	PERVIOUS	77.1 ACRES (3,758,901 SF) (69.5%) ±	
	PROPOSED:	IMPERVIOUS	73.5 ACRES (3,119,572 SF) (57.8%) ±
	PERVIOUS	50.7 ACRES (2,210,580 SF) (40.8%) ±	
TOTAL LAND AREA:			124.2 ACRES (5,410,254 SF) ±
OPEN SPACE AREA:	REQUIRED	31.05 ACRES (1,352,564 SF) (25% MIN) ±	
	PROVIDED	50.7 ACRES (2,210,580 SF) (50.71%) ±	

PARKING SUMMARY

DSM15:
TOTAL BUILDING AREA = 244,676 SF ±
TOTAL ADMIN OFFICE / BUSINESS PROCESSING AREA = 8,554 SF ±
MIN PARKING REQUIRED = 30 SPACES (3.5 SPACES PER 1,000 SF)
PARKING PROVIDED = 58 SPACES

GENERAL 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 EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY CIVIL DESIGN ADVANTAGE DATED 9/21/2020, THE DSM14 EARLY GRADING PLAN SET BY NAVX DATED 03/17/2021 AND THE DSM14 SITE PLAN PACKAGE PLANS BY NAVX DATED 01/22/2022. 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 HAVE MADE, AT HIS/HER OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- REFER TO GEOTECHNICAL REPORTS BY TERRACON, INCLUDING THE DSM14-INITIAL PHASE, DATED 10/2/2020, AND THE DSM15 REPORT, DATED 12/20/2022.
- 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, PRIOR PHASE DESIGN INFORMATION 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 EXACT 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 315-222-3475 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.
- IN THE EVENT OF CONFLICTS BETWEEN THE VARIOUS PROVISIONS OF THIS PLAN SET, THE MORE STRINGENT PROVISION APPLY.

SHEET INDEX

DSM15-C-A-01 COVER SHEET	DSM15-C-F-01 CIVIL TESC DETAILS
DSM15-C-B01-01 CIVIL DEMOLITION AND BASE CONDITIONS PLAN	DSM15-C-F-02 CIVIL TESC DETAILS
DSM15-C-B2-01 CIVIL TESC PLAN OVERALL	DSM15-C-F-03 CIVIL SITE DETAILS
DSM15-C-B2-02 CIVIL TESC PLAN	DSM15-C-F-04 CIVIL SITE DETAILS
DSM15-C-B2-03 CIVIL TESC PLAN	DSM15-C-F-05 CIVIL SITE DETAILS
DSM15-C-B2-04 CIVIL TESC PLAN	DSM15-C-F-06 CIVIL SEWER DETAILS
DSM15-C-B2-05 CIVIL TESC PLAN	DSM15-C-F-07 CIVIL SEWER DETAILS
DSM15-C-B2-06 CIVIL TESC PLAN	DSM15-C-F-08 CIVIL SEWER DETAILS
DSM15-C-B2-07 CIVIL TESC PLAN	DSM15-C-F-09 CIVIL SEWER DETAILS
DSM15-C-B2-08 CIVIL TESC PLAN	DSM15-C-F-10 CIVIL WATER DETAILS
DSM15-C-B2-09 CIVIL TESC PLAN	DSM15-C-F-11 CIVIL POND 1 DETAILS
DSM15-C-B2-10 CIVIL TESC PLAN	DSM15-C-F-12 CIVIL POND 2 DETAILS
DSM15-C-B2-11 CIVIL TESC PLAN	DSM15-C-F-13 CIVIL POND 3 DETAILS
DSM15-C-B2-12 CIVIL TESC PLAN	DSM15-C-F-14 CIVIL POND 3 DETAILS
DSM15-C-B2-13 CIVIL TESC PLAN	DSM15-L-A1-01 CIVIL LANDSCAPE PLAN OVERALL
DSM15-C-B2-14 CIVIL TESC PLAN	DSM15-L-B02 CIVIL LANDSCAPE PLAN
DSM15-C-B2-15 CIVIL TESC PLAN	DSM15-L-B07 CIVIL LANDSCAPE PLAN
DSM15-C-B2-16 CIVIL TESC PLAN	DSM15-L-C01 CIVIL LANDSCAPE PLAN
DSM15-C-B2-17 CIVIL TESC PLAN	DSM15-L-C02 CIVIL LANDSCAPE PLAN
DSM15-C-B2-18 CIVIL TESC PLAN	DSM15-L-C05 CIVIL LANDSCAPE PLAN
DSM15-C-B2-19 CIVIL TESC PLAN	DSM15-L-C06 CIVIL LANDSCAPE PLAN
DSM15-C-B2-20 CIVIL TESC PLAN	DSM15-L-C07 CIVIL LANDSCAPE PLAN
DSM15-C-B2-21 CIVIL TESC PLAN	DSM15-L-D01 CIVIL LANDSCAPE PLAN
DSM15-C-B2-22 CIVIL TESC PLAN	DSM15-L-D02 CIVIL LANDSCAPE PLAN
DSM15-C-B2-23 CIVIL TESC PLAN	DSM15-L-D03 CIVIL LANDSCAPE PLAN
DSM15-C-B2-24 CIVIL TESC PLAN	DSM15-L-D04 CIVIL LANDSCAPE PLAN
DSM15-C-B2-25 CIVIL TESC PLAN	DSM15-L-D05 CIVIL LANDSCAPE PLAN
DSM15-C-B2-26 CIVIL TESC PLAN	DSM15-L-E01 CIVIL LANDSCAPE PLAN
DSM15-C-B2-27 CIVIL TESC PLAN	DSM15-L-E02 CIVIL LANDSCAPE PLAN
DSM15-C-B2-28 CIVIL TESC PLAN	DSM15-L-E03 CIVIL LANDSCAPE PLAN
DSM15-C-B2-29 CIVIL TESC PLAN	DSM15-L-E04 CIVIL LANDSCAPE PLAN
DSM15-C-B2-30 CIVIL TESC PLAN	
DSM15-C-B2-31 CIVIL TESC PLAN	
DSM15-C-B2-32 CIVIL TESC PLAN	
DSM15-C-B2-33 CIVIL TESC PLAN	
DSM15-C-B2-34 CIVIL TESC PLAN	
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DSM15-C-B2-45 CIVIL TESC PLAN	
DSM15-C-B2-46 CIVIL TESC PLAN	
DSM15-C-B2-47 CIVIL TESC PLAN	
DSM15-C-B2-48 CIVIL TESC PLAN	
DSM15-C-B2-49 CIVIL TESC PLAN	
DSM15-C-B2-50 CIVIL TESC PLAN	
DSM15-C-B2-51 CIVIL TESC PLAN	
DSM15-C-B2-52 CIVIL TESC PLAN	
DSM15-C-B2-53 CIVIL TESC PLAN	
DSM15-C-B2-54 CIVIL TESC PLAN	
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DSM15-C-B2-57 CIVIL TESC PLAN	
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DSM15-C-B2-59 CIVIL TESC PLAN	
DSM15-C-B2-60 CIVIL TESC PLAN	
DSM15-C-B2-61 CIVIL TESC PLAN	
DSM15-C-B2-62 CIVIL TESC PLAN	
DSM15-C-B2-63 CIVIL TESC PLAN	
DSM15-C-B2-64 CIVIL TESC PLAN	
DSM15-C-B2-65 CIVIL TESC PLAN	
DSM15-C-B2-66 CIVIL TESC PLAN	
DSM15-C-B2-67 CIVIL TESC PLAN	
DSM15-C-B2-68 CIVIL TESC PLAN	
DSM15-C-B2-69 CIVIL TESC PLAN	
DSM15-C-B2-70 CIVIL TESC PLAN	
DSM15-C-B2-71 CIVIL TESC PLAN	
DSM15-C-B2-72 CIVIL TESC PLAN	
DSM15-C-B2-73 CIVIL TESC PLAN	
DSM15-C-B2-74 CIVIL TESC PLAN	
DSM15-C-B2-75 CIVIL TESC PLAN	
DSM15-C-B2-76 CIVIL TESC PLAN	
DSM15-C-B2-77 CIVIL TESC PLAN	
DSM15-C-B2-78 CIVIL TESC PLAN	
DSM15-C-B2-79 CIVIL TESC PLAN	
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DSM15-C-B2-85 CIVIL TESC PLAN	
DSM15-C-B2-86 CIVIL TESC PLAN	
DSM15-C-B2-87 CIVIL TESC PLAN	
DSM15-C-B2-88 CIVIL TESC PLAN	
DSM15-C-B2-89 CIVIL TESC PLAN	
DSM15-C-B2-90 CIVIL TESC PLAN	
DSM15-C-B2-91 CIVIL TESC PLAN	
DSM15-C-B2-92 CIVIL TESC PLAN	
DSM15-C-B2-93 CIVIL TESC PLAN	
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DSM15-C-B2-99 CIVIL TESC PLAN	
DSM15-C-B2-100 CIVIL TESC PLAN	
DSM15-C-E1-01 CIVIL WATER PLAN OVERALL	
DSM15-C-E1-02 CIVIL WATER PLAN	
DSM15-C-E1-03 CIVIL WATER PLAN	
DSM15-C-E1-04 CIVIL WATER PLAN	
DSM15-C-E1-05 CIVIL WATER PLAN	
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Architectural Engineer: **NEAL CLEMENTS / ENKO**

Mechanical Engineer: **GEORGE SAMUEL / ENKO**

Electrical Engineer: **DAVID SWANSON**

Sanitary Sewer Engineer: **DAVID SWANSON**

Clear Water Engineer: **DAVID SWANSON**

Water Profiles Engineer: **DAVID SWANSON**

Site Grading Engineer: **DAVID SWANSON**

Horizontal Control Engineer: **DAVID SWANSON**

Vertical Alignment Engineer: **DAVID SWANSON**

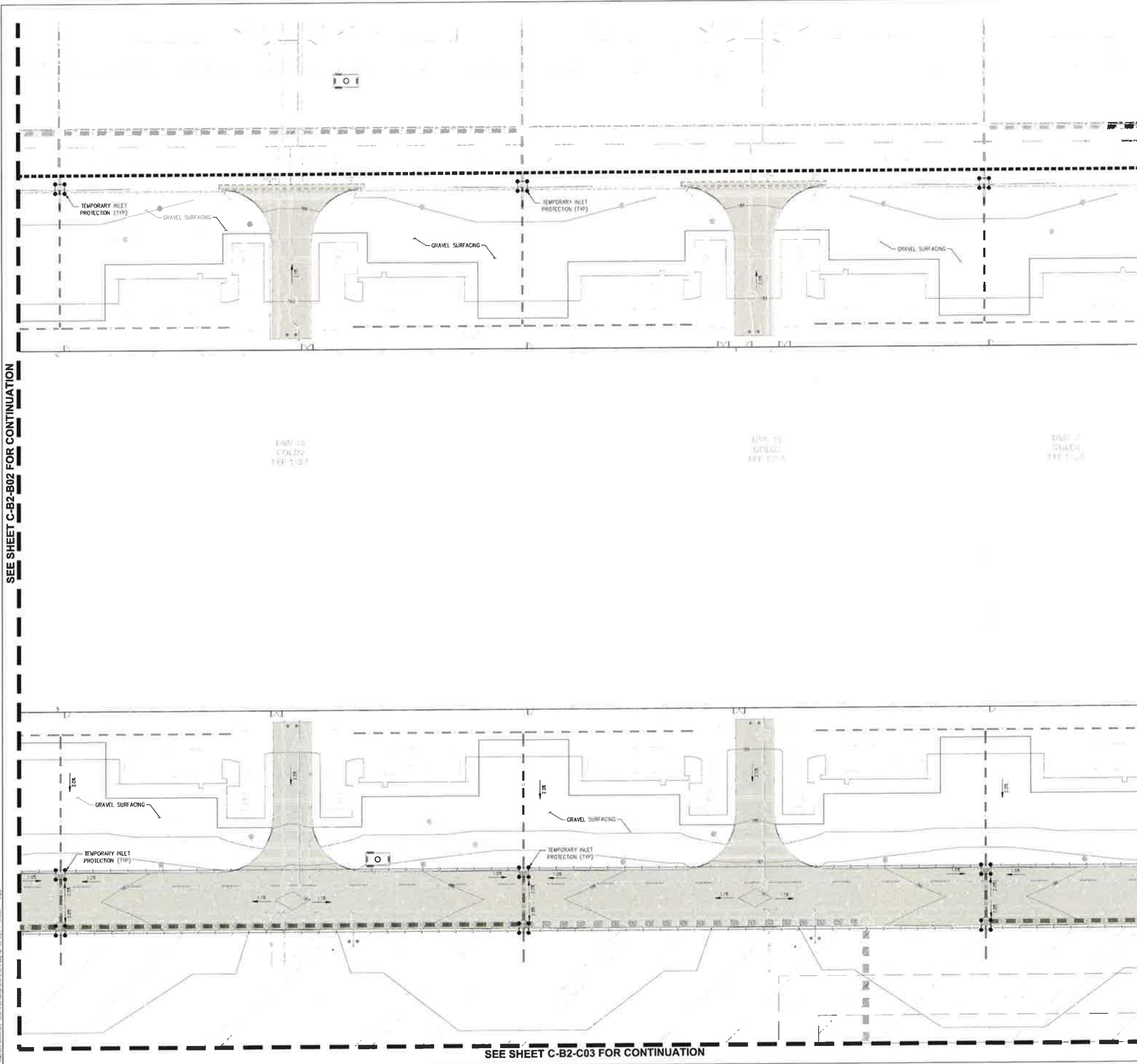
Surveying Engineer: **LOUIS KELHAN**

Geotechnical Engineer: **THEODORE BECHTUM**

Professional Engineer: **PAUL MANZER**

Revisions

No.	Date	Description
1	11/20/23	ISSUE FOR PERMITS
2	12/0	



LEGEND

- PROPERTY LINE
- CONSTRUCTION ENTRANCE
- GRAVEL SURFACING
- STAGING AREA, TYP.
- UNDISTURBED AREA
- FINAL STABILIZATION (VEGETATION, GRASS SEEDING, MULCHING - SEE LANDSCAPE PLANS)
- 3" THICK ROCK STABILIZATION
- STOCKPILE AREA
- RP RAP
- SILT FENCE
- FILTER SOCK
- LIMITS OF DISTURBANCE
- TEMPORARY INLET PROTECTION
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- ASPHALT PAVEMENT

NOTES

1. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN SERVE AS THE INTENDED BASIS FOR STORMWATER POLLUTION PREVENTION PLANNING. AS GRADING AND SITEWORK PROGRESSES IS MADE AND WEATHER CONDITIONS CHANGE, THE CONTRACTOR IS EXPECTED TO MODIFY THE MEASURES AS NEEDED IN ACCORDANCE WITH THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP). MATERIAL QUANTITIES TO ADDRESS CHANGES IN TESC NEEDS ARE TO BE CONSIDERED IN BIDDING.
2. ALL DISTURBED AREAS SHALL BE STABILIZED. REFER TO LANDSCAPE PLAN FOR SEEDING MIXTURE.



CITY OF WEST DES MOINES
APPROVED BY: _____ DATE: _____



**DSM 15
DATACENTER**
1475 SE MAFFITT LAKE RD.
WEST DES MOINES, IA 50265

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Drawn	EDWARD JOHNSON / EDWIN NGUY
Checked	BRUCE BUCKLETT / PAUL MANZER
Date	02 MAY 2015
Sheet Number	P. 154/16
Sheet Title	TESC PLAN

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No.	Date	Description
1.	11-07-2014	15% PERMITS
2.	02-05-2015	100% PERMITS
3.	07-08-2015	95% PERMITS
4.	08-18-2015	95% PERMITS/PERMITS REVISIONS
5.	09-08-2015	95% PERMITS/PERMITS REVISIONS
6.	09-22-2015	95% PERMITS/PERMITS REVISIONS
7.	10-05-2015	95% PERMITS/PERMITS REVISIONS



Section Key Plan

A	001	002	003	004	005	006	007
B	001	002	003	004	005	006	007
C	001	002	003	004	005	006	007
D	001	002	003	004	005	006	007
E	001	002	003	004	005	006	007
F	001	002	003	004	005	006	007

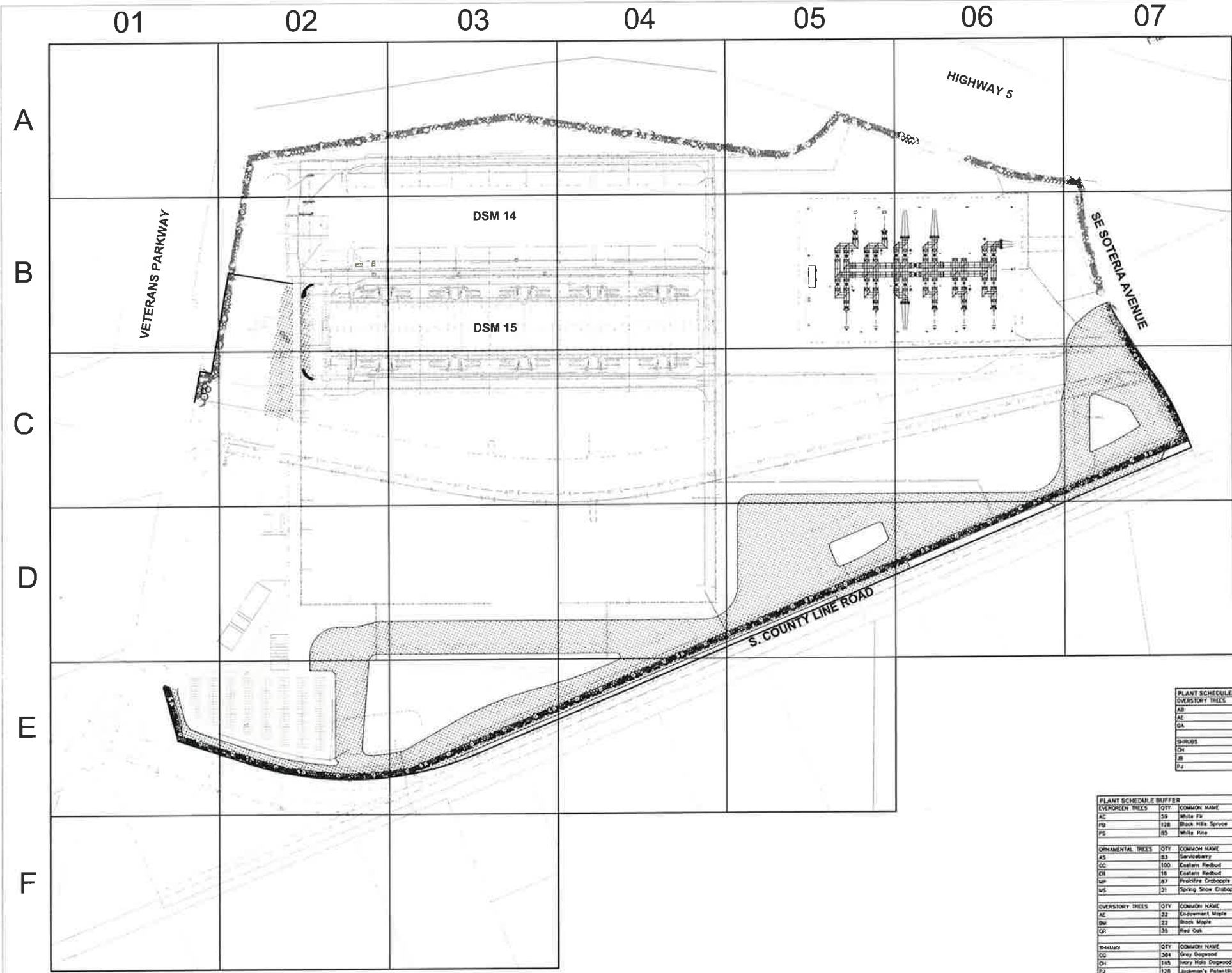
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Sheet Title/Number

CIVIL TESC PLAN
DSM15-C-B2-B03

SEE SHEET C-B2-B02 FOR CONTINUATION

SEE SHEET C-B2-B04 FOR CONTINUATION

SEE SHEET C-B2-C03 FOR CONTINUATION



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 SUBDIVISIONS.
3. BACKFILL TO TOP OF CURB (MINUS 1/2" FOR 500, 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 RIVER ROCK, MINIMUM DEPTH OF 3" OVER HIRASCAPE LANDSCAPE 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.
11. AREAS DISTURBED DURING CONSTRUCTION THAT ARE OUTSIDE PROPOSED LANDSCAPE AND PAVED IMPROVEMENT AREAS SHALL BE STABILIZED BY SEEDING, MULCH, GRAVEL, OR AS DIRECTED BY CITY INSPECTORS PRIOR TO OCCUPANCY.

OPEN SPACE
 SITE AREA: =4,011,328 S.F. (92.09 AC.)
 OPEN SPACE REQUIRED: =802,286 S.F. (18.42 AC. 20%)
 OPEN SPACE PROVIDED: =3,209,042 S.F. (82.66 AC. 68.04%)

OPEN SPACE REQUIREMENTS -
 PER IOWA LANDSCAPE PROVISIONS 9-10-B-1:
 2 TREES & 3 SHRUBS/ 3000 S.F. WITH 50% AS OVERSTORY/EVERGREEN
 535 TREES REQUIRED
 803 SHRUBS REQUIRED
 48" TREES PROVIDED (SURPLUS FROM DSM14 AND BUFFER)
 803 SHRUBS PROVIDED (SURPLUS FROM DSM14 AND BUFFER)
 *REMAINING OPEN SPACE TREES WILL BE ADDED AS SITE IS FULLY DEVELOPED.

PAVING LOT ISLAND PLANT MATERIAL REQUIRED
 1 PER ISLAND = 6 TREES
 TREES PROVIDED = 6 TREES (ADDED TO BUFFER)

BUFFER
 DSM 15 AND REMAINING SITE BUFFER REQUIREMENTS -
 30' BUFFER REQ PER IOWA LANDSCAPE PROVISIONS 9-10-B-E-3-B
 1 OVERSTORY/EVERGREEN TREE/ 30 LF, 2 OVERSTORY TREES/ 30 LF, 6 SHRUBS/ 35 LF.
 BUFFER LENGTH: 4450 LF.

BUFFER PLANTING REQUIREMENTS
 128 OVERSTORY/EVERGREEN TREES REQUIRED
 255 UNDERSTORY TREES PROVIDED (+50 SURPLUS)**
 763 SHRUBS PROVIDED - (+500 SURPLUS)**

BUFFER PLANTINGS PROVIDED
 128 OVERSTORY/EVERGREEN TREES PROVIDED (+233 SURPLUS)**
 255 UNDERSTORY TREES PROVIDED (+50 SURPLUS)**
 763 SHRUBS PROVIDED - (+500 SURPLUS)**

**SURPLUS PLANT MATERIAL TO BE CREDITED TOWARDS OPEN SPACE REQUIREMENTS
 REMAINING VETERAN'S PARKWAY BUFFER AND OPEN SPACE PLANTINGS WILL BE PLANTED WITH FINAL BUILD-OUT.

PLANT SCHEDULE OPEN SPACE

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL	SIZE
AB	5	Autumn Flame Red Maple	Acer rubrum 'Autumn Flame'	B&B, 40-50' MAT. HEIGHT	2"	20" DIA
AE	2	Endowment Maple	Acer saccharum 'Endowment'	B&B, 50' MAT. HEIGHT	2"	20" DIA
GA	1	White Oak	Quercus alba	B&B, 80-100' MAT. HEIGHT	2"	25" DIA

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL	SIZE
GH	6	Hairy Holly Dogwood	Cornus alba 'Balthus' TM	5 GAL		
JH	18	Buffalo Juniper	Juniperus spicata 'Buffalo'	5 GAL		
PJ	12	Jackson's Palmetto	Palmetto sp. 'Jackson'	5 GAL		

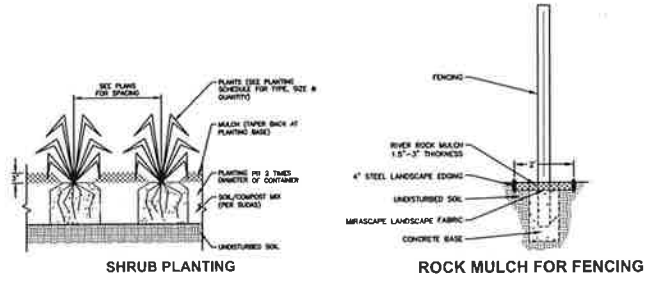
PLANT SCHEDULE BUFFER

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL	SIZE
AC	58	White Fir	Abies concolor	B&B, 6' HEIGHT		
BP	128	Black Hills Spruce	Picea glauca densata	B&B, 6' HEIGHT, 50-100' MAT. HEIGHT		15" DIA
PS	85	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 dentata	B&B, 15-20' MAT. HEIGHT	1.5"	12" DIA
CC	150	Eastern Redbud	Cercia canadensis	B&B, 20-30' MAT. HEIGHT	1.5"	12" DIA
EW	16	Eastern Redbud	Cercia canadensis	B&B		
MP	87	Princeton Erdblogge	Malus x 'Princeton'	B&B, 1.5' CALIPER	1.5"	8-10" HEIGHT 15" DIA
MS	21	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B	1.5"	8-10" HEIGHT 12" DIA

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL	SIZE
AE	12	Endowment Maple	Acer saccharum 'Endowment'	B&B, 50' MAT. HEIGHT	2"	20" DIA
AW	22	Black Maple	Acer nigrum	B&B, 60-75' MAT. HEIGHT	2"	25" DIA
QR	35	Red Oak	Quercus rubra	B&B, 80-90' MAT. HEIGHT	2"	30" DIA

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL	SIZE
CC	384	Gray Dogwood	Cornus rosmarino	5 GAL		
GH	145	Hairy Holly Dogwood	Cornus alba 'Balthus' TM	5 GAL		
PJ	128	Jackson's Palmetto	Palmetto sp. 'Jackson'	5 GAL		
SC	264	Serviceberry	Amelanchier canadensis	5 GAL		
VB	430	Blackhaw Viburnum	Viburnum prunifolium	5 GAL		



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, P.E. DATE _____

LICENSE NUMBER 20811 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025 PAGES OR SHEETS COVERED BY THIS SEAL: L SERIES SHEETS

811 CITY OF WEST DES MOINES

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 Sign Installer: JANE SMITH
 Trencher: JANE SMITH
 Grader: JANE SMITH
 Bulldozer Operator: JANE SMITH
 Excavator Operator: JANE SMITH
 Crane Operator: JANE SMITH
 Pile Driver Operator: JANE SMITH
 Drilling Rig Operator: JANE SMITH
 Water Tower Operator: JANE SMITH
 Sewer Pump Station Operator: JANE SMITH
 Stormwater Pump Station Operator: JANE SMITH
 Water Treatment Plant Operator: JANE SMITH
 Sewer Treatment Plant Operator: JANE SMITH
 Solid Waste Transfer Station Operator: JANE SMITH
 Landfill Operator: JANE SMITH
 Incinerator Operator: JANE SMITH
 Composting Facility Operator: JANE SMITH
 Biogas Plant Operator: JANE SMITH
 Biomethanation Plant Operator: JANE SMITH
 Anaerobic Digestion Plant Operator: JANE SMITH
 Landfill Gas Collection System Operator: JANE SMITH
 Landfill Gas Flare Operator: JANE SMITH
 Landfill Gas-to-Energy Plant Operator: JANE SMITH
 Landfill Gas Pipeline Operator: JANE SMITH
 Landfill Gas Storage Tank Operator: JANE SMITH
 Landfill Gas Processing Plant Operator: JANE SMITH
 Landfill Gas Purification Plant Operator: JANE SMITH
 Landfill Gas Compression Plant Operator: JANE SMITH
 Landfill Gas Injection Plant Operator: JANE SMITH
 Landfill Gas Recovery Plant Operator: JANE SMITH
 Landfill Gas Utilization Plant Operator: JANE SMITH
 Landfill Gas Distribution Plant Operator: JANE SMITH
 Landfill Gas Sales Plant Operator: JANE SMITH
 Landfill Gas Storage Plant Operator: JANE SMITH
 Landfill Gas Processing Plant Operator: JANE SMITH
 Landfill Gas Purification Plant Operator: JANE SMITH
 Landfill Gas Compression Plant Operator: JANE SMITH
 Landfill Gas Injection Plant Operator: JANE SMITH
 Landfill Gas Recovery Plant Operator: JANE SMITH
 Landfill Gas Utilization Plant Operator: JANE SMITH
 Landfill Gas Distribution Plant Operator: JANE SMITH
 Landfill Gas Sales Plant Operator: JANE SMITH

Revisions

No.	Date	Description
1	11/02/2022	ISSUE FOR PERMIT
2	11/02/2022	100% PER PACKAGE
3	11/02/2022	APPENDIX
4	11/02/2022	90% DEVELOPMENT PERMIT SUBMITTAL
5	11/02/2022	100% SUBMITTAL

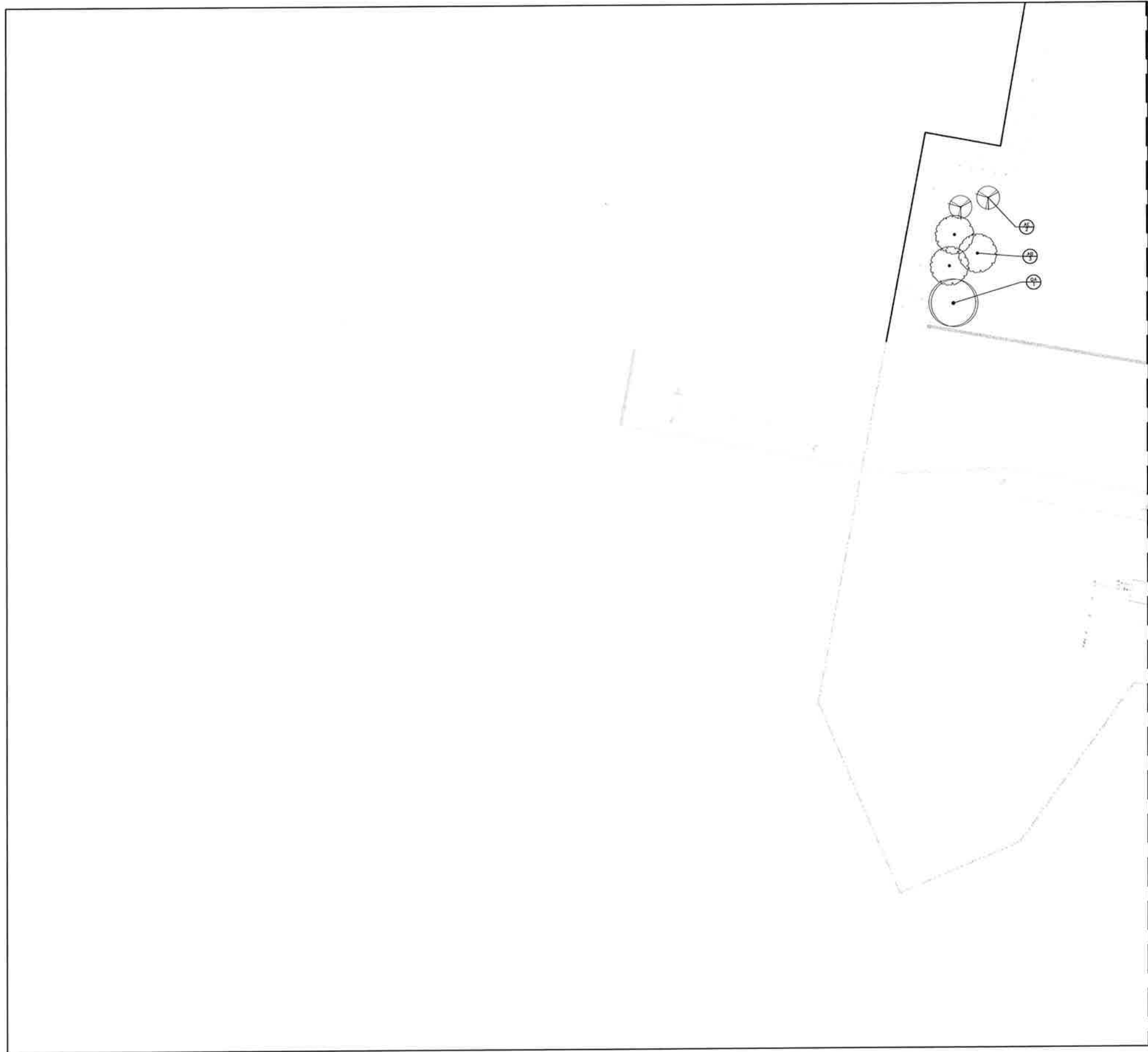
Registration
 RYAN A. HARDISTY
 20811
 IOWA PROFESSIONAL ENGINEER

Site Plan

Bar Code
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Package
 FULL BUILDOUT
 Sheet Title Number

CIVIL LANDSCAPE PLAN OVERALL
 DSM15-L-A1-01



LANDSCAPE KEY (ALL CALLOUTS ARE TYPICAL)

- CH IVORY HALO DOGWOOD
- JB BUFFALO JUNIPER
- P JACKMAN'S POTENTILLA
- AE ENDOWMENT MAPLE
- AB RED MAPLE 'AUTUMN FLAME'
- CA WHITE OAK

FULL PLANT MATERIAL SCHEDULE ON SHEET L-A1-01

SEE SHEET L-C02 FOR CONTINUATION

NAVIX
SITE | CIVIL
10415 N. RAYBURN | 313.858.9500
SUITE 200 | 313.858.2193
COLUMBIAS, IA 52502

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

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

Microsoft

DSM 15 DATACENTER

1475 SE MAFFIT LAKE RD
WES DES MOINES, IA

Design	11/11/2011
Drawn	11/11/2011
Checked	11/11/2011
Date	11/11/2011
Sheet No.	10000
Project No.	10000

MICROSOFT

Design Manager	BENEE SHAFER
Lead Designer	ERIC WILSON
Structural Engineer	BENJAMIN SHAFER
Electrical Engineer	EDDIE SHAFER
Mechanical Engineer	EDDIE SHAFER
Plumbing Engineer	EDDIE SHAFER
Fire Protection Engineer	EDDIE SHAFER
Energy Auditor	BILL GEMBAUSE
Health & Safety	ANASA BRIDGEMAN
Construction Manager	BENJAMIN SHAFER
Construction Inspector	MATTHEW BENSON
Project Manager	AMY SMITH

DESIGN TEAM

Lead Designer	PAUL MAZUR / MAVE ENGINEERS
Structural Engineer	DAVID JESS / BOLD
Electrical Engineer	NEAL CLEMENTS / BOLD
Mechanical Engineer	GEORGE SADE / BOLD
Plumbing Engineer	ALEX FLEM / BOLD
Fire Protection Engineer	ADAM SEGOLF / BOLD
Energy Auditor	GEORGE SADE / BOLD
Health & Safety	GEORGE SADE / BOLD
Construction Manager	CHAD STEINEL / BOLD
Construction Inspector	DANIEL FRYHAM / BOLD & BARNES

Registration

Professional Engineer
IOWA
RYAN A. HARDISTY
20811

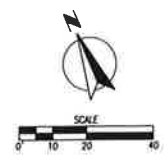


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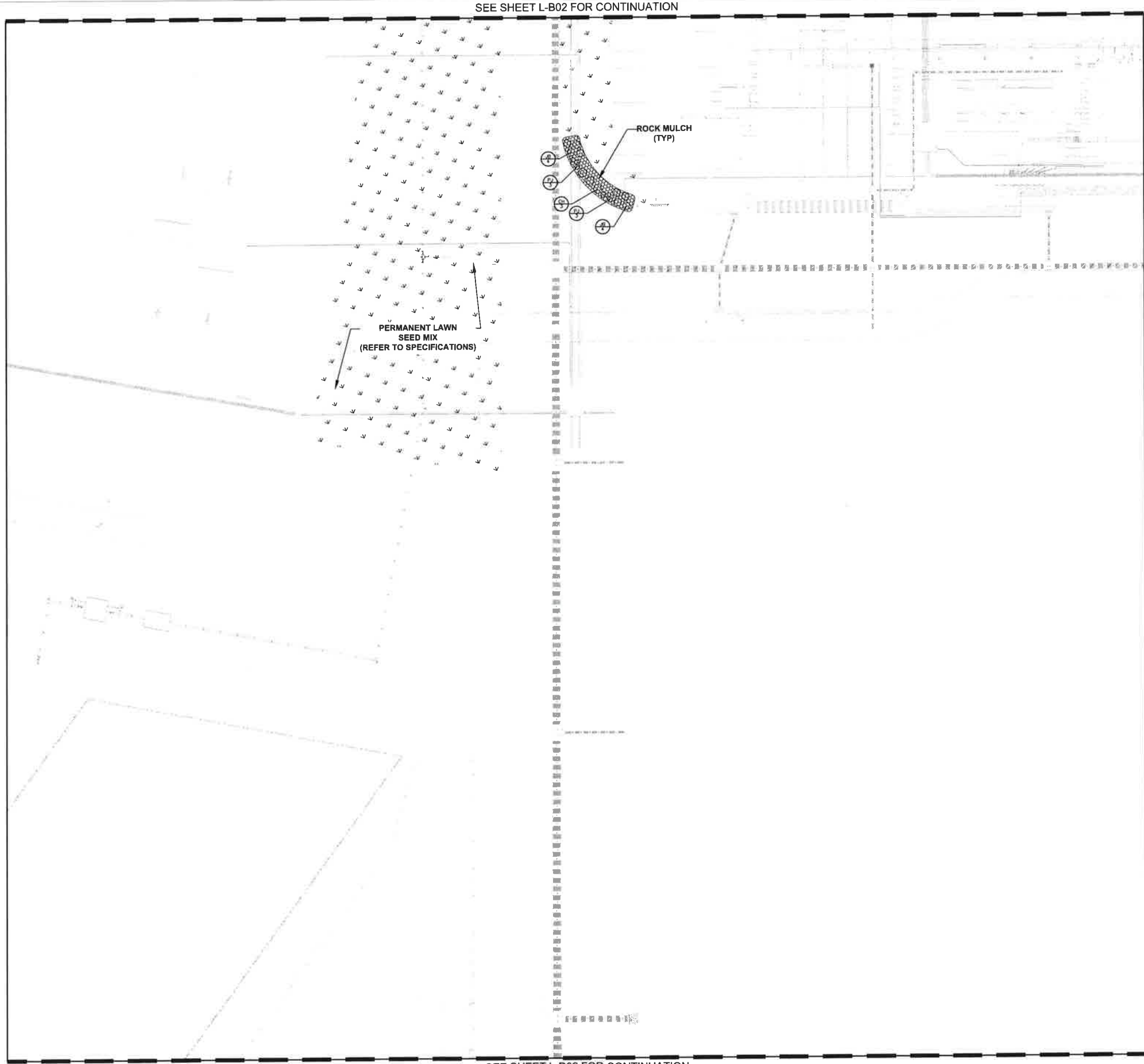
Package
FULL BUILDOUT
Sheet Title/Number

CIVIL LANDSCAPE PLAN

DSM15-L-C01



CITY OF WEST DES MOINES
APPROVED BY: _____ DATE: _____



LANDSCAPE KEY (ALL CALLOUTS ARE TYPICAL)

- (CI) IVORY HALO DOGWOOD
- (JB) BUFFALO JUNIPER
- (F) JACKMAN'S POTENTILLA
- (AE) ENDOWMENT MAPLE
- (AB) RED MAPLE 'AUTUMN FLAME'
- (CA) WHITE OAK

FULL PLANT MATERIAL SCHEDULE ON SHEET L-A1-01

NAVIX SITE | CIVIL
 10135 s e sunnyside | 503.659.9500
 1001 | 503.459.2375
 suite 200 | www.navixeng.com
 oregon, or 97015

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

CA
 Civil Design Advantage
 4121 NW Urquandale Drive
 Urbandale, IA 50322

Microsoft

DSM 15 DATACENTER

1475 SE MAFFIT LAKE RD
 WES DES MOINES, IA

Design	11/1/2011
Drawn	11/1/2011
Checked	11/1/2011
Scale	AS SHOWN
Block Report No.	15001
U.S. Project No.	11-2004

MICROSOFT	
Design Manager	RENEE RHINER
Landscape Manager	PAUL SANZLER
Site Engineer	SCHENAP CHAN
Structural Engineer	EDDOR KIMBLEY / DAVID BRANSON
MEP Engineer	STEVEN TOLPIN
Electrical Engineer	BILL GEMBAUER
Mechanical Engineer	ANAKA BRIDGMAN
Plumbing Engineer	BRIGID FRANCO
Sanitary Engineer	MATTHEW BENSON
Surveying Manager	AMY SWISH
DESIGN TEAM	
Lead Engineer	PAUL SANZLER / NAVIX ENGINEERING
Structural Engineer	EDDOR KIMBLEY / B&B
MEP Engineer	NEAL GLEMENTS / B&B
Electrical Engineer	GEORGE BADE / B&B
Mechanical Engineer	ALEX PLOP / B&B
Plumbing Engineer	ADAM DEEROFF / B&B
Sanitary Engineer	GEORGE BADE / B&B
Structural Engineer	GEORGE BADE / B&B
MEP Engineer	CHAD STRELL / B&B
Sanitary Engineer	GEORGE BADE / B&B
Surveying Manager	AMY SWISH

No.	Date	Description
1.	11/01/2011	10% PERMIT PACKAGE
2.	11/01/2011	20% PERMIT PACKAGE
3.	11/01/2011	30% PERMIT PACKAGE
4.	11/01/2011	40% PERMIT PACKAGE



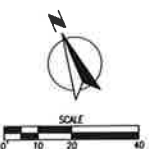
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FULL BUILDOUT
 Sheet Title/Number

CIVIL LANDSCAPE PLAN

DSM15-L-C02



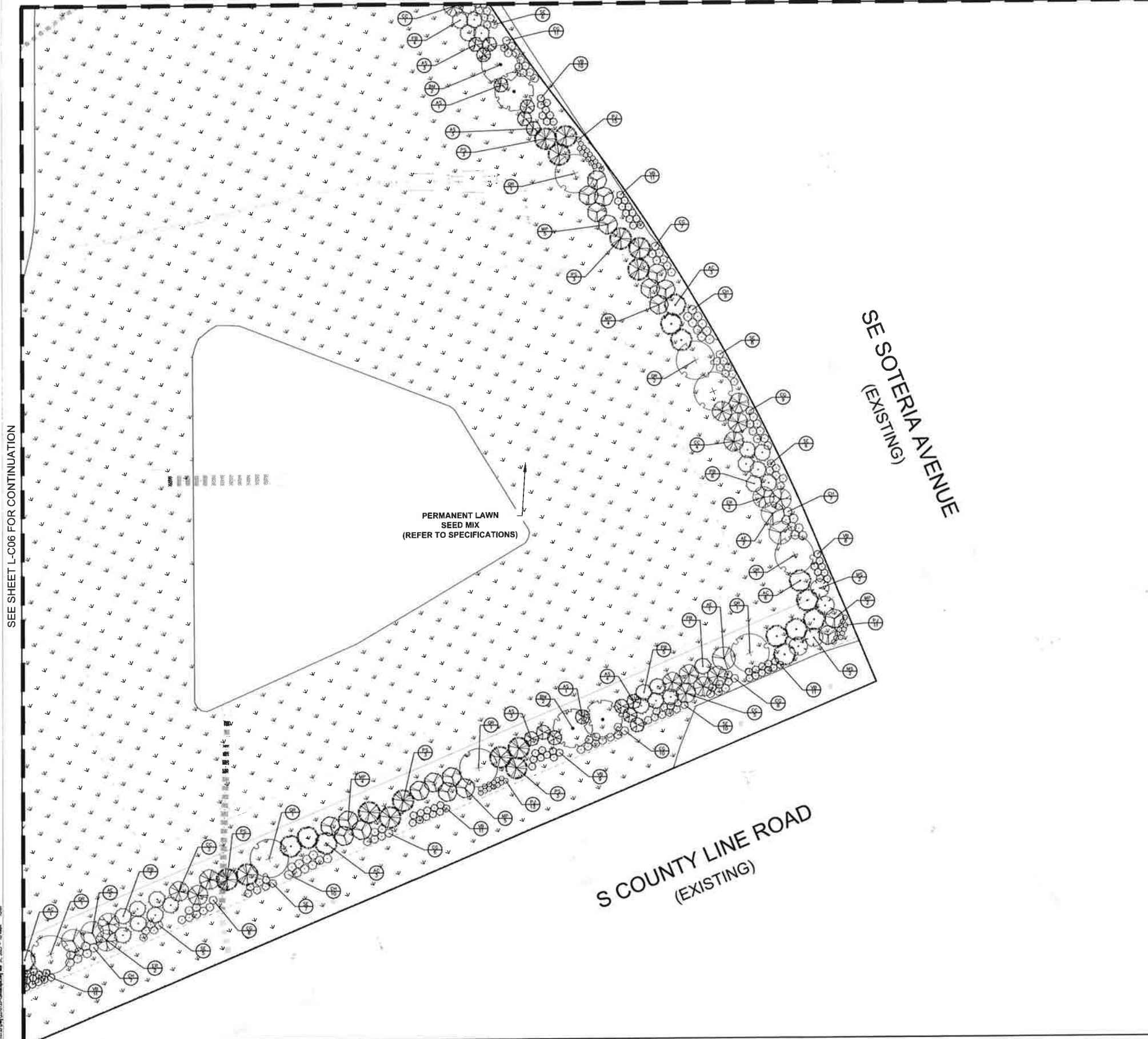
CITY OF WEST DES MOINES
 APPROVED BY: _____ DATE: _____



I:\Projects\2011\11-2004\11-2004.dwg, 11/1/2011, 11:11:11 AM, Ryan J. Harejsty

L-C02

SEE SHEET L-B07 FOR CONTINUATION



SEE SHEET L-C06 FOR CONTINUATION

LANDSCAPE KEY (ALL CALLOUTS ARE TYPICAL)

- (IH) IVORY HALO DOGWOOD
- (JB) BUFFALO JUNIPER
- (J) JACKMAN'S POTENTILLA
- (ME) ENDOWMENT MAPLE
- (AB) RED MAPLE 'AUTUMN FLAME'
- (OA) WHITE OAK

FULL PLANT MATERIAL SCHEDULE ON SHEET L-A1-01

NAVIX
SITE | CIVIL
10135 s e sunnyside | 203.659.9500
road | 503.659.2175
suite 200 | ***navixeng.com
ciccoomas, or 97015

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

GA
Civil Design Advantage
4121 NW Ubandalla Drive
Urbandale, IA 50322

Microsoft

**DSM 15
DATACENTER**

1475 SE MAFFIT LAKE RD
WES DES MOINES, IA

Owner	Microsoft
Design	Navix Engineering
Checked	Navix Engineering
Date	11/14/2013
Scale	AS SHOWN
Sheet Number	L-C07
Project Number	13-0001

MICROSOFT

Project Manager	RENEE BIVNER
Lead Designer	RENEE BIVNER
Lead Engineer	RENEE BIVNER
Lead Electrician	RENEE BIVNER
Lead Mechanical Engineer	RENEE BIVNER
Lead Plumber	RENEE BIVNER
Lead Structural Engineer	RENEE BIVNER
Lead Civil Engineer	RENEE BIVNER
Lead Landscape Architect	RENEE BIVNER
Lead Architect	RENEE BIVNER
Lead Interior Designer	RENEE BIVNER
Lead Marketing Specialist	RENEE BIVNER
Lead Project Manager	RENEE BIVNER

DESIGN TEAM

Civil Engineering Lead	PAUL SANDER / NAVIX ENGINEERING
Structural Engineer	BRITNEY JEMM / BARD
Architectural Lead	NEAL CLEMENTS / BARD
Mechanical Engineer	GEORGE SARGE / BARD
Plumbing Engineer	ALEX PLUM / BARD
Electrical Engineer	ADAM ZEGROFF / BARD
Site Engineering Lead	GEORGE SARGE / BARD
Structural Engineering Lead	BRITNEY JEMM / BARD
Architectural Lead	NEAL CLEMENTS / BARD
Interior Design Lead	CHRISTINE WELLS / BARD
Marketing & Communications Lead	DANIEL PULHAM / ACES & BARILLO

Revisions

No.	Date	Description
1	11/14/2013	REVISED PER COMMENTS
2	11/14/2013	REVISED PER COMMENTS
3	11/14/2013	REVISED PER COMMENTS
4	11/14/2013	REVISED PER COMMENTS



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FULL BUILDOUT
Sheet Title/Number

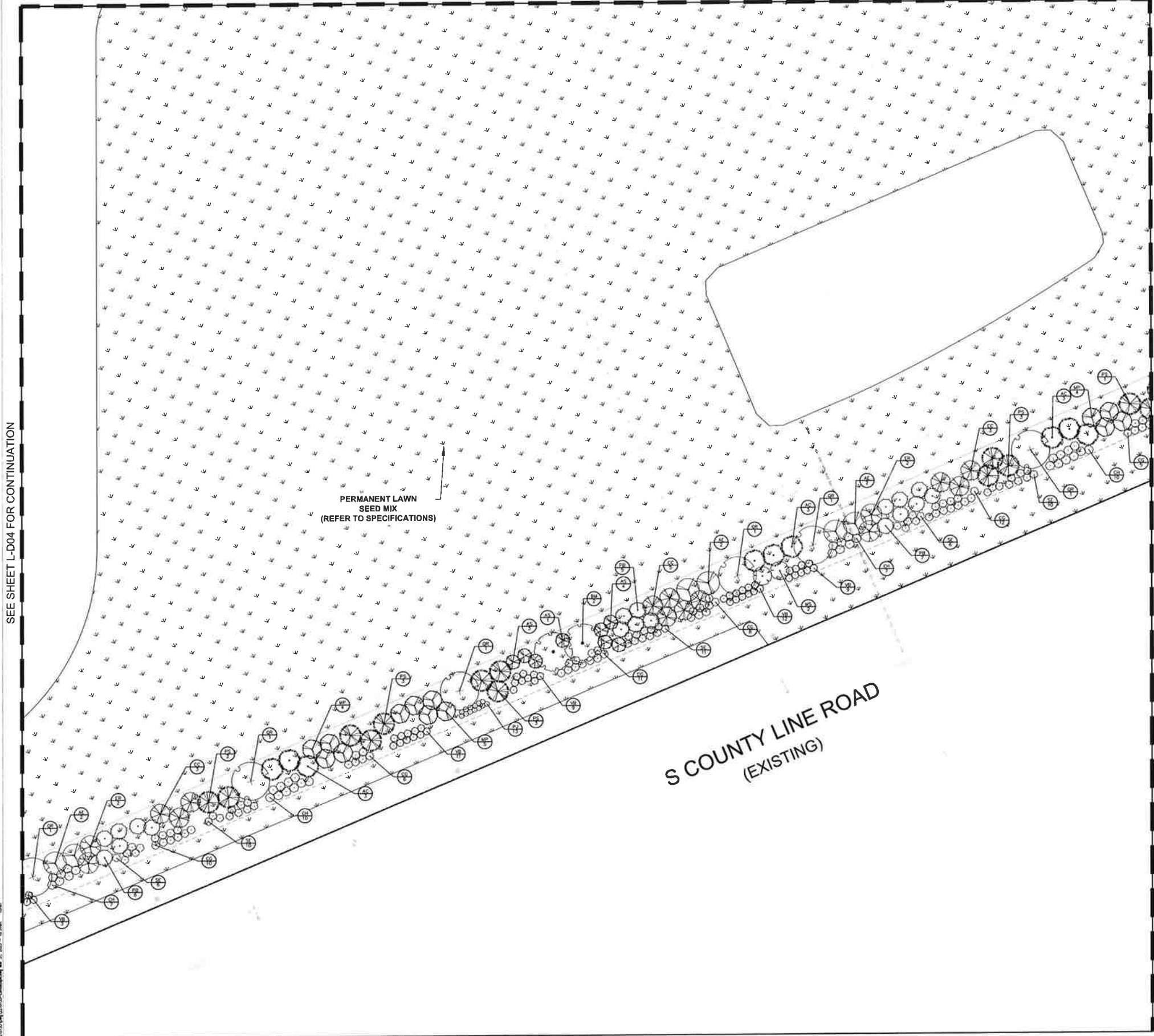
**CIVIL
LANDSCAPE PLAN**

DSM15-L-C07



CITY OF WEST DES MOINES
APPROVED BY: _____ DATE: _____

SEE SHEET L-C05 FOR CONTINUATION



PERMANENT LAWN
SEED MIX
(REFER TO SPECIFICATIONS)

S COUNTY LINE ROAD
(EXISTING)

LANDSCAPE KEY (ALL CALLOUTS ARE TYPICAL)

- (IV) IVORY HALE DOGWOOD
- (JB) BUFFALO JUNIPER
- (JP) JACKMAN'S POTENTILLA
- (AM) ENDOWMENT MAPLE
- (RM) RED MAPLE 'AUTUMN FLAME'
- (WO) WHITE OAK

FULL PLANT MATERIAL SCHEDULE ON SHEET L-A1-01

NAVIX
SITE | CIVIL
10111 S.W. 4th Ave. | Suite 100
Portland, OR 97201
503.255.9500
www.navixeng.com

**BURNS
MCDONNELL**
9800 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com

EA
Civil Design Advantage
1121 NW University Blvd.
Gresham, OR 97030

Microsoft

**DSM 15
DATACENTER**

1475 SE MAFFIT LAKE RD
WES DES MOINES, IA

Design	4.1.17
Issue	4.1.17
Checked	
Date	4/17/2017
Project No.	15000
VS Project No.	15000

MICROSOFT

Project Manager	RENEE BRUNER
Design Manager	
Lead Engineer	BRUCE BRUNER
Structural & Electrical Engineer	TODOR KAMOLJIV / DAVID BRANSON
MEP Planning & Fire Protection Engineer	STEVEN KOLPIN
Building Information Systems	BILL CARABASO
Electrical Technician	AKASH ARDHANAG
Energy & Power Manager	SEBASTIAN BRUNER
Information Systems	MATTHEW BEMIS
Security Design Manager	AMY SMITH

DESIGN TEAM

Lead Engineer	PAUL MANZER / NAVIX ENGINEERING
Structural Engineer	KEVIN JERRE / B&B
Architectural	NEAL CLEMENTS / B&B
Mechanical Engineer	GEORGE SKADE / B&B
Plumbing Engineer	ALEX PULVE / B&B
Fire & Safety Engineer	ADAM SCHROFF / B&B
MEP Engineering Lead	GEORGE SKADE / B&B
Structural & Lighting Lead	KEVIN JERRE / B&B
Structural & Mechanical Engineering Lead	CHRIS STANBELL / B&B
MEP Systems Engineering Lead	BRIAN VUTNAM / JONES & BARRILETT

Revisions

No.	Date	Description
1.	11 MAY 2017	20% PRELIMINARY
2.	21 MAY 2017	30% PRELIMINARY
3.	27 JUN 2017	40% PRELIMINARY
4.	28 FEB 2017	50% PRELIMINARY
5.	11 MAY 2017	60% PRELIMINARY

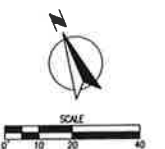


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Package
FULL BUILDOUT
Sheet Title/Number

**CIVIL
LANDSCAPE PLAN**

DSM15-L-D05



CITY OF WEST DES MOINES
APPROVED BY: _____ DATE: _____

SEE SHEET L-D04 FOR CONTINUATION

SEE SHEET L-D06 FOR CONTINUATION

SEE SHEET L-D01 FOR CONTINUATION

VETERANS PARKWAY
(EXISTING)

S COUNTY LINE ROAD
(EXISTING)

PERMANENT LAWN
SEED MIX
(REFER TO SPECIFICATIONS)

LANDSCAPE KEY (ALL CALLOUTS ARE TYPICAL)

- (CH) IVORY HALO DOGWOOD
- (JB) BUFFALO JUNIPER
- (F) JACKMAN'S POTENTILLA
- (AE) ENDOWMENT MAPLE
- (AB) RED MAPLE 'AUTUMN FLAME'
- (CA) WHITE OAK

FULL PLANT MATERIAL SCHEDULE ON SHEET L-A1-01



10135 S.E. 4th Street
Suite 200
Cocke, MO 65205
Tel: 659.9500
Fax: 659.2375
www.navix.org



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



Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50222



DSM 15
DATACENTER

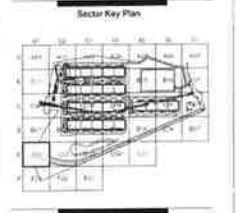
1475 SE MAFFIT LAKE RD
WES DES MOINES, IA

Design	4.1.15
Issue	4.1.15
Checked	4.1.15
Date	4.1.15
MSD Project No.	15005
MSD Sheet No.	2000

MICROSOFT	
Design Manager	SEMEE BINAER
Design Engineer	SEMEE BINAER
Site Survey	SEMEE BINAER
Site Planning	SEMEE BINAER
Site Grading	SEMEE BINAER
Site Drainage	SEMEE BINAER
Site Lighting	SEMEE BINAER
Site Security	SEMEE BINAER
Site Access	SEMEE BINAER
Site Erosion Control	SEMEE BINAER
Site Stormwater Management	SEMEE BINAER
Site Construction Management	SEMEE BINAER
Site Maintenance	SEMEE BINAER

DESIGN TEAM	
Civil Engineering	PAUL BRUNER / FARRUK ENGINEERING
Structural Engineering	SHAMAM JEMAL / BAAD
Electrical Engineering	NEAL CLEMENTS / BAAD
Mechanical Engineering	GEORGE SANDS / BAAD
Plumbing Engineering	ALIXA PLUMB / BAAD
Fire Protection Engineering	ADAM GONCHY / BAAD
Sanitary Engineering	GEORGE SANDS / BAAD
Environmental Engineering	JESON PRYAM / BAAD
Transportation Engineering	CHRISTOPHER BELL / BAAD
Surveying Engineering	BRADY PUGHAM / HUBBS & BARNHART

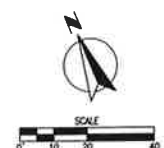
Revisions	
No.	Date
1	11/02/2015
2	11/02/2015
3	11/02/2015
4	11/02/2015



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Package
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Sheet Title/Number

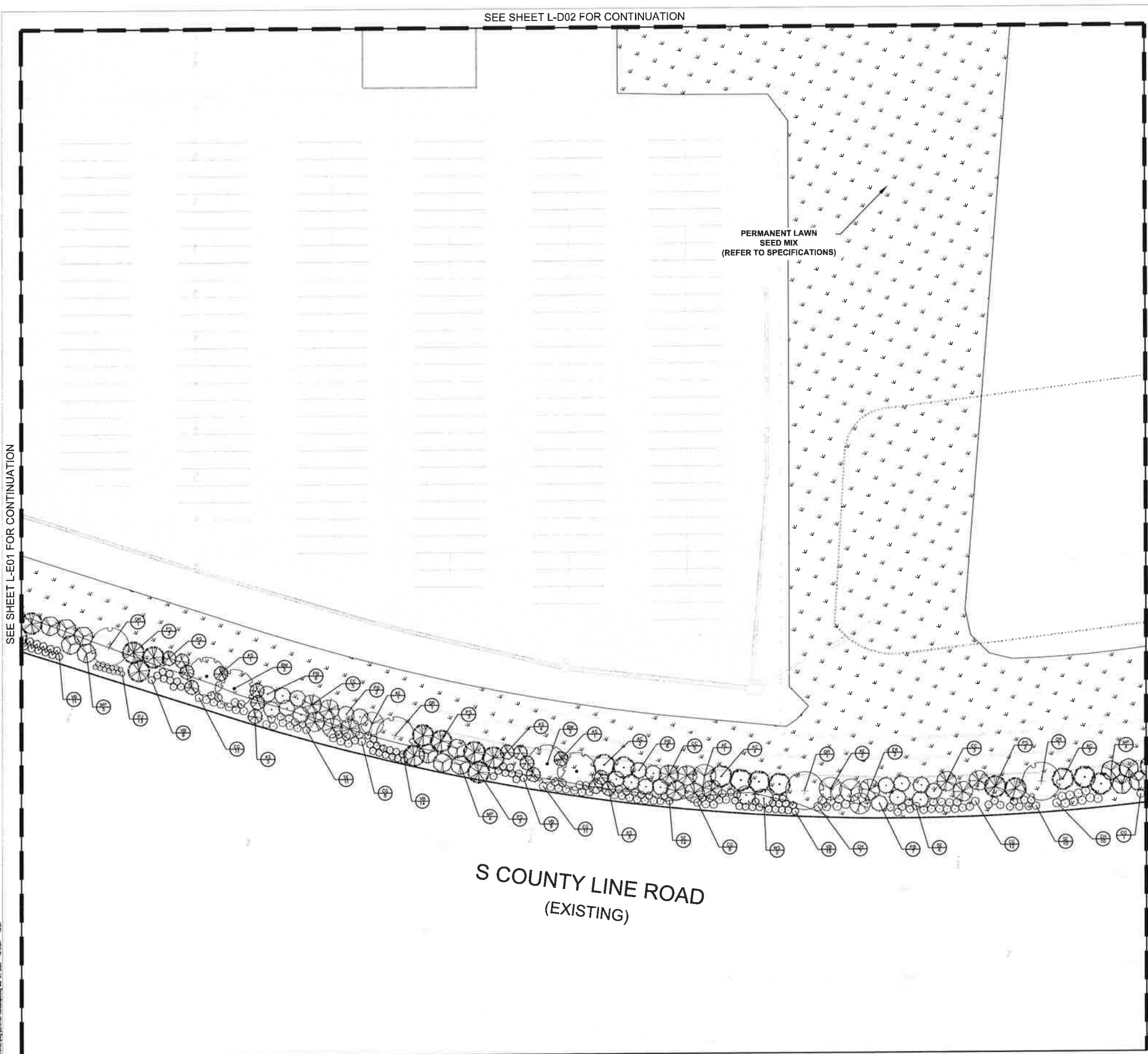
CIVIL
LANDSCAPE PLAN

DSM15-L-E01



CITY OF WEST DES MOINES
APPROVED BY: _____ DATE: _____

SEE SHEET L-D02 FOR CONTINUATION



LANDSCAPE KEY (ALL CALLOUTS ARE TYPICAL)

- (CH) IVORY HALO DOGWOOD
- (B) BUFFALO JUNIPER
- (P) JACKMAN'S POTENTILLA
- (AE) ENDOWMENT MAPLE
- (AB) RED MAPLE 'AUTUMN FLAME'
- (CA) WHITE OAK

FULL PLANT MATERIAL SCHEDULE ON SHEET L-A1-01

NAVIX
SITE | CIVIL
10135 S S...
PO Box 200
Cedar Rapids, IA 52401

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

GA
Civil Design Advantage
4121 NW Liberdale Drive
Urbandale, IA 50322

Microsoft

DSM 15 DATACENTER

1475 SE MAFFIT LAKE RD
WES DES MOINES, IA

Design	11/15/2011
Drawn	11/15/2011
Check	
Scale	
Project No.	
U.S. Project No.	

MICROSOFT

Project Manager	BENJAMIN SWANER
Lead Designer	
Site Survey	SONOWIP DINAR
Architectural & Structural	TODOR MILOVIC / DAVID SWANSON
Mechanical & Electrical	STEVEN TULLIP
Building Automation System	BILL GAMBELSON
Electrical	ANDREA KRISHNAN
Structural	SEAN P. HANCOCK
Plumbing	MATTHEW BELSON
Security	DAVE SMITH

DESIGN TEAM

Lead Engineer	FRANK MAJERSKI / CIVIL ENGINEER/BS
Senior Engineer	BRAYAN JEMAL / BSAD
Engineer	NEAL CLEMENTS / BSAD
Senior Engineer	GEORGE SANDS / BSAD
Senior Engineer	ALAN PLUM / BSAD
Senior Engineer	ADAM GOSCHOFF / BSAD
Senior Engineer	GEORGE SANDS / BSAD
Senior Engineer	MATTHEW BELSON / BSAD
Senior Engineer	CHRIS TREWELL / BSAD
Senior Engineer	DANIEL PLYNIAK / BSAD

Revisions

No.	Date	Description
1	11/15/2011	ISSUE FOR PERMITS
2	11/15/2011	ISSUE FOR PERMITS
3	11/15/2011	ISSUE FOR PERMITS
4	11/15/2011	ISSUE FOR PERMITS

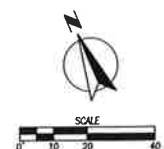


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Package
FULL BUILDOUT
Sheet Title/Number

CIVIL LANDSCAPE PLAN

DSM15-L-E02

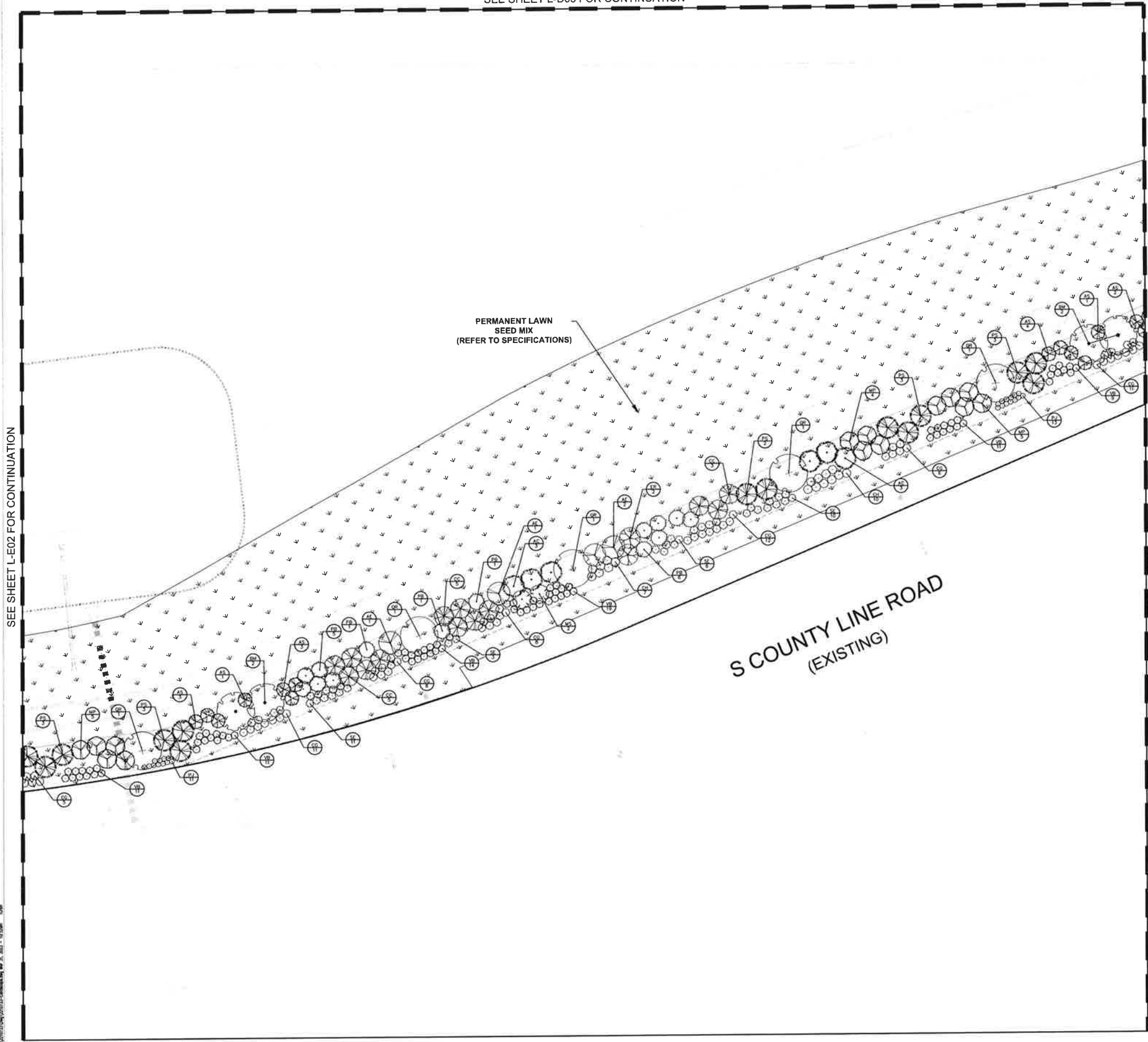


CITY OF WEST DES MOINES
APPROVED BY: _____ DATE: _____

SEE SHEET L-E01 FOR CONTINUATION

SEE SHEET L-E03 FOR CONTINUATION

SEE SHEET L-D03 FOR CONTINUATION



LANDSCAPE KEY (ALL CALLOUTS ARE TYPICAL)

- (C) IVORY HALO DOGWOOD
- (B) BUFFALO JUNIPER
- (J) JACKMAN'S POTENTILLA
- (M) ENOYMENT MAPLE
- (R) RED MAPLE 'AUTUMN FLAME'
- (O) WHITE OAK

FULL PLANT MATERIAL SCHEDULE ON SHEET L-A1-01

NAVIX SITE | CIVIL
 10135 s e sunnyside | 303 434 9500
 room | 503 559 2370
 suite 200 | www.navix.com
 cackames | 97015

BURNS MCDONNELL
 0400 Ward Parkway
 Kansas City, MO 64114
 www.burnsmcd.com

EA
 Civil Design Advantage
 4121 NW Liberdale Drive
 Ubersdale, IA 50302

Microsoft

DSM 15 DATACENTER

1475 SE MAFFIT LAKE RD
 WES DES MOINES, IA

Design	Drawn	Checked	Date
1.0	1.0		1.0
2.0	2.0		2.0
3.0	3.0		3.0
4.0	4.0		4.0
5.0	5.0		5.0
6.0	6.0		6.0
7.0	7.0		7.0
8.0	8.0		8.0
9.0	9.0		9.0
10.0	10.0		10.0

MICROSOFT

Project Manager: **RENEE RANKER**

Design Engineer: **SCOTT DUBER**

Structural Engineer: **TOOSON KIMBLEY / DAVID SWANSON**

Electrical Engineer: **STEVEN TOLPIN**

Mechanical Engineer: **BOB GAMBROSKI**

Sanitary Engineer: **ANALISA KRISHNAN**

Process Engineer: **BENJAMIN FRANCO**

Instrumentation Engineer: **BATTHEL BENSION**

Control Systems Engineer: **AMY SMITH**

DESIGN TEAM

Civil Engineer: **PAUL WENZER / NAVIX ENGINEERING**

Structural Engineer: **TOOSON KIMBLEY / DAVID SWANSON**

Electrical Engineer: **STEVEN TOLPIN**

Mechanical Engineer: **BOB GAMBROSKI**

Sanitary Engineer: **ANALISA KRISHNAN**

Process Engineer: **BENJAMIN FRANCO**

Instrumentation Engineer: **BATTHEL BENSION**

Control Systems Engineer: **AMY SMITH**

No.	Date	Description
1.	11/01/2011	REV PER PACKAGE
2.	11/01/2011	REV PER PACKAGE
3.	11/01/2011	REV PER PACKAGE
4.	11/01/2011	REV PER PACKAGE

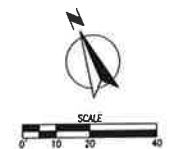


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Package
FULL BUILDOUT
 Sheet Title/Number

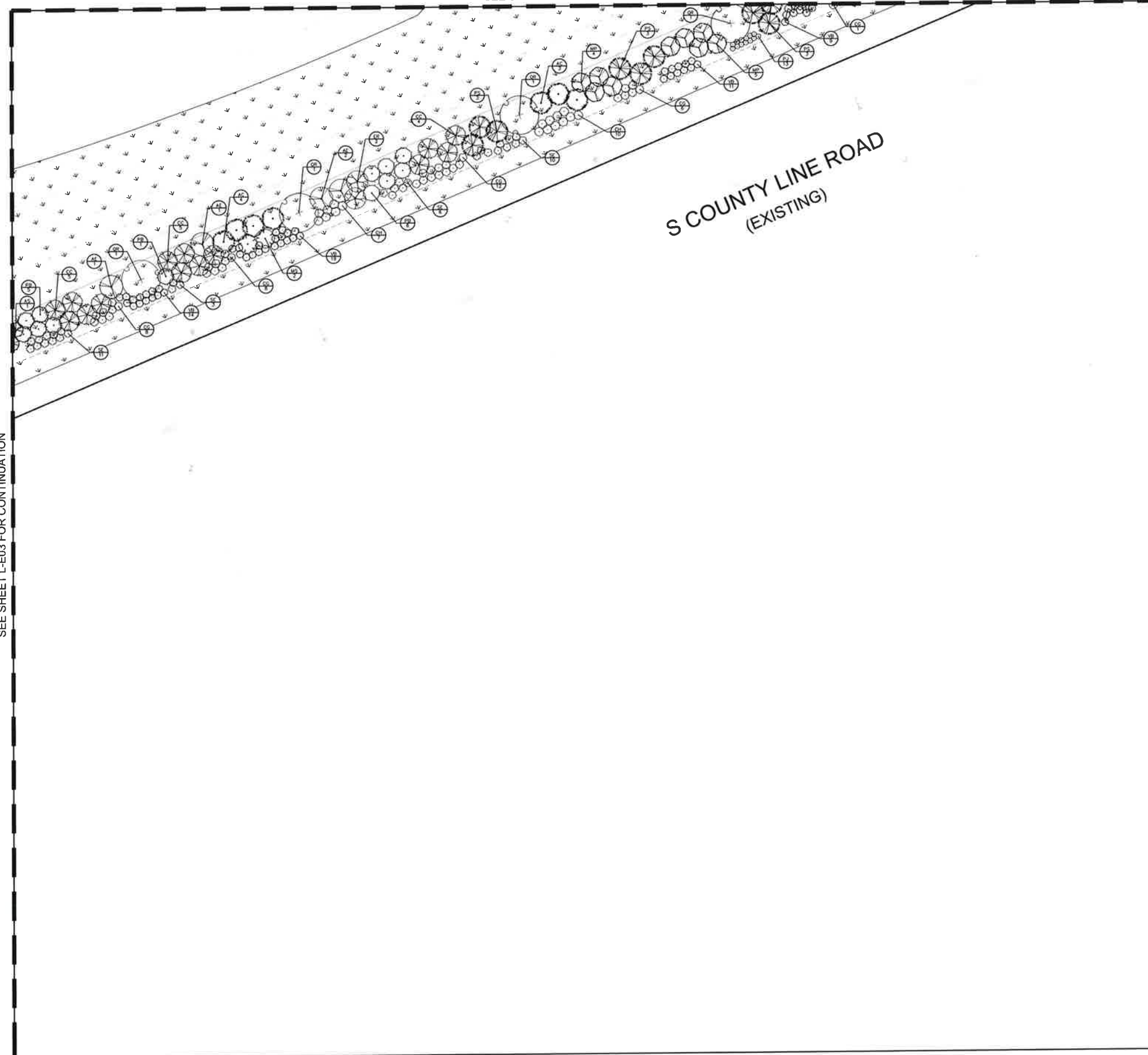
CIVIL LANDSCAPE PLAN

DSM15-L-E03



CITY OF WEST DES MOINES
 APPROVED BY: _____ DATE: _____

SEE SHEET L-D04 FOR CONTINUATION



LANDSCAPE KEY (ALL CALLOUTS ARE TYPICAL)

- (CH) IVORY HALO DOGWOOD
- (BJ) BUFFALO JUNIPER
- (PJ) JACKMAN'S POTENTILLA
- (AM) ENDOWMENT MAPLE
- (AB) RED MAPLE 'AUTUMN FLAME'
- (OA) WHITE OAK

FULL PLANT MATERIAL SCHEDULE ON SHEET L-A1-01



DSM 15 DATACENTER

1475 SE MAFFIT LAKE RD
WES DES MOINES, IA

Design	100%
Plan	100%
Section	100%
Detail	100%
Construction	100%
Final	100%

MICROSOFT	
Project Manager	RENEE SHANER
Lead Designer	SCHEWSP DSHAN
Architectural & Structural	TODOR NIKOLOV / DAVID SWANSON
MEP / Plumbing & Fire Protection Technical Lead	STEVEN TOUTIN
Laboratory Services / QA/QC Technical Lead	BILL GEMINSKI
Electrical Technical Lead	ANAKA KRISHNAN
Structural Project Management / QA/QC Technical Lead	SERGEY FRANKO
Information Systems / Technical Lead	MATTHEW BENSON
Security Design Manager	AMY SMITH

DESIGN TEAM	
Civil Engineering Lead	PAUL REYNOLDS / NAVIX ENGINEERING
Structural Engineering Lead	KIRYAM JEMAL / BMD
Architectural Lead	NEAL CLEMENTS / BMD
Mechanical Engineering Lead	GEORGE SAUDE / BMD
Plumbing Engineering Lead	ALEX PLUM / BMD
Fire Protection Engineering Lead	ADAM DEGENOFF / BMD
MEP Engineering Lead	GEORGE SAUDE / BMD
Electrical Engineering Lead	JASON PHAM / BMD
Information Systems / Technical Support	CHAD STEWELL / BMD
Security, E-Access Engineering Lead	EMILY PHILLIPS / CROSS & BARRETT

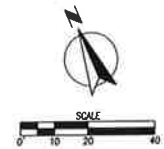
Revisions		
No.	Date	Description
1.	11 MAR 2023	REV. PER PACKAGE
2.	11 DEC 2022	REV. PER PACKAGE
3.	21 JUN 2022	REV. PER PACKAGE
4.	11 FEB 2023	REV. PER PACKAGE / REVISED PER COMMENTS
5.	11 MAR 2023	REV. SUBMITTAL



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

CIVIL LANDSCAPE PLAN

DSM15-L-E04



CITY OF WEST DES MOINES
APPROVED BY: _____ DATE: _____

SEE SHEET L-E03 FOR CONTINUATION

1475 SE MAFFIT LAKE RD, WEST DES MOINES, IA 50322, 515.254.4400

L-E04

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION
NO. PZC-23-020

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 located at 1475 SE Maffitt Lake Road as depicted on the location map included in the staff report. The applicant requests approval to construct a 245,000 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-005912-2023), 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 April 24, 2023.

Andrew Conlin, 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 April 24, 2023, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary