CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: February 19, 2024

ITEM: Microsoft DSM 17, 1475 SE Maffitt Lake Road – Approve Major Modification to Site Plan to allow construction of a data center building – Microsoft Corporation – MaM-006299-2024

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 with associated parking lot.

Staff Review & Comment:

- *Financial Impact:* As part of the development agreement for this site, the City reconstructed and paved SE County Line Road from SE Soteria Avenue to Veterans Parkway with a pedestrian underpass on the Great Western Trail. As part of the street project, a water main was extended the full length of the street and a water main was installed from SE County Line Road up SE Soteria to former SE Maffitt Lake Road. The City installed a trail and streetlights on SE Soteria Avenue and a trail and streetlights on the north side of SE County Line Road. Previously constructed SE Maffitt Lake Road between Veterans Pkwy and SE Soteria Ave was removed and the right of way for SE Maffitt Lake Road 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. The second data center building (DSM 15) was approved by the City Council on May 1, 2023, and is currently under construction. A total of 5 data center buildings are anticipated for this site. These buildings were noted on the preliminary plat and the site plan for the first building (DSM 14) and the successive buildings have been consistent with these approved plans in placement, size, and exterior design.

- *Key Development Aspects:*
    1. *Parking Lot Landscaping*: The applicant is proposing to reduce the number of landscape islands and only plant shrubs within the landscape islands in the parking lot instead of the required trees due to security concerns. Also, instead of planting grass, 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. Grass will be planted between the main north/south access road and the parking lot. These changes were discussed with the Development & Planning Subcommittee as part of the requested approval of DSM 15 and was a compromise between the operational concerns and the code required landscaping. The City Council supported this approach as part of the site plan approval of DSM 15, which is the building directly north of this proposed data center building. 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.

- *Traffic Impact Study Findings:* No traffic study was required of this Major Modification to Site Plan since 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 and the omission of trees within the landscape islands in the parking lot for this site. 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 of 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:	February 12, 2024
Vote:	5-0 for approval, with Commissioners Conlin and McCoy absent
Recommendation:	Approve the Major Modification to Site Plan

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 agreeing to not require landscape islands in the parking lot as required by City Code due to security concerns with trees in the parking lot. The applicant shall however add the required parking lot trees to the buffer plantings.

2. 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. The applicant shall however add the required parking lot trees 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	February 12, 2024
City Council	February 19, 2024

Staff Report Reviews:

Planning & Zoning Commission	☒ Development Coordinator (or) ☒ Director	☒ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☒ Legal Department ☒ 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	December 19, 2022 & February 5, 2024
Recommendation	☒ Yes ☐ No ☐ Split

Location Map

Vicinity Map – Land Uses

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION

NO. PZC-24-006

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant and property owner, Microsoft Corporation, request 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-006299-2024), 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 February 12, 2024.

Tina Shaw, Vice 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 February 12, 2024, by the following vote:

AYES: Costa, Crowley, Davis, Hatfield, Shaw

NAYS:

ABSTENTIONS:

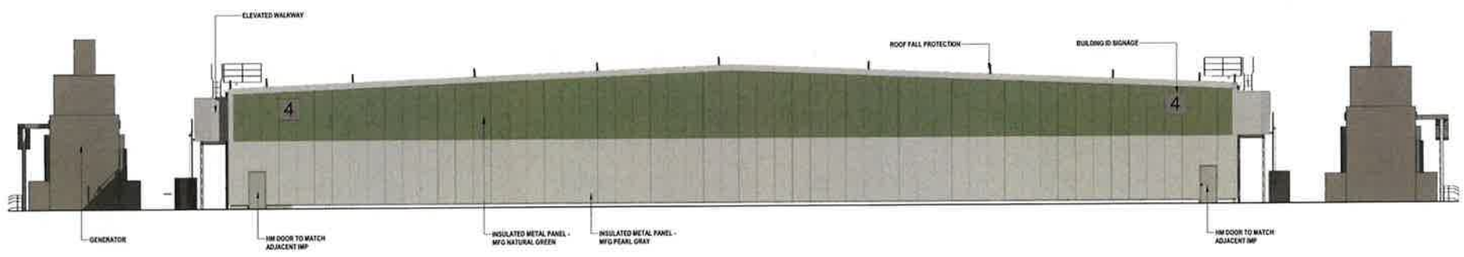
ABSENT: Conlin, McCoy

ATTEST:

Recording Secretary

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"

Burns+McDonnell
Kansas City, MO 64114
www.burnsmcd.com

Microsoft

DSM17
DATA CENTER
1475 SE MAFFIT LAKE ROAD
WEST DES MOINES, IA

Design: AA
Drawn: MFB/AE
Checked: Checker
Date:
M&D Project No.: (13M)
VS Project No.: (3M)

MICROSOFT
Design Manager: JON NYONE
Layout Manager:
Civil, Site Survey, Landscaping Technical Lead: SONDWIP DHAR
Architectural & Structural Technical Lead: LISA GALLANT / DAVID ERIKANSEN
Mech, Plumbing & Fire Protection Technical Lead: STEVE TOURIN
Building Automation Systems (BAS) Technical Lead: TYLER DIMARTINO
Electrical Technical Lead: ANAGA KRISHNAN
Electrical Power Management Technical Lead: SERGIO FRANCO
Telecommunications / Network Technical Lead: MATT BENDER
Security Design Manager: DANIEL PUTMAN

DESIGN TEAM
Civil Engineering Lead: PAUL MANZER / NAVIX ENGINEERING
Structural Engineering Lead: SHYAM JOMAL / BMJD
Architectural Lead: NEAL CLEMENTS / BMJD
Mechanical Engineering Lead: DUSTIN BREMNER / BMJD
Plumbing Engineering Lead: ALEXANDER PLUM / BMJD
Fire Protection Engineering Lead: ADAM DEGROFF / BMJD
BAS Engineering Lead: DUSTIN BREMNER / BMJD
Electrical Engineering Lead: JASON PHAM / BMJD
Telecommunications / Network Engineering Lead: JOSHUA WUTHRICH / BMJD
Security Systems Engineering Lead: ERICKA BARBAT / INTROBA

Revisions

No.	Date	Description

Registration

PRELIMINARY

Sector Key Plan

Bar Code

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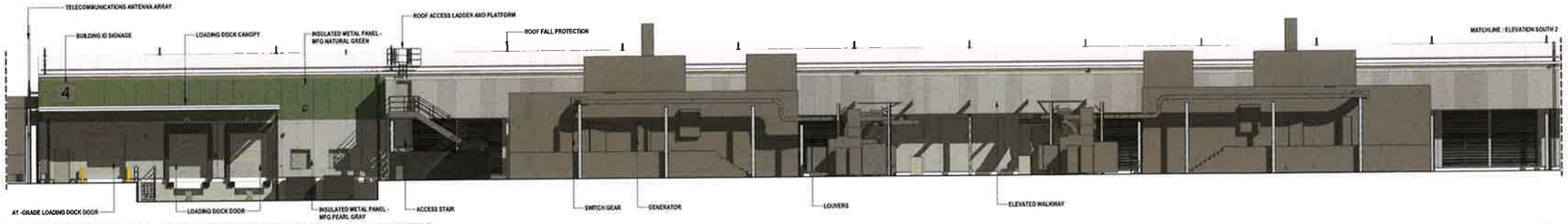
Package
FULL BUILDOUT

Sheet Title/Number
ARCHITECTURAL RENDERED EXTERIOR ELEVATIONS

DSM17-1

[PROPRIETARY AND CONFIDENTIAL – TRADES SECRET AND COMMERCIAL INFORMATION – EXEMPT FROM RELEASE UNDER FOIA (5 U.S.C. § 552 (b)(4)) AND STATE PUBLIC DISCLOSURE LAW]



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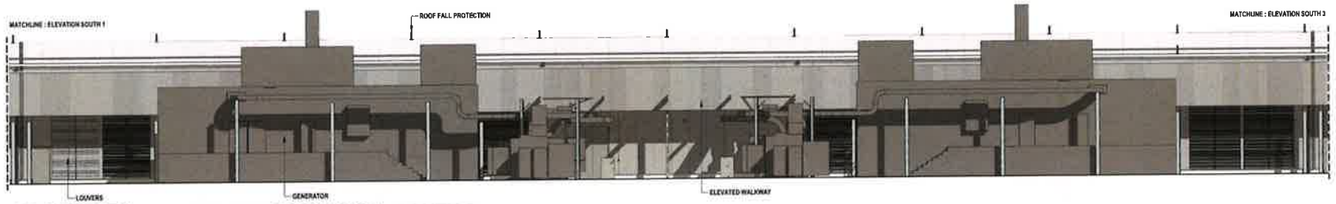
1" = 10'-0"



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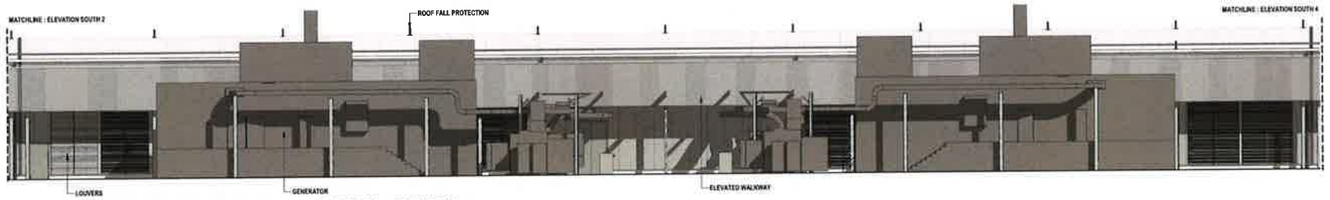

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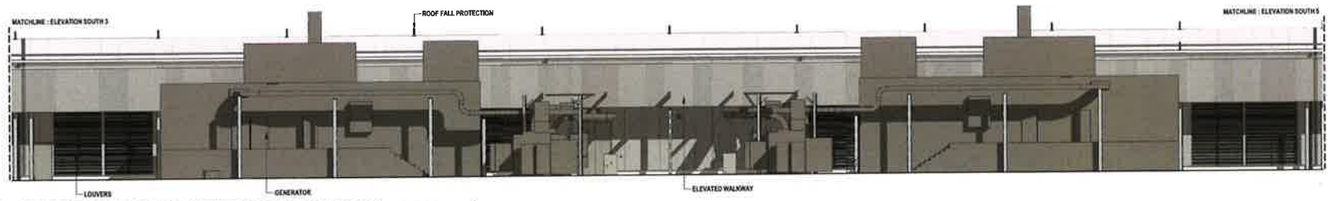

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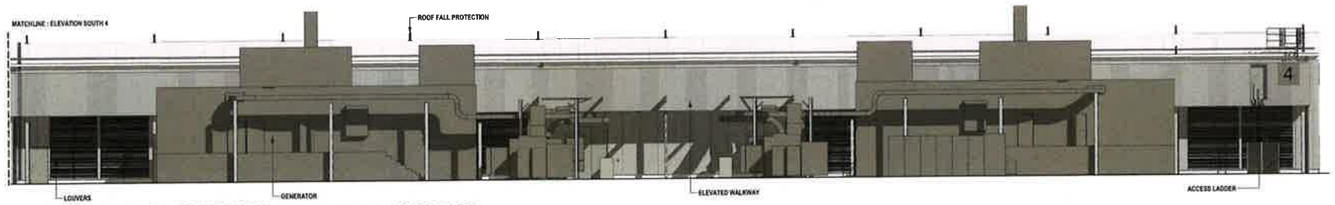

5 ARCHITECTURAL EXTERIOR ELEVATION - SOUTH 5
1" = 10'-0"

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

Microsoft

DSM17
DATA CENTER
1475 SE MAFFIT LAKE ROAD
WEST DES MOINES, IA

Design EK
Drawn BrBoB
Checked Checker
Date
B&McD Project No. P- 10.0061
M S. Project No P- 20843

MICROSOFT
Design Manager JON WYONE
Layout Manager
Civil Site Survey, Landscaping Technical Lead SONDWIP DHAR
Architectural & Structural Technical Lead LISA GALLANT / DAVID SWANSON
Mech Plumbing & Fire Protection Technical Lead STEVE TOUPIN
Building Automation Systems (BAS) Technical Lead TYLER DIMARTINO
Electrical Technical Lead ANANDA KRISHNAN
Electrical Power Management Systems (EPMS) Technical Lead SERGIO FRANCO
Telecommunications / Network Technical Lead ABITT BENSON
Security Design Manager DANIEL PUTMAN

DESIGN TEAM
Civil Engineering Lead PAUL MANZER / HAVIS ENGINEERING
Structural Engineering Lead BHAVAM JEMAL / BNKD
Architectural Lead NEAL CLEMENTS / BNKD
Mechanical Engineering Lead DUSTIN BREMNER / BNKD
Plumbing Engineering Lead ALEXANDER PLUM / BNKD
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Telecommunications / Network Engineering Lead JOSHUA WUTHRICH / BNKD
Security System Engineering Lead MIRCEA BARBAT / INTROBA

Revisions

No	Date	Description

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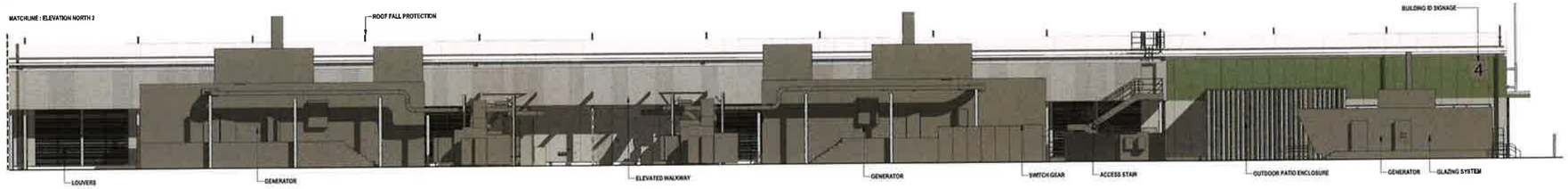

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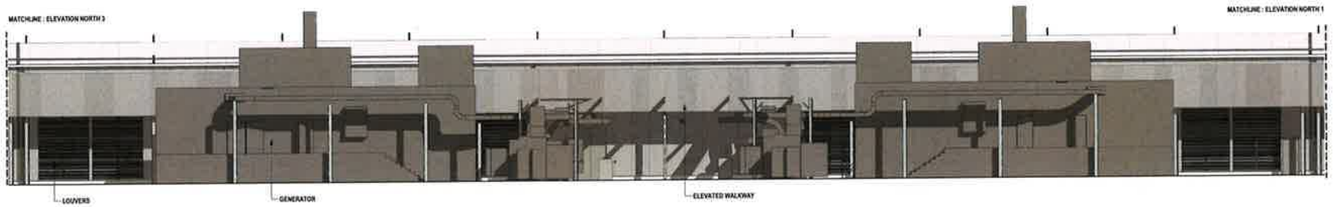

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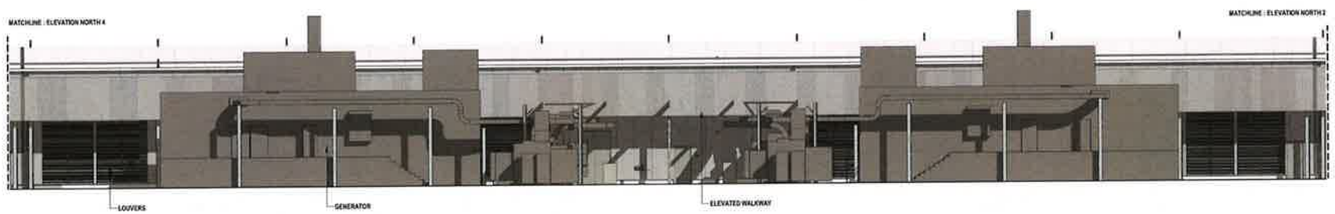

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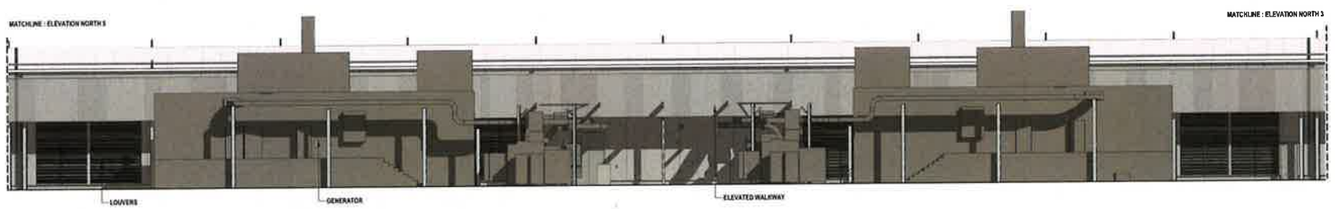

4 ARCHITECTURAL EXTERIOR ELEVATIONS - NORTH 4

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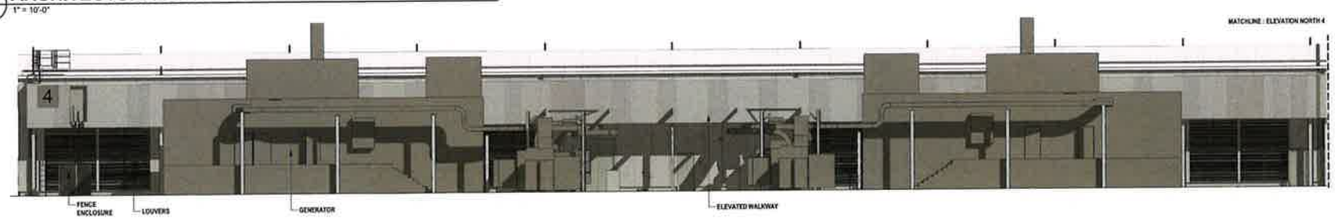

5 ARCHITECTURAL EXTERIOR ELEVATIONS - NORTH 5

1" = 10'-0"

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9400 Ward Parkway
Kansas City, MO 64114
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Microsoft

DSM17
DATA CENTER
1475 SE MAFFIT LAKE ROAD
WEST DES MOINES, IA

Design: SK
Drawn: MHoW
Checked: Checker
Date:
BMcD Project No. P. 25843
MS Project No. P. 25843

MICROSOFT

Design Manager: JOHN FONE
Layout Manager:
Civil, Site Survey, Subdivisioning Technical Lead: SONOWIP DHAR
Architectural & Structural Technical Lead: LISA GALLANT / DAVID SWANSON
Mech. Plumbing & Fire Protection Technical Lead: STEVE TOUPIN
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Telecommunications / Network Technical Lead: MATT BENSEN
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DSM17-3

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GENERAL NOTES - STORM SHELTER

A. REFER TO A-A SERIES FOR GENERAL NOTES, SYMBOL LEGENDS, ABBREVIATIONS, AND MOUNTING HEIGHTS

B. SEE SITE PLAN / CIVIL DRAWINGS FOR ORIENTATION

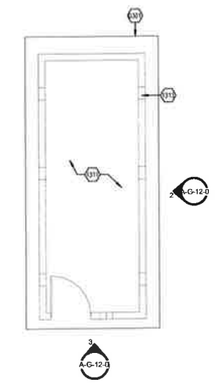
C. **STORM SHELTER IS DELEGATED DESIGN.** SEE SPECIFICATIONS 13 34 33 **FABRICATED** STORM SHELTER

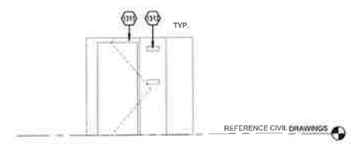
D. CONTRACTOR TO COORDINATE STRUCTURAL PAD, CIVIL GRADES, TELECOM SERVICE, LIGHTNING PROTECTION, AND ROUGHINS TO STORM SHELTER. SEE CIVIL, STRUCTURAL, ELECTRICAL, AND TELECOM

E. STORM SHELTER FINISH TO MATCH LOWER ADMIN PEMB COLOR AS APPROVED BY AE **VIA SUMBITTAL**

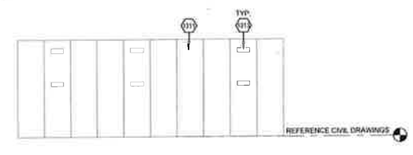
KEYED NOTES

0301 CONCRETE SLAB REF STRUCTURAL
1311 PREFABRICATED STORM SHELTER
1313 STORM SHELTER AIR VENT W/ COVER

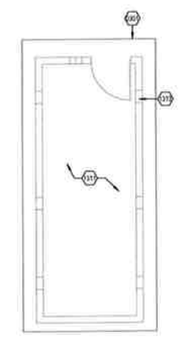




3 ELEVATION - STORM SHELTER - NORTH
1/4" = 1'-0"



2 ELEVATION - STORM SHELTER - WEST
1/4" = 1'-0"



1 PLAN - STORM SHELTER
1/4" = 1'-0"

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WEST DES MOINES, IA

Design BA
Drawn BT/BHE
Checked NJC
Date 26 JAN 2024
BMcD Project No. 119867
MS Project No. R 28841

MICROSOFT

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Civil Site Survey, Landscaping Technical Lead BONDWIP DHIR
Architectural & Structural Technical Lead LISA GALLANT / DAVID SVANSON
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Telecommunications - Network Engineering Lead JOSHUA WUTRICH / BMcD
Security Systems Engineering Lead MIRCEA BARBAT / INTROBA

Revisions

No.	Date	Description
0	28 NOV 2023	50% IFR PACKAGE
1	29 DEC 2023	100% IFR PACKAGE
2	26 JAN 2024	ISSUE FOR PERMIT

Registration

LICENSED PROFESSIONAL ARCHITECT
NEAL A. CLEMENTS
6761
IOWA
11-14-2023

Sector Key Plan

Bar Code

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ARCHITECTURAL - SITE - ENLARGED PLANS AND ELEVATIONS - STORM SHELTER

DSM17-A-G-12-0

A-G-12-0

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Microsoft

SITE PLAN PACKAGE
DSM17 DATA CENTER
WEST DES MOINES, IOWA 50265

CITY CASE #:MaM-006299-2024

VICINITY MAP
N.T.S.

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
600 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 CIVIC PARKWAY, SUITE 2D
WEST DES MOINES, IA 50265
(515) 222-3620
CONTACT: LYNNE TWEDT

FIRE DISTRICT:

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

UTILITIES

WATER:

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

SANITARY SEWER:

CITY OF WEST DES MOINES
560 SOUTH 16TH STREET
WEST DES MOINES, IA 50265
(515) 222-3460
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 IA-5, NORTH OF LOWER WALK PATH ON EAST SIDE OF SOUTH 8TH STREET.

ELEVATION = 959.19 (DATUM: NAVD 88, FEET)
ELEVATION = 165.18 (DATUM: WDM, FEET)

BENCHMARK WDM-BM-134

CITY OF WDM STANDARD BENCHMARK LOCATED 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	INDUSTRIAL HIGH
ZONING	LIGHT INDUSTRIAL
MIN REQUIRED SETBACK:	30 FT

SITE AREA SUMMARY

EXISTING:	IMPERVIOUS	80 ACRES (3,400,645 SF) (64.4%) ±
	PERVIOUS	44.2 ACRES (1,929,507) (35.6%) ±
PROPOSED:	IMPERVIOUS	86.2 ACRES (3,670,728 SF) (69.4%) ±
	PERVIOUS	38 ACRES (1,659,424 SF) (30.6%) ±
TOTAL LAND AREA:		124.2 ACRES (5,410,254 SF) ±
OPEN SPACE AREA:	REQUIRED	18.42 ACRES (802,266 SF) (20% MIN) ±
	PROVIDED	62.66 ACRES (2,729,624 SF) (68.04%) ±

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

1. 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.
2. 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 8/31/2020, THE DSM14 EARLY GRADING PLAN SET BY NAVIX DATED 03/17/2021, THE DSM14 SITE PLAN PACKAGE PLANS BY NAVIX DATED 01/22/2022, THE DSM15 ISSUE FOR CONSTRUCTION PACKAGE PLANS BY NAVIX DATED 05/05/2023, AND THE DSM16 SITE DEVELOPMENT PERMIT PACKAGE PLANS BY NAVIX DATED 12/29/2023. 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.
3. REFER TO GEOTECHNICAL REPORTS BY TERRACON, INCLUDING THE DSM14-INITIAL PHASE, DATED 10/2/2020, THE DSM15 REPORT, DATED 12/20/2022, AND THE DSM POND SLOPE STABILITY ANALYSIS, DATED 05/02/2023.
4. 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.
5. 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.
6. 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.
7. IN THE EVENT OF CONFLICTS BETWEEN THE VARIOUS PROVISIONS OF THIS PLAN SET, THE MORE STRINGENT PROVISION APPLY.

SHEET INDEX

DSM17-C-A-01	COVER SHEET
DSM17-C-B1-01	CIVIL DEMOLITION AND BASE CONDITIONS PLAN OVERALL
DSM17-C-B1-D02	CIVIL DEMOLITION AND BASE CONDITIONS PLAN
DSM17-C-B1-D03	CIVIL DEMOLITION AND BASE CONDITIONS PLAN
DSM17-C-B1-D04	CIVIL DEMOLITION AND BASE CONDITIONS PLAN
DSM17-C-B2-01	CIVIL T.E.S.C. PLAN OVERALL
DSM17-C-B2-D02	CIVIL T.E.S.C. PLAN
DSM17-C-B2-D03	CIVIL T.E.S.C. PLAN
DSM17-C-B2-D04	CIVIL T.E.S.C. PLAN
DSM17-C-C1-01	CIVIL SITE PLAN OVERALL
DSM17-C-C1-D02	CIVIL SITE PLAN
DSM17-C-C1-D03	CIVIL SITE PLAN
DSM17-C-C1-D04	CIVIL SITE PLAN
DSM17-C-C1-02	CIVIL DIRECTIONAL SIGNAGE PLAN AND DETAILS
DSM17-C-C2-01	CIVIL HORIZONTAL CONTROL PLAN OVERALL
DSM17-C-C2-D02	CIVIL HORIZONTAL CONTROL PLAN
DSM17-C-C2-D03	CIVIL HORIZONTAL CONTROL PLAN
DSM17-C-C2-D04	CIVIL HORIZONTAL CONTROL PLAN
DSM17-C-D1-01	CIVIL GRADING AND DRAINAGE PLAN OVERALL
DSM17-C-D1-D02	CIVIL GRADING AND DRAINAGE PLAN
DSM17-C-D1-D03	CIVIL GRADING AND DRAINAGE PLAN
DSM17-C-D1-D04	CIVIL GRADING AND DRAINAGE PLAN
DSM17-C-D2-01	CIVIL FINISHED GRADING PLAN OVERALL
DSM17-C-D2-D02	CIVIL FINISHED GRADING PLAN
DSM17-C-D2-D03	CIVIL FINISHED GRADING PLAN
DSM17-C-D2-D04	CIVIL FINISHED GRADING PLAN
DSM17-C-E1-01	CIVIL WATER PLAN OVERALL
DSM17-C-E1-02	CIVIL VALVE MARKER PLAN
DSM17-C-E1-D02	CIVIL WATER PLAN
DSM17-C-E1-D03	CIVIL WATER PLAN
DSM17-C-E1-D04	CIVIL WATER PLAN
DSM17-C-E2-01	CIVIL CLEAR WATER DISCHARGE AND SANITARY SEWER PLAN OVERALL
DSM17-C-E2-D02	CIVIL CLEAR WATER DISCHARGE AND SANITARY SEWER PLAN
DSM17-C-E2-D03	CIVIL CLEAR WATER DISCHARGE AND SANITARY SEWER PLAN
DSM17-C-E2-D04	CIVIL CLEAR WATER DISCHARGE AND SANITARY SEWER PLAN
DSM17-C-E3-01	CIVIL WATER PROFILES
DSM17-C-E3-02	CIVIL WATER PROFILES
DSM17-C-E3-03	CIVIL WATER PROFILES
DSM17-C-E3-04	CIVIL WATER PROFILES
DSM17-C-F-01	CIVIL T.E.S.C. DETAILS
DSM17-C-F-02	CIVIL T.E.S.C. DETAILS
DSM17-C-F-10	CIVIL SITE DETAILS
DSM17-C-F-11	CIVIL SITE DETAILS
DSM17-C-F-12	CIVIL SITE DETAILS
DSM17-C-F-20	CIVIL SEWER DETAILS
DSM17-C-F-21	CIVIL SEWER DETAILS
DSM17-C-F-22	CIVIL SEWER DETAILS
DSM17-C-F-23	CIVIL SEWER DETAILS
DSM17-C-F-30	CIVIL WATER DETAILS
DSM17-L-A1-01	LANDSCAPE PLAN OVERALL
DSM17-L-A1-C01	LANDSCAPE PLAN
DSM17-L-A1-D01	LANDSCAPE PLAN
DSM17-L-A1-D02	LANDSCAPE PLAN
DSM17-L-A1-E02	LANDSCAPE PLAN

PAUL JEFFREY MANZER P18695 LICENSED PROFESSIONAL ENGINEER IOWA

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.

PAUL JEFFREY MANZER, P.E. DATE
LICENSE NUMBER P18695
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
APPLIES TO SHEETS NOTED ABOVE EXCEPT LANDSCAPE SHEETS (DSM17-L-A1-XX)

IOWA ONE CALL AT 811 OR
1-800-292-8989
CONTRACTORS WEB TICKET ENTRY

811

CITY OF WEST DES MOINES
APPROVED BY: DATE:

NAVIX SITE CIVIL
10135 s.e. sunnyside road suite 200 clackamas, or 97015

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

Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322

Microsoft

DSM 17 DATACENTER

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

Date: 21 NOV 2023

MICROSOFT

Design Manager	JON NYONE
Layout Manager	
Civil Site Survey Landscaping Technical Lead	SONDWIP DHAR
Architectural & Structural Technical Lead	LISA GALLANT / DAVID SWANSON
Mech. Plumbing & Fire Protection Technical Lead	STEVE TOUPIN
Building Automation Systems (BAS) Technical Lead	TYLER DIMARTINO
Electrical Technical Lead	ANAGA KRISHNAN
Electrical Power Management Systems (EPMS) Technical Lead	SERGIO FRANCO
Telecommunications / Network Technical Lead	MATT BENSON
Security Design Manager	DANIEL PUTMAN

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Civil Engineering Lead	PAUL MANZER / NAVIX ENGINEERING
Structural Engineering Lead	BINYAM JEMAL / BMcD
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Fire Protection Engineering Lead	ADAM DEGROFF / BMcD
BAS Engineering Lead	DUSTIN BREMNER / BMcD
Electrical Engineering Lead	JASON PHAM / BMcD
Telecommunications / Network Engineering Lead	JOSHUA WUTHNOW / BMcD
Security Systems Engineering Lead	MIRCEA BARBAT / INTROBA

Revisions

No.	Date	Description
0	28 NOV 2023	50% IFR PACKAGE
1	29 DEC 2023	100% IFR PACKAGE
2	29 DEC 2023	SITE DEVELOPMENT PERMIT
3	23 JAN 2024	MAJOR MOD RESUBMITTAL

Registration

PRELIMINARY

Sector Key Plan

Bar Code

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Package

FULL BUILDOUT

Sheet Title/Number

COVER SHEET

DSM17-C-A-01

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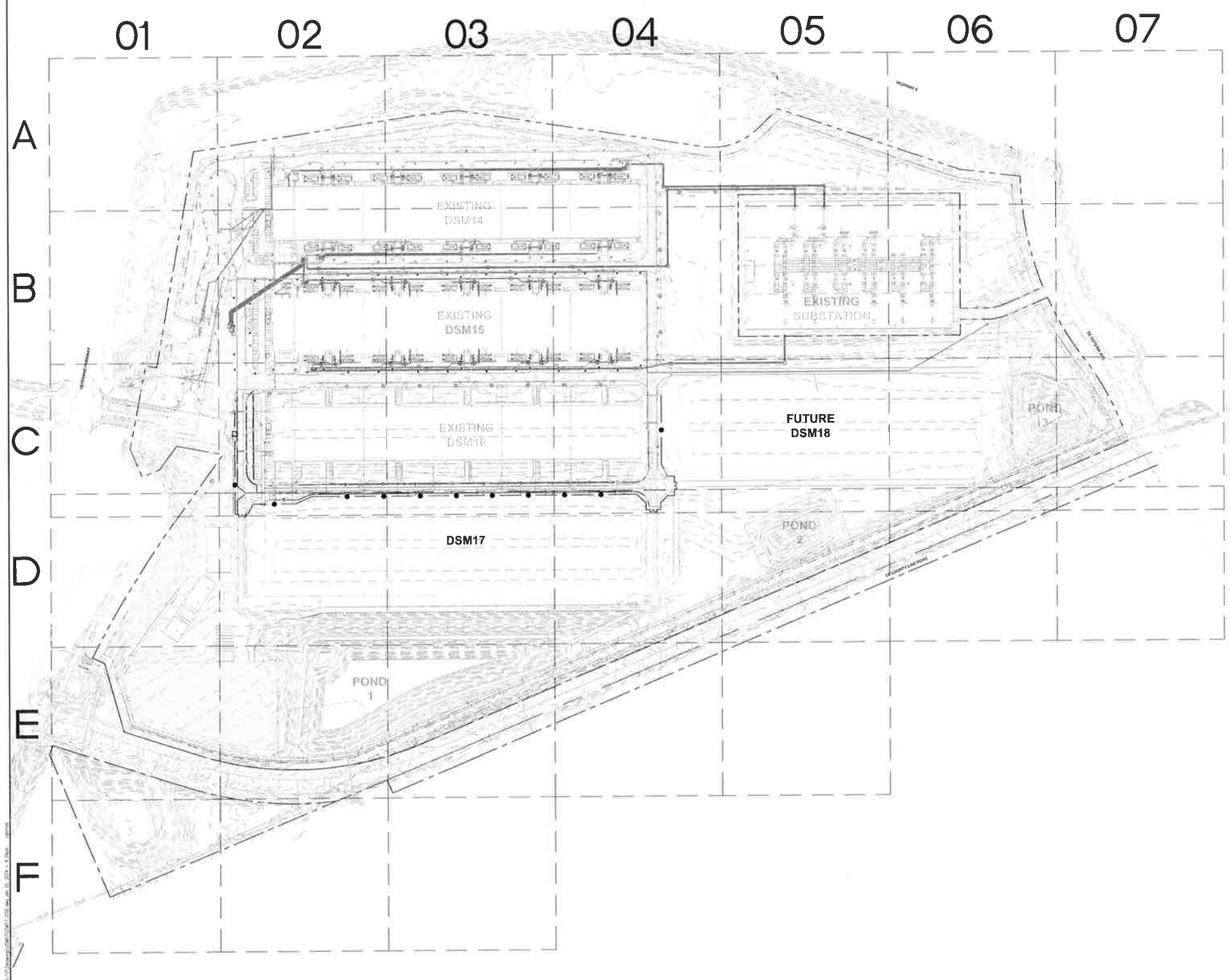

SCALE: 1 inch = 150ft.

GENERAL DEMOLITION NOTES

1. DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. THESE NOTES ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR SHALL REMOVE, ADJUST, OR RELOCATE ALL EXISTING IMPROVEMENTS AS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS AND GEOTECHNICAL REPORT.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL UTILITY SERVICES TO REMAIN AT ALL TIMES.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES.
6. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
7. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
8. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE EFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN PUBLIC STREET RIGHT OF WAY DURING CONSTRUCTION.
9. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CITY INSPECTOR.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PER EROSION AND SEDIMENT CONTROL PLANS.
11. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE UTILITIES AND STRUCTURES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS / STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND APPLICABLE AGENCY SPECIFICATIONS, EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED. ALL CONSTRUCTION MATERIALS SHALL BE NEW.
12. CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE HAS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
13. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR TO REMOVE EXISTING LANDSCAPING (SHRUBS AND GROUNDCOVER PLANTS ONLY) IN CONFLICT WITH PROPOSED IMPROVEMENTS. CONTRACTOR SHALL PRESERVE AND PROTECT EXISTING TREES THAT HAVE NOT BEEN DESIGNATED TO BE REMOVED. DAMAGED OR REMOVED TREES DESIGNATED TO BE RETAINED WILL BE REQUIRED TO BE REPLACED WITH SIMILAR SPECIES AND SIZE.
15. CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS, AND UTILITY ACCESS STRUCTURES TO FINISHED GRADE WITHIN AREAS AFFECTED BY PROPOSED CONSTRUCTION.

LEGEND

PROPERTY LINE	— · — · —
EXISTING CONTOUR	184

811

CITY OF WEST DES MOINES
APPROVED BY: DATE:

NAVIX STUDIO
10135 s.e. sunnyside road
suite 200
clackamas, or 97015
t 503 659 8500
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Microsoft

DSM 17
DATACENTER

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Design: JACK GUTTLER
Drawn: JACK GUTTLER / NICO FRASER
Checked: BRYAN BICKERSON / PAUL MANZER
Date: 17 NOV 2023
SFMD Project No: (P-10880)
B.O.S Project No: (P-2064)

MICROSOFT

Design Manager: JON NYCINE
Layout Manager: SONDWIP BHAR
Civil Site Survey, Landscaping Technical Lead: LISA GALLANT / DAVID SWANSON
Architectural & Structural Technical Lead: STEVE TOUPS
Mech. Plumbing & Fire Protection Technical Lead: TYLER DIMARTINO
Building Automation Systems Technical Lead: ANAGA KRISHNAN
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Security Design Manager:

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Security Systems Engineering Lead: MIRCEA BARBAT / INTROBA

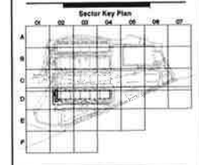
Revisions

No.	Date	Description
0	20 NOV 2023	90% PR PACKAGE
1	29 DEC 2023	100% IFB PACKAGE
2	29 DEC 2023	SITE DEVELOPMENT PERMIT
3	22 JAN 2024	MAJOR MOD RESUBMITTAL

Registration

PRELIMINARY

Sector Key Plan



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Package
FULL BUILDOUT

Sheet Title/Number

CIVIL DEMOLITION AND BASE CONDITIONS PLAN OVERALL

DSM17-C-B1-01

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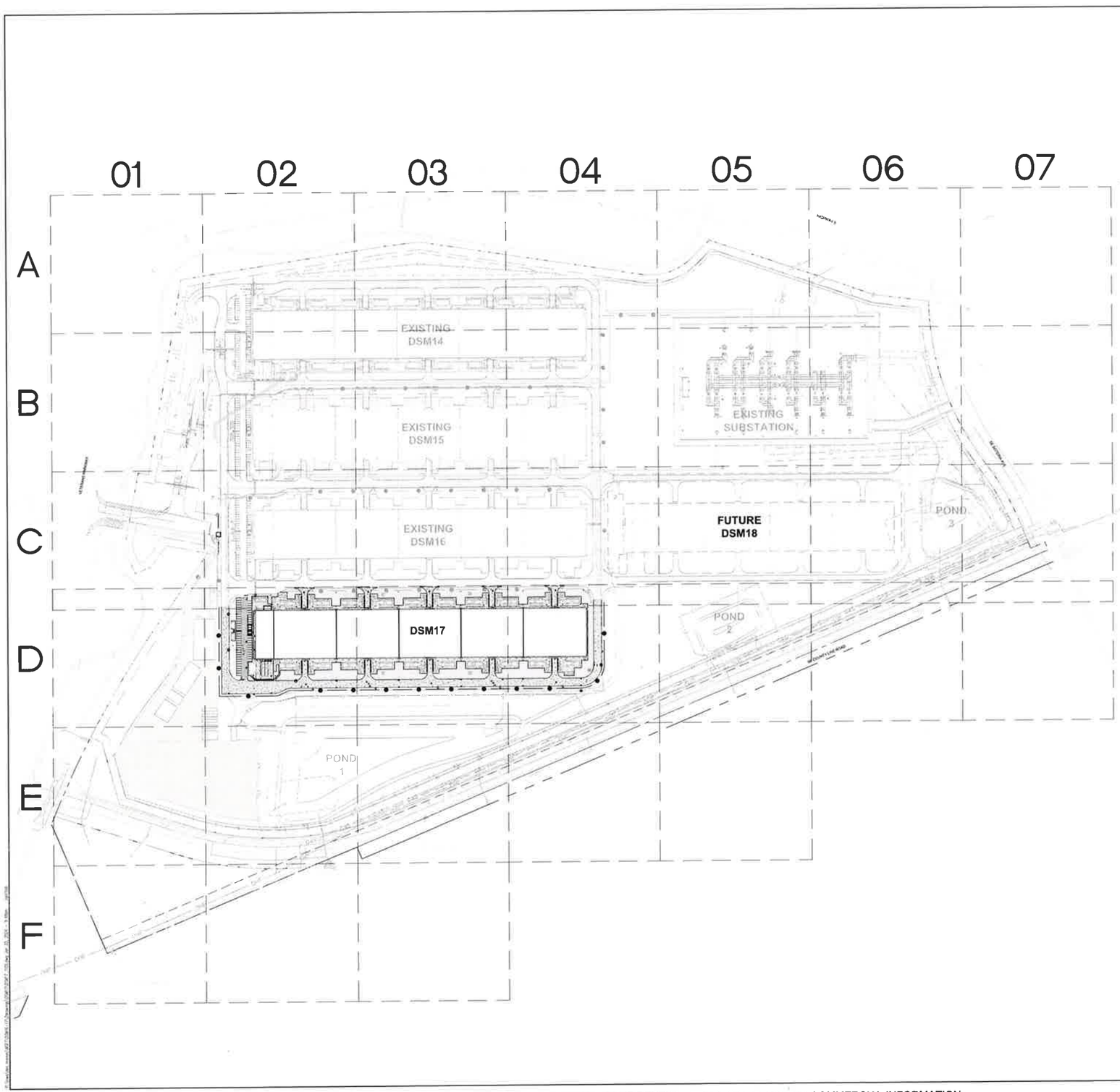

NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND TELECOM PLANS FOR EXACT LOCATION AND DIMENSIONS OF OUTDOOR UTILITY YARD, EXIT PORCHES, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY. TEMPORARY TRAFFIC CONTROL REQUIRED WITHIN THE MICROSOFT PROPERTY SHALL BE PROVIDED TO MICROSOFT OPERATIONS MANAGER PRIOR TO ANY WORK.
3. REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
4. ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
5. PARKING LOT STRIPING SHALL BE WHITE, 4" WIDE, EXCEPT FOR ADA STALLS WHICH WILL BE YELLOW, 4" WIDE, OR UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PRESERVED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. ALL INTERNAL DRIVES, INCLUDING THE GRAVEL DRIVE CONNECTION SHALL BE CONSTRUCTED TO ACCOMMODATE 75,000 LBS. GROSS VEHICLE WEIGHT. ALL PAVED SURFACES SHALL BE MAINTAINED 365 DAYS A YEAR.
9. SEE STRUCTURAL PLANS FOR PAD DETAILS.
10. DIMENSIONS SHOWN REFER TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
11. ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD PAVEMENT SECTIONS, UNLESS OTHERWISE NOTED. SEE SITE PLAN FOR PAVEMENT SECTIONS.
12. ALL DISTURBED AREAS TO BE FULLY STABILIZED. ALL LANDSCAPE AREAS TO RECEIVE 4" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
13. CURB RADII ADJACENT TO PARKING STALLS SHALL BE 3'. ALL OTHER CURB RADII SHALL BE 10', UNLESS OTHERWISE NOTED.
14. CONTRACTOR TO VERIFY ALL UTILITY LIDS WITHIN CONSTRUCTION AND PERMANENT ROAD LIMITS (AREA OF WORK) ARE TRAFFIC RATED.
15. CONTRACTOR TO ADJUST EXISTING UTILITY LIDS TO FINISH GRADE.
16. CONTRACTOR TO LOCATE AND POTHOLE EXISTING UTILITIES PRIOR TO SITE EXCAVATION.
17. CONTRACTOR TO UTILIZE APPROPRIATE EXCAVATION PRACTICES AROUND UNDERGROUND UTILITIES. SEE MICROSOFT SAFETY STANDARD NO. SAFE-004.
18. AN ON-SITE INSPECTION SHALL BE REQUESTED WITH THE CITY OF WEST DES MOINES BUILDING DIVISION AT (515) 222-3630, PRIOR TO PLACEMENT OF ANY CONCRETE RAMPS.

PAVEMENT NOTES

1. MATERIAL THICKNESS IS COMPACTED DEPTH. APPLIES TO ALL SECTIONS.
2. BASE COURSE OR PAVEMENT MATERIALS SHOULD NOT BE PLACED WHEN SURFACE IS WET.
3. SUITABLE ONSITE SOILS SHALL BE FREE OF DELETERIOUS MATERIALS AND MAY BE USED FOR SUBBASE PROVIDED SOILS MEET REQUIREMENTS IN THE PROJECTS SPECIFICATIONS.
4. PAVEMENT SUBGRADE TO BE PREPARED PER PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT. UNSUITABLE NATIVE MATERIAL SHALL BE OVEREXCAVATED AND REPLACED.
5. BASE COURSE AND CONCRETE PAVEMENT MATERIALS SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

FIRE LANE NOTES

1. FIRE DEPARTMENT FIRE LANES SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH CITY OF WEST DES MOINES TITLE 4, CHAPTER 3, SECTION 511.
2. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL TO ESTABLISH FIRE LANE LOCATION AND COMPLY WITH THE REQUIREMENTS OF SECTION 511.
3. SIGNS AND MARKINGS: WHEREVER A FIRE LANE IS DESIGNATED, SIGNS AND MARKINGS SHALL BE PLACED IDENTIFYING SUCH FIRE LANES. FIRE LANES SHALL BE PAINTED TRAFFIC RED IN ADDITION TO FIRE LANE SIGNAGE. FIRE LANE SIGNS SHALL BE PERMANENTLY MOUNTED AND THE FRONT OF THE SIGN SET AT 90 DEGREES TO THE STREET FACING THE DIRECTION OF TRAVEL, OR AS OTHERWISE APPROVED BY THE CODE OFFICIAL. FIRE LANE SIGNS SHALL BE PLACED 2 – 4 FEET FROM THE EDGE OF THE STREET. THE TOP OF FIRE LANE SIGNS SHALL BE APPROXIMATELY 6 FEET FROM THE GROUND. INTERMEDIATE FIRE LANE SIGNS SHALL BE SET EVERY 100 FEET IN A CONTINUOUS FIRE LANE. THE BEGINS SIGN SHALL MARK THE BEGINNING OF A FIRE LANE AND SHALL BE MOUNTED BELOW THE FIRST FIRE LANE SIGN.THE ENDS SIGN SHALL MARK THE ENDING OF A FIRE LANE AND SHALL BE MOUNTED BELOW THE LAST FIRE LANE SIGN. THE BEGINS AND ENDS SIGNAGE MAY BE OMITTED DUE TO THE LOCATION OF THE FIRE LANE BY THE CODE OFFICIAL. SIGNS SHALL BE 18 INCHES TALL X 12 INCHES WIDE WITH RED LETTERS ON A WHITE REFLECTIVE BACKGROUND TO READ "FIRE LANE–NO PARKING EXCEPT FOR EMERGENCY VEHICLES. FINE $50", UNLESS OTHERWISE DIRECTED AND APPROVED BY THE CODE OFFICIAL, CONFORMING TO STATE LAW.

CITY OF WEST DES MOINES
APPROVED BY: DATE:

NAVIX ENGINEERING
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Design: ZACK GOTTLOB
Drawn: ZACK GOTTLOB / MEO HASAN
Checked: BRYAN DIGERSON / PAUL MANZER
Date: 21 NOV 2023
BMcD Project No: P-36281
N.E. Project No: P-20043

MICROSOFT

Design Manager: JON NYGINE
Lead Manager:
Civil Site Survey Landscaping Technical Lead: SONDWIP BHAR
Architectural & Structural Technical Lead: LISA GALLANT / DAVID SWANSON
Mech Plumbing & Fire Protection Technical Lead: STEVE TOUPIN
Building Automation Systems (BAS) Technical Lead: TYLER DIMARTINO
Electrical Technical Lead: SHAGA BIRSHMAN
Electrical Power Management Systems (EPMS) Technical Lead: SERGIO FRANCO
Telecommunications / Network Technical Lead: MATT BENSON
Security Design Manager: DANIEL PUTMAN

DESIGN TEAM

Civil Engineering Lead: PAUL MANZER / NAVIX ENGINEERING
Structural Engineering Lead: BHAVAM JEMAL / BMcD
Architectural Lead: NEAL CLEMENTS / BMcD
Mechanical Engineering Lead: RUSTIN BREMNER / BMcD
Plumbing Engineering Lead: ALEXANDER PLUM / BMcD
Fire Protection Engineering Lead: ADAM DEGROFF / BMcD
BAS Engineering Lead: RUSTIN BREMNER / BMcD
Electrical Engineering Lead: JASON PHAM / BMcD
Telecommunications / Network Engineering Lead: JOSHUA WUTHNOW / BMcD
Security System Engineering Lead: MIRICZA BARBAT / INTROBA

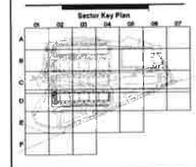
Revisions

No.	Date	Description
0	28 NOV 2022	50% IFR PACKAGE
1	20 DEC 2023	100% IFR PACKAGE
2	29 DEC 2023	SITE DEVELOPMENT PERMIT
3	22 JAN 2024	MAJOR MOD RESUBMITTAL

Registration

PRELIMINARY

Sector Key Plan



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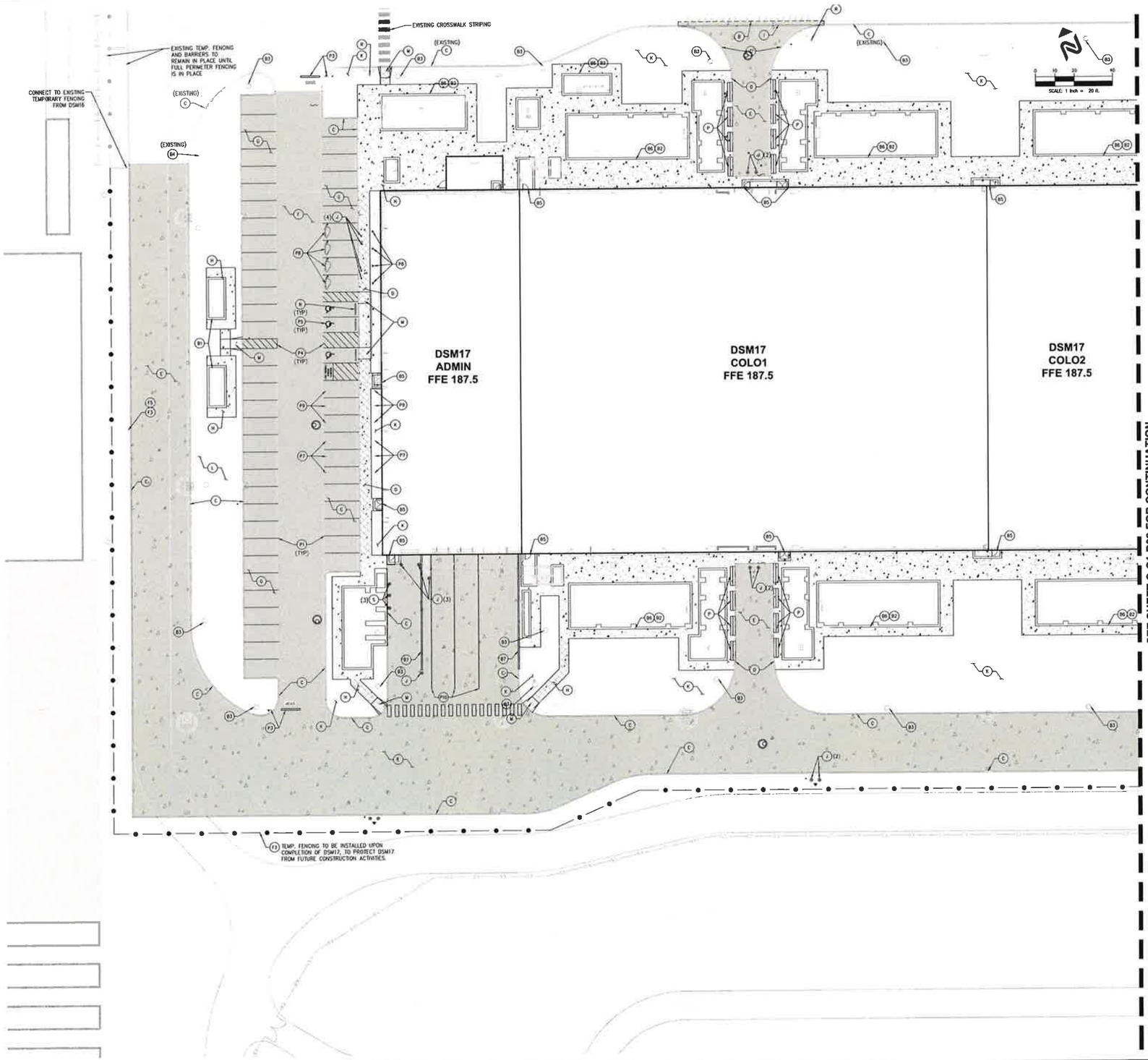
Package
FULL BUILDOUT

Sheet Title/Number

SITE PLAN OVERALL

DSM17-C-C1-01

[PROPRIETARY AND CONFIDENTIAL - TRADES SECRET AND COMMERCIAL INFORMATION - EXEMPT FROM RELEASE UNDER FOIA (5 U.S.C. ss 552 (b)(4)) AND STATE PUBLIC DISCLOSURE LAW]



SEE SHEET C-C1-D03 FOR CONTINUATION

LEGEND

- PROPERTY LINE
- BUILDING
- STANDARD CURB
- 8' COATED BLACK VINYL FENCE W/ BARBED WIRE
- 8' PALISADE FENCE (NON-RATED)
- 8' PALISADE FENCE (K-4 RATED)
- 6' COATED BLACK VINYL FENCE
- 6' TEMPORARY CHAIN LINK FENCE
- FULL DEPTH SAWCUT
- HEAVY DUTY CONCRETE
- MEDIUM DUTY CONCRETE
- LIGHT DUTY CONCRETE
- 4" CONCRETE SIDEWALK
- 6" CONCRETE SIDEWALK
- GRAVEL
- LANDSCAPE
- SIGN
- BOLLARD
- PARKING STALL COUNT
- JERSEY BARRIER, TYP.

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) ASPHALT PAVED ROAD. (1/C-1-D5)
- (B) FULL DEPTH SAW CUT, REMOVE AND DISPOSE EXISTING CONCRETE FOR PAVEMENT TIE IN WITH DRILLED CONSTRUCTION JOINT.
- (C) STANDARD CONCRETE CURB. (1/C-1-D5)
- (D) INTEGRAL CURB AND SIDEWALK. (2/C-1-D5) (8/C-1-D5)
- (E) CONCRETE PAVEMENT. (HEAVY-DUTY)
- (F) CONCRETE PAVEMENT. (MEDIUM-DUTY) (10/C-1-D5)
- (G) CONCRETE PAVEMENT. (LIGHT-DUTY) (11/C-1-D5)
- (H) 6" CONCRETE SIDEWALK, UNLESS OTHERWISE NOTED. (12/C-1-D5)
- (I) REMOVE EXISTING CURB AS NEEDED TO CONSTRUCT DRIVEWAY.
- (J) BOLLARD. (QUANTITIES IN PARENTHESIS) (19/C-1-D5)
- (K) GRAVEL SURFACING. (7/C-1-D5)
- (L) LANDSCAPE AREA. SEE LANDSCAPE PLANS.
- (M) CURB RAMP. (5/C-1-D5)
- (N) WHEEL STOP. (13/C-1-D5)
- (O) STANDARD CURB TO FLUSH TRANSITION. (7/C-1-D5)
- (P) STANDARD JERSEY BARRIER, TYP. (18/C-1-D5)
- (Q) NOT USED.
- (R) PROTECT EXISTING HYDRANTS TO REMAIN IN PLACE.
- (S) CENTER BOLLARDS BETWEEN MECHANICAL UNITS.

SITE FEATURES (BY OTHERS)

(ALL CALLOUTS ARE TYPICAL)

- (B1) STORM SHELTER. (SEE ARCHITECTURAL PLANS)
- (B2) ELECTRICAL EQUIPMENT, TYPICAL. (SEE ELECTRICAL PLANS)
- (B3) SITE LIGHTING, TYPICAL. (SEE ELECTRICAL PLANS)
- (B4) TELECOM EQUIPMENT, TYPICAL. (SEE TELECOM PLANS)
- (B5) DOOR STOOP. (SEE STRUCTURAL PLANS)
- (B6) EQUIPMENT PAD. (SEE STRUCTURAL PLANS)
- (B7) WALL. (SEE STRUCTURAL PLANS)
- (B8) CAGED LADDER AND PAD. (SEE ARCH AND STRUCTURAL PLANS)
- (B9) PROVIDE ISOLATION JOINTS AT ALL CATWALK COLUMNS, TYP. (SEE STRUCTURAL DETAILS.)

FENCING AND GATE KEY

(ALL CALLOUTS ARE TYPICAL)

- (F1) 8' TALL "AMERISTAR HIGH SECURITY, STRONGHOLD" FENCE (K-4 RATED). FENCE TO INCLUDE "STALWART ANTI-RAM SYSTEM". INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- (F2) 8' TALL BLACK VINYL-COATED CHAIN LINK FENCE WITH TOP MOUNTED BARBED WIRE OUTRIGGERS. INSTALL PER MANUFACTURER'S SPECIFICATIONS. (1/C-1-D5)
- (F3) 6' TALL BLACK VINYL-COATED CHAIN LINK FENCE. (1/C-1-D5)
- (F4) MANUAL SWING GATE. (3/C-1-D5)
- (F5) FENCE SIGNAGE, MAXIMUM SPACING 150', CENTER ON FENCE PANELS. CONTRACTOR TO SUBMIT PROPOSED LOCATION TO MICROSOFT SECURITY FOR APPROVAL PRIOR TO INSTALLATION.

PARKING AND STRIPING KEY

(ALL CALLOUTS ARE TYPICAL)

MSFT SSG = MICROSOFT SITE SIGNAGE GUIDELINES

- (P1) 4" WIDE, WHITE DOUBLE COAT STRIPE.
- (P2) SPEED LIMIT SIGN PER MUTCD R2-1. (18"x24") (10 MPH)
- (P3) STOP BAR AND SIGN. (SIGN PER MUTCD R1-1) (17/C-1-D5)
- (P4) 4" WIDE, WHITE STRIPING AT 45°, 36" O.C.
- (P5) ACCESSIBLE PARKING. (3/C-1-D5)
- (P6) SECURITY VEHICLE PARKING AND SIGN. (16/C-1-D5)
- (P7) CARPOOL PARKING AND SIGN PER MSFT SSG SP-1.3. (9/C-1-D5)
- (P8) ELECTRIC VEHICLE PARKING AND SIGN PER MSFT SSG SP-1.9 W/ CHARGEPOINT VEHICLE CHARGING STATION. (SEE ELECTRICAL PLANS) (8/C-1-D5)
- (P9) LOW-EMITTING VEHICLE PARKING AND SIGN. (20/C-1-D5)
- (P10) 4" WIDE, YELLOW DOUBLE COAT STRIPE.
- (P11) CROSSWALK. (14/C-1-D5)
- (P12) EMERGENCY ASSEMBLY AREA SIGN INSTALL ON SIGN POST PER CIVIL SITE DETAILS. (11/C-1-D5)

811

CITY OF WEST DES MOINES
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Drawn	ZACK GOTTLIEB / WES TASSIN
Checked	BRYAN SACKRISON / RYAN WAGNER
Date	27 NOV 2023
BMcD Project No.	P. 30661
MS Project No.	P. 20631

MICROSOFT

Design Manager	JON NYONE
Local Manager	
Civil, Site Survey, Landscaping Technical Lead	SONDWIP DHAR
Architectural & Structural Technical Lead	LISA GALLANT / DAVID SWANSON
Mech, Plumbing & Fire Protection Technical Lead	STEVE TOUPIN
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Electrical Engineering Lead	JASON PHAM / BMcD
Telecommunications / Network Engineering Lead	JOSHUA BILTHADOR / BMcD
Security Systems Engineering Lead	MIRCEA BARBAT / INTROBA

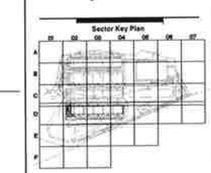
Revisions

No.	Date	Description
0	28 NOV 2023	30% IFP PACKAGE
1	29 DEC 2023	100% IFP PACKAGE
2	29 DEC 2023	SITE DEVELOPMENT REVISIT
3	22 JAN 2024	NAVIX SITE RE-SUBMITTAL

Registration

PRELIMINARY

Sector Key Plan



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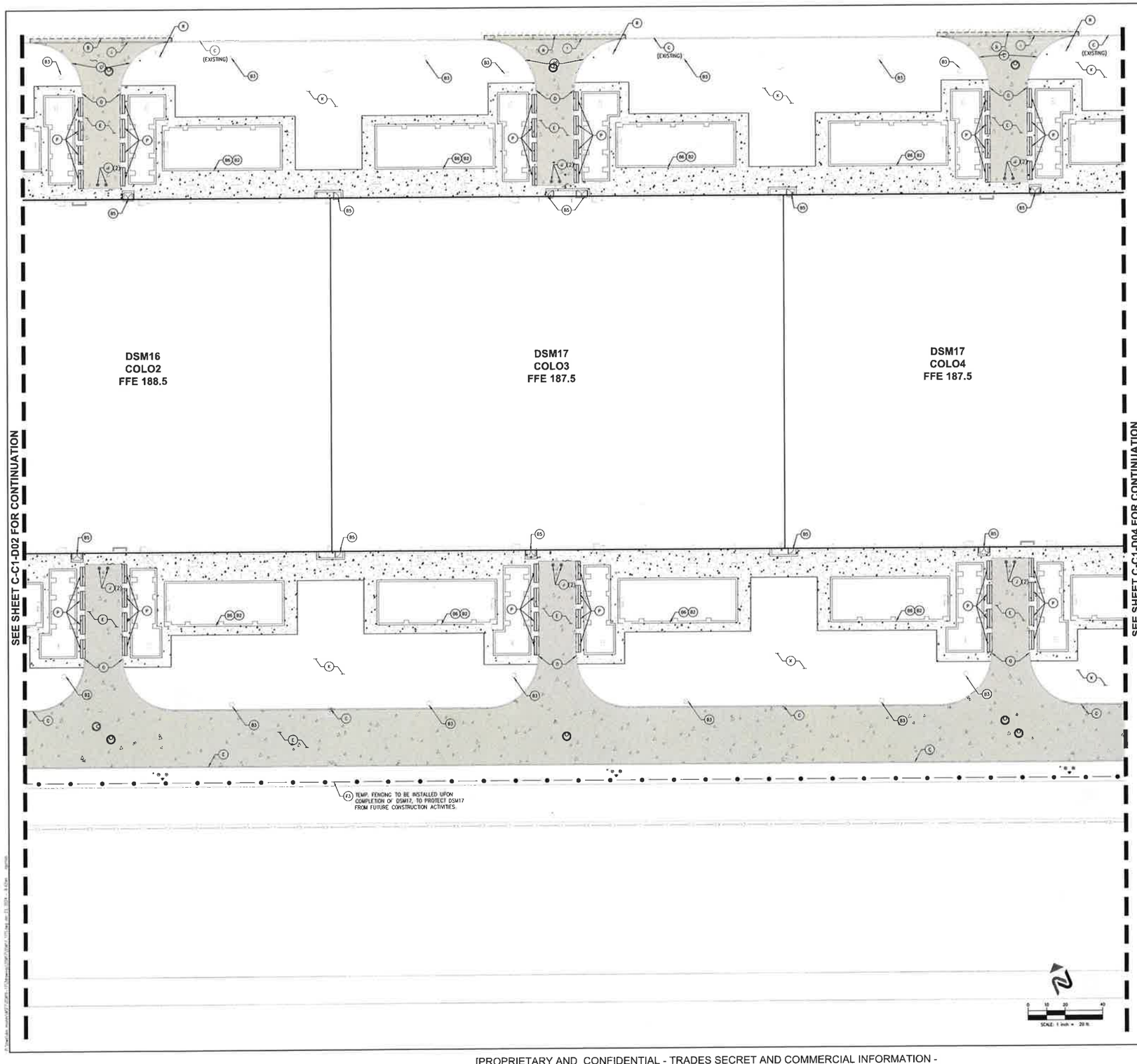
Package
FULL BUILDOUT
Sheet Title/Number

SITE PLAN

DSM17-C-C1-D02

[PROPRIETARY AND CONFIDENTIAL - TRADES SECRET AND COMMERCIAL INFORMATION - EXEMPT FROM RELEASE UNDER FOIA (5 U.S.C. ss 552 (b)(4)) AND STATE PUBLIC DISCLOSURE LAW]



LEGEND

- PROPERTY LINE
- BUILDING
- STANDARD CURB
- 8' COATED BLACK VINYL FENCE W/ BARBED WIRE
- 6' PALISADE FENCE (NON-RATED)
- 8' PALISADE FENCE (K-4 RATED)
- 6' COATED BLACK VINYL FENCE
- 6' TEMPORARY CHAIN LINK FENCE
- FULL DEPTH SAWCUT
- HEAVY DUTY CONCRETE
- MEDIUM DUTY CONCRETE
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- 6" CONCRETE SIDEWALK
- GRAVEL
- LANDSCAPE
- SIGN
- BOLLARD
- PARKING STALL COUNT
- JERSEY BARRIER, TYP.

SITE KEY (ALL CALLOUTS ARE TYPICAL)

(A) ASPHALT PAVED ROAD. (3/C-F-09)
(B) FULL DEPTH SAW CUT, REMOVE AND DISPOSE EXISTING CONCRETE FOR PAVEMENT TIE IN WITH DRILLED CONSTRUCTION JOINT. (1/C-F-09)
(C) STANDARD CONCRETE CURB. (2/C-F-09)
(D) INTEGRAL CURB AND SIDEWALK. (4/C-F-09)
(E) CONCRETE PAVEMENT. (HEAVY-DUTY) (10/C-F-09)
(F) CONCRETE PAVEMENT. (MEDIUM-DUTY) (11/C-F-09)
(G) CONCRETE PAVEMENT. (LIGHT-DUTY) (12/C-F-09)
(H) 6" CONCRETE SIDEWALK, UNLESS OTHERWISE NOTED. (13/C-F-09)
(I) REMOVE EXISTING CURB AS NEEDED TO CONSTRUCT DRIVEWAY.
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(K) GRAVEL SURFACING. (7/C-F-09)
(L) LANDSCAPE AREA. SEE LANDSCAPE PLANS.
(M) CURB RAMP. (5/C-F-09)
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(Q) NOT USED.
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SITE FEATURES (BY OTHERS)

(ALL CALLOUTS ARE TYPICAL)

(B1) STORM SHELTER. (SEE ARCHITECTURAL PLANS)
(B2) ELECTRICAL EQUIPMENT, TYPICAL. (SEE ELECTRICAL PLANS)
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(F3) 6' TALL BLACK VINYL-COATED CHAIN LINK FENCE. (1/C-F-09)
(F4) MANUAL SWING GATE. (2/C-F-09)
(F5) FENCE SIGNAGE. MAXIMUM SPACING 150'. CENTER ON FENCE PANELS. CONTRACTOR TO SUBMIT PROPOSED LOCATION TO MICROSOFT SECURITY FOR APPROVAL PRIOR TO INSTALLATION.

PARKING AND STRIPING KEY

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(P4) 4" WIDE, WHITE STRIPING AT 45°, 36" O.C.
(P5) ACCESSIBLE PARKING. (1/C-F-09)
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(P7) CARPOOL PARKING AND SIGN PER MSFT SSG SP-1.3. (9/C-F-09)
(P8) ELECTRIC VEHICLE PARKING AND SIGN PER MSFT SSG SP-1.9 W/ CHARGEPOINT VEHICLE CHARGING STATION. (SEE ELECTRICAL PLANS) (8/C-F-09)
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Checked: BRIAN DICKERSON / PAUL MANZER
Date: 21 NOV 2023
CMED Project No: P- 10 5841
M S Project No: P- 25041

MICROSOFT

Design Manager: JON NYGNE
Lead Manager:
Civil Site Survey Subdivisions Technical Lead: SONDARP EKAR
Architectural & Structural Technical Lead: LISA GALLANT / DAVID SWANSON
MEP: Plumbing & Fire Protection Technical Lead: STEVE TOUPIN
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Revisions

No.	Date	Description
0	28 NOV 2023	90% IFP PACKAGE
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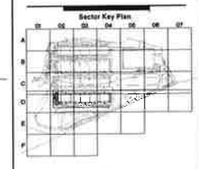
2	20 FEB 2024	SITE DEVELOPMENT REVISIONS
3	22 JAN 2024	MAJOR MOD REQUIREMENTS

Registration

PRELIMINARY

Sector Key Plan



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Package
FULL BUILDOUT

Sheet Title/Number

SITE PLAN

DSM17-C-C1-D03

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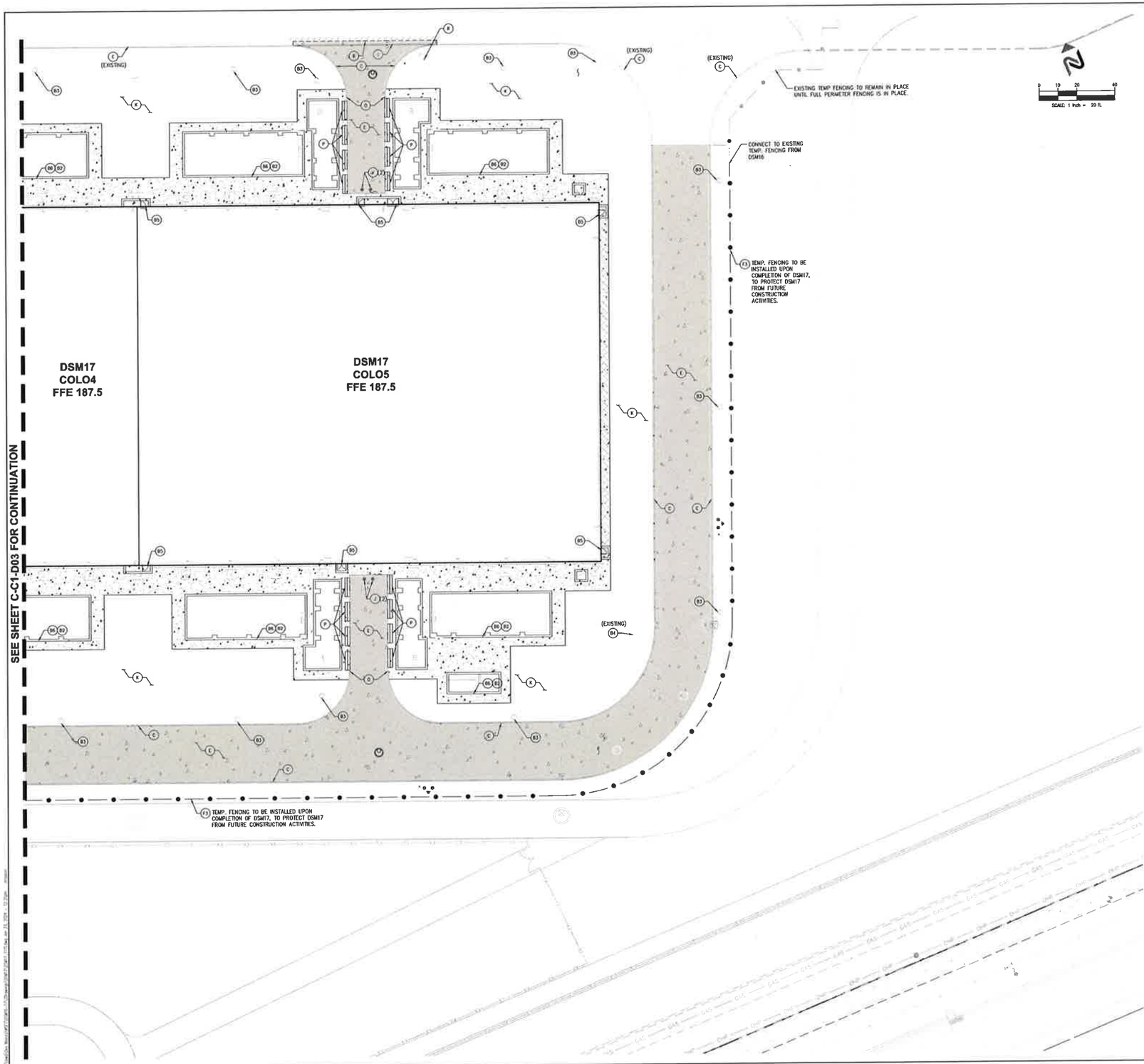

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- LANDSCAPE
- SIGN
- BOLLARD
- PARKING STALL COUNT
- JERSEY BARRIER, TYP.

SITE KEY (ALL CALLOUTS ARE TYPICAL)

- (A) ASPHALT PAVED ROAD. (8 / C-F-50)
- (B) FULL DEPTH SAW CUT, REMOVE AND DISPOSE EXISTING CONCRETE FOR PAVEMENT TIE IN WITH DRILLED CONSTRUCTION JOINT.
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SITE FEATURES (BY OTHERS)

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- (B3) SITE LIGHTING, TYPICAL. (SEE ELECTRICAL PLANS)
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- (P3) STOP BAR AND SIGN. (SIGN PER MUTCD R1-1) (17 / C-F-50)
- (P4) 4" WIDE, WHITE STRIPING AT 45°, 36" O.C.
- (P5) ACCESSIBLE PARKING. (3 / C-F-50)
- (P6) SECURITY VEHICLE PARKING AND SIGN. (14 / C-F-50)
- (P7) CARPOOL PARKING AND SIGN PER MSFT SSG SP-1.3. (5 / C-F-50)
- (P8) ELECTRIC VEHICLE PARKING AND SIGN PER MSFT SSG SP-1.9 W/ CHARGEPOINT VEHICLE CHARGING STATION. (SEE ELECTRICAL PLANS) (4 / C-F-50)
- (P9) LOW-EMITTING VEHICLE PARKING AND SIGN. (22 / C-F-50)
- (P10) 4" WIDE, YELLOW DOUBLE COAT STRIPE.
- (P11) CROSSWALK. (12 / C-F-50)
- (P12) EMERGENCY ASSEMBLY AREA SIGN INSTALL ON SIGN POST PER CIVIL SITE DETAILS. (11 / C-F-50)

CITY OF WEST DES MOINES
APPROVED BY: DATE:

811

NAVIX SITE CIVIL
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Civil Design Advantage
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Microsoft

DSM 17 DATACENTER

1475 SE MAFFITT LAKE RD. WEST DES MOINES, IA 50265

Design: JACK DUTTLER
Drawn: JACK DUTTLER / MEG TAGAI
Checked: BRIAN DICKERSON / PAUL MRAZEK
Date: 23 NOV 2023
BMcD Project No: P. 10380
MS Project No: P. 25840

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Electrical Technical Lead: ANAGA KRISHNAN
Electrical Power Management Systems (EPMS) Technical Lead: SERGIO FRANCO
Telecommunications / Network Technical Lead: MATT BENSON
Security Design Manager: DANIEL PUTMAN

DESIGN TEAM

Civil Engineering Lead: PAUL MRAZEK / NAVIX ENGINEERING
Structural Engineering Lead: BRIAN JEMAL / BR&D
Architectural Lead: NEAL CLEMENTS / BR&D
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Plumbing Engineering Lead: ALEXANDER PLUM / BR&D
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Telecommunications / Network Engineering Lead: JOSHUA WEITHMORE / BR&D
Security Systems Engineering Lead: MIRCEA BARBAT / INTROBA

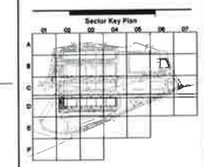
Revisions

No.	Date	Description
0	28 NOV 2023	50% IFR PACKAGE
1	21 DEC 2023	100% IFR PACKAGE
2	26 DEC 2023	REV. 01 REVISIONS PER PERMIT
3	23 JAN 2024	MAJOR MOD PER PERMIT TRL

Registration

PRELIMINARY

Sector Key Plan



Bar Code

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Package

FULL BUILDOUT

Sheet Title/Number

SITE PLAN

DSM17-C-C1-D04

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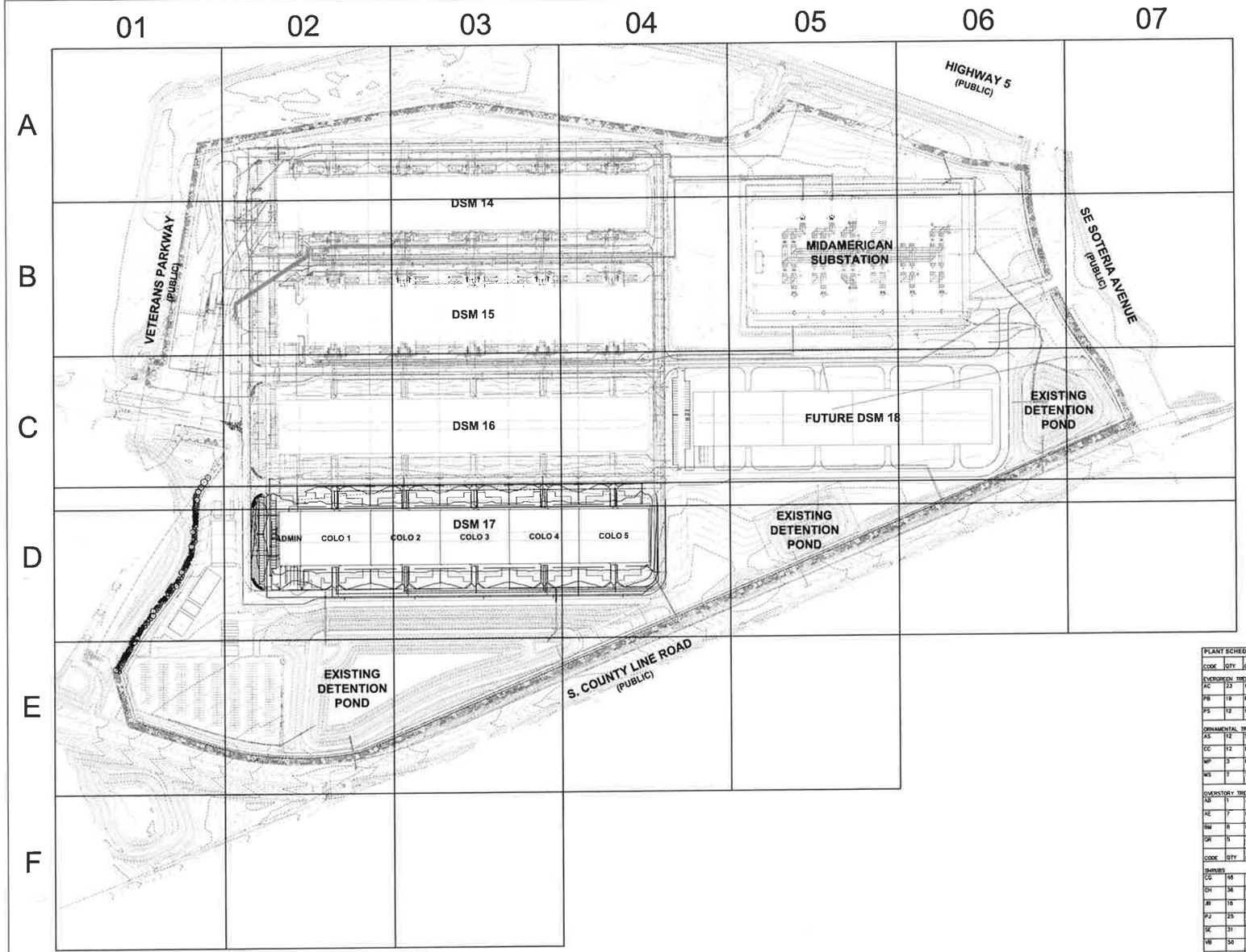


LANDSCAPE NOTES

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 1/2" FOR SOD, 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 MIRASCAPE 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: =802,266 S.F. (18.42 AC. 20%)
OPEN SPACE PROVIDED: =2,729,624 S.F. (62.68 AC. 68.04%)

OPEN SPACE REQUIREMENTS –

PER WDM LANDSCAPE PROVISIONS 9-18-8-I:
2 TREES & 3 SHRUBS/ 3000 S.F. WITH 50% AS OVERSTORY/EVERGREEN

535 TREES REQUIRED
803 SHRUBS REQUIRED

493* 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.

PARKING LOT ISLAND PLANT MATERIAL REQUIRED
1 PER ISLAND =6 TREES

TREES PROVIDED =6 TREES (ADDED TO BUFFER)

BUFFER

DSM 17 AND REMAINING SITE BUFFER REQUIREMENTS –

30' BUFFER REQ. PER WDM LANDSCAPE PROVISIONS 9-18-8-E-3-B
1 OVERSTORY/EVERGREEN TREE/ 35 L.F, 2 UNDERSTORY TREES/ 35 L.F, 8 SHRUBS/ 35 L.F.

BUFFER LENGTH: 4450 L.F.

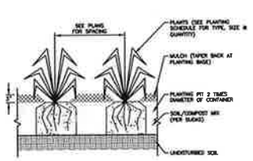
BUFFER PLANTINGS REQUIRED
128 OVERSTORY/EVERGREEN TREES REQUIRED
255 UNDERSTORY TREES REQUIRED
763 SHRUBS REQUIRED

BUFFER PLANTINGS PROVIDED
128 OVERSTORY/EVERGREEN TREES PROVIDED (+263 SURPLUS)**
255 UNDERSTORY TREES PROVIDED (+52 SURPLUS)**
763 SHRUBS PROVIDED – (+641 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

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	CAL.	SIZE
EVERGREEN TREES						
AC	23	White Fir	Abies concolor	B&B, 40-80' MAT. HEIGHT		8' HEIGHT
PB	19	Black Hills Spruce	Picea glauca densata	B&B, 25-40' MAT. HEIGHT		6' HEIGHT
PS	12	White Pine	Pinus strobus	B&B, 40-80' MAT. HEIGHT		8' HEIGHT
ORNAMENTAL TREES						
AS	12	Serviceberry	Amelanchier similis	B&B, 15-35' MAT. HEIGHT	1.5"	12' DIA
CC	12	Eastern Redbud	Cercis canadensis	B&B, 20-30' MAT. HEIGHT	1.5"	12' DIA
WP	3	Prairifire Crabapple	Malus x 'Prairifire'	B&B	1.5"	12' DIA
WS	7	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 15-35' MAT. HEIGHT	1.5"	12' DIA
OVERSTORY TREES						
AB	1	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B	2"	
AE	7	Endowment Maple	Acer saccharum 'Endowment'	B&B	2"	
BM	6	Black Maple	Acer nigrum	B&B	2"	
QR	5	Red Oak	Quercus rubra	B&B	2"	
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE		
SHRUBS						
CG	68	Gray Dogwood	Cornus racemosa	3' HEIGHT		
CH	36	Ivory Halo Dogwood	Cornus alba 'Bailhalo' TM	24" HEIGHT		
JB	16	Buffalo Juniper	Juniperus sabina 'Buffalo'	24" HEIGHT		
PJ	25	Jackman's Potentilla	Potentilla fruticosa 'Jackmanii'	15" HEIGHT		
SE	31	Elderberry	Sambucus canadensis	3' HEIGHT		
VB	58	Blackhaw Viburnum	Viburnum prunifolium	3' HEIGHT		



SHRUB PLANTING

SCALE
0 75 150 300

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CITY OF WEST DES MOINES
APPROVED BY: DATE:

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Microsoft

DSM 17
DATA CENTER

1475 SE MAFFIT LAKE RD
WEST DES MOINES, IA

Design: NEW-22
Drawn: NEW-22
Checked: RJH
Date: 07/26/2024
BMcD Project No: # 76861
M S Project No: # 43841

MICROSOFT
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Lead Manager:
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Telecommunications / Network Technical Lead: MATT BENSON
Security Design Manager: DANIEL PUTMAN

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Plumbing Engineering Lead: ALEXANDER PLUM / BM&D
Fire Protection Engineering Lead: ADAM CEGROFF / BM&D
BAS Engineering Lead: DUSTIN BREMMER / BM&D
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Revisions

No.	Date	Description
0	23 NOV 2022	90% IFP PACKAGE
1	29 DEC 2023	100% IFP PACKAGE
2	29 DEC 2023	SITE DEVELOPMENT PERMIT
3	23 JAN 2024	MAJOR MOD RESUBMITTAL

Registration

PRELIMINARY

Sector Key Plan

Bar Code

Package
FULL BUILDOUT

Sheet Title/Number
LANDSCAPE
PLAN
OVERALL

DSM17-L-A1-01

DSM17-L-A1-01

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SEE SHEET L-A1-D01 FOR CONTINUATION

LANDSCAPE KEY (ALL CALLOUTS ARE TYPICAL)

- (AC) WHITE FIR
- (PB) BLACK HILLS SPRUCE
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- (BM) BLACK MAPLE
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FULL PLANT MATERIAL SCHEDULE ON SHEET L-A1-01

SCALE
0 10 20 40

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CITY OF WEST DES MOINES
APPROVED BY: DATE:

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4121 NW Urbandale Drive
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Microsoft

DSM 17
DATA CENTER

1475 SE MAFFIT LAKE RD
WEST DES MOINES, IA

Design: NDM / SS
Drawn: NDM / SS
Checked: RAH
Date: 01/09/2024
BMcD Project No: P- 152801
CDA Project No: P- 20043

MICROSOFT
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Revisions

No	Date	Description
0	28 NOV 2023	50% IFR PACKAGE
1	29 DEC 2023	100% IFR PACKAGE
2	29 DEC 2023	SITE DEVELOPMENT PERMIT
3	22 JAN 2024	MAJOR MOD RESUBMITTAL

Registration

PRELIMINARY

Sector Key Plan

Bar Code

Package
FULL BUILDOUT

Sheet Title/Number
LANDSCAPE PLAN

DSM17-L-A1-C01

DSM17-L-A1-C01

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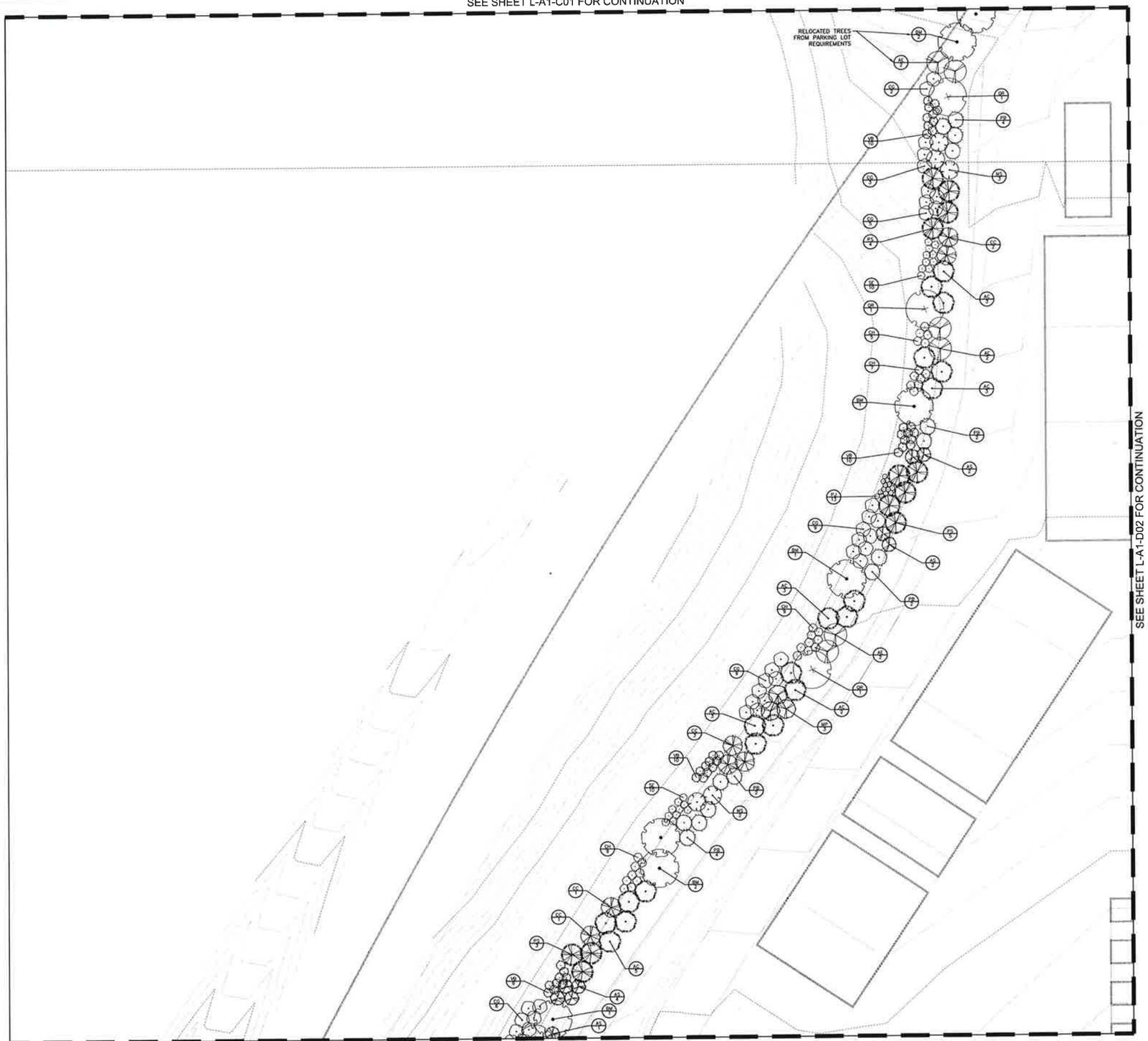
SEE SHEET L-A1-C01 FOR CONTINUATION



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- JB BLUE CHIP JUNIPER
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- SE ELDERBERRY
- VB BLACKHAW VIBURNUM

FULL PLANT MATERIAL SCHEDULE ON SHEET L-A1-01

SCALE 0 10 20 40

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APPROVED BY: DATE:

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Microsoft

DSM 17
DATA CENTER

1475 SE MAFFIT LAKE RD
WEST DES MOINES, IA

Design: MSM / ZE
Drawn: MSM / ZE
Checked: Author
Date: 01/05/2021
S.W.D. Project No.: P - 13481
B.D. Project No.: P - 20041

MICROSOFT

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Fire Protection Engineering Lead: ADAM DEGROFF / BMJD
BAS Engineering Lead: DUSTIN BREMNER / BMJD
Electrical Engineering Lead: JASON PHAM / BMJD
Telecommunications / Network Engineering Lead: JOSHUA MUTTAMARA / BMJD
Security Systems Engineering Lead: MARCELA BARBAT / INTROBA

Revisions

No.	Date	Description
0	24 NOV 2021	50% IFR PACKAGE
1	24 DEC 2021	100% IFR PACKAGE
2	24 DEC 2021	SITE DEVELOPMENT PERMIT
3	27 JAN 2024	MAJOR MOD RESUBMITTAL

Registration

PRELIMINARY

Sector Key Plan

Bar Code

Package
FULL BUILDOUT

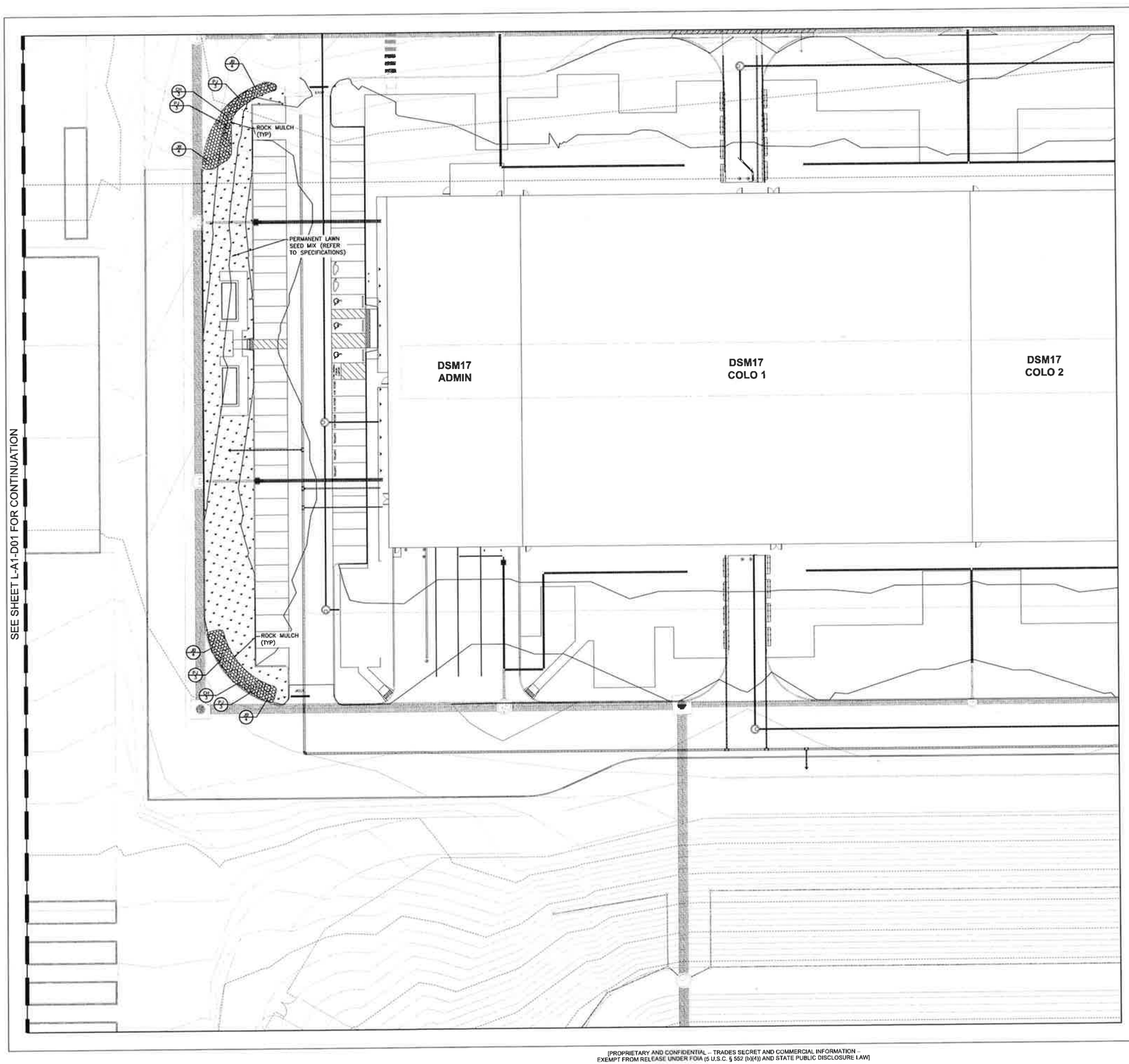
Sheet Title/Number

LANDSCAPE PLAN

DSM17-L-A1-D01

DSM17-L-A1-D01

[PROPRIETARY AND CONFIDENTIAL – TRADES SECRET AND COMMERCIAL INFORMATION – EXEMPT FROM RELEASE UNDER FOIA (5 U.S.C. § 552 (b)(4)) AND STATE PUBLIC DISCLOSURE LAW]



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- (JB) BLUE CHIP JUNIPER
- (PJ) JACKMAN'S POTENTILLA
- (SE) ELDERBERRY
- (VB) BLACKHAW VIBURNUM

FULL PLANT MATERIAL SCHEDULE ON SHEET L-A1-01

SCALE
0 10 20 40

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CITY OF WEST DES MOINES
APPROVED BY: DATE:

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DSM 17
DATA CENTER
1475 SE MAFFIT LAKE RD
WEST DES MOINES, IA

Design: NDM / JD
Drawn: NDM / JD
Checked: BJM
Date: 01/05/2024
BMcD Project No: P- 103843
M.D. Project No: P- 20840

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Revisions

No.	Date	Description
0	28 NOV 2023	50% IFR PACKAGE
1	29 DEC 2023	100% IFR PACKAGE
2	29 DEC 2023	SITE DEVELOPMENT PERMIT
3	23 JAN 2024	MAJOR MOD REDEMITAL

Registration

PRELIMINARY

Sector Key Plan

Bar Code

Package
FULL BUILDOUT

Sheet Title/Number
LANDSCAPE PLAN

DSM17-L-A1-D02

DSM17-L-A1-D02

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SEE SHEET L-D01 FOR CONTINUATION

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- JB — BLUE CHIP JUNIPER
- PJ — JACKMAN'S POTENTILLA
- SE — ELDERBERRY
- VB — BLACKHAW VIBURNUM

FULL PLANT MATERIAL SCHEDULE ON SHEET L-A1-01

SCALE
0 10 20 40

811

CITY OF WEST DES MOINES
APPROVED BY: DATE:

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Civil Design Advantage
4121 NW Urbandale Drive
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Microsoft

DSM 17
DATA CENTER

1475 SE MAFFIT LAKE RD
WEST DES MOINES, IA

Design: NEW / 22
Drawn: NEW / 22
Checked: RAH
Date: 01/26/2024
DARD Project No: P - 10361
M S Project No: S - 20241

MICROSOFT

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Security Design Manager: DANIEL PUTMAN

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Plumbing Engineering Lead: ALEXANDER PULIM / BM&D
Fire Protection Engineering Lead: ADAM DEGROFF / BM&D
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Security Systems Engineering Lead: MIRCEA BARBAT / INTROBA

Revisions

No.	Date	Description
0	29 NOV 2023	50% IFR PACKAGE
1	20 DEC 2023	100% IFS PACKAGE
2	29 DEC 2023	SITE DEVELOPMENT PERMIT
3	22 JAN 2024	MAJOR MOD RESUBMITTAL

Registration

PRELIMINARY

Sector Key Plan

Bar Code

Package
FULL BUILDOUT

Sheet Title/Number

LANDSCAPE PLAN

DSM17-L-A1-E01

DSM17-L-A1-E01

[PROPRIETARY AND CONFIDENTIAL – TRADES SECRET AND COMMERCIAL INFORMATION –
EXEMPT FROM RELEASE UNDER FOIA (5 U.S.C. § 552 (b)(4)) AND STATE PUBLIC DISCLOSURE LAW]

Prepared by: Brian Portz, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa 50265-0320 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A MAJOR MODIFICATION TO SITE PLAN TO ALLOW CONSTRUCTION OF A DATA CENTER BUILDING

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 DSM 17 Major Modification to Site Plan for that property located at 1475 SE Maffitt Lake Road and legally described in attached Exhibit "B" for the purpose of constructing a 245,000 square foot data center building with associated parking lot; and

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

WHEREAS, the Major Modification to Site Plan complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code; and

WHEREAS, on February 19, 2024, the Planning and Zoning Commission recommended to the City Council, by a 5-0 vote, approval of the Major Modification to Site Plan; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Major Modification to Site Plan.

NOW, THEREFORE, The City Council does approve the DSM 17 Major Modification to Site Plan (MaM-006299-2024), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on February 19, 2024.

_____
Russ Trimble, Mayor

ATTEST:

_____

Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on February 19, 2024, by the following vote.

Exhibit A: Conditions of Approval

1. The City Council agreeing to not require landscape islands in the parking lot as required by City Code due to security concerns with trees in the parking lot. The applicant shall however add the required parking lot trees to the buffer plantings.
2. 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. The applicant shall however add the required parking lot trees 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.

Exhibit B: Legal Description

LOT 1, GINGER EAST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.