CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION

Meeting Date: November 18, 2024

ITEM: Microsoft DSM 44, 11100 Booneville Road – Approve Major Modification to Site Plan to allow construction of a data center building – Microsoft Corporation – MaM-006601-2024

Resolution: Approval of Major Modification to Site Plan

Background: The applicant and property owner, Microsoft Corporation, requests approval of the Major Modification to Site Plan for the approximately 153-acre property located at 11100 Booneville Road. The applicant proposes to construct an approximately 245,000 square foot data center building with associated parking lot. The concept plan provided with the Comprehensive Plan Land Use Map Amendment and Rezoning Request for the site proposed a total of 6 data center buildings. This request is the 5th data center building and is compatible with the concept plan.

Staff Review & Comment:

- *Financial Impact:* As a part of a development agreement approved by City Council on April 19, 2021 for this site, the City has undertaken the following proposed public use improvements:
  - Reconstruction of Booneville Road from S. 100th Street to S. 115th Street
  - Construction of S. Grand Prairie Parkway from Mills Civic Parkway to Raccoon River Drive
  - Extension of Grand Avenue from S. 88th Street to S. 115th Street
  - Extension of approximately one mile of Grand Avenue Trail from S. Grand Prairie Parkway to the west boundary of the Urban Renewal Area

  The proposed street improvements include the installation of the associated utilities, streetlights and sidewalks.

- *Key Development Aspects:*
  1. *Parking Lot Landscaping*: The applicant is proposing to only plant shrubs within the landscape islands in the parking lot instead of the required trees and reduce the number of landscape islands due to security concerns. Also, the applicant is proposing to install gravel in areas around the parking lot and buildings where access to utility structures for maintenance purposes is necessary instead of planting grass. Grass will be planted between the main north/south access road and the parking lot. This was discussed with the Development & Planning Subcommittee as part of the requested approval of DSM 41 and was a compromise between the operational concerns and the code required landscaping (see Development and Planning Subcommittee bullet below). The City Council supported this approach as part of the site plan approval of DSM 41, 42, & 43, and the same is being requested of the approval for DSM 44. The applicant intends to place 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 is 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 otherwise necessary to comply with code to be located elsewhere in the site and/or in the buffer to mitigate any parking or gravel areas 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:	November 11, 2024
Vote:	6-0 for approval, with Commissioner Shaw 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. Required parking lot trees shall be added 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.

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	November 11, 2024
City Council	November 18, 2024

Staff Report Reviews:

Planning & Zoning Commission	☒ Development Coordinator (or) ☒ Director	☒ Legal Department
City Council	☒ Director ☐ Appropriations/Finance	☒ Legal Department ☑ Agenda Acceptance

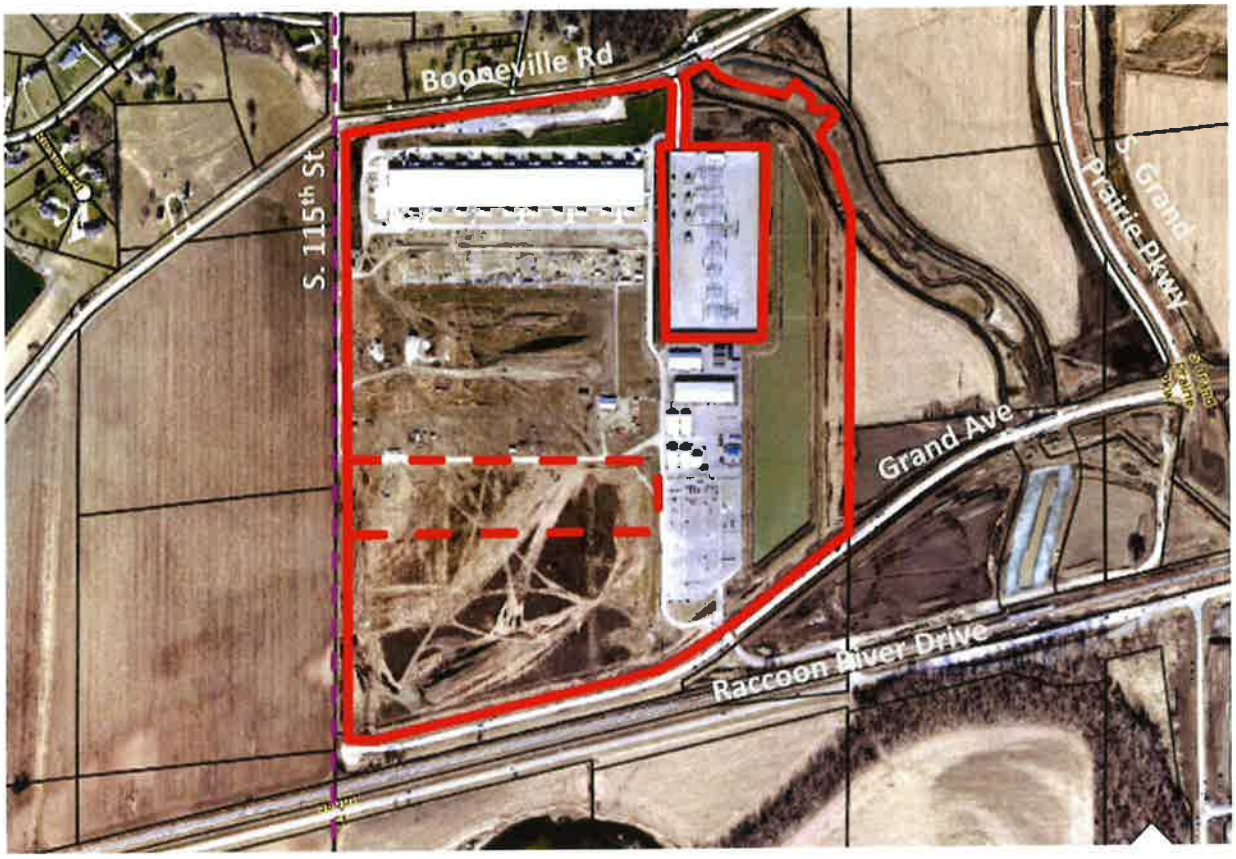
Publications (if applicable)

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

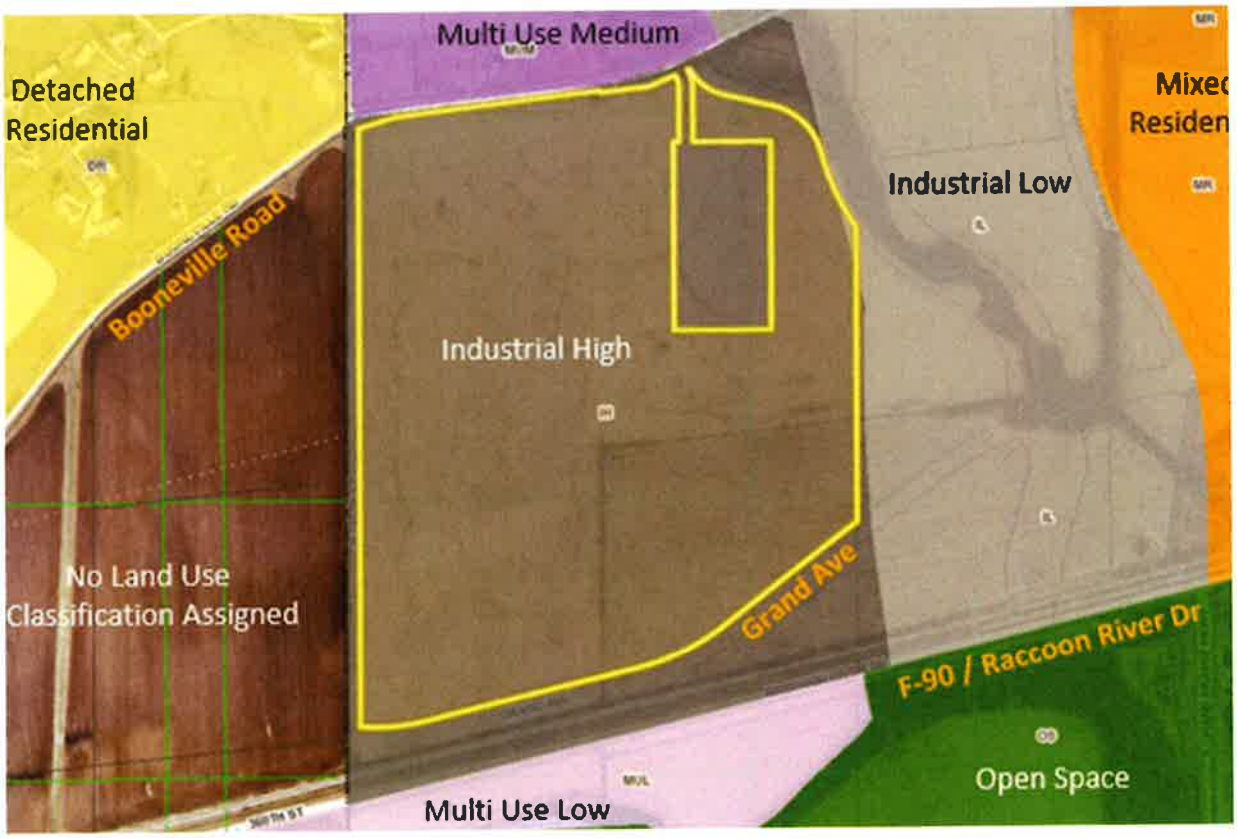
Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning		
Date Reviewed	December 19, 2022 & October 7, 2024 (via email – no discussion)		
Recommendation	☒ Yes	☐ No	☐ Split

Location Map



Vicinity Map – Land Uses



A RESOLUTION OF THE PLANNING AND ZONING COMMISSION

NO. PZC-24-057

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 153-acre property located at 11100 Booneville 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-006601-2024), 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 November 11, 2024.

Amy McCoy, Vice Chairperson
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 November 11, 2024, by the following vote:

AYES: Conlin, Costa, Crowley, Davis, Hatfield, McCoy

NAYS:

ABSTENTIONS:

ABSENT: Shaw

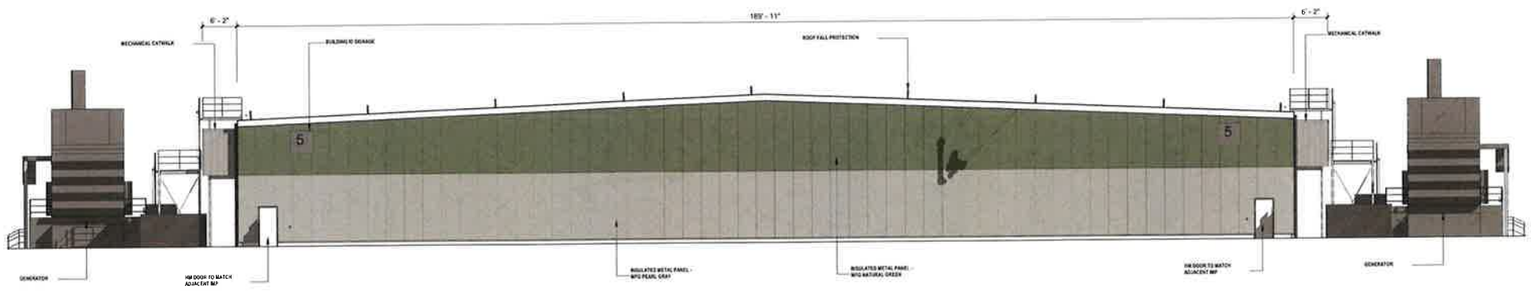
ATTEST: Michelle Riesenberg

Recording Secretary, Michelle Riesenberg

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

1 ARCHITECTURAL EXTERIOR ELEVATION - WEST

1" = 10'-0"



2 ARCHITECTURAL EXTERIOR ELEVATION - EAST

1" = 10'-0"

Microsoft

DSM44

DATA CENTER

1100 BOONEVILLE ROAD
WEST DES MOINES, IA
50265

Design
Drawn
Checked
Date
BR&D Project No. P-17756
M.S. Project No. P-11087

MICROSOFT

Design Manager JON NYONE
Lead Manager
Civil, Site Survey, Landscaping Technical Lead CRYSTAL EGGERS
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 SARA CHASE
Security Design Manager DANIEL PUTMAN

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Telecommunications / Network Engineering Lead CHAD STILWELL / BR&D
Security Systems Engineering Lead SEAN JABRY / INTROBA

Revisions

No.	Date	Description

Registration

PRELIMINARY

Sector Key Plan

Bar Code

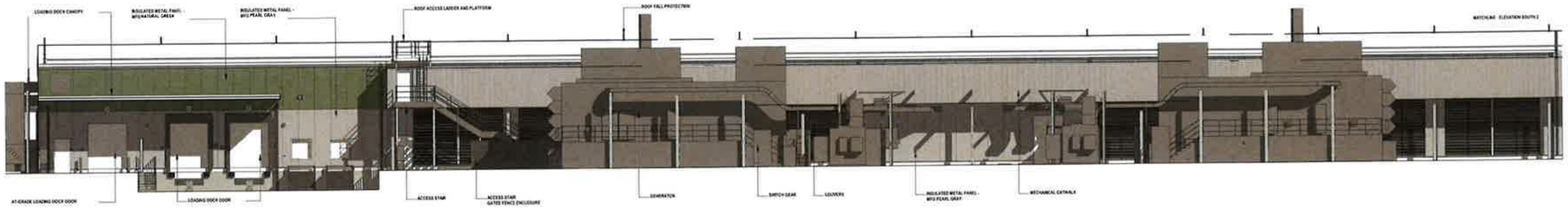
Package

Sheet Title/Number

ARCHITECTURAL RENDERED EXTERIOR ELEVATIONS

DSM44-1

|PROPRIETARY AND CONFIDENTIAL – TRADES SECRET AND COMMERCIAL INFORMATION –



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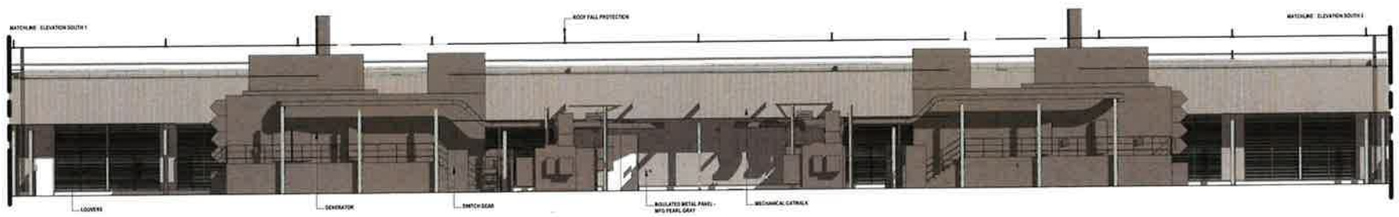
1" = 50'-0"



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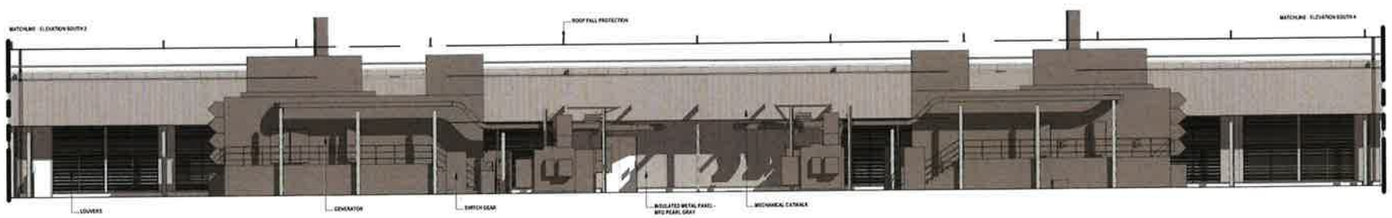

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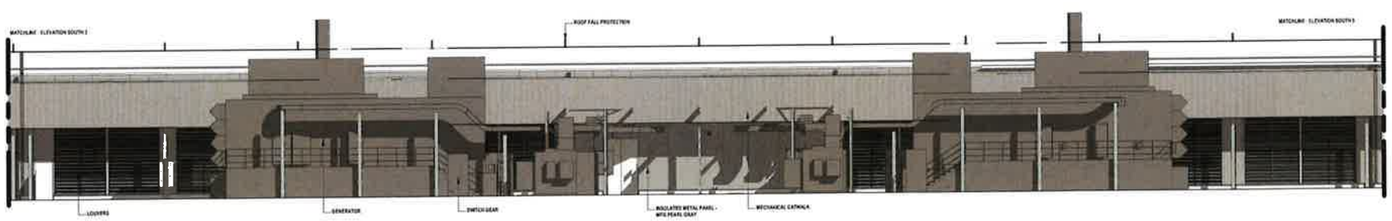

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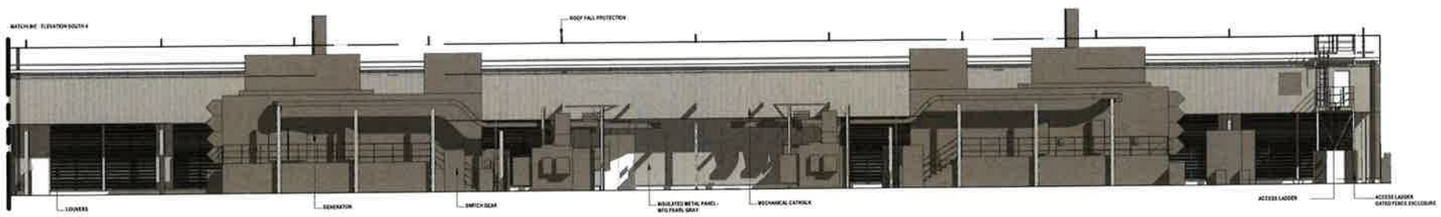

5 ARCHITECTURAL EXTERIOR ELEVATION - SOUTH 5
1" = 50'-0"

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BM/D Project No. P. 132136
M & Project No. P. 23287

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Revisions

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Package

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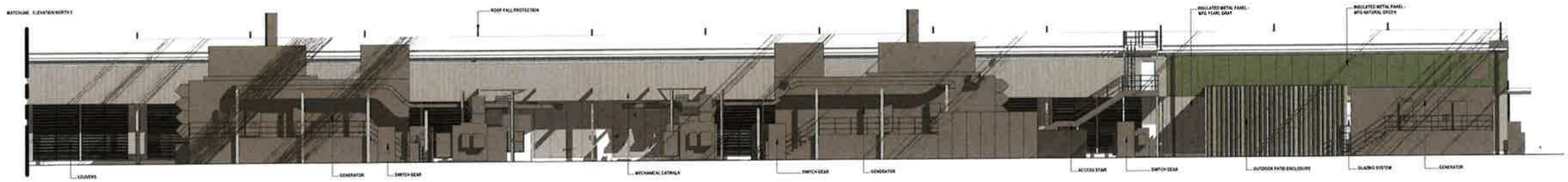
ARCHITECTURAL RENDERED EXTERIOR ELEVATIONS

DSM44-2

|PROPRIETARY AND CONFIDENTIAL – TRADES SECRET AND COMMERCIAL INFORMATION –



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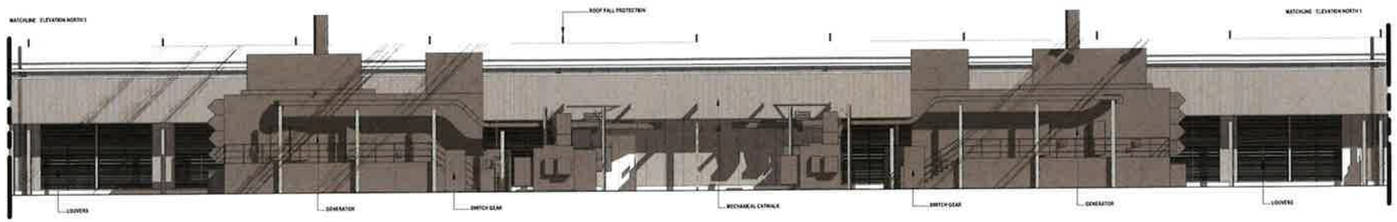

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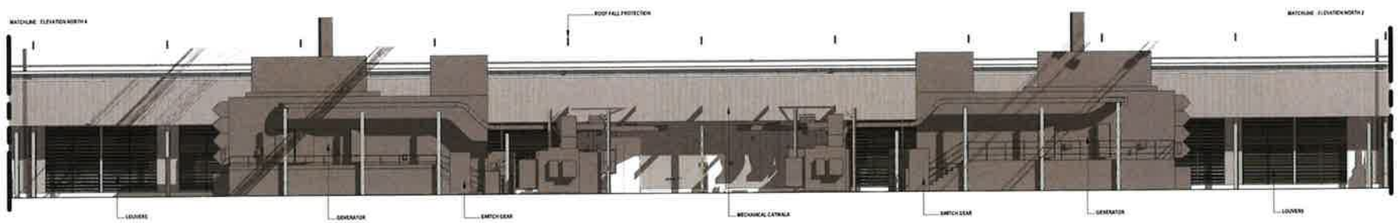

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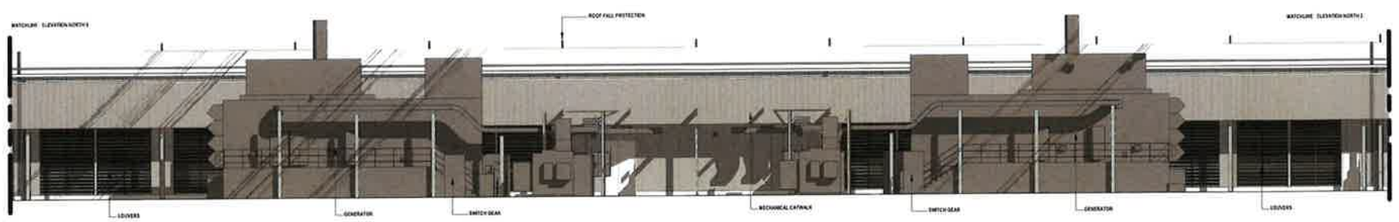
1" = 10'-0"



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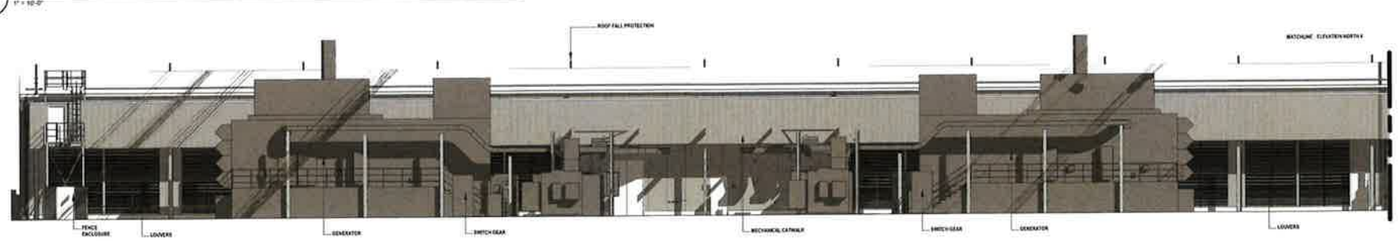

5 ARCHITECTURAL EXTERIOR ELEVATIONS - NORTH 5
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BM&D Project No. P-172254
MS Project No. P-2157

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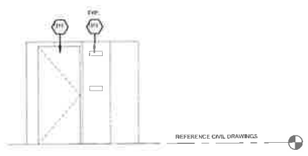
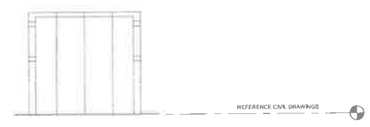
DSM44-3

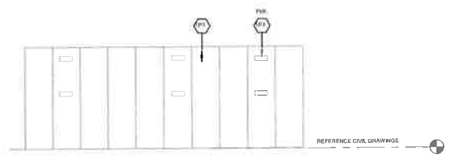
[PROPRIETARY AND CONFIDENTIAL – TRADES SECRET AND COMMERCIAL INFORMATION –



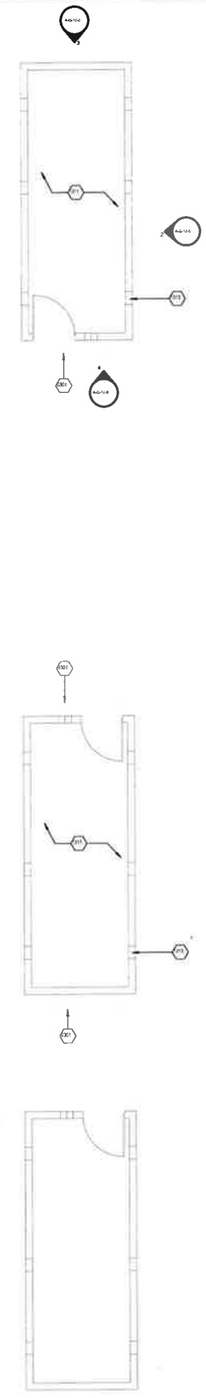
4 ELEVATION - STORM SHELTER - SOUTH
1/8" = 1'-0"



3 ELEVATION - STORM SHELTER - NORTH
1/8" = 1'-0"



2 ELEVATION - STORM SHELTER - EAST
1/8" = 1'-0"



5 PLAN - STORM SHELTER
1/8" = 1'-0"

GENERAL NOTES - STORM SHELTER

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

B. SEE SITE PLAN / CIVIL DRAWINGS FOR STORM SHELTER ORIENTATION

C. STORM SHELTER IS DELEGATED DESIGN SEE SPECIFICATIONS 12 34 23 FABRICATED STORM SHELTER

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

E. STORM SHELTER FINISH TO MATCH LOWER ADMIN FEMR COLOR AS APPROVED BY AE VIA SUBMITTAL

KEYED NOTES

0301 CONCRETE SLAB. REF STRUCTURAL

1311 ACCESS/BILE. PREFABRICATED STORM SHELTER

1313 STORM SHELTER AIR VENT W/ COVER

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Security Systems Engineering Lead
SEAN JARRY / INTRODA

Revisions

No.	Date	Description
0	07 OCT 2024	ISSUE FOR PERMIT

Registration

PRELIMINARY

Sector Key Plan

Bar Code

Package
PACKAGE 2 - LAUNCH

Sheet Title/Number

ARCHITECTURAL - SITE - ENLARGED PLANS AND ELEVATIONS - STORM SHELTER

DSM44-A-G-12-0

A-G-12-0

[PROPRIETARY AND CONFIDENTIAL – TRADES SECRET AND COMMERCIAL INFORMATION –

GENERAL NOTES : SITE PLAN

A. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR EACH PHASE SCOPE OF WORK RELATED TO SITE IMPROVEMENT.

B. REFER TO CIVIL DRAWINGS FOR PAVING DIMENSIONS CONTROL JOINTS UTILITY ROUTING, SITE GRADING AND SITE DETAILS

C. REFER TO CIVIL DRAWINGS FOR TYPICAL SIDEWALK CONSTRUCTION DETAILS.

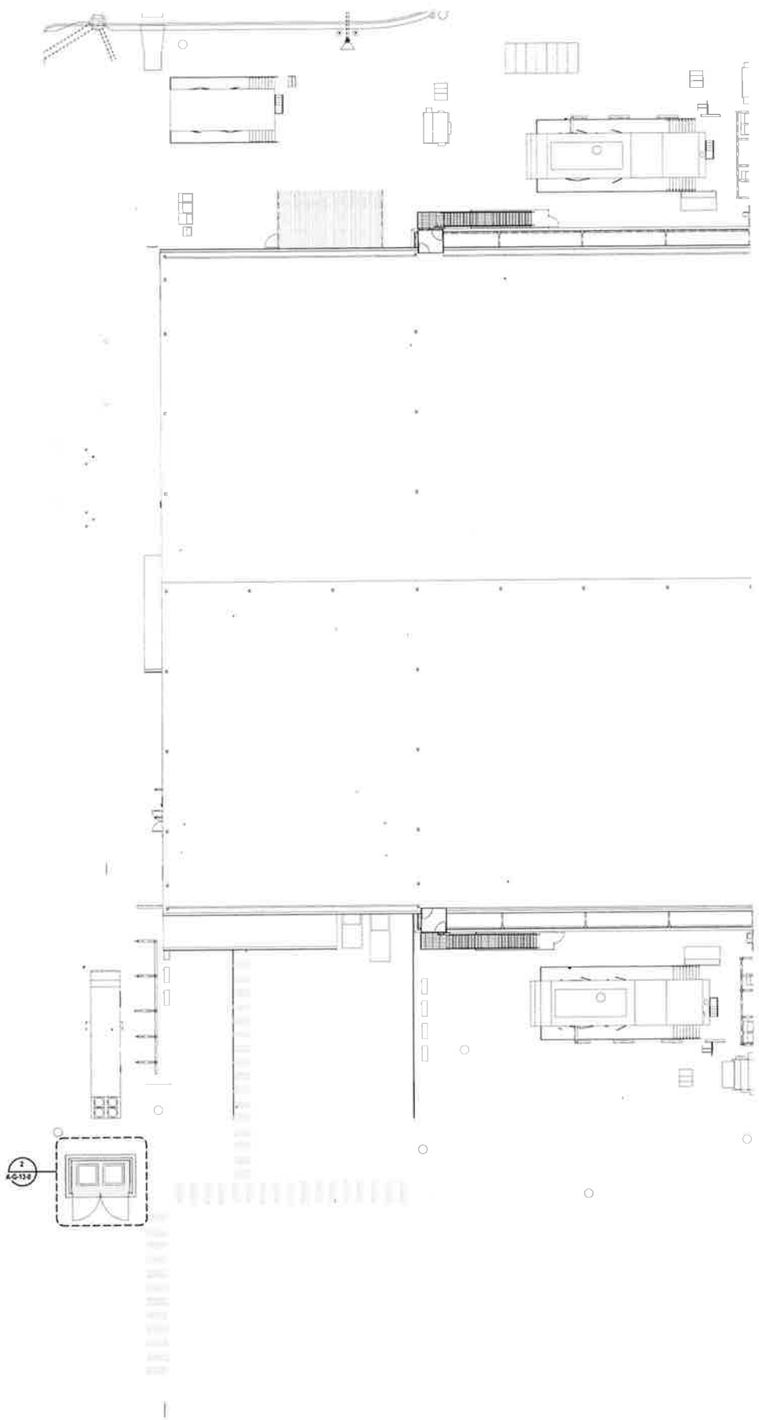
D. REFER TO CIVIL DRAWING FOR ADA ACCESSIBLE PARKING SIGN DETAILS. INSTALL SIGNAGE, STRIPING, AND RAMPS AS REQUIRED BY CODE FOR ALL ADA ACCESSIBLE PARKING SPACES.

E. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR FINAL HARDSCAPE AND SOFTSCAPE MATERIAL SELECTIONS.

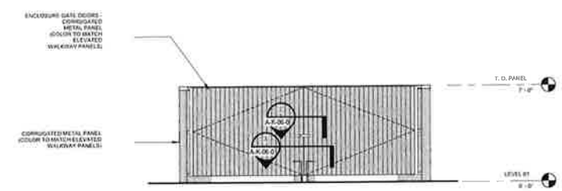
F. ALL CONCRETE EXTERIOR SURFACES THAT CONTACT THE BUILDING SHALL SLOPE A MINIMUM OF 5'-0" FT. AWAY FROM THE BUILDING. SEE CIVIL DRAWINGS.

G. REFER TO SECURITY DRAWINGS FOR SITE SECURITY.

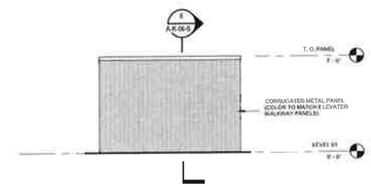
H. REFER TO ELECTRICAL DRAWINGS FOR GENERAL LIGHTING SCOPE OF WORK.



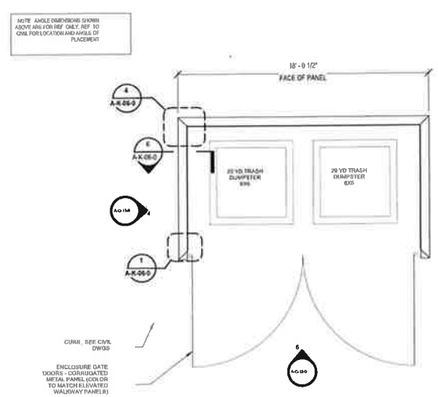
3 DUMPSTER ENCLOSURE- OVERALL ADMIN PLAN
1/16" = 1'-0"



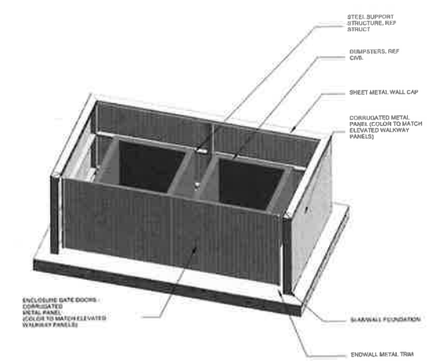
5 DUMPSTER FRONT
1/4" = 1'-0"



4 DUMPSTER SIDE
1/4" = 1'-0"



2 ENLARGED PLAN - DUMPSTER ENCLOSURE
1/8" = 1'-0"



1 DUMPSTER ENCLOSURE 3D VIEW

BURNS McDONNELL

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

Microsoft

DSM44

DATA CENTER
1100 BOONEVILLE ROAD
WEST DES MOINES, IA
50265

Design: KC
Drawn: BY
Checked: MK
Date: 07 OCT 2024
BMcD Project No. P_172750
MS Project No. P_21297

MICROSOFT

Design Manager: JON NYDHE
Layout Manager:
Civil, Site Survey, Landscaping Technical Lead: CRISTAL EUGERS
Architectural & Structural Technical Lead: LISA GALLANT / DAVID SWANSON
Mech, Plumbing & Fire Protection Technical Lead: STEVE TOUPIN
Building Automation Systems Technical Lead: TYLER DIAMANTINO
Electrical Technical Lead: ANNGA KRISHNAN
Electrical Power Management (EPM) Technical Lead: SERGIO FRANCO
Telecommunications / Network Technical Lead: SARA CHASE
Security Design Manager: DANIEL PUTMAN

DESIGN TEAM

Civil Engineering Lead: RYAN HARDISTY / CIVIL DESIGN ADVANTAGE
Structural Engineering Lead: BINYAM JENAL / BM&D
Architectural Lead: NEAL CLEMENTS / BM&D
Mechanical Engineering Lead: EVAN RASHID / BM&D
Plumbing Engineering Lead: MARK KOHE / BM&D
Fire Protection Engineering Lead: WILL CLAY / BM&D
BAS Engineering Lead: HALE SCHWERIN / BM&D
Electrical Engineering Lead: MICK WOLFORD / BM&D
Telecommunications / Network Engineering Lead: CHAD STILWELL / BM&D
Security Systems Engineering Lead: SEAN JARRY / INTROBA

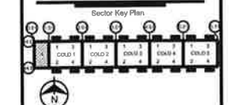
Revisions

No.	Date	Description
0	07 OCT 2024	ISSUE FOR PERMIT

Registration

PRELIMINARY

Sector Key Plan



Bar Code

Package
PACKAGE 2 - LAUNCH

Sheet Title/Number
ARCHITECTURAL - SITE - ENLARGED PLANS AND ELEVATIONS - DUMPSTER ENCLOSURE

DSM44-A-G-13-0

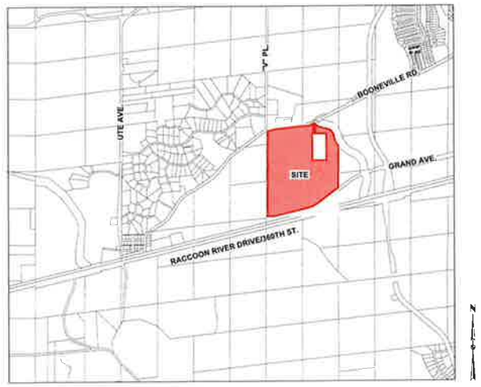
A-G-13-0

[PROPRIETARY AND CONFIDENTIAL – TRADES SECRET AND COMMERCIAL INFORMATION –

Microsoft

DSM44 DATA CENTER
SITE PLAN

VICINITY MAP
NOT TO SCALE



OWNER/APPLICANT
MICROSOFT CORPORATION
ONE MICROSOFT WAY
REDMOND, WA 98052

CONSULTANTS
CIVIL:

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

NAVIX ENGINEERING, INC.
11234 SE 6TH STREET, SUITE 150
BELLEVUE, WA 98004
PH: (425) 458-7900
CONTACT: PAUL MANZER

GEOTECHNICAL:

TERRACON CONSULTANTS INC
1523 S. BELL AVENUE, SUITE 104
AMES, IOWA 50010
PH: (515) 232-0950
CONTACT: CASH STURGEON

GOVERNING AGENCIES
REVIEW AGENCY:

CITY OF WEST DES MOINES (WDM)
4200 MILLS CIVIC PARKWAY, SUITE 2D
WEST DES MOINES, IA 50265
PH: (515) 222-3520
CONTACT: LYNNE TWEDT

FIRE DISTRICT:

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

UTILITIES
WATER:

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

SANITARY SEWER:

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

BENCHMARKS
WDM BM 084
CITY OF WDM STANDARD BENCHMARK LOCATED ALONG 9100 BLOCK OF RACCOON RIVER DRIVE, INTERSECTION OF RACCOON RIVER DRIVE AND WINDSOR COURT, 3 FEET NORTH OF SOUTH FENCE, 25 FEET WEST OF FENCE CORNER, STA 1124 ± STAMPED IN PCC PAVEMENT ON THE SOUTH SIDE.
ELEVATION = 841.07 (DATUM: NAVD 88, FEET)

WDM BM 136
CITY OF WDM STANDARD BENCHMARK LOCATED AT SOUTHWEST CORNER OF BOONEVILLE ROAD AND "V" PLACE, 3 FEET NORTH OF SOUTH RIGHT OF WAY FENCE ON BOONEVILLE ROAD AND IN LINE WITH EAST EDGE OF "V" PLACE, WEST SIDE OF FIELD ENTRANCE.
ELEVATION = 873.86 (DATUM: NAVD 88, FEET)

LEGAL DESCRIPTION
LOT 1, GINGER WEST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, AND CONTAINING 153.06 ACRES (6,667,355 S.F.).

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 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. CAUTION – NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. 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.
5. 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.
6. ALL SECURITY GATES SHALL HAVE THEIR LOCKS AND SEQUENCE OF EVENTS TO OPEN THEM APPROVED BY THE FIRE MARSHAL PRIOR TO INSTALLATION.

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

SITE DATA

COMPREHENSIVE PLAN		LIGHT INDUSTRIAL
ZONING		LIGHT INDUSTRIAL
SURROUNDING LAND USES:		
NORTH:	EXISTING LAND USE	RESIDENTIAL AND AGRICULTURE
	EXISTING ZONING	UNZONED
	COMPREHENSIVE PLAN DESIGNATION	OFFICE/BUSINESS PARK
EAST:	EXISTING LAND USE	AGRICULTURE
	EXISTING ZONING	UNZONED
	COMPREHENSIVE PLAN DESIGNATION	BUSINESS PARK
SOUTH:	EXISTING LAND USE	AGRICULTURE
	EXISTING ZONING	UNZONED
	COMPREHENSIVE PLAN DESIGNATION	MED. DENSITY RESIDENTIAL/OPEN SPACE
WEST:	EXISTING LAND USE	AGRICULTURE
	EXISTING ZONING	UNZONED
	COMPREHENSIVE PLAN DESIGNATION	SINGLE FAMILY RESIDENTIAL

PARKING SUMMARY
MICROSOFT REQUIRED PARKING = 1.2 STALLS PER MW PLUS 1 SECURITY VEHICLE STALL
48 MW BUILDING X 1.2 STALL/MW + 1 SECURITY STALL = 59 STALLS

DSM44:

TOTAL REQUIRED = 59 SPACES
TOTAL PROVIDED = 59 SPACES

LEED CREDIT REDUCED PARKING FOOTPRINT:

ITE TRIP GENERATION MANUAL DATA CENTER REQUIRED PARKING = 0.99 STALLS PER 1000 SF
245,000 SF BUILDING X 0.99 STALLS/1000 SF = 243 STALLS REQUIRED

PARKING REDUCTION = 75.7%

SITE AREA DATA

LOT 1:			
EXISTING:	IMPERVIOUS	76.29 ACRES (3,323,140 SF)	(49.84%)
	PERVIOUS	76.77 ACRES (3,344,215 SF)	(50.14%)
PROPOSED:	IMPERVIOUS	89.72 ACRES (3,908,203 SF)	(58.62%)
	PERVIOUS	63.34 ACRES (2,759,152 SF)	(41.38%)
TOTAL LAND AREA		153.06 ACRES (6,667,355 SF)	
OPEN SPACE AREA:	REQUIRED	30.61 ACRES (1,333,459 SF)	(20.00%)
	PROVIDED	63.34 ACRES (2,759,152 SF)	(41.38%)

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

SHEET INDEX

SHEET NUMBER	SHEET TITLE
DSM44-C-A-01	CIVIL COVER SHEET
DSM44-C-B-01	CIVIL BASE CONDITIONS MAP
DSM44-C-B-E01	CIVIL DEMOLITION PLAN
DSM44-C-B-E02	CIVIL DEMOLITION PLAN
DSM44-C-B-E03	CIVIL DEMOLITION PLAN
DSM44-C-B1-01	CIVIL EROSION & SEDIMENT CONTROL PLAN OVERALL
DSM44-C-B1-B01	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-B1-C01	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-B1-C03	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-B1-D01	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-B1-D03	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-B1-D04	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-B1-E01	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-B1-E02	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-B1-E03	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-B1-E04	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-B1-F01	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-B1-F02	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-B1-F03	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-B1-F04	CIVIL EROSION & SEDIMENT CONTROL PLAN
DSM44-C-C1-01	CIVIL SITE IMPROVEMENTS PLAN OVERALL
DSM44-C-C1-E01	CIVIL SITE IMPROVEMENTS PLAN
DSM44-C-C1-E02	CIVIL SITE IMPROVEMENTS PLAN
DSM44-C-C1-E03	CIVIL SITE IMPROVEMENTS PLAN
DSM44-C-C1-05	CIVIL SITE DIRECTIONAL SIGNAGE PLAN & DETAILS
DSM44-C-C2-01	CIVIL HORIZONTAL CONTROL PLAN OVERALL
DSM44-C-C2-E01	CIVIL HORIZONTAL CONTROL PLAN
DSM44-C-C2-E02	CIVIL HORIZONTAL CONTROL PLAN
DSM44-C-C2-E03	CIVIL HORIZONTAL CONTROL PLAN
DSM44-C-D1-01	CIVIL OVERALL UTILITY PLAN
DSM44-C-D2-01	CIVIL SITE GRADING & DRAINAGE PLAN OVERALL
DSM44-C-D2-E01	CIVIL SITE GRADING & DRAINAGE PLAN
DSM44-C-D2-E02	CIVIL SITE GRADING & DRAINAGE PLAN
DSM44-C-D2-E03	CIVIL SITE GRADING & DRAINAGE PLAN
DSM44-C-D2-F01	CIVIL SITE GRADING & DRAINAGE PLAN
DSM44-C-D3-01	CIVIL SITE GRADING & DRAINAGE PLAN & PROFILE
DSM44-C-D3-02	CIVIL SITE GRADING & DRAINAGE PLAN & PROFILE
DSM44-C-D3-03	CIVIL SITE GRADING & DRAINAGE PLAN & PROFILE
DSM44-C-D3-04	CIVIL SITE GRADING & DRAINAGE PLAN & PROFILE
DSM44-C-D3-05	CIVIL SITE GRADING & DRAINAGE PLAN & PROFILE
DSM44-C-D3-06	CIVIL SITE GRADING & DRAINAGE PLAN & PROFILE
DSM44-C-D3-07	CIVIL SITE GRADING & DRAINAGE PLAN & PROFILE
DSM44-C-D3-08	CIVIL SITE GRADING & DRAINAGE PLAN & PROFILE
DSM44-C-D3-09	CIVIL SITE GRADING & DRAINAGE PLAN & PROFILE
DSM44-C-D4-01	CIVIL SITE FINISHED GRADING PLAN OVERALL
DSM44-C-D4-E01	CIVIL SITE FINISHED GRADING PLAN
DSM44-C-D4-E02	CIVIL SITE FINISHED GRADING PLAN
DSM44-C-D4-E03	CIVIL SITE FINISHED GRADING PLAN
DSM44-C-E1-01	CIVIL WATER PLAN OVERALL
DSM44-C-E1-E01	CIVIL WATER PLAN
DSM44-C-E1-E02	CIVIL WATER PLAN
DSM44-C-E1-E03	CIVIL WATER PLAN
DSM44-C-E2-01	CIVIL WATER PLAN & PROFILE
DSM44-C-E2-02	CIVIL WATER PLAN & PROFILE
DSM44-C-E2-03	CIVIL WATER PLAN & PROFILE
DSM44-C-E2-04	CIVIL WATER PLAN & PROFILE
DSM44-C-E2-05	CIVIL WATER PLAN & PROFILE
DSM44-C-E2-06	CIVIL WATER PLAN & PROFILE
DSM44-C-E3-01	CIVIL CLEAR WATER DISCHARGE & SANITARY SEWER PLAN OVERALL
DSM44-C-E3-E01	CIVIL CLEAR WATER DISCHARGE & SANITARY SEWER PLAN
DSM44-C-E3-E02	CIVIL CLEAR WATER DISCHARGE & SANITARY SEWER PLAN
DSM44-C-E3-E03	CIVIL CLEAR WATER DISCHARGE & SANITARY SEWER PLAN
DSM44-C-E4-01	CIVIL CLEAR WATER DISCHARGE PLAN & PROFILE
DSM44-C-E4-02	CIVIL CLEAR WATER DISCHARGE PLAN & PROFILE
DSM44-C-E4-03	CIVIL CLEAR WATER DISCHARGE PLAN & PROFILE
DSM44-C-E4-04	CIVIL CLEAR WATER DISCHARGE PLAN & PROFILE
DSM44-C-E5-01	CIVIL SANITARY SEWER PLAN & PROFILE
DSM44-C-E5-02	CIVIL SANITARY SEWER PLAN & PROFILE
DSM44-C-E5-03	CIVIL SANITARY SEWER PLAN & PROFILE
DSM44-C-E5-04	CIVIL SANITARY SEWER PLAN & PROFILE
DSM44-C-F-01	CIVIL SITE DETAILS
DSM44-C-F-02	CIVIL SITE DETAILS
DSM44-C-F-03	CIVIL SITE DETAILS
DSM44-C-F-04	CIVIL SEWER DETAILS
DSM44-C-F-05	CIVIL SEWER DETAILS
DSM44-C-F-06	CIVIL SEWER DETAILS
DSM44-C-F-07	CIVIL WATER DETAILS
DSM44-C-F-08	CIVIL WATER DETAILS
DSM44-L-A1-01	LANDSCAPE PLAN
DSM44-L-A1-E01	LANDSCAPE PLAN

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

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 20811 IOWA

RYAN A. HARDISTY, P.E. — DATE 09/26/2024

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

BURNS McDONNELL
9400 Ward Parkway
Kansas City, MO 64114
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NAVIX SITE | CIVIL

Microsoft
DSM 44
DATA CENTER
11100 Booneville Road
West Des Moines, Iowa

Design: NEM / JB
Drawn: NEM / JB
Checked: RAH
Date: 09/26/2024
BMCD Project No.: P-12736
MS Project No.: P-37287

MICROSOFT
Design Manager: JON NYGNE
Layout Manager
Civil Site Survey Landscape Technical Lead: CRYSTAL EGGERS
Architectural & Structural Technical Lead: LISA GALLANT / DAVID SWANSON
Mech. Plumbing & Fire Protection Technical Lead: STEVE TOUPIN
Building Automation Systems (BAS) Technical Lead: TYLER DIMARTINO
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Architectural Lead: NEAL ELEMENTS / BMCD
Mechanical Engineering Lead: EVAN KASHID / BMCD
Plumbing Engineering Lead: MARK ROWE / BMCD
Fire Protection Engineering Lead: WILL CLAY / BMCD
BAS Engineering Lead: HALE SCHOEBEN / BMCD
Electrical Engineering Lead: MICK WOLFORD / BMCD
Telecommunications / Network Engineering Lead: CHAD STILWELL / BMCD
Security Systems Engineering Lead: SEAN JARRY / INFROBA

Revisions

No	Date	Description
0	26 SEP 2024	ISSUE FOR PERMIT

Registration

RYAN A. HARDISTY 20811 IOWA 09-26-24

Sector Key Plan

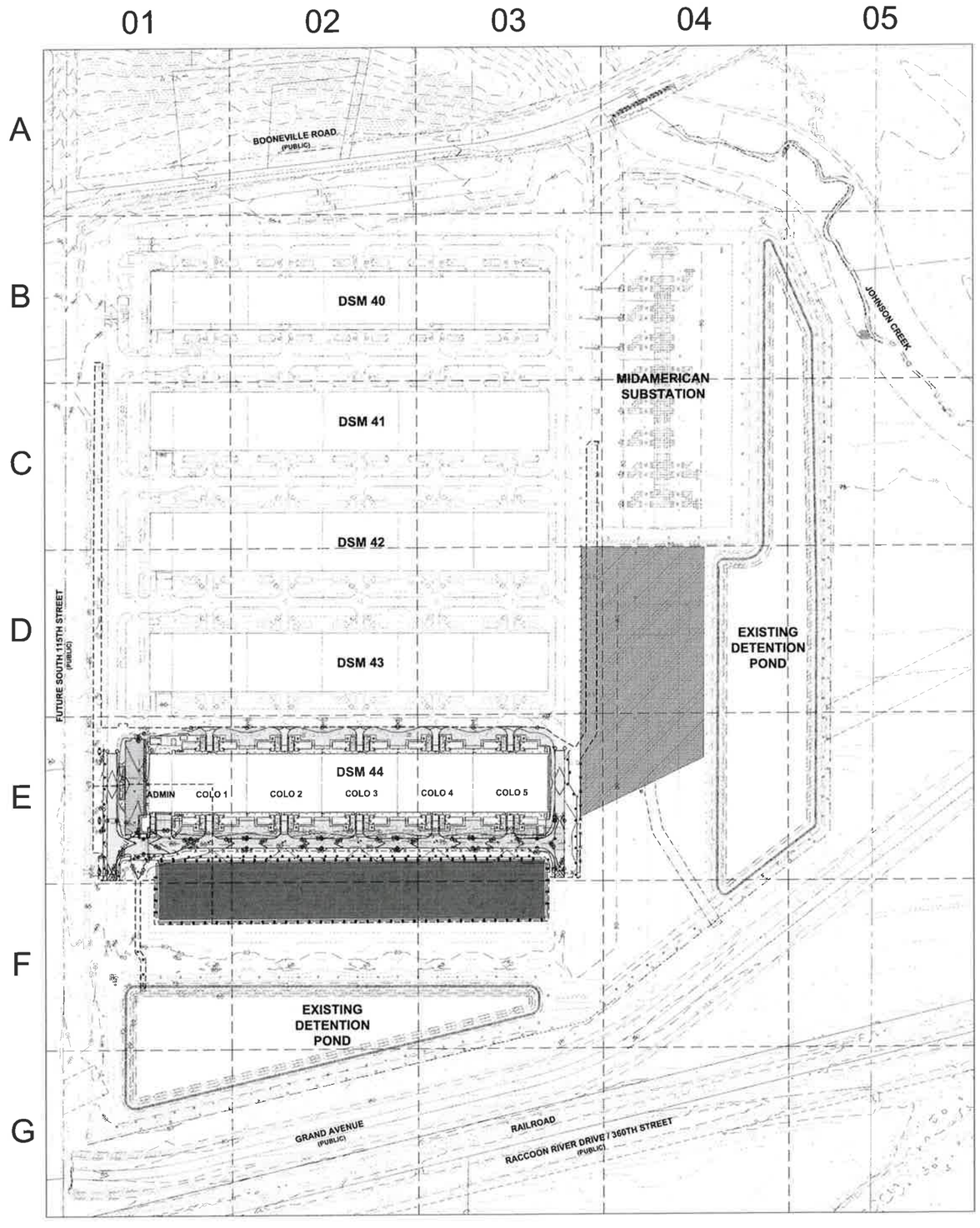
Bar Code

Package
PACKAGE 2 - LAUNCH

Sheet Title/Number
CIVIL
COVER SHEET

DSM44-C-A-01

PROPRIETARY AND CONFIDENTIAL – TRADE SECRETS AND COMMERCIAL INFORMATION



GENERAL NOTES

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

CITY OF WEST DES MOINES NOTES

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
4. CONTACT BUILDING INSPECTION (515-222-3630) A MINIMUM OF 24 HOURS IN ADVANCE FOR PRIVATE UTILITY INSTALLATION INSPECTIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF APPROVED BACKFLOW PREVENTION ASSEMBLIES FOR CONTAINMENT IN ALL NEW CONSTRUCTION. BACKFLOW PREVENTION SHALL BE INSTALLED PER CITY ORDINANCE 1297.54-1998. THE CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515) 222-3465 A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
7. ALL CONNECTIONS TO PUBLIC SEWERS SHALL BE CORE DRILLED TO MANHOLES.
8. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS.
9. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM CONSTRUCTION DIVISION 'CLINT CARPENTER' (515-222-3480) TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.

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

NAVIX
SITE | CIVIL

Microsoft

DSM 44
DATA CENTER
11100 Booneville Road
West Des Moines, Iowa

Design	NEW - 2E
Drawn	NEW - 2E
Checked	BMD
Date	09 26/2024
BMcD Project No	P-101760
M S. Project No	P-21087

MICROSOFT

Design Manager	JON NIXONE
Capital Manager	
Real Estate Business Partnering Technical Lead	CRYSTAL ROGERS
Architectural & Structural Technical Lead	LISA GALLANT / DAVID SWANSON
Mech Plumbing & Fire Protection Technical Lead	STEVE TOURN
Building Automation Systems (BAS) Technical Lead	TYLER DAMASTINO
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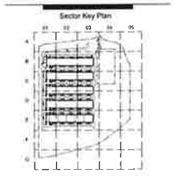
Fire Protection Engineering Lead	WILL CLAY / BMcD
BAS Engineering Lead	HALE SCHWERIN / BMcD
Electrical Engineering Lead	MICK WOLFORD / BMcD
Telecommunications / Network Engineering Lead	CHAD STILWELL / BMcD
Security Systems Engineering Lead	SEAN JARRY / INTROBA

Revisions

Rev	Date	Description
0	26 SEP 2024	ISSUE FOR PERMIT

Registration

Sector Key Plan



Bar Code

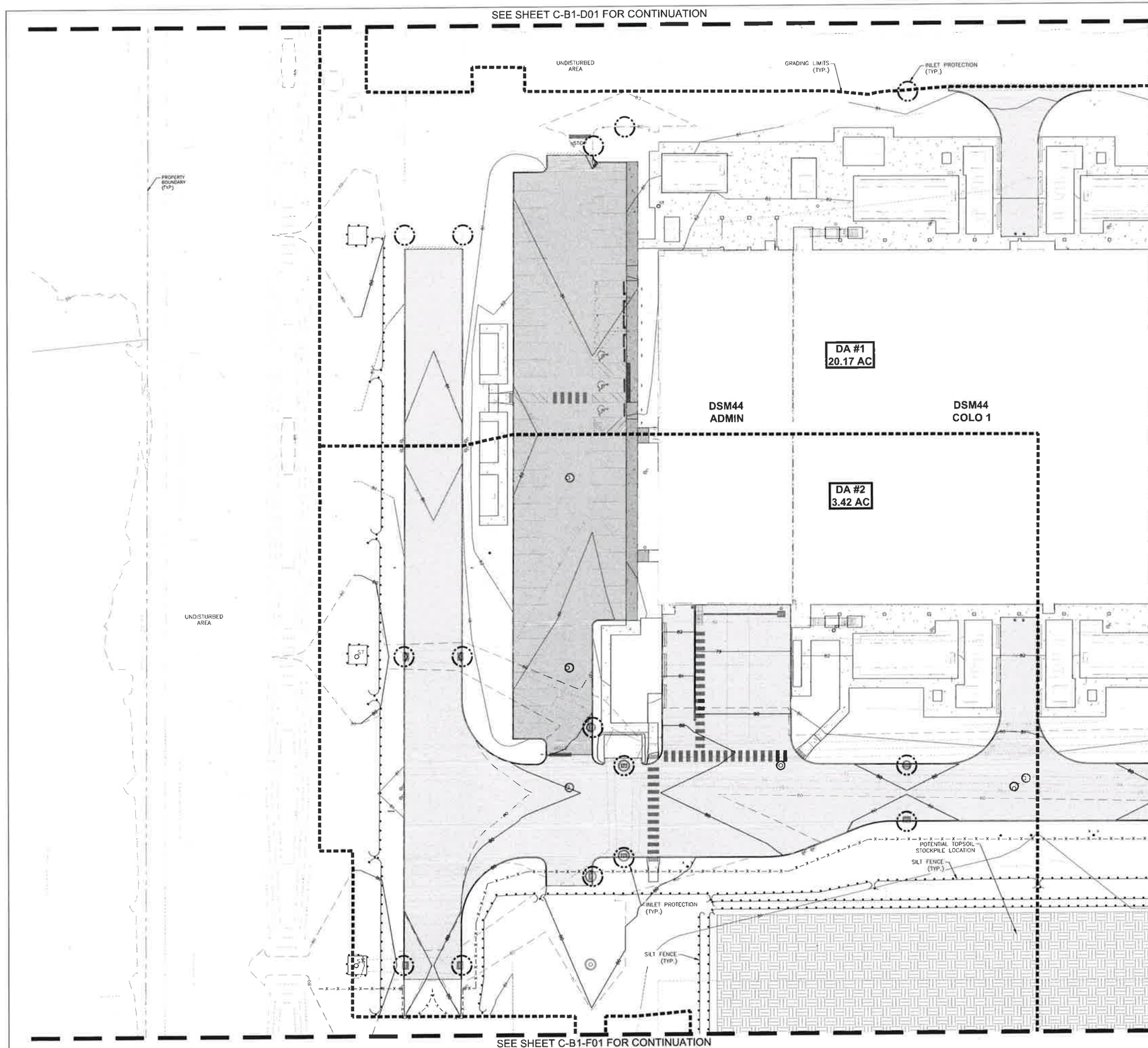
Package
PACKAGE 2 - LAUNCH

Sheet Title/Number
CIVIL EROSION AND SEDIMENT CONTROL PLAN OVERALL

DSM44-C-B1-01

DSM44-C-B1-01

PROPRIETARY AND CONFIDENTIAL - TRADE SECRETS AND COMMERCIAL INFORMATION



LEGEND

- DRAINAGE ARROW
- GRADING LIMITS
- FILTER SOCK (2 / C-F-10)
- SILT FENCE (1 / C-F-10)
- INLET PROTECTION
- PORTABLE RESTROOM
- TEMPORARY STANDPIPE
- CONCRETE WASHOUT PIT
- PERMANENT SEEDING, DRYLAND SEED MIX TYPE 1
- UNDISTURBED AREA
- RIP-RAP
- TURF REINFORCEMENT MATTING
- CRUSHED STONE ENTRANCE
- STAGING AREA
- POTENTIAL SOIL STOCKPILE LOCATION
- TSB # — TEMPORARY SEDIMENT BASIN

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	8,425
2	DRYLAND MIX SEEDING, FERTILIZING, AND MULCHING	AC	9.91
3	INLET PROTECTION DEVICES	EA	36
4	CONCRETE WASHOUT PIT	LS	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO JOHNSON CREEK ±2,320 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	20.17 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	72,612 CU FT
VOLUME IN SILT FENCE (6,555 LF @ 4.5 CU FT/LF OF FENCE)	29,497 CU FT
VOLUME IN EXISTING TSB #1	162,926 CU FT
TOTAL VOLUME PROVIDED	192,423 CU FT

DISCHARGE POINT #2 TO JOHNSON CREEK ±4,010 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	3.42 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	12,312 CU FT
VOLUME IN SILT FENCE (1,870 LF @ 4.5 CU FT/LF OF FENCE)	8,415 CU FT
VOLUME IN EXISTING TSB #2	120,418 CU FT
TOTAL VOLUME PROVIDED	128,833 CU FT

NOTES:

1. PROPERLY TREAT WATER TO REMOVE SUSPENDED SEDIMENT BEFORE IT RE-ENTERS A WATERBODY OR DISCHARGES OFF-SITE.
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Design NEW JR
Drawn NEW JR
Checked RAH
Date 09.26.2024
BMcD Project No. P. 119194
M.S. Project No. P. 21587

MICROSOFT
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Liaison Manager
Civil Site Survey, Hydrology Technical Lead CRYSTAL EGGERS
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RYAN A. HARDISTY 20811 09-26-24

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DSM44-C-B1-E01

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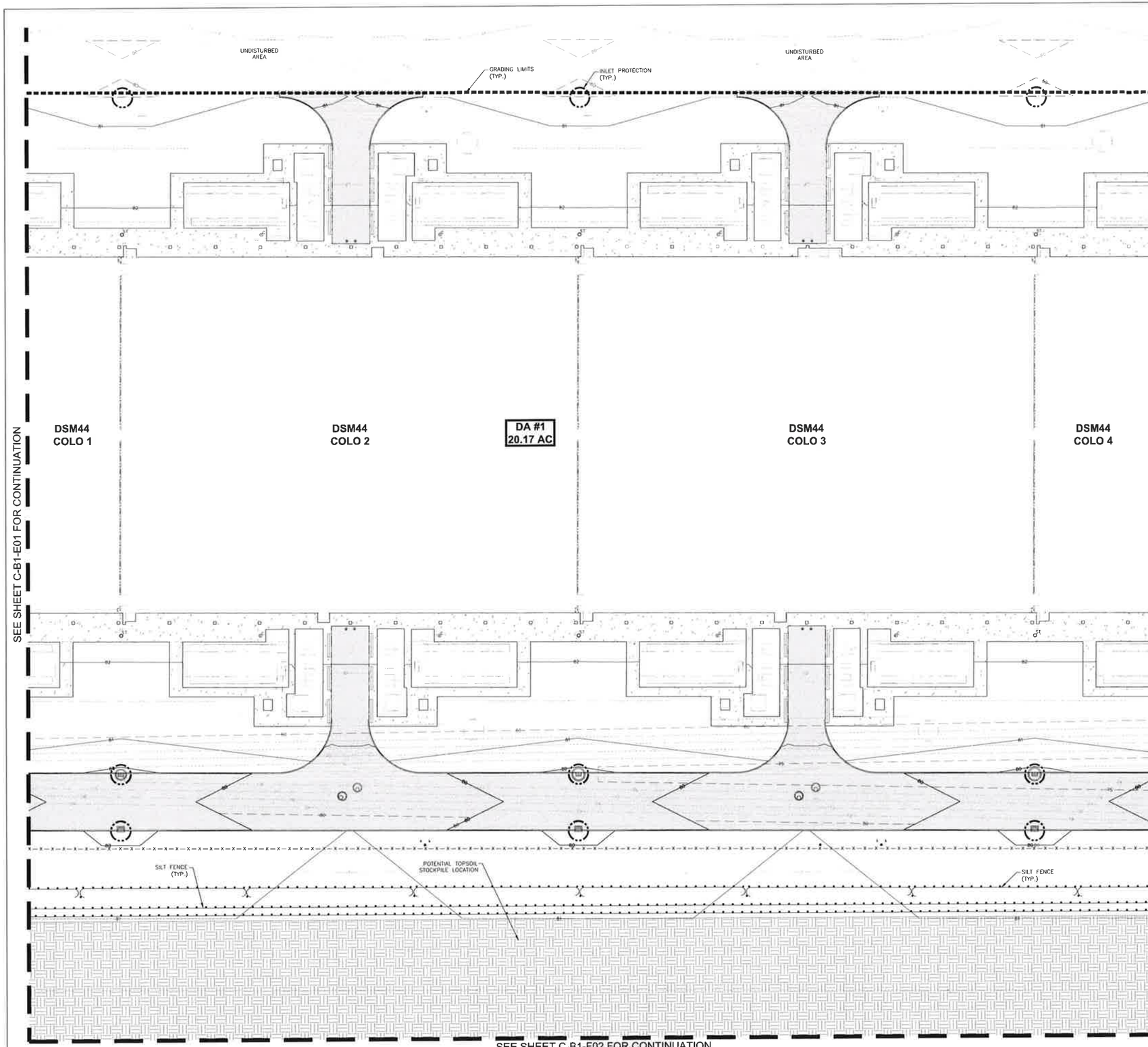

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Drawn: NEW / JE
Checked: RAH
Date: 02/26/2024
BMcD Project No: # 119134
M.S. Project No: # 21267

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Design Manager: JON NYONE
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RYAN A. HANDSTY 20811 09-26-24

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Package
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Sheet Title/Number
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DSM44-C-B1-E02

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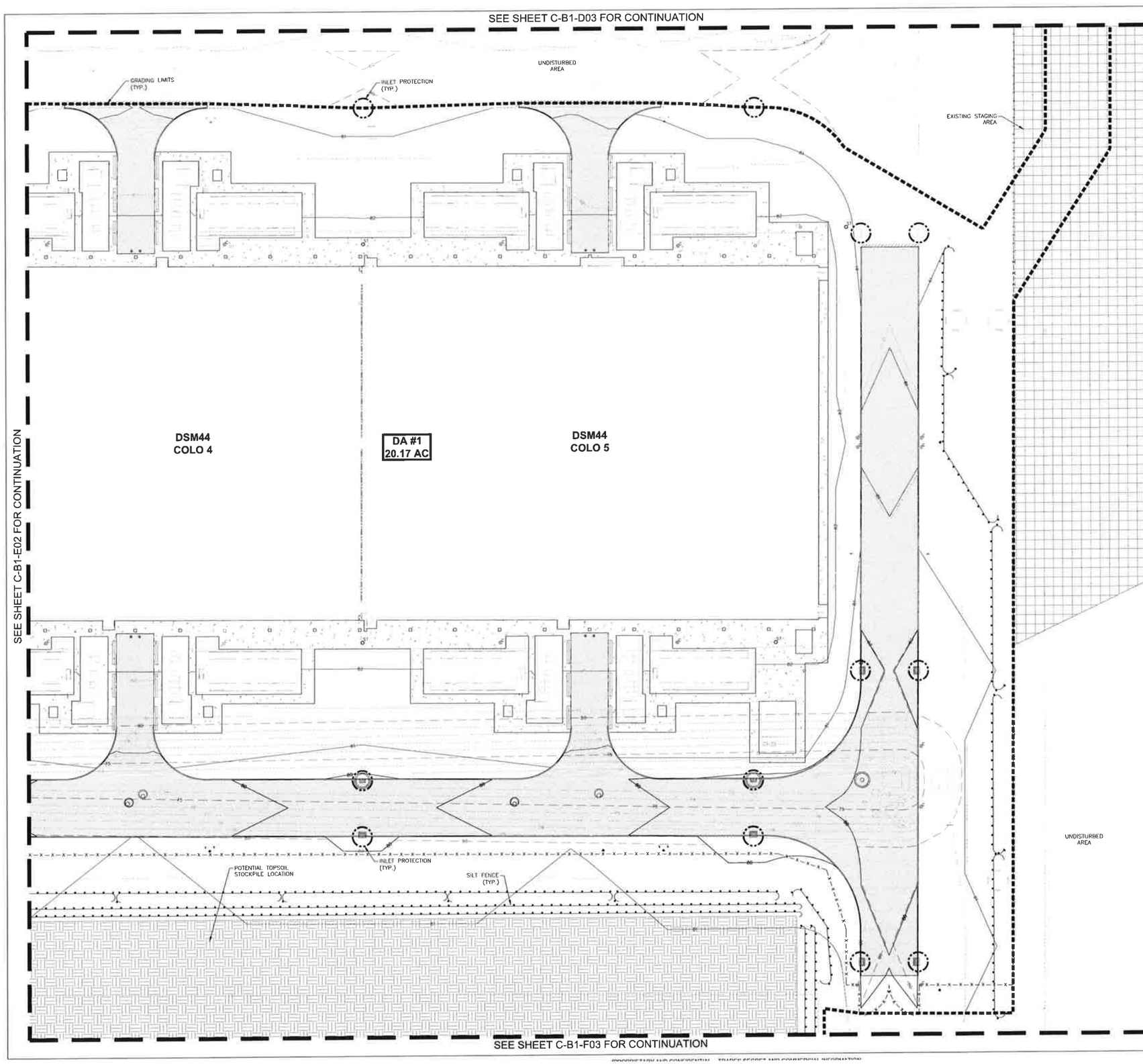

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Design: NEM, ZE
Drawn: NEM, ZE
Checked: RAW
Date: 09/26/2024
BMcD Project No: P 123756
MS Project No: P 31087

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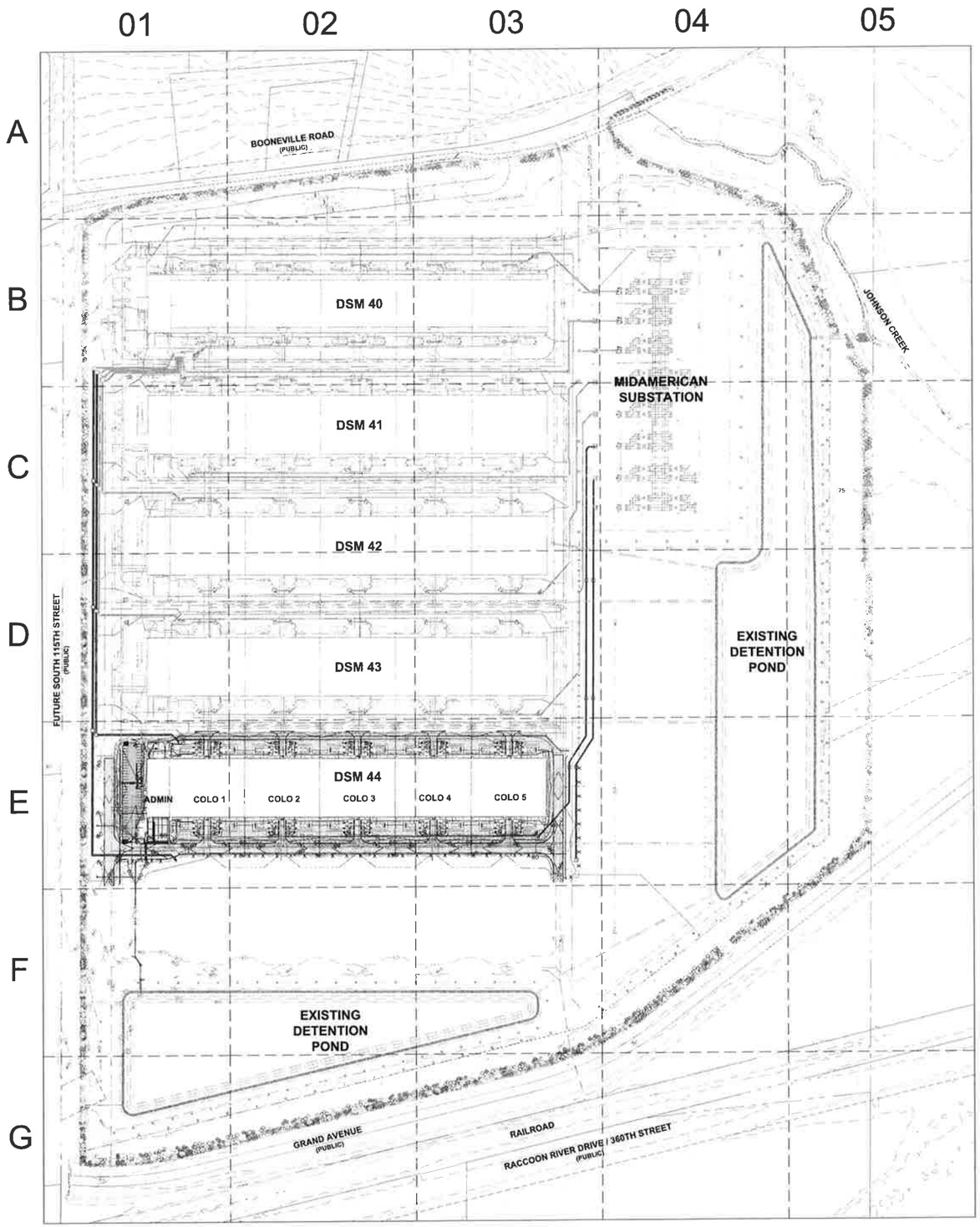


LANDSCAPE TOTALS FOR DSM 43, 44, AND 45

TOTAL SITE AREA DSM 43-45 =3,383,911 S.F. (82.27 AC.)

OPEN SPACE REQUIRED =716,782 S.F. (20%)

BUFFER LANDSCAPE

30' BUFFER LANDSCAPE REQ PER WDM LANDSCAPE PROVISIONS 9-19-8-E-3-B
1 OVERSTORY/EVERGREEN TREE/ 35 L.F., 2 UNDERSTORY TREES/ 35 L.F., 6 SHRUBS/ 35 L.F.

AT 4,295 L.F. OF 30' BUFFER

123 OVERSTORY TREES REQUIRED
246 UNDERSTORY TREES REQUIRED
737 SHRUBS REQUIRED

60' BUFFER LANDSCAPE REQ PER WDM LANDSCAPE PROVISIONS 9-19-8-E-3-B
1 OVERSTORY/EVERGREEN TREE/ 35 L.F., 3 SHRUBS/ 35 L.F.

AT 815 L.F. OF 60' BUFFER

24 TREES REQUIRED
70 SHRUBS REQUIRED

COMBINED BUFFER LANDSCAPE PROVIDED -

147 OVERSTORY TREES PROVIDED - 536 SURPLUS
246 UNDERSTORY TREES PROVIDED - 30 SURPLUS
850 SHRUBS PROVIDED - 799 SURPLUS

OPEN SPACE LANDSCAPE

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

478 TREES REQUIRED
717 SHRUBS REQUIRED

OPEN SPACE LANDSCAPE PROVIDED -

478 TREES - INCLUDES SURPLUS FROM BUFFER
803 SHRUBS - INCLUDES SURPLUS FROM BUFFER AND PARKING LOT SHRUBS

PARKING LOT LANDSCAPE REQUIREMENTS

PER WDM LANDSCAPE PROVISIONS 9-18-8-H
MINIMUM OF ONE LANDSCAPED 9'x17' ISLAND PER 18 STALLS OF SINGLE ROW PARKING
ONE TREE PER 9'x17' ISLAND

33 STALLS AND 26 STALLS OF SINGLE ROW PARKING PER BUILDING
6 TREES REQUIRED

TOTAL TREES PROVIDED* -

6 OVERSTORY/EVERGREEN TREES PROVIDED

*REQUIRED TREES WERE PROVIDED IN EXISTING LANDSCAPE BUFFER AND ARE LABELED ON SHEET DSM44-L-A1-E01

TOTAL COMBINED LANDSCAPE

TOTAL COMBINED LANDSCAPE REQUIRED
TREES 901
SHRUBS 1,524

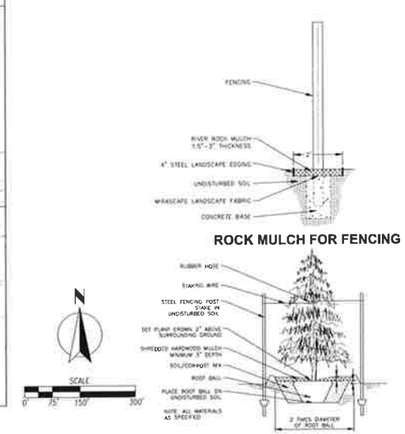
TOTAL COMBINED LANDSCAPE PROVIDED
TREES 949
SHRUBS 1,590

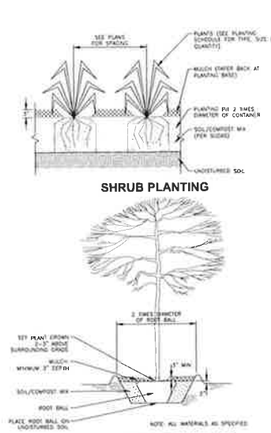
PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
SHRUBS				
CH	110	Petite Milk Dogwood	Cornus alba 'Bailhalo' TM	15 GAL
PJ	133	Jackman's Potentilla	Potentilla fruticosa 'JACKMANII'	15 GAL

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 SPECIFICATIONS 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 GOVERN 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 APPROVED 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 THE SPECIFICATIONS.





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Checked: RWH
Date: 09/26/2024
BMcD Project No: P-101156
MS Project No: P-21267

MICROSOFT

Design Manager: JON NYGNE
Layout Manager:
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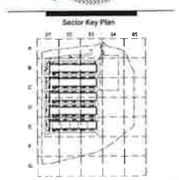

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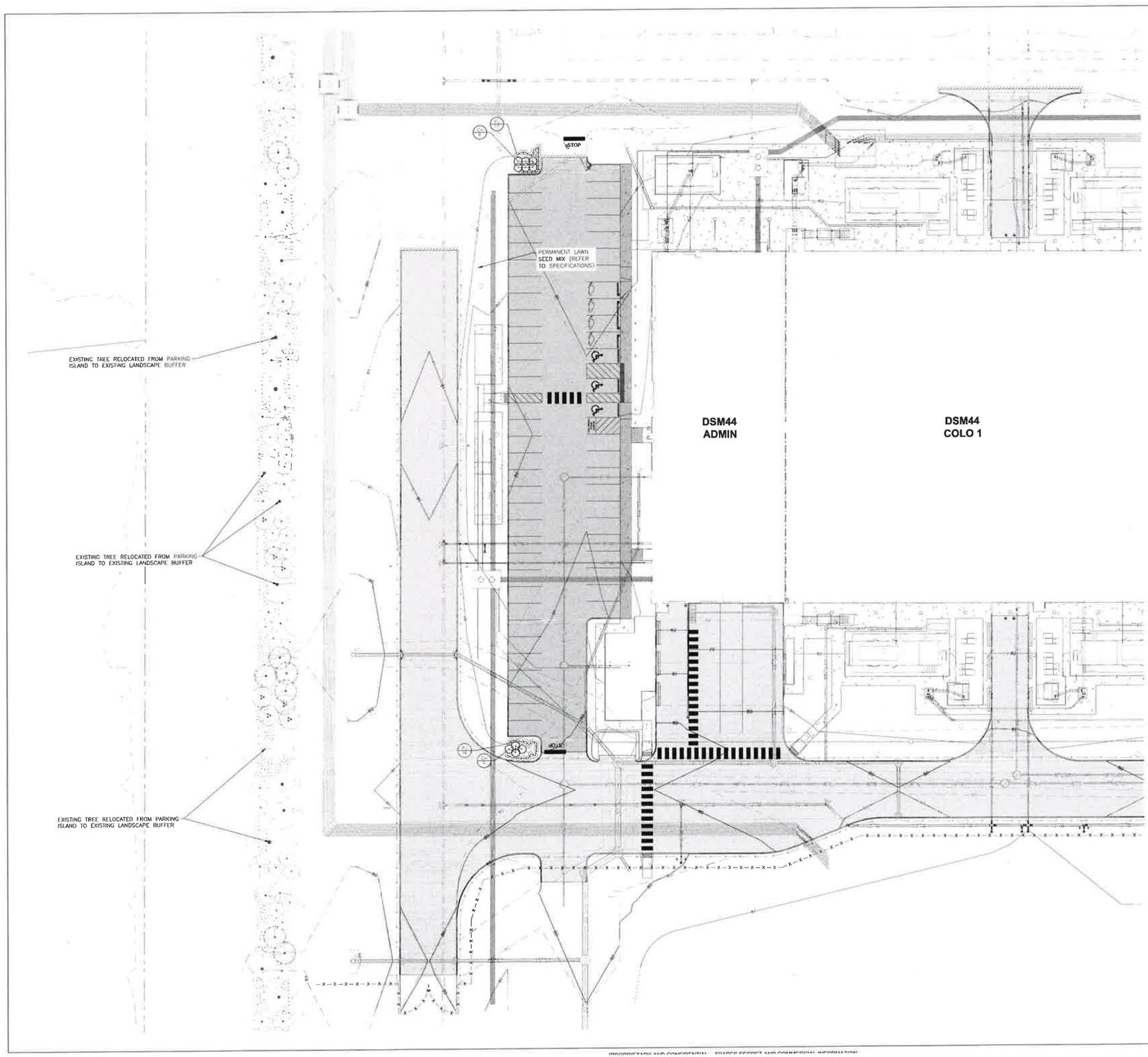

LANDSCAPE KEY

CH IVORY HALO DOGWOOD

PJ JACKMAN'S POTENTILLA

FULL PLANT MATERIAL SCHEDULE ON SHEET L-A1-01

LANDSCAPING LEGEND

DRYLAND SEED MIX TYPE 1 (SEE SPECS FOR MORE INFORMATION)

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Checked: RBH
Date: 09.26.2024
BMcD Project No: P. 137574
M.S. Project No: P. 21387

MICROSOFT

Design Manager: JON NYONE
Layout Manager:
Civil Site/Survey/Landscaping Technical Lead: CRYSTAL EGGERS
Architectural & Structural Technical Lead: LISA GALLANT / DAVID SWANSON
Mech./Plumbing & Fire Protection Technical Lead: STEVE TOUPIN
Building Automation Systems (BAS) Technical Lead: TYLER SMARTINO
Electrical Technical Lead: ANAND KRISHNAN
Electrical Power Management Systems (EPMS) Technical Lead: SERGIO FRANCO
Telecommunications / Network Technical Lead: SARA CHASE
Security Design Manager: DANIEL PUTMAN

DESIGN TEAM

Civil Engineering Lead: RYAN HARDISTY / CIVIL DESIGN ADVANTAGE
Structural Engineering Lead: BRIKAM JEMAL / BM&D
Architectural Lead: NEAL CLEMENTS / BM&D
Mechanical Engineering Lead: EVAN RASHID / BM&D
Plumbing Engineering Lead: MARK ROHE / BM&D
Fire Protection Engineering Lead: BILL CLAY / BM&D
BAS Engineering Lead: NILE SCHAERRIN / BM&D
Electrical Engineering Lead: MICA WOLFORD / BM&D
Telecommunications / Network Engineering Lead: CHAD STOWELL / BM&D
Security Systems Engineering Lead: SEAN JARVEY / INTROBA

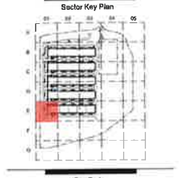
Revisions

No	Date	Description
0	26 SEP 2024	ISSUE FOR PERMIT

Registration

RYAN HARDISTY 20811 09-26-24

Sector Key Plan



Bar Code

Package
PACKAGE 2 - LAUNCH

Sheet Title/Number
LANDSCAPE PLAN

DSM44-L-A1-E01

DSM44-L-A1-E01

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 Microsoft DSM 44 Major Modification to Site Plan for that property located at 11100 Booneville 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 November 11, 2024, the Planning and Zoning Commission recommended to the City Council, by a 6-0 vote, for 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 Microsoft DSM 44 Major Modification to Site Plan (MaM-006601-2024), 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 November 18, 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 November 18, 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. Required parking lot trees shall be added 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.
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 WEST PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.