



CITY OF EL MIRAGE DEVELOPMENT APPLICATION FORM

Official Use

Case No: _____ Date Received: _____ P&Z Meeting: _____
 CC Meeting: _____

PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

ACTION REQUESTED (Check one)

- | | |
|--|---|
| <input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> General Plan Amendment: <input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> Planned Area Development (PAD)
<input type="checkbox"/> Planned Area Development Amendment
<input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Site Plan Approval
<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Other: _____ |
|--|---|

PROPERTY INFORMATION:

Name of Project: Compass Datacenters PHX II - El Mirage Acreage: 121.4
 Property Address/Location: N / A
 Assessor's Parcel Number: 501-45-980A

APPLICANT / OWNER INFORMATION:

Applicant: <u>COMPASS DATACETNERS</u> Address: <u>14555 N. Dallas Parkway, Suite 125</u> City/ST/Zip: <u>Dallas, Texas 75254</u> Phone: <u>(469) 983-8192</u> Email: <u>bcollard@compassdatacenters.com</u> Signature: <u><i>Brett A. Collard</i></u> (Agreement to act as agent for owner)	Owner: <u>DPML COPPERWING LANDCO II LLC</u> Address: <u>5500 EQUITY AVE</u> City/ST/Zip: <u>RENO NV USA 89502</u> Phone: <u>(224) 348.3020</u> Email: <u>rsikorski@dermody.com</u> Signature: <u><i>RS</i></u> (Authorization for agent to act for owner)
---	---

- | | |
|---|---|
| <input type="checkbox"/> Application Form
<input type="checkbox"/> Comprehensive Site Plan
<input type="checkbox"/> Exterior Elevation
<input type="checkbox"/> Deed and/or Title Report
<input type="checkbox"/> Drainage Report
<input type="checkbox"/> A.L.T.A. Survey | <input type="checkbox"/> Phase I Environment Site Assessment
<input type="checkbox"/> Preliminary Sewer Report
<input type="checkbox"/> Preliminary Water Report
<input type="checkbox"/> Traffic Impact Study
<input type="checkbox"/> Preliminary Landscape Plans
<input type="checkbox"/> Filing Fee (see Fee Schedule) |
|---|---|

**PRE-APPLICATION NARRATIVE
FOR
COMPASS DATACENTERS – PHX II**

1.0 Introduction

Compass Datacenters – PHX II (the Project) is a proposed 120-acre (approximate net area) site, located in El Mirage, Arizona at the southwest corner of El Mirage Road and Peoria Avenue. The Project is bounded by Peoria Avenue to the north, El Mirage Road to the east, farm land to the west, and farm land and a park to the south.

The current site is being utilized for agricultural purposes. Compass Datacenters proposes to build three (3) new data center buildings that will each have exterior equipment yards on both side of the buildings. The site will include parking spaces for employees, access drives, sidewalks, and landscape improvements. The perimeter of the site will include a 30' emergency access path for emergency vehicles. A gate with a guard shack will be situated at the northwest corner of the site to limit vehicular access to employees of the datacenter and trucks for deliveries.

2.0 Purpose

This narrative and supporting documents are being submitted as part of the Pre-Application Site Plan for City of El Mirage review.

3.0 Proposed Uses

The data center campus consists of multiple precast concrete building shells and an exterior equipment yards housing critical power and cooling equipment for the data center buildings. The proposed buildings on the site will be constructed in phases over time. Each building is single story and approximately 208,000 square feet (including approximately 170,000 square feet Data Halls). It should be noted that the single story is approximately 30 feet tall.

The exterior equipment yard is larger than the footprint size of the data center building and is located adjacent to the building's rear wall. Surrounding the data center campus will be a loop road configuration that provides accessibility to all sides of the buildings and equipment yards. The entire roof slopes towards both sides of the buildings and surface drains to swales and culverts to onsite retention ponds.

4.0 Roadway Infrastructure

Offsite infrastructure improvements will include the southern half of Peoria Avenue. A proposed site access drive will be constructed along Peoria Avenue approximately 900-feet west of the intersection at El Mirage Road. No offsite improvements are anticipated along El

Mirage Road. Half street improvements for Joe Ramirez Road will also be part of the overall project.

5.0 Water

Water service for this project will be provided by EPCOR. There is an existing 12-inch ACP water line in El Mirage Road which is part of the City of El Mirage water system and an existing 8-inch ACP water line in Peoria Avenue owned by EPCOR. The site will make connections to the existing water lines for fire sprinkler services and domestic water. As part of EPCOR's master plans it is anticipated that a new waterline will be constructed on the west side of this project and the line in Peoria will be upsized.

6.0 Sewer

EPCOR is the sewer provider for this project. There is an existing lift station that was recently constructed to the south and east of this project. It is anticipated that a sewer line will need to be constructed to serve this project.

DEVELOPMENTAL APPLICATION PACKAGE COMPASS PHX II

EL MIRAGE, ARIZONA

ARCHITECT SHEET INDEX

1 | 1 | A-802 | ARCHITECTURAL ELEVATIONS

CIVIL SHEET INDEX

1 | CSP 01 | COVER SHEET
2 | CSP 02 | COMPREHENSIVE SITE PLAN
3 | CSP 03 | COMPREHENSIVE SITE PLAN
4 | CSP 04 | COMPREHENSIVE SITE PLAN
5 | CSP 05 | AERIAL PLAN
6 | CSP 06 | CONTEXT PLAN
7 | CSP 07 | PHASING PLAN

LANDSCAPE SHEET INDEX

1 | L1 | PRELIMINARY PLANTING PLAN
2 | L2 | PRELIMINARY PLANTING PLAN
3 | L3 | PRELIMINARY PLANTING PLAN
4 | L4 | ENHANCED LANDSCAPE SCREENING ENLARGEMENTS
5 | L5 | PRELIMINARY DETAILS

OWNER

DFML COPPERWING LANDCO II LLC
5500 EQUITY AVENUE
RENO, NEVADA 89502
PHONE: (224) 348-3020
CONTACT: RYAN SKORSKI
EMAIL: RSKORSKI@DERMODY.COM

APPLICANT

COMPASS DATACENTERS
14555 N DALLAS PARKWAY, SUITE #125
DALLAS, TEXAS 75254
PHONE: (469) 983-8192
CONTACT: BRETT COLLARD
EMAIL: BCOLLARD@COMPASSDATACENTERS.COM

ARCHITECT

HKS
350 N SAINT PAUL, SUITE #100
DALLAS, TEXAS 75201
PHONE: (214) 969-3254
CONTACT: ANTONIO VILLARREAL
EMAIL: AVILLARREAL@HKSINC.COM

ENGINEER

HILGARTWILSON
2141 E HIGHLAND AVENUE, SUITE #250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: CASEY WHITEMAN
EMAIL: CWHITEMAN@HILGARTWILSON.COM

LANDSCAPE ARCHITECT

MCGOUGH ADAMSON
535 E MCKELLIPS ROAD
MESA, ARIZONA 85203
PHONE: (602) 997-9093
CONTACT: NICK ADAMSON
EMAIL: NICK@MAG-AZ.COM



COMPASS PHX II
EL MIRAGE, AZ
COVER SHEET



REV:	

PROJ. NO.: 1680.09
DATE: 07/23/23
SCALE: NTS
DRAWN: HW
DESIGNED: JW
APPROVED: CW
DWG. NO.

CSP 00
SHT. 1 OF 13

1/23/2023 10:40:04 AM \\bls-02\Projects\25725754-000_Vanderweil_PHX II\20_Process\50_Deliver\20_Revit\A_Compass_PHX II_R2022-01_20_25.rvt



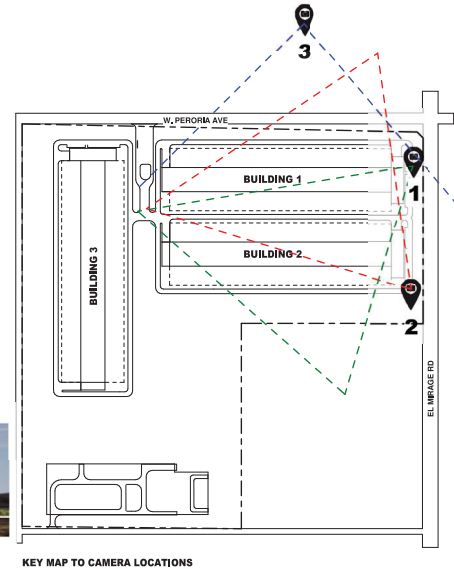
1- VIEW TO THE ENTRY OF THE OFFICE AREA



2- VIEW TO THE ENTRY OF THE OFFICE AREA



3- VIEW SOUTH TO BUILDING 1



MEP: R.G. Vanderweil Engineers 274 Summer Street Boston, MA 02210 Ph. (617) 423-7423	ARCHITECTURE: HKS 350 N Saint Paul St #100 Dallas, TX 75201 Ph. (214) 969 3254	STRUCTURE: L.A. Fuess Partners 211 Congress St Boston, MA 02110 Ph. (617) 948 5700	CIVIL: Hilgartwison 2141 E. Highland Ave. #250 Phoenix, AZ 85016 Ph. 602-490-0535
---	---	---	--



**DEVELOPMENT
APPLICATION SUBMITTAL
2023-01-23**

REVISIONS		
NO.	DATE	DESCRIPTION

**COMPASS
PHX II**

PROJ. NO.: 31058.00

Architecture Elevations

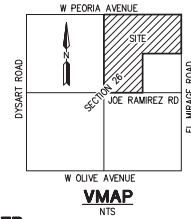
SCALE: NTS

SHEET NUMBER:
A-902

PHASE: DEVELOPMENT APPLICATION

COMPREHENSIVE SITE PLAN COMPASS PHX II

EL MIRAGE, ARIZONA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH,
RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P. 602.490.0535 / F. 602.368.2436
www.hilgartwilson.com



OWNER
DPML COPPERWING LANDCO II LLC
5500 EQUITY AVENUE
RENO, NEVADA 89502
PHONE: (224) 348-3020
CONTACT: RYAN SIKORSKI
EMAIL: RSIKORSKI@BERMODY.COM

APPLICANT
COMPASS DATACENTERS
14555 N DALLAS PARKWAY, SUITE #125
DALLAS, TEXAS 75254
PHONE: (469) 963-8192
CONTACT: BRETT COLLARD
EMAIL: BCOLLARD@COMPASSDATACENTERS.COM

ARCHITECT
HKS
350 N SAINT PAUL, SUITE #100
DALLAS, TEXAS 75201
PHONE: (214) 969-3254
CONTACT: ANTONO VILLARREAL
EMAIL: AVILLARREAL@HKSINC.COM

ENGINEER
HILGARTWILSON
2141 E HIGHLAND AVENUE, SUITE #250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: CASEY WHITEMAN
EMAIL: CWHITEMAN@HILGARTWILSON.COM

LANDSCAPE ARCHITECT
MCGOUGH ADAMSON
535 E WOKELIPS ROAD
MESA, ARIZONA 85203
PHONE: (602) 997-9093
CONTACT: NICK ADAMSON
EMAIL: NICK@AMG-AZ.COM

**WATER AND/OR SEWER
OWNER OPERATOR**



2355 WEST PINNACLE PEAK RD.
SUITE 300
PHOENIX, AZ 85027
PHONE: (623) 445-2438

SHEET INDEX

1	CSP 01	COVER SHEET
2	CSP 02	COMPREHENSIVE SITE PLAN
3	CSP 03	COMPREHENSIVE SITE PLAN
4	CSP 04	COMPREHENSIVE SITE PLAN
5	CSP 05	AERIAL PLAN
6	CSP 06	CONTEXT PLAN
7	CSP 07	PHASING PLAN

SITE DATA

EXISTING ZONING:	PAD
GROSS AREA:	5,286,407 SF / 121.36 AC
NET AREA:	4,993,748 SF / 114.64 AC
OPEN SPACE:	2,271,597 SF (45.5%)
BUILDING AREA 1:	225,000 SF
BUILDING AREA 2:	225,000 SF
BUILDING AREA 3:	225,000 SF
TOTAL BUILDING AREA:	675,000 SF
BUILDING COVERAGE:	13.5%
BUILDING HEIGHT:	26'
CONSTRUCTION TYPE:	II-B
OCCUPANCY TYPE:	S-2/B
PEORIA SPEED LIMIT:	40 MPH
EL MIRAGE SPEED LIMIT:	40 MPH

PARKING CALCULATIONS

EMPLOYEE PER SHIFT:	36
PARKING REQUIRED:	108*
PARKING PROVIDED:	186
ADA REQUIRED:	9
VAR:	6
STANDARD:	3

*DATA CENTER-1 SPACE PER EMPLOYEE PER MAJOR SHIFT.

COMPASS PHX II
 EL MIRAGE, AZ
 CIVIL COVER SHEET - COMPREHENSIVE SITE PLAN



REV:	
1	
2	
3	
4	
5	
6	
7	

PROJ. NO.:	1680.09
DATE:	07/23/23
SCALE:	NIS
DRAWN:	HW
DESIGNED:	JW
APPROVED:	CW

DWG. NO.
CSP 01

SHT. 1 OF 7

TITLE COMMITMENT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 2, COPPERWING LOGISTICS CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 1556 OF MAPS, PAGE 16, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SAID POINT BEING MARKED BY A CITY OF EL MIRAGE BRASS CAP IN A HANDHOLE;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26, SOUTH 89 DEGREES 13 MINUTES 15 SECONDS EAST, 2626.24 FEET TO THE NORTHEAST QUARTER CORNER OF SAID SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SAID POINT BEING MARKED BY CITY OF EL MIRAGE BRASS CAP IN A HANDHOLE;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 SOUTH 00 DEGREES 01 MINUTES 32 SECONDS EAST, 1275.00 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 28 SECONDS WEST, 1217.37 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 32 SECONDS EAST, 1346.67 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 NORTH 89 DEGREES 23 MINUTES 35 SECONDS WEST, 1411.71 FEET TO THE CALCULATED CENTER OF SAID SECTION 26;

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 NORTH 00 DEGREES 02 MINUTES 23 SECONDS EAST, 2642.99 FEET RETURNING TO THE POINT OF BEGINNING.

BASIS OF BEARING

BASIS OF BEARING IS S89°13'15"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

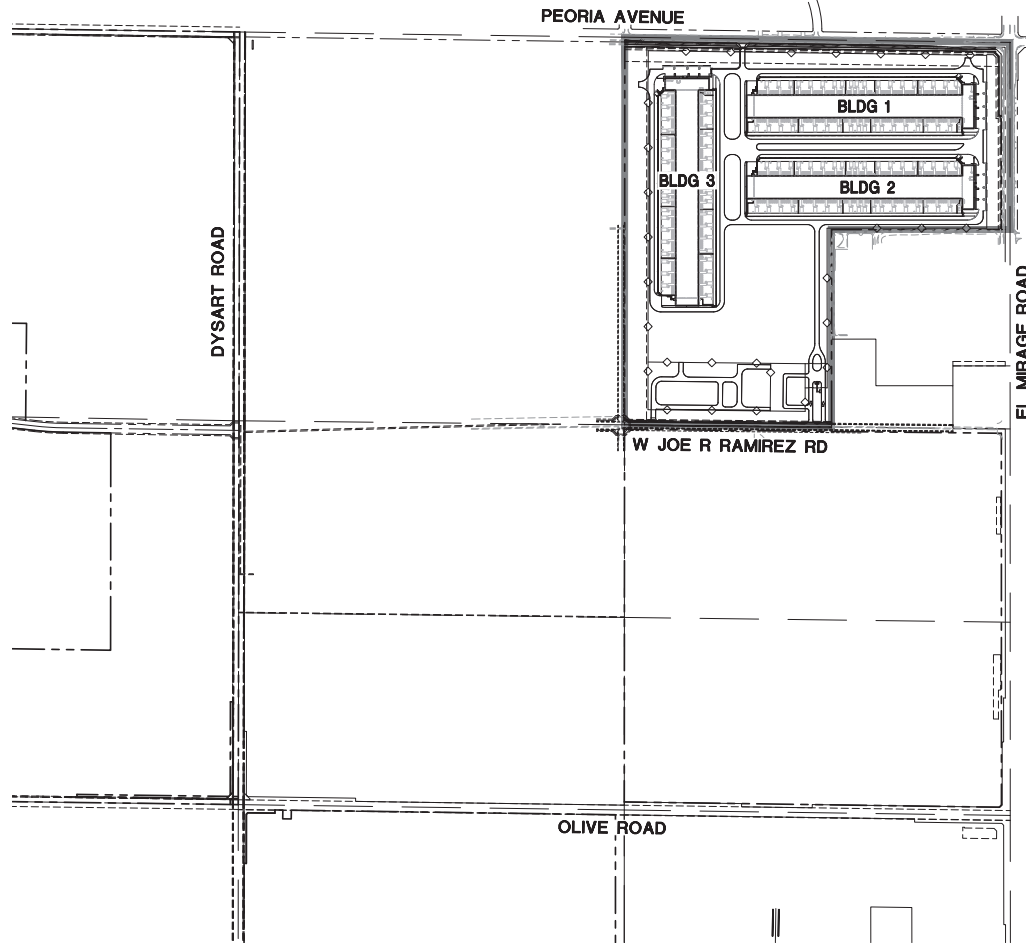
BENCHMARK

FOUND 3" C.O.E.M. BRASS CAP IN HAND HOLE, DOWN 0.50' AT THE CENTERLINE OF OLIVE AVENUE.
ELEVATION: 1094.388'
DATUM: NAVD88

FLOOD ZONE DESIGNATION

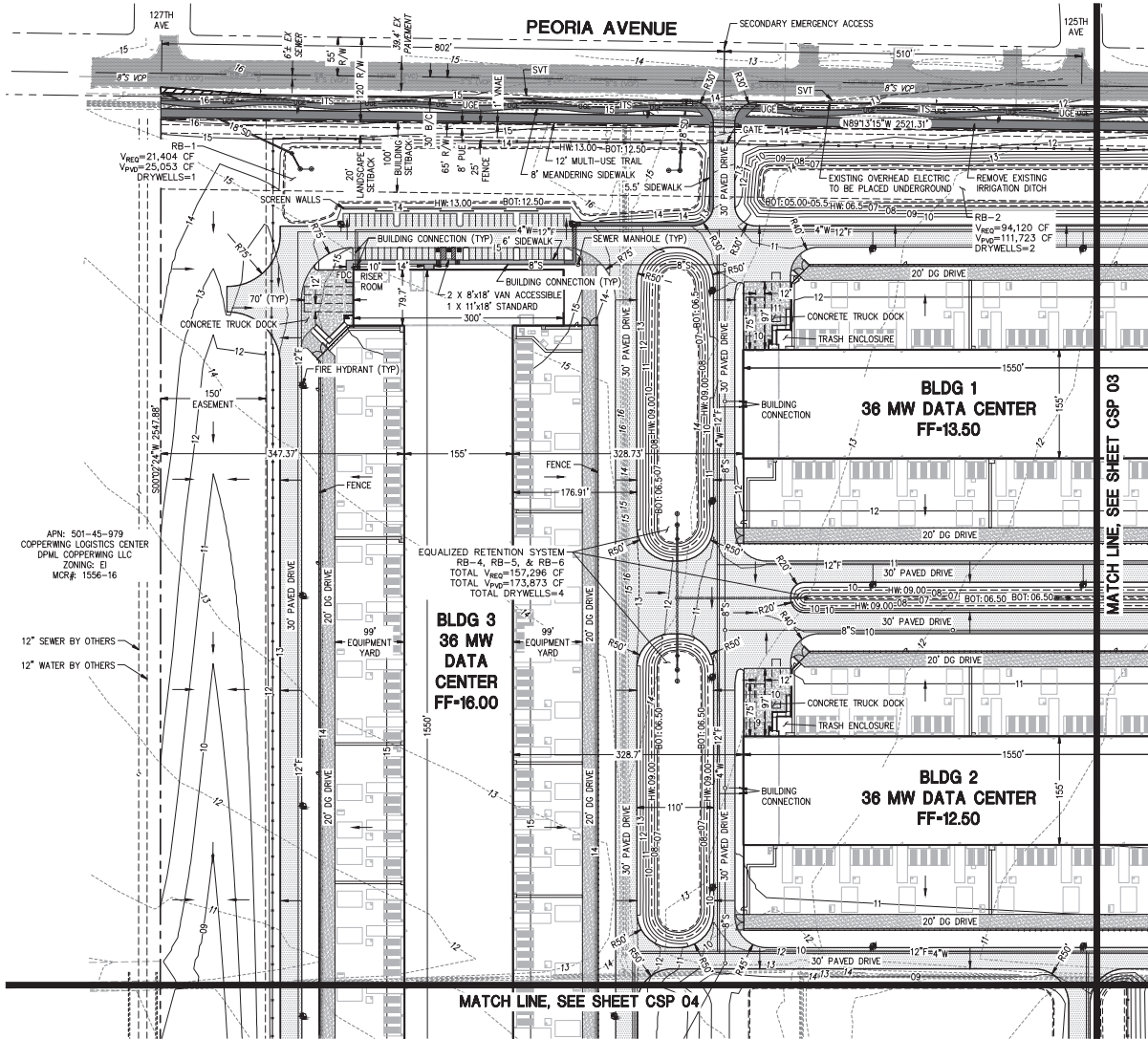
THE FOLLOWING FLOOD PLAN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN; AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT; AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES, NO BFE'S OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1680L, PANEL NUMBER 1680 OF 4425, EFFECTIVE DATE, OCTOBER 16, 2013.



KEYMAP
SCALE: 1"=400'

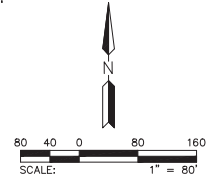
© Copyright 2023, HILGARTWILSON, LLC. This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.



- LEGEND** EXISTING
- BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - RIGHT OF WAY LINE
 - PARCEL LINE
 - - - EASEMENT
 - EXISTING CONTOUR
 - EXIST CHAIN LINK FENCE
 - EXIST BARR WIRE FENCE
 - EXIST WROUGHT IRON FENCE
 - EXIST BLOCK WALL
 - FOUND MONUMENT AS NOTED
 - FOUND BRASS CAP IN HAND HOLE
 - FOUND BRASS CAP FLUSH
 - EXIST UTILITY POLE
 - EXIST GUY ANCHOR
 - EXIST ELECTRIC TRANSFORMER
 - EXIST ELECTRIC PULL BOX
 - EXIST LIGHT POLE W/ARM
 - EXIST ELECTRIC PANEL
 - EXIST ELECTRIC CABINET
 - EXIST LIGHT POLE
 - EXIST TRAFFIC SIGNAL WITH ARM
 - EXIST TRAFFIC SIGNAL
 - EXIST TRAFFIC SIGNAL PULL BOX
 - EXIST SIGN
 - EXIST VAULT (UNKNOWN)
 - EXIST BOLLARD
 - EXIST MAILBOX
 - EXIST POST OR AS NOTED
 - EXIST PVC RISER
 - EXIST MANHOLE (UNKNOWN TYPE)
 - EXIST TELEPHONE PEDESTAL
 - EXIST TELEPHONE MANHOLE
 - EXIST TELEPHONE PULL BOX
 - EXIST CABLE TV PULL BOX
 - EXIST CABLE TV MANHOLE
 - EXIST CABLE TV PEDESTAL
 - EXIST CURB INLET
 - EXIST GRATE
 - EXIST GRATE
 - EXIST STORM DRAIN MANHOLE
 - EXIST FIRE HYDRANT
 - EXIST AIR RELEASE VALVE
 - EXIST WATER VALVE
 - EXIST WATER METER
 - EXIST WATER PUMP
 - EXIST WATER BACK FLOW PREVENTOR
 - EXIST WATER STUB OUT
 - EXIST WELL
 - EXIST GAS VALVE
 - EXIST GAS MARKER
 - EXIST SANITARY SEWER MANHOLE

- LEGEND** PROPOSED
- FENCE
 - CONTOUR
 - HW: 12.00 --- BASIN HIGHWATER
 - BOT: 11.00 --- BASIN BOTTOM
 - 18" SD --- STORM PIPE
 - 8" S --- SEWER
 - 4" W --- DOMESTIC
 - 12" T --- FIRE
 - 12" S (PVC) --- SEWER BY OTHERS
 - 12" W (DIP) --- WATER BY OTHERS
 - UGE --- UNDERGROUND ELECTRIC
 - ITS --- ITS CONDUIT
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - WATER METER
 - WATER BACKFLOW PREVENTOR
 - STORM CATCH BASIN
 - STORM DRYWELL
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - FINISH FLOOR
 - RB-1 --- RETENTION BASIN LABEL
 - DG --- DECOMPOSED GRANITE
 - SVT --- SITE VISIBILITY TRIANGLE PER EM-158
 - BFP --- BACKFLOW PREVENTOR

- FF-12.50**
- RB-1 --- RETENTION BASIN LABEL
 - DG --- DECOMPOSED GRANITE
 - SVT --- SITE VISIBILITY TRIANGLE PER EM-158
 - BFP --- BACKFLOW PREVENTOR



COMPASS
ENGINEERS

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P. 602.960.0535 / F. 602.968.2496
www.hilgartwilson.com



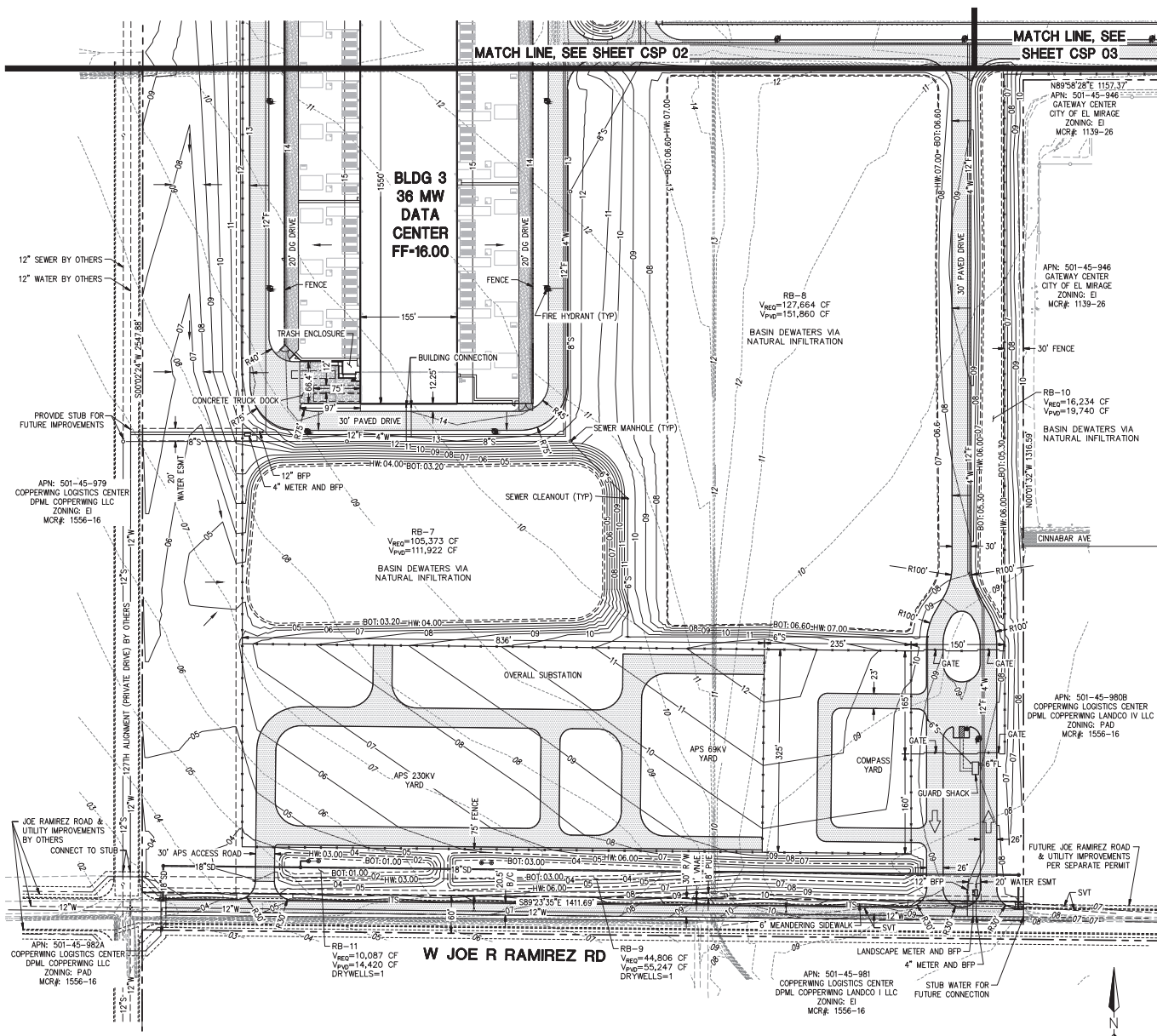
COMPASS PHX II
EL. MIRAGE, AZ
COMPREHENSIVE SITE PLAN

Contract Arizona #11 at least two full working days before any final execution

ARIZONA
CALL 811 or visit arizona11.com

PROJ. NO.:	1680.09	DWG. NO.:	CSP 02
DATE:	01/23/23	SCALE:	AS NOTED
SCALE:	AS NOTED	DRAWN:	HW
DESIGNED:	JW	APPROVED:	CM
SHT. 2 OF 7		U:\1680\1680\DRAWINGS\1680.09_PHX II\CSP\1680.09 - CSP 02.dwg 1/23/2023 12:14 PM	

© Copyright 2023, HILGARTWILSON, LLC. This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.



- LEGEND** EXISTING
- BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - RIGHT OF WAY LINE
 - PARCEL LINE
 - EASEMENT
 - EXISTING CONTOUR
 - EXIST CHAIN LINK FENCE
 - EXIST BARR WIRE FENCE
 - EXIST WROUGHT IRON FENCE
 - EXIST BLOCK WALL
 - FOUND MONUMENT AS NOTED
 - FOUND BRASS CAP IN HAND HOLE
 - FOUND BRASS CAP FLUSH
 - EXIST UTILITY POLE
 - EXIST GUY ANCHOR
 - EXIST ELECTRIC TRANSFORMER
 - EXIST ELECTRIC PULL BOX
 - EXIST LIGHT POLE W/ARM
 - EXIST ELECTRIC PANEL
 - EXIST ELECTRIC CABINET
 - EXIST LIGHT POLE
 - EXIST TRAFFIC SIGNAL WITH ARM
 - EXIST TRAFFIC SIGNAL
 - EXIST TRAFFIC SIGNAL PULL BOX
 - EXIST SIGN
 - EXIST VAULT (UNKNOWN)
 - EXIST BOLLARD
 - EXIST MAILBOX
 - EXIST POST OR AS NOTED
 - EXIST PVC RISER
 - EXIST MANHOLE (UNKNOWN TYPE)
 - EXIST TELEPHONE PEDESTAL
 - EXIST TELEPHONE MANHOLE
 - EXIST TELEPHONE PULL BOX
 - EXIST CABLE TV PULL BOX
 - EXIST CABLE TV MANHOLE
 - EXIST CABLE TV PEDESTAL
 - EXIST CURB INLET
 - EXIST GRATE
 - EXIST STORM DRAIN MANHOLE
 - EXIST FIRE HYDRANT
 - EXIST AIR RELEASE VALVE
 - EXIST WATER VALVE
 - EXIST WATER METER
 - EXIST WATER PUMP
 - EXIST WATER BACK FLOW PREVENTER
 - EXIST WATER STUB OUT
 - EXIST WELL
 - EXIST GAS VALVE
 - EXIST GAS MARKER
 - EXIST SANITARY SEWER MANHOLE

- LEGEND** PROPOSED
- FENCE
 - CONTOUR
 - HW: 12.00 --- BASIN HIGH WATER
 - BOT: 11.00 --- BASIN BOTTOM
 - 18" SD --- STORM PIPE
 - 8" S --- SEWER
 - 4" W --- DOMESTIC
 - 12" T --- FIRE
 - 12" S (PVC) --- SEWER BY OTHERS
 - 12" W (DIP) --- WATER BY OTHERS
 - UGE --- UNDERGROUND ELECTRIC
 - ITS --- ITS CONDUIT
 - F --- FIRE HYDRANT
 - FDC --- FIRE DEPARTMENT CONNECTION
 - W --- WATER METER
 - WBP --- WATER BACKFLOW PREVENTOR
 - SCB --- STORM CATCH BASIN
 - SD --- STORM DRYWELL
 - SM --- SEWER MANHOLE
 - SCN --- SEWER CLEANOUT
 - FF --- FINISH FLOOR
 - RB-1 --- RETENTION BASIN LABEL
 - DG --- DECOMPOSED GRANITE
 - SVT --- SITE VISIBILITY TRIANGLE PER EM-158
 - BFP --- BACKFLOW PREVENTOR

FF-12.50

RB-1
DG
SVT
BFP

COMPASS PHX II
EL MIRAGE, AZ
COMPREHENSIVE SITE PLAN

REV: _____

PROJ. NO.: 1660.09
DATE: 07/23/23
SCALE: AS NOTED
DRAWN: HW
DESIGNED: JW
APPROVED: CW

DWG. NO.
CSP 04
SHT. 4 OF 7



COMPASS
ENGINEERS

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P. 602.490.0535 / F. 602.368.2436
www.hilgartwilson.com



COMPASS PHX II
EL MIRAGE, AZ
COMPREHENSIVE SITE PLAN

Contract Arizona #11 at least two full working days before any final execution

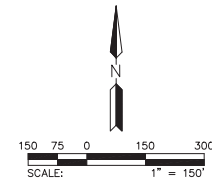
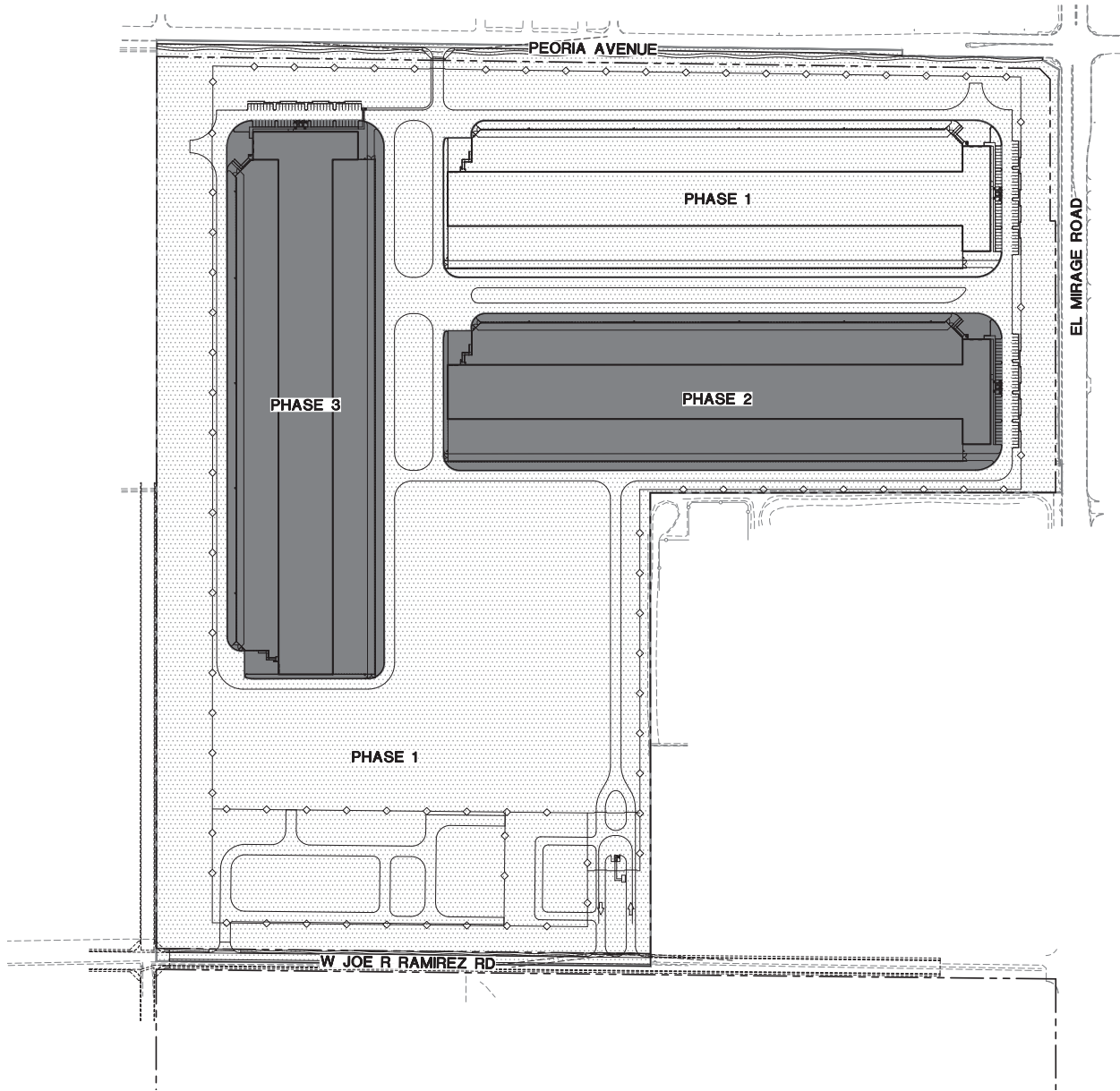
ARIZONA
CALL 811 or visit arizona11.com

PROJ. NO.: 1660.09
DATE: 07/23/23
SCALE: AS NOTED
DRAWN: HW
DESIGNED: JW
APPROVED: CW

DWG. NO.
CSP 04
SHT. 4 OF 7

U:\1660\1660\ENGR\PLANS\1660.09 PHX II\CSP\1660.09 - CSP 04.dwg 1/23/2023 12:15 PM

©Copyright 2023, HILBARTWILSON, LLC - This plan document set is the sole property of HILBARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILBARTWILSON, LLC employees.



HILBARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436
 www.hilbarts.com



COMPASS PHX II

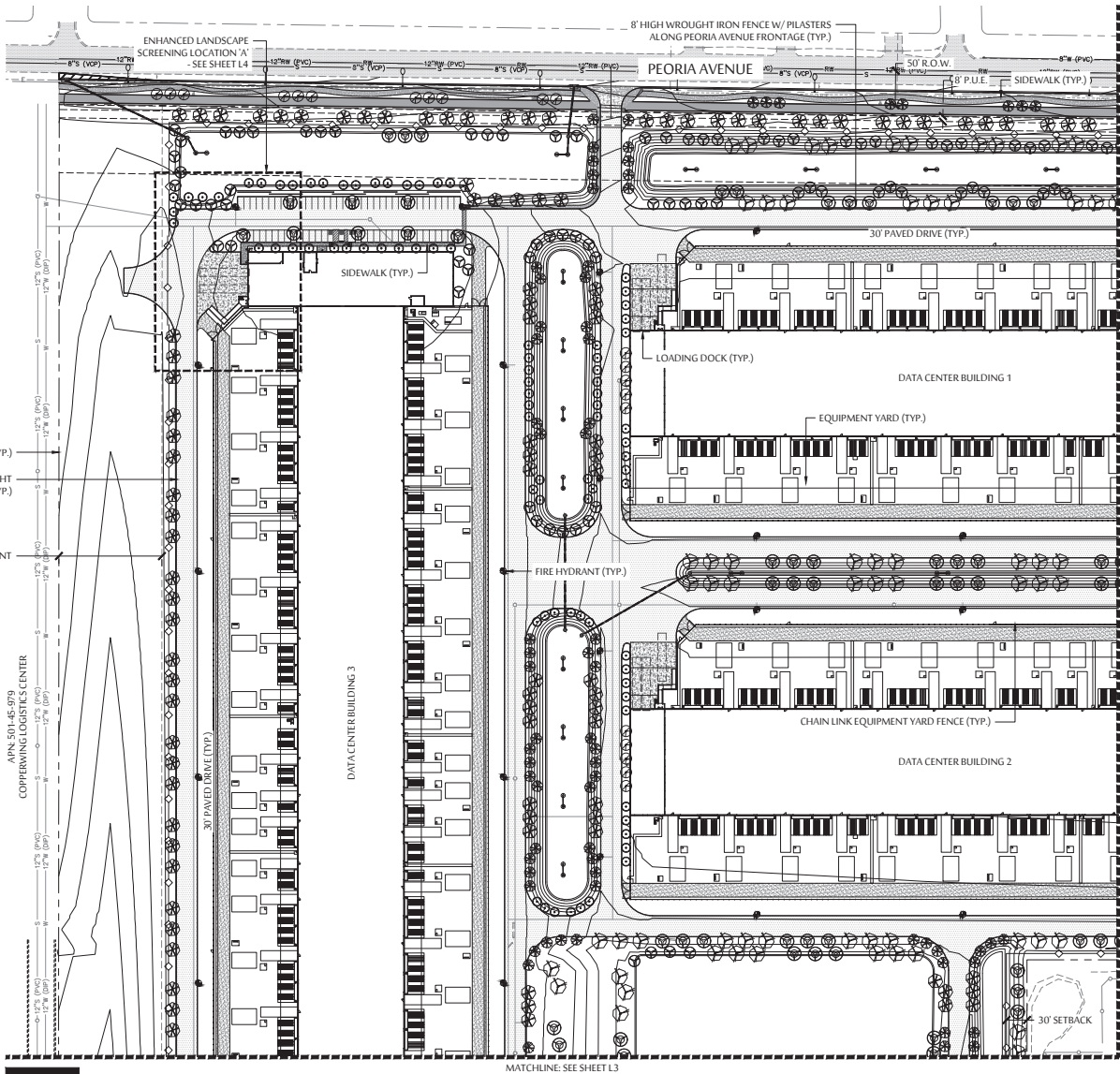
EL MIRAGE, AZ
 PHASING PLAN



REV:	

HILBARTWILSON
 PROJ NO.: 1680.09
 DATE: 07/23/23
 SCALE: AS NOTED
 DRAWN: HW
 DESIGNED: JW
 APPROVED: CW

CSP 07
 SHT. 7 OF 7

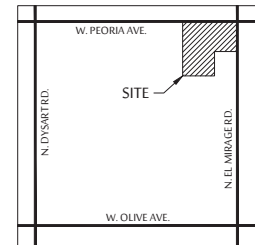


PLANT LEGEND

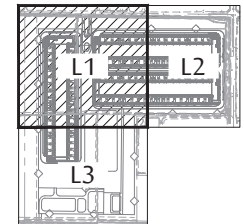
SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	BOX SIZE
TREES			
	CHILOPSIS LINEARIS - DESERT WILLOW	193	24" BOX
	PROSOPIS HYBRID - THORNLESS MESQUITE	211	24" BOX
	CAESALPINIA CACALACO - CASCALOTE	186	24" BOX
	CHITALPA TASHIKENTENSIS - CHITALPA	196	24" BOX
	QUERCUS VIRGINIANA - LIVE OAK	154	24" BOX
	ULMUS PARVIFOLIA - CHINESE ELM	49	24" BOX
	ACACIA ANEURA - MULGA TREE	199	24" BOX
SHRUBS			
	JUSTICIA CALIFORNICA - CHUPAROSA		
	BOUGAINVILLEA SP. - 'FLAME' BUSH BOUG.		
	DODONEA VISCOSA - HOP BUSH		
	SENNA ARTEMISIOIDES - SILVER CASSIA		
	EREMOPHILA GLABRA 'KALGOORLIE' - EMU BUSH		
	LEUCOPHYLLUM HYBRID - 'HEAVENLY CLOUD'		
	TECOMA STANS HYBRID 'SPARKLETTE'		
	SIMMONDSIA CHINENSIS - JOJOBA		
	CAESALPINIA GILLIESII - YELLOW BIRD OF PARA.		
	EREMOPHILA HYGROPHANA - BLUE BELLS		
ACCENTS			
	AGAVE WEBERI - WEBER'S AGAVE		
	AGAVE PARRYI 'TRUNCATA' - PARRY'S AGAVE		
	EUPHORBIA ANTISTYPHILITICA - CANDELLA		
	DASYLIRON WHEELERI - DESERT SPOON		
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' - RED YUCCA		
	NOLINA MICROCARPA - BEAR GRASS		
	OPUNTIA SANTA RITA - PURPLE PRICKLY PEAR		
	YUCCA BACCATA - BANANA YUCCA		
GROUND COVERS			
	LANTANA MONTEVIDENSIS - PURPLE TRAILING		
	LANTANA HYBRID - 'NEW GOLD'		
	ROSMARINUS OFFICINALIS 'PROSTRATUS' - TRAILING ROSEMARY		
	1" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR: 'PAINTED DESERT' BY ROCK PRO USA		

* SEE SHEET L2 FOR NOTES

VICINITY MAP



KEY MAP

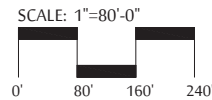


COMPASS DATA CENTER - PHX II
PRELIMINARY PLANTING PLAN

NEC OF PERORIA AVE. & EL MIRAGE RD. - EL MIRAGE, ARIZONA
JANUARY 23, 2023



SHEET L1

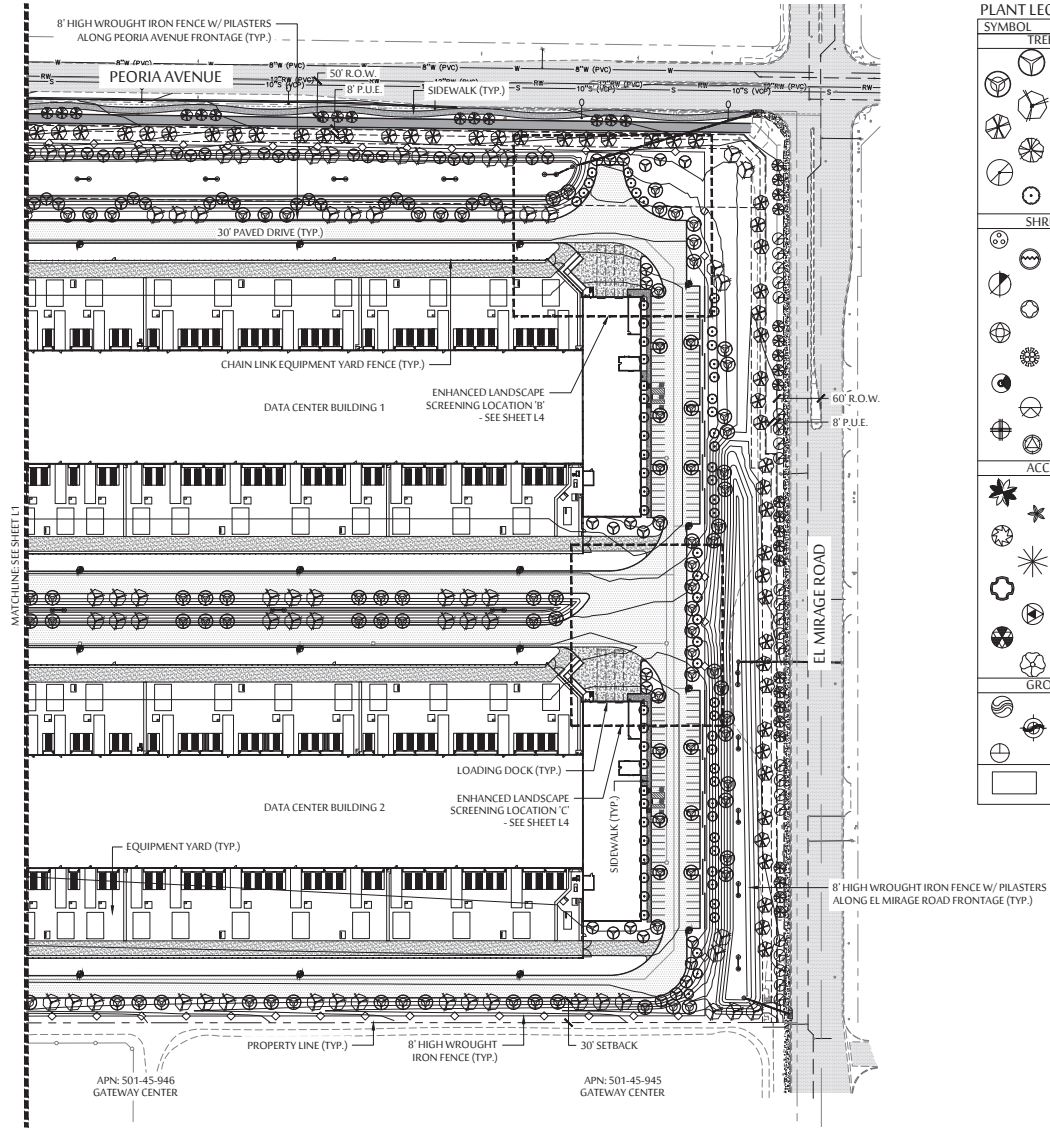


EL MIRAGE GENERAL LANDSCAPE NOTES

- ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE CITY'S SPECIFICATIONS. ALL LANDSCAPING APPROVED AS PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRE CITY APPROVAL.
- PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL LANDSCAPE PROJECTS REQUIRING CITY MAINTENANCE OR WITHIN THE CITY RIGHT-OF-WAY SHALL BE INSPECTED FOR THE FOLLOWING:
 - PLANT LOCATIONS: THESE LOCATIONS SHALL BE STAKED IN THE FIELD WITH IDENTIFICATION AS TO TREES OR SHRUBS, OR HOLES FOR THE PLANT MATERIALS MAY BE DUG WITH IDENTIFICATION OF PLANT TYPE. USE OF THIS METHOD DOES NOT RELIEVE THE CONTRACTOR OF ANY PLANT RELOCATIONS MADE BY THE CITY.
 - IRRIGATION INSTALLATION: INSPECTIONS SHALL BE MADE AT THE POINT THE IRRIGATION SYSTEM IS INSTALLED. INSPECTIONS OF THE PIPE DEPTH, AUTOMATIC VALVE INSTALLATION AND EMITTER/SPRAY INSTALLATIONS WILL BE MADE.
 - SUBSTANTIAL COMPLETION: AN INSPECTION AT COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION WILL BE MADE. ANY DEFICIENCIES IN THE INSTALLATION WILL BE NOTED AND CORRECTED BY THE CONTRACTOR DURING THE MAINTENANCE PERIOD.
 - FINAL ACCEPTANCE: A FINAL INSPECTION IS REQUIRED PRIOR TO CITY ACCEPTANCE OF THE LANDSCAPE AND IRRIGATION PERMITS. THE ABOVE INSPECTIONS REQUIRE A MINIMUM OF 48-HOURS PRIOR NOTIFICATION TO THE CITY. CALL THE EL MIRAGE COMMUNITY DEVELOPMENT DEPARTMENT AT (623) 933-8318 AND LEAVE A MESSAGE INCLUDING THE SUBDIVISION, LOCATION AND TYPE OF INSPECTION TO ARRANGE FOR THESE INSPECTIONS. SEPARATE INSPECTIONS ARE REQUIRED FOR THE BACKFLOW PREVENTER AND ELECTRICAL CONNECTIONS. PLEASE CALL (623) 933-6405 A MINIMUM OF 48-HOURS PRIOR TO ARRANGE FOR THESE INSPECTIONS.
- LANDSCAPE AND IRRIGATION, WHICH IS INSTALLED ON PRIVATE PROPERTY IN CONJUNCTION WITH A CITY APPROVED SITE PLAN, WILL BE MAINTAINED BY THE DEVELOPMENT DEPARTMENT FOR CONFORMANCE TO THE APPROVED SITE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE LANDSCAPE AND IRRIGATION FOR THIS PROJECT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE APPROVED PLANS.
- ALL CITY MAINTAINED PROJECTS REQUIRE A 90-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE CITY.
- RIGHT-OF-WAY AND CITY MAINTAINED AREAS REQUIRE SEPARATE WATER METER CONNECTIONS. RIGHT-OF-WAY AREAS DESIGNATED FOR MAINTENANCE BY THE ADJACENT PROPERTY OWNERS FOR COMMERCIAL, INDUSTRIAL AND MULTIFAMILY DEVELOPMENTS SHALL HAVE THE RIGHT-OF-WAY IRRIGATION ISOLATED OR SEPARATED FROM THE ON-SITE IRRIGATION SYSTEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, COST AND REQUIRED PERMIT FEES FOR THE WATER METER(S) DESIGNATED TO SERVE THE IRRIGATION SYSTEM.
- ALL PLANTINGS AT MATURITY SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE AROUND ALL FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
- PLANTINGS SHALL NOT INTERFERE WITH ANY TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 2'-6" WITHIN ANY SIGHT DISTANCE TRIANGLES.
- INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM INCLUDING ADDITION OF GROUND PLANT MATERIALS SHALL NOT IMPEDE THE FLOW OF DESIGNED DRAINAGE FACILITIES NOR DECREASE THE DESIGN VOLUME OF ANY DETENTION/RETENTION BASINS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LANDSCAPE AND IRRIGATION INSTALLATION.
- ALL TREES SHALL MAINTAIN A MINIMUM OF 6'-0" CLEARANCE FROM ANY CITY WATER OR SEWER LINE. ALL PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO ANY SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
- A SWALE A MINIMUM OF 6" IN DEPTH SHALL BE PROVIDED IN ALL LANDSCAPE AREAS WITHIN THE CITY RIGHT-OF-WAY TO PROMOTE WATER HARVESTING.
- ALL PLANTING AREAS (EXCEPT TURF AREAS) TO BE MAINTAINED BY THE CITY SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE BY A LICENSED APPLICATOR PRIOR TO AND AFTER THE PLACEMENT OF THE DECOMPOSED GRANITE, RIVER ROCK, ETC. APPLICATION DOCUMENTATION WILL BE REQUIRED PRIOR TO ACCEPTANCE OF THE LANDSCAPING BY THE CITY.
- AS-BUILT DRAWINGS OF THE LANDSCAPE AND IRRIGATION SYSTEM ARE REQUIRED PRIOR TO ACCEPTANCE BY THE CITY AND FOR PROJECTS WITHIN THE CITY RIGHT-OF-WAY OR CITY OWNED PROPERTY. THE AS-BUILT DRAWINGS SHALL BE 4-MIL PHOTO MYLAR SHOWING THE LOCATIONS OF ALL PLANTINGS AND THE DIMENSIONS TO FIXED POINTS OF ALL IRRIGATION EQUIPMENT, PIPING, ETC.

NOTES:

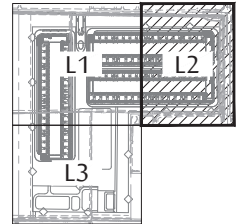
- DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADVISORY LOW WATER USE PLANT LIST.
- SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
- ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
- NO TREES TO BE LOCATED WITHIN THE P.U.E., S.V.T., OR ANY OTHER NOTED EASEMENTS. TREES TO REMAIN CLEAR 5' FROM SIDEWALKS AND 6' FROM FIRE HYDRANTS.
- FINAL TREE PLACEMENT WILL BE DETERMINED BASED ON CAMERA LOCATIONS.



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	BOX SIZE
TREES			
	CHILOPSIS LINEARIS - DESERT WILLOW	193	24" BOX
	PROSOPIS HYBRID - THORNLESS MESQUITE	211	24" BOX
	CAESALPINIA CACALACO - CASCALOTE	186	24" BOX
	CHITALPA TASHKENTENSIS - CHITALPA	196	24" BOX
	QUERCUS VIRGINIANA - LIVE OAK	154	24" BOX
	ULMUS PARVIFOLIA - CHINESE ELM	49	24" BOX
	ACACIA ANEURA - MULGA TREE	199	24" BOX
SHRUBS			
	JUSTITIA CALIFORNICA - CHUPAROSA		
	BOUGAINVILLEA SP. - 'FLAME' BUSH BOUG.		
	DODONEA VISCOZA - HOP BUSH		
	SENNA ARTEMISIOIDES - SILVER CASSIA		
	EREMOPHILA GLABRA 'KALGOORLIE' - EMU BUSH		
	LEUCOPHYLLUM HYBRID - 'HEAVENLY CLOUD'		
	TECOMA STANS HYBRID 'SPARKLETTE'		
	SIMMONDSIA CHINENSIS - JOJOBA		
	CAESALPINIA GILLIESII - YELLOW BIRD OF PARA.		
	EREMOPHILA HYGROPHANA - BLUE BELLS		
ACCENTS			
	AGAVE WEBERI - WEBER'S AGAVE		
	AGAVE PARRYI 'TRUNCATA' - PARRY'S AGAVE		
	EUPHORBIA ANTISYPHILITICA - CANDELLA		
	DASYLIRION WHEELERI - DESERT SPOON		
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' - RED YUCCA		
	NOLINA MICROCARPA - BEAR GRASS		
	OPUNTIA SANTA RITA - PURPLE PRICKLY PEAR		
	YUCCA BACCATA - BANANA YUCCA		
GROUND COVERS			
	LANTANA MONTEVIDENSIS - PURPLE TRAILING		
	LANTANA HYBRID - 'NEW GOLD'		
	ROSMARINUS OFFICINALIS 'PROSTRATUS' - TRAILING ROSEMARY		
	1" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR: 'PAINTED DESERT' BY ROCK PRO USA		

KEY MAP



**COMPASS DATA CENTER - PHX II
PRELIMINARY PLANTING PLAN**

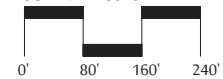
NEC OF PERORIA AVE. & EL MIRAGE RD. - EL MIRAGE, ARIZONA

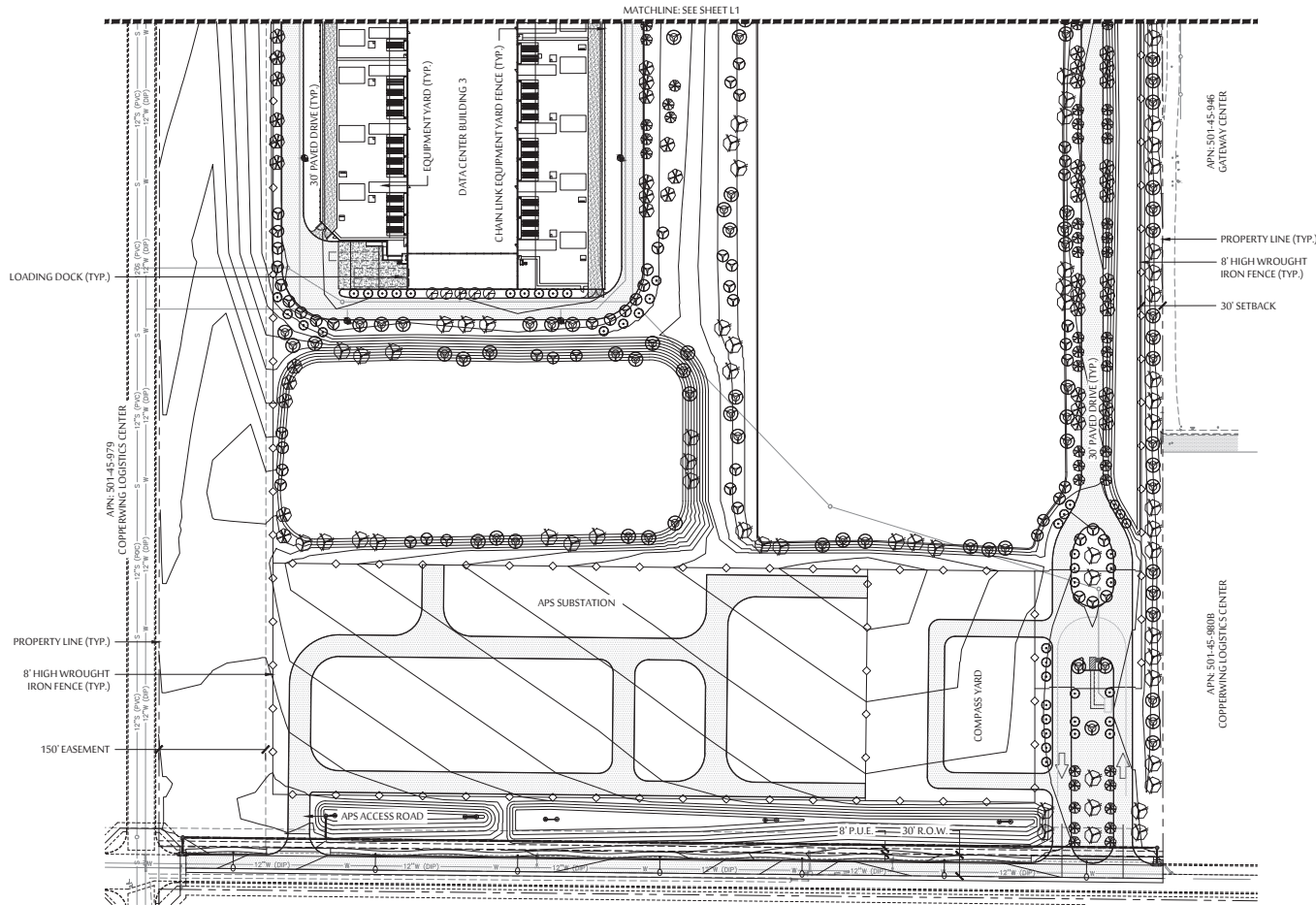
JANUARY 23, 2023



SHEET L2

SCALE: 1"=80'-0"



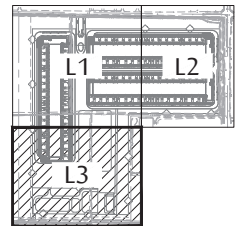


PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	BOX SIZE
TREES			
	CHILOPSIS LINEARIS - DESERT WILLOW	193	24" BOX
	PROSOPIS HYBRID - THORNLESS MESQUITE	211	24" BOX
	CAESALPNIA CACALACO - CASCALOTE	186	24" BOX
	CHITALPA TASHKENTENSIS - CHITALPA	196	24" BOX
	QUERCUS VIRGINIANA - LIVE OAK	154	24" BOX
	ULMUS PARVIFOLIA - CHINESE ELM	49	24" BOX
	ACACIA ANEURA - MULGA TREE	199	24" BOX
SHRUBS			
	JUSTICIA CALIFORNICA - CHUPAROSA		
	BOUGAINVILLEA SP. - 'FLAME' BUSH BOUG.		
	DODONEA VISCOSA - HOP BUSH		
	SENNA ARTEMISIOIDES - SILVER CASSIA		
	EREMOPHILA GLABRA 'KALGOORLIE' - EMU BUSH		
	LEUCOPHYLLUM HYBRID - 'HEAVENLY CLOUD'		
	TECOMA STANS HYBRID 'SPARKLETTE'		
	SIMMONDSIA CHINENSIS - JOJOBA		
	CAESALPNIA GILLIESII - YELLOW BIRD OF PARA.		
	EREMOPHILA HYGROPHANA - BLUE BELLS		
ACCENTS			
	AGAVE WEBERI - WEBER'S AGAVE		
	AGAVE PARRYI 'TRUNCATA' - PARRY'S AGAVE		
	EUPHORBIA ANTISYPHILITICA - CANDELLA		
	DASYLIRON WHEELERI - DESERT SPOON		
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' - RED YUCCA		
	NOLINA MICROCARPA - BEAR GRASS		
	OPUNTIA SANTA RITA - PURPLE PRICKLY PEAR		
	YUCCA BACCATA - BANANA YUCCA		
GROUND COVERS			
	LANTANA MONTEVIDENSIS - PURPLE TRAILING		
	LANTANA HYBRID - 'NEW GOLD'		
	ROSMARINUS OFFICINALIS 'PROSTRATUS' - TRAILING ROSEMARY		
	1" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR: 'PAINTED DESERT' BY ROCK PRO USA		

* SEE SHEET L2 FOR NOTES

KEY MAP



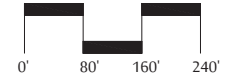
COMPASS DATA CENTER - PHX II
PRELIMINARY PLANTING PLAN

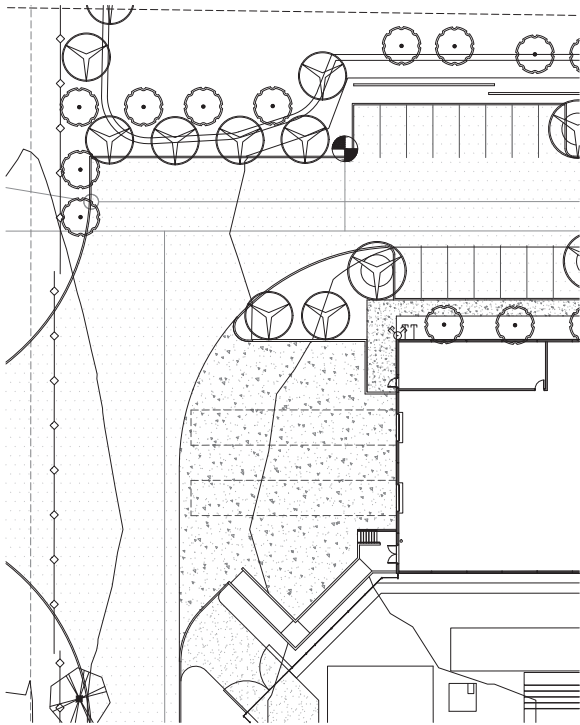
NEC OF PERORIA AVE. & EL MIRAGE RD. - EL MIRAGE, ARIZONA
JANUARY 23, 2023



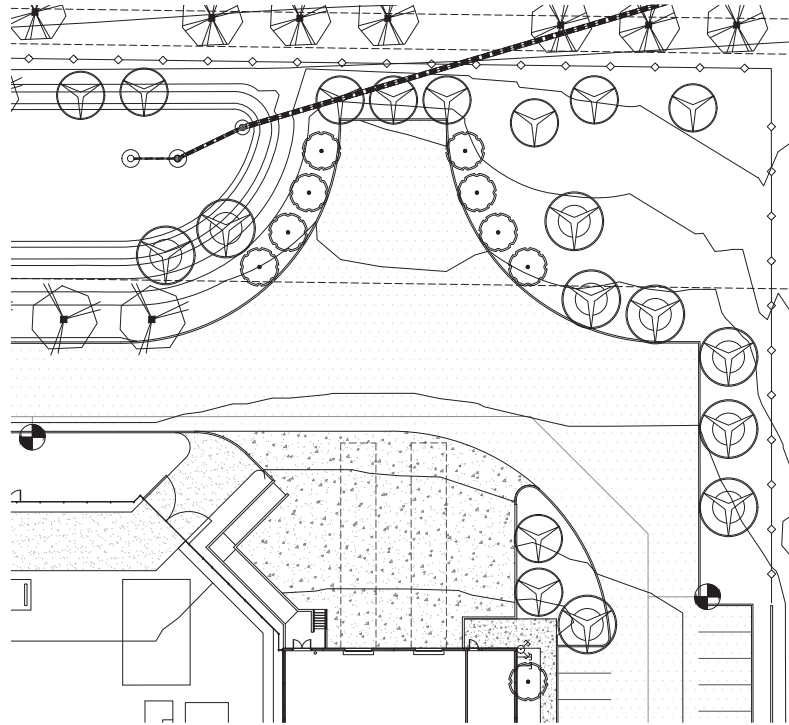
SHEET L3

SCALE: 1"=80'-0"

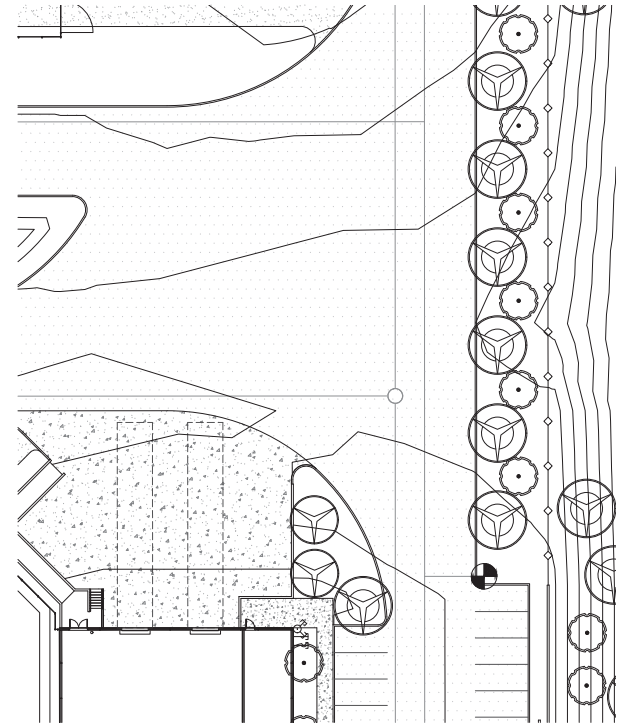




ENHANCED LANDSCAPE SCREENING LOCATION 'A' (TYP.)
- SEE SHEET L1



ENHANCED LANDSCAPE SCREENING LOCATION 'B' (TYP.)
- SEE SHEET L2



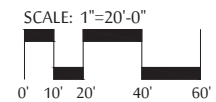
ENHANCED LANDSCAPE SCREENING LOCATION 'C' (TYP.)
- SEE SHEET L2

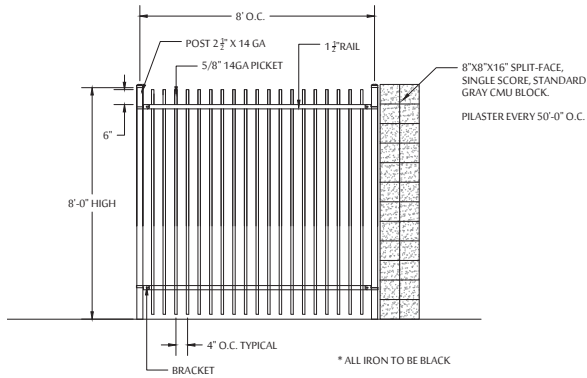


COMPASS DATA CENTER - PHX II
ENHANCED LANDSCAPE SCREENING ENLARGEMENTS
 NEC OF PERORIA AVE. & EL MIRAGE RD. - EL MIRAGE, ARIZONA
 JANUARY 23, 2023

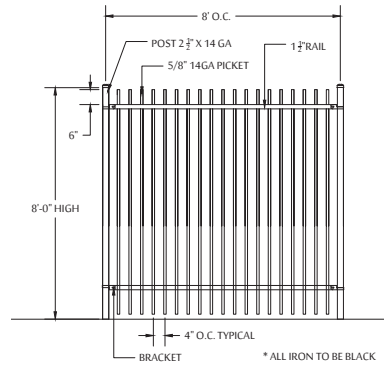


SHEET L4

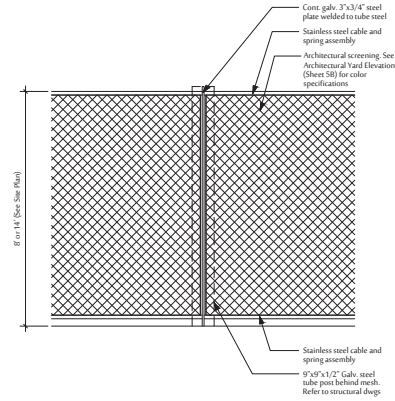




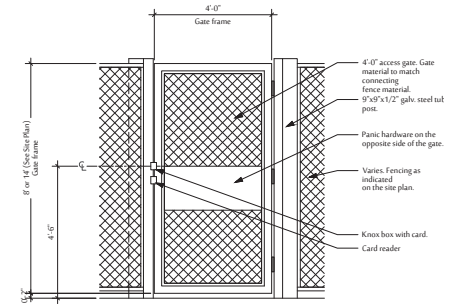
1 PEORIA AVE. & EL MIRAGE RD. PILASTER ELEVATION - 8 FT WROUGHT IRON FENCE
1/2" = 1'-0"



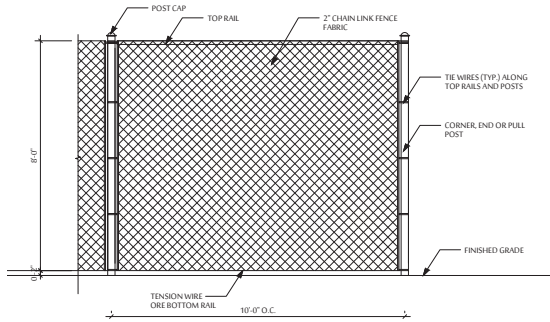
2 PERIMETER FENCING - 8 FT WROUGHT IRON FENCE
1/2" = 1'-0"



3 ARCHITECTURAL EQUIPMENT YARD SCREEN FENCE
1/2" = 1'-0"



4 EQUIPMENT YARD PEDESTRIAN GATE
1/2" = 1'-0"



5 8'H CHAIN LINK EQUIPMENT YARD FENCING
1/2" = 1'-0"



COMPASS DATA CENTER - PHX II PRELIMINARY DETAILS

NEC OF PERORIA AVE. & EL MIRAGE RD. - EL MIRAGE, ARIZONA

JANUARY 23, 2023



SHEET L5

NOTE: ALL FENCING TO BE INSTALLED AS SHOWN, OR AS AN EQUIVALENT SPECIFICATION WITH OWNER APPROVAL.