



# CITY OF EL MIRAGE DEVELOPMENT APPLICATION FORM

### Official Use

Case No: SPE23-12-01 Date Received: 12/19/2023 P&Z Meeting: 01/9/2024  
CC Meeting: N/A

### 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"/> Site Plan Approval                           |
| <input type="checkbox"/> General Plan Amendment: <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Site Plan Amendment                          |
| <input type="checkbox"/> Planned Area Development (PAD)  | <input type="checkbox"/> Preliminary Plat                             |
| <input type="checkbox"/> Planned Area Development Amendment  | <input type="checkbox"/> Final Plat                                   |
| <input type="checkbox"/> Rezoning  | <input checked="" type="checkbox"/> Other: <u>Site Plan Extension</u> |

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

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

December 18, 2023

Dear City of El Mirage,

Compass Datacenters is requesting a Site Plan Extension for our 121.4-acre parcel that was approved February 9, 2024 (zoning case PZ22-11-31). For the last twelve months, Compass Datacenters has been engaged with Arizona Public Service (APS) on the proposed development of a microgrid to provide electric power to the property by responding to capacity or frequency events on the APS grid providing grid reliability. APS and Compass are still working through the contractual language and design for microgrid, which will likely impact the final design of the campus.

Thank you for your consideration in this matter.

Regards,

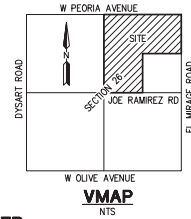
Brett Collard

Vice President – Corporate Development

Compass Datacenters, LLC

# 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

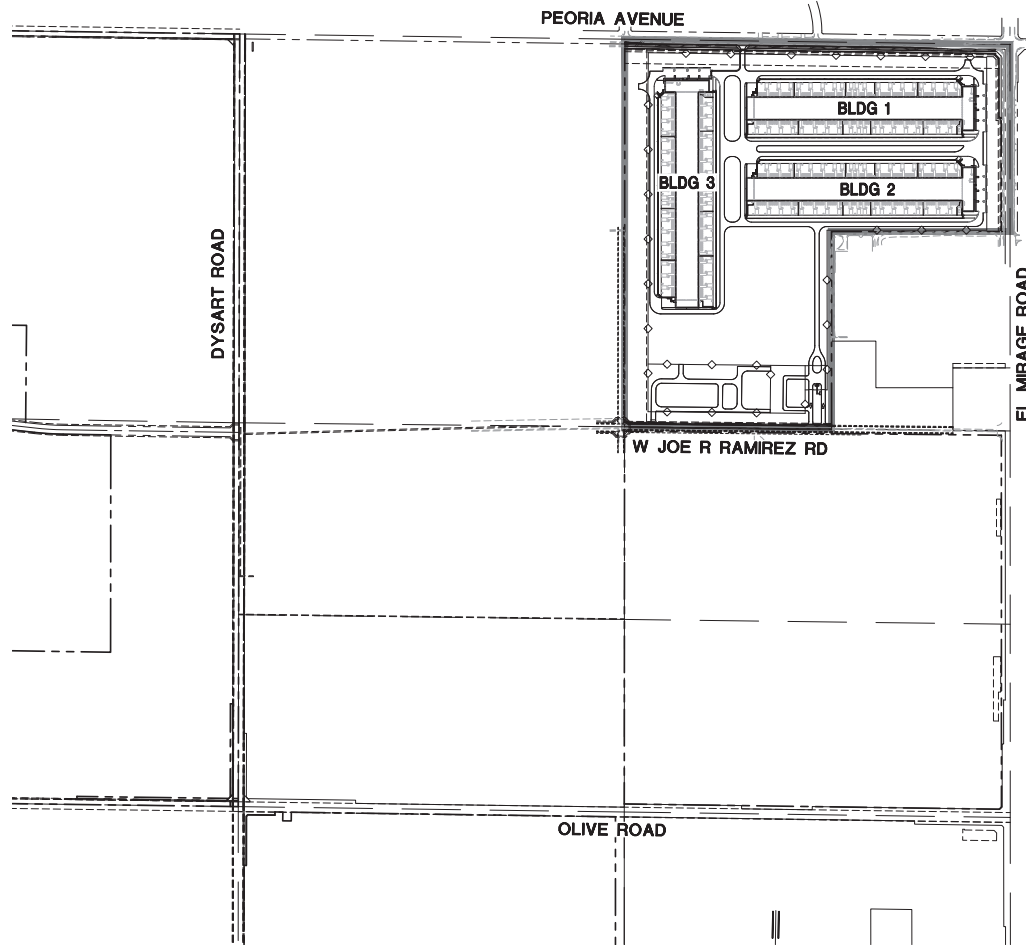
**SITE DATA**

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.



**KEYMAP**  
SCALE: 1"=400'

**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.

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



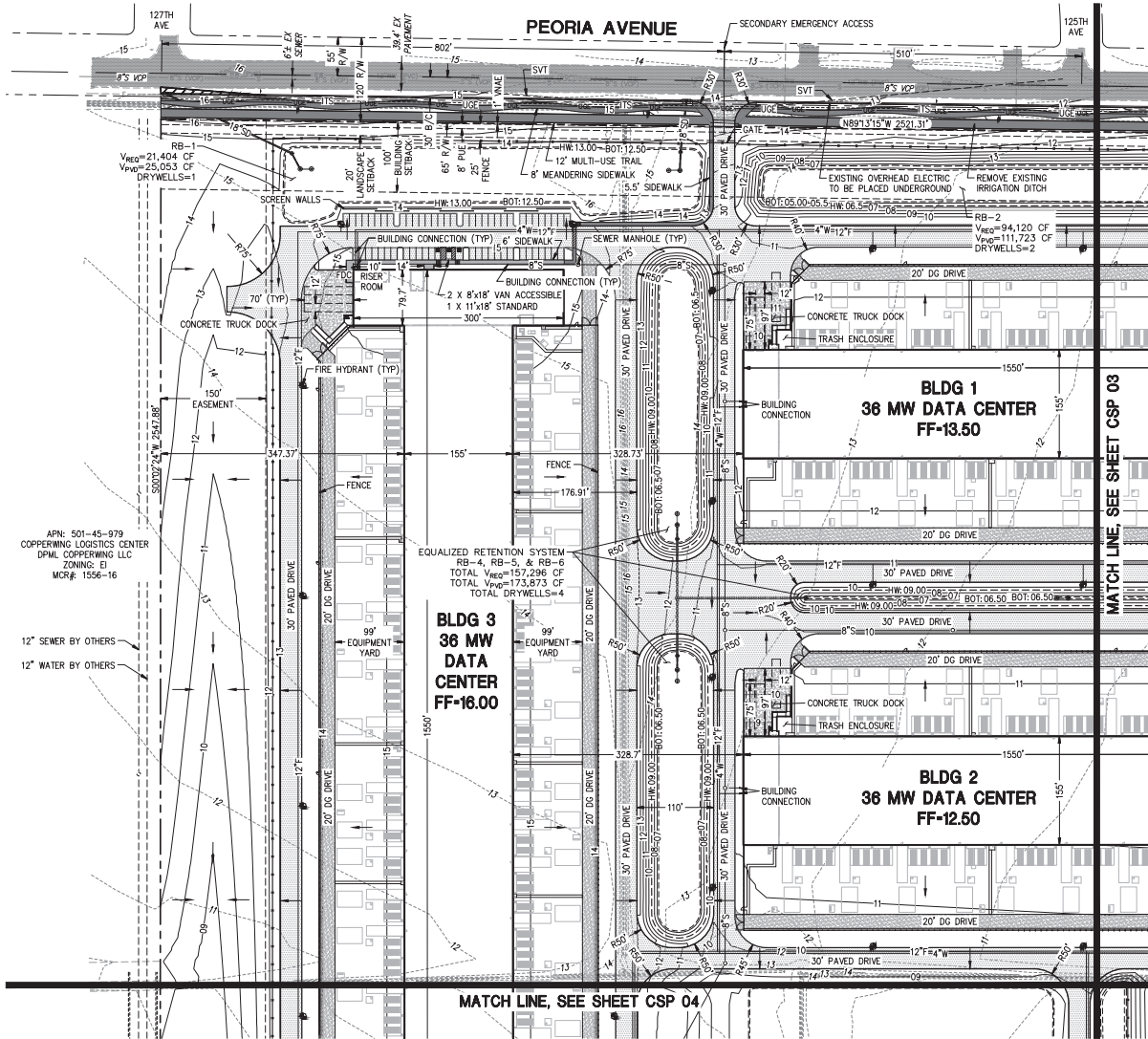
REV:	
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PROJ. NO.:	1680.09
DATE:	07/23/23
SCALE:	NIS
DRAWN:	HW
DESIGNED:	JW
APPROVED:	CW

DWG. NO.  
**CSP 01**

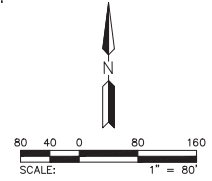
SHT. 1 OF 7

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- LEGEND** EXISTING
- BOUNDARY LINE
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  - 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
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**COMPASS PHX II**  
EL MIRAGE, AZ  
**COMPREHENSIVE SITE PLAN**



REV:	
PROJ. NO.:	1680.09
DATE:	01/23/23
SCALE:	AS NOTED
DRAWN:	HW
DESIGNED:	JW
APPROVED:	CW
DWG. NO.	<b>CSP 02</b>
SHT.	2 OF 7

**CITY OF EL MIRAGE**  
Planning & Zoning Division

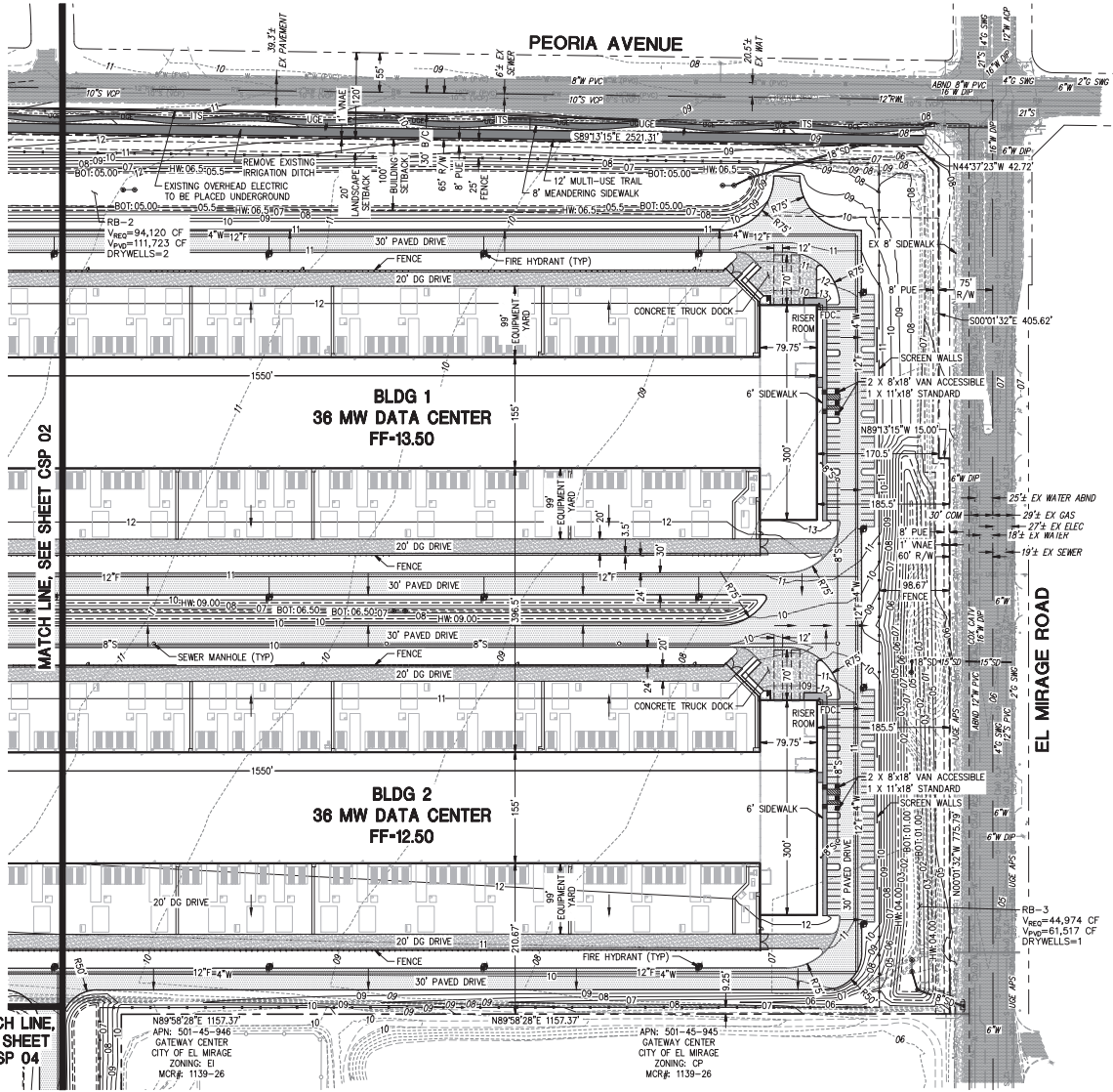
ZONING APPROVED  ZONING DENIED

DATE: \_\_\_\_\_ INT: \_\_\_\_\_

COMMENTS:

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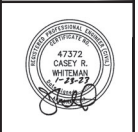
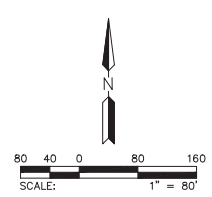
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  - DG — DECOMPOSED GRANITE
  - SVT — SITE VISIBILITY TRIANGLE PER EM-158
  - BFP — BACKFLOW PREVENTOR

- FF-12.50**
- RB-3 V<sub>area</sub>=44,974 CF V<sub>avg</sub>=61,517 CF DRYWELLS=1



**COMPASS PHX II**  
 EL MIRAGE, AZ  
**COMPREHENSIVE SITE PLAN**



REV:	
PROJ. NO.:	1680.09
DATE:	07/23/23
SCALE:	AS NOTED
DRAWN:	HW
DESIGNED:	JW
APPROVED:	CW
DWG. NO.	<b>CSP 03</b>
SHT.	3 OF 7

**CITY OF EL MIRAGE**  
 Planning & Zoning Division

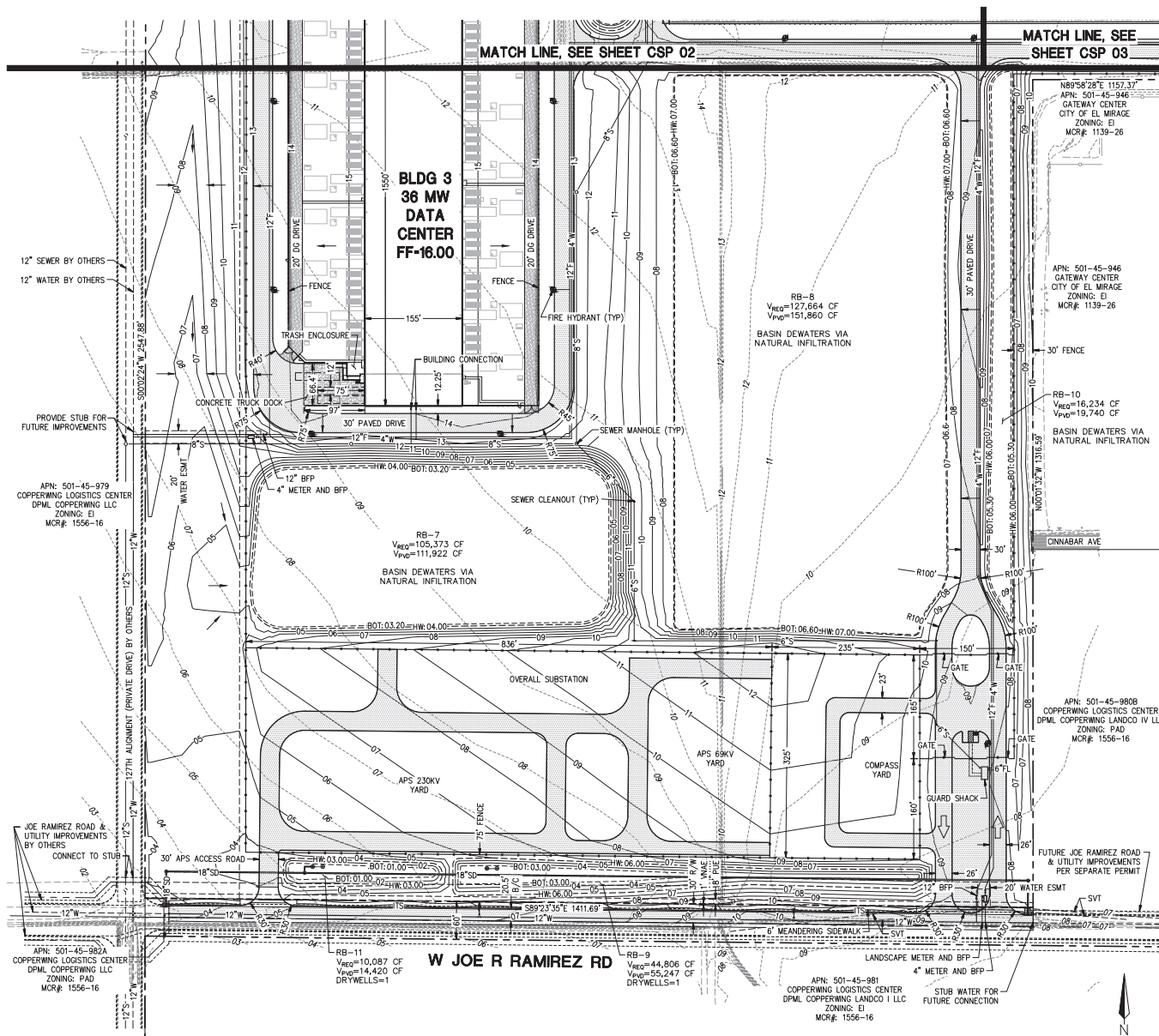
ZONING APPROVED  ZONING DENIED

DATE: \_\_\_\_\_ INT: \_\_\_\_\_

COMMENTS:

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**FF-12.50**

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**COMPASS**  
DATEENTRIS.

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

47372  
CASEY R. WHELAN  
7-23-23

**COMPASS PHX II**

EL MIRAGE, AZ

**COMPREHENSIVE SITE PLAN**

Arizona 811 or at least two full working days before any dig location

**AR ZONING**  
CALL 811 or visit arizona811.com

REV:

PROJ. NO.: 1680.09	DWG. NO. CSP 04
DATE: 01/23/23	SHT. 4 OF 7
SCALE: AS NOTED	
DRAWN: HW	
DESIGNED: JW	
APPROVED: CW	

**CITY OF EL MIRAGE**  
Planning & Zoning Division

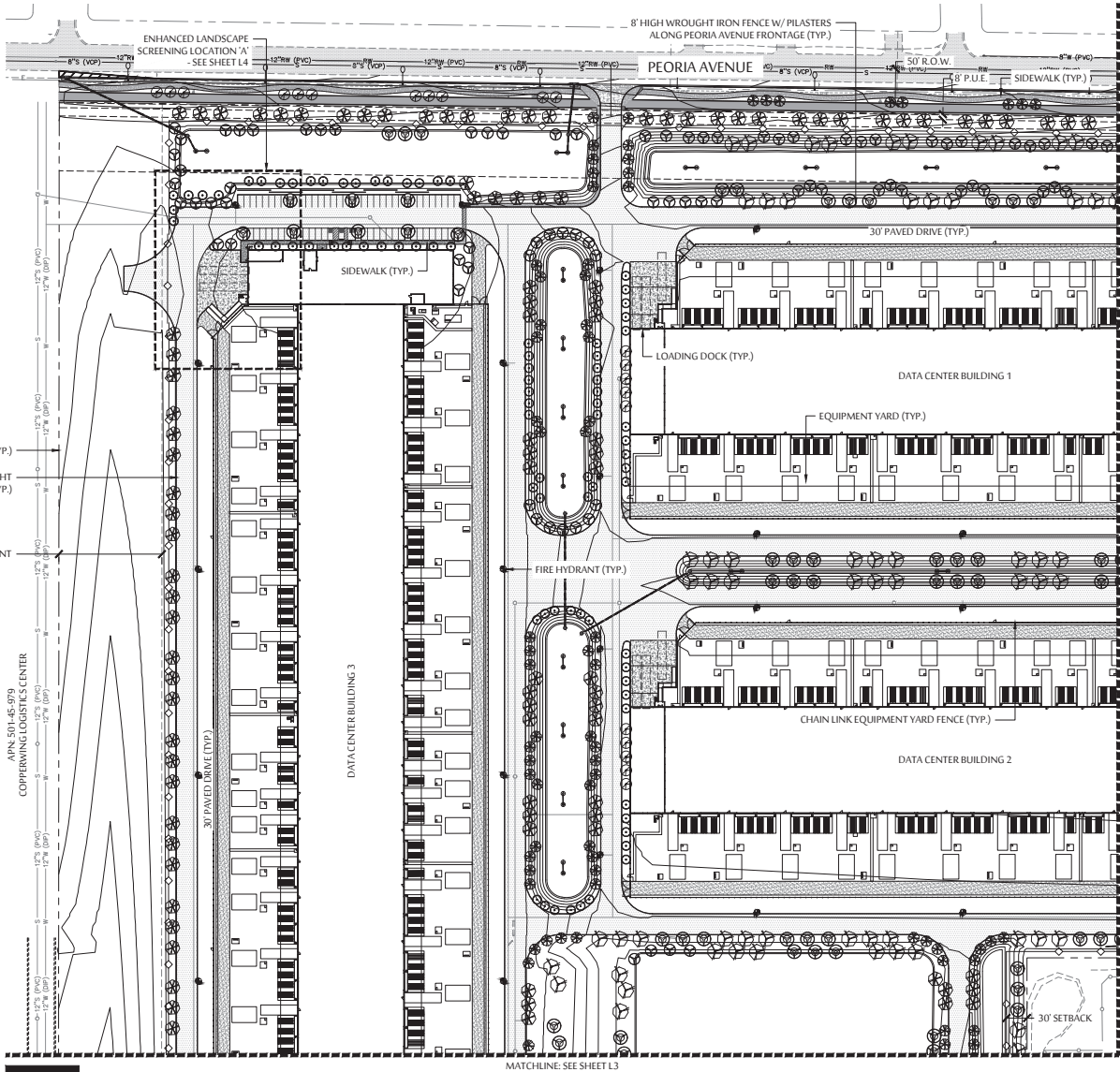
ZONING APPROVED

ZONING DENIED

DATE: \_\_\_\_\_ INT: \_\_\_\_\_

COMMENTS:

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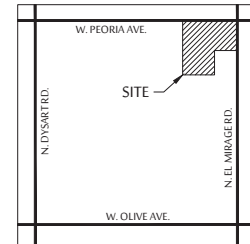


**PLANT LEGEND**

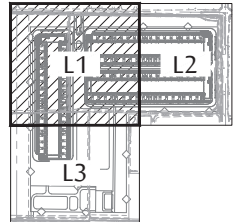
SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	BOX SIZE
<b>TREES</b>			
	CHILOPSIS LINEARIS - DESERT WILLOW	193	24" BOX
	PROSOPIS HYBRID - THORNLESS MESQUITE	211	24" BOX
	CAESALPINIA CACALACO - CASCALOTE	186	24" BOX
	CHITALPA TASHIKENTENSIS - CHITALPA	196	24" BOX
	QUERCUS VIRGINIANA - LIVE OAK	154	24" BOX
	ULMUS PARVIFOLIA - CHINESE ELM	49	24" BOX
	ACACIA ANEURA - MULGA TREE	199	24" BOX
<b>SHRUBS</b>			
	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		
<b>ACCENTS</b>			
	AGAVE WEBERI - WEBER'S AGAVE		
	AGAVE PARRYI 'TRUNCATA' - PARRY'S AGAVE		
	EUPHORBIA ANTISTYPHILITICA - CANDELLA		
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<b>GROUND COVERS</b>			
	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**



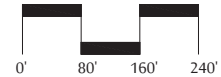
**COMPASS DATA CENTER - PHX II**  
PRELIMINARY PLANTING PLAN

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



SHEET L1

SCALE: 1"=80'-0"

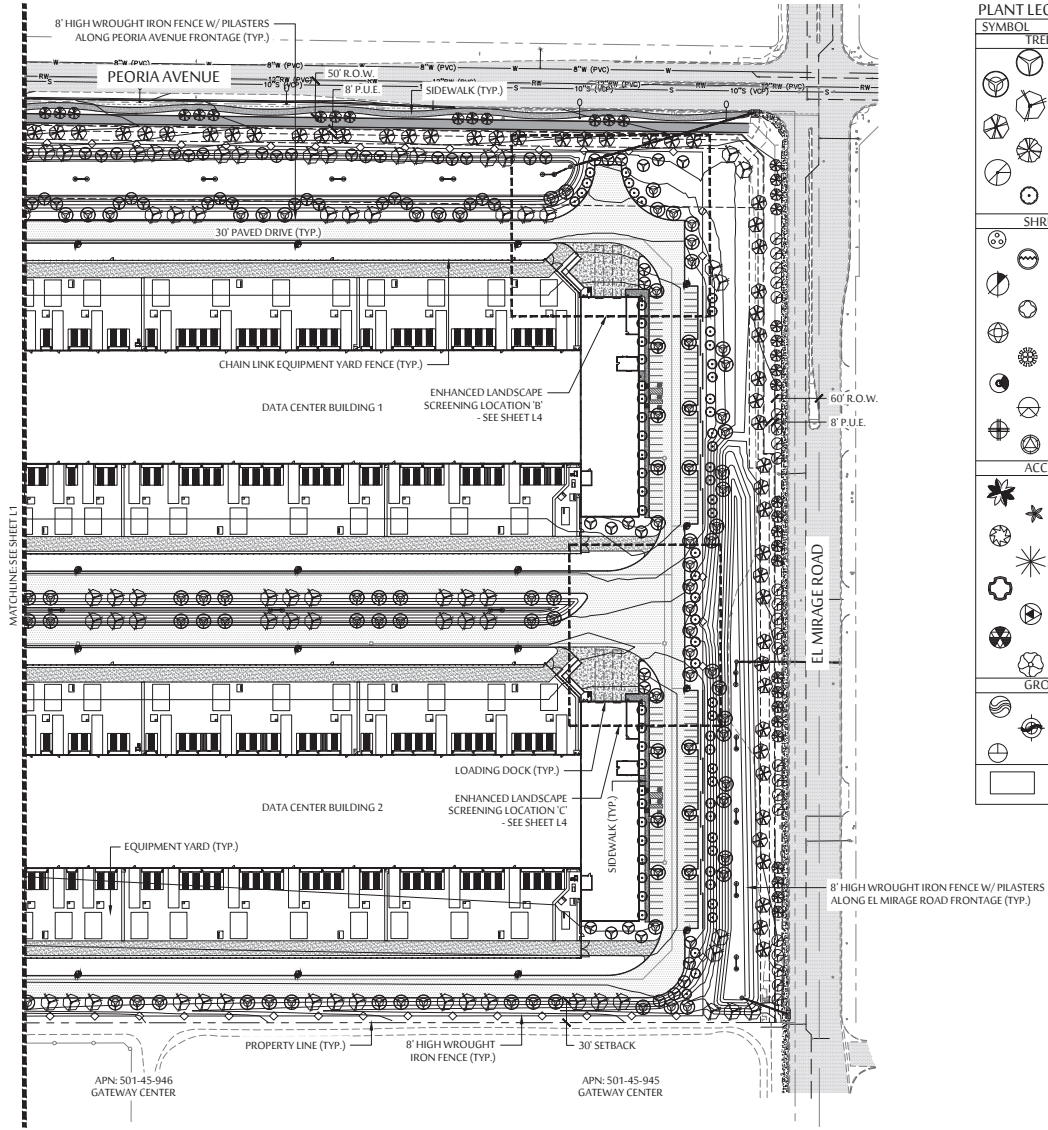


**EL MIRAGE GENERAL LANDSCAPE NOTES**

- 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 DEVELOPER/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:**

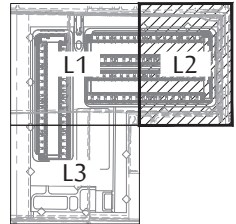
- DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADVISORY LOW WATER USE PLANT LIST.
- SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
- ADDITIONAL PLANT MATERIAL 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
<b>TREES</b>			
	CHILOPSIS LINEARIS - DESERT WILLOW	193	24" BOX
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	OPUNTIA SANTA RITA - PURPLE PRICKLY PEAR		
	YUCCA BACCATA - BANANA YUCCA		
<b>GROUND COVERS</b>			
	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**



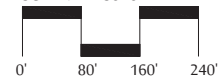
**COMPASS DATA CENTER - PHX II  
PRELIMINARY PLANTING PLAN**

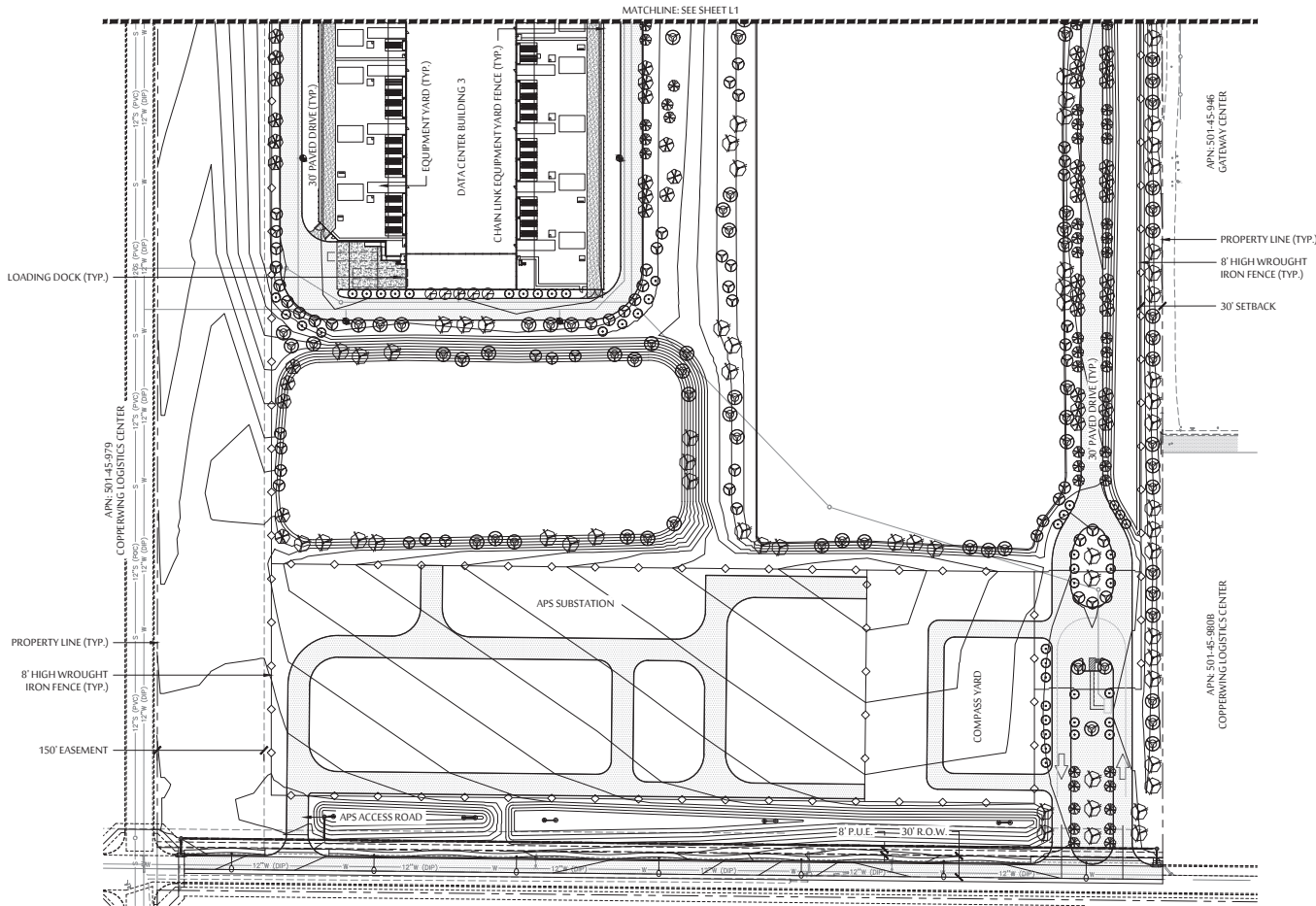
NEC OF PERORIA AVE. & EL MIRAGE RD. - EL MIRAGE, ARIZONA  
JANUARY 23, 2023



SHEET L2

SCALE: 1"=80'-0"



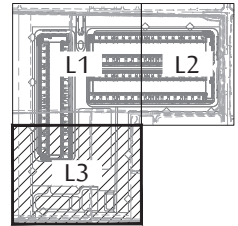


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\* SEE SHEET L2 FOR NOTES

**KEY MAP**



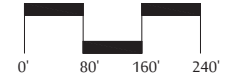
**COMPASS DATA CENTER - PHX II**  
PRELIMINARY PLANTING PLAN

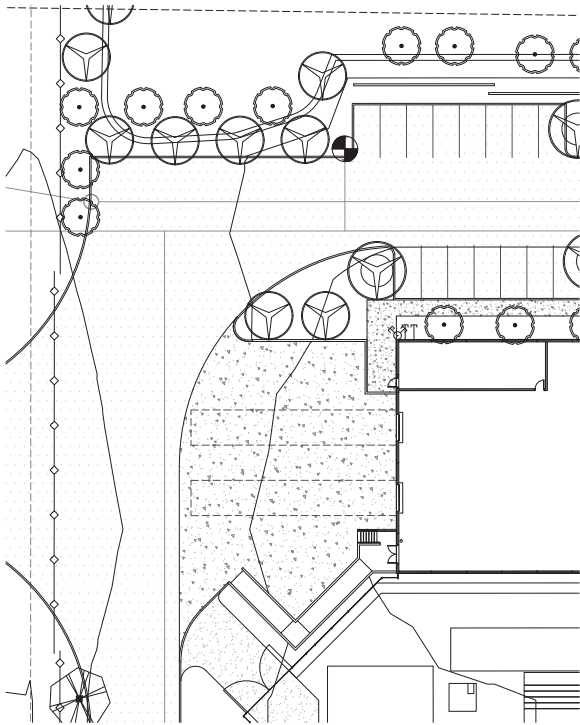
NEC OF PERORIA AVE. & EL MIRAGE RD. - EL MIRAGE, ARIZONA  
JANUARY 23, 2023



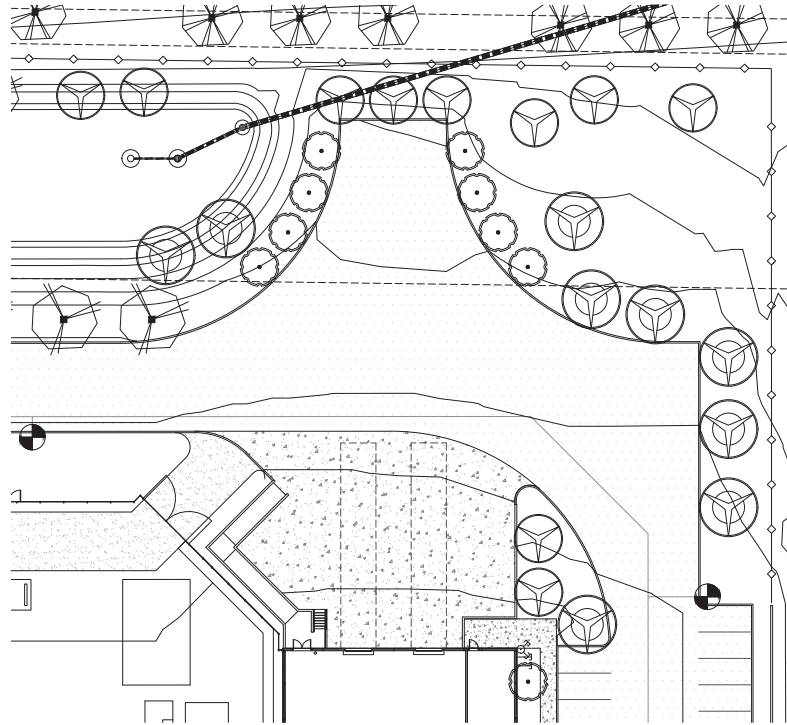
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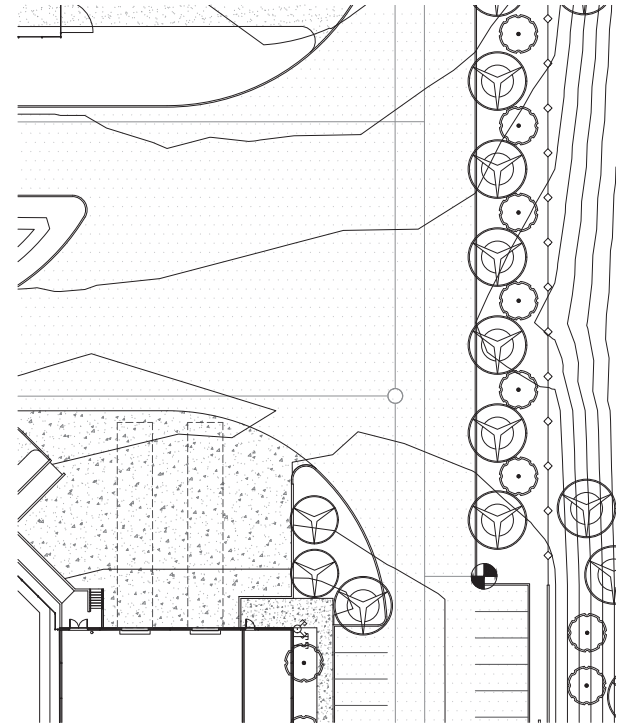




ENHANCED LANDSCAPE SCREENING LOCATION 'A' (TYP.)  
- SEE SHEET L1



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

