



PLANNING & ZONING COMMISSION MEETING

6:00 P.M. - TUESDAY, January 9, 2024
El Mirage City Hall - City Council Chambers
10000 N. El Mirage Road, El Mirage, Arizona 85335

PLEASE NOTE: Planning and Zoning Commission meetings are once again open to the public, however, social distancing and mask wearing will continue for the safety of all. Calling in or logging in to the meeting via the link provided below will continue to be available. The public may access this meeting online by clicking [here](#) or by dialing 480-561-6082 followed by entering the Conference ID number 646 098 159#. Once you are connected, please place yourself on mute unless you are speaking.

AGENDA

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
Marie Houston, Chairperson
Philip Bueno, Commissioner
Cornelia Nelson, Commissioner
Lupe Amarillas, Vice-Chairperson
Brian Campbell-Sanderfield, Commissioner
3. **ACTION ITEMS** - Zoning items requiring review and Commission action
 1. Approve the minutes of the Planning and Zoning Commission meeting held on November 14, 2023.
 2. A discussion and action on an extension request for a previously approved site plan on February 9, 2023, for 121 acres of vacant land located on the southwest corner of El Mirage Road and Peoria Avenue submitted by H&H Capital Acquisitions.
4. **STAFF REPORT** - The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action
5. **COMMISSIONER COMMENTS** - The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action
6. **ADJOURNMENT**

The City of El Mirage is committed to providing accessibility for all citizens to its programs, activities, and services, as required by the Americans with Disabilities Act (ADA). A sign language interpreter or alternative format materials are available with 72 hours notice to the Senior Planner [TDD 623-933-3258]; additional reasonable accommodations will be available to the extent possible within the time of the request. For more information or to view related materials, contact Senior Planner Jose A. Macias, at 10000 N. El Mirage Road., El Mirage, Arizona 85335, call 623-876-2996, or email jmacias@elmirageaz.gov.

A handwritten signature in blue ink, consisting of several overlapping, slanted strokes that form a stylized, somewhat abstract shape.

Wendy Henson, Deputy City Clerk



DEVELOPMENT APPLICATION REQUEST REVIEW

AGENDA ITEM 3. 1.

RECOMMENDATION

Approve the minutes of the Planning and Zoning Commission meeting held on November 14, 2023.

PROPOSED MOTION

I move to approve the minutes of the Planning and Zoning Commission meeting held on November 14, 2023.

BACKGROUND

Draft minutes attached for review.

Attachments

11.14.2023 P&Z Meeting Minutes DRAFT

DRAFT

**REGULAR MEETING OF THE PLANNING & ZONING
COMMISSION OF THE CITY OF EL MIRAGE
EL MIRAGE CITY COUNCIL CHAMBERS
10000 N. EL MIRAGE ROAD
6:00 PM - TUESDAY, NOVEMBER 14, 2023**

Minutes

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE - MEETING CALLED TO ORDER
AT 6:00 PM**

2. **ROLL CALL**

Present: Marie Houston, Chairperson; Lupe Amarillas, Vice-Chairperson; Brian
Campbell-Sanderfield, Commissioner; Cornelia Nelson, Commissioner
Excused: Phil Bueno, Commissioner

3. **ACTION ITEMS - Zoning items requiring review and Commission action**

1. Approve the minutes of the Planning and Zoning Commission meeting held on October 10, 2023.

Vice-Chairperson Lupe Amarillas moved to approve the minutes of the Planning and Zoning
Commission meeting held on October 10, 2023; seconded by Commissioner Campbell-Sanderfield.

Vote: 4 - 0 Passed - Unanimously

2. A Public Hearing, closure of public hearing, followed by discussion and action on a conditional use
permit requesting the approval of a 130-foot tall flagpole on a non-residential property located at
12495 NW Grand Avenue, El Mirage, Arizona 85335 submitted by Symonds Flags and Poles, Inc.

Chairperson Houston opened the Public Hearing.

Senior Planner Jose Macias provided background information on the conditional use permit request.
The applicant, Russ Hunt, Service Director, stated that the owner of the company installs these large
flags at every location they are allowed to. Mr. Hunt said they frequently receive compliments on
the display at their other locations. Vice-Chairperson Amarillas asked if the area of placement
would be upgraded and Mr. Hunt answered they have a specific company that they use to build up
the foundation for the pole installation.

Hearing no further comments, Chairperson Houston closed the Public Hearing.

Vice-Chairperson Lupe Amarillas moved to approve a conditional use permit requesting approval of
a 130-foot tall flagpole on a non-residential property located at 12495 NW Grand Avenue; seconded
by Commissioner Campbell-Sanderfield.

Vote: 4 - 0 Passed - Unanimously

3. A discussion and recommendation to City Council on site plan zoning application for a light manufacturing use located at 12545 W Butler Drive, El Mirage, Arizona, 85335, submitted by Phoenix Door, Inc.

Senior Planner Macias presented information on the site plan zoning application. Applicant Scott Finley, Director of Operations, stated they are requesting approval for the application because they need to expand their current building to provide cover from the elements for materials used in their manufacturing.

Vice-Chairperson Amarillas asked if the staffing count and business hours would stay the same and Mr. Finley answered yes. Commissioner Campbell-Sanderfield asked if the new building would be strictly used for storage and Mr. Finley answered it would be used for storage and assembly of items. Commissioner Campbell-Sanderfield asked if there would still be sufficient parking for the addition and Mr. Finley answered yes. Commissioner Nelson asked if the additional building would increase large truck traffic and Mr. Finley stated the traffic would not be affected.

Vice-Chairperson Lupe Amarillas moved to recommend to City Council approval of a site plan zoning application for a light manufacturing use located at 12545 West Butler Drive; seconded by Commissioner Campbell-Sanderfield.

Vote: 4 - 0 Passed - Unanimously

4. **STAFF REPORT** - The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action

Senior Planner Macias stated there are a few new projects that will be addressed at upcoming meetings and a training session has been scheduled for December, 2023. Economic Development Manager Tom Doyle stated there are a few very large projects being discussed that will be brought to the commission next year.

5. **COMMISSIONER COMMENTS** - The Commission may not discuss or act upon any matter unless the matter is properly noticed for legal action

Vice-Chairperson Amarillas stated he would be unable to attend the December meeting and he wished everyone a happy holiday.

6. **ADJOURNMENT - MEETING ADJOURNED AT 6:23 PM**

Marie Houston P&Z Chair

ATTEST:

Wendy Henson, Deputy City Clerk

I hereby certify the aforementioned minutes are a true and accurate record of the Regular P&Z Meeting held on Tuesday, November 14, 2023, and a quorum was present.

A handwritten signature in blue ink, consisting of several overlapping, slanted strokes that form a stylized, somewhat abstract shape.

Wendy Henson, Deputy City Clerk



DEVELOPMENT APPLICATION REQUEST REVIEW

AGENDA ITEM 3. 2.

RECOMMENDATION

Recommend approval of an extension request for a previously approved site plan for 121 acres of vacant land located on the southwest corner of El Mirage Road and Peoria Avenue.

PROPOSED MOTION

I move to approve/deny the site plan extension as presented.

BACKGROUND

The applicant is requesting the approval of a site plan extension to a plan approved on February 9, 2023, until they resolve matters with the Arizona Public Services (APS) company. Approved site plans are valid for one year, the applicant and APS have been working on contractual language and design for a microgrid that may impact the design of the data center site. The Planning and Zoning Commission may grant an extension to an approved site plan. No action from the City Council is required.

Attachments

Staff Report

Development Application

DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	SPE23-12-01	Request:	Site Plan Extension
Project Name:	Compass Datacenter PHX II – El Mirage 121.4		
Applicant/Owner:	Compass Data Centers / DPML Copperwing Land Co II LLC		
Project Address:	121 acres at the SWC of El Mirage Rd & Peoria Ave, El Mirage, AZ 85335	Acres	121.1 Ac.

Considerations	The applicant is requesting the approval of a site plan extension to a site plan previously approved on February 9, 2023, by the El Mirage City Council. Per zoning code §154.156. (G) approved site plans are valid for one year from their date of approval or until the zoning on a particular site lapses, whichever occurs first. The Planning and Zoning Commission may grant an extension. The applicant is requesting an extension until all matters with Arizona Public Services (APS) are resolved. No changes to the site plan are being proposed with the extension request.
General Plan Compliance	The El Mirage 2020 General Plan identifies this site as being in the Commerce/Industry Park Planning Area and follows the general plan.
Zoning & Land Use	The site is zoned PAD (Planned Area Development) with the land use of vacant land. The approved site plan was granted the entitlement use of a warehouse.
ARS 28-8481 Land Use Compatibility	No action is required.
City Staff Review	No action is required.
Stipulations:	None
Planning Commission	Staff will seek a final action.
City Council	No action is required.
Attachments	Zoning Application.
Supportive Documents	None

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)

☐ Conditional Use Permit ☐ General Plan Amendment: ☐ Major ☐ Minor ☐ Planned Area Development (PAD) ☐ Planned Area Development Amendment ☐ Rezoning	☐ Site Plan Approval ☐ Site Plan Amendment ☐ Preliminary Plat ☐ Final Plat ☒ 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> 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>Britt 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>R. Sikorski</i></u> (Authorization for agent to act for owner)
---	--

☐ Application Form ☐ Comprehensive Site Plan ☐ Exterior Elevation ☐ Deed and/or Title Report ☐ Drainage Report ☐ A.L.T.A. Survey	☐ Phase I Environment Site Assessment ☐ Preliminary Sewer Report ☐ Preliminary Water Report ☐ Traffic Impact Study ☐ Preliminary Landscape Plans ☐ 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,

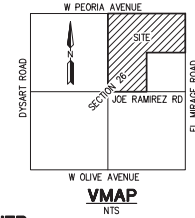
Brett Collard

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



COMPASS
DATACENTERS

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@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 WICKLIFFS ROAD
MESA, ARIZONA 85203
PHONE: (602) 997-9093
CONTACT: NICK ADAMSON
EMAIL: NICKADAMG-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:	5
ADA PARKING:	9
VAN:	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:	NTS
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.

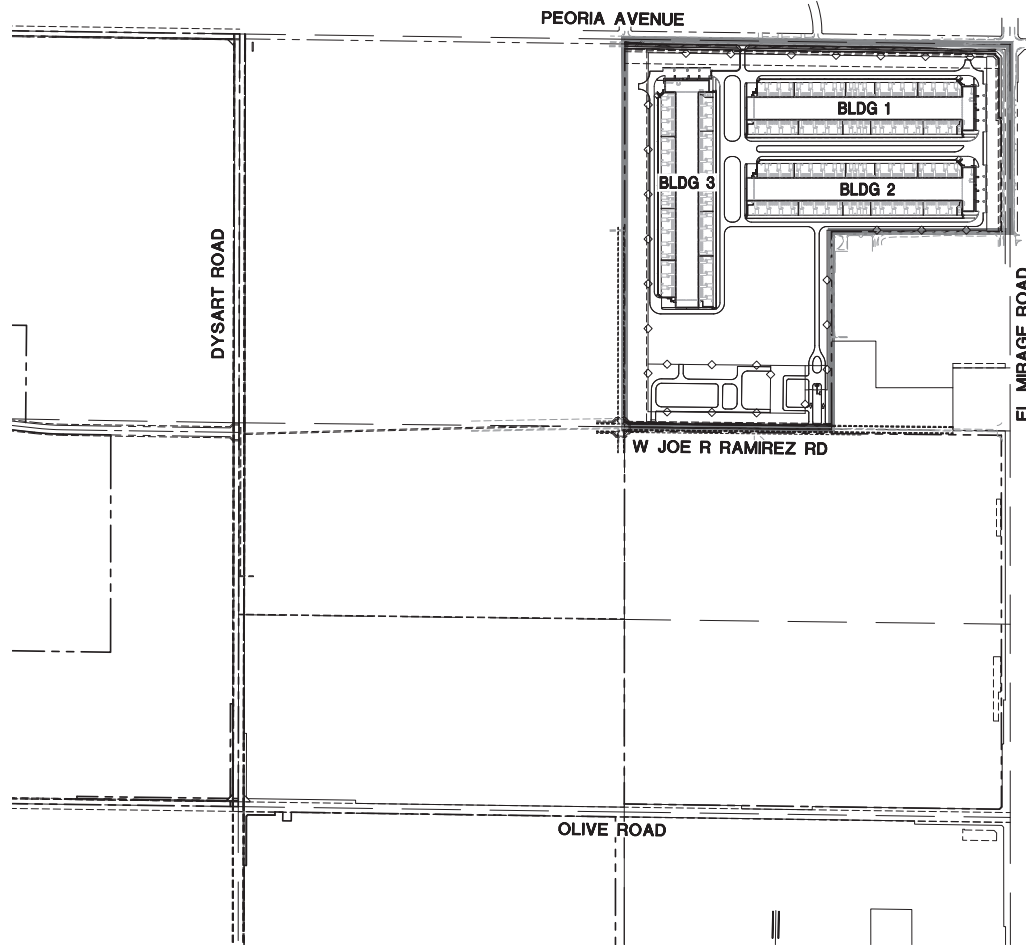
BENCHMARK

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

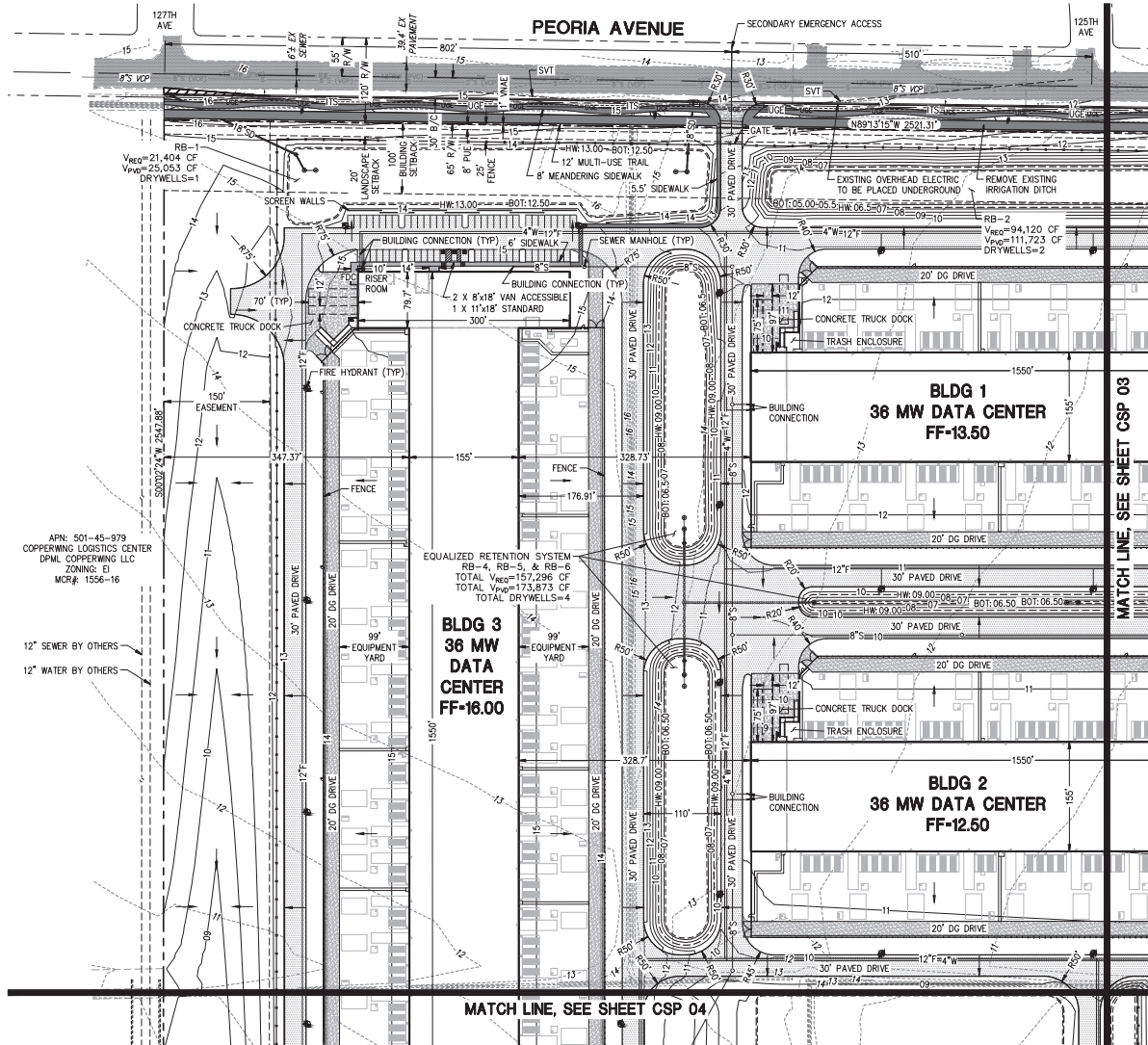
FLOOD ZONE DESIGNATION

THE FOLLOWING FLOOD PLAIN 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 BRES 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.

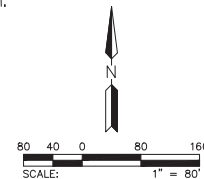


KEYMAP
SCALE: 1"=400'



LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	FENCE
SECTION LINE	CONTOUR
CENTER LINE	BASIN HIGHWATER
RIGHT OF WAY LINE	BASIN BOTTOM
PARCEL LINE	STORM PIPE
EASEMENT	8" S
EXISTING CHAIN LINK FENCE	4" W
EXIST BARB WIRE FENCE	12" T
EXIST WROUGHT IRON FENCE	12" S (PVC)
EXIST BLOCK WALL	12" W (DIP)
FOUND MONUMENT AS NOTED	UNDERGROUND ELECTRIC
FOUND BRASS CAP IN HAND HOLE	ITS CONDUIT
FOUND BRASS CAP FLUSH	FIRE HYDRANT
EXIST UTILITY POLE	FIRE DEPARTMENT CONNECTION
EXIST GUY ANCHOR	WATER METER
EXIST ELECTRIC TRANSFORMER	WATER BACKFLOW PREVENTOR
EXIST ELECTRIC PULL BOX	STORM CATCH BASIN
EXIST LIGHT POLE W/ARM	STORM DRYWELL
EXIST ELECTRIC PANEL	SEWER MANHOLE
EXIST ELECTRIC CABINET	SEWER CLEANOUT
EXIST LIGHT POLE	FINISH FLOOR
EXIST TRAFFIC SIGNAL WITH ARM	RETENTION BASIN LABEL
EXIST TRAFFIC SIGNAL	DECOMPOSED GRANITE
EXIST TRAFFIC SIGNAL PULL BOX	SITE VISIBILITY TRIANGLE PER EM-158
EXIST SIGN	BACKFLOW PREVENTOR
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	
EXISTING	PROPOSED
BOUNDARY LINE	FENCE
SECTION LINE	CONTOUR
CENTER LINE	BASIN HIGHWATER
RIGHT OF WAY LINE	BASIN BOTTOM
PARCEL LINE	STORM PIPE
EASEMENT	8" S
EXISTING CHAIN LINK FENCE	4" W
EXIST BARB WIRE FENCE	12" T
EXIST WROUGHT IRON FENCE	12" S (PVC)
EXIST BLOCK WALL	12" W (DIP)
FOUND MONUMENT AS NOTED	UNDERGROUND ELECTRIC
FOUND BRASS CAP IN HAND HOLE	ITS CONDUIT
FOUND BRASS CAP FLUSH	FIRE HYDRANT
EXIST UTILITY POLE	FIRE DEPARTMENT CONNECTION
EXIST GUY ANCHOR	WATER METER
EXIST ELECTRIC TRANSFORMER	WATER BACKFLOW PREVENTOR
EXIST ELECTRIC PULL BOX	STORM CATCH BASIN
EXIST LIGHT POLE W/ARM	STORM DRYWELL
EXIST ELECTRIC PANEL	SEWER MANHOLE
EXIST ELECTRIC CABINET	SEWER CLEANOUT
EXIST LIGHT POLE	FINISH FLOOR
EXIST TRAFFIC SIGNAL WITH ARM	RETENTION BASIN LABEL
EXIST TRAFFIC SIGNAL	DECOMPOSED GRANITE
EXIST TRAFFIC SIGNAL PULL BOX	SITE VISIBILITY TRIANGLE PER EM-158
EXIST SIGN	BACKFLOW PREVENTOR
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	



COMPASS PHX II
EL MIRAGE, AZ
COMPREHENSIVE SITE PLAN



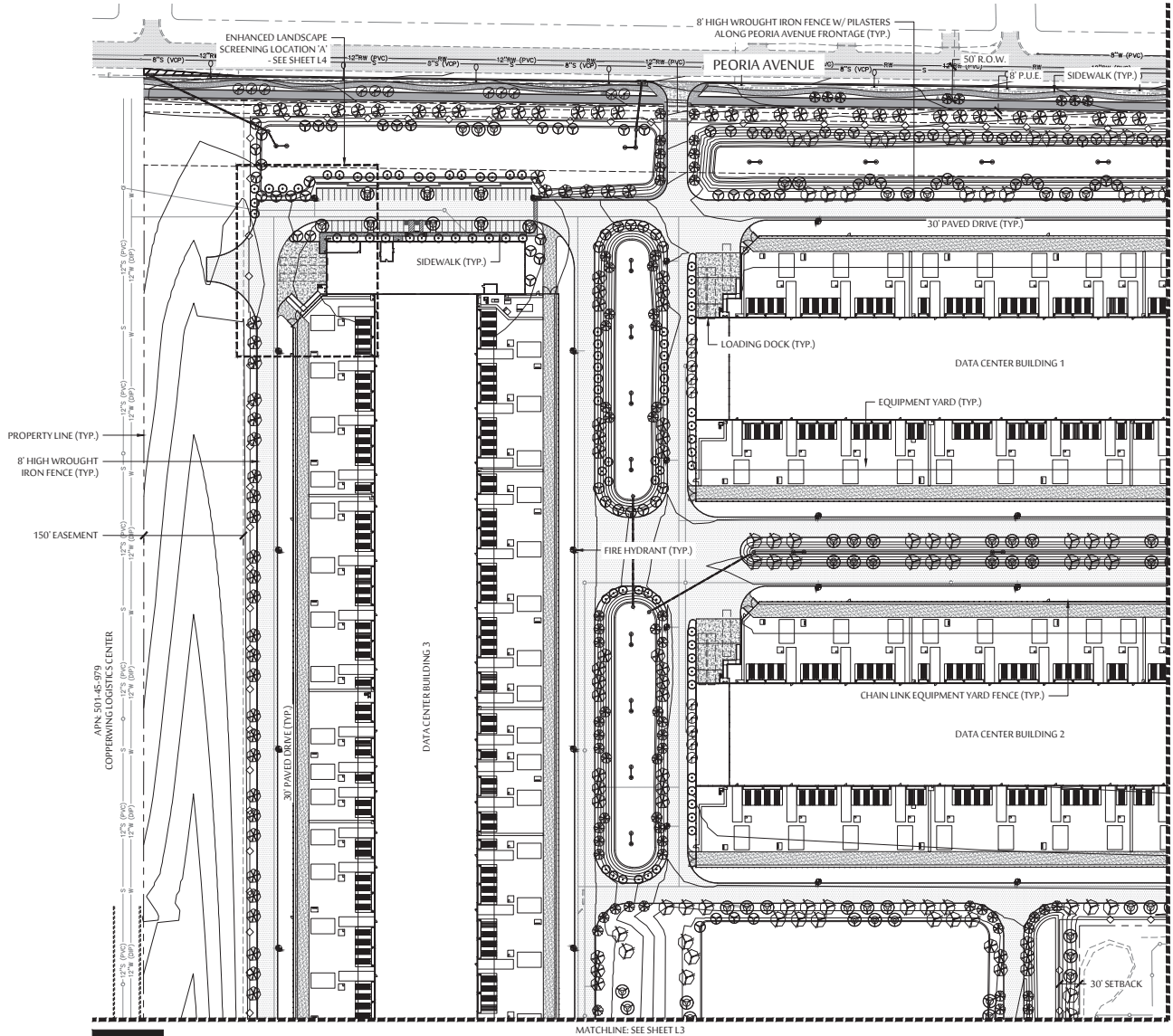
REV:	
PROJ. NO.:	1680.09
DATE:	07/23/23
SCALE:	AS NOTED
DRAWN:	HW
DESIGNED:	JW
APPROVED:	CW
DWG. NO.	CSP 02
SHT.	2 OF 7

CITY OF EL MIRAGE
Planning & Zoning Division

☐ ZONING APPROVED ☐ ZONING DENIED

DATE: _____ INT: _____

COMMENTS:

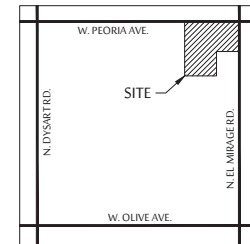


PLANT LEGEND

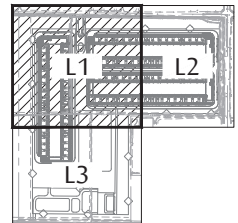
SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	BOX SIZE
TREES			
	CHILOPSIS LINEARIS - DESERT WILLOW	193	24" BOX
	PROSOPIS HYBRID - THORNLESS MESQUITE	211	24" BOX
	CAESALPINIA CACALACO - CASCALOTE	186	24" BOX
	CHITALPA TASH-KENTENSIS - CHITALPA	196	24" BOX
	QUERCUS VIRGINIANA - LIVE OAK	154	24" BOX
	ULMUS 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 HYGROPHILANA - 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 PROS USA		

* SEE SHEET L2 FOR NOTES

VICINITY MAP



KEY MAP



MCGOUGH
ADAMSON



Landscape
Architects

Land
Planning
Irrigation

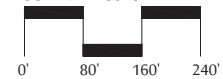
COMPASS DATA CENTER - PHX II PRELIMINARY PLANTING PLAN

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



SHEET L1

SCALE: 1"=80'-0"

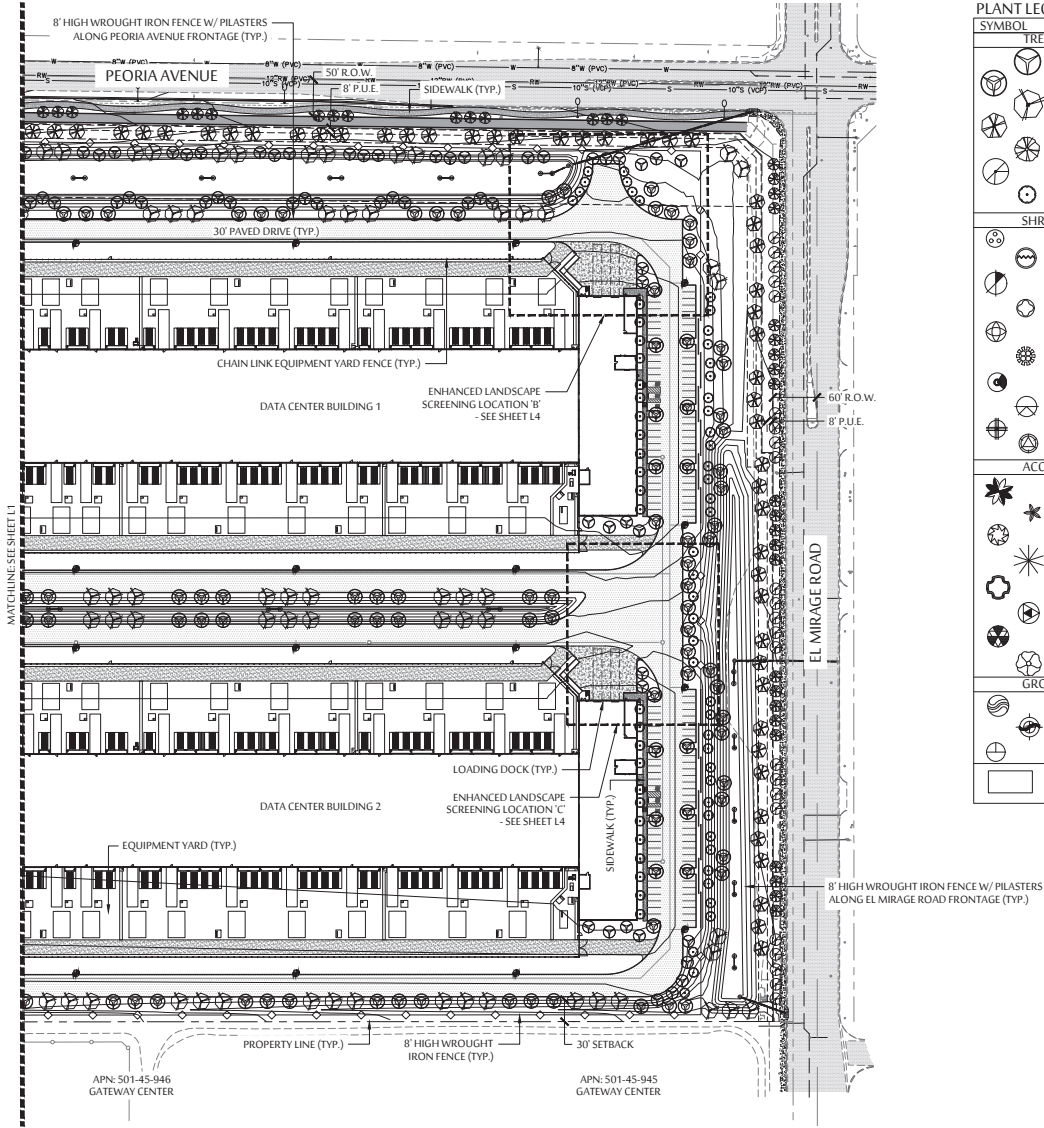


EL MIRAGE GENERAL LANDSCAPE NOTES

- 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 A 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:
A. 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.
B. 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.
C. 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.
D. FINAL ACCEPTANCE: A FINAL INSPECTION IS REQUIRED PRIOR TO CITY ACCEPTANCE OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS. 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) 935-6405 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 INSPECTED BY THE COMMUNITY 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 PER 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 MULTI-FAMILY 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:

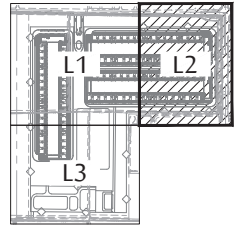
- DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADVISORY LOW WATER USE PLANT LIST.
- SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
- ADDITIONAL PLANT MATERIAL 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 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 GILLESII - YELLOW BIRD OF PARA.		
	EREMOPHILA HYGROPHANA - BLUE BELLS		
ACCENTS			
	AGAVE WEBERI - WEBER'S AGAVE		
	AGAVE PARVY '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'		
	ROSAMARINUS OFFICINALIS 'PROSTRATUS' - TRAILING ROSEMARY		
	1" SCREENED DECOMPOSED GRANITE - 2" MIN. DEPTH COLOR: 'PAINTED DESERT' BY ROCK PROS USA		

KEY MAP

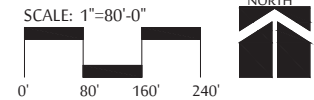


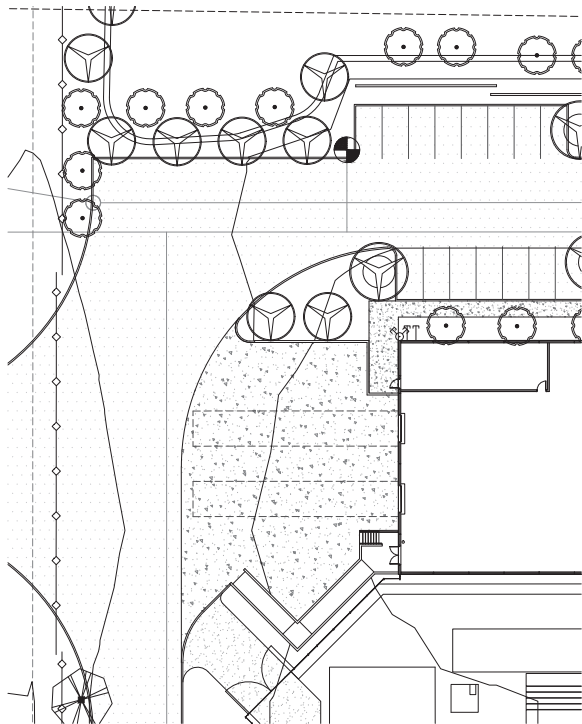
COMPASS DATA CENTER - PHX II
PRELIMINARY PLANTING PLAN

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

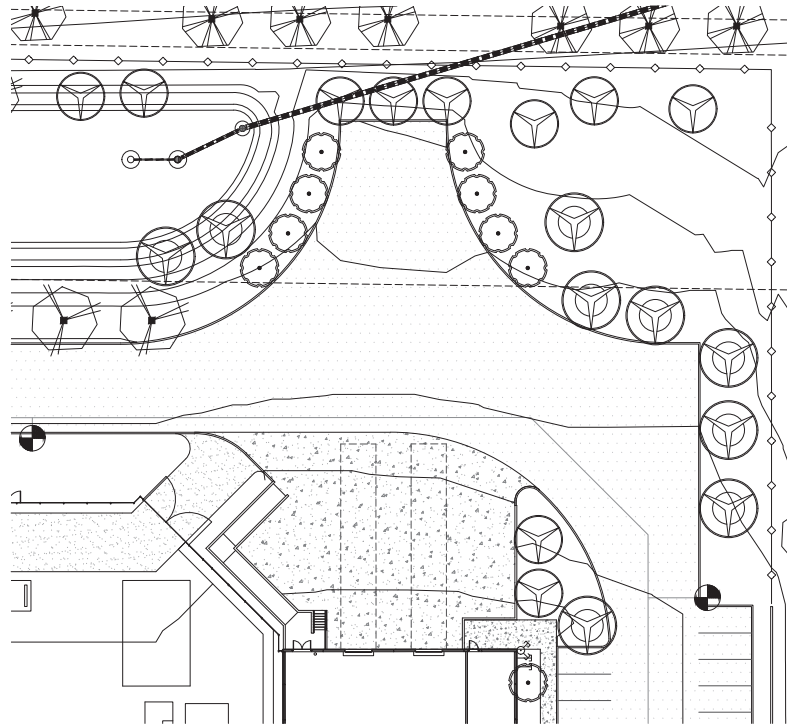


SHEET L2

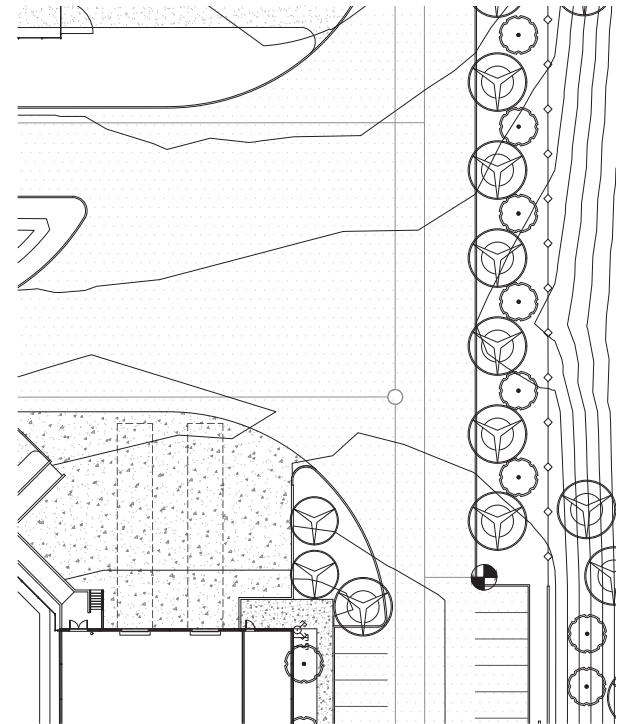




ENHANCED LANDSCAPE SCREENING LOCATION 'A' (TYP.)
- SEE SHEET L1



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

