



PLANNING & ZONING COMMISSION MEETING

6:00 P.M. - TUESDAY, April 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 661 039 882#. 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 March 12, 2024.
 2. A discussion and recommendation to the City Council on a site plan amendment zoning application to an approved major site plan for a data center located at 12901 W Olive Ave, El Mirage AZ 85335, submitted by Jacobs Engineering. (Development Services - Planning and Zoning)
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 March 12, 2024.

PROPOSED MOTION

I move to approve the minutes of the Planning and Zoning Commission meeting held on March 12, 2024.

BACKGROUND

Draft minutes attached for review.

Attachments

3.12.2024 P&Z Commission Meeting Minutes DRAFT

DRAFT

**REGULAR MEETING OF THE PLANNING & ZONING
COMMISSION OF THE CITY OF EL MIRAGE
EL MIRAGE POLICE DEPARTMENT
BLUE HONOR COMMUNITY ROOM
12401 W. CINNABAR AVENUE
6:00 PM - TUESDAY, MARCH 12, 2024**

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; Phil Bueno

Absent: Brian Campbell-Sanderfield, Commissioner, Cornelia Nelson, Commissioner

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

1. Approve the minutes of the Planning and Zoning Commission meeting held on February 13, 2024.

Vice-Chairperson Lupe Amarillas moved to approve the minutes of the February 13, 2024, Planning and Zoning Commission meeting; seconded by Commissioner Bueno

Vote: 3 - 0 Passed - Unanimously

2. A public hearing, closure of public hearing followed by a discussion and action on a preliminary subdivision plat located at the northwest corner of El Mirage Rd and Peoria Ave, El Mirage AZ 85335 submitted by Crux Solutions, LLC.

Chairperson Houston opened the Public Hearing.

Senior Planner Jose Macias presented information on the subdivision plat. Vice-Chairperson Amarillas asked what the action plan was for the stipulations noted in the staff memo. Civil Engineer Francisco Bodadilla and applicant Ezequiel Mendez answered they will submit all plans once approval is received from the Planning and Zoning commission. Chairperson Houston asked for an update on the organization of a Homeowner's Association (HOA) and Mr. Mendez stated he does not want an HOA and will maintain the entire area himself. Chairperson Houston clarified that Mr. Mendez will not create an HOA for the subdivision and Mr. Mendez stated he would not.

Resident Elaine Weekes stated she is the President of the Montecito Estates HOA and that areas in El Mirage that do not have an HOA are not as well-kept as they should be. Ms. Weekes stated one person can not maintain an area that large and there should be an HOA. Resident Steve Gilliam stated the commission should ensure the landscaping installed is native to the area and does not encroach on the water for the City.

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

Commissioner Amarillas stated the stipulations call for an HOA and specific landscaping and the applicant needs to be sure to adhere to the guidelines. Commissioner Bueno agreed that there should be an HOA.

Vice-Chairperson Amarillas moved to approve a preliminary subdivision plat located at the northwest corner of El Mirage Road and Peoria Avenue; seconded by Commissioner Bueno.

Vote: 3 - 0 Passed - Unanimously

3. A public hearing, closure of public hearing, followed by a discussion and action on a conditional use permit zoning application for a Master Sign Program to allow freestanding signs to deviate from the sign code located at 12239 W Thunderbird Rd, El Mirage AZ 85335 submitted by the KGR Group.

Chairperson Houston opened the Public Hearing.

Senior Planner Macias provided information on the conditional use permit zoning application. Applicant Keith Gallagher stated the higher sign would provide better visibility for potential customers. Vice-Chairperson Amarillas asked if a sign this size is truly necessary to attract business and Mr. Gallagher stated their experience with other locations has shown a larger sign increases business activity. Vice-Chairperson Amarillas asked if there was a plan b in place in the event this item is denied and Mr. Gallagher answered there could be if needed. Vice-Chairperson Amarillas asked when the sign would be illuminated and Mr. Gallagher responded only during the operating hours of the business. Commissioner Bueno asked if there was a maintenance plan in place for the sign and Mr. Gallagher said the franchise will be inspected every six to eight weeks to ensure that standards are met. Commissioner Bueno asked where a second sign would be placed and Mr. Gallagher stated further east on the lot. Chairperson Houston asked if the decision on the size of the sign was based on experience or marketing data and Mr. Gallagher said there is no marketing data at this time, but experience has shown it increases business. Chairperson Houston asked if there were plans to have wayfinding signs on Grand Avenue to promote the business and Mr. Macias stated that is a decision for the Arizona Department of Transportation (ADOT) to make, but it can be requested by the city.

Resident Steve Gilliam asked what the hours of business would be, and would the sign be manually operated? Resident Elaine Weekes stated she has not seen tall signs in the area and a smaller sign would be sufficient for the business. Mr. Gallagher stated the hours of business would be Sunday through Thursday, 10:00 am until 1:00 am, and Friday and Saturday from 10:00 am until 3:00am. Mr. Gallagher stated the sign would be fixed, not rotating and on a timer for illumination.

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

Vice-Chairperson Amarillas stated that keeping with the esthetics of the downtown area, a smaller sign followed by a second smaller sign for the second business would be more than adequate to draw in customers. City Attorney Jon Palladini stated across the street is a City sign that is 16 to 20 feet tall and to state the height of a large sign is out of character is not the best reason to deny this application. Vice-Chairperson Amarillas stated he is concerned that other nearby businesses will request larger signs at their locations if this one is approved.

Vice-Chairperson Amarillas moved to deny the conditional use permit zoning application for a Master Sign Program to allow freestanding signs to deviate from the sign code; seconded by Commissioner Bueno.

Vote: 2 - 1 Passed

NAY: Chairperson Marie Houston

4. A public hearing, closure of public hearing, followed by a discussion and recommendation to the City Council on a conditional use permit zoning application on a proposed smoke and vape shop located at 13011 W Greenway Rd, Suite 10, El Mirage AZ 85335 submitted by Ryuji M Numata Jr.

Chairperson Houston opened the Public Hearing.

Senior Planner Macias presented information on the conditional use permit zoning application. Applicant Ryuji Numata stated he has been in this business for nine years, assured the commissioners there would be identification required to enter the business for anyone who appears younger than twenty-one and the hours of business would be Monday through Sunday from 8:00am until 10:00 pm. Vice-Chairperson Amarillas asked what the timeline is to meet the stipulations put forward and Mr. Numata stated there is no timeline at present. Commissioner Bueno asked how soon the business would be open and Mr. Numata said as soon as possible. Chairperson Houston asked how many competitors were in the area and Mr. Numata stated he does not see other businesses as competitors and El Mirage is an opportunity to serve another community.

Resident Steve Gilliam stated he understands the space needs to be occupied, but it is too close to a church and elementary school for this type of business. Resident Elaine Weekes stated this type of business should not be this close to a church and school, and she would prefer a different type of business there. Resident Ryan Eldridge stated this type of business attracts homeless activity and there is already a homeless issue in El Mirage. Mr. Eldridge said a different location for this type of business would be better.

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

Mr. Numata stated he respects the residents' comments, and they are also concerned about the homeless situation and will ensure the area is kept clean and there is no loitering.

Vice-Chairperson Amarillas moved to recommend to Council approval of a conditional use permit zoning application on a proposed smoke and vape shop located at 13011 W. Greenway Road; seconded by Commissioner Bueno.

Vote: 3 - 0 Passed - Unanimously

5. A public hearing, closure of public hearing, followed by a discussion and recommendation to the City Council on a conditional use permit and site plan zoning application on a proposed fueling station located at 12900 West Thunderbird Road, El Mirage Az 85335 submitted by Kimley-Horn.

Chairperson Houston opened the Public Hearing.

Senior Planner Macias presented information on the conditional use permit, site plan zoning application and concern regarding the request to terminate the parking agreement. Jacob Glaze of Kimley-Horn stated he would be happy to answer any questions regarding the item. Vice-Chairperson Amarillas asked what the timeline is to address the stipulations and Mr. Glaze stated they have been addressed already. Vice-Chairperson Amarillas asked if the termination of the parking agreement is due to there no longer being enough parking spaces once the fuel station is built and Mr. Glaze stated the spots currently in use for the agreement are in the preferred location for the fuel station, and they are open to amending the agreement to change the location of the parking spaces in the lot for the agreement. Commissioner Bueno asked when the fuel station would be operational and Mr. Glaze stated the target start is January 2025. Chairperson Houston asked if this would be the first of its kind and Mr. Glaze stated they have fuel stations in Texas and this would be the first one in Arizona. Chairperson Houston asked how many parking spaces in the agreement would be affected and Mr.

Macias stated forty-two spaces would be affected.

Resident Steve Gilliam stated there would be seven hours of the night where the location would not be supervised, and the area already has a crime problem. Mr. Gilliam said he would like to see security monitoring at the site.

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

Vice-Chairperson Amarillas stated this business would be good for competition in the area, and he hopes the parking agreement can be kept active. Commissioner Bueno stated this would be a good fit for El Mirage. Chairperson Houston stated she is excited about this project to begin. Mr. Glaze stated he is also excited and the the location will be monitored by security personnel.

Vice-Chairperson Amarillas moved to approve a conditional use permit om a proposed fueling station located at 12900 West Thunderbird Road; seconded by Commissioner Bueno.

Vice-Chairperson Amarillas moved to approve a site plan zoning application on a proposed fueling station located at 12900 West Thunderbird Road; seconded by Commissioner Bueno.

Vote: 3 - 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 is one item so far for the April Planning and Zoning Commission meeting.

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 thanked the staff for all the work put into preparing for the meeting. Commissioner Bueno also thanked the staff for their efforts. Chairperson Houston thanked everyone for attending the meeting.

6. **ADJOURNMENT - MEETING ADJOURNED AT 7:18 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, March 12, 2024, and a quorum was present.



Wendy Henson, Deputy City Clerk



DEVELOPMENT APPLICATION REQUEST REVIEW

AGENDA ITEM 3. 2.

RECOMMENDATION

Recommend to approve/deny the site plan amendment zoning application to an approved major site plan for a data center located at 12901 W Olive Ave, El Mirage AZ 85335.

PROPOSED MOTION

I move to recommend to the City Council to approve/deny the site plan amendment as presented.

BACKGROUND

The applicant is requesting the approval of a site plan amendment to an approved major site plan to continue to develop a data center property and operation. Staff reviewed the application and found it to meet the zoning requirements, and it is ready for public meetings. The application will be presented to the Planning Commission for review and to provide a recommendation to the City Council at the April 9, 2024, public meeting. A final action is required for the application to proceed with the submittal of construction documents for review. The application will be presented to the City Council at the April 16, 2024, public meeting for final action.

Attachments

Staff Report

Zoning Application

TAC Review Comments

Luke Review

DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	SPA24-02-01	Request:	Site Plan Amendment
Project Name:	MS PHX82 SPA		
Applicant/Owner:	Jacobs / Microsoft Corporation		
Project Address:	12901 W Olive Ave, El Mirage AZ 85335	Acres	137.0 ac

Considerations	The applicant is requesting the approval of a site plan amendment to an approved major site plan to continue the development of the site to expand the data center operation. This is the fourth building planned for the development of the site with additional buildings to come in the future. The PHX82 is an approximately 245,000-square-foot single-story data center. The proposed data center building will be industrial, consisting of slab-on-grade construction, with premium grade metal exterior walls, exterior electrical and mechanical equipment, and be connected to the existing onsite substation operated by Arizona Public Service (APS). The applicant will be requesting relief from Chapter §152.030 requiring utilities and electrical 13KV and under to be relocated underground along Olive Ave at the April 16, 2024, City Council Meeting.
General Plan Compliance	The El Mirage 2020 General Plan identifies the site as being in the Commerce/Industry Park Planning Area and follows the plan.
Zoning & Land Use	The property is zoned Employment/Industry E/I and the proposed site plan amendments and use are permitted under the approval of zoning application case PZ19-04-05 approved in May 2019. The property's land use has been identified as a data center.
ARS 28-8481 Land Use Compatibility	The site is located within the Luke Air Force Base Noise Contours Zone and is subject to ARS 28-8481 land use compatibility regulations. Please see the attached review comments from Luke Air Force Base.
City Staff Review	City staff reviewed the application and found that it meets the zoning code requirements to proceed with the public meeting.
Stipulations:	The applicant shall address the TAC Review comments mentioned in the March 14, 2024, memorandum.
Planning Commission	The application will be presented to the Planning Commission for discussion and recommendation to the City Council at the April 9, 2024, public meeting.
City Council	The application will be presented to the City Council for discussion and final action at the April 16, 2024, public meeting.
Attachments	Zoning Application, TAC Review Comments, and Luke AFB Review Letter.

Supportive Documents	Supportive documents are available for review during the City of El Mirage's regular business hours in the Development Services Department Planning and Zoning Division.
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SITE PLAN AMENDMENT

PHX82 Project Narrative

El Mirage, Arizona

Application Request

This narrative is provided to satisfy the City of El Mirage Site Plan Application Submittal Guidelines for Technical Advisory Committee (TAC) Review. A Comprehensive Site Plan, Exterior Elevations, Preliminary Landscape Plans, a Drainage Report, Preliminary Sewer and Water Reports, and a Traffic Impact Study, are included with this submittal.

Property Location and Description

PHX82 will be located within a 150.5-acre site owned by the Microsoft Corporation at the southeast corner of West Olive Avenue and North Dysart Road in the City of El Mirage, Arizona. The site is currently zoned Employment/Industrial (EI) and is occupied by the first operational data center at the campus, PHX80. The second data center on campus, PHX81, is in the final stages of permitting. PHX82 will be located immediately south of the PHX81 data center in a similar orientation and footprint. PHX86, permitted by others, will be located in the southeast portion of the site.

Like PHX80 and PHX81, PHX82 is an approximately 245,000-square-foot single-story data center. The proposed data center building will be industrial in nature, consisting of slab-on-grade construction, with premium grade metal exterior walls, exterior electrical and mechanical equipment, and be connected to the existing onsite substation operated by Arizona Public Service (APS). The proposed building will be serviced by EPCOR for water and sewer service. A proposed 480,000-gallon holding tank and pump house will provide 2,000 gpm of water to the site for 4 hours in a fire flow event. Utility services will be accessed by extending the existing private utility mains within the site, which connect to the existing utility main lines in the public right-of-way, to service PHX82. No offsite construction is proposed for the PHX82 Project.

A total of 228 parking spaces are provided on campus, including 57 stalls dedicated to PHX80 (52 standard, 4 ADA, and 1 security); 53 stalls dedicated to PHX81 (47 standard, 4 ADA, and 2 security); 59 stalls dedicated to PHX86 (55 standard, 3 ADA, and 1 security), and 59 stalls dedicated to PHX82 (54 standard, 4 ADA, and 1 security). These stalls will accommodate at least 1 space per employee during major shifts, based on peak employee shift headcounts for data center operations.

A Traffic Impact Study is provided to detail traffic generated by site operations.

Historical Data

The project site was previously used for agriculture production beginning in the 1950s, prior to the construction of PHX80. Please see the Phase I Environmental Site Assessment provided for PHX80 for additional information on the history of the site.

Operational Aspects of Use

SITE PLAN AMENDMENT

PHX82 Project Narrative

El Mirage, Arizona

Like PHX80 and PHX81, PHX82 will support the storage and operation of computer servers within a series of five data server halls (COLOs) and an administrative office area used by personnel. The electrical and mechanical equipment surrounding the building are necessary to control the optimum environment for the data server equipment within the facility. The facility will be secured 24 hours per day, 365 days per year with a staffed security gate at the primary site access.

Proposed Building/Structure Heights

PHX82 will consist of five approximately 46,170 square-foot COLOs and approximately a 13,826 square-foot administration area. The building will consist of approximately 241,866 square feet of business occupancy space and an additional 2,810 square feet of storage occupancy space located at the east end of the building. The single-story building will be approximately 27 feet in height, with a finished floor elevation of 1,091 feet.

Proposed Phasing

The project will be constructed in two phases. The first phase will consist of civil grading, excavation, and existing onsite utility extensions to the PHX82 building site, including water, sewer, clear water discharge, telecommunication, electrical, and drainage infrastructure construction. The second phase of construction will consist of the PHX82 building package, including foundations and vertical construction for full build-out of the Admin area and five COLOs, with requests for phased construction of each COLO in succession with independent Certificates of Occupancy driven by customer demand.

Additional Information

PHX82 will be equipped with twenty-one, diesel-fueled emergency generators, which are permitted by the Maricopa County Air Quality Department (MCAQD) and will be operated in accordance with applicable, MCAQD, State of Arizona, and federal requirements. The generators are designed for emergency backup power only. Each COLO generator will include an approximately 10,000-gallon capacity diesel storage tank and the administration area generator will include an approximately 3,000-gallon capacity diesel storage tank.

Generator sound levels may exceed the City of El Mirage guideline of 55 decibels (dB) during operation. To maintain compliance with City code, all generator testing will be conducted outside the restricted code hours, between the hours of 6 am and 10 pm. Generator operations will be limited to periodic, short-duration testing, conducted during the daytime shift, with only a single generator tested per month, or in the event of infrequent utility outages. Evaluation of utility service in the area indicates historically reliable service. Additionally, the closest residential neighborhood is approximately one mile from the Project site. Given this distance and the limited duration and time of day that the generators will be in operation, noise from the emergency backup generators is not expected to be characterized in

SITE PLAN AMENDMENT

PHX82 Project Narrative

El Mirage, Arizona

a manner that would “disturb the peace or quiet of a neighborhood, family or person,” consistent with City of El Mirage Zoning Ordinance § 154.107. Based on the analysis of potential sound levels during normal operations of the first campus building, operations at the facility will comply with the City of El Mirage guideline of 55 decibels (dB).

Additional Permits and Approvals

Additional permits and approvals that are anticipated for the proposed project include the following:

Permit/Approval	Status
City of El Mirage Engineering, Building, and Fire Permits	Plans and associated documents are planned for submission to the City beginning in June 2024
Arizona Pollutant Discharge Elimination System (AZPDES) – Construction Stormwater Permitting (Section 402 of the Clean Water Act)	Notice of Intent for coverage under the Arizona Construction General Permit (CGP) will be submitted in June 2024
MCAQD Dust Control Permit (DCP)	The DCP permit application will be submitted at least 14 days prior to construction
MCAQD Non-Title V Permit	Permit P0009547 has been approved for PHX82 emergency backup generators
Maricopa County Environmental Services Department (MCESD) Approval to Construct (for applicable water and sewer lines)	Plans will be submitted to EPCOR and MCESD for PHX82 water and sewer utility onsite pipeline extensions after adjudication of the first round of City comments.
MCESD Approval of Construction	To be obtained at the completion of onsite water and sewer pipeline extension construction and testing.

Jacobs
2020 SW Fourth Avenue, Suite 300,
Portland, OR, 97201

PHX82
DATA CENTER
12901 W. OLIVE AVENUE
EL MIRAGE, AZ 85335

Design Team	
TEAM	
Designed	C. WRIGHT
Drawn	B. GILES
Checked	D3127046
Jacobs Project No.	
M.S. Project No.	P.20000

Project Team

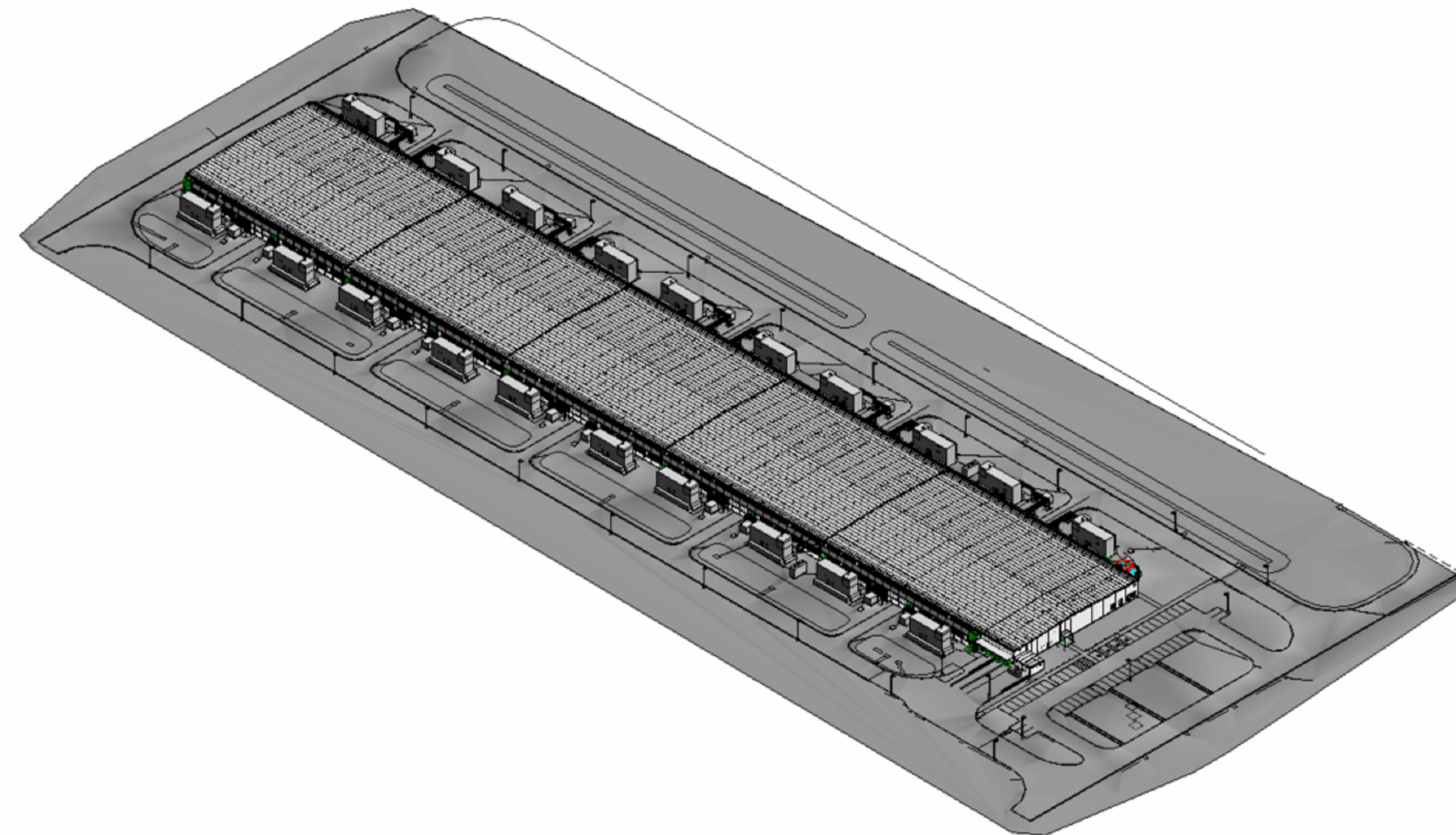
Architecture / Engineering / Security
Jacobs
2020 SW Fourth Avenue
3rd Floor
Portland, OR 97201
(503) 224-6040



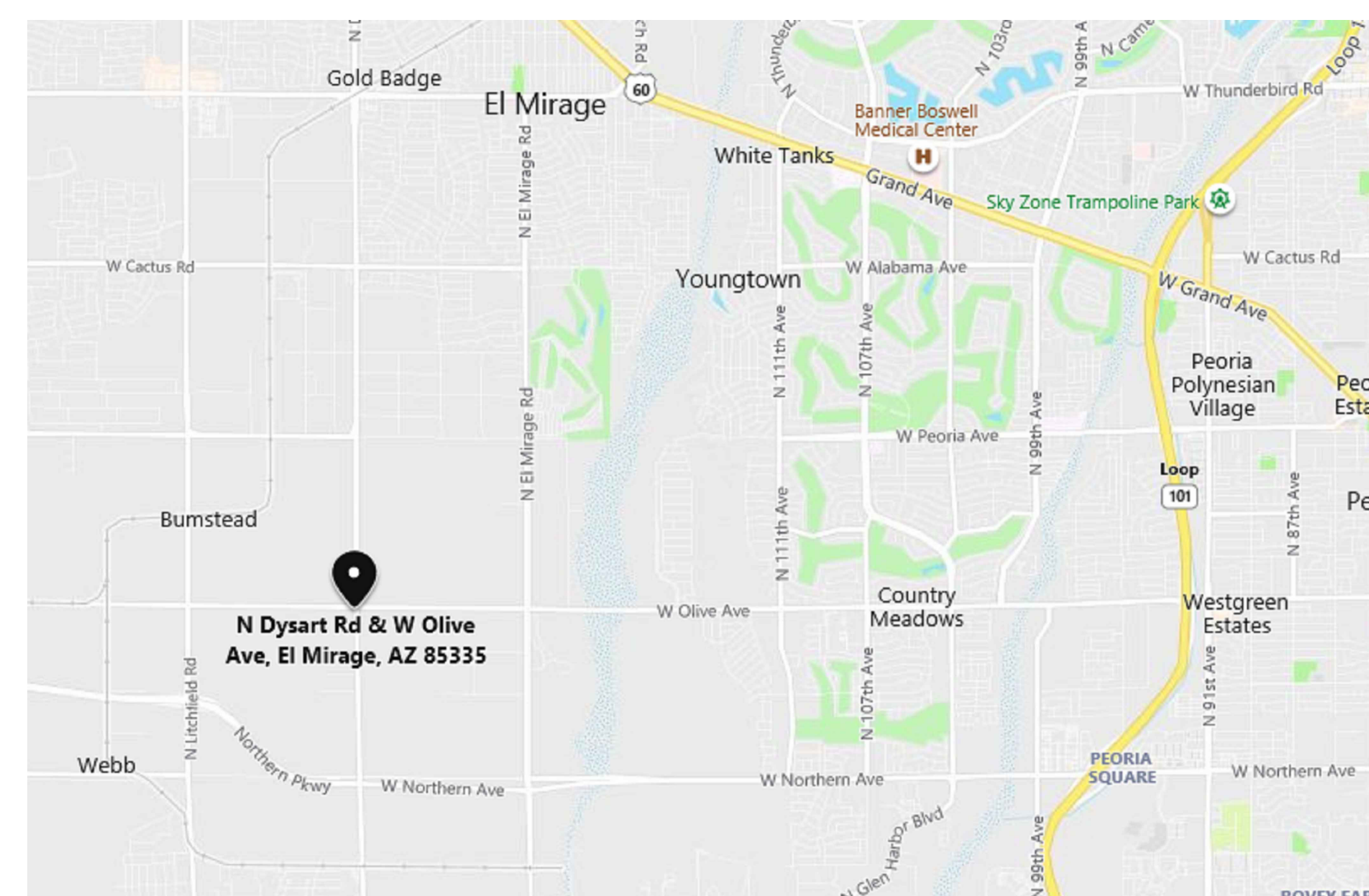
Civil
Navix Engineering
11235 SE 6th Street
Suite 150
Bellevue, WA 98004
(425) 453-9501



Landscape
GREERY | PICKETT
7144 E. Stetson Drive
Suite 205
Scottsdale, AZ 85250
(480) 609-0009



DRAWING	DRAWING TITLE	REV.	DATE
General			
PHX82-G-G-SPA	GENERAL COVER & INDEX SHEET	2	02/16/2024
Civil			
C-C-000	CONTEXT PLAN EXHIBIT	2	02/16/2024
C-C-001	SITE PLAN EXHIBIT 1	2	02/16/2024
C-C-002	SITE PLAN EXHIBIT 2	0	07/27/2023
Landscape			
L-A-00-0	LANDSCAPING COVER	1	07/27/2023
L-B-01-0	PLANTING PLAN	1	07/27/2023
L-C-02-0	PLANTING DETAILS	0	05/02/2023
Architectural			
PHX82-CBEA	OVERALL - FLOOR PLAN	0	05/02/2023
PHX82-CBEB	OVERALL - ELEVATIONS	0	05/02/2023
PHX82-CBEB-1	COLO 1 - B/W	0	05/02/2023
PHX82-CBEB-2	COLO 2 - B/W	0	05/02/2023
PHX82-CBEB-3	COLO 3 - B/W	0	05/02/2023
PHX82-CBEB-4	COLO 4 - B/W	0	05/02/2023
PHX82-CBEB-5	COLO 5 - B/W	0	05/02/2023
PHX82-CBEB-A	ADMIN - B/W	0	05/02/2023
PHX82-CBEC	OVERALL - ELEVATIONS	0	05/02/2023
PHX82-CBEC-1	COLO 1 - COLOR	0	05/02/2023
PHX82-CBEC-2	COLO 2 - COLOR	0	05/02/2023
PHX82-CBEC-3	COLO 3 - COLOR	0	05/02/2023
PHX82-CBEC-4	COLO 4 - COLOR	0	05/02/2023
PHX82-CBEC-5	COLO 5 - COLOR	0	05/02/2023
PHX82-CBEC-A	ADMIN - COLOR	0	05/02/2023



VICINITY MAP



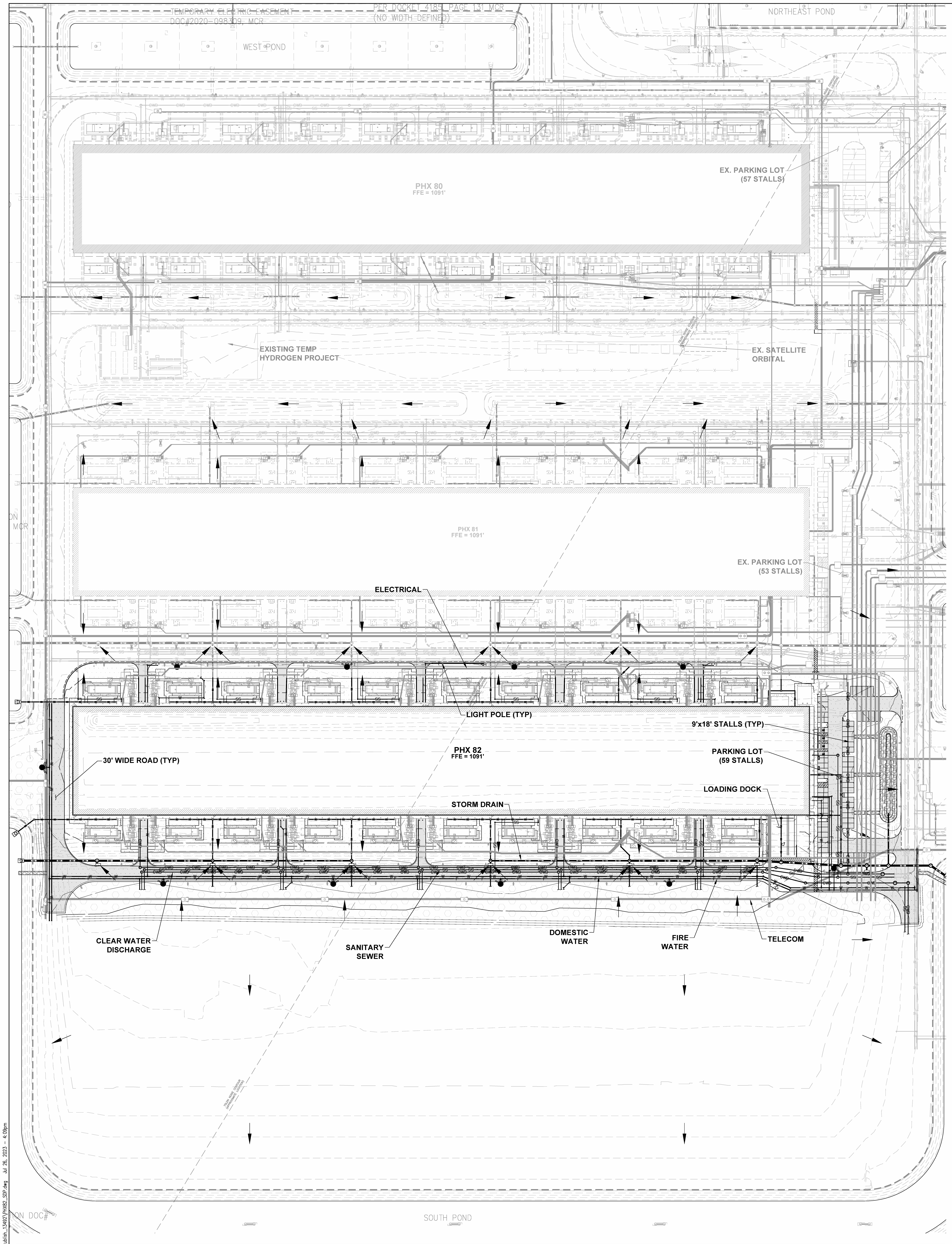
SITE MAP

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CONFIDENTIAL - DO NOT DISCLOSE. This document is exempt from public disclosure under the Public Disclosure Act and Uniform Trade Secrets Act.

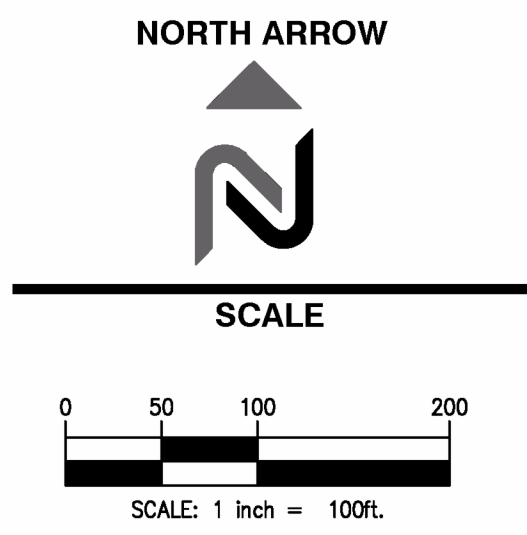
GENERAL COVER &
INDEX SHEET

PHX82-G-G-SPA



C:\Users\CCALU\OneDrive\MapData\Local\Temp\MapData\13492\PHX82_SDP.dwg Jul 26, 2023 - 4:09pm

REVISIONS		
REV	ISSUED FOR:	DATE
0	SITE DEVELOPMENT PLAN	06/02/2023
1	SITE DEVELOPMENT PLAN	07/27/2023



PROJECT NAME
PHX82

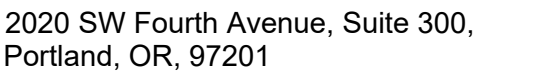
CLIENT/OWNER
MICROSOFT CORPORATION
PROJECT ADDRESS
EL MIRAGE, AZ
LAT/LONG
33°33'55.5"N 112°20'28.5"W



STAMP
CONFIDENTIAL

07/27/2023

SHEET NAME
SITE PLAN EXHIBIT
SHEET NUMBER
C-C-002



Design	
Drawn	TEAM
Checked	R. GEHRKE
Jacobs Project No.	D3127046
M.S. Project No.	P.20000

Adam McKnight	
CUSTOMER	Date
OPERATIONS	
Samantha Biscottini	
Microsoft Mechanical Engineer	Date
Carlos Elamo	
Microsoft Cable Engineer	
Sabrina Shi	
Microsoft Electrical Engineer	
Adam McKnight	
Engineering Manager	
Vince Aragon	
Security Manager	
Hope Martin & Geri-Ann Quinlivan	
CSA	

Project Planner	Date
Blake Giles	
Project Manager	
Cory Murman	
Senior Project Manager	
Development Manager	
Quality Control Reviewer	
Quality Control FF&E	

[illegible]

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PLANTING PLAN

PHX82-L-B-01-0



Sym.	Description
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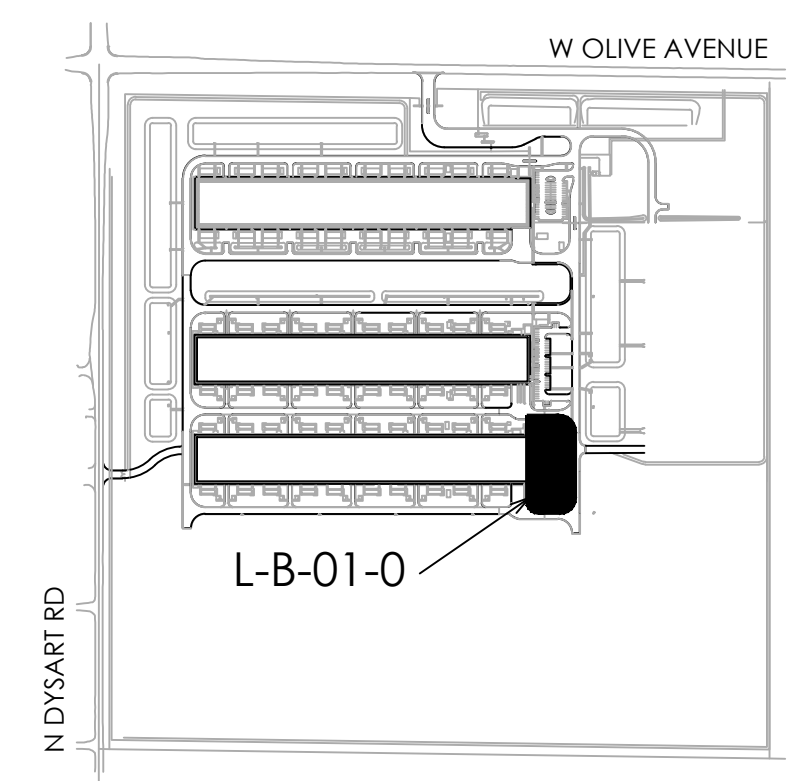
1/2" 'SABLE' CRUSHED ROCK. ALL DISTURBED
AREAS TO RECEIVE 2" DEPTH MINIMUM.
SOURCE: CUTTING EDGE, 623-261-2032.

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIPE IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES AND SHRUBS TO BE PLANTED 2'-0" MINIMUM AWAY FROM WALKS AND CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
8. MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION SHOWN ON THESE PLANS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

Sym.	Plant Name	Size	Qty	Remarks
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Sym.	Plant Name	Size	Qty	Remarks
	Trees			
	<i>Chilopsis linearis</i> Desert Willow	24" box	5	△ -
	<i>Olney tesota</i> Ironwood	24" box	5	-
	Shrubs			
	<i>Prosopis velutina</i> Native Mesquite	24" box	8	-
	<i>Encelia farinosa</i> Brittlebush	5 gal.	11	-
	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	47	-
	<i>Justicia californica</i> Chuparosa	5 gal.	10	-
	<i>Justicia californica</i> 'Yellow' Yellow Chuparosa	5 gal.	7	-
	<i>Larrea tridentata</i> Creosote	5 gal.	12	-
	<i>Leucophyllum frutescens</i> 'Green Cloud' Green Cloud Sage	5 gal.	13	-
	<i>Leucophyllum laevigatum</i> Chihuahuan Sage	5 gal.	8	-
	<i>Leucophyllum zygophyllum</i> Blue Ranger	5 gal.	8	-
	<i>Salvia clevelandii</i> Chaparral Sage	5 gal.	12	△ -
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	19	-
	<i>Sphaeralcea ambigua</i> Globe Mallow	1 gal.	11	-
	<i>Viguiera deltoidea</i> Goldeneye	1 gal.	34	-
	Groundcovers			
	<i>Baileya multiradiata</i> Desert Marigold	1 gal.	122	△ -
	<i>Chrysactinia mexicana</i> Damianita	1 gal.	50	-
	Cacti			
	<i>Agave parryi</i> Parry's Agave	5 gal.	32	-
	<i>Agave</i> x 'Blue Glow' Blue Glow Agave	5 gal.	32	-
	<i>Asclepias subulata</i> Desert Milkweed	1 gal.	23	-
	<i>Carnegiea gigantea</i> Saguaro	8' min.	7	△ -
	<i>Echinocactus grusonii</i> Golden Barrel Cactus	5 gal.	43	-
	<i>Euphorbia antisyphilitica</i> Candelilla	5 gal.	30	-
	<i>Euphorbia tirucalli</i> 'Rosea' Fire Sticks	5 gal.	13	-
	<i>Fouquieria splendens</i> Ocotillo	bare root	12	-
	<i>Hesperaloe parviflora</i> -red Red Hesperaloe	5 gal.	36	△ -
	<i>Opuntia basilaris</i> Beavertail Prickly Pear	5 gal.	7	-
	<i>Opuntia engelmannii</i> Engelmann's Prickly Pear	5 gal.	7	-
	<i>Opuntia violacea santa-rita</i> Purple Prickly Pear	5 gal.	9	-
	<i>Pachycereus schottii</i> f. <i>monstrosus</i> Totem Pole Cactus	1 gal.	8	Multiple arms
	<i>Yucca baccata</i> Banana Yucca	5 gal.	2	-
	<i>Yucca elata</i> Soaptree Yucca	5 gal.	2	-

SCALE: NTS



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27/07/2023 9:24:13 AM 03-Planting.dwg sgulstad

	M. DALE
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Drawn	M. MONDEJAR
Checked	D3127046
Jacobs Project No.	P.20000
M.S. Project No.	

CUSTOMER	Adam McKnight	Date
OPERATIONS		
Samantha Biscottini		
Microsoft Mechanical Engineer		Date
Carlos Elarmo		
Microsoft Cable Engineer		
Sabrina Shi		
Microsoft Electrical Engineer		
Adam McKnight		
Engineering Manager		
Vince Aragon		
Security Manager		
Hope Martin & Geri-Ann Quilivan		
CSA		

Project Planner	Date
Blake Giles	
Project Manager	
Cory Murman	
Senior Project Manager	
Development Manager	
Quality Control Reviewer	
Quality Control FF&E	

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OVERALL - FLOOR PLAN

PHX82-CBEA



PHX82					
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PHX82
DATA CENTER
12901 W. OLIVE AVENUE
EL MIRAGE, AZ 85335

Design Team	
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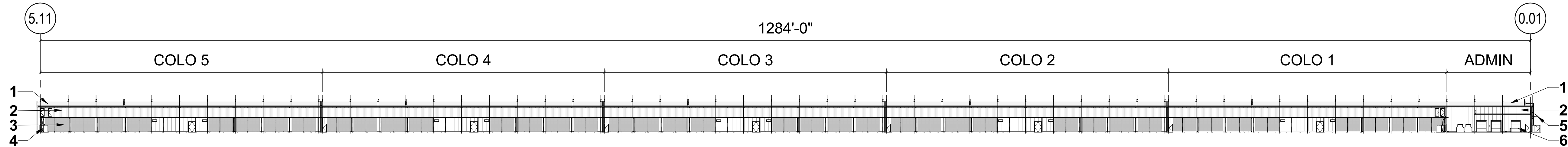
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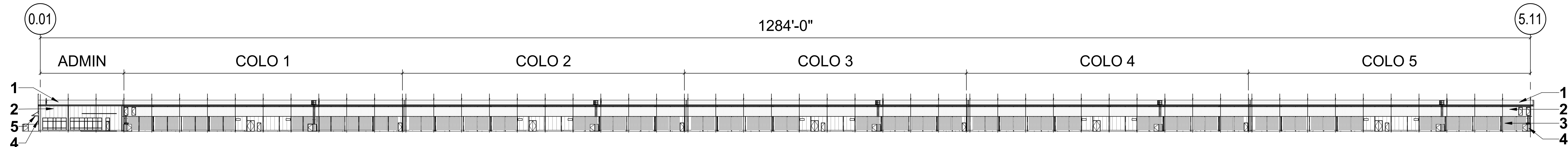
Sheet Title/Number

OVERALL -
ELEVATIONS

PHX82-CBEB



1 ELEVATION - SOUTH OVERALL
1" = 50'-0"



2 ELEVATION - NORTH OVERALL
1" = 50'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|--|
| 1 ROOF PANEL (COOL SOLAR WHITE) | 5 CANOPY (COOL SOLAR WHITE) |
| 2 METAL PANEL (COOL SOLAR WHITE) | 6 STOREFRONT & GLASS (CLEAR ANNOIDIZED & GRAY) |
| 3 MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 PATIO (COOL SOLAR WHITE) |
| 4 ROOF / PLATFORM ACCESS LADDER | 8 ANTENNAS |

NORTH



PHX82					
5	4	3	2	1	A

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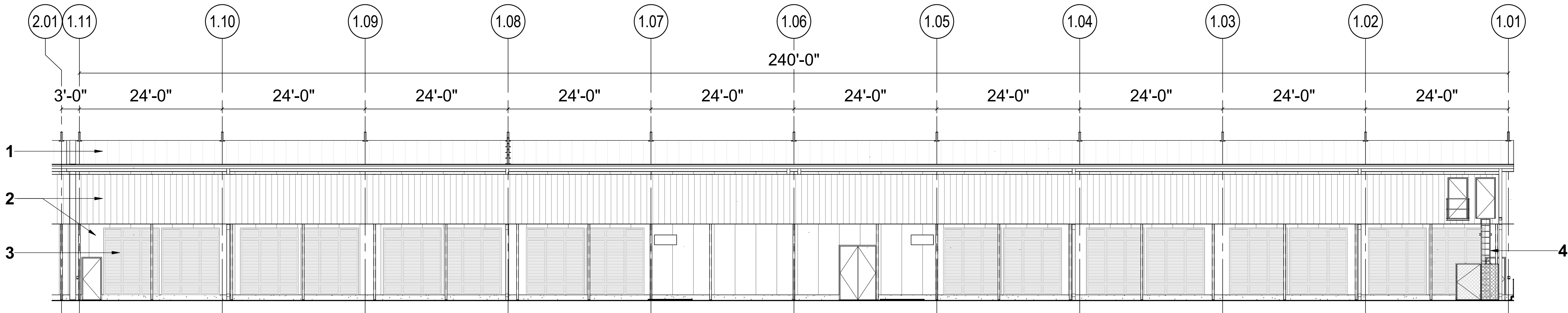
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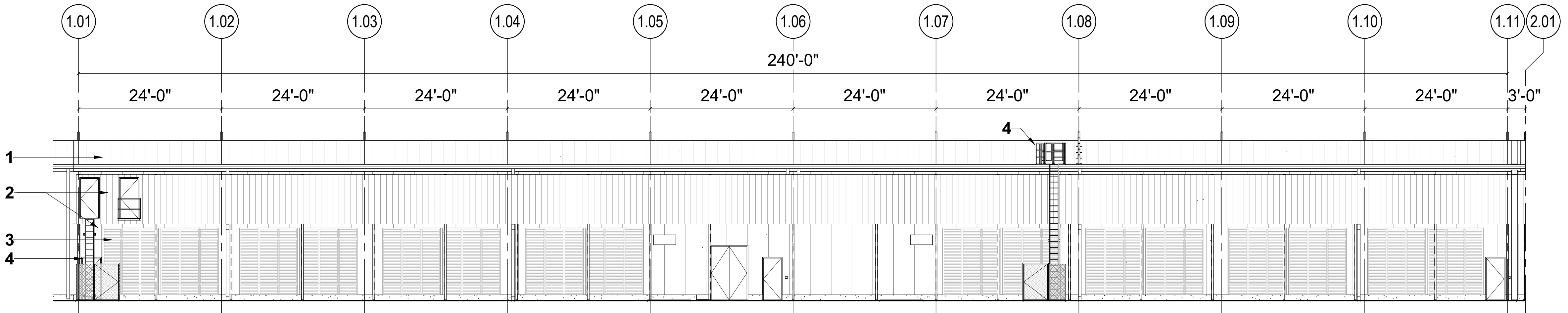
Sheet Title/Number

COLO 1 - B/W

PHX82-CBEB-1



1 ELEVATION - COLO 1 SOUTH - B/W
3/32" = 1'-0"



2 ELEVATION - COLO 1 NORTH - B/W
3/32" = 1'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|--|
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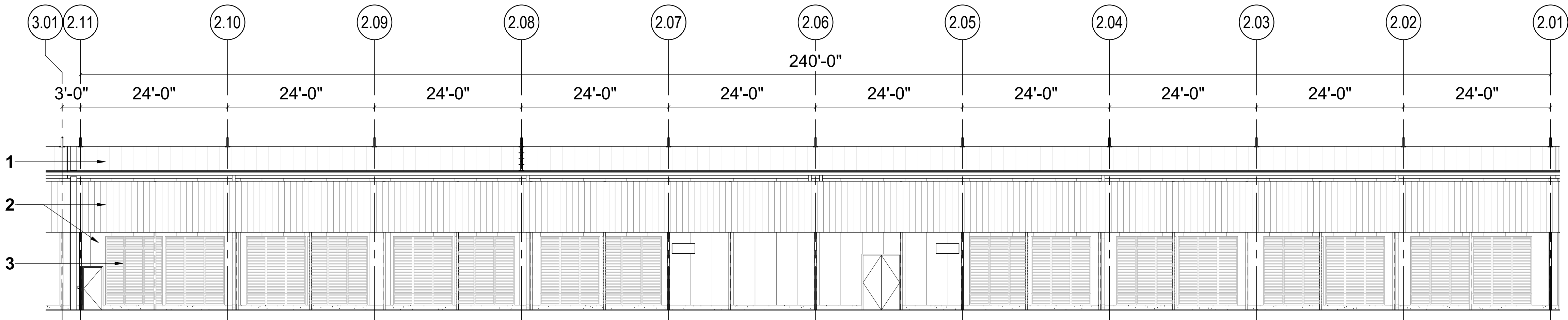
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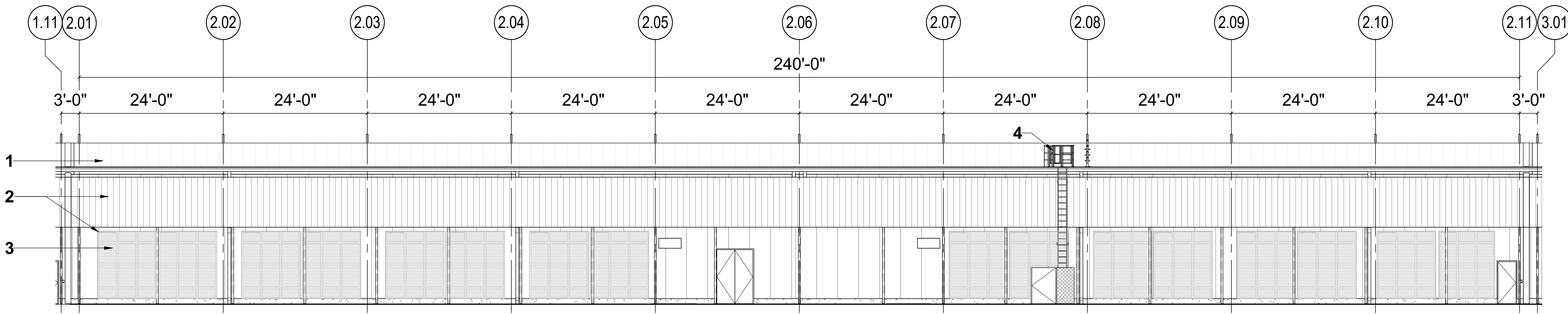
Sheet Title/Number

COLO 2 - B/W

PHX82-CBEB-2



1 ELEVATION - COLO 2 SOUTH - B/W
3/32" = 1'-0"



2 ELEVATION - COLO 2 NORTH - B/W
3/32" = 1'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|--|
| 1 ROOF PANEL (COOL SOLAR WHITE) | 5 CANOPY (COOL SOLAR WHITE) |
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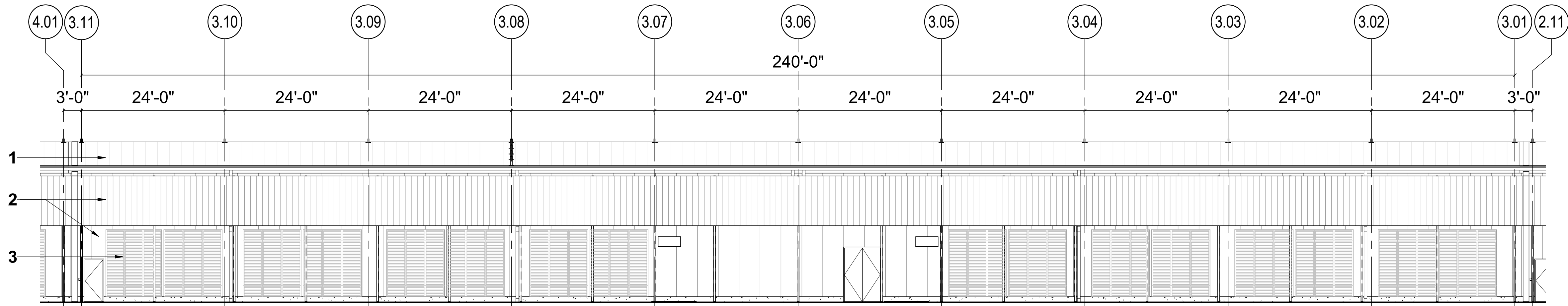
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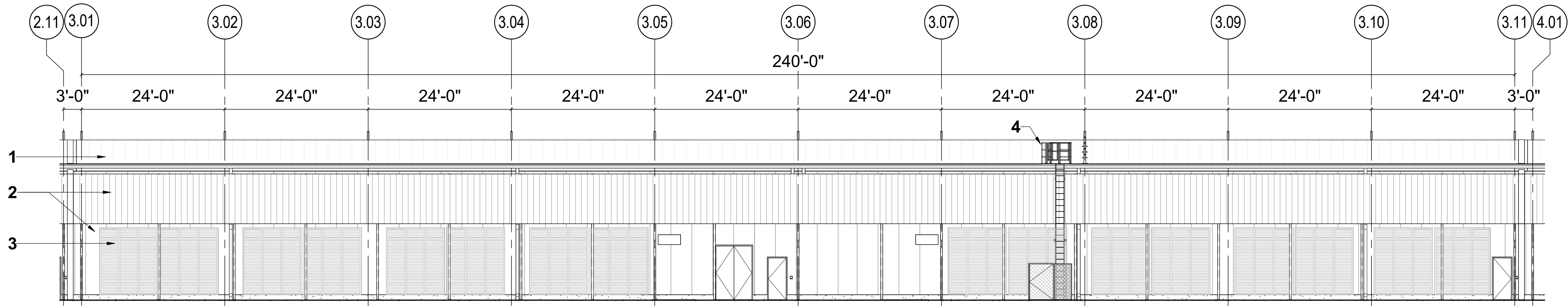
Sheet Title/Number

COLO 3 - B/W

PHX82-CBEB-3



1 ELEVATION - COLO 3 SOUTH - B/W
3/32" = 1'-0"



2 ELEVATION - COLO 3 NORTH - B/W
3/32" = 1'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|--|
| 1 ROOF PANEL (COOL SOLAR WHITE) | 5 CANOPY (COOL SOLAR WHITE) |
| 2 METAL PANEL (COOL SOLAR WHITE) | 6 STOREFRONT & GLASS (CLEAR ANNOIDIZED & GRAY) |
| 3 MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 PATIO (COOL SOLAR WHITE) |
| 4 ROOF / PLATFORM ACCESS LADDER | 8 ANTENNAS |



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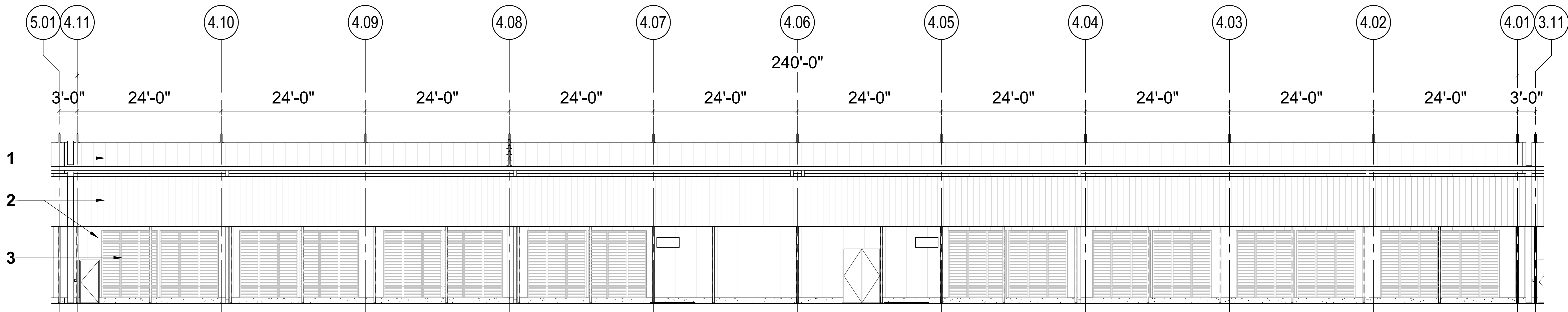
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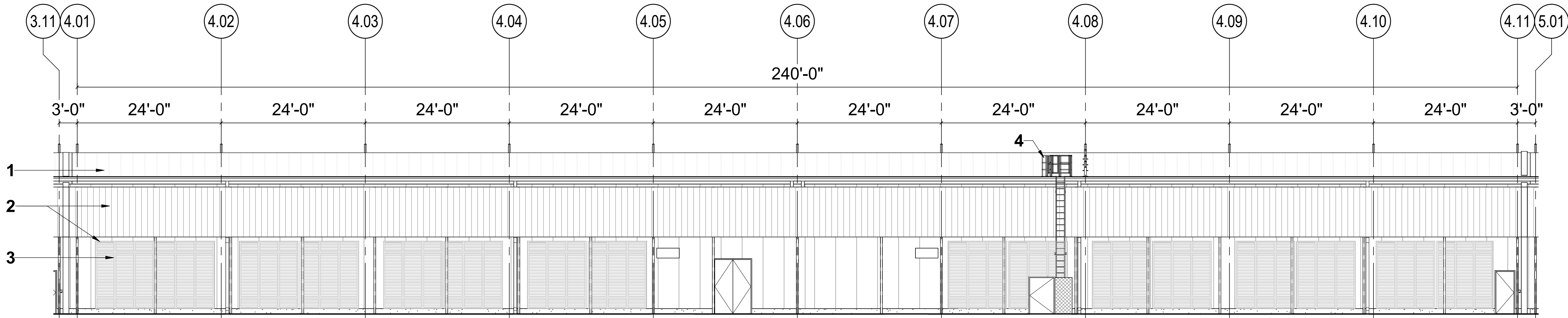
Sheet Title/Number

COLO 4 - B/W

PHX82-CBEB-4



1 ELEVATION - COLO 4 SOUTH - B/W
3/32" = 1'-0"



2 ELEVATION - COLO 4 NORTH - B/W
3/32" = 1'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|---|
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| 4 ROOF / PLATFORM ACCESS LADDER | 8 ANTENNAS |



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EL MIRAGE, AZ 85335

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Drawn	R. HOSSEINI
Checked	M. MONDEJAR
Jacobs Project No.	D3127046
M.S. Project No.	P.20000

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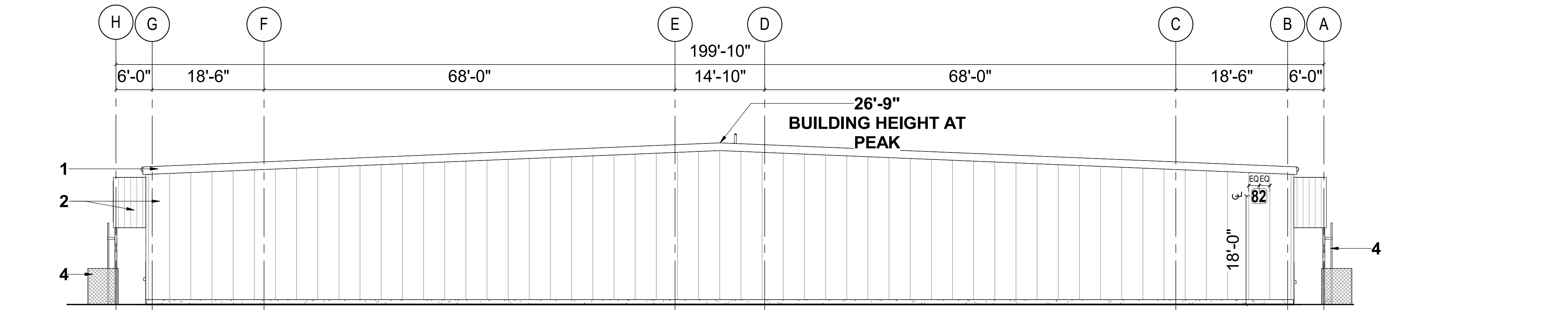
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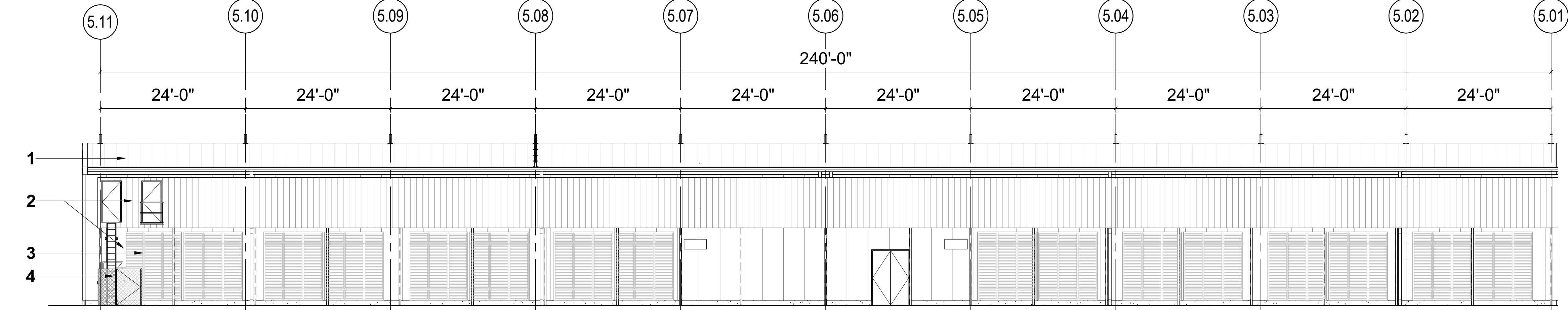
Sheet Title/Number

COLO 5 - B/W

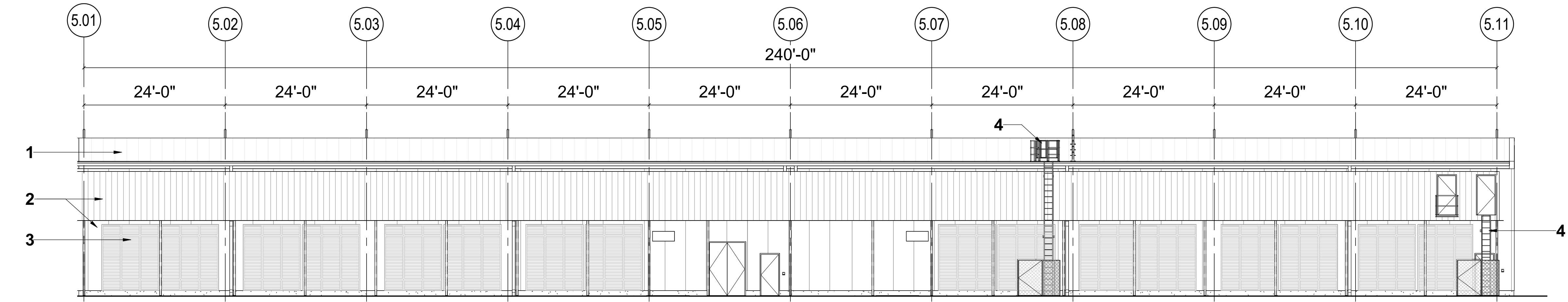
PHX82-CBEB-5



1 ELEVATION - COLO 5 - END WALL
3/32" = 1'-0"



2 ELEVATION - COLO 5 SOUTH - B/W
3/32" = 1'-0"

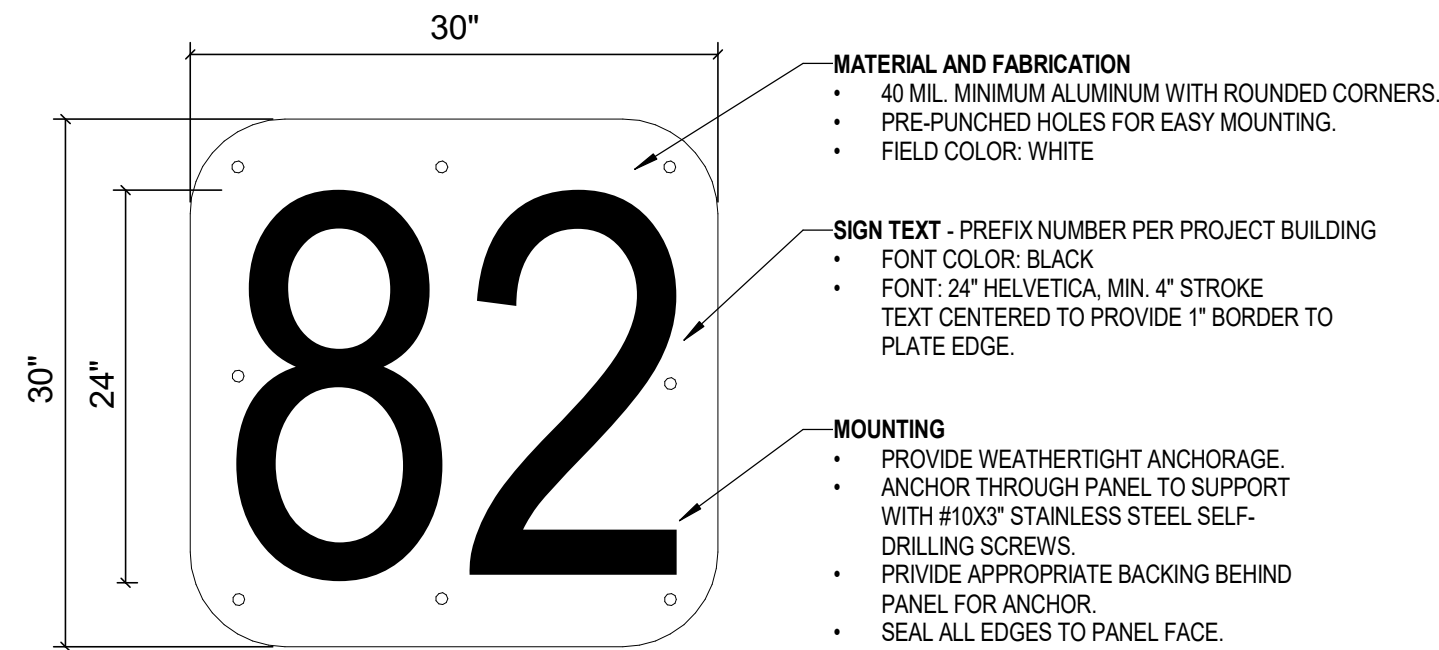


3 ELEVATION - COLO 5 NORTH - B/W
3/32" = 1'-0"

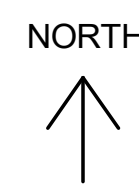
NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | | | |
|---|---------------------------------------|---|--|
| 1 | ROOF PANEL (COOL SOLAR WHITE) | 5 | CANOPY (COOL SOLAR WHITE) |
| 2 | METAL PANEL (COOL SOLAR WHITE) | 6 | STOREFRONT & GLASS (CLEAR ANNOIDIZED & GRAY) |
| 3 | MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 | PATIO (COOL SOLAR WHITE) |
| 4 | ROOF / PLATFORM ACCESS LADDER | 8 | ANTENNAS |



4 EXTERIOR BUILDING SIGN
3" = 1'-0"



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5	4	3	2	1	A

	M. DALE
Design	R. HOSSEINI
Drawn	M. MONDEJAR
Checked	D3127046
Jacobs Project No.	P.20000
U.S. Project No.	

CUSTOMER	Adam McKnight	Date
OPERATIONS		
Samantha Biscottini		
Microsoft Mechanical Engineer		Date
Caribe Elarmo		
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Project Planner	Date
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ADMIN - B/W

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KEYED NOTE LEGEND

-
- 30"**
- 24"**
- 82**
- MATERIAL AND FABRICATION**
- 40 MIL. MINIMUM ALUMINUM WITH ROUNDED CORNERS.
 - PRE-PUNCHED HOLES FOR EASY MOUNTING.
 - FIELD COLOR: WHITE
- SIGN TEXT - PREFIX NUMBER PER PROJECT BUILDING**
- FONT COLOR: BLACK
 - FONT: 24" HELVETICA, MIN. 4" STROKE
 - TEXT CENTERED TO PROVIDE 1" BORDER TO PLATE EDGE.
- MOUNTING**
- PROVIDE WEATHERTIGHT ANCHORAGE.
 - ANCHOR THROUGH PANEL TO SUPPORT WITH #10X3" STAINLESS STEEL SELF-DRILLING SCREWS.
 - PROVIDE APPROPRIATE BACKING BEHIND PANEL FOR ANCHOR.
 - SEAL ALL EDGES TO PANEL FACE.
- LOCATION**
- SEE DRAWING ELEVATION FOR LOCATIONS.
- PLACEMENT**
- LOCATE ON CENTER OF EXTERIOR METAL PANEL (QTY 2)
- 4**
- EXTERIOR BUILDING SIGN**
- 3' = 1'-0"**
- NORTH**
- ↑

NORTH

A simple north arrow consisting of a vertical line with a triangular head pointing upwards.

PHX82

5	4	3	2	1	A
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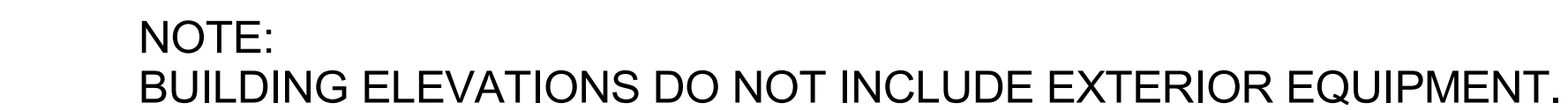
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Sheet Title/Number

OVERALL - ELEVATIONS

PHX82-CBEC



KEYED NOTE LEGEND

- | | | | |
|---|---------------------------------------|---|---|
| 1 | ROOF PANEL (COOL SOLAR WHITE) | 5 | CANOPY (COOL SOLAR WHITE) |
| 2 | METAL PANEL (COOL SOLAR WHITE) | 6 | STOREFRONT & GLASS
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| 3 | MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 | PATIO (COOL SOLAR WHITE) |
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NORTH

PHX82

5	4	3	2	1	A
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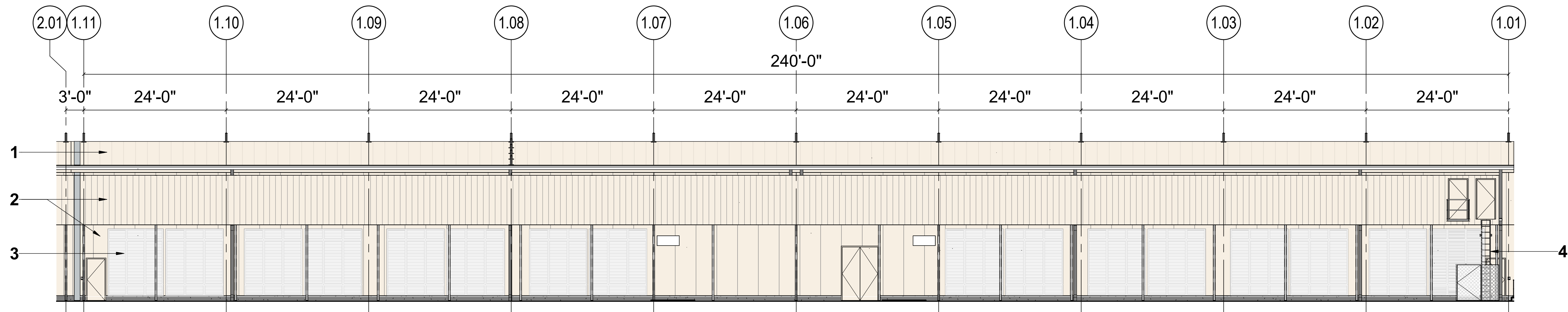
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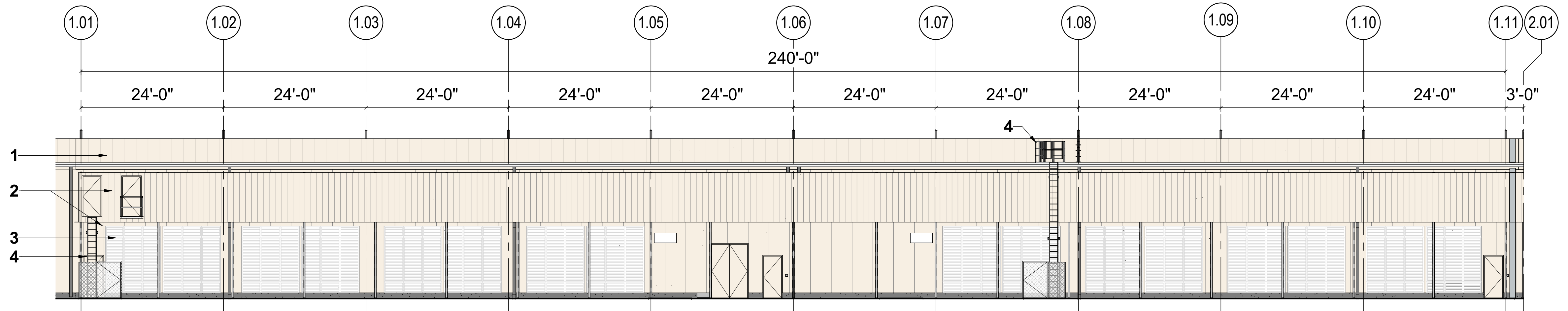
Sheet Title/Number

COLO 1 - COLOR

PHX82-CBEC-1



1 ELEVATION - COLO 1 SOUTH - COLOR
3/32" = 1'-0"



2 ELEVATION - COLO 1 NORTH - COLOR
3/32" = 1'-0"

NOTE:
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KEYED NOTE LEGEND

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|---|--|
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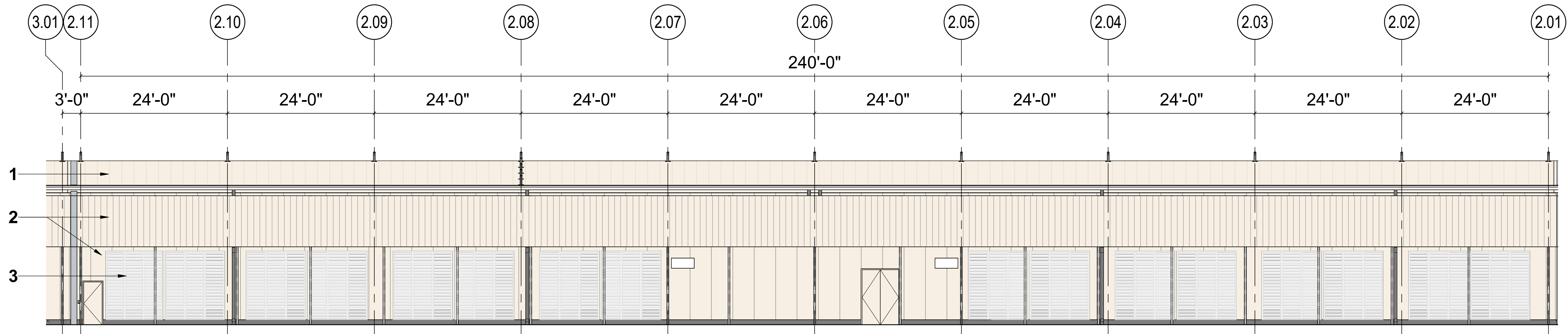
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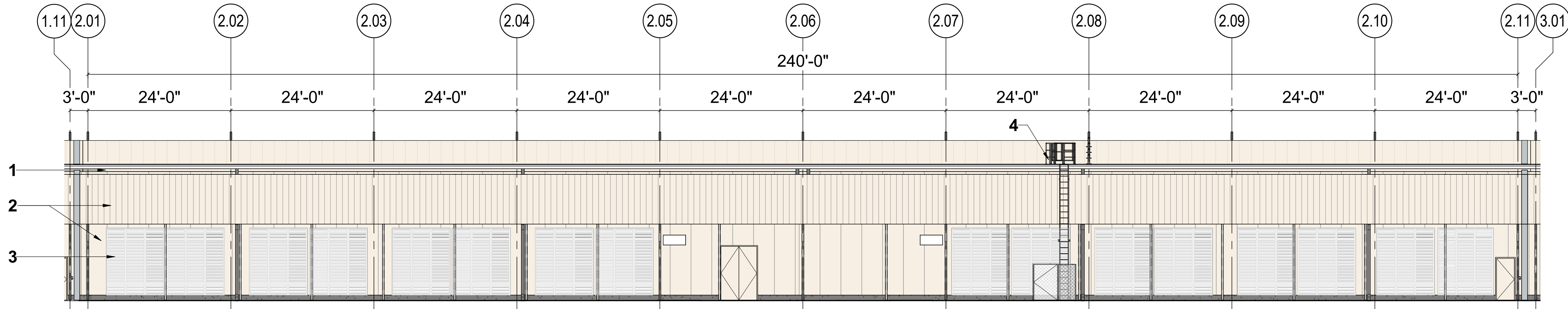
Sheet Title/Number

COLO 2 - COLOR

PHX82-CBEC-2



1 ELEVATION - COLO 2 SOUTH - COLOR
3/32" = 1'-0"



2 ELEVATION - COLO 2 NORTH - COLOR
3/32" = 1'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | | | |
|---|---------------------------------------|---|--|
| 1 | ROOF PANEL (COOL SOLAR WHITE) | 5 | CANOPY (COOL SOLAR WHITE) |
| 2 | METAL PANEL (COOL SOLAR WHITE) | 6 | STOREFRONT & GLASS (CLEAR ANNOIDIZED & GRAY) |
| 3 | MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 | PATIO (COOL SOLAR WHITE) |
| 4 | ROOF / PLATFORM ACCESS LADDER | 8 | ANTENNAS |



PHX82					
5	4	3	2	1	A

PHX82
DATA CENTER
12901 W. OLIVE AVENUE
EL MIRAGE, AZ 85335

Design Team	
Design	M. DALE
Drawn	R. HOSSEINI
Checked	M. MONDEJAR
Jacobs Project No.	D3127046
M.S. Project No.	P.20000

Approvals	
CUSTOMER	Adam McKnight
OPERATIONS	
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Microsoft Cable Engineer	Carlos Elarmo
Microsoft Electrical Engineer	Sabrina Shi
Engineering Manager	Adam McKnight
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PROJECT MANAGEMENT	
Project Planner	Blake Giles
Project Manager	Cory Murman
Senior Project Manager	
Development Manager	
Quality Control Reviewer	
Quality Control FF&E	

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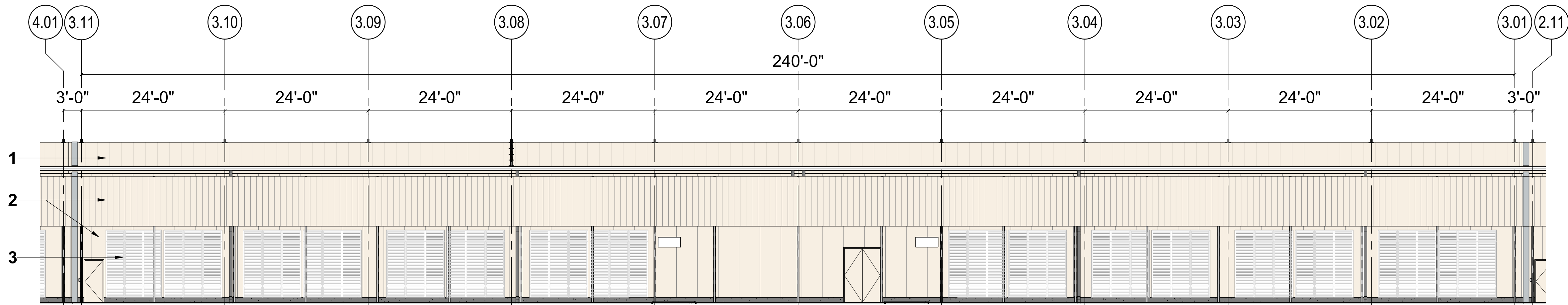
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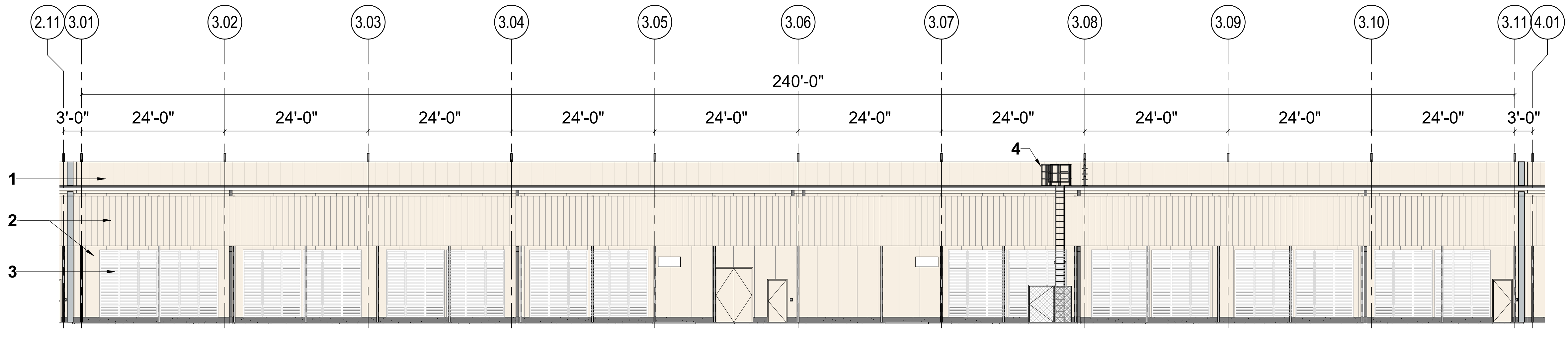
Sheet Title/Number

COLO 3 - COLOR

PHX82-CBEC-3



1 ELEVATION - COLO 3 SOUTH - COLOR
3/32" = 1'-0"



2 ELEVATION - COLO 3 NORTH - COLOR
3/32" = 1'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|---|
| 1 ROOF PANEL (COOL SOLAR WHITE) | 5 CANOPY (COOL SOLAR WHITE) |
| 2 METAL PANEL (COOL SOLAR WHITE) | 6 STOREFRONT & GLASS (CLEAR ANNODIZED & GRAY) |
| 3 MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 PATIO (COOL SOLAR WHITE) |
| 4 ROOF / PLATFORM ACCESS LADDER | 8 ANTENNAS |



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5	4	3	2	1	A

PHX82
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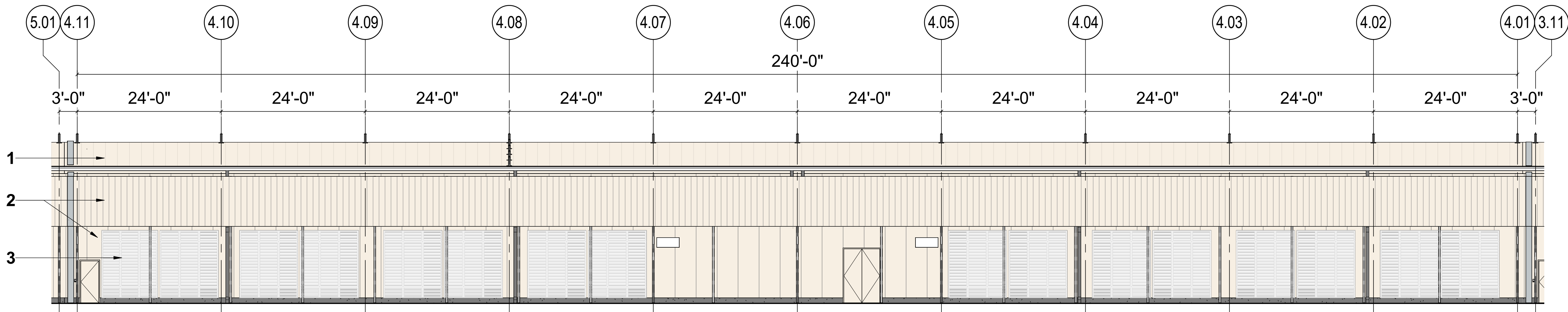
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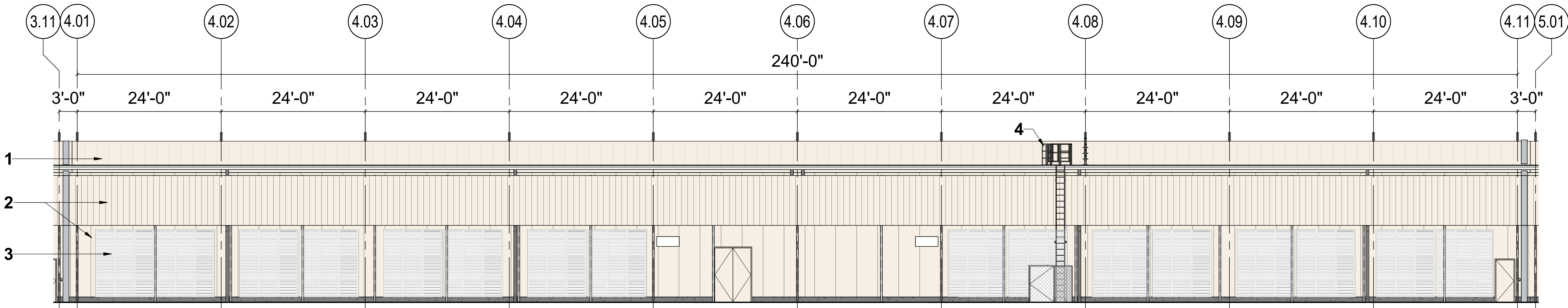
Sheet Title/Number

COLO 4 - COLOR

PHX82-CBEC-4



1 ELEVATION - COLO 4 SOUTH - COLOR
3/32" = 1'-0"



2 ELEVATION - COLO 4 NORTH - COLOR
3/32" = 1'-0"

NOTE: ELEVATION FACES SOUTH TO SITE INTERIOR

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | | | |
|---|---------------------------------------|---|---|
| 1 | ROOF PANEL (COOL SOLAR WHITE) | 5 | CANOPY (COOL SOLAR WHITE) |
| 2 | METAL PANEL (COOL SOLAR WHITE) | 6 | STOREFRONT & GLASS (CLEAR ANNODIZED & GRAY) |
| 3 | MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 | PATIO (COOL SOLAR WHITE) |
| 4 | ROOF / PLATFORM ACCESS LADDER | 8 | ANTENNAS |



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5	4	3	2	1	A

PHX82
DATA CENTER
12901 W. OLIVE AVENUE
EL MIRAGE, AZ 85335

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Design	M. DALE
Drawn	R. HOSSEINI
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Jacobs Project No.	D3127046
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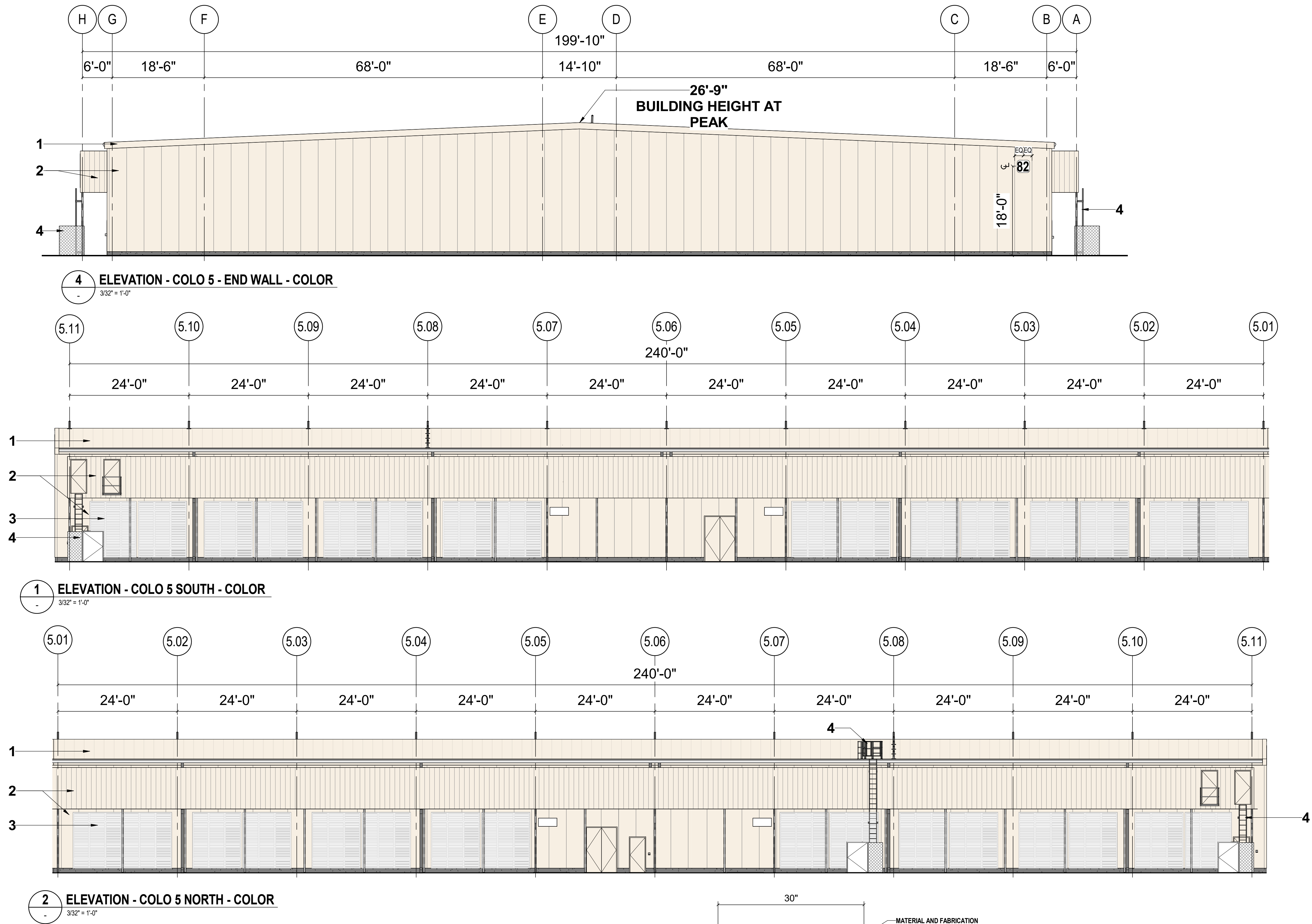
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Sheet Title/Number

COLO 5 - COLOR

PHX82-CBEC-5



NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | | | |
|---|---------------------------------------|---|--|
| 1 | ROOF PANEL (COOL SOLAR WHITE) | 5 | CANOPY (COOL SOLAR WHITE) |
| 2 | METAL PANEL (COOL SOLAR WHITE) | 6 | STOREFRONT & GLASS (CLEAR ANNOIDIZED & GRAY) |
| 3 | MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 | PATIO (COOL SOLAR WHITE) |
| 4 | ROOF / PLATFORM ACCESS LADDER | 8 | ANTENNAS |

	M. DALE
Design	R. HOSSEINI
Drawn	M. MONDEJAR
Checked	D3127046
Jacobs Project No.	P.20000
M.S. Project No.	

CUSTOMER	Adam McKnight	Date
OPERATIONS		
Samantha Biscottini		
Microsoft Mechanical Engineer	Carlos Elarmo	Date
Microsoft Cable Engineer	Sabrina Shi	
Microsoft Electrical Engineer	Adam McKnight	
Engineering Manager	Vince Aragon	
Security Manager	Hope Martin & Geri-Ann Quilivan	
CSA		

Project Planner	Date
Blake Giles	
Project Manager	
Cory Murman	
Senior Project Manager	
Development Manager	
Quality Control Reviewer	
Quality Control FF&E	

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ADMIN - COLOR

PHX82-CBEC-A



3 ELEVATION - ADMIN EAST - COLOR
1/8" = 1'-0"

5	4	3	2	1	A
---	---	---	---	---	---

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DATA CENTER
12901 W. OLIVE AVENUE
EL MIRAGE, AZ 85335

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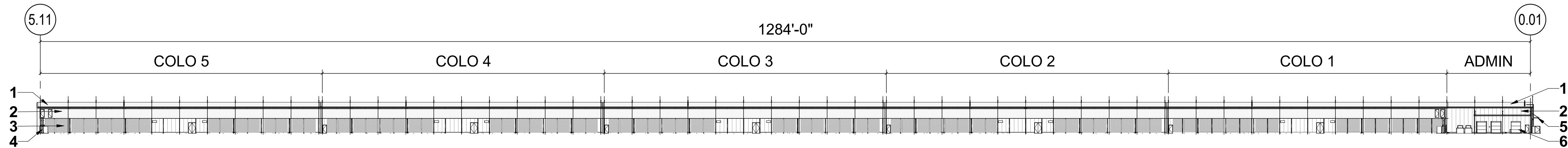
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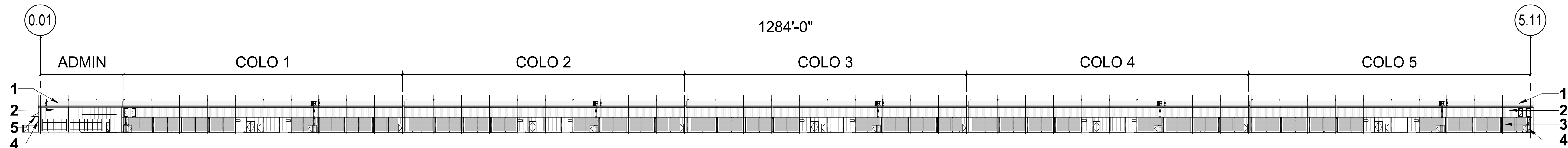
Sheet Title/Number

OVERALL -
ELEVATIONS

PHX82-CBEB



1 ELEVATION - SOUTH OVERALL
1" = 50'-0"



2 ELEVATION - NORTH OVERALL
1" = 50'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|--|
| 1 ROOF PANEL (COOL SOLAR WHITE) | 5 CANOPY (COOL SOLAR WHITE) |
| 2 METAL PANEL (COOL SOLAR WHITE) | 6 STOREFRONT & GLASS (CLEAR ANNOIDIZED & GRAY) |
| 3 MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 PATIO (COOL SOLAR WHITE) |
| 4 ROOF / PLATFORM ACCESS LADDER | 8 ANTENNAS |

NORTH



PHX82					
5	4	3	2	1	A

PHX82
DATA CENTER
12901 W. OLIVE AVENUE
EL MIRAGE, AZ 85335

Design Team	
Design	M. DALE
Drawn	R. HOSSEINI
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Jacobs Project No.	D3127046
M.S. Project No.	P.20000

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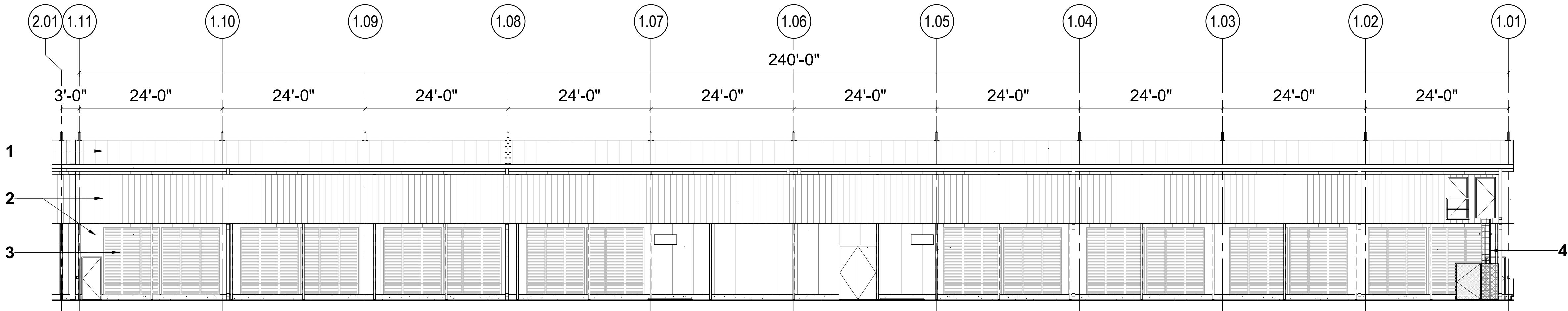
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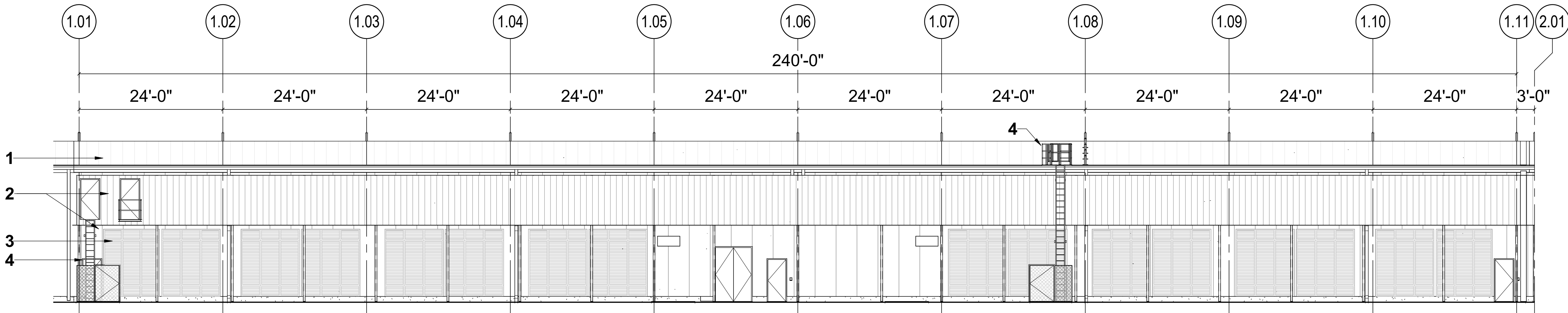
Sheet Title/Number

COLO 1 - B/W

PHX82-CBEB-1



1 ELEVATION - COLO 1 SOUTH - B/W
3/32" = 1'-0"



2 ELEVATION - COLO 1 NORTH - B/W
3/32" = 1'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|--|
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PHX82					
5	4	3	2	1	A

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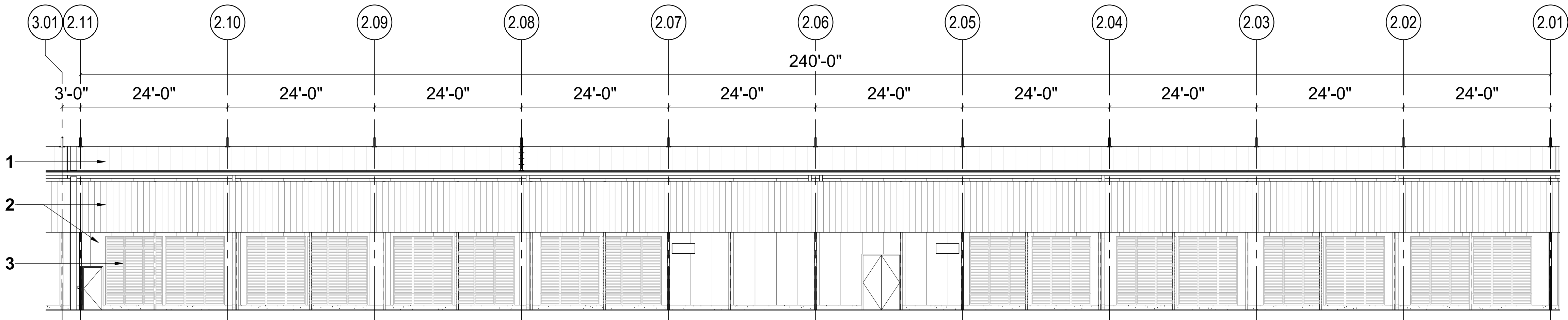
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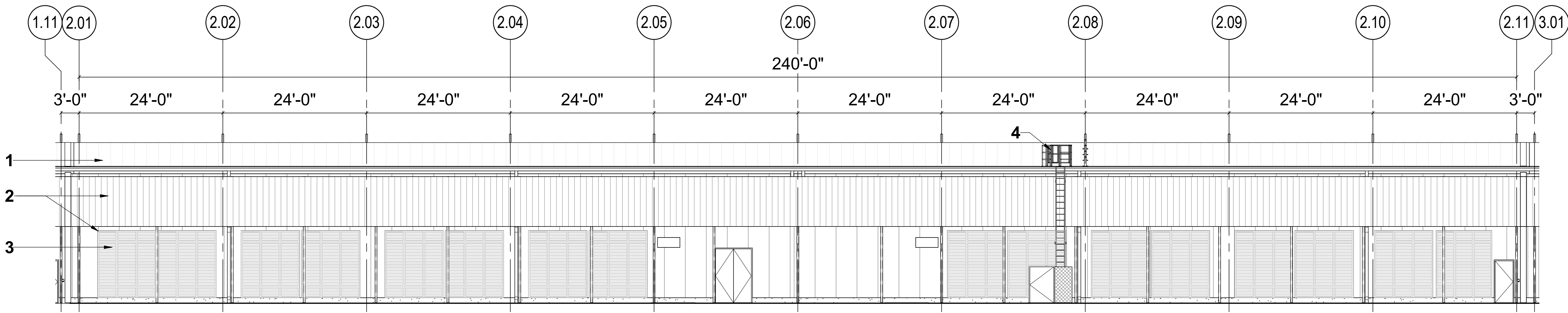
Sheet Title/Number

COLO 2 - B/W

PHX82-CBEB-2



1 ELEVATION - COLO 2 SOUTH - B/W
3/32" = 1'-0"



2 ELEVATION - COLO 2 NORTH - B/W
3/32" = 1'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|--|
| 1 ROOF PANEL (COOL SOLAR WHITE) | 5 CANOPY (COOL SOLAR WHITE) |
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PHX82					
5	4	3	2	1	A

PHX82
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12901 W. OLIVE AVENUE
EL MIRAGE, AZ 85335

Design Team	
Design	M. DALE
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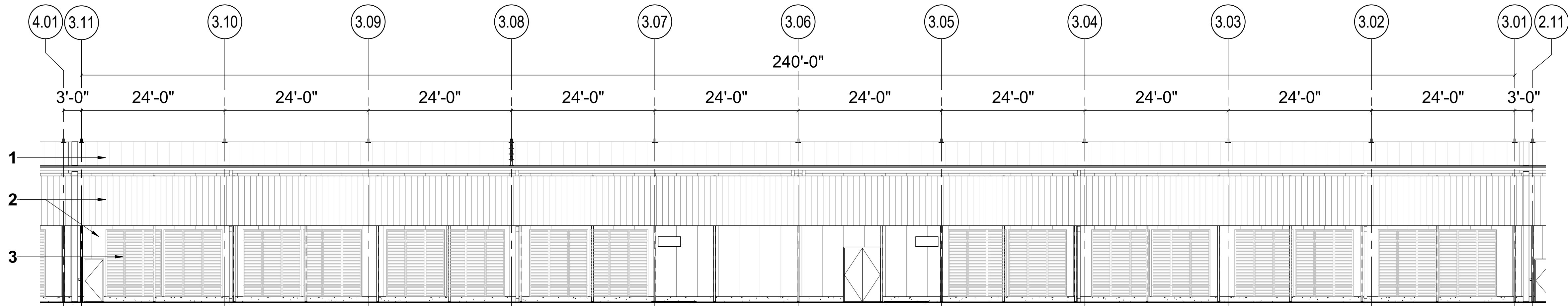
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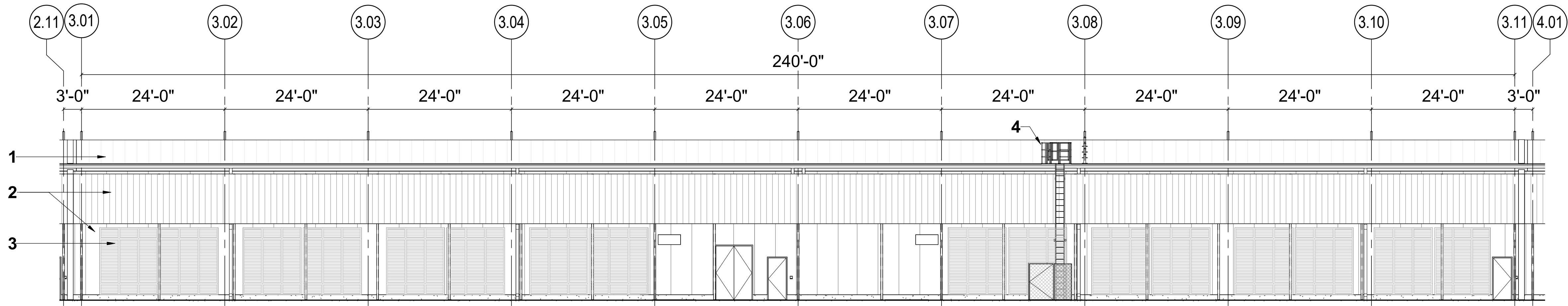
Sheet Title/Number

COLO 3 - B/W

PHX82-CBEB-3



1 ELEVATION - COLO 3 SOUTH - B/W
3/32" = 1'-0"



2 ELEVATION - COLO 3 NORTH - B/W
3/32" = 1'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|--|
| 1 ROOF PANEL (COOL SOLAR WHITE) | 5 CANOPY (COOL SOLAR WHITE) |
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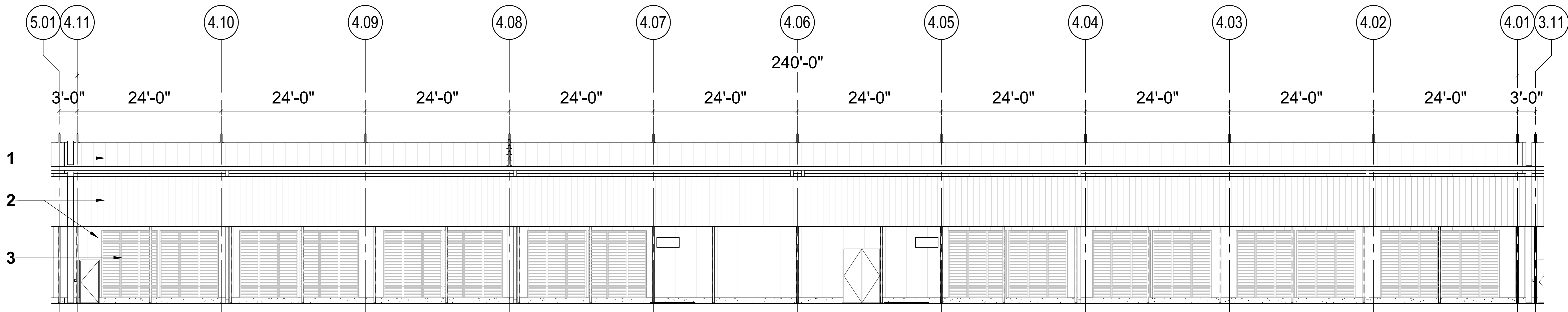
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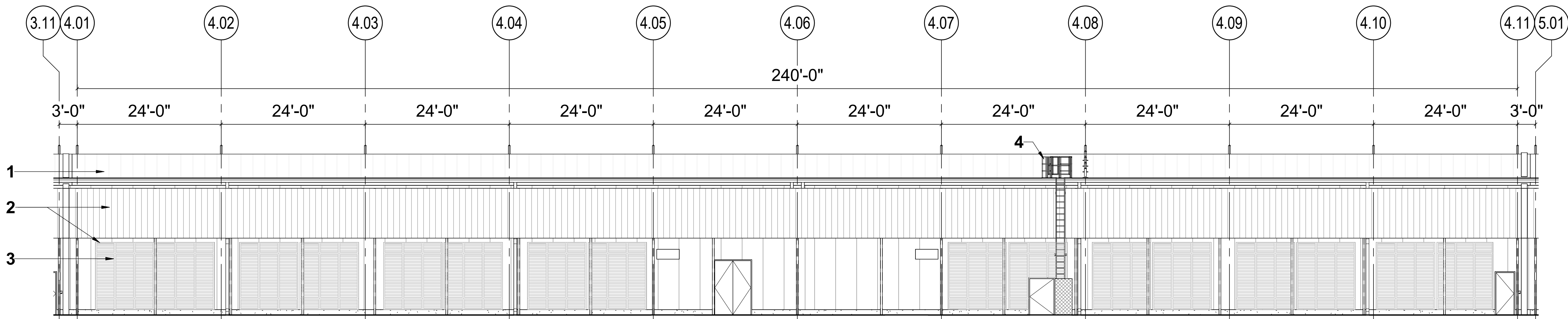
Sheet Title/Number

COLO 4 - B/W

PHX82-CBEB-4



1 ELEVATION - COLO 4 SOUTH - B/W
3/32" = 1'-0"



2 ELEVATION - COLO 4 NORTH - B/W
3/32" = 1'-0"

NOTE:
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KEYED NOTE LEGEND

- | | | | |
|---|---------------------------------------|---|--|
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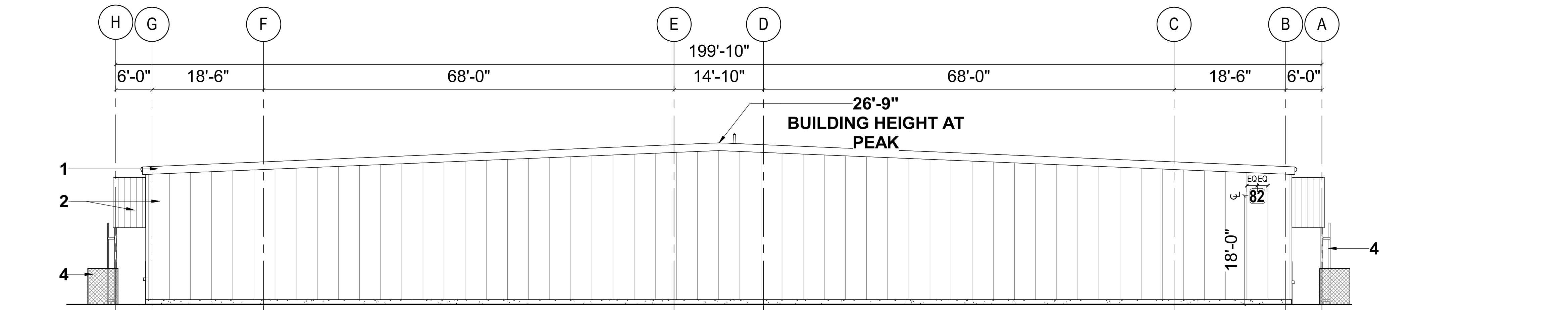
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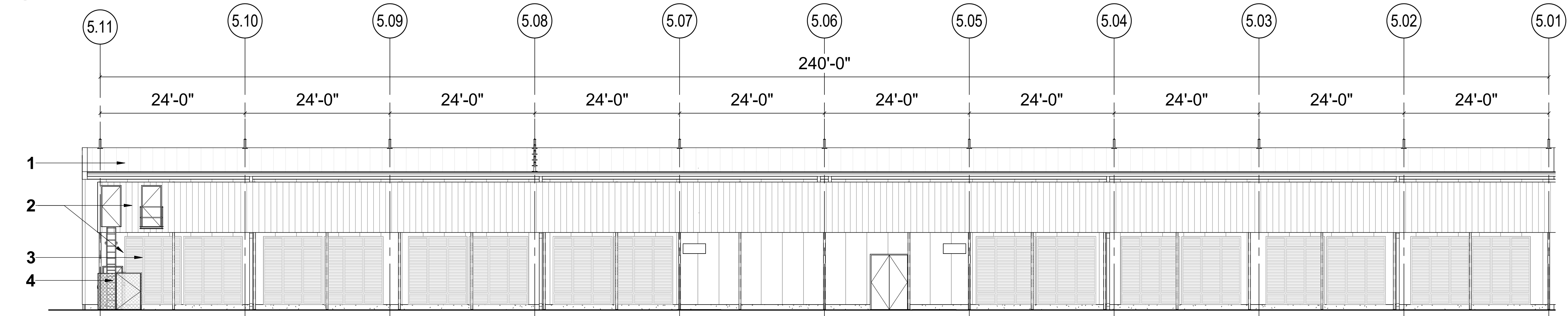
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COLO 5 - B/W

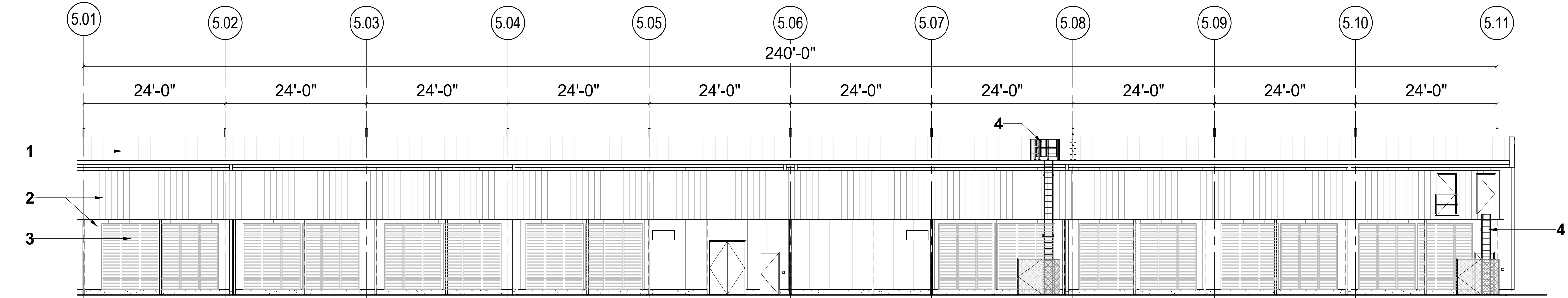
PHX82-CBEB-5



1 ELEVATION - COLO 5 - END WALL
3/32" = 1'-0"



2 ELEVATION - COLO 5 SOUTH - B/W
3/32" = 1'-0"

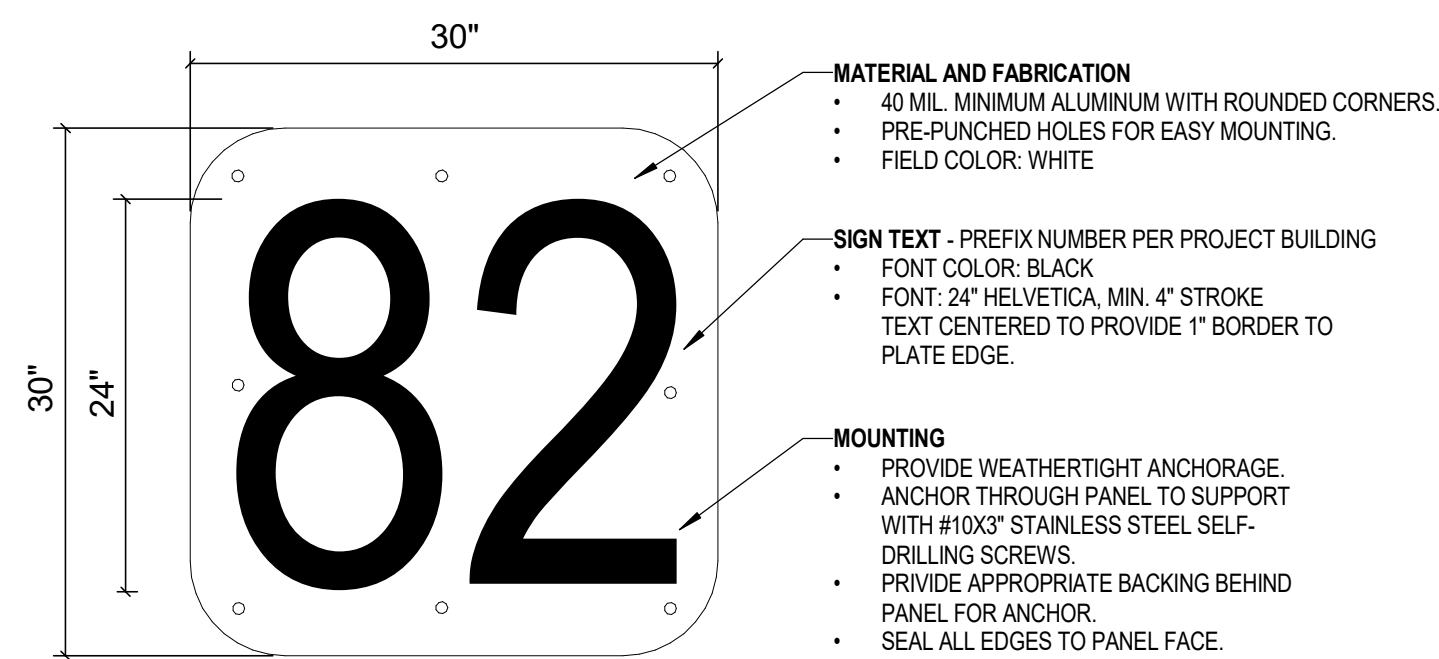


3 ELEVATION - COLO 5 NORTH - B/W
3/32" = 1'-0"

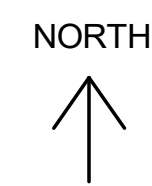
NOTE:
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KEYED NOTE LEGEND

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|---|--|
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| 4 ROOF / PLATFORM ACCESS LADDER | 8 ANTENNAS |



4 EXTERIOR BUILDING SIGN
3" = 1'-0"



PHX82					
5	4	3	2	1	A

	M. DALE
Design	R. HOSSEINI
Drawn	M. MONDEJAR
Checked	D3127046
Jacobs Project No.	P.20000
U.S. Project No.	

CUSTOMER	Adam McKnight	Date
OPERATIONS		
Samantha Biscottini		
Microsoft Mechanical Engineer		Date
Caribe Elarmo		
Microsoft Cable Engineer		
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Hope Martin & Geri-Ann Quinlivan		
CSA		

Project Planner	Date
Blake Giles	
Project Manager	
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Senior Project Manager	
Development Manager	
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ADMIN - B/W

PHX82-CBEB-A



KEYED NOTE LEGEND

-
- 30"**
- 24"**
- 82**
- MATERIAL AND FABRICATION**
- 40 MIL. MINIMUM ALUMINUM WITH ROUNDED CORNERS.
 - PRE-PUNCHED HOLES FOR EASY MOUNTING.
 - FIELD COLOR: WHITE
- SIGN TEXT - PREFIX NUMBER PER PROJECT BUILDING**
- FONT COLOR: BLACK
 - FONT: 24" HELVETICA, MIN. 4" STROKE
 - TEXT CENTERED TO PROVIDE 1" BORDER TO PLATE EDGE.
- MOUNTING**
- PROVIDE WEATHERTIGHT ANCHORAGE.
 - ANCHOR THROUGH PANEL TO SUPPORT WITH #10X3" STAINLESS STEEL SELF-DRILLING SCREWS.
 - PROVIDE APPROPRIATE BACKING BEHIND PANEL FOR ANCHOR.
 - SEAL ALL EDGES TO PANEL FACE.
- LOCATION**
- SEE DRAWING ELEVATION FOR LOCATIONS.
- PLACEMENT**
- LOCATE ON CENTER OF EXTERIOR METAL PANEL (QTY 2)
- 4**
- EXTERIOR BUILDING SIGN**
- 3' = 1'-0"**
- NORTH**
- ↑**

NORTH

PHX82

5	4	3	2	1	A
---	---	---	---	---	---

PHX82
DATA CENTER
12901 W. OLIVE AVENUE
EL MIRAGE, AZ 85335

Design Team	
Design	M. DALE
Drawn	R. HOSSEINI
Checked	M. MONDEJAR
Jacobs Project No.	D3127046
M.S. Project No.	P.20000

Approvals	
CUSTOMER	Adam McKnight
OPERATIONS	
Microsoft Mechanical Engineer	Samantha Biscottini
Microsoft Cable Engineer	Carlos Elamio
Microsoft Electrical Engineer	Sabrina Shi
Engineering Manager	Adam McKnight
Security Manager	Vince Aragon
CSA	Hope Martin & Geri Ann Quinlan
PROJECT MANAGEMENT	
Project Planner	Blake Giles
Project Manager	Cory Murman
Senior Project Manager	
Development Manager	
Quality Control Reviewer	
Quality Control FF&E	

Revisions		
No.	Date	Description
0	09/02/2023	SPA - ISSUED FOR PERMIT

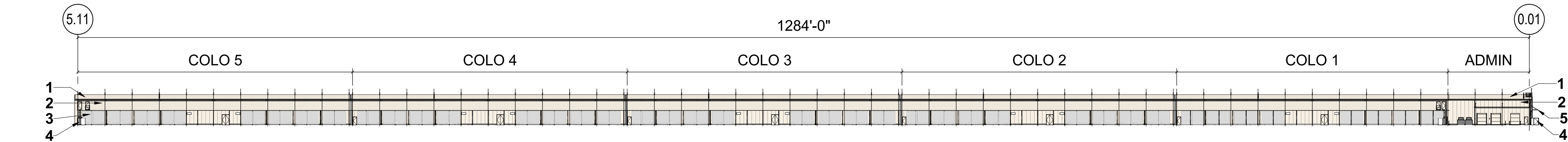
Registration

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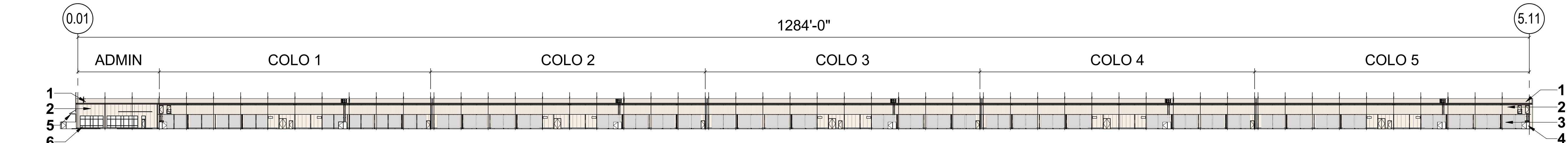
Sheet Title/Number

OVERALL -
ELEVATIONS

PHX82-CBEC



1 ELEVATION - SOUTH OVERALL
1" = 50'-0"

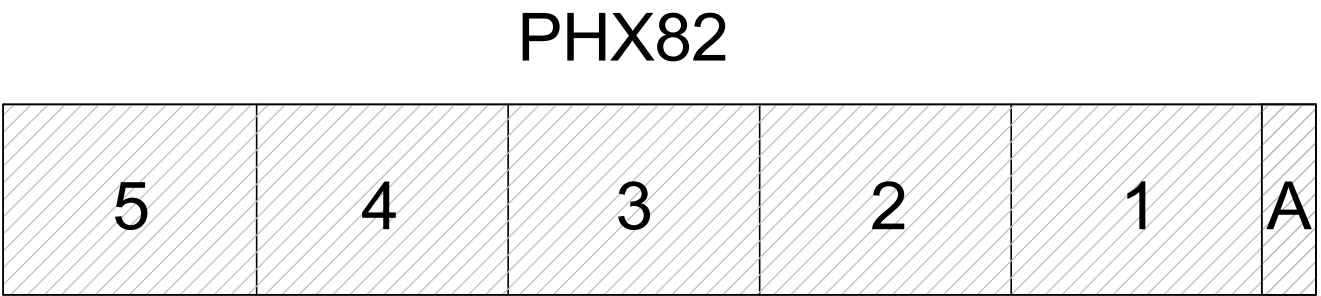


2 ELEVATION - NORTH OVERALL
1" = 50'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|--|
| 1 ROOF PANEL (COOL SOLAR WHITE) | 5 CANOPY (COOL SOLAR WHITE) |
| 2 METAL PANEL (COOL SOLAR WHITE) | 6 STOREFRONT & GLASS (CLEAR ANNOIDIZED & GRAY) |
| 3 MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 PATIO (COOL SOLAR WHITE) |
| 4 ROOF / PLATFORM ACCESS LADDER | 8 ANTENNAS |



PHX82
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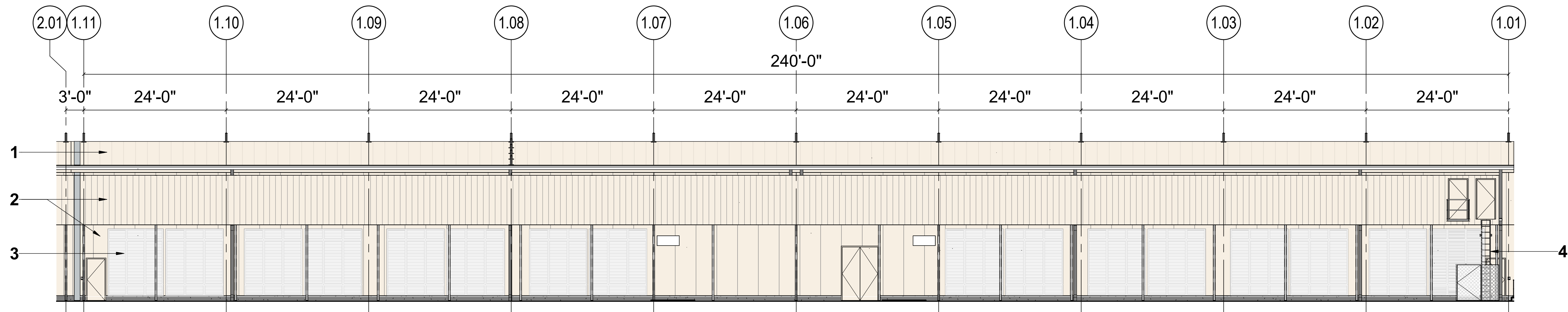
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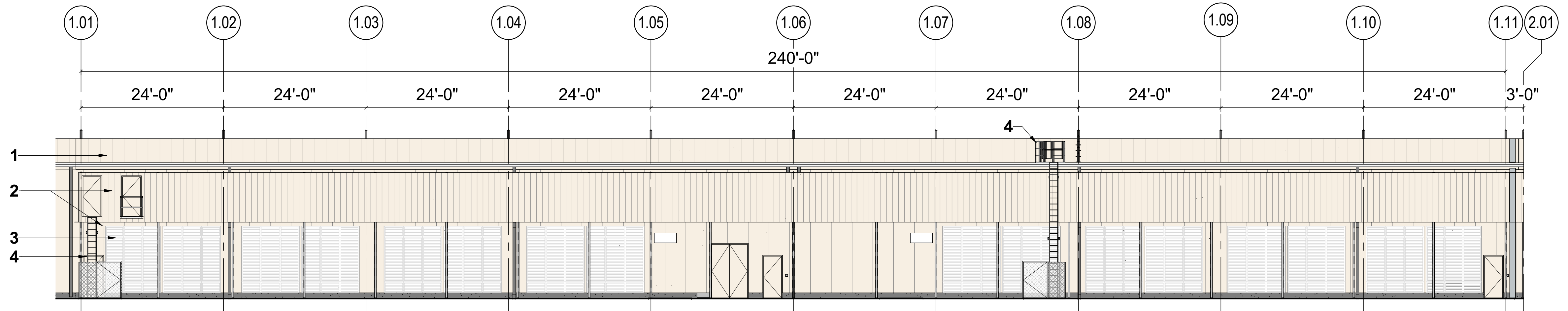
Sheet Title/Number

COLO 1 - COLOR

PHX82-CBEC-1



1 ELEVATION - COLO 1 SOUTH - COLOR
3/32" = 1'-0"

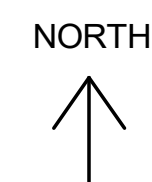


2 ELEVATION - COLO 1 NORTH - COLOR
3/32" = 1'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|--|
| 1 ROOF PANEL (COOL SOLAR WHITE) | 5 CANOPY (COOL SOLAR WHITE) |
| 2 METAL PANEL (COOL SOLAR WHITE) | 6 STOREFRONT & GLASS (CLEAR ANNOIDIZED & GRAY) |
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PHX82					
5	4	3	2	1	A

PHX82
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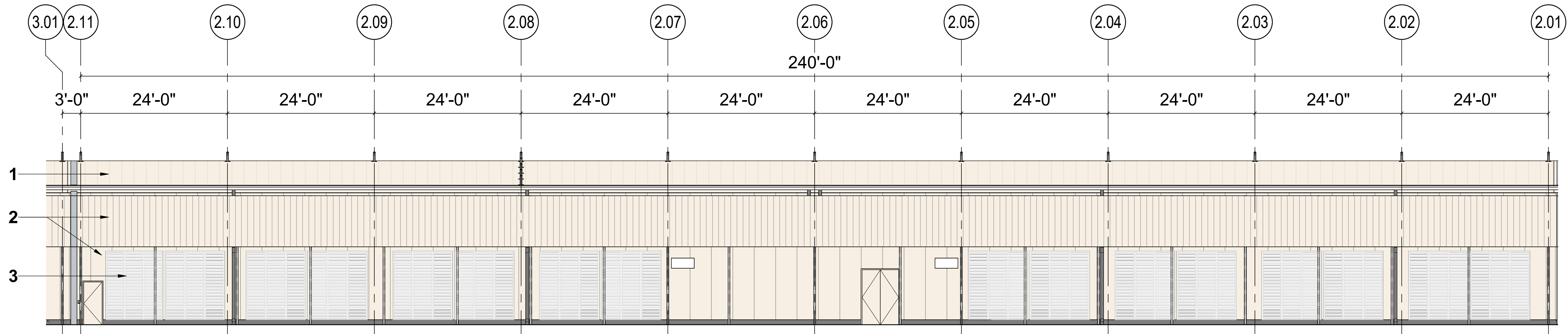
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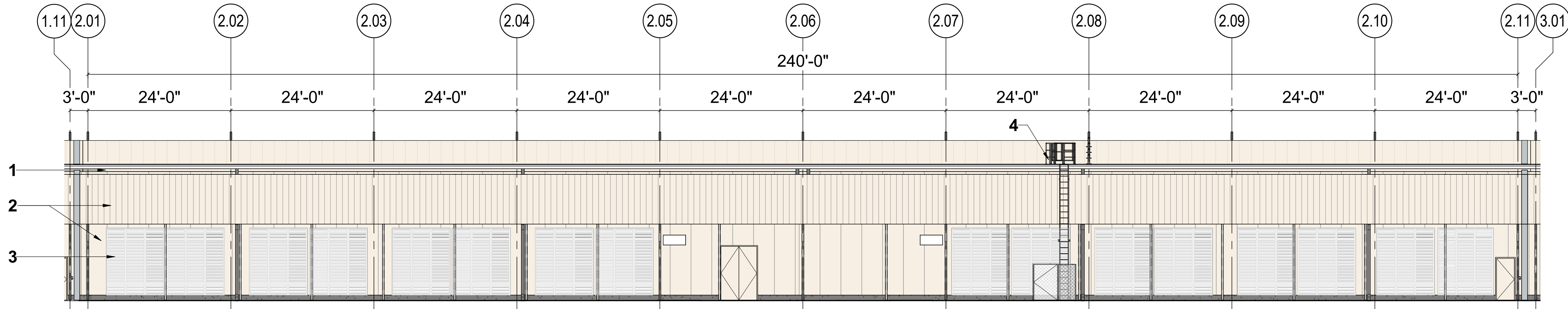
Sheet Title/Number

COLO 2 - COLOR

PHX82-CBEC-2



1 ELEVATION - COLO 2 SOUTH - COLOR
3/32" = 1'-0"



2 ELEVATION - COLO 2 NORTH - COLOR
3/32" = 1'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | | | |
|---|---------------------------------------|---|--|
| 1 | ROOF PANEL (COOL SOLAR WHITE) | 5 | CANOPY (COOL SOLAR WHITE) |
| 2 | METAL PANEL (COOL SOLAR WHITE) | 6 | STOREFRONT & GLASS (CLEAR ANNOIDIZED & GRAY) |
| 3 | MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 | PATIO (COOL SOLAR WHITE) |
| 4 | ROOF / PLATFORM ACCESS LADDER | 8 | ANTENNAS |



PHX82					
5	4	3	2	1	A

PHX82
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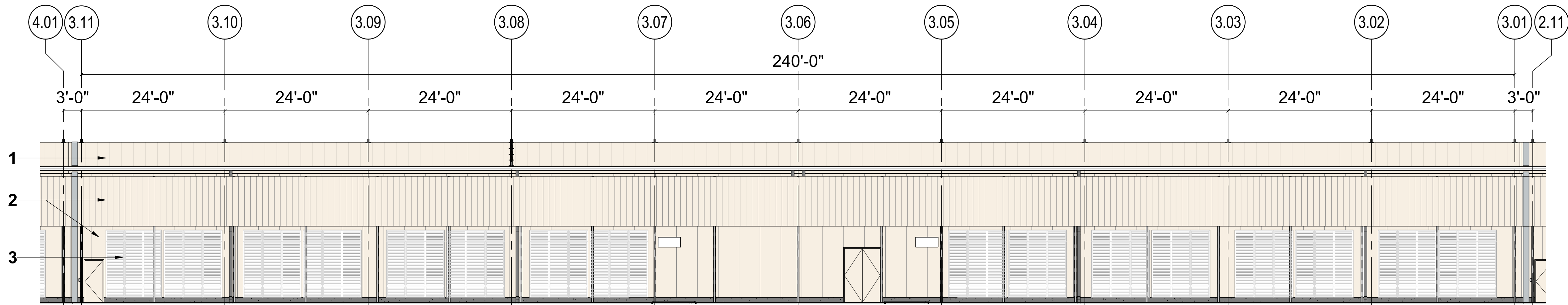
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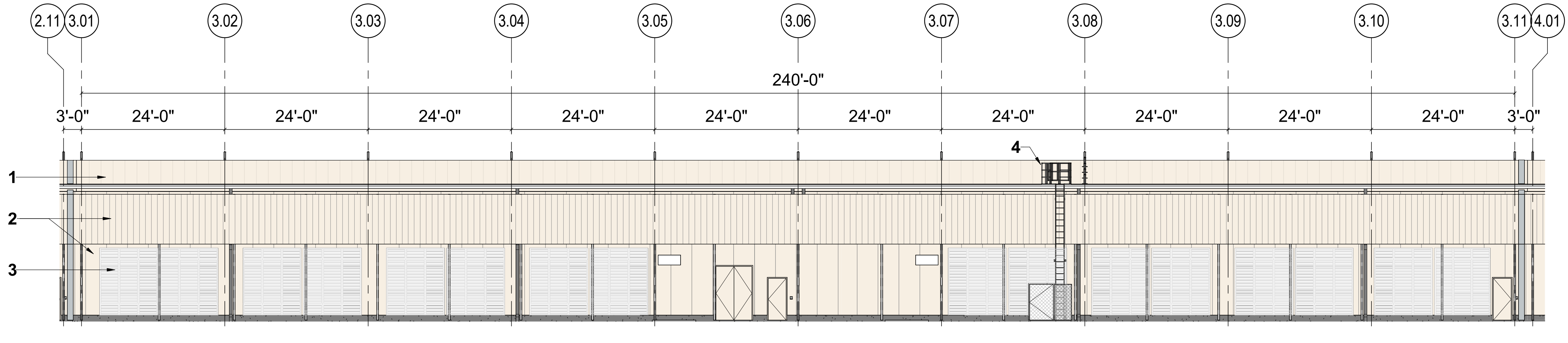
Sheet Title/Number

COLO 3 - COLOR

PHX82-CBEC-3



1 ELEVATION - COLO 3 SOUTH - COLOR
3/32" = 1'-0"



2 ELEVATION - COLO 3 NORTH - COLOR
3/32" = 1'-0"

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|---|
| 1 ROOF PANEL (COOL SOLAR WHITE) | 5 CANOPY (COOL SOLAR WHITE) |
| 2 METAL PANEL (COOL SOLAR WHITE) | 6 STOREFRONT & GLASS (CLEAR ANNODIZED & GRAY) |
| 3 MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 PATIO (COOL SOLAR WHITE) |
| 4 ROOF / PLATFORM ACCESS LADDER | 8 ANTENNAS |



PHX82					
5	4	3	2	1	A

PHX82
DATA CENTER
12901 W. OLIVE AVENUE
EL MIRAGE, AZ 85335

Design Team	
Design	M. DALE
Drawn	R. HOSSEINI
Checked	M. MONDEJAR
Jacobs Project No.	D3127046
M.S. Project No.	P.20000

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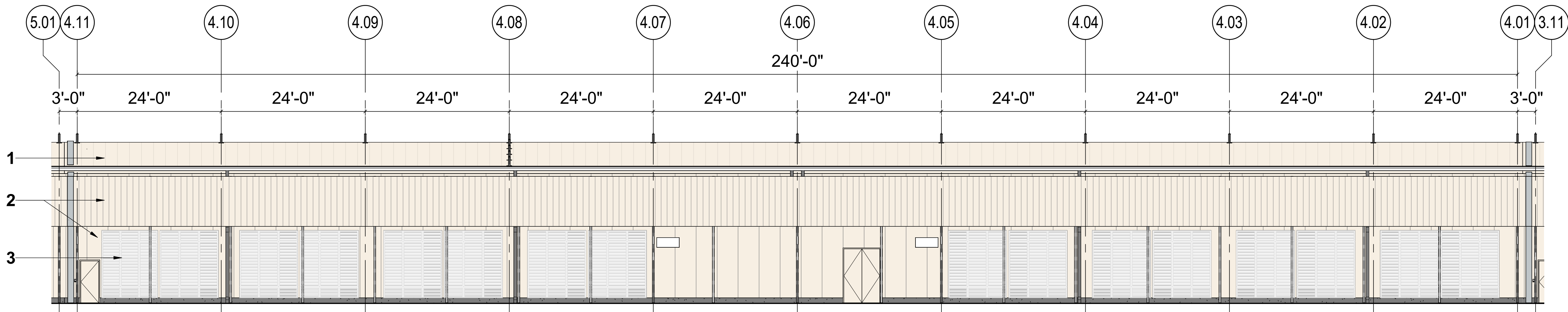
Registration

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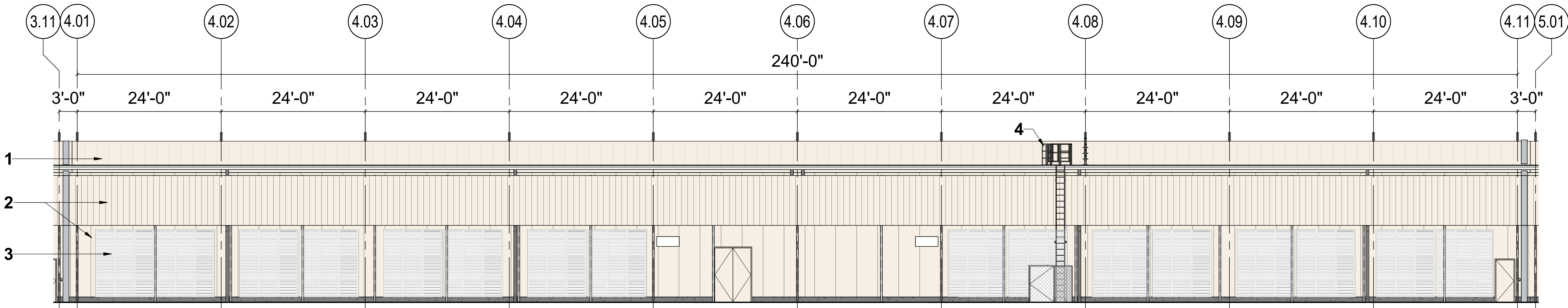
Sheet Title/Number

COLO 4 - COLOR

PHX82-CBEC-4



1 ELEVATION - COLO 4 SOUTH - COLOR
3/32" = 1'-0"



2 ELEVATION - COLO 4 NORTH - COLOR
3/32" = 1'-0"

NOTE: ELEVATION FACES SOUTH TO SITE INTERIOR

NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | |
|---|---|
| 1 ROOF PANEL (COOL SOLAR WHITE) | 5 CANOPY (COOL SOLAR WHITE) |
| 2 METAL PANEL (COOL SOLAR WHITE) | 6 STOREFRONT & GLASS (CLEAR ANNODIZED & GRAY) |
| 3 MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 PATIO (COOL SOLAR WHITE) |
| 4 ROOF / PLATFORM ACCESS LADDER | 8 ANTENNAS |



PHX82					
5	4	3	2	1	A

PHX82
DATA CENTER
12901 W. OLIVE AVENUE
EL MIRAGE, AZ 85335

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Drawn	R. HOSSEINI
Checked	M. MONDEJAR
Jacobs Project No.	D3127046
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Microsoft Electrical Engineer	Sabrina Shi
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Revisions		
No.	Date	Description
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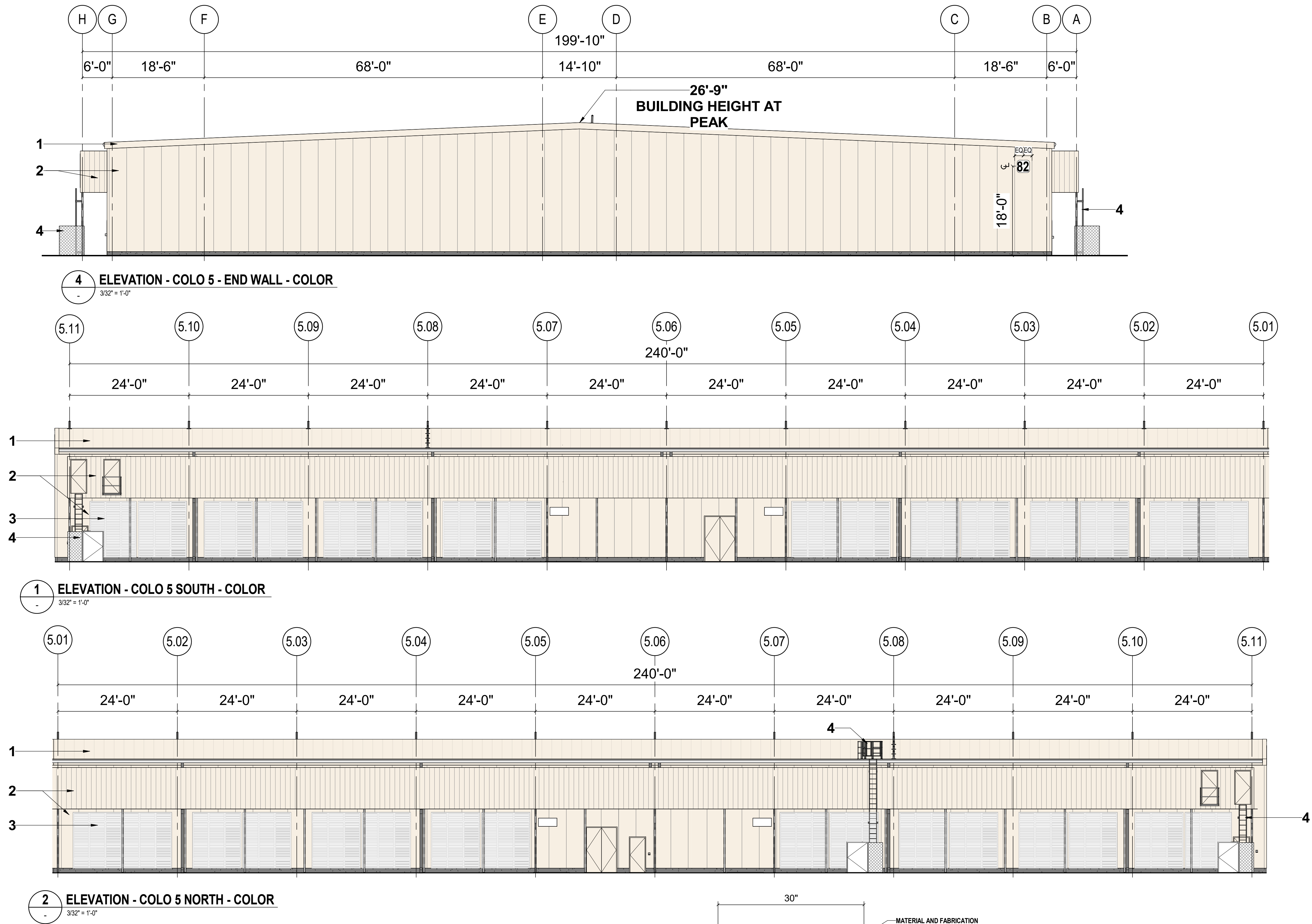
Registration

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Sheet Title/Number

COLO 5 - COLOR

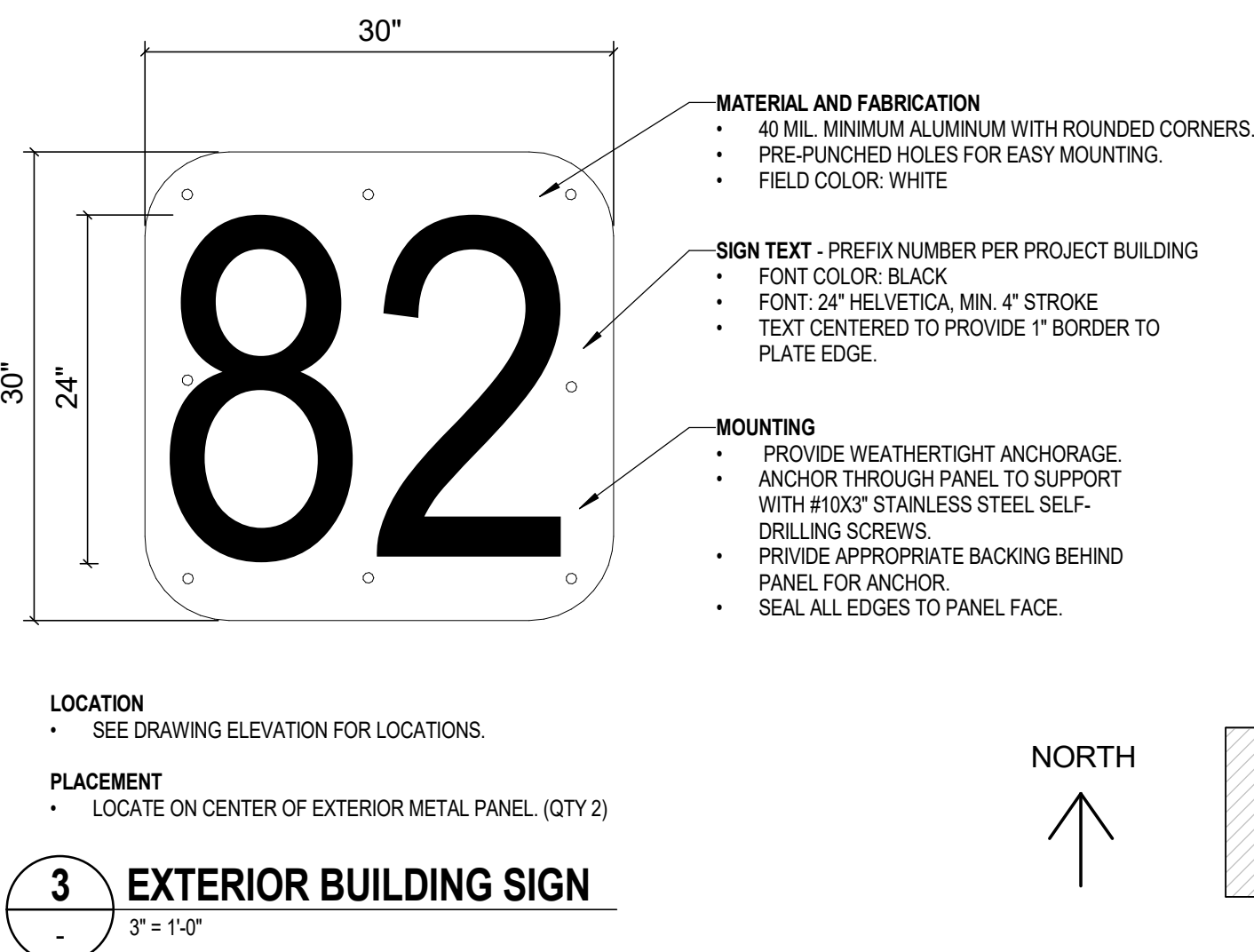
PHX82-CBEC-5



NOTE:
BUILDING ELEVATIONS DO NOT INCLUDE EXTERIOR EQUIPMENT.

KEYED NOTE LEGEND

- | | | | |
|---|---------------------------------------|---|--|
| 1 | ROOF PANEL (COOL SOLAR WHITE) | 5 | CANOPY (COOL SOLAR WHITE) |
| 2 | METAL PANEL (COOL SOLAR WHITE) | 6 | STOREFRONT & GLASS (CLEAR ANNOIDIZED & GRAY) |
| 3 | MECHANICAL LOUVERS (COOL SOLAR WHITE) | 7 | PATIO (COOL SOLAR WHITE) |
| 4 | ROOF / PLATFORM ACCESS LADDER | 8 | ANTENNAS |



NORTH

PHX82					
5	4	3	2	1	A

	M. DALE
Design	R. HOSSEINI
Drawn	M. MONDEJAR
Checked	D3127046
Jacobs Project No.	P.20000
M.S. Project No.	

CUSTOMER	Adam McKnight	Date
OPERATIONS		
Samantha Biscottini		
Microsoft Mechanical Engineer		Date
Microsoft Cable Engineer	Carlo Elarmo	
	Sabrina Shi	
Microsoft Electrical Engineer		
	Adam McKnight	
Engineering Manager		
	Vince Aragon	
Security Manager		
	Hope Martin & Geri-Ann Quinlivan	
CSA		

Project Planner	Date
Blake Giles	
Project Manager	
Cory Mumman	
Senior Project Manager	
Development Manager	
Quality Control Reviewer	
Quality Control FF&E	

[illegible]

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ADMIN - COLOR

PHX82-CBEC-A



3 ELEVATION - ADMIN EAST - COLOR
1/8" = 1'-0"

5	4	3	2	1	A
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EL MIRAGE, AZ
CONCEPTUAL LANDSCAPE PLAN

CONSULTANT TEAM

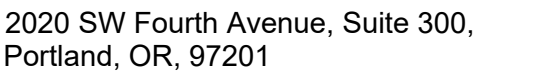
117. AS-BUILT DRAWINGS OF THE LANDSCAPE AND IRRIGATION SYSTEM ARE REQUIRED PRIOR TO ACCEPTANCE BY THE CITY AND FOR PROJECTS WITHIN THE CITY RIGHT-OF-WAY OR CITY OWNED PROPERTY. THE AS-BUILT DRAWINGS SHALL SHOW THE LOCATIONS OF ALL PLANTINGS AND THE DIMENSIONS TO FIXED POINTS OF ALL IRRIGATION EQUIPMENT, PIPING, ETC. THE AS-BUILT DRAWINGS MUST BE SUBMITTED ON A CD THAT CONTAINS PDFs OF ALL PLAN SHEETS.

THE ABOVE INSPECTIONS REQUIRE A MINIMUM OF 48-HOURS PRIOR NOTIFICATION TO THE CITY. CALL THE EL MIRAGE DEVELOPMENT SERVICES DEPARTMENT AT (623) 876-2977 AND LEAVE A MESSAGE INCLUDING THE SUBDIVISION, LOCATION AND TYPE OF INSPECTION TO ARRANGE FOR THESE INSPECTIONS.

4. SEPARATE INSPECTIONS ARE REQUIRED FOR THE ELECTRICAL CONNECTIONS. PLEASE CALL THE BUILDING SAFETY DIVISION AT (623) 876-2979 A MINIMUM OF 24-HOURS PRIOR TO ARRANGE FOR

PHX82-L-A-00-0





Design	
Drawn	TEAM
Checked	R. GEHRKE
Jacobs Project No.	D3127046
M.S. Project No.	P.20000

Adam McKnight	
CUSTOMER	Date
OPERATIONS	
Samantha Biscottini	
Microsoft Mechanical Engineer	Date
Carlos Elamo	
Microsoft Cable Engineer	
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CSA	

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[illegible]

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PLANTING PLAN

PHX82-L-B-01-0



Sym.	Description
------	-------------

1/2" 'SABLE' CRUSHED ROCK. ALL DISTURBED
AREAS TO RECEIVE 2" DEPTH MINIMUM.
SOURCE: CUTTING EDGE, 623-261-2032.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC Drip IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
5. ALL TREES TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
6. WHERE POSSIBLE, ALL TREES AND SHRUBS TO BE PLANTED 2'-0" MINIMUM AWAY FROM WALKS AND CURBS.
7. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
8. MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION SHOWN ON THESE PLANS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

Sym.	Plant Name	Size	Qty	Remarks
------	------------	------	-----	---------

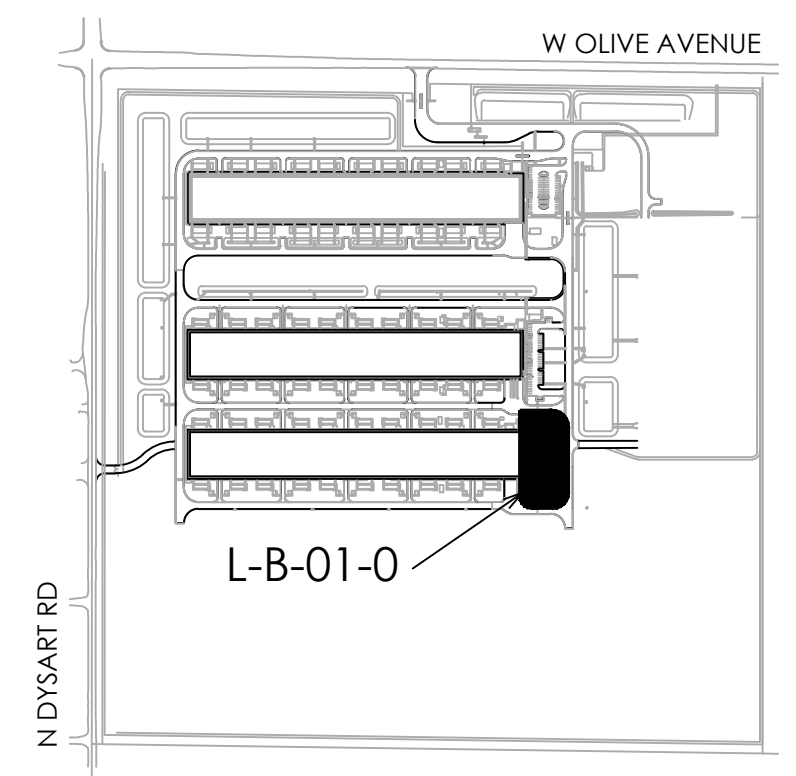
	<i>Yucca elata</i> Soaptree Yucca	5 gal.	2	-
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Groundcovers

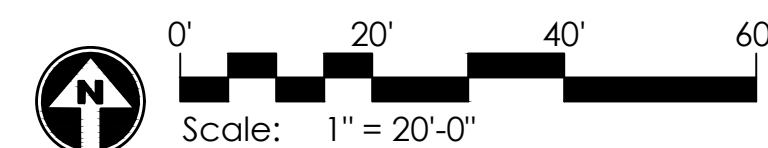
Cacti

KEY MAP

SCALE: NTS



L-B-01-0



PROPRIETARY AND CONFIDENTIAL - TRADE SECRETS AND COMMERCIAL INFORMATION - EXEMPT FOR RELEASE UNDER FOIA (5 U.S.C. § 552 (b)(4)) AND STATE PUBLIC DISCLOSURE LAW

27/07/2023 9:24:13 AM 03-Planting.dwg sgulstad

PHX82 - Responses to Pre-Application Meeting Comments - PZ 23-05-07

COMMENT NO.	REVIEWER	SHEET/REPORT	COMMENT	RESPONSE TO COMMENT
1	Jose Macias	APPLICATION FORM	No comment	No response required.
2	Jose Macias	ZONING	No comment	No response required.
3	Jose Macias	PROJECT NARRATIVE	Please provide updated the number of total employees for the whole site.	A total of 228 parking spaces are provided on campus, including 57 stalls dedicated to PHX80 (52 standard, 4 ADA, and 1 security); 53 stalls dedicated to PHX81 (47 standard, 4 ADA, and 2 security); 59 stalls dedicated to PHX86 (55 standard, 3 ADA, and 1 security), and 59 stalls dedicated to PHX82 (54 standard, 4 ADA, and 1 security). These stalls will accommodate at least 1 space per employee during major shifts, based on peak employee shift headcounts for data center operations.
4	Jose Macias	SITE PLAN	Parking fixed for PHX82 and PHX86	A total of 228 parking spaces are provided on campus, including 57 stalls dedicated to PHX80 (52 standard, 4 ADA, and 1 security); 53 stalls dedicated to PHX81 (47 standard, 4 ADA, and 2 security); 59 stalls dedicated to PHX86 (55 standard, 3 ADA, and 1 security), and 59 stalls dedicated to PHX82 (54 standard, 4 ADA, and 1 security). These stalls will accommodate at least 1 space per employee during major shifts, based on peak employee shift headcounts for data center operations.
5	Jose Macias	ARS 28-8481 MILITARY LAND USE COMPATIBILITY	The site is located within the Luke AFB 1988 JLUS 65 DNL, “high noise or accident potential zone” as defined by A.R.S. § 28-8461 and inside the “territory in the vicinity of a military airport” also defined by A.R.S. § 28-8461 and is subject to land use compatibility with the State Statute. The application was forwarded to Luke AFB for review, once the letter is made available, we'll send it over.	Acknowledged
6	Jose Macias	PRELIMINARY LANDSCAPE	No comment	No response required.
7	Jose Macias	SIGNAGE	No comments.	No response required.
8	Jose Macias	MISCELLANEOUS	Noise: 55 decibels at the property lines between 10 PM to 6 AM.	Acknowledged
9	Jose Macias	MISCELLANEOUS	Any plans to add solar to the facility?	No
1	Bryce Christo	PROJECT NARRATIVE	None	No response required.
2	Bryce Christo	SITE PLAN	Show the property boundary with dimensions	Property boundary with dimensions now provided.
3	Bryce Christo	SITE PLAN	Provide a larger scale version that focuses the proposed PHX82 improvements	Larger scale site plan focusing on PHX82 improvements now provided as second sheet C-C-002 under site plan exhibit.
4	Bryce Christo	LANDSCAPE PLANS	The City Notes are not the latest version. An AutoCAD version can be provided upon request.	City notes have been updated on cover sheet.
5	Bryce Christo	LANDSCAPE PLANS	Irrigation Plans will be required during the Construction Plan submittal	Acknowledged
6	Bryce Christo	TRAFFIC IMPACT STUDY	The TIS is labeled as “Draft”. A Final version will be required during the Construction Plan submittal.	Acknowledged

PHX82 - Responses to Pre-Application Meeting Comments - PZ 23-05-07

COMMENT NO.	REVIEWER	SHEET/REPORT	COMMENT	RESPONSE TO COMMENT
7	Bryce Christo	TRAFFIC IMPACT STUDY	The traffic counts are almost 2 years old and do not match the counts recently collected by the City. This may be due to the construction of Northern Parkway in 2021 and the recent completion of that project. A copy of the City counts is attached. A TIA, prepared by others for the adjacent Copperwing Master Plan, will also be forwarded to you upon approval by the developer.	The revised Traffic Impact Study incorporates City and Copperwing Master Plan traffic counts and data.
8a	Bryce Christo	TRAFFIC IMPACT STUDY	The Northern Parkway improvements along the southern boundary of the City have been completed.	The revised Traffic Impact Study has been updated accordingly.
8b	Bryce Christo	TRAFFIC IMPACT STUDY	The unpaved portion of Butler Drive between Dysart Road and the 127th Avenue alignment will be paved in June 2023. The configuration will have one lane in each direction and a TWLTL.	The revised Traffic Impact Study has been updated accordingly.
8c	Bryce Christo	TRAFFIC IMPACT STUDY	Olive Avenue is anticipated to be a 4 lane roadway (2 lanes – median – 2 lanes) by 2025.	The revised Traffic Impact Study has been updated accordingly.
9	Bryce Christo	TRAFFIC IMPACT STUDY	Figure 3 is labeled as “Existing 2023 Peak Hour Volumes”. These are estimated volumes since current counts were not performed	The revised Traffic Impact Study has been updated accordingly.
10	Bryce Christo	TRAFFIC IMPACT STUDY	Section 2.3 - The crash data shall be updated to the latest available information. Note any trends and/or recommendations based on the data.	Crash analysis and report text have been updated with latest information provided.
11	Bryce Christo	TRAFFIC IMPACT STUDY	Section 3.1 - Also include a breakdown of the trip generation information for PHX80, PHX81 and PHX86 and show the total volume.	The table has been updated to breakdown trips.
12	Bryce Christo	TRAFFIC IMPACT STUDY	Figure 9 – It is noted on Figure 9 that “all intersections, approaches and turning movements operate at an acceptable LOS D or better for the 2023 Existing conditions during both AM and PM peak hours”. This is inaccurate as SB rights and lefts in the AM at Litchfield/Olive and NB rights and lefts at Access A/Olive in the AM and PM operate at LOS E.	The revised Traffic Impact Study has been updated accordingly.
13	Bryce Christo	TRAFFIC IMPACT STUDY	Section 3.4 – Calculate the required right turn and left turn storage lanes on Olive Avenue for Access A per Section 3D of the City's Auxiliary Lane Criteria. The City's current Dysart Road Improvement Plans (scheduled to start construction in June 2023) show the EB right turn lane as having a 150-foot of storage and a 90-foot taper and the WB left turn lane as having 160-feet of storage and a 100-foot taper. Are these adequate for the latest traffic volumes?	Storage lanes lengths have been reviewed and are in alignment with city criteria and queuing analysis.
14	Bryce Christo	MISCELLANEOUS	A Certificate of Occupancy cannot be provided for the PHX82 building until the offsite CWD line and related appurtenances are operational.	Acknowledged
15	Bryce Christo	MISCELLANEOUS	PHX82 will have to connect to EPCOR's water and sewer mains	Acknowledged
16	Bryce Christo	MISCELLANEOUS	Any extensions or modifications to the onsite or offsite water and sewer systems may require an Approval to Construct (ATC) from the Maricopa County Environmental services Department (MCESD). Copies of the Approvals of Construction (AOC) shall be submitted to the City prior to Certificate of Occupancy.	Acknowledged
17	Bryce Christo	MISCELLANEOUS	It is understood that the site may have future phases with unknown time frames on the upgrades. Each new phase will require a separate review by the City.	Acknowledged
18	Bryce Christo	MISCELLANEOUS	A Geotechnical Report will be required to provide on-site pavement sections and percolation rates.	Acknowledged
19	Bryce Christo	MISCELLANEOUS	A Stormwater Pollution Prevention Plan (SWPPP) will be required per the City's SWPPP Guidelines document	Acknowledged

PHX82 - Responses to Pre-Application Meeting Comments - PZ 23-05-07

COMMENT NO.	REVIEWER	SHEET/REPORT	COMMENT	RESPONSE TO COMMENT
20	Bryce Christo	MISCELLANEOUS	A Haul Permit will be required if 500 cubic yards or more of material will be brought into or out of the site. This will require separate application, an exhibit showing the haul route and insurance from the company performing the haul. The fee is \$300.	Acknowledged

MEMORANDUM
Site Plan Amendment

To: Lisa Amador, Jacobs Engineering.
From: Jose A. Macias, Senior Planner
Development Services Department, Planning & Zoning
Re: SPA24-02-01 PHX 82
Date: March 14, 2024

Mrs. Amador,

Please see the review comments from the El Mirage Technical Advisory Committee (TAC) for the site plan amendment approval for the request mentioned above.

BUILDING & SAFETY – Brigham Bennett

1. No comments provided.

ECONOMIC DEVELOPMENT – Tom Doyle

2. No comment provided.

ENGINEERING – Bryce Christo

3. See attached memorandum.

FIRE DEPARTMENT – Jason Napier

4. No comment.

PLANNING & ZONING – Jose A. Macias

5. No comment.

POLICE DEPARTMENT – Andrew Vanderwerf

6. No comment provided.

PUBLIC WORKS – Scott Ketchmark

7. No comment.

If you have any questions regarding these comments or would like to set up a follow-up meeting or call, please feel free to contact my office.

MEMORANDUM

TO: Jose Macias, Planner & GIS
FROM: Bryce Christo, Assistant City Engineer
SUBJECT: PHX82 Site Plan Application Review
DATE: 03-12-24

Below are the Engineering Division's comments for the above referenced submittal prepared in February 2024. **The below items will have to be addressed during the Construction Plan Submittal.**

Narrative

1. The "Property Location and Description" Section of the Narrative states that there will be 59 parking stalls including 4 ADA spaces. One of the ADA spaces needs to be van accessible and signed as such.
2. The "Additional Information" section of the Narrative states that the "generator sound levels may exceed the City of El Mirage guideline of 55 decibels (dB) during operation." Per City Code Section 154.107, this level cannot be exceeded between 10 pm and 6 am as measured at the property line of the source. While it is understandable that emergencies may happen at any time, it is the responsibility of the developer to design a system that operates within the requirements of the Code.

Civil Plans

3. Provide the location of the project by street address.
4. Label and dimension sidewalks, drive aisles, etc.
5. Show any fences and/or walls.
6. Show location of exterior refuse collection areas.
7. The Site Pond Table on the Site Plan exhibit does not match the information shown in Table 4 of the Drainage Report.
8. There shall be at least two feet of level ground between any wall or vertical obstruction and the top of any side slope grading.
9. There shall be a separate water service for domestic, irrigation and fire. The minimum domestic and irrigation service size shall be 1-inch. The minimum fire service size shall be 6-inches.
10. The minimum sanitary sewer service size shall be 6-inches.
11. Separation between sewer, water and other utilities shall be per MAG standards and City Detail 402.
12. Plans shall include applicable City Notes. Call out MAG, City, etc. details to be used. Use the latest version of the City's Design and Development Standards Manual (DDSM) as a guide during the design.

Landscape Plans

13. Irrigation plans will be required.

Stormwater Management Report

14. The “Curb Inlet Calculation” Section is the same as shown in the PHX81 report. Is this information the same for PHX82?
15. The areas tributary to the West, East and South Ponds shown in Table 2 do not match the areas shown in Appendix B.

Preliminary Water Report

16. The “Summary of Results” Section notes that the “...model showed the City of El Mirage water infrastructure has sufficient pressure to provide the required industrial and domestic water demands for PHX80, PHX81, PHX82 and PHX86 in a domestic scenario.” The City water system cannot accommodate the PHX82 building. The domestic and fire mains for PHX82 cannot be tied into the existing water mains until EPCOR takes control over the system.
17. The information in the “Existing Conditions” Section shall be revised and Appendix A can be removed from the report since the site will no longer be connected to the City system.
18. The “Proposed Conditions” Section states that hydrants will be provided on all sides of the proposed PHX82 data center. Hydrants shall be spaced every 300 feet around the proposed building or as determined by the Fire Department. Water valves are recommended along the main every 500 feet and at locations so that the maximum number of hydrants to be out of service is 2.
19. The Hydraulic Calculations Section states that the site is allowed 75% reduction for full sprinklered buildings. This reduction will need to be approved by the Fire Department.
20. The Hydrant Flow Test has expired and a new test shall be performed once EPCOR takes over the water system. Appendix C shall be revised at that time.
21. The provided Flow Test shows the static pressure exceeds 80 psi, therefore individual pressure reducing valves sized equivalent to the meter size may be required on the private services.

Preliminary Sewer Report

22. Revise the Cover Sheet to show “City of El Mirage”.
23. Section 2 – Why did Table 1 change in comparison to the report for PHX81?
24. Section 3 – The existing manhole is 400 feet **north** of the project site.
25. Section 4 – The force main connects to a 12-inch gravity main which then discharges to the existing manhole in Olive Avenue.
26. Section 5 – The third bullet point states that the design of the force main is “...preliminary and subject to change”. This force main was designed and approved as part of the PHX81 project.
27. Appendix B – The approved PHX86 Sewer Report is dated March 21, 2023.

Traffic Impact Statement

28. Section 1.0 – The third paragraph can be removed.
29. Figure 2 – Show the entire project including the driveway at Olive Avenue.

30. Section 2.2

- a. Note that Dysart Road is in the process of being widened to a 2-M-2 configuration between Northern Parkway and Peoria Avenue. This project will be complete by 2025 so Dysart Road shall be modeled in its ultimate condition.
 - b. The construction of Butler Drive between Dysart Road and 127th Avenue is complete.
31. Figure 3 – Are these Existing Volumes (as noted above the exhibit) or Estimated (as noted in the bottom right corner)?
32. Section 2.3 – Why has the crash data for 2017 through 2019 changed drastically from the PHX81 report.
33. Table 4 – Are the calculation for PHX86 correct as they do not follow the equations shown?
34. Section 3.3 – The last paragraph should revise the years from 2025 to 2030.
35. As noted in the Stipulation Letter for PHX81, a Development Agreement will need to be established between the City and Microsoft regarding a potential, future traffic signal at the Olive Avenue driveway.

Deed/Title Report

36. No comments.

Miscellaneous

37. A Certificate of Occupancy cannot be provided for the PHX82 building until the offsite CWD line and related appurtenances are operational.
38. PHX82 will have to connect to EPCOR's water and sewer mains.
39. Any extensions or modifications to the onsite or offsite water and sewer systems may require an Approval to Construct (ATC) from the Maricopa County Environmental Services Department (MCESD). Copies of the Approvals of Construction (AOC) shall be submitted to the City prior to Certificate of Occupancy.
40. It is understood that the site may have future phases with unknown time frames on the upgrades. Each new phase will require a separate review by the City.
41. A Geotechnical Report will be required to provide on-site pavement sections and percolation rates. It appears the PHX81 Geotechnical Report will be used for this project.
42. A Stormwater Pollution Prevention Plan (SWPPP) will be required per the City's SWPPP Guidelines document.
43. A Haul Permit will be required if 500 cubic yards or more of material will be brought into or out of the site. This will require separate application, an exhibit showing the haul route and insurance from the company performing the haul. The fee is \$300.

The above comments are meant to be general in nature and are not considered to be all inclusive. Additional comments will arise during the formal permit submittal.



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

12 June 2023

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Mr. Jose A. Macias
City of El Mirage Community & Development Services
10000 N. El Mirage Road
El Mirage AZ 85335

Re: PZ23-05-07; MS PHX82 Data Center (APN: 501-46-854)

Dear Mr. Macias

Thank you for the opportunity to provide comments on the Site Plan Amendment for the Microsoft PHX82 operational data center. This application proposes the construction of a third industrial building that will be a part of the overall Microsoft parcel. The proposed 245,000 square foot building will be 27 feet in height and located on 150.52 acres at the southeast corner of Olive Avenue and Dysart Road in El Mirage, AZ. The parcel is located inside Accident Potential Zone 2 and the Luke AFB 1988 JLUS 70 and 75 Ldn "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

We continually appreciate the opportunity to provide comments, acknowledging that we are not the approval authority. Given the location of this development project, we have identified actual and/or potential mission risks and hazards should the development encompass the following:

- a. Light interference – Buildings or structures that would produce light interference at night and or glint/glare during the day that would distract or interfere with pilot vision.
- b. Spectrum utilization and radio frequency interference – Buildings or structures that would cause a loss of RADAR coverage such that it interferes with spectrum utilization. Additionally, to avoid radio frequency interference, developers and or end users should not use radio equipment that would interfere with Luke's frequency or operate on a military frequency.
- c. Impairment of pilot's visibility – Any production that would release substances into the air that would impair visibility or otherwise interfere with operating aircraft such as: steam, dust or smoke. These items create a negative impact and should be eliminated.
- d. Bird Strike Hazard – Cooling ponds or standing water on the property increase the potential for the congregation of fowl which are a hazard to flight safety and therefore the community. Mitigation measures to detract fowl from congregating on the property are highly encouraged.

- e. Diesel Generators – Fuel storage or fueled equipment should be maintained outside of APZ 2 and underground when possible.

The risks and hazards as addressed above should be considered as further maturation of the development occurs and on through project completion.

Luke AFB follows A.R.S. § 28-8481 when evaluating compatible land use within the “territory in the vicinity of a military airport”. Subject to the results of an FAA Obstruction Evaluation/Airport Airspace Analysis and Spectrum Analysis (OE/AAA), this request will not negatively impact the flying and base operations at Luke AFB; however, we reserve the right to comment as the development matures and design changes become available.

Since the development will be located within the “territory in the vicinity of a military airport,” it will be subjected to approximately 170 over flights a day. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential occupants about Luke AFB operations. We also recommend that the developer and/or future occupant(s) be made aware that the proposed development is underneath the Luke AFB flight traffic pattern, specifically low-level flights; therefore, there is an increased risk of accidents in that area as well as fuel dumping or jettison of external aircraft tanks.

If you have any questions, please contact my Senior Planner, Ms. Jenn Rahn at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165

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Date: 2023.06.12 13:55:24 -0700

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Vice Commander, 56th Fighter Wing
Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing