



Sabey Data Centers –FAQ's

Introduction

Sabey Data Centers has been designing, building, and operating mission-critical facilities for over 25 years across the United States. When we enter a new community, we do so with a commitment to transparency, environmental responsibility, and long-term partnership. This FAQ is intended to address common zoning, development and community questions we receive from city leaders, planning staff and interested community members.

1. Land Use & Zoning

Q: In what zoning classifications are Data Centers typically located?

A: In most jurisdictions, data centers are classified as light industrial, high-tech industrial, or commercial uses. Sabey works closely with local planning departments to confirm zoning compatibility early in the process and, if needed, support any approvals or amendments.

2. Power & Utility Infrastructure

Q: How much power will the data center require, and can our grid support it?

A: Our facilities vary in scale, but we design each to operate efficiently within the capacity of the local utility provider. We collaborate directly with the utility to plan phased power delivery that aligns with our development schedule. All facilities are equipped with backup generators for resiliency, and fuel is stored and maintained in compliance with local and national safety standards. Where possible, we integrate renewable energy sources and energy-efficient systems to reduce overall demand.

Q: Will my utility bills go up as a result of data centers?

A:

3. Water Use

Q: Will the facility require water for cooling?

A: Our facilities use air-based, closed loop cooling systems to minimize water usage. Once the system is filled, the monthly water use is comparable to an office building; serving typical domestic water needs such as restrooms and break rooms.

4. Traffic, Transportation & Roads

Q: Will the project increase traffic congestion?

A: Data centers have relatively low daily traffic once operational—Sabey typically has fewer than 50 employees on-site at any given time on a campus. This can vary based on campus size and density. Most traffic is limited to shift changes and routine deliveries from vendors. Construction phases generate higher activity, but we coordinate with the city to manage delivery schedules, construction routes, and traffic control to reduce impacts. No traffic to the facility will be allowed off Camby Rd.

Q: What benefits will this project bring to my area?

A: Sabey is working closely with local representatives to assist with funding for much needed road improvements

5. Noise & Environmental Impact

Q: Will cooling systems and generators create noise issues?

A: Sabey retains an acoustical engineer at the outset of the facility design process to ensure compliance with local noise ordinances. Cooling equipment and generators are enclosed and acoustically treated to minimize sound. Generators are tested periodically, and tests are scheduled during daytime hours whenever possible. Emissions control systems ensure compliance with all air quality standards.

6. Stormwater & Environmental Protection

Q: How will stormwater be managed?

A: Our developments include engineered stormwater systems—such as retention ponds, bioswales, and permeable surfaces—to manage runoff on-site and protect local waterways. On this site we will ensure impacts to wetlands, sensitive habitats, and existing trees are mitigated whenever possible.

7. Community & Visual Considerations

Q: How will the facility look and fit into our community?

A: Sabey designs data centers with architectural treatments, landscaping, and



screening to blend with surrounding uses and minimize visual impact. Exterior lighting is shielded to reduce light pollution, and landscaping plans are developed in collaboration with planning staff. We strive to ensure our projects contribute positively to the local built environment and align with long-term city planning goals.
