

BENCHMARK

BENCHMARK IS A FOUND P.K. NAIL W/ TAG AT THE NORTHWEST CORNER OF HAWES ROAD & ELLIOT ROAD ON THE SOUTH SIDE OF A HEADWALL.
CITY OF MESA BENCHMARK
ELEVATION: 1377.52'
DATUM: NAVD88

BASIS OF BEARING

BASIS OF BEARING IS S89°33'10"E ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

-  UTILITY POLE

 GUY ANCHOR

 ELECTRIC PULL BOX

 ELECTRIC CABINET

 LIGHT POLE

 TRAFFIC SIGNAL WITH ARM

 TRAFFIC SIGNAL

 TRAFFIC SIGNAL PULL BOX

 WATER METER

 GAS MARKER

 SEWER CLEAN OUT

 SANITARY SEWER MANHOLE

 WATER BACK FLOW PREVENTER

 FIRE HYDRANT

 MANHOLE (UNKNOWN TYPE)

 TELEPHONE PEDESTAL

 FIBER OPTICS PULL BOX

 CURB INLET

 GRATE

 STORM DRAIN MANHOLE

 AIR RELEASE VALVE

 WATER VALVE

 GAS VALVE

 FC FACE OF CURB

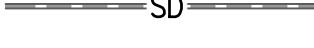
 R/W RIGHT OF WAY

 FH FIRE HYDRANT

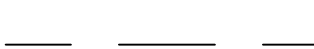
 ESMT EASEMENT

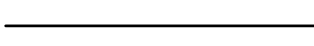
 PUF FACILITY EASEMENT
-  CHAIN LINK FENCE

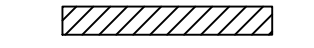
 BARB WIRE FENCE

 SD STORM DRAIN

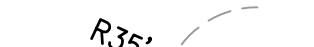
 BOUNDARY LINE

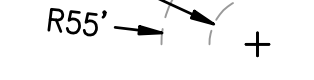
 EASEMENT LINE

 SECTION LINE

 PROPERTY LINE

 FIRE ACCESS LANE

 CONCRETE

 FIRE TURNING RADIUS

SITE PLAN
EDGED DATA CENTER
8811 E WARNER ROAD
MESA, ARIZONA

SEC SCANNEL 202 & WARNER ROAD
A PORTION OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER/DEVELOPER

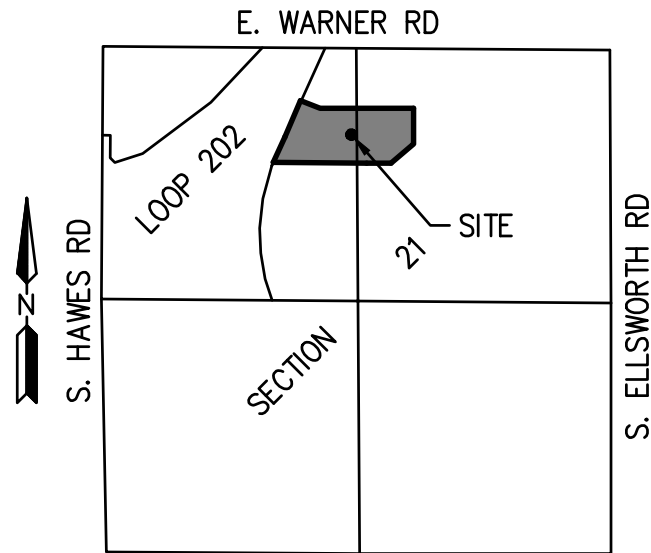
EDGED ENERGY
30 OLD KINGS HIGHWAY SOUTH, SUITE #1005
DARIEN, CT 06820
PHONE: (646) 372-6641
CONTACT: KYLE CAWLEY

ARCHITECT

HKS INC
350 N SAINT PAUL ST SUITE #100
DALLAS, TX 75201
PHONE: (214) 234-2214
CONTACT: MARY HART

ENGINEER

HILGARTWILSON
2141 E HIGHLAND AVE SUITE #250
PHOENIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: CASEY WHITEMAN



E. RAY RD ALIGNMENT

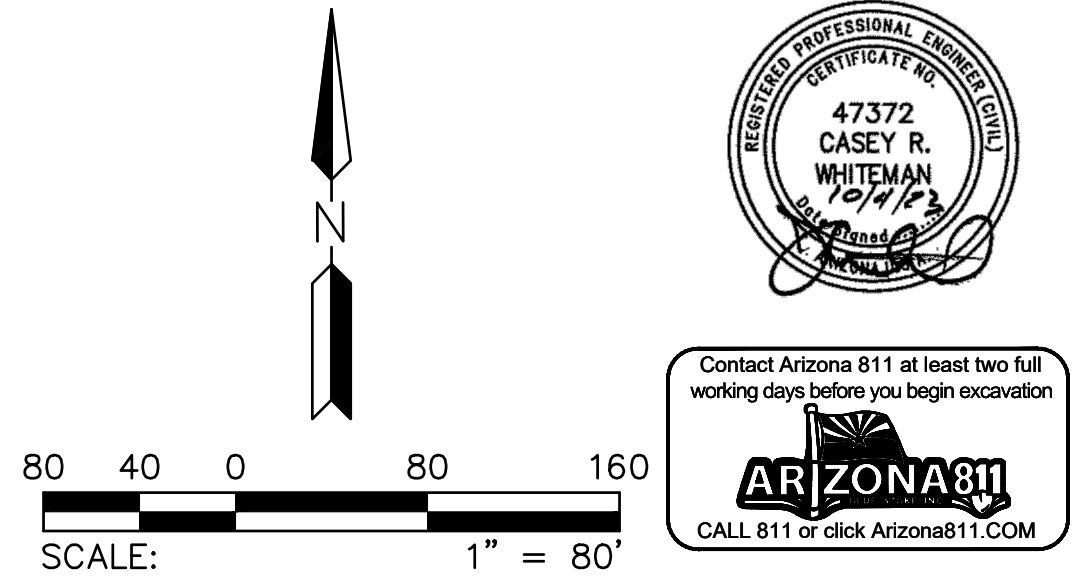
VICINITY MAP
NTS

SITE DATA

CURRENT ZONING: LI
PROPOSED ZONING: LI
PAD: ORDINANCE #5677
APN: 304-31-054, 304-31-050
GROSS SITE AREA = 667,688 SF, 15.3 AC
NET SITE AREA = 667,688 SF, 15.3 AC
BUILDING AREA = 127,924 SF (FOOTPRINT)
MAX BUILDING HEIGHT ALLOWED: 66'
PROPOSED BUILDING HEIGHT: 52'
BUILDING COVERAGE: (127,924/667,668) = 19.2%
OPEN SPACE REQUIRED (1%): 6,677 SF
OPEN SPACE PROVIDED: 10,992 SF
PARKING SPACES REQUIRED:
WAREHOUSE (1/900 SF): 166 SPACES
OFFICE (1/375 SF): 80 SPACES
TOTAL PARKING SPACES REQUIRED: 246 SPACES
PARKING SPACES PROVIDED: 93 EMPLOYEE/VISITOR*
BICYCLE PARKING REQUIRED:
1/10 VEHICLE PARKING = 93/10 = 9 SPACES
BICYCLE PARKING PROVIDED: 10 SPACES
* A PARKING VARIATION WILL BE REQUESTED

GENERAL NOTES:

- ALL BATTERIES AND GENERATORS ARE TO BE LOCATED BEHIND SCREEN WALLS.
- TRASH COMPACTOR TO BE INSTALLED PER COM STD. DTL. M-62.06. MINIMUM 25' OVERHEAD CLEARANCE.



EDGED DATA CENTER

8811 E WARNER ROAD
MESA, ARIZONA

SITE PLAN

PROJ. NO.	2298.02	 HILGARTWILSON	
DATE:	OCT 2023		
SCALE:	1"=80'	DESIGNED: HC	DRAWN: BS
REV.		APPROVED: CW	DWG. NO.
			SP
			SHT. 1 OF 1

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