

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
FACE OF CURB
RIGHT OF WAY
FIRE HYDRANT
EASEMENT
PUBLIC UTILITY
FACILITY EASEMENT
CHAIN LINK FENCE
BARB WIRE FENCE
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

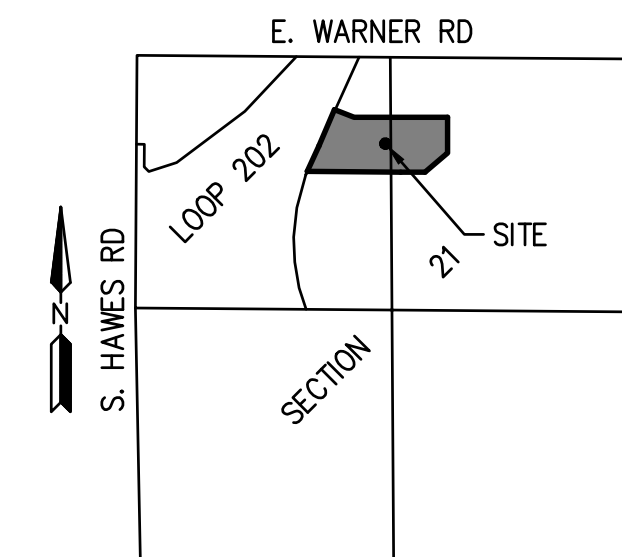
EDGED ENERGY
30 OLD KINGS HIGHWAY SOUTH, SUITE #1005
DARIEN, CT 06820
PHONE: (646) 372-6641
CONTACT: KYLE CAWLEY

ARCHITECT

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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



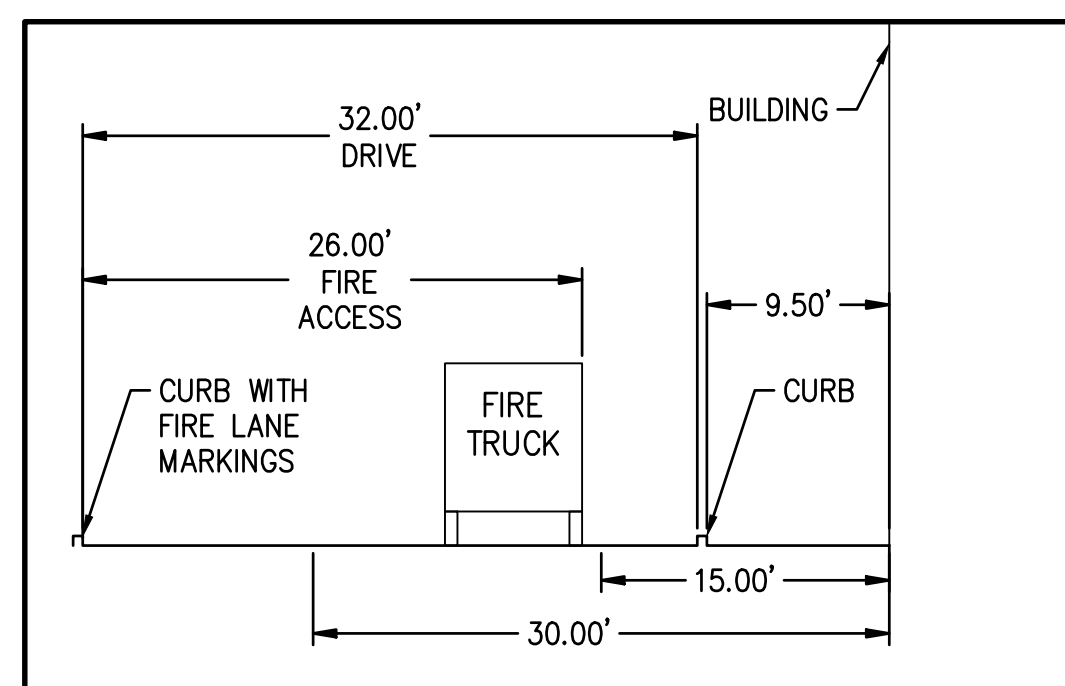
VICINITY MAP
NTS

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: (127,924/667,688) = 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

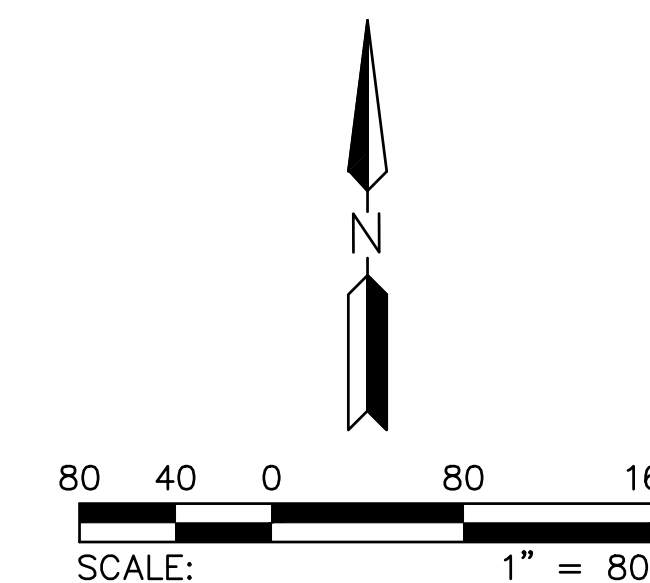
GENERAL NOTES:

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



SECTION A-A

SCALE: 1" = 10'



EDGED DATA CENTER

8811 E WARNER ROAD
MESA, ARIZONA

SITE PLAN

PROJ. NO. 2298.02
DATE: OCT 2023
SCALE: 1"=80'



DESIGNED: HC DRAWN: BS APPROVED: CW
REV. DWG. NO.

SP

SHT. 1 OF 1

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