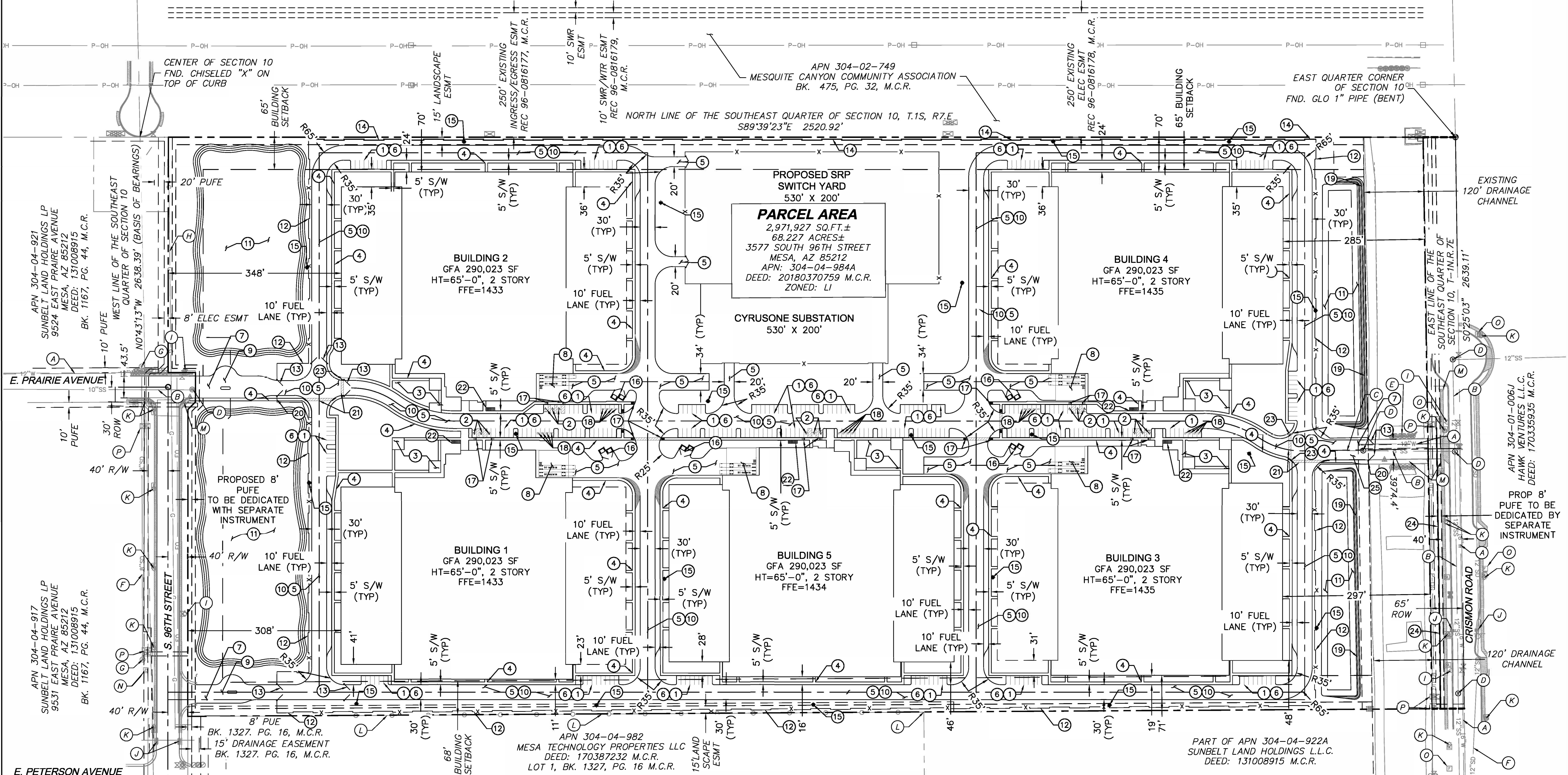


# SITE PLAN CYRUSONE - MESA ERTC

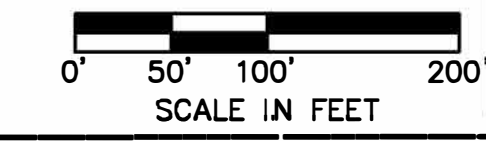
PARCEL 1 PER BOOK 1387, PG 22, M.C.R. A PORTION OF THE NORTHEAST  
QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA  
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA  
3255 S 96TH ST



SITE DATA		
	EXISTING / REQUIRED	PROPOSED / PROVIDED
LOT AREA (NET)	1 AC (MINIMUM)	68.227 AC
ZONING	PLANNED EMPLOYMENT PARK (PEP) & LIGHT INDUSTRIAL (LI)	PLANNED EMPLOYMENT PARK (PEP_ & INDUSTRIAL (LI)
LAND USE	VACANT LAND	DATA CENTERS
BUILDING AREA	N/A	16.64 AC
BUILDING SETBACK	70 FT (MIN = BUILDING HEIGHT)	300 FT (MINIMUM)
BUILDING HEIGHT	40 FT (MAXIMUM) (SUP TO BE REQUESTED)	65 FT (TO PARAPET)
A. STANDARD CAR PARKING STALLS B. BICYCLE PARKING	A. 323 SPACES/BUILDING TOTAL = 1,615 SPACES B. 1 BICYCLE / 10 CAR PARKING TOTAL = 57/10 = 5.7 (BICYCLE REQ.)	A. 57 SPACES/BUILDING (281 TOTAL) INCLUDING 3 ADA SPACES/BUILDING (25 TOTAL) VARIANCE TO BE REQUESTED B. 6 BICYCLE PARKING/BUILDING
LOT COVERAGE	90% (MAXIMUM ALLOWABLE)	43.00%

- |  |   |   |   |   |   |
|--|---|---|---|---|---|
| <ul style="list-style-type: none"> <li>1 STANDARD PARKING STALL (9'X18')</li> <li>2 ADA PARKING STALL (8'X18') PER C.O.M. STD DTL M-23.06</li> <li>3 OUTDOOR AMENITY AREA</li> <li>4 CONCRETE SIDEWALK (WIDTH PER PLAN)</li> <li>5 HEAVY DUTY ASPHALT</li> <li>6 LIGHT DUTY ASPHALT</li> <li>7 DRIVEWAY PER C.O.M. STD DTL M-42</li> </ul> | <ul style="list-style-type: none"> <li>8 TRUCK LOADING DOCK</li> <li>9 GATED DRIVEWAY ACCESS PER C.O.M. STD DTL M-42.02</li> <li>10 FIRE LANE PATH</li> <li>11 RETENTION BASIN (SIZE PER PLAN)</li> <li>12 PERIMETER SECURITY FENCE</li> <li>13 SECURITY GATE</li> <li>14 12' OPAQUE WALL (REF. ARCHITECTURAL PLANS)</li> </ul> | <ul style="list-style-type: none"> <li>15 FIRE HYDRANT</li> <li>16 TRASH ENCLOSURE (DETAIL M-62.01 AND M-62.02.2)</li> <li>17 ADA ACCESS RAMP</li> <li>18 ELECTRIC VEHICLE PARKING</li> <li>19 LANDSCAPE WALL (REF. LANDSCAPE PLANS)</li> <li>20 PEDESTRIAN GATE</li> <li>21 PEDESTRIAN CROSSWALKS</li> </ul> | <ul style="list-style-type: none"> <li>22 BIKE-RACKS (REF. ARCHITECTURAL PLANS)</li> <li>23 DETECTABLE WARNING STRIP PER MAG</li> <li>24 4-2" FIBER OPTIC DUCT BANK</li> <li>25 TRAFFIC/PEDESTRIAN EXIT ONLY</li> </ul> | <p><b>EXISTING KEYNOTES</b></p> <ul style="list-style-type: none"> <li>A EXISTING WATER LINE (SIZE PER PLAN)</li> <li>B EXISTING SEWER LINE (SIZE PER PLAN)</li> <li>C EXISTING SEWER STUB</li> <li>D EXISTING SEWER MANHOLE</li> <li>E EXISTING HEAD WALL-CULVERT</li> <li>F EXISTING STORM LINE (SIZE PER PLAN)</li> <li>G EXISTING STORM MANHOLE</li> <li>H EXISTING GAS LINE</li> </ul> | <p><b>EXISTING KEYNOTES</b></p> <ul style="list-style-type: none"> <li>I EXISTING FIRE HYDRANT</li> <li>J EXISTING STORM CURB INLET</li> <li>K EXISTING LIGHT POLE</li> <li>L EXISTING FENCE</li> <li>M EXISTING SIDEWALK</li> <li>N EXISTING CABLE BOX</li> <li>O EXISTING FIBER OPTIC BOX</li> <li>P EXISTING ELECTRICAL BOX</li> </ul> |
|--|---|---|---|---|---|

**NOTES:**  
 1. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.  
 2. LANDSCAPE ISLANDS TO BE MIN OF 8 FEET WIDE AND 15 FEET IN LENGTH.  
 3. 15' FOUNDATION BASE AND MIN 900 SQ.FT ENTRY PLAZA IS BEING PROVIDED ON EACH BUILDING ENTRANCE.



7878 N. 16th Street, Suite 105  
Phoenix, AZ 85020-2282  
TEL: 602.748.1000  
www.olsson.com

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PRELIMINARY PLAN  
NOT FOR  
CONSTRUCTION

**ARIZONA 811**  
 Call at least two full working days before you begin excavation.  
 800-841-8111 or 1-800-875-8111 (TDD)  
 In Maricopa County: (602) 263-1100

REV. NO.	REVISION DESCRIPTION	DATE

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PRELIMINARY IMPROVEMENT PLAN  
OVERALL SITE PLAN

CYRUSONE - MESA ERTC  
3255 SOUTH 96TH STREET  
MESA, ARIZONA

2024

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drawn by:                      BJM  
 designed by:                      BJM  
 checked by:                      APH/TW  
 project no.:                      023-00996  
 date:                      06.07.2024

SHEET C100  
1 of 1