



## **MERIT LEGACY TECHNOLOGY PARK**

# **MINOR GENERAL PLAN AMENDMENT, PLANNED AREA DEVELOPMENT/SITE PLAN REVIEW, & COUNCIL USE PERMIT**

**Northwest Corner of Pecos Road and the Crismon Road  
Alignment**

**Cases: ZON23-00802 / ZON24-00617**

**Final City Document: July 17, 2024**

# **MERIT LEGACY TECHNOLOGY PARK**

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## **MINOR GENERAL PLAN AMENDMENT PLANNED AREA DEVELOPMENT/SITE PLAN REVIEW & COUNCIL USE PERMIT**

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## I. PROJECT OVERVIEW

Pacific Proving, LLC, the property owner, is proposing to annex  $\pm$  43 vacant acres, a portion of Maricopa County APN 313-25-859Y, located at the northwest corner of Crismon and Pecos Roads into the City of Mesa (the "Property"). (See Aerial Map Attached: **Exhibit 'A'**). Upon approval of the Annexation case (ANX23-00800), these applications (ZON23-00802 & ZON24-00617) seek to process a Minor General Plan Amendment, Rezone/Site Plan approval, and Council Use Permit for major utilities (i.e., electrical substation) to facilitate the development by Merit Partners, Inc. (the "Future Developer") of a high quality approximately 1,000,000 square foot technology/data park/office building area (the "Merit Legacy Technology Park"). The proposed development is being positioned to support the growing demand within the technology sector both locally and nationally via data centers, etc.

As stated, the Property is currently vacant, undeveloped land within the jurisdiction of Maricopa County and is currently zoned Rural-43 ("RU-43"). (See Zoning Map Attached: **Exhibit 'B'**) Upon annexation, a Minor General Plan Amendment of the current Character Area designation from Mixed-Use to Employment is being requested along with a Rezoning/Site Plan/Council Use Permit applied to the Property. The rezoning portion will occur via a two-step process. First the City's comparable zoning district of Agricultural ("AG") will be applied to the Property. The Property will then be rezoned, via this application request, to Light Industrial ("LI") with a Planned Area Development ("PAD") overlay/site plan approval, which the PAD will allow for amended development standards (e.g., parking, building height, walls, setbacks, etc.) for this specific development proposal. Finally, and concurrently, a Council Use Permit for major utilities (i.e., electrical substation) is being requested to facilitate the future development of an electrical substation to serve the proposed Merit Legacy Technology Park.

It is worth noting, the Property is located immediately adjacent to the future Southeast Power Link 230kV Transmission Line project, which has garnered interest for the development of a technology/data park/office park. Pacific Proving and Merit Partners are excited about the growth of technology-driven industries in the region and within the City of Mesa. The proposed Merit Legacy Technology Park is the "right fit" for this location and capitalizes on the significant technology infrastructure investments made in the area by the City of Mesa and Salt River Project to supply power and resources to the area. The proposed technology park development will continue to encourage growth in these technological users/businesses. Moreover, the proposed development is compatible with and supports the ongoing growth and investment adjacent to the Phoenix-Mesa Gateway Airport and State Route 24. The Property is clearly situated in an evolving industrial and employment area of the City that already has seen a significant technology footprint, and the proposed Merit Legacy Technology Park will be compatible with the existing and planned developments.



As a companion to the Annexation, Minor General Plan Amendment and Rezoning/Site Plan applications, the applicant is seeking Design Review approval for the proposed development (DRB23-00803).

### **City of Mesa Plans / Minor General Plan Amendment**

The City of Mesa 2040 General Plan currently designates the Property as Mixed-Use Community. The proposed Minor General Plan Amendment request to Employment states as one of the important goals for Employment Character Areas is to provide for a wide range of employment opportunities in high-quality settings. The subject proposal for an "industrial type" (technology/data/office) development is a typical land use within the Employment Character Area and will furthers many of the goals and objectives outlined in the General Plan for creating a well-balanced City.

*Per the City of Mesa 2040 General Plan Amendment Approval Criteria (Pages 16-26):*

- 1. Whether the proposed amendment to the General Plan character area will result in a shortage of land for other planned uses. For example, whether the change will result in a substantial and undesirable reduction in the amount of available land for employment or higher density housing development.*
- 2. Whether events subsequent to the adoption of the Plan have changed the character or condition of the area making the proposed amendment appropriate.*
- 3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:*
  - a. Altering acceptable existing land use patterns in a significant way that is contrary to the goals, policies, and strategies identified in the Plan.*
  - b. Requiring larger or more extensive improvements to roads, sewer, or water systems than are necessary to support the prevailing land uses which may negatively impact development of other lands.*
  - c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives and transit.*
- 4. Consistency of the proposed amendment with the vision, goals, policies, and strategies of the Plan.*

5. *Does the proposed amendment constitute an overall improvement to the General Plan and the City of Mesa.*
6. *The extent to which the benefits of the proposed amendment outweigh any of the impacts identified in this subsection.*

Again, as stated, one of the important goals for Employment Character Areas is to provide for a wide range of employment opportunities in high-quality settings. The subject proposal for the Merit Legacy Technology Park is appropriate for the Employment Character Area. More importantly, the proposed Minor General Plan Amendment is consistent with the existing and anticipated development patterns of the area south of State Route 24 freeway corridor. These properties are within zones LI or other nonresidential zoning categories and are either within an Employment Character Area or other General Plan appropriate Character Area. The proposed LI-PAD rezoning, the scale of the proposed use, and data center and technology employment campus proposal for the Property is consistent with development patterns in the area.

- ❖ Per Chapter 5 of the General Plan, the City acknowledges the importance of facilitating strong regional collaborations and investing in the necessary infrastructure demands to support today's businesses. Mesa has positioned itself as a hub for technology-driven industries such as education, healthcare, aerospace, and logistics. The General Plan recognizes the increased reliance on communications infrastructure to support the digital activities of both businesses and residents. It is important for the City to support the development of data/technological infrastructure and encourage technology-based employment uses in appropriate locations like this Property.
- ❖ Per Chapter 7 of the General Plan, an Employment Character Area designation typically has minimal connections to the surrounding area and are used for employment-type uses such as manufacturing facilities, warehousing, and business parks. The Merit Legacy Technology Park is consistent with the Employment Character Area and will help further, and encourage, additional employment opportunities in this area of the City. Moreover, the current zoning designations and planned developments in the area, including future development along Pecos Road and the area south of the State Route 24 freeway extension, are generally industrial/intense commercial type uses with LI zoning or other more intense industrial or heavy commercial zoning designations.

The Property is also located within the Gateway Area Business District and the Mesa Gateway Strategic Development Plan ("GSDP"). Per the GSDP, heavy industrial, light industrial, business park, and commercial uses will be predominant within GSDP. Desired uses include manufacturing facilities, large warehouses, distribution facilities, planned employment parks, and similar uses. The GSDP is intended to provide a high-quality employment environment that

is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport. The proposed development for the Property meets the goals and intent of the Mesa Gateway Strategic Development Plan.

Finally, the Property is located within Airfield Overflight Area Two ("AOA-2"), due to its general proximity to the Phoenix-Mesa Gateway Airport. The purpose of the Airfield Overlay District is to acknowledge the proximity of the airport, the potential uses that should locate close to the airport, the impacts from the airport, and mitigating those impacts from the airport. Future uses encouraged by the airport, specifically for this Property, are industrial and commercial type uses, which are more compatible with airport operations. The proposed Merit Legacy Technology Park (i.e., technology/data/office) represents an ideal use within the AOA-2.

## **Zoning**

The City's LI zoning district provides the desired level of land uses and development standards for the project, while the PAD overlay will provide for appropriate modifications for the specific proposal and intended end users. The proposed LI PAD zoning is consistent with the proposed Employment Character Area General Plan designation and the zoning of nearby properties. The Merit Legacy Technology Park is well-suited for the immediate area and compatible with planned and existing development. The Property is ideally located just south and east of Mesa Gateway Airport - the second busiest airport serving the Greater Phoenix metro region - and has convenient access to the nearby State Route 24 freeway extension and Loop 202 freeway, which are important regional transportation corridors.

The proposed uses (i.e., technology/data/office) within the Merit Legacy Technology Park are consistent with the desired land uses for the area as identified in the City's planning and policy documents, which include manufacturing facilities, large warehouses, distribution facilities, planned employment parks and other similar uses. Uses should also be compatible with the increasing over-flight activity of the adjacent airport. The proposed development will be in conformance with these goals by providing for appropriate, airport-adjacent uses including large warehouse type buildings and office space or similar types of uses. Finally, the City's Pecos Advanced Manufacturing Zone south of the Property will provide/continue an increased synergy of development/uses that is occurring in the area on both sides of Pecos Road.

The location of the Property is optimal for the proposed development and will help drive continued economic growth and job creation for the City.

## **Site Layout**

The Merit Legacy Technology Park consists of three (3) large, 2-floors of warehouse type buildings with generator/mechanical yards providing for

approximately  $\pm 910,000$  square feet of technology/data center space (See Site Plan Attached: **Exhibit 'C'**) along with  $\pm 92,000$  square feet of office/admin./storage space. All generator/mechanical yards/loading areas are strategically located internally on the Property, where feasible, and/or screened appropriately to mitigate undesirable views. The proposed development also includes a  $\pm 4$ -acre electrical power yard (substation) at the northeast corner of the Property to support the data center or technology-driven employment uses. As previously noted, the Merit Legacy Technology Park is ideally located immediately adjacent to the future Southeast Power Link 230kV Transmission Line project critical for data/technology type users, which further positions the Property as an appropriate location for this type of development.

### **Council Use Permit (CUP) - Major Utilities (i.e., electrical substation)**

Section 11-70-6(D) sets forth the following review criteria for approval of a CUP.

- 1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;*

**Response:** As has been discussed above the proposed use will help further many of the goals and objectives outlined in the General Plan as well as the approval criteria noted above for creating a well-balanced city. CUP is necessary to provide a reasonable and necessary electrical substation for the data center's needs, safety, and redundancy without overtaxing the existing electrical grid system. The developer/end user will work closely with SRP to develop the electrical substation and the City.

- 2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;*

**Response:** As stated above, the proposed overall data center project is consistent with the purposes of the LI zoning district and conforms with the City's General Plan along with the existing and future developments proposed in the area. The final design will be coordinated with SRP and the City of Mesa for reasonable aesthetics that meet the safety and security needs for this type of electrical substation use/end user (i.e., technology/data center).

- 3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and*

**Response:** The proposed project will not be injurious or detrimental to the properties in the surrounding area or to the general welfare of the City. The proposed electrical substation will manage help to better manage the electrical needs for the use and the City.

**4.** *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

**Response:** The proposed development will be utilizing the existing/future public services and facilities available/extended to the Property.

### **Landscape and Amenity Concept**

The landscape design is devised to complement the building architecture and overall site layout while providing an attractive, low-water landscaping solution. Enhanced landscape buffers are provided along the street frontages and complemented with parking lot screen walls/perimeter walls/gates to provide a sense of arrival and interest. The spacing and concentration of required planting quantities will be strategic to enable desired views into the site while screening undesirable views. Where public viewing needs to be screened, a concentrated mix of deciduous and non-deciduous plant material will be provided. (See Landscape Plan/Open Space Plans Attached: **Exhibit 'D'**).

Internal landscape and hardscape design has been enhanced to create a welcoming outdoor environment for employees with common areas for relaxing and gathering, adequate landscape islands in the parking areas, and foundation bases around buildings where appropriate.

The preliminary landscape plan illustrates the potential to divide the common open space amenity into many featured areas throughout the site that can be improved for the benefit of the employees and guests. The project will feature approximately 10,450 square feet well more than the required 1% (10,020 square feet). The common areas will be located near the building entries (e.g., situated away from generator/mechanical yards/loading areas).

The common/amenity areas will be designed and arranged as usable, functional spaces and be furnished with shaded and open seating, and functional amenities such as tables, benches, chairs, waste receptacles, and planters. Plant material will be selected for color, texture, scale, and seasonal flowering and placed in a thematic pattern to reinforce the landscape theme throughout the project. Final details of the project's landscape design will ultimately be discussed and resolved with the concurrent Design Review Board application.

### **Infrastructure / Utilities & Drainage**

Water will be provided to the Property by the City of Mesa via a new water line (offsite) to create a loop system to adequately provide life-safety fire suppression for the proposed development. Sewer will be provided to the site by the City of Mesa via a new sewer main within Crismon Road that will connect to the existing 15" main within Pecos Road.

As previously stated, access to the Property will be provided by one (1) driveway from Pecos Road and one (1) driveway from Crismon Road. The Property's Pecos Road and Crismon Road frontages will be improved per City standards,

including the installation of curb, gutter, paving and sidewalks, as well as streetlights and landscaping as required by the City.

The grading and drainage for the Property will be designed to retain the 100-year, two-hour storm event in accordance with the City's drainage design guidelines. Storm drainage will be conveyed via internal drains or external downspouts designed for the buildings with overflows crossing the parking lots and dock areas into catch basins or curb openings that will outfall to a combination of surface and/or underground retention areas. To maintain the area's historical drainage pattern, there is ongoing coordination with the City of Mesa and the adjacent property owners regarding the final design and development of the regional drainage channel along the Property's Pecos Road frontage, which will tie into the future development to the east/west. (See Preliminary G&D/Utility Plans Attached: **Exhibit 'E'**).

### **Building Design**

The design of the proposed large warehouse buildings is informed by the modern/contemporary vernacular of these types of buildings being built in Mesa and the Valley, while being adapted to the anticipated function. Exterior wall design is concrete tilt panel construction, with large semi-uninterrupted volumes. On the long sides of the buildings, the panels will feature a palate of complementary colors and variation in textures or materials to "break up" and enhance the facades. The proposed building colors have been selected to create a contemporary, modern design that will last through the years. In addition, to avoid the typical long, single-parapet height with a length of several hundred feet often seen in buildings of this size, the office/admin/storage portions of the buildings will provide for varying heights/interest to provide more architectural movement. The office/admin/storage portions will be oriented towards the drive aisles/parking areas for ease of access/visibility both onsite and offsite.

The proposed top of parapet height of 70' provides appropriate interior clear heights, rooftop mechanical screening, design elements, etc. As mentioned, the proposed entry points will be recessed/popped-out/articulated to create distinctive, identifiable entries and interest against the large warehouse type buildings they serve. These entry points are also ideal points for placement of tenant signage. (See Renderings and Building Elevations Attached: **Exhibit 'F'**).

## **II. RELATIONSHIP TO ADJACENT PROPERTIES**

The Property is surrounded by vacant land currently zoned Maricopa County RU-43. The adjoining property to the north accommodates athletic fields and courts as part of the Legacy Sport Complex. The properties to the east are planned or approved to accommodate industrial/employment projects of similar size and scale. To the west, DSV Air & Sea, Inc. is proposing a regional corporate headquarters and distribution hub with approximately 1.7 million square feet of warehouse space, truck courts/logistics space, and a two-story, 30,000 square foot corporate office. The Merit Legacy Technology Park is a natural extension

of the adjacent industrial developments and will fit nicely with and provide additional business opportunities along this corridor.

The location of the Property is optimal and will help drive continued economic growth and job creation for the City, and the Merit Legacy Technology Park is consistent with and compatible with existing and anticipated uses in the area.

### III. PLANNED AREA DEVELOPMENT (PAD)

The purpose of this request is to provide for reasonable and appropriate development of the Property with a variety of sought-after, high-quality technology/data center use, etc. The Merit Legacy Technology Park PAD is specifically tailored to provide a high-quality project, while also providing a market ready development opportunity with the needed flexibility required for the end user(s).

#### A. Permitted Uses:

All uses allowed under the current City of Mesa Light Industrial (LI) zoning district are permitted within this proposed PAD.

#### B. Development Standards & Table:

The development standards of the Light Industrial (LI) district shall apply unless otherwise modified by this PAD and specifically this section. Deviations from the LI district are noted with double asterisk (\*\*). Further detail and justification for the deviations are provided in Section C below.

<b>Employment District - LI Development Standards (Table 11-7-3)</b>		
<b>** Denotes deviation requested from LI Standard</b>		
<b>Standards</b>	<b>LI Zoning Ordinance Standards</b>	<b>Proposed PAD Standards</b>
<b>Lot and Density Standards</b>		
Minimum Site Area (ac)	1.0	1.0
Minimum Lot Width (ft)	100	100
Minimum Lot Depth (ft)	100	100
<b>Building Form and Location</b>		
Maximum Height (ft)	40	**70
<b>Minimum Setback along Property Lines or Building and Parking Areas</b>		
Front and Street Facing Side	<b>Arterial Street:</b> 15 ft <b>Major/Midsection Collector:</b> 20 ft <b>Industrial/Commercial Collector:</b> 20 ft <b>Local Street:</b> 20 ft	<b>Industrial/Commercial Collector:</b> 20 ft

Interior Side and Rear: Adjacent to AG, RS, RSL or RM Districts	1 ft. of setback for each foot of building height with minimum 20 ft. setback.	** Minimum 20 ft.
Interior Side and Rear: Adjacent to Commercial and PEP Districts	1 ft. of setback for each foot of building height with minimum 20 ft. setback.	** Minimum 20 ft.
Interior Side and Rear: Adjacent to LI, GI, or HI Districts	0 (none) for a building setback	0 (none) for a building setback
Minimum Separation between Buildings on Same Lot (ft.)	0 (none)	0 (none)
<b>General Site Development Standards (Table 11-7-2 &amp; Chapter 11-30)</b>		
<b>Table 11-7-2: Employment Districts</b>	<b>Section 1-7-2 Specific Accessory Uses and Facilities (Limitation Table, Note #5)</b> Permitted only if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building. Accessory outdoor storage permitted only if confined to the rear one-half of the lot.	<b>**Table 11-30-7:</b> Permitted only if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building. Accessory outdoor storage permitted in both the rear one-half and front one- half of the lot.
<b>Fences and Freestanding Wall Height</b>	<b>Section 11-30-4(B)</b> No fence or freestanding wall within or along the exterior boundary of the required interior side or rear yards shall exceed a height of 8-feet.	<b>**Section 11-30-4(B)</b> No fence or freestanding wall within or along the exterior boundary of the required interior side or rear yards shall exceed a height of 11-feet.
<b>Screening</b>	<b>Trash and Refuse Collection Areas: Section 11-30-12(A)(1):</b> General Applicability Requirements. Solid waste and recycling container enclosures are required for new dwelling groups consisting of 4 or more dwelling units and for all commercial or industrial developments in which the aggregate gross floor area exceeds 10,000 square feet.	<b>**Trash and Refuse Collection Areas Section 11-30-12(A)(1):</b> Solid waste and recycling container enclosures not required when located inside an 8-foot perimeter wall.



<p><b>Screening (continued)</b></p>	<p><b>Truck Docks, Loading and Service Areas:</b></p> <p><b>Section 11-30-13(B)(C):</b></p> <p>B. Location on Lot. In all districts except the GI, and HI districts, truck docks, loading areas and service areas must be located at the rear or side of buildings, rather than facing a street</p> <p>C. Docks, loading and service areas in any district except the GI and HI districts shall be screened from public view. Screening shall consist of a solid masonry wall at least 8 feet in height or opaque automated gates.</p>	<p><b>**Truck Docks, Loading and Service Areas:</b></p> <p><b>Section 11-30-13(B)(C):</b></p> <p>Truck docks, loading areas and service areas may be located at the rear, side, or facing a street. Truck docks, loading areas and service areas shall be screened from public view with an 8-foot wall.</p>
<p><b>On-Site Parking, Loading and Circulation (Chapter 11-32)</b></p>		
<p><b>Vehicle Parking Spaces Required</b></p>	<p><b>Table 11-32-3.A: Table</b></p> <p>Warehousing and Storage: 1 space per 900 sqft</p> <p>General offices, retail, and services: 1 space per 375 sqft</p>	<p><b>**Table 11-32-3.A: Table</b></p> <p>1 space per 400 Sqft (admin/office)</p> <p>No parking required (data center/warehouse/storage)</p>
<p><b>Bicycle Parking Spaces Required</b></p>	<p><b>Section 11-32-8(A)(1)(a): Bicycle and Motorcycle Parking:</b></p> <p>At least 1 bicycle space per 10 proposed on-site vehicle parking spaces is required. After the first 50 bicycle parking spaces are provided, the required number of additional bicycle parking spaces is 1 space per 20 vehicle parking spaces.</p>	<p><b>**Section 11-32-8(A)(1)(a): Bicycle and Motorcycle Parking:</b></p> <p>1 bicycle space per 20 on-site vehicle parking spaces.</p>
<p><b>Landscaping (Chapter 11-33)</b></p>		
<p><b>Foundation Base along Exterior Walls</b></p>	<p><b>11-33-5 (A).1</b></p> <p><b>Exterior Walls with Public Entrances.</b></p> <p>A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall. For buildings with corner entries, both adjacent walls require a 15-foot-wide foundation base.</p>	<p><b>**11-33-5 (A).1</b></p> <p><b>Exterior Walls with Public Entrances.</b> A minimum 10-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall. For buildings with corner entries, both adjacent walls require a minimum 10-foot-wide foundation base.</p>

## C. Amendments to LI Standards

Below is a summary of the development standard modifications being requested for this PAD application along with a justification for each deviation.

1. Maximum Height. The LI district permits a maximum building height of 40', which can be somewhat limiting for potential users and the needs of today's industrial developers. **The maximum building height permitted by this PAD shall be 70'.** This requested height provides the greatest flexibility for potential and anticipated users and allows for greater interior floor to ceiling heights (as need) the 2-stories for the building floor that are often sought by end user(s). The requested height is also consistent with other proposed or approved developments within the overall area. It should also be noted, the Pecos Advanced Manufacturing Zone which is immediately adjacent to the Property and allows building heights up to one-hundred and fifty (150) feet. The additional height for this Property would not be out of context based on this plan.
2. Trash and Refuse Collection Areas. Refuse areas within the truck loading and trailer parking areas shall not require enclosures. The truck court area is already screened from the public streets by buildings or perimeter walls
3. Parking Spaces Required. The proposed development will require parking ratio reduction in line with similar technology/data center developments. The proposed parking ratio provides reasonable flexibility based on end user (data center/warehouse space) market and is consistent with prior approved parking deviations by the City.
4. Foundation Base on Exterior Walls with Public Entrances. A minimum 15-foot-wide foundation base is called for from the face of building to face of curb along the entire length of the exterior wall. A deviation is requested to reduce this measurement to 11-feet. This minor, 5-foot request enables fire safety vehicles to use the drive aisles to get within the desired thirty (30) feet of the buildings (10-foot landscaping + 18-foot parking space dimension = 28-feet). The request still enables adequately sized drive-aisles, parking spaces and parking landscape islands and will have minimal, if any, effect on the overall visual appearance or feel of the buildings.
5. Site Planning and Design Standards. By virtue of the construction type (tilt-up construction) and the functional use (large, warehouse and industrial tenants) strict adherence to all Design Standards is

not practical. Specifically, per Ordinance Section 11-7-3, not more than 50% of the total façade may be covered within one (1) single material. Obviously, this is an impossibility for a series of large, concrete, tilt-up construction buildings. The building structural perimeter is composed entirely of concrete except for openings for doorways, glazing, loading doors, etc. Any alternative materials would need to be “veneered;” applied as an exterior finish on top of the structural concrete panels. On such a large building, with single elevations spanning large areas (i.e., 500-feet or more), 50% veneer coverage is both cost-prohibitive and contrary to the preferred aesthetic appeal or context of the area.

### **MZO Section 11-22-1: PAD Overlay Findings**

- A.** *Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;*

The Property will be under one (1) ownership and maintained by a professional management team. Moreover, the amenities provided are consistent and typical for this type of development providing ample opportunities for employees to get outside and contemplate as well as providing plenty of visual relief onsite and offsite for those driving by the development.

- B.** *Options for the design and use of private or public streets;*

N/A

- C.** *Preservation of significant aspects of the natural character of the land;*

This is an existing, flat, vacant land, surrounded by freeway as well as existing/future the built environment. By developing land within the “urban areas” or along “growth corridors” is appropriate and sustainable while avoiding sprawl development. Hence preserving the natural character of the land beyond.

- D.** *Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development.*

The proposed overall development plan will provide plenty of open space, landscaping, and building orientation/overhangs/design enhancements to provide proper shade from both the landscaping and buildings onsite. This is a more sustainable development option along with the use of modern, more sustainable building materials for the desert environment/heat.

- E.** *Sustainable property owners' associations;*

The property will be under one (1) ownership with a professional and typical management/maintenance team.

**F.** *Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and*

N/A - the property is under one (1) ownership.

**G.** *Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.*

The proposed development and use is sustainable and assists in providing needed technology/data center space for a modern way of living/economy. Moreover, the reenergizing of the Property creates engagement/synergy with the immediate businesses in the area and neighborhoods beyond, which stabilizes and elevates everyone.

#### **IV. QUALITY DEVELOPMENT DESIGN GUIDELINES COMPLIANCE**

In accordance with the City's Quality Development Design Guidelines for industrial developments, the Merit Legacy Technology Park will utilize effective site planning, architectural design, landscaping and shade, and other design elements to create an attractive, functional development and mitigate any potential visual impacts. The specific design elements utilized to comply with the City's Quality Development Design Guidelines are provided below:

##### **A. Site Design:**

###### Building Placement and Orientation

The building has been oriented to provide a strong relationship with the street while screening generator/mechanical yards/loading areas from public right-of-way. Outdoor public spaces for sitting, eating, gathering, etc. will be provided at corner entries and along street-facing façade (Pecos Road) to create visually appealing views from the adjoining thoroughfare and internal drive aisles.

###### Parking Loading and Vehicular Access

The proposed development will have plenty of vehicle parking spaces (per the parking reduction analysis provide) and bicycle parking spaces for employees distributed across the campus. Perimeter and publicly visible parking and/or service areas will be buffered with landscaped setbacks and screen walls (as appropriate), to obscure views while still providing lines of sight to the buildings beyond. The proposed entry drive will be enhanced with ornamental landscaping and/or decorative/stamped paving/asphalt to add interest and emphasize

pedestrian crossings. Service areas will be clearly delineated to avoid conflicts with pedestrians, employee/service vehicles or bikes.

### Landscaping and Shading

The streetscape and onsite landscaping will blend naturally. Proposed landscape standards for the project will equal or exceed the size and quantities of plant material referenced in Chapter 11, Section 33 of the Mesa Zoning Ordinance. The proposed landscape theme has been prepared as a Preliminary Landscape Plan that illustrates the layout, quantities, and sizes of plant material. The Preliminary Landscape Plan has been prepared to provide an appropriate level of detail to illustrate the landscape theme for the common areas and the required foundation landscape. Placement and massing are intended to show compatibility with the project's architectural design.

**Note:** The landscape plans and details in the PAD are preliminary only and may be modified as reviewed and approved by the city during the Design Review process.

The goals for the project landscape include the following:

- Create an attractive low water landscape design that presents a lush and distinctive landscape, enhancing the arterial frontages and screening the interior truck courts.
- Allow for the spacing and concentration of required quantities to create view corridors into the Property and at strategic locations based on the location's architectural features. Where public viewing needs to be screened, concentrate a mix of deciduous and non-deciduous plant material.
- Design hardscape features and site furniture within the common open space areas that compliment with the proposed architecture in a meaningful and complementary manner.
- Design the project landscaping within the common areas and beyond to make the pedestrian network highly visible and convenient with shade.
- Plant material selected for color, texture, scale, and seasonal flowering placed in a thematic pattern can reinforce the landscape theme throughout the project.

The selected landscape materials prescribed for trees, shrubs, groundcovers, and accents are from the Arizona Department of Water Resources low water use plant list for the Phoenix Active Management Area (Phoenix AMA). A conceptual master plant schedule has been prepared and included with the Preliminary Landscape Plan.

The landscaped area for calculation purposes shall include landscape setbacks, parking lot landscaping, individual or shared retention basins, street frontage landscape, foundation planting areas, and all other areas of the Property not containing buildings, structures, or pavement.

The Preliminary Landscape Plan illustrates the potential to provide common open space areas into many featured areas on site that will be improved for the benefit of the employees and visitors. The common open space is conveniently located near the public and employee access points for ease of use. These open space areas will provide shade and deciduous trees for additional seasonal comfort. Final design details will be discussed and confirmed with the concurrent Design Review Board application submittal package.

### Exterior Lighting

Building lighting will comply with Ordinance Section 11-30-5 and the fixture design will complement the architectural theme. The building entry areas will be accentuated with accent lighting to help create a focal point. Energy efficient lighting, such as LED, will be used throughout the project and glare will be minimized using soft or reflected lighting. Combined, this will help create a sense of security, but also enhances the pedestrian experience. Lighting will also be down faced so as not to cause night sky pollution or flood onto adjacent properties.

## **B. Architectural Design:**

### General Design

The exterior wall design is concrete tilt panel construction, with large semi-uninterrupted volumes, with focus on the corners of the building for the suite entry points. The proposed suite entry points have large, recessed storefronts with canopies that overhang the envelopes of the buildings. The use of texture, color, material changes, shadow lines, and other façade treatments will be used to add visual interest and avoid large monotonous facades. (See Renderings and Building Elevations Attached: **Exhibit 'F'**). The shorter sides will have articulated panels as well to help break up the mass. On the long sides of the buildings, the panels are broken up with articulation near the entry points. At the loading dock areas, the exterior panels are enhanced using paint colors, reveals, patterned concrete to screen those area and blend with the overall building design. The building colors and materials have been selected to create a modern, visually appealing design that will stand the test of time. All fire department fire risers and roof access ladders will be located inside the buildings.

### Massing and Scale

The massing and scale of the buildings will be broken up using wall texture, color, material changes, shadow lines, and other façade

treatments. The building massing and scale is compatible with existing and anticipated developments in the area which will primarily be industrial and manufacturing in nature.

### Wall Articulation

The design provides architectural interest and variety that relate to human scale in the following ways.

- Changes in plane - As identified on the elevations and on the building plans with enlarged plan details, offsets along the facades will create push and pull to break up the façades and add visual depth. Building corners will also be articulated with unique concrete freestanding architectural elements for added distinction and appeal.
- Change in texture - Through use of concrete patterns, metal, windows, and doors.
- Pattern - Reveals are utilized to significantly break up large wall expanses.
- Windows - Clerestory windows are utilized. Storefront glazing systems are also provided at entry points.
- Equivalent Elements:

Loading Bays - The loading bays are an integral part of any industrial buildings and make up a significant percentage of the façade. They are a separate and distinct material from the concrete walls. The overhead doors subdivide the façade helping to reduce the scale.

### Roof Articulation

The design incorporates elements that have a vertical modulation and/or create the appearance of such. Parapet detailing and parapet height changes or step downs are provided where appropriate to indicate use and provide variation.

### Materials and Colors

The building will be constructed of durable, high-quality materials appropriate for the arid desert climate.

### Service Areas and Utilities

A combination of perimeter screen walls and/or landscaping will be used to screen and soften the service courts and areas. The electrical substation at the northwest corner of the site will be designed to blend with the overall design aesthetic as appropriate for the use's safety, security, and access.

## V. ALTERNATIVE COMPLIANCE

It is worth noting, we are also proposing the following amendments to design standards.

1. Building facades that are in areas behind screen walls and gates shall **not** be considered 'publicly visible'.
2. Use of form liners for concrete wall panels are to be considered separate and distinct materials with different form liners considered separate and distinct from each other.
3. At least one-color variation to be considered as a separate and distinct material.
4. Horizontal reveal joints shall be considered 'parapet detailing'. Reveal joints shall be considered part of the subdividing of areas to meet wall articulation requirements.
5. Allow parking for employees and visitors fronting Pecos Road will be setback significantly and buffered by the regional drainage channel along the Property's Pecos Road frontage with walls providing screening to create visual enrichment along this frontage.

In addition to all previously stated Amendments to Design Standards (IV.C.), Merit is seeking Alternative Compliance for the following provisions from Section 11-7-3.B of the Mesa Zoning Ordinance:

- a. Publicly visible facades (i.e., viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50-feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into human scale proportions.
- b. Vary building height, providing at least two (2) changes in height or roof forms that are varied over different portions of the building through changes in pitch, plane, and orientation.
- c. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.
- d. Primary entrances along major facades shall be clearly defined with facade variations, porticos, roof variations, recesses or projections, or other integral building forms.
- e. To reduce the apparent massing and scale of buildings, facades shall incorporate at least three (3) different and distinct materials.
- f. No more than fifty percent (50%) of the total façade may be covered with one (1) single material.



Due to the large scale of industrial/warehouse type buildings and the standard method of construction for these buildings, it is challenging to create the same type of detailing that is used on smaller commercial buildings. Multiple changes in plane for the tilt-up walls create structural inefficiencies and are not conducive to this type/size of industrial building. The design team has used a combination of design characteristics (i.e., form, color, texture, and material where logical and appropriate) to give the building visual interest and appropriate scale, where possible. The primary entries have been designed as focal points with additional forms, materials, and glazing.

The following proposals shall be considered as Alternative Compliance:

- a.** We propose a “change in articulation” in lieu of 50-feet due to the large scale and practical function of the buildings. The buildings have been designed with ample articulation along the façades. This articulation includes the entry areas, windows, changes in tonality and pattern (i.e., reveals or patterns in the concrete), and the provision of building height changes to assist in enhancing the visual overall appeal of the buildings. There is also articulation and use of accent materials to define employee areas and to add visual interest.
- b.** Change in plane happens at offset panels which create shadow lines and plane change. Changes in pitch, plane and orientation are achieved through the incorporation of color, forms, and textures into the façade design as well as height changes. We feel that the addition of cornice or cap elements to these panels would weaken the massing and would minimize the “change in plane” that is in place.
- c.** The varied materials include painted/integral concrete, board form concrete, reveals in the concrete, finished metal, glass, and color changes. As noted, we are proposing that the different use/treatment (e.g., reveals, etc.) of concrete be treated as distinct materials. The proposed elevations show the various façade elements.
- d.** The proposed elevations have details of the various façade elements. The concrete tilt wall construction is common for these types of buildings and the design team has worked diligently to ensure that there are visual elements of interest via the color, material and/or texture, windows, doors, etc. along the façades to provide visual interest and movement.

## **VI. PHASING**

It is anticipated that the development will occur in one or more phases. Development/improvement plans will be submitted to the City of Mesa to ensure proper and orderly development with adequate access, circulation, parking, drainage, etc. for the development. Offsite improvement plans in front of and abutting the Property along Crismon Road and Pecos Road may be phased as necessary and approved/agreed to by the City and developer to allow for the opening/operation of all or a portion of the buildings/site.

## **VII. SUMMARY**

In summation, the Property is appropriately located for the proposed zoning and uses. The area has long been anticipated as a major employment/industrial/technology hub and this application represents another meaningful step towards that vision. The minor deviations from standards through the proposed PAD overlay and site plan are consistent with high-quality industrial type and employment projects and is appropriate for the area. The Merit Legacy Technology Park PAD will complement the surrounding area and provides additional technology-based employment opportunities for the City of Mesa.

TAB A

# SITE LOCATION MAP

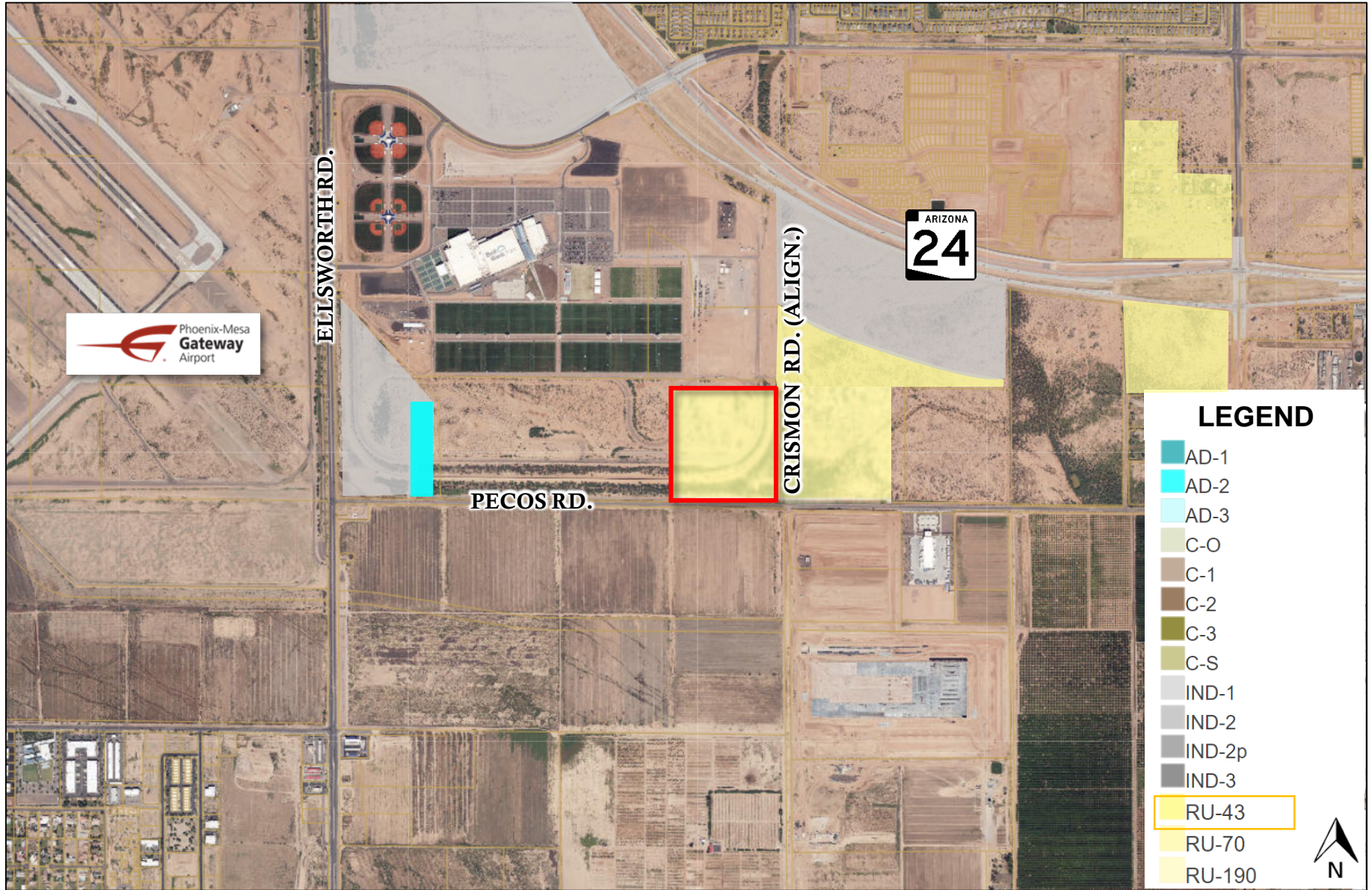


Subject Property

**TAB B**




# MARICOPA COUNTY ZONING MAP



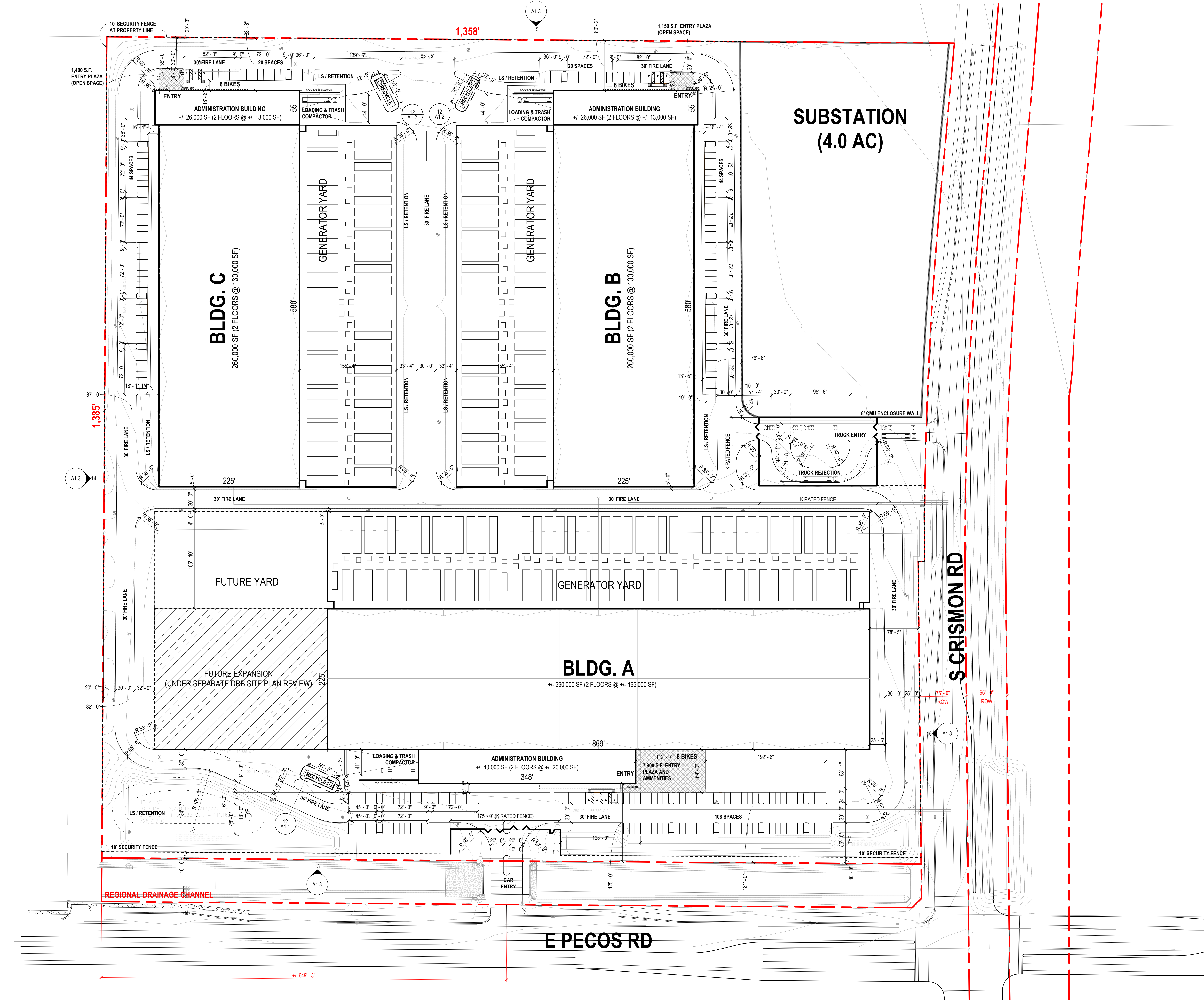
## LEGEND

- AD-1
- AD-2
- AD-3
- C-O
- C-1
- C-2
- C-3
- C-S
- IND-1
- IND-2
- IND-2p
- IND-3
- RU-43
- RU-70
- RU-190

 Subject Property

TAB C





### PROJECT DATA

PROJECT ZONING: LI-PAD  
 MAX BUILDING HEIGHT: 70 FEET (PAD)  
 SET BACKS: FRONT & STREET FACING: 25 FEET (INDUSTRIAL / COMMERCIAL COLLECTOR)  
 INTERIOR SIDE & REAR: 20 FEET  
 APN#: 313-25-859Y  
 GROSS SITE AREA: 1,889,302 SF (43.4 AC) (COMPANION ANNEX REQUESTED)  
 NET SITE AREA: 1,830,396 SF (42.0 AC) (INCLUDING DRAINAGE CHANNEL)  
 TOTAL BUILDING AREA: 1,000,000 SF

#### DATA CENTER (A):

LEVEL 01:	195,000 SF
LEVEL 02:	195,000 SF
ADMIN STORAGE L01:	20,000 SF
ADMIN STORAGE L02:	20,000 SF
TOTAL:	430,000 SF

#### DATA CENTER (B):

LEVEL 01:	130,000 SF
LEVEL 02:	130,000 SF
ADMIN STORAGE L01:	12,500 SF
ADMIN STORAGE L02:	12,500 SF
TOTAL:	285,000 SF

#### DATA CENTER (C):

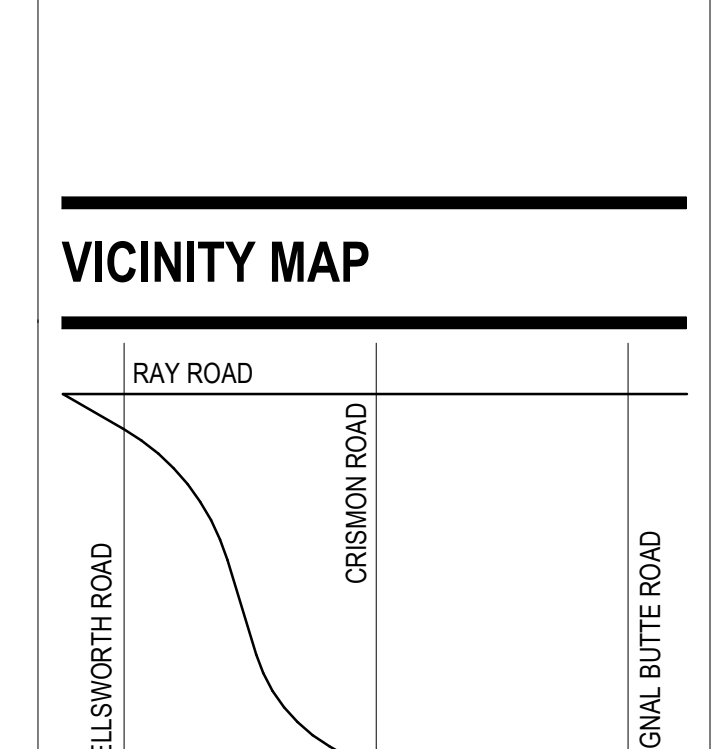
LEVEL 01:	130,000 SF
LEVEL 02:	130,000 SF
ADMIN STORAGE L01:	12,500 SF
ADMIN STORAGE L02:	12,500 SF
TOTAL:	285,000 SF

BUILDING COVERAGE: +/- 24.08% (LOT AREA / LEVEL 01 SF)  
 LOT COVERAGE: +/- 40.00% (IMPERVIOUS SURFACES)  
 PARKING: REQUIRED: PROVIDED:  
 DATA CENTER (A): ADMINISTRATION: 100 SPACES, DATA CENTER: NA, TOTAL: 100 SPACES, 108 SPACES  
 DATA CENTER (B): ADMINISTRATION: 63 SPACES, DATA CENTER: NA, TOTAL: 63 SPACES, 64 SPACES  
 DATA CENTER (C): ADMINISTRATION: 63 SPACES, DATA CENTER: NA, TOTAL: 63 SPACES, 64 SPACES  
 (1 PARKING SPACE REQUIRED PER EVERY 400 SF OF OFFICE USE)  
 BICYCLE PARKING: DATA CENTER (A): 8 SPACES, PROVIDED: 8 SPACES; DATA CENTER (B): 6 SPACES, PROVIDED: 6 SPACES; DATA CENTER (C): 6 SPACES, PROVIDED: 6 SPACES  
 (1 BIKE PARKING REQUIRED PER EVERY 20 PARKING SPACES PROVIDED)  
 OPEN SPACE CALCULATIONS: PROVIDED:  
 BUILDING A (GFA): 430,000 SF x 1% = 4,300 SF, 7,900 SF  
 BUILDING B (GFA): 286,000 SF x 1% = 2,860 SF, 1,150 SF  
 BUILDING C (GFA): 286,000 SF x 1% = 2,860 SF, 1,400 SF  
 TOTAL = 10,020 SF, 10,450 SF

### CODE INFORMATION

**MESA FIRE CODE NOTES:**  
 1. PER MESA AMENDED FIRE CODE SECTION 510.1: NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BUILDINGS OR STRUCTURES MORE THAN 3 STORIES ABOVE GROUND LEVEL, OR BUILDINGS, OR STRUCTURES TOTALING 45,000 SQUARE FEET OR MORE ON ANY SINGLE FLOOR.  
 2. FIRE SPRINKLERS SYSTEM WILL BE REQUIRED IN BUILDINGS AND STRUCTURES PER MESA CODE SECTION 903.2 UNLESS EXEMPTED BY THE 6 LISTED EXEMPTIONS ON SECTION 903.2.1.

**BUILDING CODES:**  
 2018 IBC WITH CITY OF MESA AMENDMENTS  
 2018 IMC WITH CITY OF MESA AMENDMENTS  
 2017 NEC WITH CITY OF MESA AMENDMENTS  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
 2012 INTERNATIONAL GREEN CONSTRUCTION CODE  
 2018 INTERNATIONAL FIRE CODE  
 2018 INTERNATIONAL FUEL AND GAS CODE



# LEGACY BUSINESS PARK

PECOS RD & CRISMON RD  
 MESA, ARIZONA

## Gensler

2575 East Camelback Road  
 Suite 175  
 Phoenix, AZ 85016  
 USA

Tel +1 602.523.4900  
 Fax +1 602.523.4949

Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

Seal / Signature

## NOT FOR CONSTRUCTION

Project Name  
 Legacy Business Park

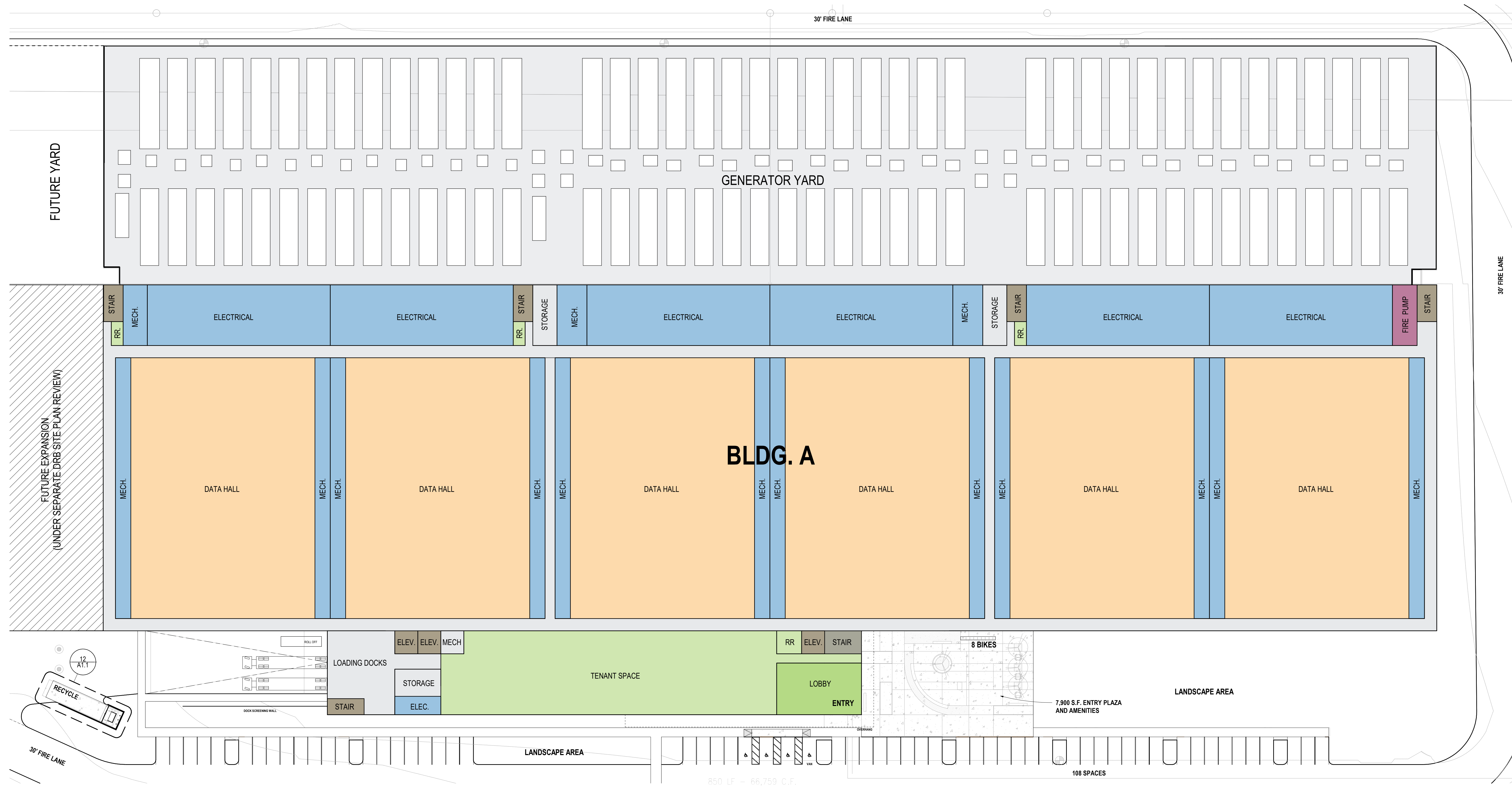
Project Number  
 57.0000.000

Description  
 SITE PLAN & PROJECT DATA

Scale  
 As indicated

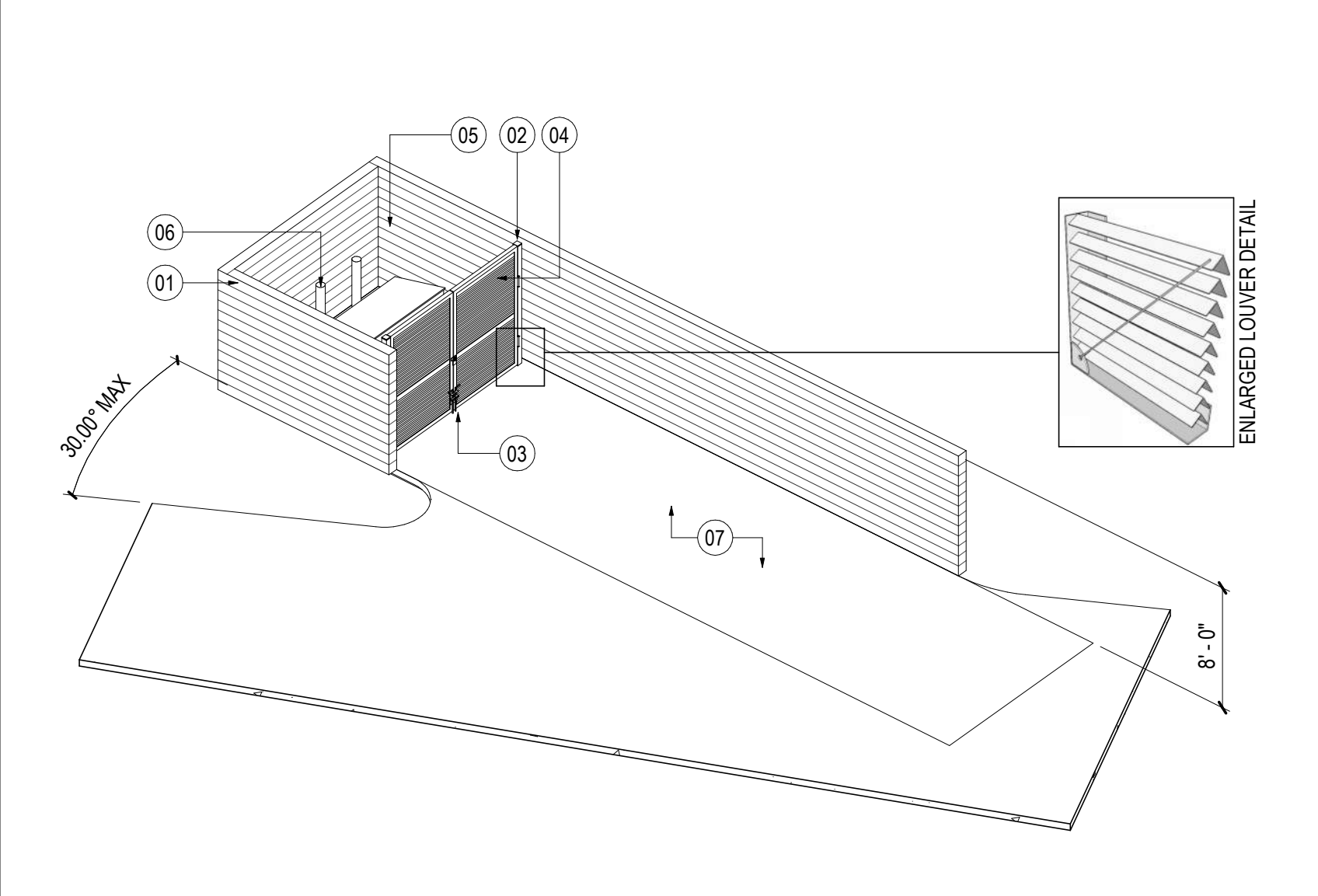
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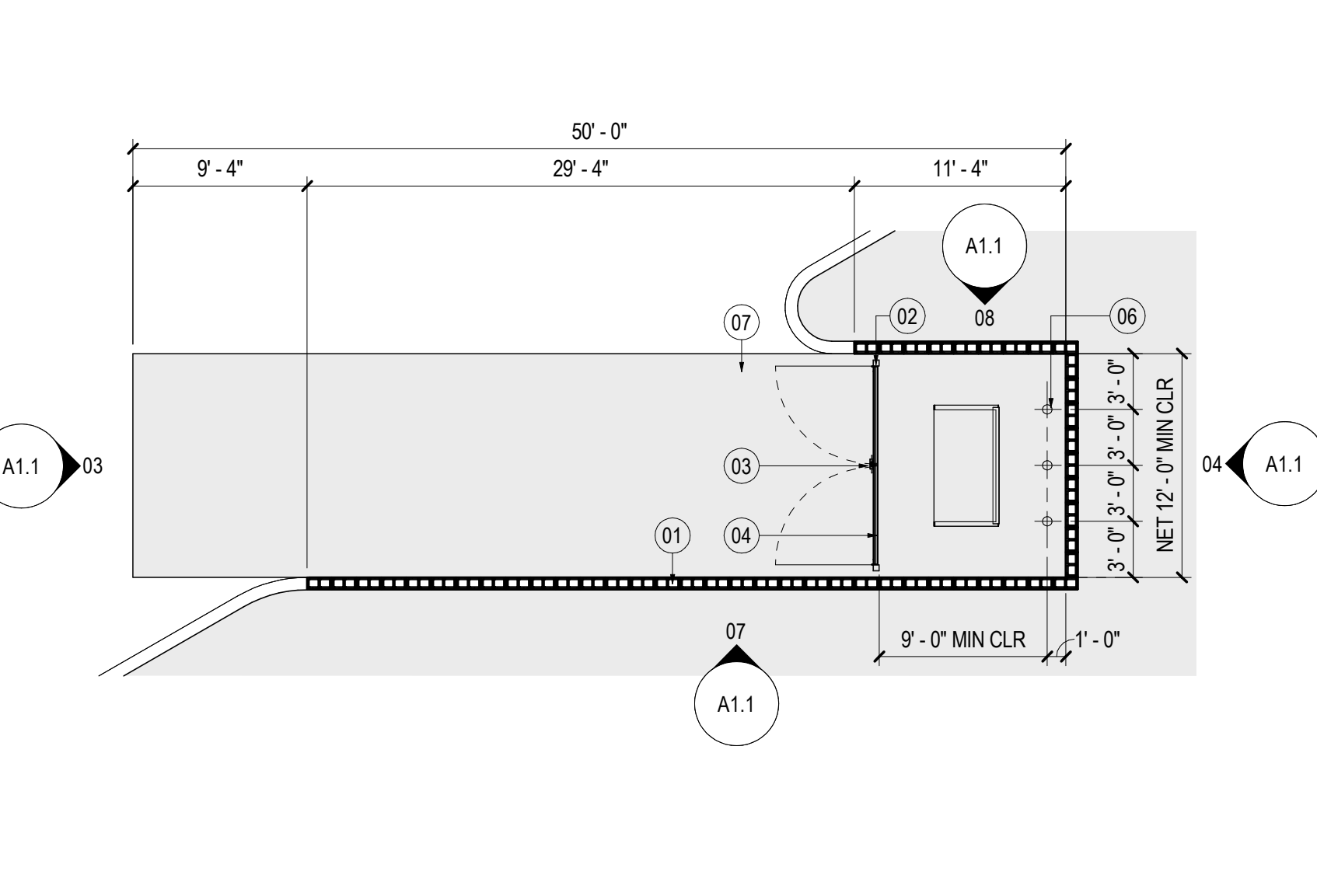


Date	Description
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07.17.2024	PLANNING & ZONING COMMENTS

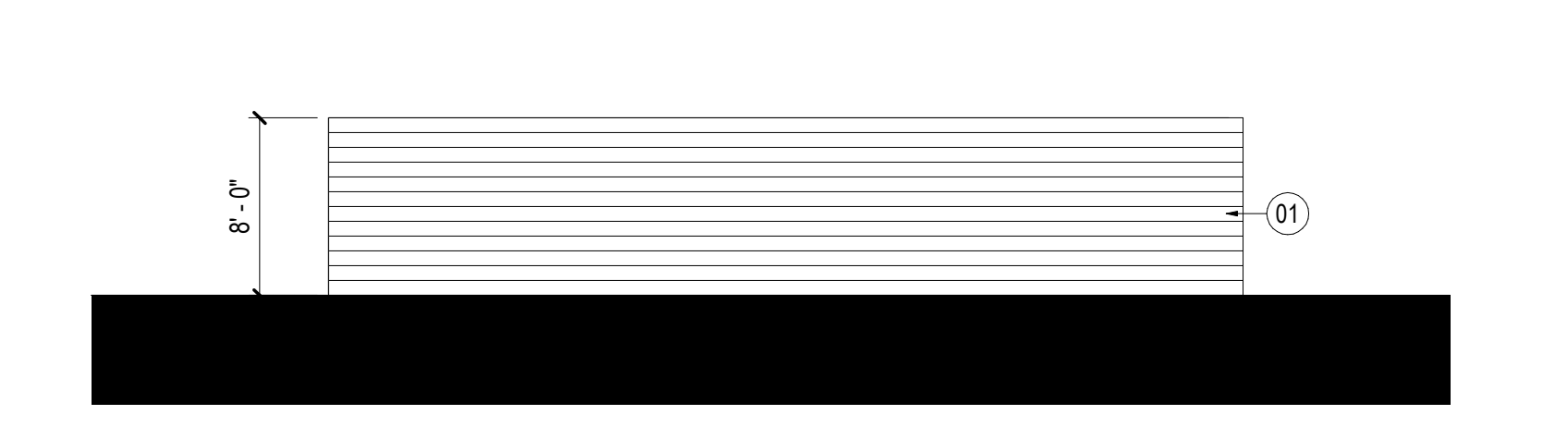
**15 LEGACY BUSINESS PARK - OVERALL BLDG A ENLARGED**  
 SCALE: 1" = 30'-0"



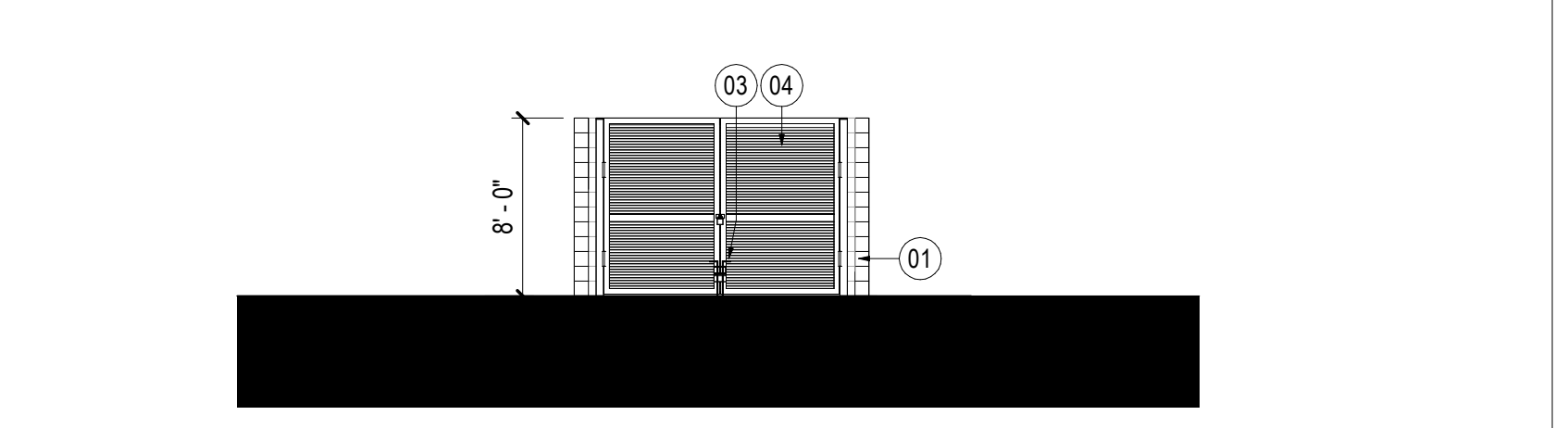
**16 RECYCLING ENCLOSURE - AXON (BUILDING A)**  
 SCALE: 1/8" = 1'-0"



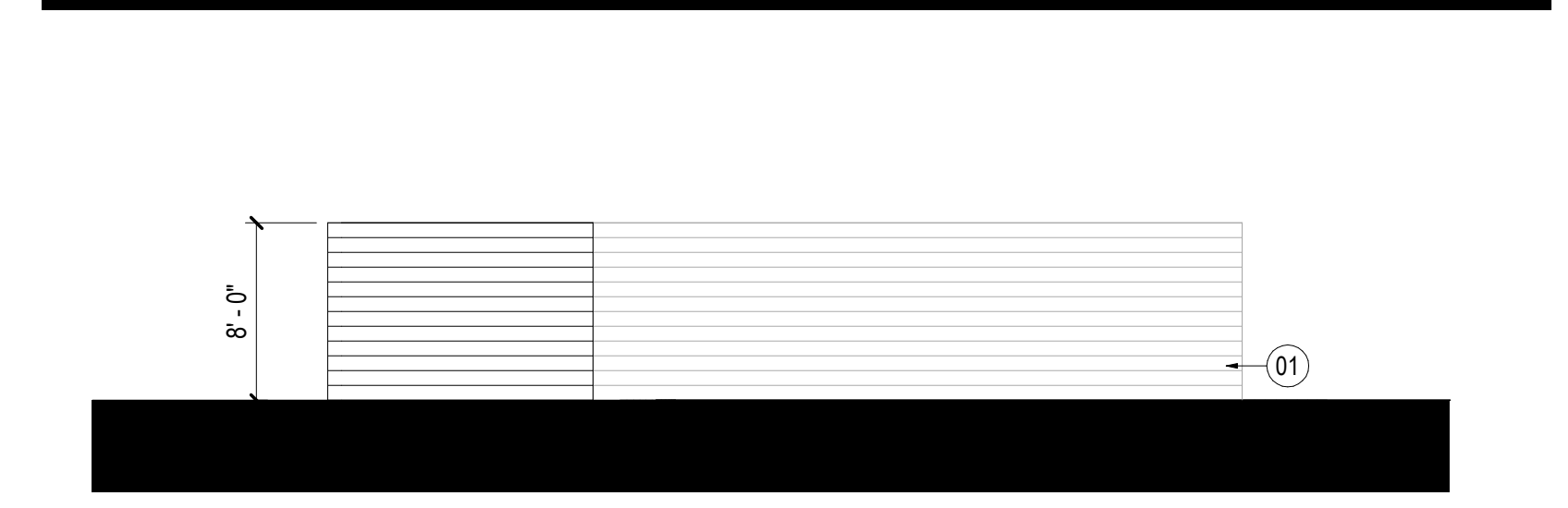
**12 RECYCLING ENCLOSURE - ENLARGED PLAN (BUILDING A)**  
 SCALE: 1/8" = 1'-0"



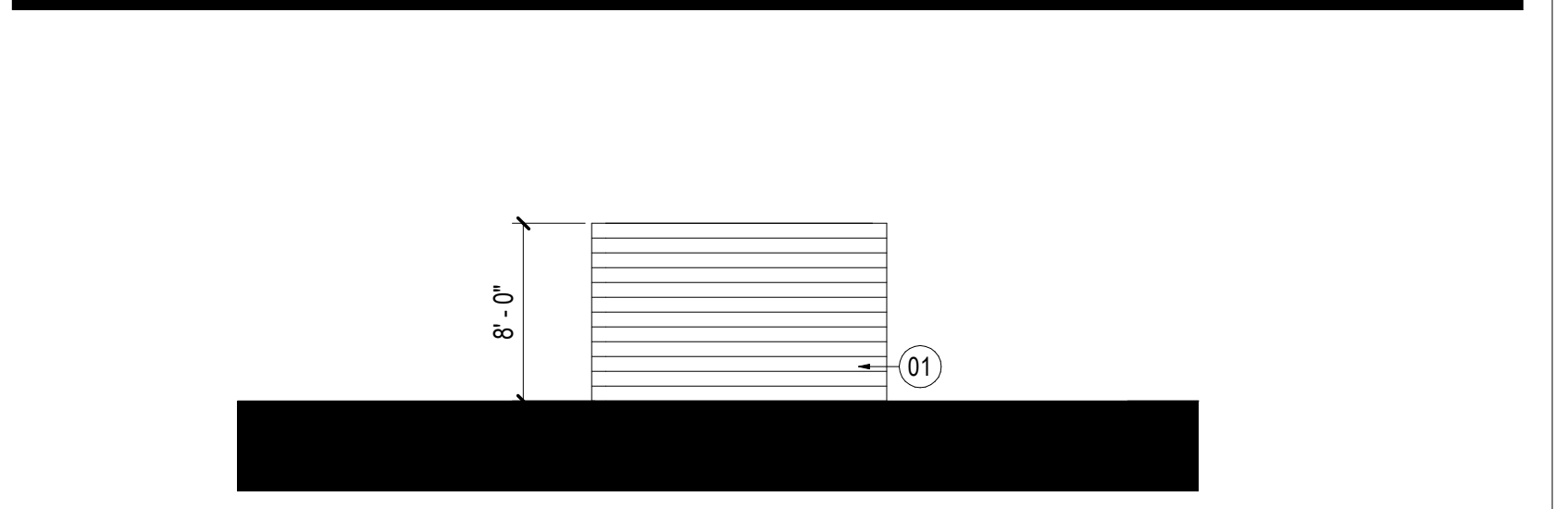
**07 RECYCLING ENCLOSURE 03 (BUILDING A)**  
 SCALE: 1/8" = 1'-0"



**03 RECYCLING ENCLOSURE 01 (BUILDING A)**  
 SCALE: 1/8" = 1'-0"



**08 RECYCLING ENCLOSURE 04 (BUILDING A)**  
 SCALE: 1/8" = 1'-0"



**04 RECYCLING ENCLOSURE 02 (BUILDING A)**  
 SCALE: 1/8" = 1'-0"

- SHEET NOTES**
- CITY OF MESA DETAIL M-62.04.01 FOR CMU SCREEN WALLS. DESIGN INTENT INTEGRAL COLOR SPLIT FACE CMU WALL (NOTE COLOR TO MATCH ADJACENT RUSTED STEEL VERTICAL PICKETS OF THE PERIMETER FENCE). DESIGN INTENT IS THAT THE HORIZONTAL CMU JOINTS ARE RACKED WHILE THE VERTICAL JOINTS ARE SMOOTH TO HELP ACCENTUATE THE HORIZONTAL LINES.
  - 4" HSS JAMB(S) WITH HIGH PERFORMANCE EXTERIOR PAINT - COLOR TO MATCH EXISTING METAL GATE (CAP TOP).
  - TWO ADJUSTABLE GATE DROP RODS WITH LOWER ANCHORING BRACKET ATTACHED TO VERTICAL FACE OF CONCRETE GENERATOR SLAB.
  - SWING GATE TO BE 4"x4"x.25" STEEL ANGLE FRAME WITH 1.5"x2.5"x.25" STEEL ANGLE LOUVERS ON HEAVY DUTY HINGES (NOTE ALL CORNERS TO BE MITERED & ALL WELDS TO BE GROUND SMOOTH - GATE TO RECEIVE METAL PANELS OVER A HIGH PERFORMANCE EXTERIOR PAINT TO MATCH MAIN BUILDING DESIGN).
  - RECYCLING BINS PER CITY OF MESA STANDARDS.
  - CITY OF MESA DETAIL M-62.04.01 FOR SAFETY POSTS.
  - 6 INCH THICK CONCRETE PAD PER CITY OF MESA STANDARDS.

- GENERAL NOTES**
- A TRASH COMPACTOR ROLL OFF IS LOCATED AT EACH BUILDING IN THE LOADING DOCK AREAS. THESE AREAS ARE FULLY SCREENED FROM STREET VIEW WITH WING WALLS THAT EXTEND FROM THE BUILDINGS (REFER TO ELEVATIONS).
  - RECYCLING ENCLOSURES ARE DETACHED FROM THE BUILDING AND ARE ALL FULLY SCREENED WITH 8'-0" TALL CMU WALLS PER CITY OF MESA DESIGN STANDARDS. DESIGN INTENT IS THAT THESE CMU WALLS ARE FINISHED WITH A METAL PANEL THAT MATCHES THE PERIMETER SITE FENCE AND/OR BUILDING STANDARDS.

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
 Legacy Business Park

Project Number  
 57.0000.000

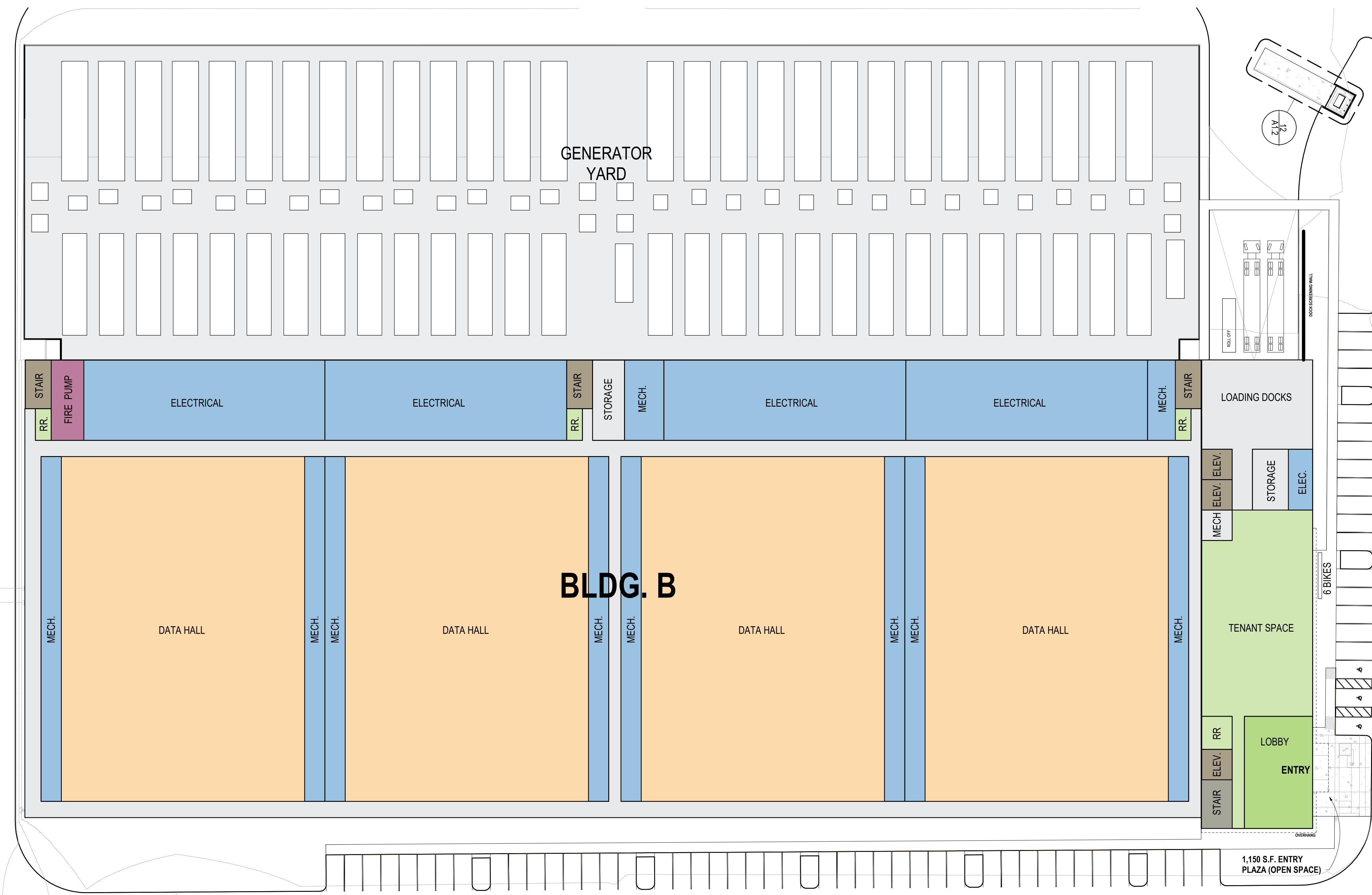
Description  
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Scale  
 As indicated

**A1.1**

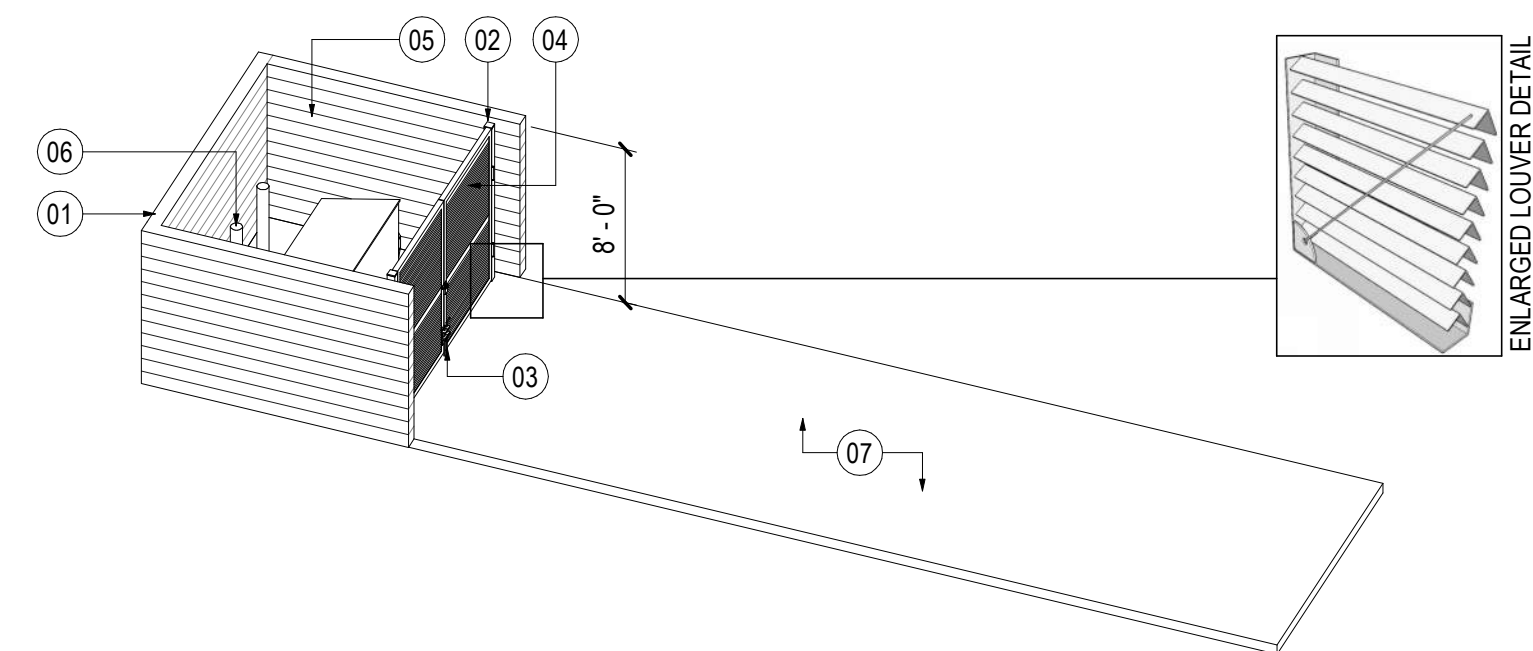
© 2024 Gensler

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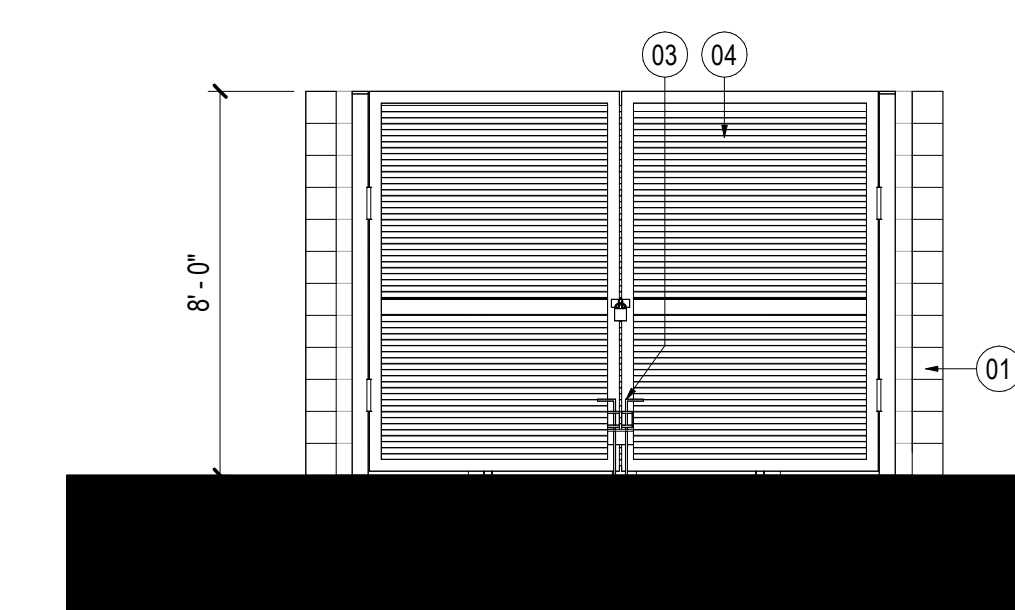


Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

10 ILLUSTRATIVE FLOOR PLAN - BLDG B - L1



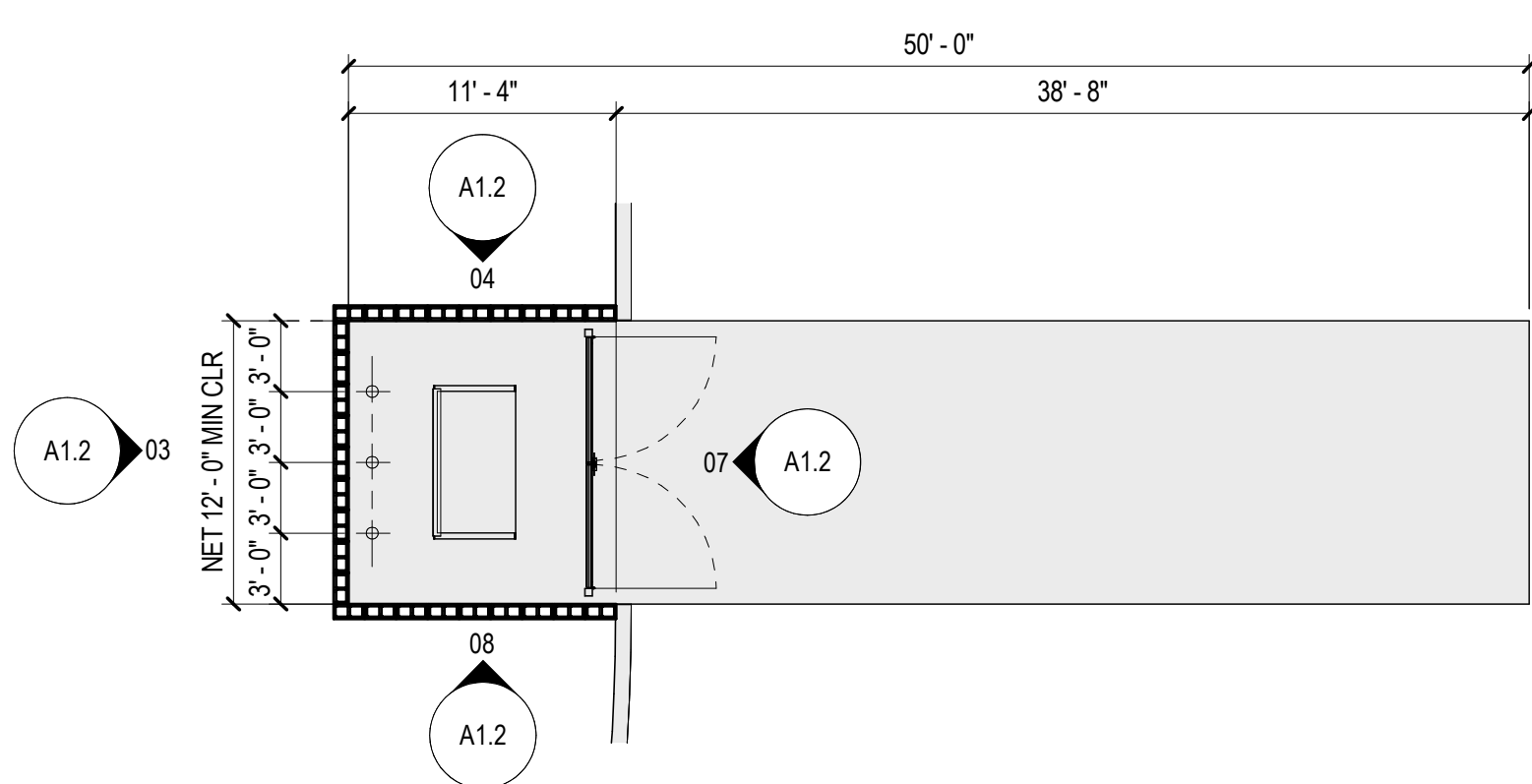
11 RECYCLING ENCLOSURE - AXON (BUILDING B & C)  
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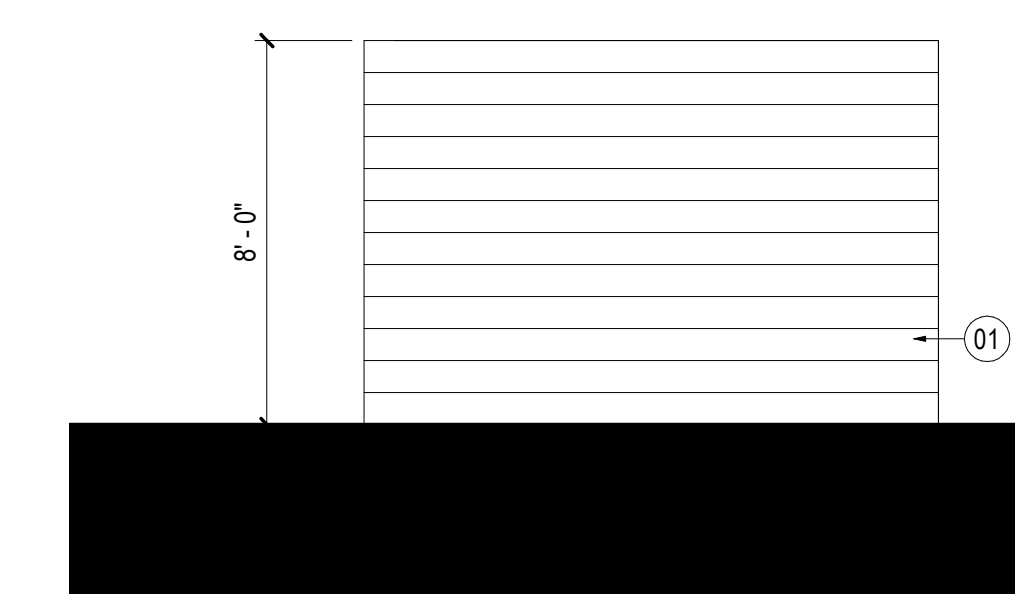
07 RECYCLING ENCLOSURE 03 (BUILDING B/C)  
 SCALE: 1/4" = 1'-0"



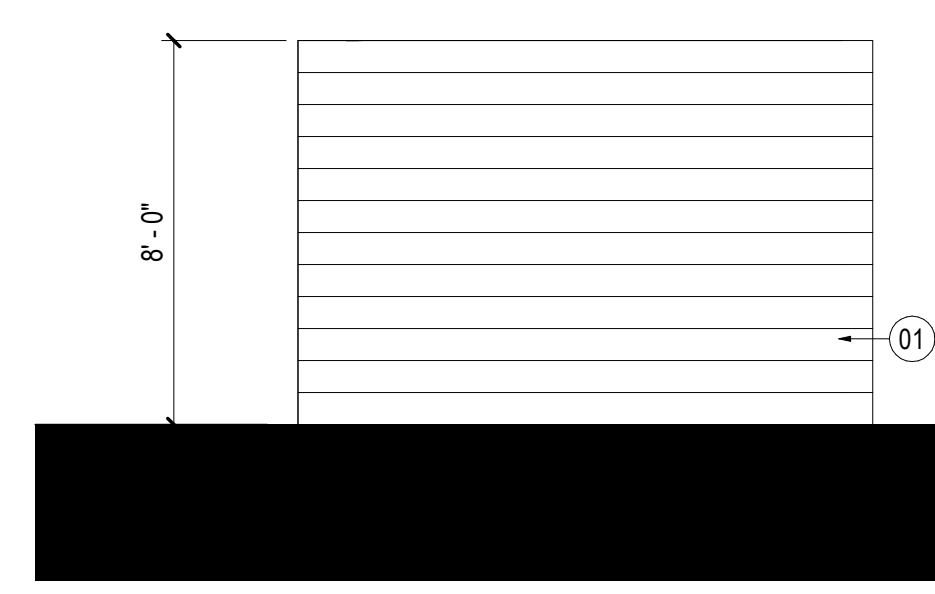
03 RECYCLING ENCLOSURE 01 (BUILDING B/C)  
 SCALE: 1/4" = 1'-0"



12 RECYCLING ENCLOSURE - ENLARGED PLAN (BUILDING B & C)  
 SCALE: 1/8" = 1'-0"



08 RECYCLING ENCLOSURE 04 (BUILDING B/C)  
 SCALE: 1/4" = 1'-0"



04 RECYCLING ENCLOSURE 02 (BUILDING B/C)  
 SCALE: 1/4" = 1'-0"

**SHEET NOTES**

- 01 CITY OF MESA DETAIL M-62.04.01 FOR CMU SCREEN WALLS. DESIGN INTENT INTEGRAL COLOR SPLIT FACE CMU WALL (NOTE COLOR TO MATCH ADJACENT RUSTED STEEL VERTICAL PICKETS OF THE PERIMETER FENCE). DESIGN INTENT IS THAT THE HORIZONTAL CMU JOINTS ARE RACKED WHILE THE VERTICAL JOINTS ARE SMOOTH TO HELP ACCENTUATE THE HORIZONTAL LINES.
- 02 4" HSS JAMB(S) WITH HIGH PERFORMANCE EXTERIOR PAINT - COLOR TO MATCH EXISTING METAL GATE (CAP TOP).
- 03 TWO ADJUSTABLE GATE DROP ROOFS WITH LOWER ANCHORING BRACKET ATTACHED TO VERTICAL FACE OF CONCRETE GENERATOR SLAB.
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- 05 RECYCLING BINS PER CITY OF MESA STANDARDS
- 06 CITY OF MESA DETAIL M-62.04.01 FOR SAFETY POSTS
- 07 6 INCH THICK CONCRETE PAD PER CITY OF MESA STANDARDS

**GENERAL NOTES**

- A. A TRASH COMPACTOR ROLL OFF IS LOCATED AT EACH BUILDING IN THE LOADING DOCK AREAS. THESE AREA ARE FULLY SCREENED FROM STREET VIEW WITH WING WALLS THAT EXTEND FROM THE BUILDINGS (REFER TO ELEVATIONS).
- B. RECYCLING ENCLOSURES ARE DETACHED FROM THE BUILDING AND ARE ALL FULLY SCREENED WITH 8'-0" TALL CMU WALLS PER CITY OF MESA DESIGN STANDARDS. DESIGN INTENT IS THAT THESE CMU WALLS ARE FINISHED WITH A METAL PANEL THAT MATCHES THE PERIMETER SITE FENCE AND OR BUILDING STANDARDS.

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
 Legacy Business Park

Project Number  
 57.0000.000

Description  
 BUILDING B

Scale  
 As indicated

**A1.2**

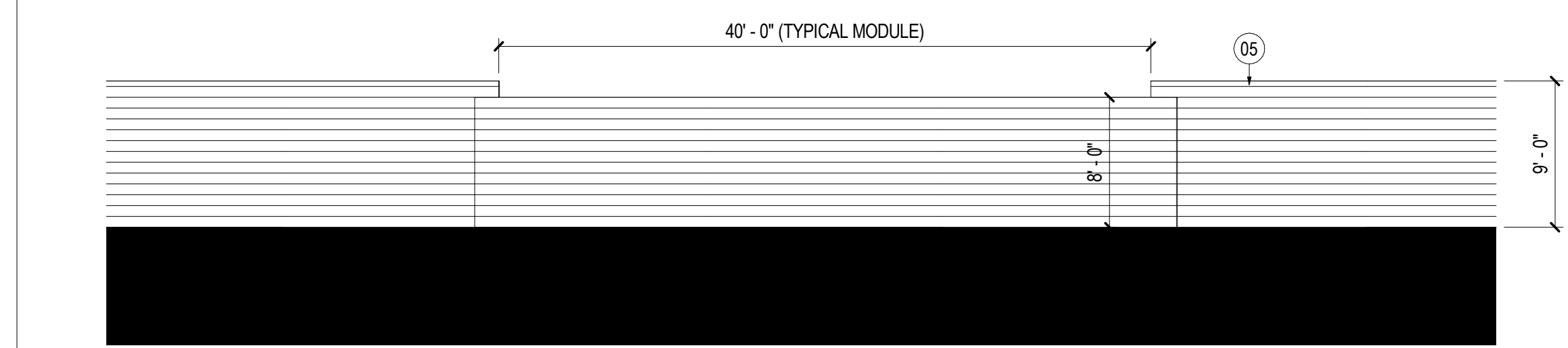


**LEGACY BUSINESS PARK**

PECOS RD & CRISMON RD  
MESA, ARIZONA

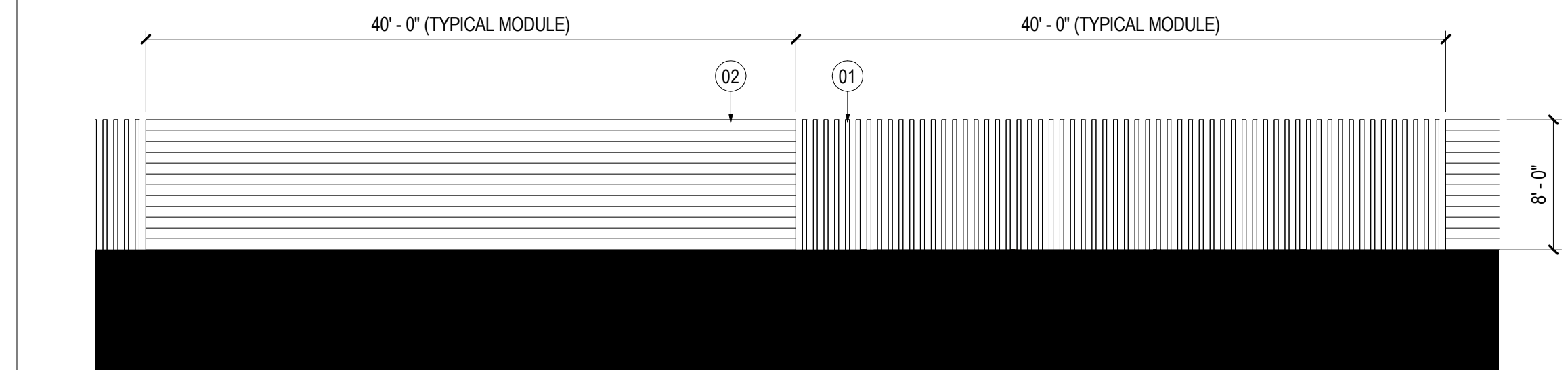
**Gensler**

2575 East Camelback Road  
Suite 175  
Phoenix, AZ 85016  
USA  
Tel +1 602.523.4900  
Fax +1 602.523.4949



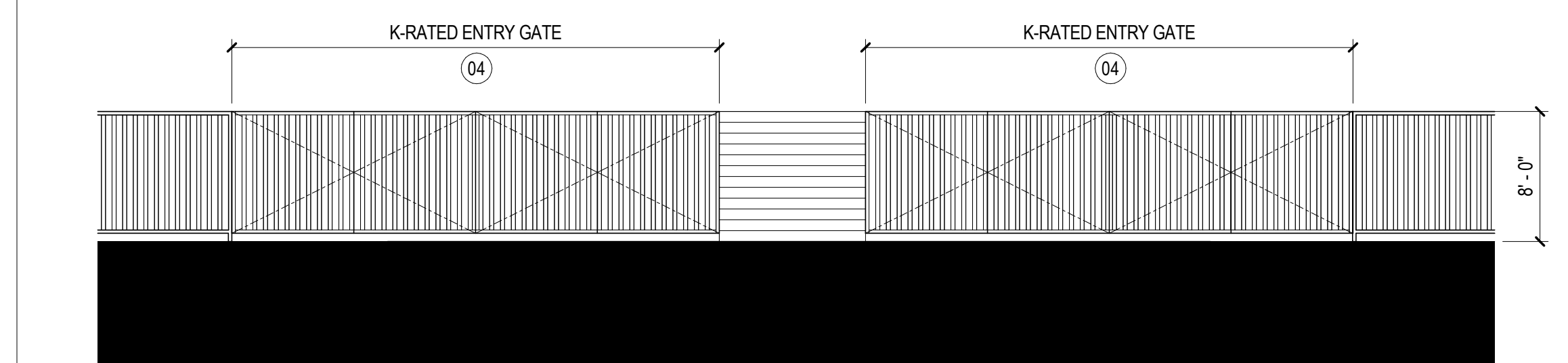
**10 ELEVATION - PERIMETER SITE WALL (@ SUBSTATION)**

SCALE: 1/8" = 1'-0"



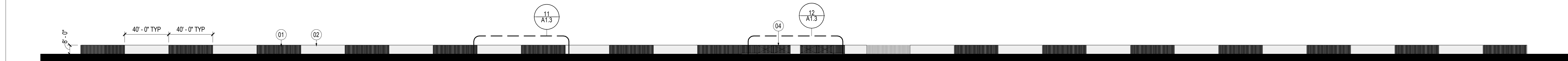
**11 ELEVATION - PERIMETER SITE WALL (TYPICAL DETAIL FROM ROADS)**

SCALE: 1/8" = 1'-0"



**12 ELEVATION - PERIMETER SITE WALL (@ K-RATED ENTRY FENCE)**

SCALE: 1/8" = 1'-0"



**13 ELEVATION - PERIMETER SITE WALL (SOUTH SIDE)**

SCALE: 1" = 40'-0"



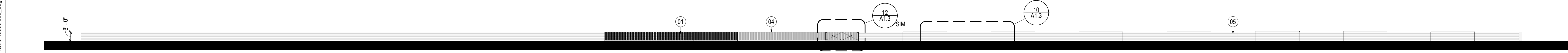
**14 ELEVATION - PERIMETER SITE WALL (WEST SIDE)**

SCALE: 1" = 40'-0"



**15 ELEVATION - PERIMETER SITE WALL (NORTH SIDE)**

SCALE: 1" = 40'-0"



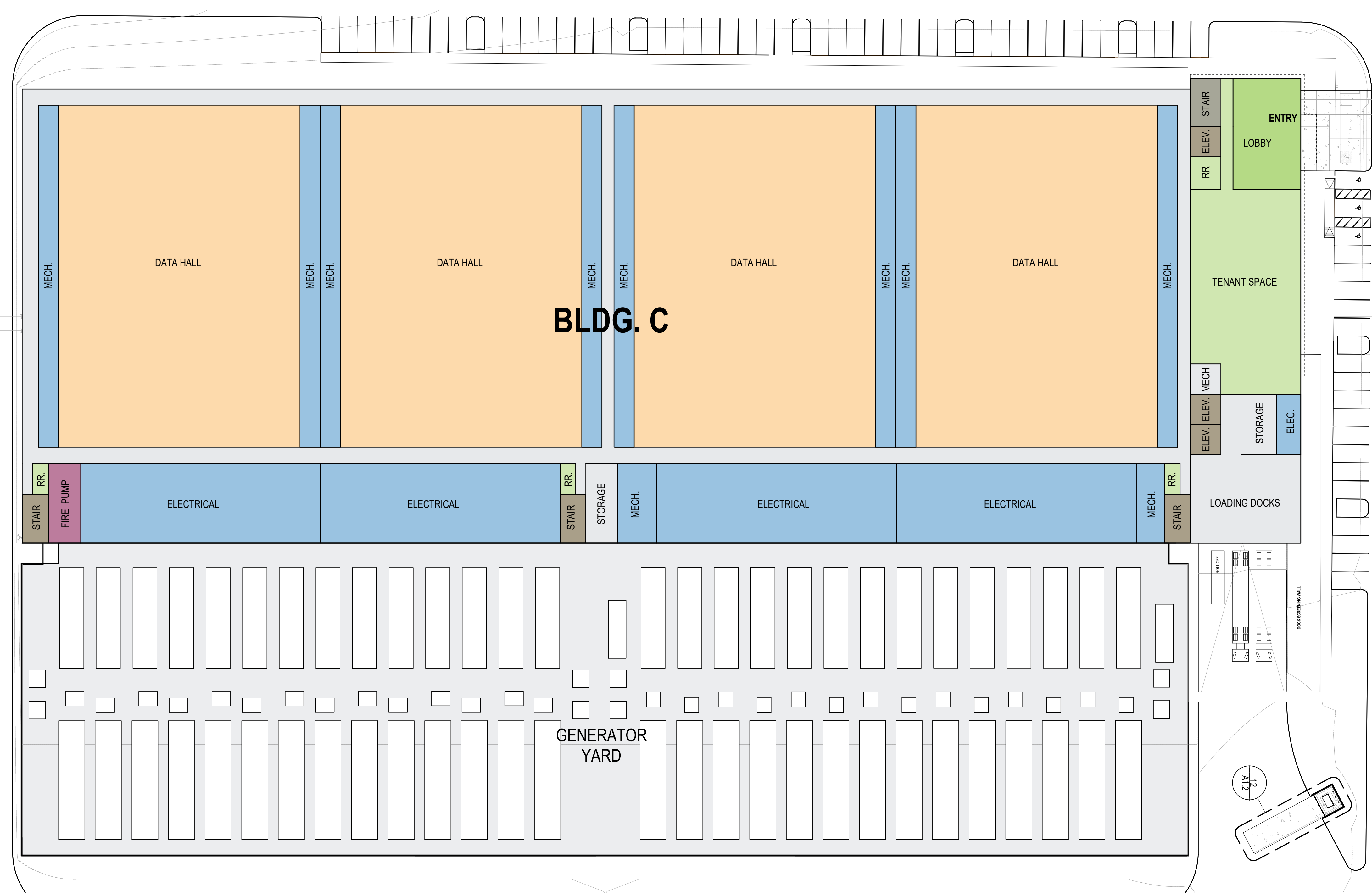
**16 ELEVATION - PERIMETER SITE WALL (EAST SIDE)**

SCALE: 1" = 40'-0"

**SHEET NOTES**

- 01 VERTICAL ROUND STEEL PICKETS @ 8 INCHES O.C. (DESIGN INTENT IS TO HAVE RUSTED STEEL FINISH)
- 02 INTEGRAL COLOR SPLIT FACE CMU WALL (NOTE COLOR TO MATCH ADJACENT RUSTED STEEL VERTICAL PICKETS). DESIGN INTENT IS THAT THE HORIZONTAL CMU JOINTS ARE RACKED WHILE THE VERTICAL JOINTS ARE SMOOTH TO HELP ACCENTUATE THE HORIZONTAL LINES.
- 03 DESIGN INTENT IS THAT THE WALL THAT SEPARATES PROPERTIES ALONG THE PROPERTY LINE TO BE AN 8 FOOT TALL STANDARD GRAY COLOR CMU WALL.
- 04 DESIGN IS THAT THE K-RATED ENTRY GATE/FENCE WILL MATCH THE AESTHETIC OF THE RUSTED STEEL VERTICAL PICKETS (NOTE THIS WILL BE AN AUTOMATED GATE THAT CONTROL ACCESS TO THE SITE).
- 05 DESIGN INTENT IS THAT AT THE SUBSTATION THE WALL WILL BE 8 FOOT TALL CMU AND 9 FOOT TALL CMU WALLS ON A 40 FOOT MODULE THAT STEP IN AND OUT OF PLAIN (NOTE THAT CMU TO BE STANDARD GRAY COLOR CMU).

**GENERAL NOTES**



**01 ILLUSTRATIVE FLOOR PLAN - BLDG C - L1**

Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

Seal / Signature

**NOT FOR CONSTRUCTION**

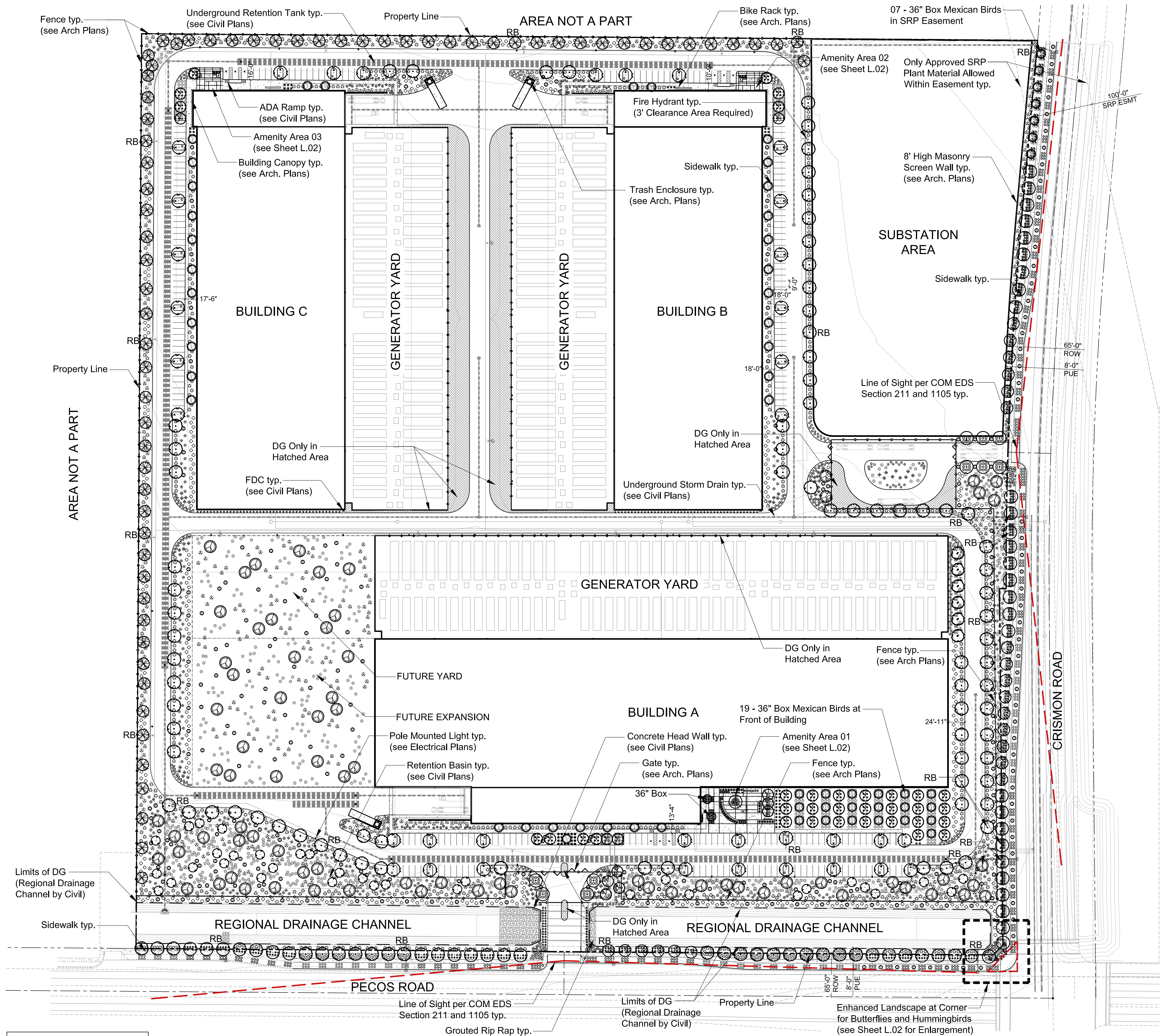
Project Name	Legacy Business Park
Project Number	57.0000.000
Description	BUILDING C

Scale  
As indicated

**A1.3**

**TAB D**





**LANDSCAPE LEGEND**

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS ( U.O.N. - UNLESS OTHERWISE NOTED ) ( In trade marked Mountain States Nursery )

TREES	SIZE	QTY
Caesalpinia mexicana Mexican Bird of Paradise	24" Box U.O.N	34
Quercus virginiana Southern Live Oak	36" Box Matching, High Breaker, Multi Trunk	28
Quercus virginiana Southern Live Oak	24" Box Matching, Standard	100
Ulmus parvifolia Evergreen Elm Tree	24" Box Matching, Standard	36
Acacia aneura Mulga Tree	36" Box Matching, Standard	21
Prosopis velutina Native Mesquite	24" Box Matching, Multi Trunk	75
Prosopis chilensis Chilean Mesquite	24" Box Matching, Standard	21
Quercus virginiana 'Cathedral' Cathedral Live Oak	48" Box Matching, Standard	12
Chilopsis linearis 'Bubba' Desert Willow 'Seedless'	24" Box Matching, Multi Trunk	34
Ebenopsis ebano Texas Ebony	24" Box Matching, Standard	68
Quercus virginiana 'Cathedral' Cathedral Live Oak	36" Box Matching, Standard	44
Parkinsonia x 'Desert Museum' Desert Museum	36" Box Matching, Standard	27
Acacia salicina Willow Acacia	36" Box Matching, Standard	06
Pistacia chinensis 'Red Push' Red Push Pistache	48" Box Standard	01

**SHRUBS / ACCENTS**

	SIZE	QTY
Caesalpinia gilliesii Yellow Bird of Paradise	5 Gallon	259
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon	324
Agave desmettiana Smooth Agave	5 Gallon	28
Hesperaloe funifera Giant Hesperaloe	5 Gallon	94
Eremophila hygrophana Blue Bell Emu	5 Gallon	72
Nolina microcarpa Bear Grass	5 Gallon	618
Hesperaloe parviflora 'Red' Red Yucca	5 Gallon	76
Callistemon citrinus 'Little John' Little John Dwarf Bottlebrush	5 Gallon	272
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 Gallon	304
Mulenbergia rigens Deer Grass	5 Gallon	439
Leucophyllum x 'Heavenly Cloud' Heavenly Cloud Sage	5 Gallon	479
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 Gallon	756
Tecoma sp 'Sparky' Sparky Tecoma	5 Gallon	506
Lantana camara Red Lantana	5 Gallon	97
Dasyliion wheeleri Desert Spoon	5 Gallon	241
Yucca rupicola Twisted Leaf Yucca	5 Gallon	198
Asclepias subulata Milkweed	5 Gallon	06
Echinocactus grusonii Golden Barrel	12" Diameter	117
Euphorbia bracteata Tall Lady Slipper	5 Gallon	37

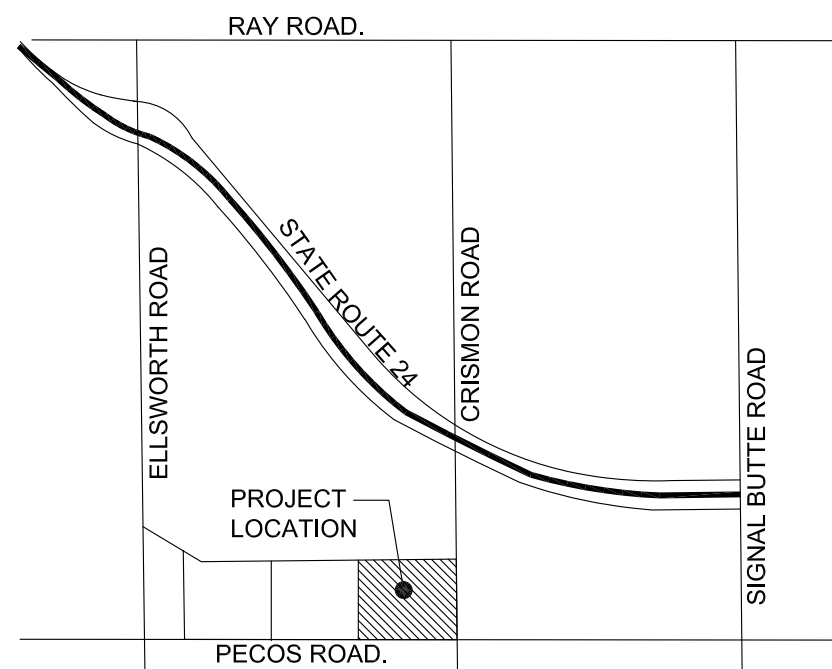
**GROUNDCOVERS**

	SIZE	QTY
Eremophila glabra 'Mingenew Gold'	1 Gallon	848
Outback Sunrise Emu	1 Gallon	77
Lantana montevidensis 50/50 Mix of Trailing Purple and White	1 Gallon	174
Convolvulus cneorum Bush Morning Glory	1 Gallon	174
Decomposed Granite 3/4" Screened Rock Pros Rose 2" min thickness in all landscape areas		
Grouted Rip-Rap Shown for Reference Only Specification, Detailing, and Installation by Civil		
Decomposed Granite 3/4" Screened Rock Pros Rose 2" min thickness in noted landscape areas		
Root Barrier - To be Placed Parallel to Utility Lines for Trees within 7' Product: Biobarrier by Typar or Approved Equal		

SUBMIT SAMPLES OF ALL INERT MATERIAL TO LA FOR APPROVAL

**PROJECT DATA**

PROJECT ZONING:	LI-PAD
MAX BUILDING HEIGHT:	70 FEET
SET BACKS: FRONT & STREET FACING:	25 FEET (INDUSTRIAL / COMMERCIAL COLLECTOR)
INTERIOR SIDE & REAR:	20 FEET
APNR:	313-25-859Y
GROSS SITE AREA:	1,889,302 SF (43.4 AC) (COMPANION ANNEX REQUESTED)
NET SITE AREA:	1,830,396 SF (42.0 AC) (INCLUDING DRAINAGE CHANNEL)
TOTAL BUILDING AREA:	1,000,000 SF
DATA CENTER (A):	
LEVEL 01:	195,000 SF
LEVEL 02:	195,000 SF
ADMIN/STORAGE L01:	20,000 SF
ADMIN/STORAGE L02:	20,000 SF
TOTAL:	430,000 SF
DATA CENTER (B):	
LEVEL 01:	130,000 SF
LEVEL 02:	130,000 SF
ADMIN/STORAGE L01:	12,500 SF
ADMIN/STORAGE L02:	12,500 SF
TOTAL:	285,000 SF
DATA CENTER (C):	
LEVEL 01:	130,000 SF
LEVEL 02:	130,000 SF
ADMIN/STORAGE L01:	12,500 SF
ADMIN/STORAGE L02:	12,500 SF
TOTAL:	285,000 SF
BUILDING COVERAGE:	+/- 24.08% (LOT AREA / LEVEL 01 SF)
LOT COVERAGE:	+/- 40.00% (IMPERVIOUS SURFACES)
PARKING:	REQUIRED: PROVIDED:
DATA CENTER (A):	ADMINISTRATION: 100 SPACES
DATA CENTER (A):	DATA CENTER: NA
TOTAL:	100 SPACES 108 SPACES
DATA CENTER (B):	ADMINISTRATION: 63 SPACES
DATA CENTER (B):	DATA CENTER: NA
TOTAL:	63 SPACES 64 SPACES
DATA CENTER (C):	ADMINISTRATION: 63 SPACES
DATA CENTER (C):	DATA CENTER: NA
TOTAL:	63 SPACES 64 SPACES
(1 PARKING SPACE REQUIRED PER EVERY 400 SF OF OFFICE USE)	
BICYCLE PARKING:	
DATA CENTER (A):	6 SPACES 6 SPACES
DATA CENTER (B):	4 SPACES 6 SPACES
DATA CENTER (C):	4 SPACES 6 SPACES
(1 BIKE PARKING REQUIRED PER EVERY 20 PARKING SPACES PROVIDED)	



**VICINITY MAP**



**N OVERALL PRELIMINARY LANDSCAPE PLAN**

0 40' 80' 160'

SCALE: 1" = 80'

**SIGHT DISTANCE DESIGN NOTE:**

SIGHT VISIBILITY TRIANGLES HAVE BEEN DESIGNED FOR 45 MPH + 5 TOTALING 50 MPH FOR BOTH PECOS ROAD AND CRISMON ROAD.

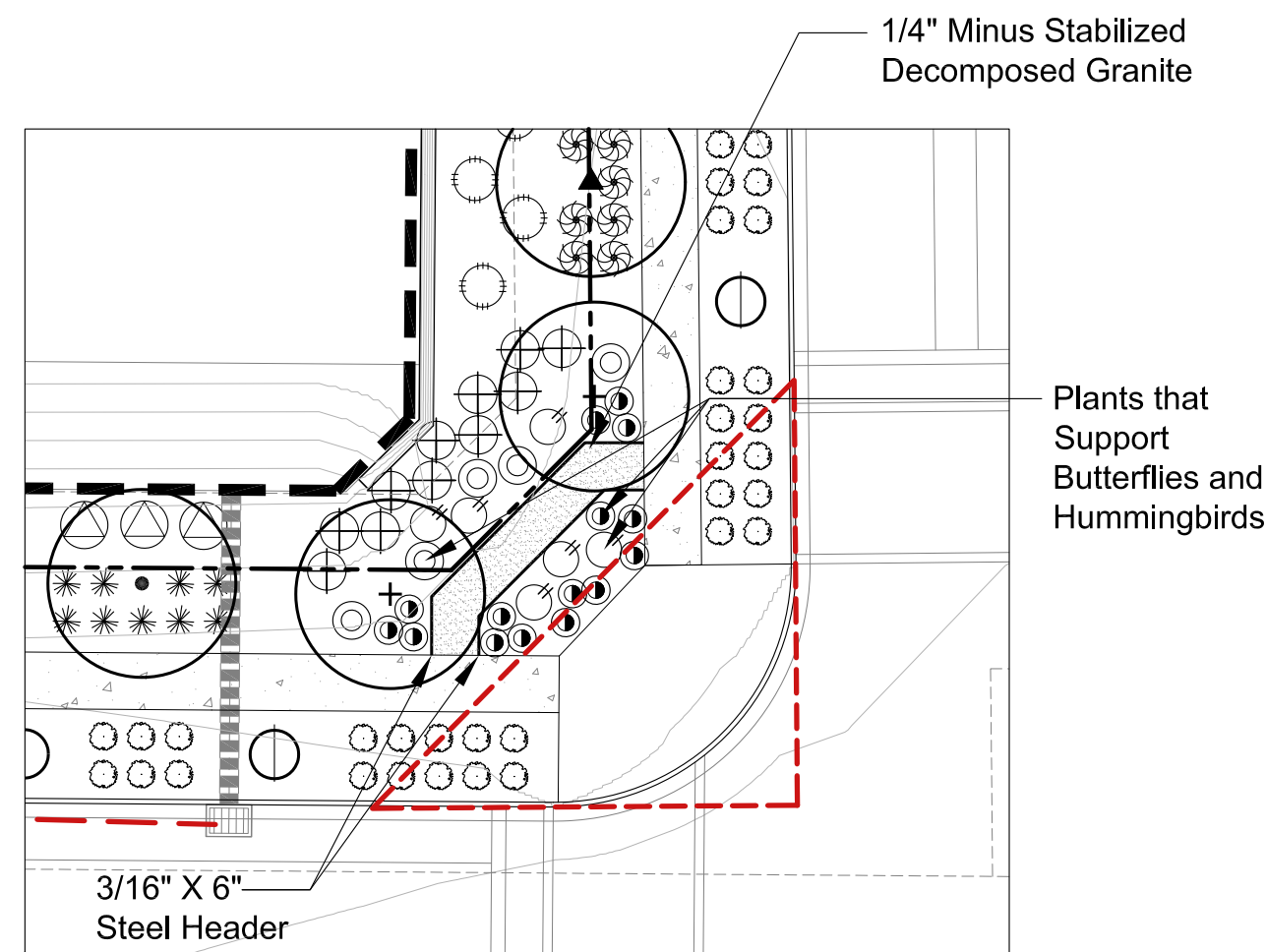
**LEGACY BUSINESS PARK**  
Crismon Road & Pecos Road  
Mesa, Arizona



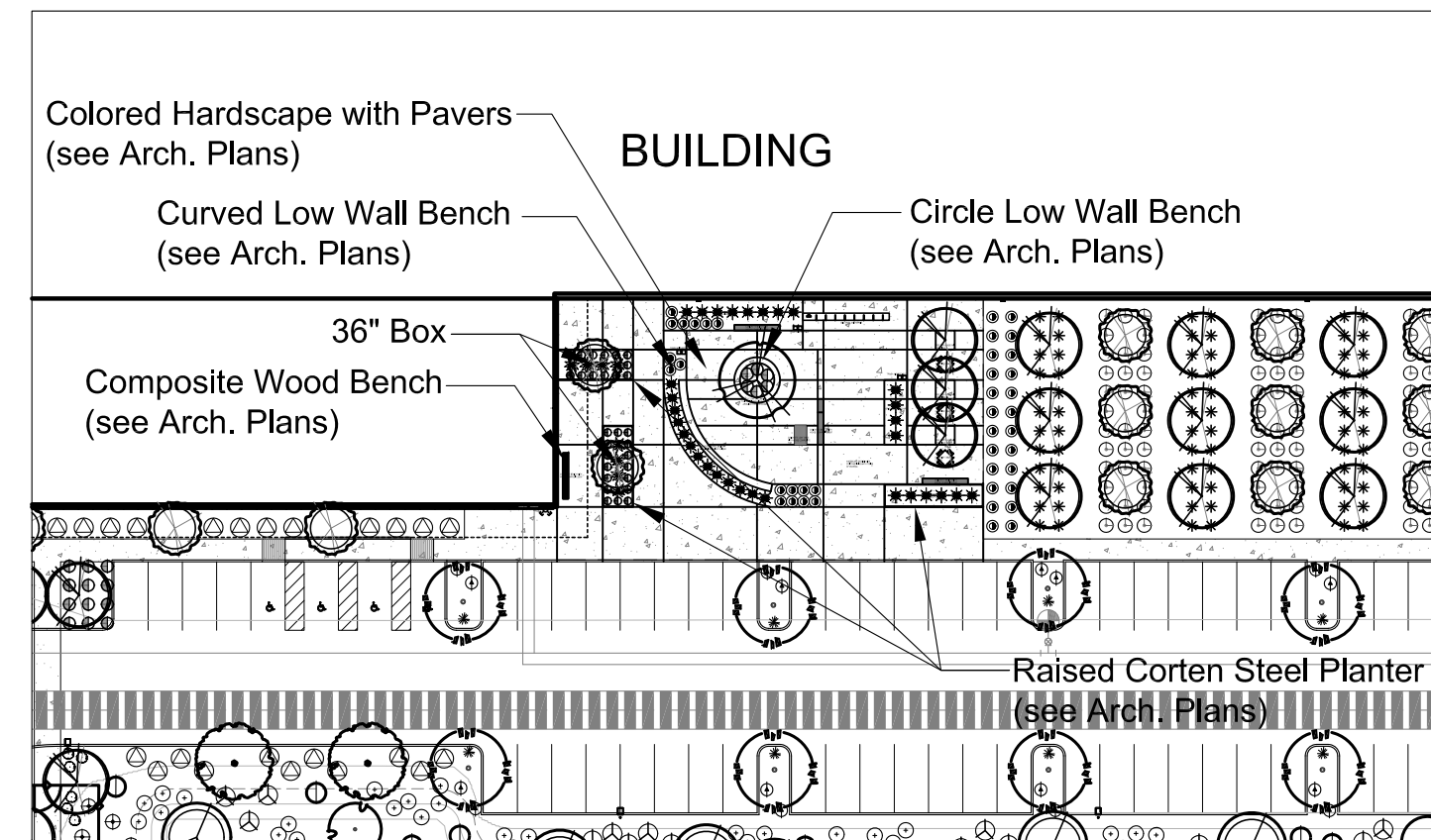
**LASKIN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS

5013 E Washington Street  
Suite 110  
Phoenix, Arizona 85034  
P: (602) 848-7771  
email: info@laskindesign.com  
www.laskindesign.com

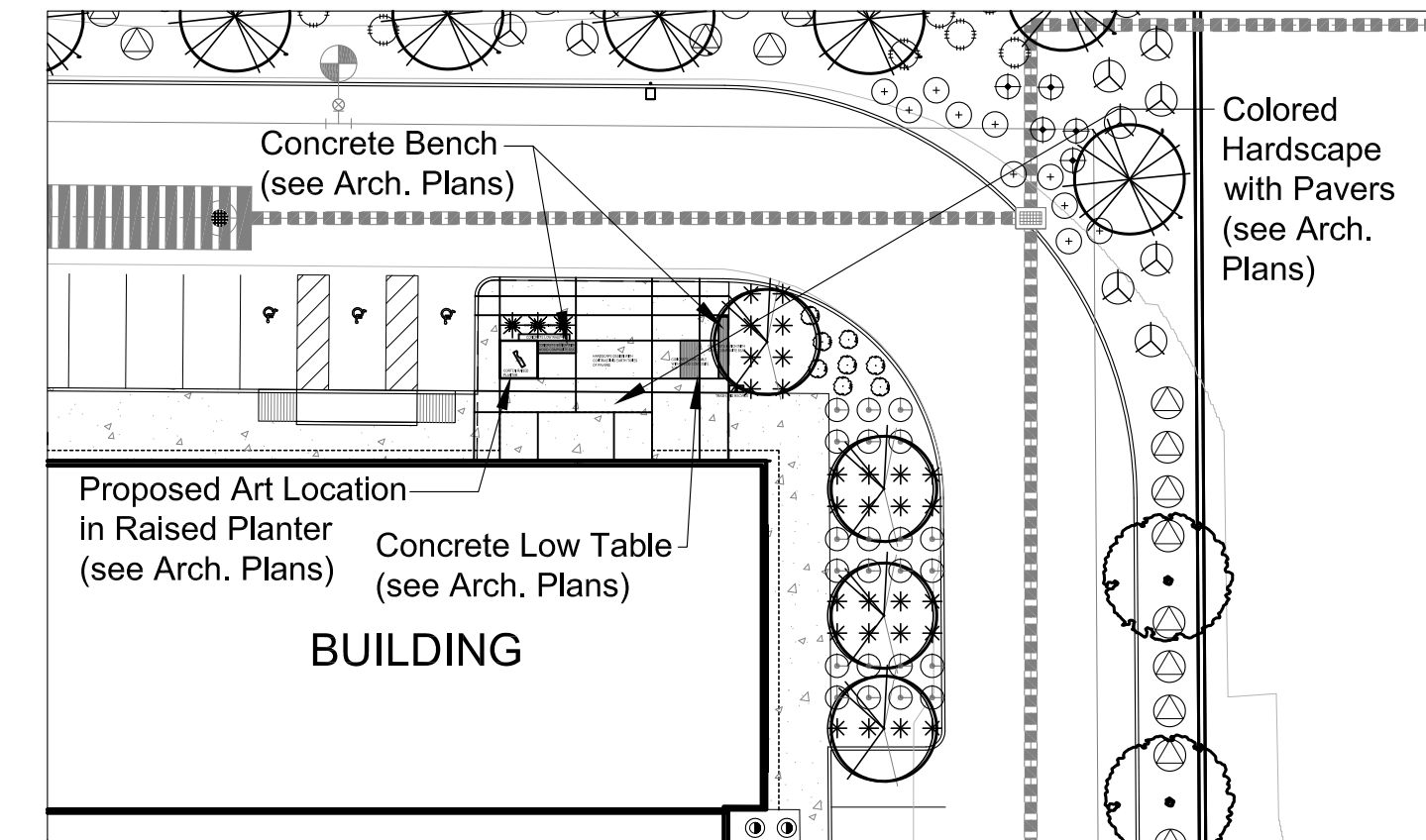




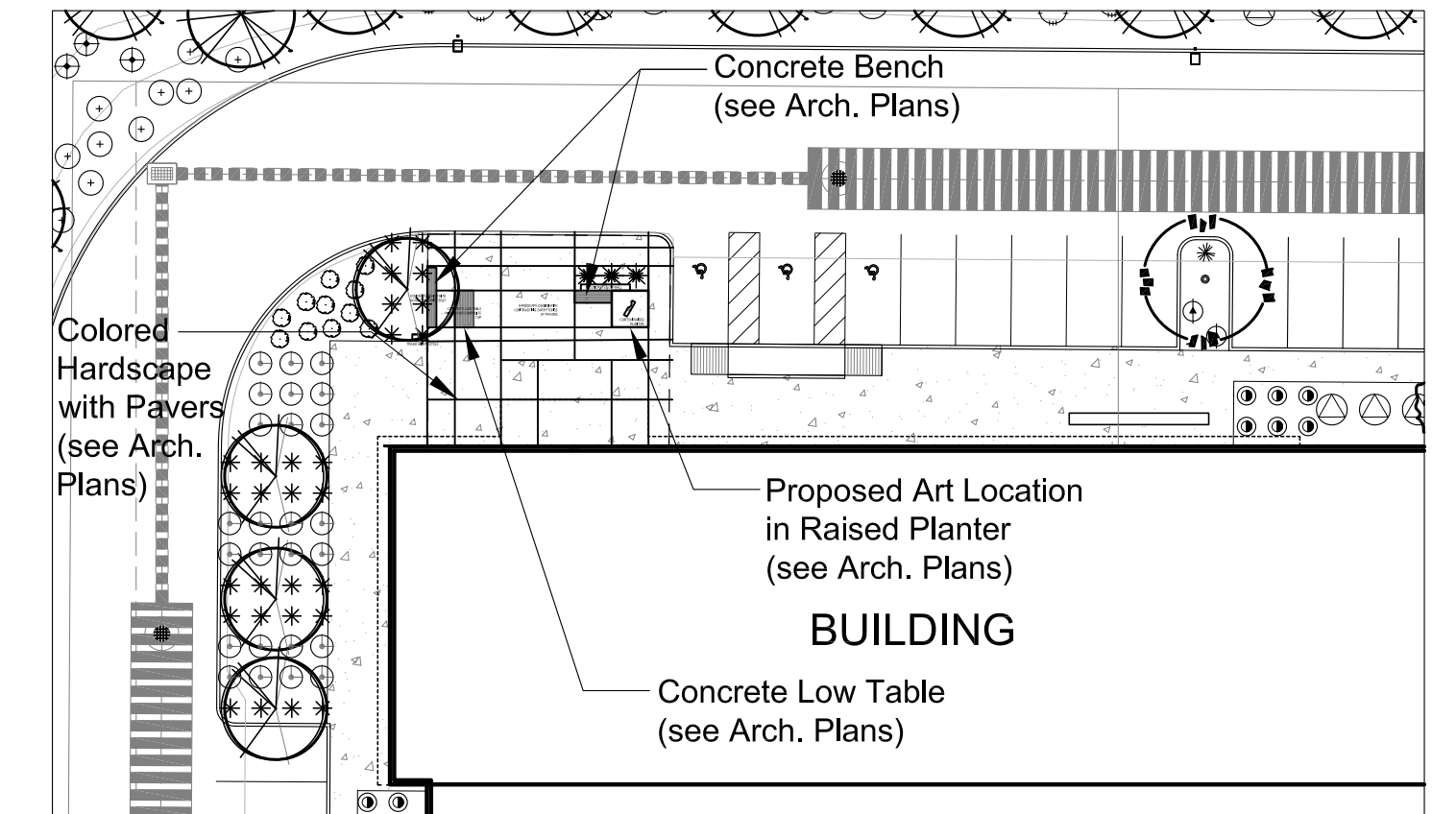
ENHANCED LANDSCAPE AT CORNER 1" = 20'  
BUTTERFLY AND HUMMINGBIRD GARDEN



AMENITY ENLARGEMENT 1" = 50'  
NODE 1



AMENITY ENLARGEMENT 1" = 30'  
NODE 2



AMENITY ENLARGEMENT 1" = 30'  
NODE 3

**ENHANCED LANDSCAPE AMENITY NODE LEGEND**

- Stabilized Decomposed Granite - 1/4" Minus RockPros Rose 3" Min Thickness with 95% Compaction in Noted Areas
- 3/16" x 6" Steel Header Secure with Metal Stake Every 48"

Amenity Node Furniture by Owner (T.B.D.)

**PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:**

1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA STANDARDS.
2. ALL TREES WILL BE 15 GALLON OR LARGER.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
4. DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
5. ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS / STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
6. STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
7. FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

**EXISTING SITE CONDITION NOTES:**

EXISTING STREETSCAPE LANDSCAPE AND IRRIGATION WAS FIELD VERIFIED ON 08/28/2023. ALL PLANT MATERIAL SHOWN WAS FOUND TO BE HEALTHY. IRRIGATION SYSTEM CURRENTLY WORKING PROPERLY. GENERAL CONTRACTOR TO HOLD A PRE-CON MEETING BETWEEN LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR, TO REVIEW THE CURRENT CONDITION OF AREAS TO BE PROTECTED IN PLACE PRIOR TO NEW CONSTRUCTION OR AGREES TO BE HELD TO SITE CONDITIONS RECORDED ON 01/24/2022 BY LASKIN AND ASSOCIATES IF EXISTING LANDSCAPE DECLINES OR IRRIGATION SYSTEM IS DAMAGED DURING NEW CONSTRUCTION.

**GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:**

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

**PROJECT TEAM**

<b>Developer</b> Merit Partnes, Inc 2555 East Camelback Road, Suite 180 Phoenix, Arizona 85016 Contact: Nic Fischer Ph: (480.483.0360) Em: nic@MPIAZ.com	<b>Architect</b> Gensler 2575 East Camelback Road, Suite 175 Phoenix, Arizona 85016 Contact: Jeffrey Maas Ph: (602) 523-4905 Em: jeffreymaas@gensler.com
<b>Civil Engineer</b> Colliers Engineering and Design 2141 E Highland Avenue, Suite 250 Phoenix, Arizona 85016 Contact: Casey Whiteman Ph: (602) 490-0535 Em: Casey.Whiteman@collierseng.com	<b>Landscape Architect</b> Laskin and Associates, Inc 5013 E. Washington St, Suite 110 Phoenix, Arizona 85012 Contact: Stanley Berinson Ph: (602) 840-7771 Em: stanley@laskindesign.com

**OPEN SPACE CALCULATIONS**

TOTAL LANDSCAPE AREA +/- 20.7%: 378,195 S.F. (8.68 ACRES)  
\*EXCLUDES FUTURE EXPANSION AREAS\*

**LANDSCAPE COVERAGE:**

- EVERGREEN TREES 32,600 SF
  - SHADE TREES 4,900 SF
  - ORNAMENTAL TREES 2,075 SF
  - LARGE SHRUBS 53,450 SF
  - MEDIUM SHRUBS 77,450 SF
  - SMALL SHRUBS 6,590 SF
  - GROUNDCOVER 29,900 SF
- 378,195 SF LS AREA / 206,965 SF OPEN SPACE COVERAGE = 54.7%  
(MINIMUM 50% REQUIRED PER 11-33-2: - GENERAL REQUIREMENTS SECTION E - OPEN SPACE)

**AMENITY NODES AREA:**

- SINGLE NODE: MINIMUM 256 S.F. (16' X 16')
- TOTAL AMENITY NODES (3): 10,450 S.F. (0.24 ACRES)

**AMENITY NODE CALCULATIONS:**

AMENITY NODE 1	7,900 SF
AMENITY NODE 2	1,150 SF
AMENITY NODE 3	1,400 SF

**TOTALS**

REQUIRED:	10,000 SF
PROVIDED:	10,450 SF

**SIDEWALK SHADE COVERAGE CALCULATIONS**

TOTAL SIDEWALK SF FOR ENTIRE SITE: 33,930 SF

TOTAL TREES ADJACENT TO SIDEWALK ROUTE: 249

**TREE BREAKDOWN:**

ACACIA ANEURA - 15' DIAMETER CANOPY AT MATURITY (177 SF) - TOTAL: 21	PARKINSONIA X 'DESERT MUSEUM' - 25' DIAMETER CANOPY AT MATURITY (491 SF) - TOTAL: 27
PROSOPIS CHILENSIS - 25' DIAMETER CANOPY AT MATURITY (491 SF) - TOTAL: 21	TOTAL SF OF TREE CANOPIES AT MATURITY: 54,346 SF
QUERCUS VIRGINIANA - 25' DIAMETER CANOPY AT MATURITY (491 SF) - TOTAL: 24	ASSUMING 33% OF TREE CANOPY SF WILL SHADE SIDEWALK
CAESALPINIA MEXICANA - 10' DIAMETER CANOPY AT MATURITY (79 SF) - TOTAL: 38	TOTAL NUMBER OF TREES WILL SHADE 17,934 SF OF SIDEWALK 33,930 SF OF SIDEWALK / 17,934 SF OF SHADE: 52.8% COVERAGE
ULMUS PARVIFOLIA 'DRAKE' - 25' DIAMETER CANOPY AT MATURITY (491 SF) - TOTAL: 25	

	TREES		SHRUBS	
LOCATION	REQUIRED	FURNISHED	REQUIRED	FURNISHED
<b>NORTH 1,014'-00" LF</b>				
<b>PERIMETER</b>				
3 TREE / PER 100' L.F.T.	31	31		
20 SHRUBS / PER 100' L.F.T.			115	152
<b>EAST 1,273'-0" LF</b>				
<b>CRISMON RD</b>				
1 TREE / PER 25 L.F.T.	51	51		
6 SHRUBS / PER 25 L.F.T.			306	929
<b>SOUTH 1,248'-0" LF</b>				
<b>PECOS RD</b>				
1 TREE / PER 25 L.F.T.	50	50		
6 SHRUBS / PER 25 L.F.T.			300	895
<b>WEST 1,316'-0" LF</b>				
<b>PERIMETER</b>				
3 TREE / PER 100' L.F.T.	40	40		
20 SHRUBS / PER 100' L.F.T.			263	268
<b>PARKING LOT</b>				
1 TREE / PER 15' ISLAND	40	40		
3 SHRUBS / PER 15' ISLAND			120	120
<b>FOUNDATION PLANTING</b>				
1 TREE / PER 50 L.F.T.	61	95	0	0
<b>TOTAL REQRD/FRNSHD</b>	<b>273</b>	<b>307</b>	<b>1,104</b>	<b>2,364</b>
<b>SIZE REQRD/FURNISHED</b>				
TREES 36" BOX MIN 25%	127	139		
24" BOX MIN 50%	254	368		
15 GAL	0	0		
5 GAL	0	0		
Date Palms	0	0		
<b>TOTAL TREES</b>	<b>381</b>	<b>507</b>		
SHRUBS 15 GAL or Larger				0
5 GAL				4,923
1 GAL				1,099
POT/FLAT				0
Existing				
<b>TOTAL SHRUBS</b>				<b>6,022</b>



# LEGACY BUSINESS PARK

## Crismon Road & Pecos Road

Mesa, Arizona



**TAB E**

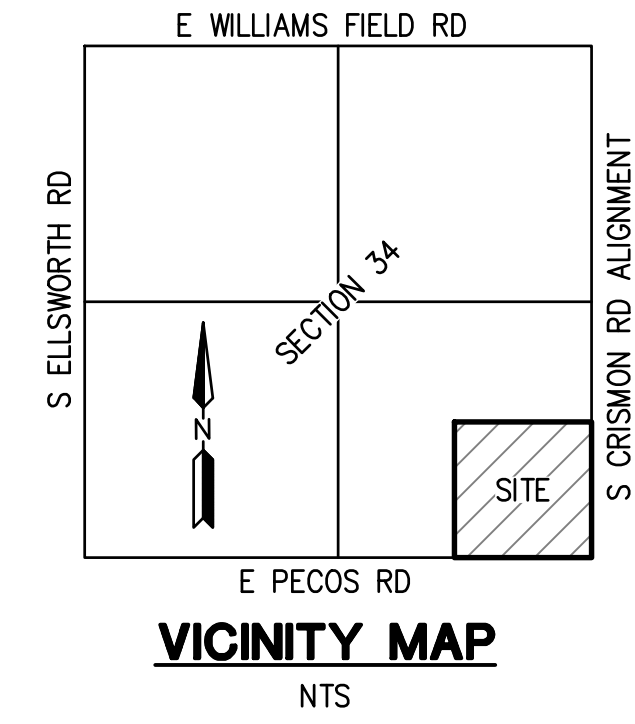


# PRELIMINARY GRADING & DRAINAGE PLAN

## LEGACY BUSINESS PARK

S CRISMON RD ALIGNMENT & E PECOS RD  
MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



REV: \_\_\_\_\_

**HILGARTWILSON**  
HAS JOINED COLLIER'S ENGINEERING & DESIGN  
2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436  
PHOENIX, AZ 85016 | www.hilgartwilson.com

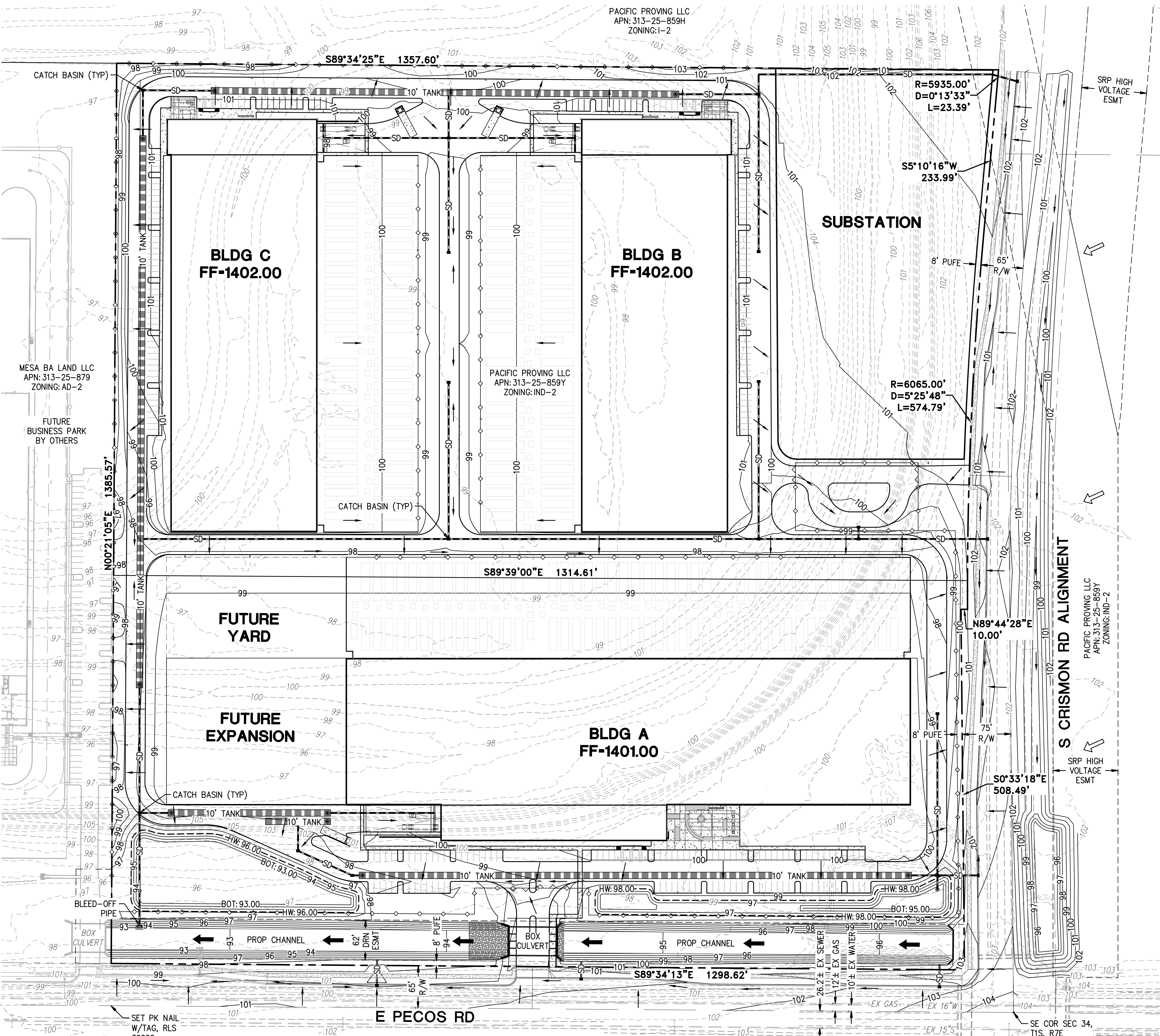


**LEGACY BUSINESS PARK**  
S CRISMON RD ALIGNMENT & E PECOS RD  
MESA, ARIZONA

**PRELIMINARY GRADING AND DRAINAGE PLAN**

**HILGARTWILSON**  
PROJ NO.: 2063.0803  
DATE: JUL 2024  
SCALE: 1" = 80'  
DRAWN: CM  
DESIGNED: DB  
APPROVED: CW

DWG. NO. **PGD 01**  
SHT. 1 OF 2



**OWNER / DEVELOPER**

MERIT PARTNERS, INC.  
2555 E CAMELBACK RD, STE #180  
PHOENIX, AZ 85016  
PHONE: (480) 630-5970  
CONTACT: JACK CZERWINSKI

**ENGINEER**

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

**ARCHITECT**

GENSLER  
2575 E CAMELBACK RD, STE #175  
PHOENIX, AZ 85016  
PHONE: (602) 523-4905  
CELL: (602) 469-4160  
CONTACT: JEFFREY MAAS

**BENCHMARK**

BENCHMARK IS A FOUND CONCRETE NAIL W/ TAG, STAMPED "COM BM", LOCATED AT THE NORTHEAST CORNER OF SIGNAL BUTTE RD & WARNER RD. CITY OF MESA BENCHMARK ELEVATION: 1453.68' DATUM: NAVD88

PLAN ELEVATIONS HAVE BEEN TRUNCATED 1300' FOR CLARITY.

**BASIS OF BEARING**

BASIS OF BEARING IS S00°41'42"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

**SHEET INDEX**

- 1|PGD 01 PRELIMINARY GRADING AND DRAINAGE PLAN
- 2|PGD 02 SECTIONS & RETENTION INFORMATION

**FLOOD ZONE DESIGNATION**

THE FOLLOWING FLOOD PLAIN DESIGNATION AND ASSOCIATED COMMENTS ARE COPIED DIRECTLY FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE. HILGARTWILSON, LLC AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE FOLLOWING FLOOD ZONE DESIGNATION STATEMENT.

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2790L, PANEL NUMBER 2790 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

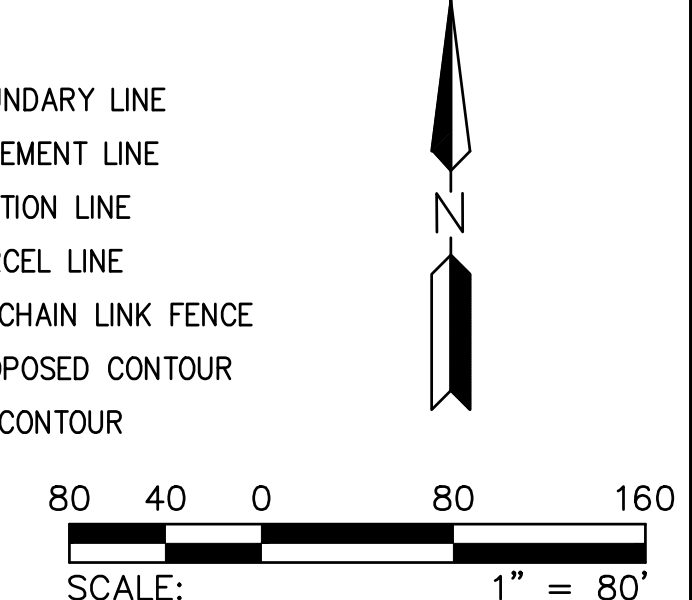
THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2770L, PANEL NUMBER 2770 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

**GRADING NOTE**

OFFSITE FLOWS WILL BE COLLECTED ALONG THE EAST SIDE OF S CRISMON RD AND CONVEYED SOUTH TO PASS BENEATH THE RDWAY VIA PROPOSED BOX CULVERTS. THE FLOWS WILL DRAIN INTO THE PROPOSED CHANNEL ROUTING FLOWS WEST ALONG THE NORTH SIDE OF E PECOS RD.

**LEGEND**

- BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE
- PARCEL LINE
- EX CHAIN LINK FENCE
- PROPOSED CONTOUR
- EX CONTOUR



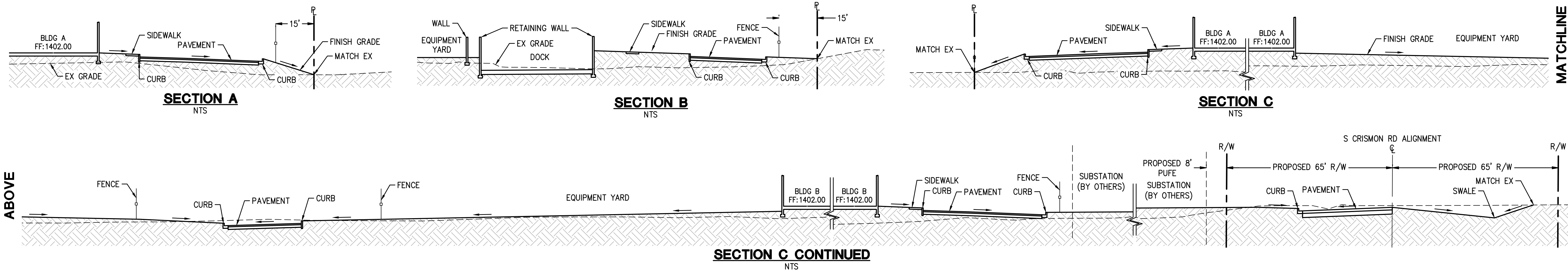
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S 1/4 COR  
SEC 34, T1S, R7E  
FND 3" BRASS CAP

SET PK NAIL  
W/TAG, RLS  
32222

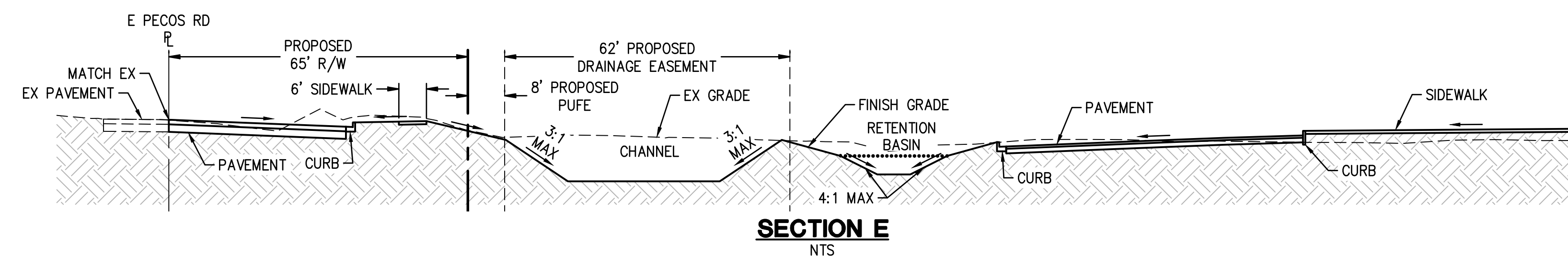
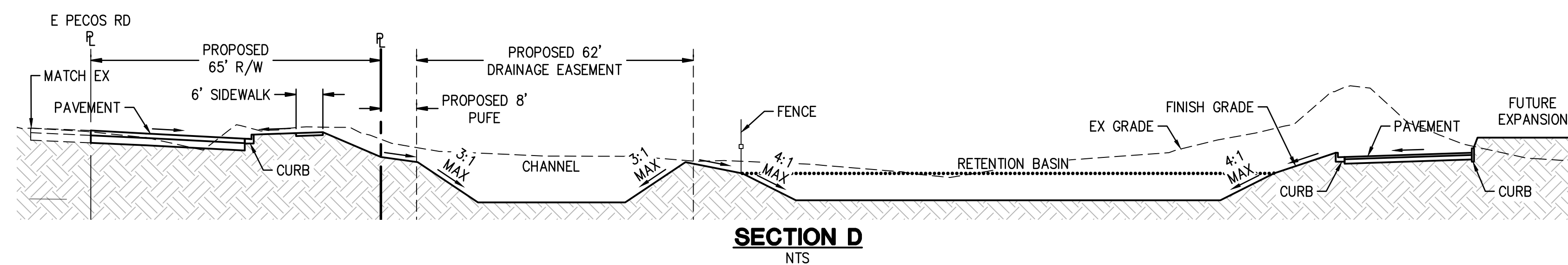
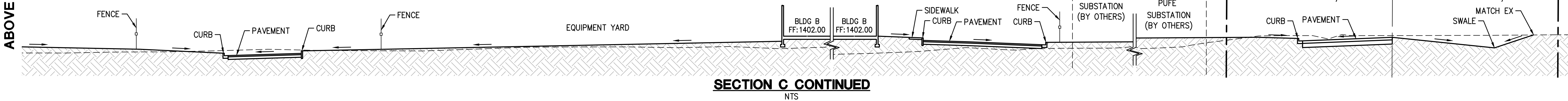


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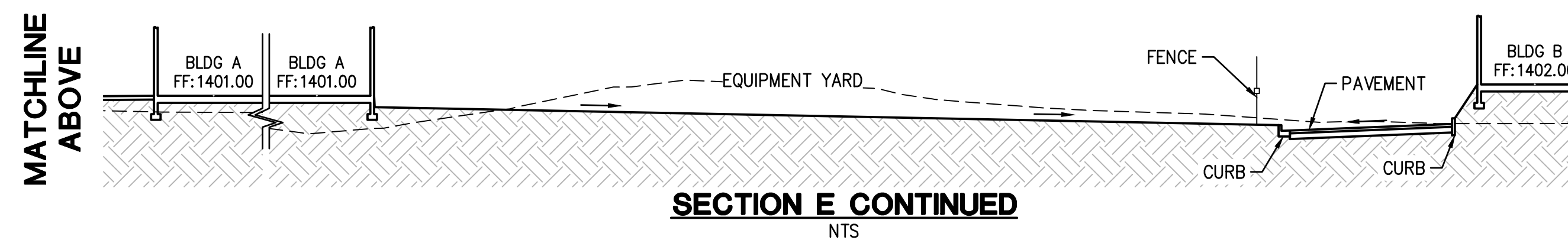


MATCHLINE ABOVE

MATCHLINE BELOW

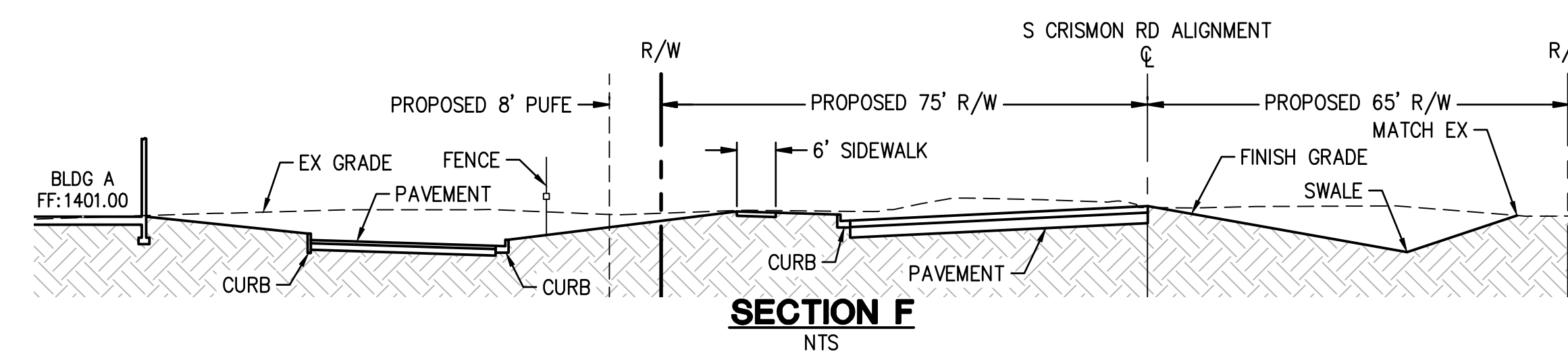


MATCHLINE BELOW



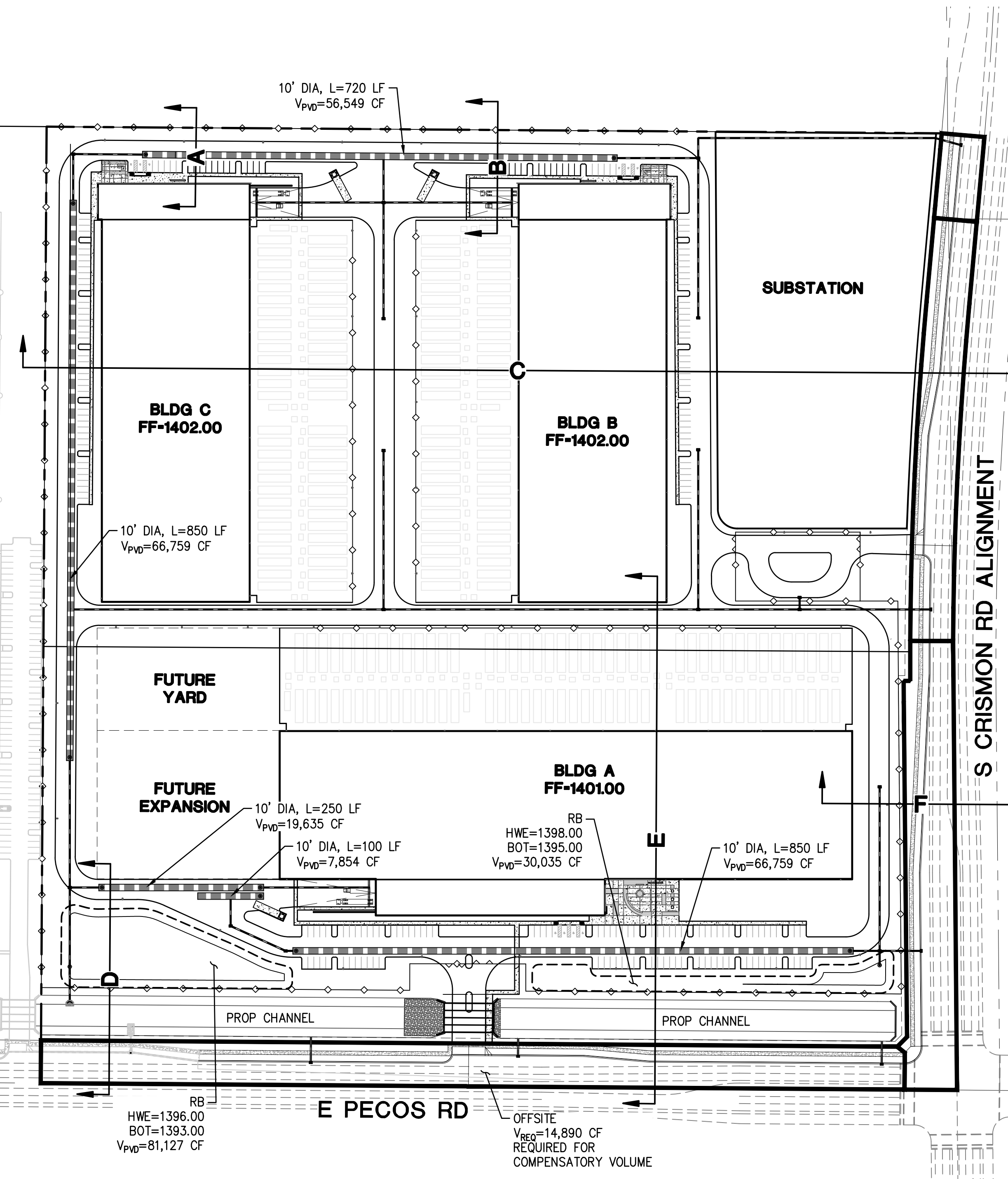
MATCHLINE ABOVE

**SECTION E CONTINUED**  
NTS

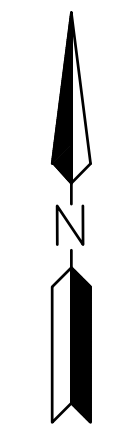
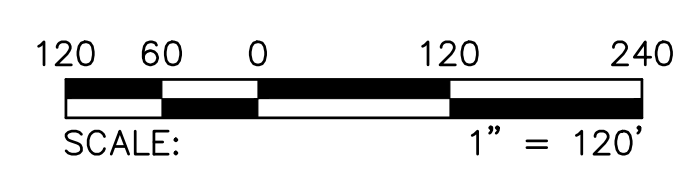


MATCHLINE ABOVE

**SECTION F**  
NTS



TOTAL V<sub>REQ</sub>=302,382 CF  
TOTAL V<sub>PVD</sub>=328,717 CF



REV:

**HILGARTWILSON**  
HAS JOINED COLLIER'S ENGINEERING & DESIGN  
2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com



**LEGACY BUSINESS PARK**  
CRISMON RD ALIGNMENT & PECOS RD  
MESA, ARIZONA

**SECTIONS & RETENTION INFORMATION**

**HILGARTWILSON**  
PROJ NO.: 2063.0803  
DATE: JUL 2024  
SCALE: 1" = 120'  
DRAWN: JS  
DESIGNED: DB  
APPROVED: CW

DWG. NO.  
**PGD 02**  
SHT. 2 OF 2

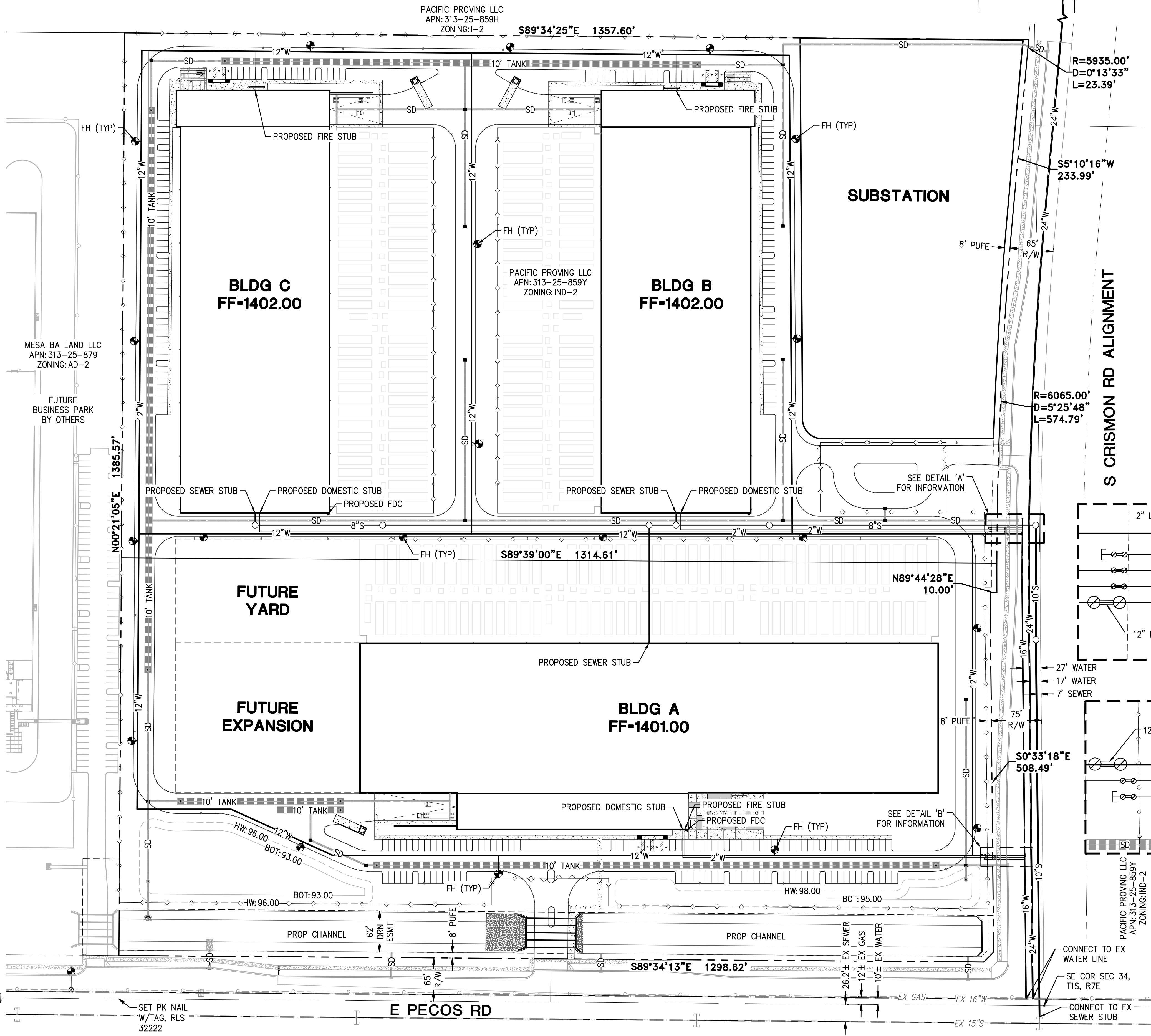
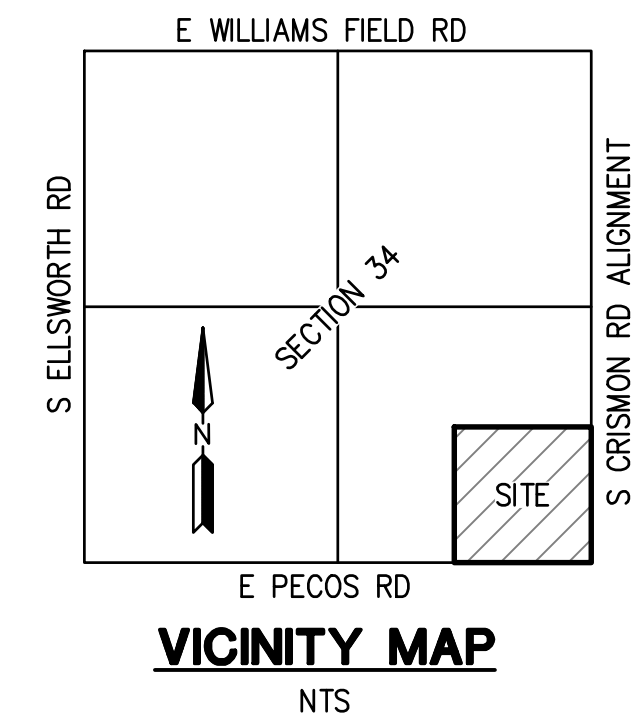
# PRELIMINARY UTILITY PLAN LEGACY BUSINESS PARK

S CRISMON RD ALIGNMENT & E PECOS RD  
MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NW COR SEC 35, T1S, R7E,  
FND 3" BRASS CAP

WATER LINE CONNECTION  
AT WILLIAMS FIELD RD



R=5935.00'  
D=0°13'33"  
L=23.39'

S5°10'16"W  
233.99'

R=6065.00'  
D=5°25'48"  
L=574.79'

S CRISMON RD ALIGNMENT

### OWNER / DEVELOPER

MERIT PARTNERS, INC.  
2555 E. CAMELBACK RD, STE #180  
PHOENIX, AZ 85016  
PHONE: (480) 630-5970  
CONTACT: JACK CZERWINSKI

### ENGINEER

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

### ARCHITECT

GENSLER  
2575 E CAMELBACK RD, STE #175  
PHOENIX, AZ 85016  
PHONE: (602) 523-4905  
CELL: (602) 469-4160  
CONTACT: JEFFREY MAAS

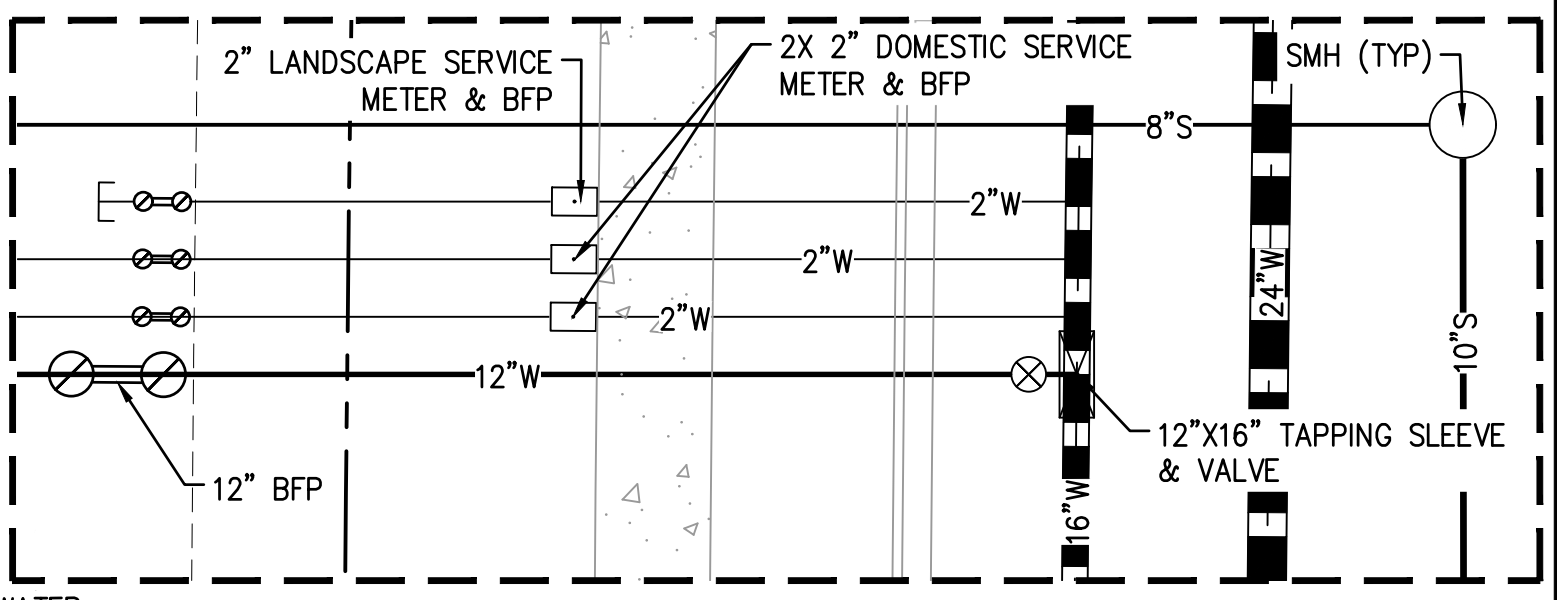
### BENCHMARK

BENCHMARK IS A FOUND  
CONCRETE NAIL W/ TAG, STAMPED  
"COM BM", LOCATED AT THE  
NORTHEAST CORNER OF SIGNAL  
BUTTE RD & WARNER RD.  
CITY OF MESA BENCHMARK  
ELEVATION: 1453.68'  
DATUM: NAVD88

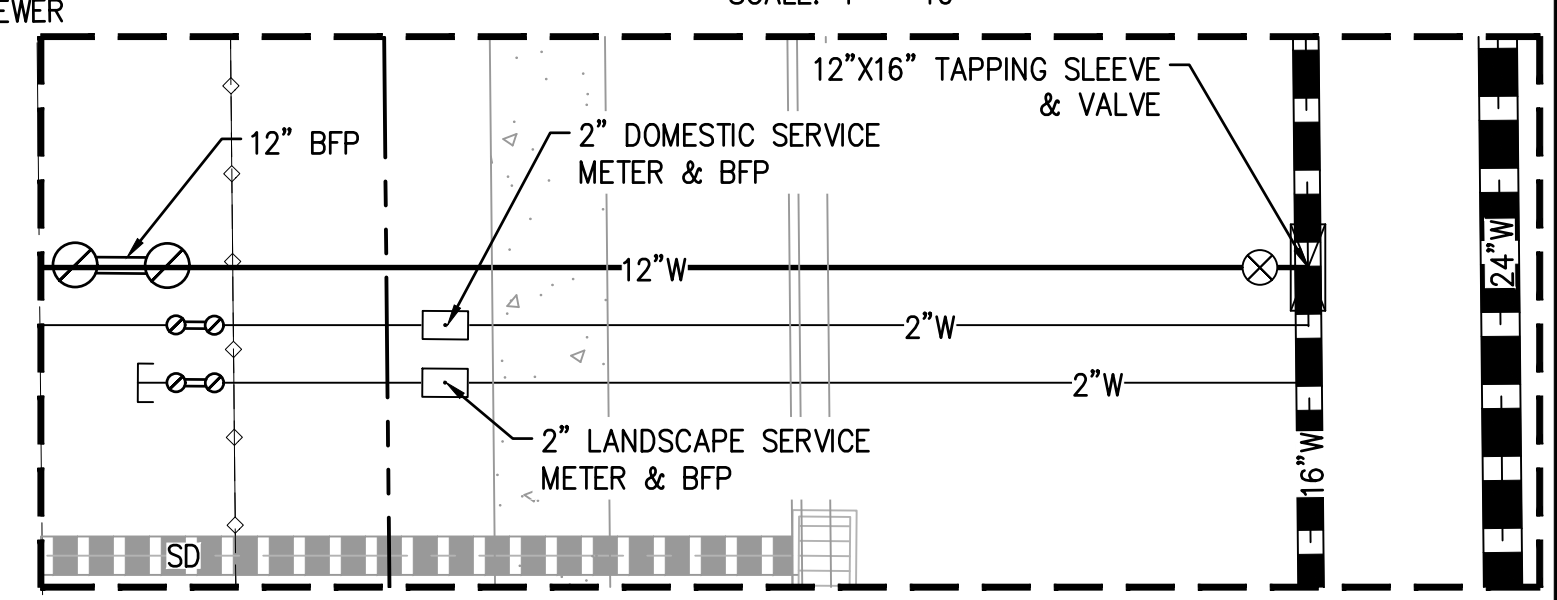
PLAN ELEVATIONS HAVE BEEN  
TRUNCATED 1300' FOR CLARITY.

### BASIS OF BEARING

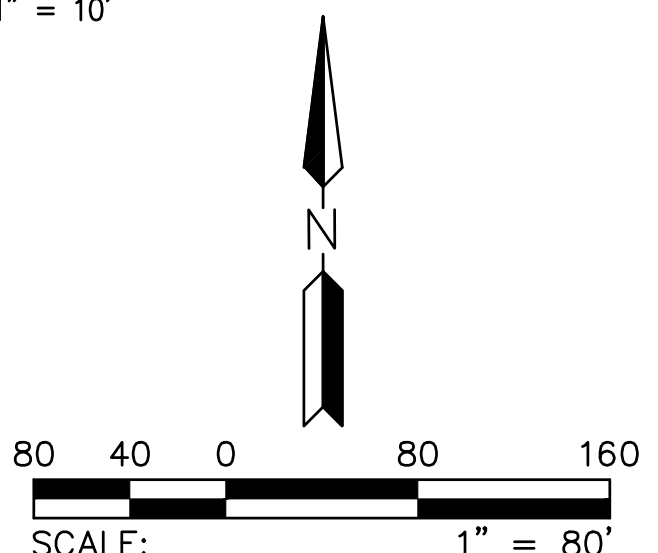
BASIS OF BEARING IS S00°41'42"E ALONG  
THE WEST LINE OF THE NORTHWEST  
QUARTER OF SECTION 35, TOWNSHIP 1  
SOUTH, RANGE 7 EAST OF THE GILA  
AND SALT RIVER MERIDIAN, MARICOPA  
COUNTY, ARIZONA.



DETAIL 'A'  
SCALE: 1" = 10'



DETAIL 'B'  
SCALE: 1" = 10'



REV: \_\_\_\_\_

**HILGARTWILSON**  
HAS JOINED COLLIER ENGINEERING & DESIGN  
2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436  
PHOENIX, AZ 85016  
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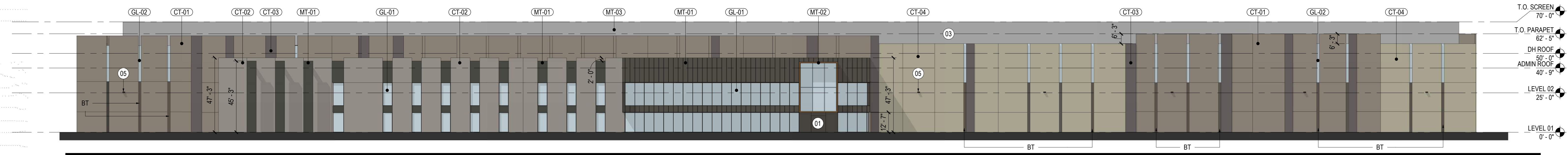
**LEGACY BUSINESS PARK**  
S CRISMON RD ALIGNMENT & E PECOS RD  
MESA, ARIZONA  
**PRELIMINARY UTILITY PLAN**

<b>HILGARTWILSON</b>
PROJ NO.: 2063.0803
DATE: JUL 2024
SCALE: 1" = 80'
DRAWN: CM
DESIGNED: DB
APPROVED: CW
DWG. NO.
<b>PUP-1</b>
SHT. 1 OF 1

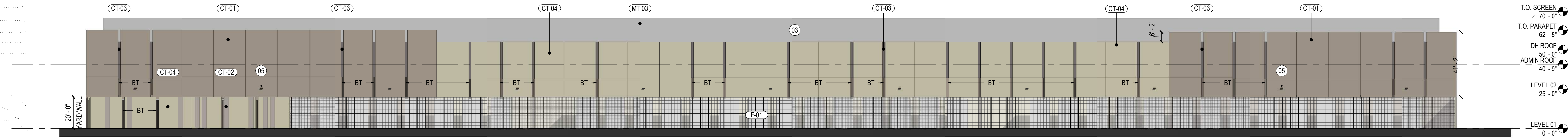
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**TAB F**





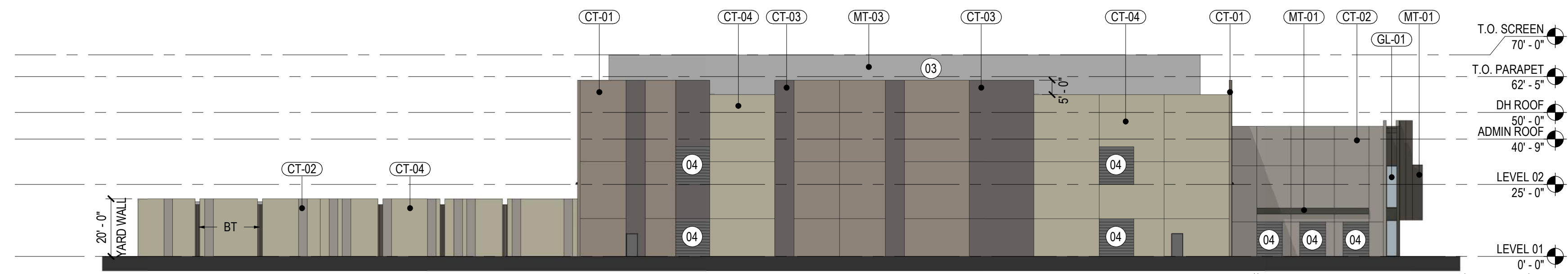
**01 BUILDING A - ELEVATION SOUTH**  
 SCALE: 1" = 30'-0"



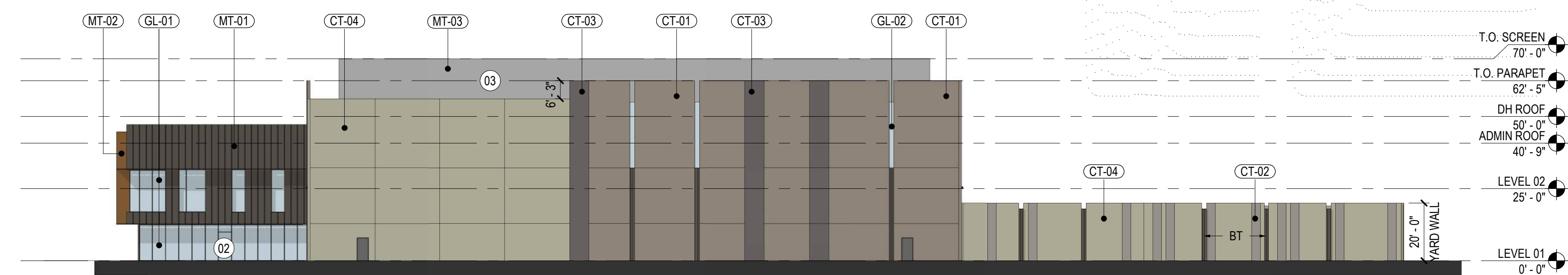
**02 BUILDING A - ELEVATION NORTH**  
 SCALE: 1" = 30'-0"



**05 BUILDING ENTRY OVERHEAD**



**03 BUILDING A - ELEVATION WEST**  
 SCALE: 1" = 30'-0"



**04 BUILDING A - ELEVATION EAST**  
 SCALE: 1" = 30'-0"

Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

**SHEET NOTES**

- 01 MAIN ENTRY
- 02 SECONDARY ENTRANCE / CONNECTION TO AMENITY SPACE
- 03 MECHANICAL SCREEN
- 04 OVERHEAD DOOR. COLOR TO MATCH CT-03
- 05 WALL MOUNTED EXTERIOR LIGHT

**EXTERIOR MATERIAL PERCENTAGES**

	CT-04	CT-01	CT-03	CT-02	MT-01	MT-02	Glass	BT
<b>BUILDING A</b>								
North	47.3%	48.0%	2.3%				0.0%	2.5%
South	18.0%	39.7%	8.1%	14.9%	8.0%	0.1%	9.8%	1.3%
East	34.0%	34.2%	19.9%		4.1%		7.8%	
West	31.1%	43.2%	10.2%	12.4%	1.1%		0.9%	1.0%
<b>BUILDING B</b>								
North	0.0%	32.6%	0.0%	30.1%	14.9%	0.4%	22.0%	
South	27.4%	39.7%	32.9%					
East	42.3%	38.8%	11.2%		1.8%		3.5%	2.3%
West	40.1%	39.6%	10.4%	6.0%			1.6%	2.3%
<b>BUILDING C</b>								
North		32.6%		30.1%	14.9%	0.4%	22.0%	
South	18.0%	49.5%	32.5%					
East	40.4%	41.6%	9.1%	5.4%			1.4%	2.1%
West	41.0%	39.7%	11.5%		1.9%		3.5%	2.4%

**BUILDING MATERIAL LEGEND**

	CT-01 CONCRETE TILT UP PANEL COLOR 1		BT BOARDFORM CONCRETE TEXTURE: COLOR TO MATCH ADJACENT WALL FINISH		F-01 WELDED WIRE FABRIC FENCE
	CT-02 CONCRETE TILT UP PANEL COLOR 2		MT-01 METAL CLADDING MATTE DARK COLOR FINISH		GL-01 GLAZING LOW-E IGU
	CT-03 CONCRETE TILT UP PANEL COLOR 3		MT-02 METAL COMPOSITE PANEL CORTEN FINISH		GL-02 SPANDREL GLASS
	CT-04 CONCRETE TILT UP PANEL COLOR 4		MT-03 PERFORATED CORRUGATED STEEL ROOF SCREEN		AL-01 DARK BRONZE ALUMINUM TYP. FOR GLAZING SYSTEM

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
 Legacy Business Park

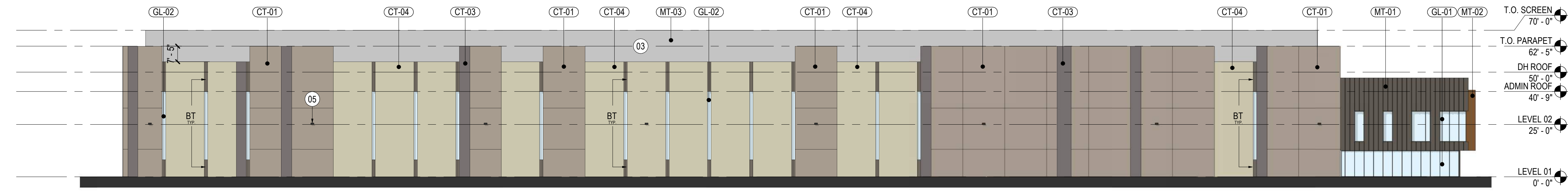
Project Number  
 57.0000.000

Description  
 BUILDING A ELEVATIONS

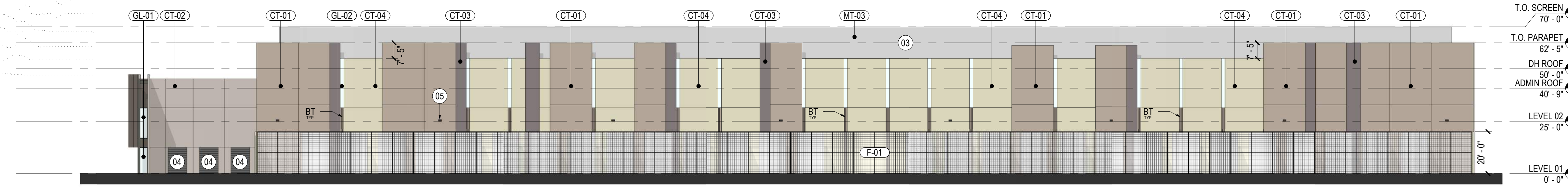
Scale  
 As indicated

**A2.1**

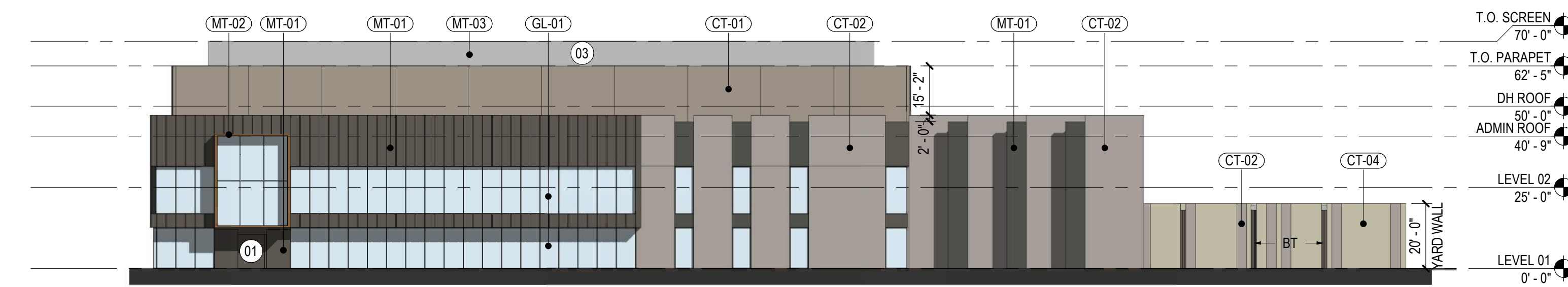




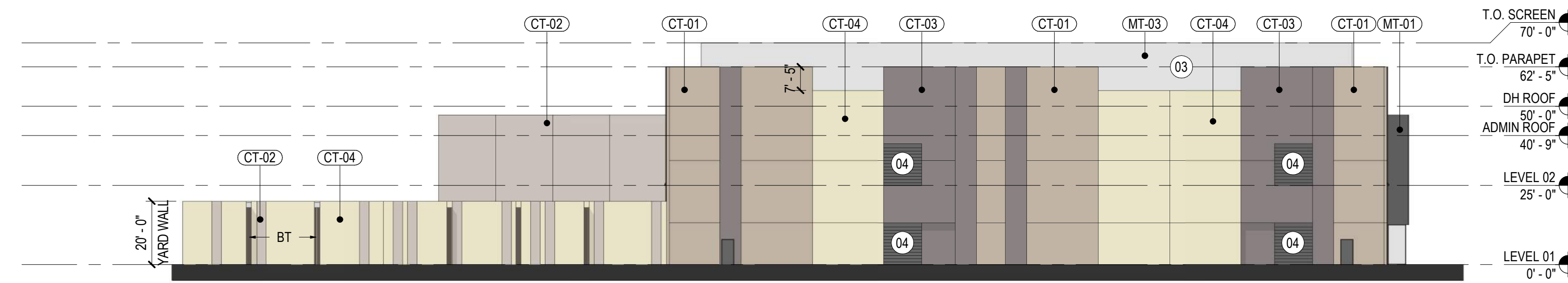
**01 BUILDING B - ELEVATION EAST**  
 SCALE: 1" = 30'-0"



**02 BUILDING B - ELEVATION WEST**  
 SCALE: 1" = 30'-0"



**03 BUILDING B - ELEVATION NORTH**  
 SCALE: 1" = 30'-0"



**04 BUILDING B - ELEVATION SOUTH**  
 SCALE: 1" = 30'-0"

Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
 Legacy Business Park

Project Number  
 57.0000.000

Description  
 BUILDING B ELEVATIONS

Scale  
 As indicated

**A2.2**

**EXTERIOR MATERIAL PERCENTAGES**

	CT-04	CT-01	CT-03	CT-02	MT-01	MT-02	Glass	BT
<b>BUILDING A</b>								
North	47.3%	48.0%	2.3%					
South	18.0%	39.7%	8.1%	14.9%	8.0%	0.1%	9.8%	1.3%
East	34.0%	34.2%	19.9%		4.1%		7.8%	
West	31.1%	43.2%	10.2%	12.4%	1.1%		0.9%	1.0%
<b>BUILDING B</b>								
North	0.0%	32.6%	0.0%	30.1%	14.9%	0.4%	22.0%	
South	27.4%	39.7%	32.9%					
East	42.3%	38.8%	11.2%		1.8%		3.5%	2.3%
West	40.1%	39.6%	10.4%	6.0%			1.6%	2.3%
<b>BUILDING C</b>								
North		32.6%		30.1%	14.9%	0.4%	22.0%	
South	18.0%	49.5%	32.5%					
East	40.4%	41.6%	9.1%	5.4%			1.4%	2.1%
West	41.0%	39.7%	11.5%		1.9%		3.5%	2.4%

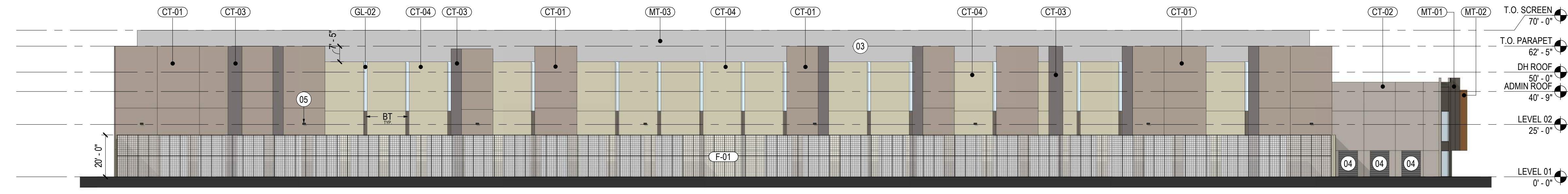
**BUILDING MATERIAL LEGEND**

	CT-01 CONCRETE TILT UP PANEL COLOR 1		BT BOARDFORM CONCRETE TEXTURE: COLOR TO MATCH ADJACENT WALL FINISH		F-01 WELDED WIRE FABRIC FENCE
	CT-02 CONCRETE TILT UP PANEL COLOR 2		MT-01 METAL CLADDING MATTE DARK COLOR FINISH		GL-01 GLAZING LOW-E IGU
	CT-03 CONCRETE TILT UP PANEL COLOR 3		MT-02 METAL COMPOSITE PANEL CORTEN FINISH		GL-02 SPANDREL GLASS
	CT-04 CONCRETE TILT UP PANEL COLOR 4		MT-03 PERFORATED CORRUGATED STEEL ROOF SCREEN		AL-01 DARK BRONZE ALUMINIUM TYP. FOR GLAZING SYSTEM

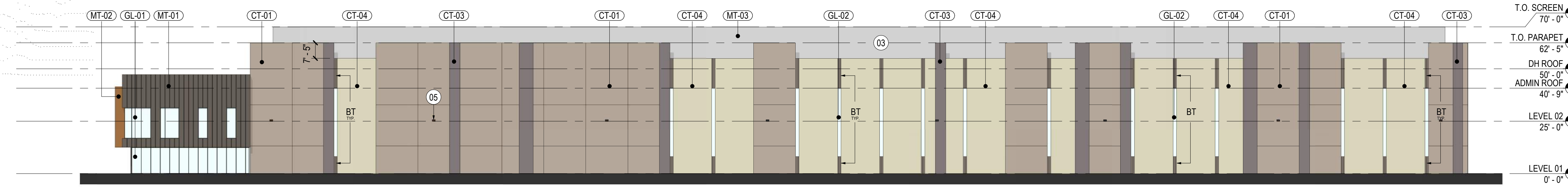
**SHEET NOTES**

- 01 MAIN ENTRY
- 03 MECHANICAL SCREEN
- 04 OVERHEAD DOOR, COLOR TO MATCH CT-03
- 05 WALL MOUNTED EXTERIOR LIGHT

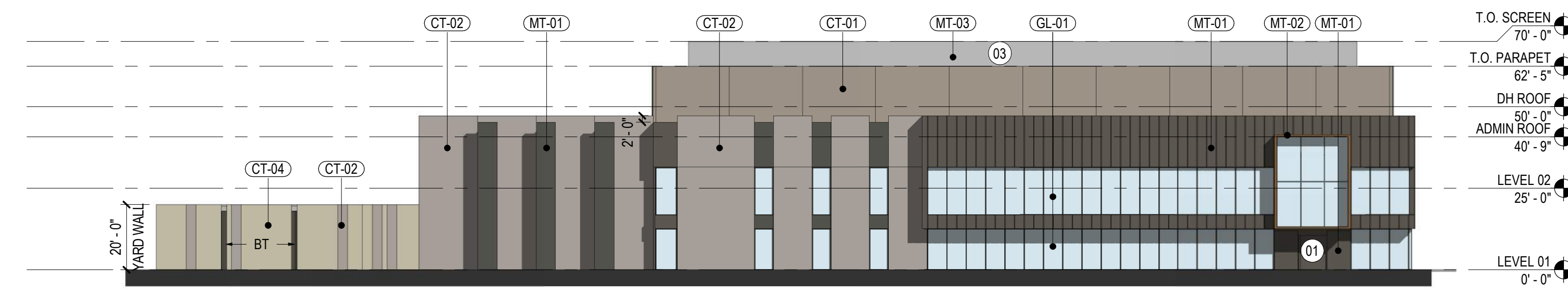




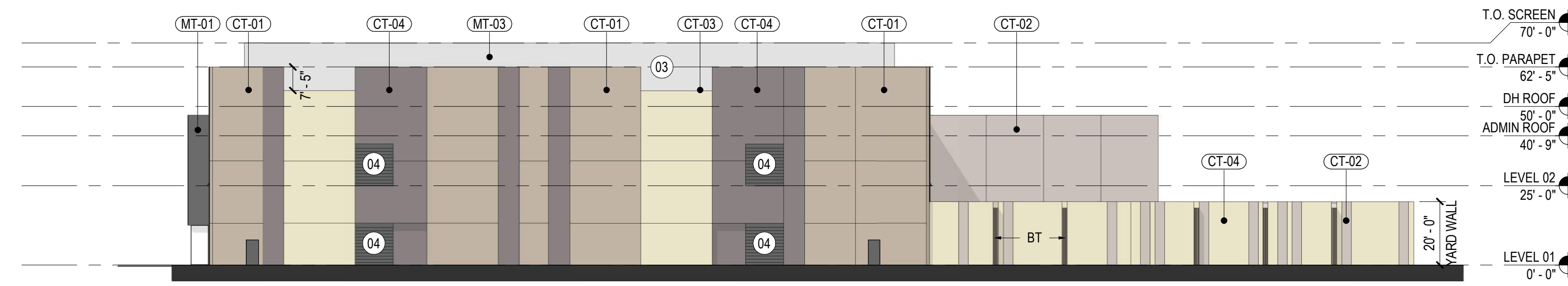
**01 BUILDING C - ELEVATION EAST**  
 SCALE: 1" = 30'-0"



**02 BUILDING C - ELEVATION WEST**  
 SCALE: 1" = 30'-0"



**03 BUILDING C - ELEVATION NORTH**  
 SCALE: 1" = 30'-0"



**04 BUILDING C - ELEVATION SOUTH**  
 SCALE: 1" = 30'-0"

Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
 Legacy Business Park

Project Number  
 57.0000.000

Description  
 BUILDING C ELEVATIONS

Scale  
 As indicated

**A2.3**

**EXTERIOR MATERIAL PERCENTAGES**

	CT-04	CT-01	CT-03	CT-02	MT-01	MT-02	Glass	BT
<b>BUILDING A</b>								
North	47.3%	48.0%	2.3%					
South	18.0%	39.7%	8.1%	14.9%	8.0%	0.1%	0.0%	2.5%
East	34.0%	34.2%	19.9%		4.1%		7.8%	1.3%
West	31.1%	43.2%	10.2%	12.4%	1.1%		0.9%	1.0%
<b>BUILDING B</b>								
North	0.0%	32.6%	0.0%	30.1%	14.9%	0.4%	22.0%	
South	27.4%	39.7%	32.9%					
East	42.3%	38.8%	11.2%		1.8%		3.5%	2.3%
West	40.1%	39.6%	10.4%	6.0%			1.6%	2.3%
<b>BUILDING C</b>								
North		32.6%		30.1%	14.9%	0.4%	22.0%	
South	18.0%	49.5%	32.5%					
East	40.4%	41.6%	9.1%	5.4%			1.4%	2.1%
West	41.0%	39.7%	11.5%		1.9%		3.5%	2.4%

**BUILDING MATERIAL LEGEND**

	CT-01 CONCRETE TILT UP PANEL COLOR 1		BT BOARDFORM CONCRETE TEXTURE: COLOR TO MATCH ADJACENT WALL FINISH		F-01 WELDED WIRE FABRIC FENCE
	CT-02 CONCRETE TILT UP PANEL COLOR 2		MT-01 METAL CLADDING MATTE DARK COLOR FINISH		GL-01 GLAZING LOW-E IGU
	CT-03 CONCRETE TILT UP PANEL COLOR 3		MT-02 METAL COMPOSITE PANEL CORTEN FINISH		GL-02 SPANDREL GLASS
	CT-04 CONCRETE TILT UP PANEL COLOR 4		MT-03 PERFORATED CORRUGATED STEEL ROOF SCREEN		AL-01 DARK BRONZE ALUMINIUM TYP. FOR GLAZING SYSTEM

**SHEET NOTES**

- 01 MAIN ENTRY
- 03 MECHANICAL SCREEN
- 04 OVERHEAD DOOR, COLOR TO MATCH CT-03
- 05 WALL MOUNTED EXTERIOR LIGHT



# LEGACY BUSINESS PARK

PECOS RD & CRISMON RD  
MESA, ARIZONA

## Gensler

2575 East Camelback Road  
Suite 175  
Phoenix, AZ 85016  
USA

Tel +1 602.523.4900  
Fax +1 602.523.4949



01 VIEW FORM PECOS ROAD



02 8' HIGH MASONRY ENCLOSURE WALL AT PROPOSED SUBSTATION

Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

Seal / Signature

**NOT FOR  
CONSTRUCTION**

Project Name  
Legacy Business Park

Project Number  
57.0000.000

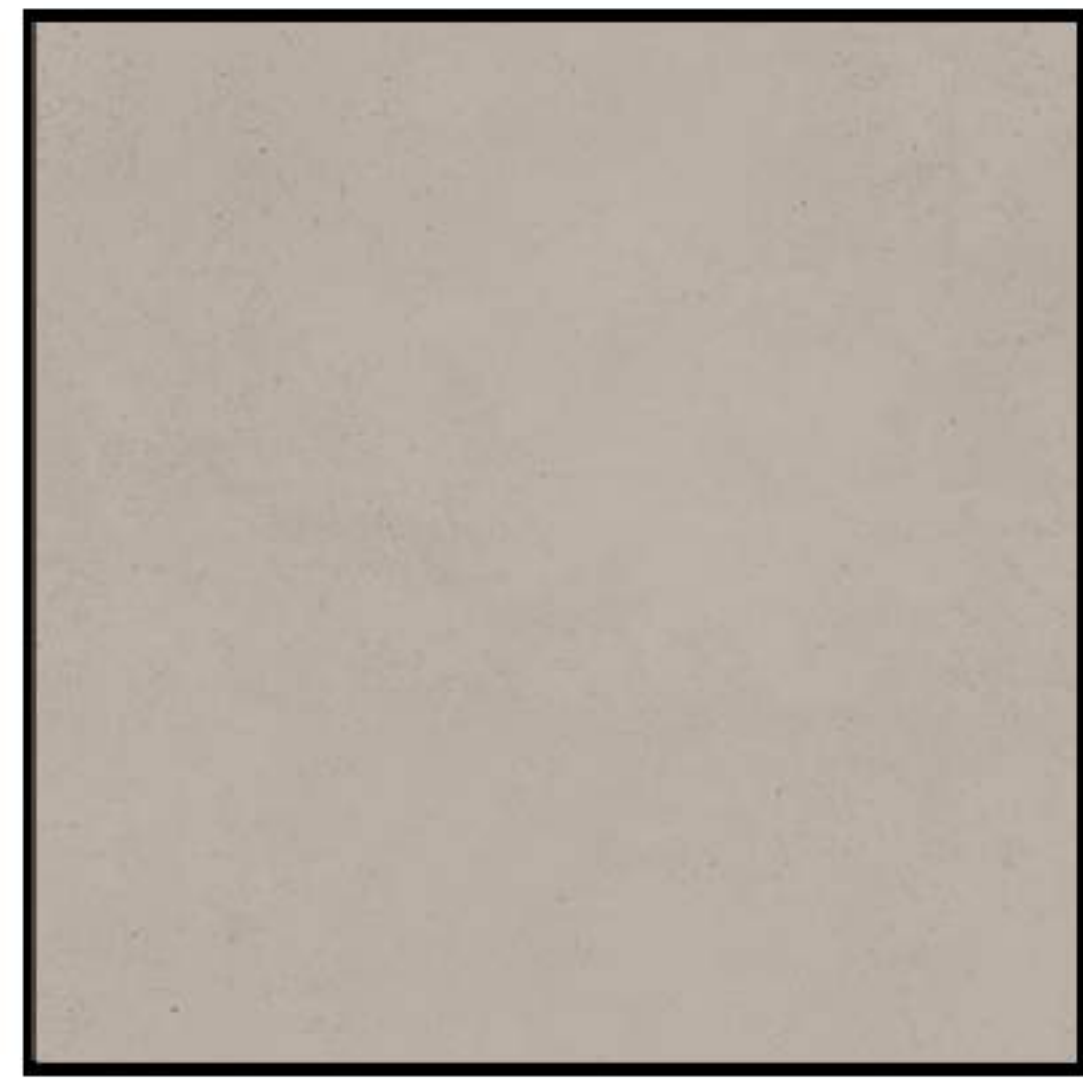
Description  
EXTERIOR RENDERS

Scale

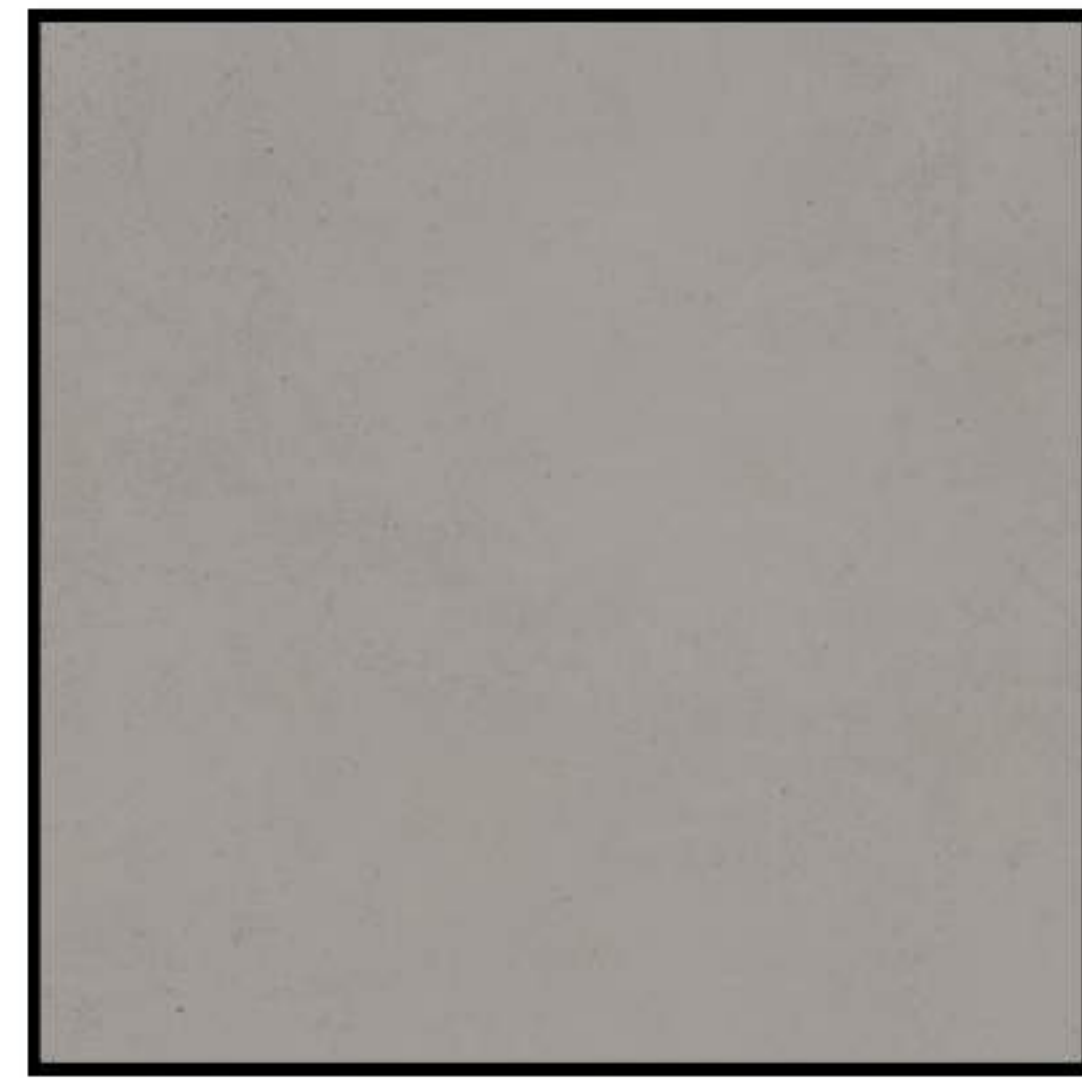
**A2.5**



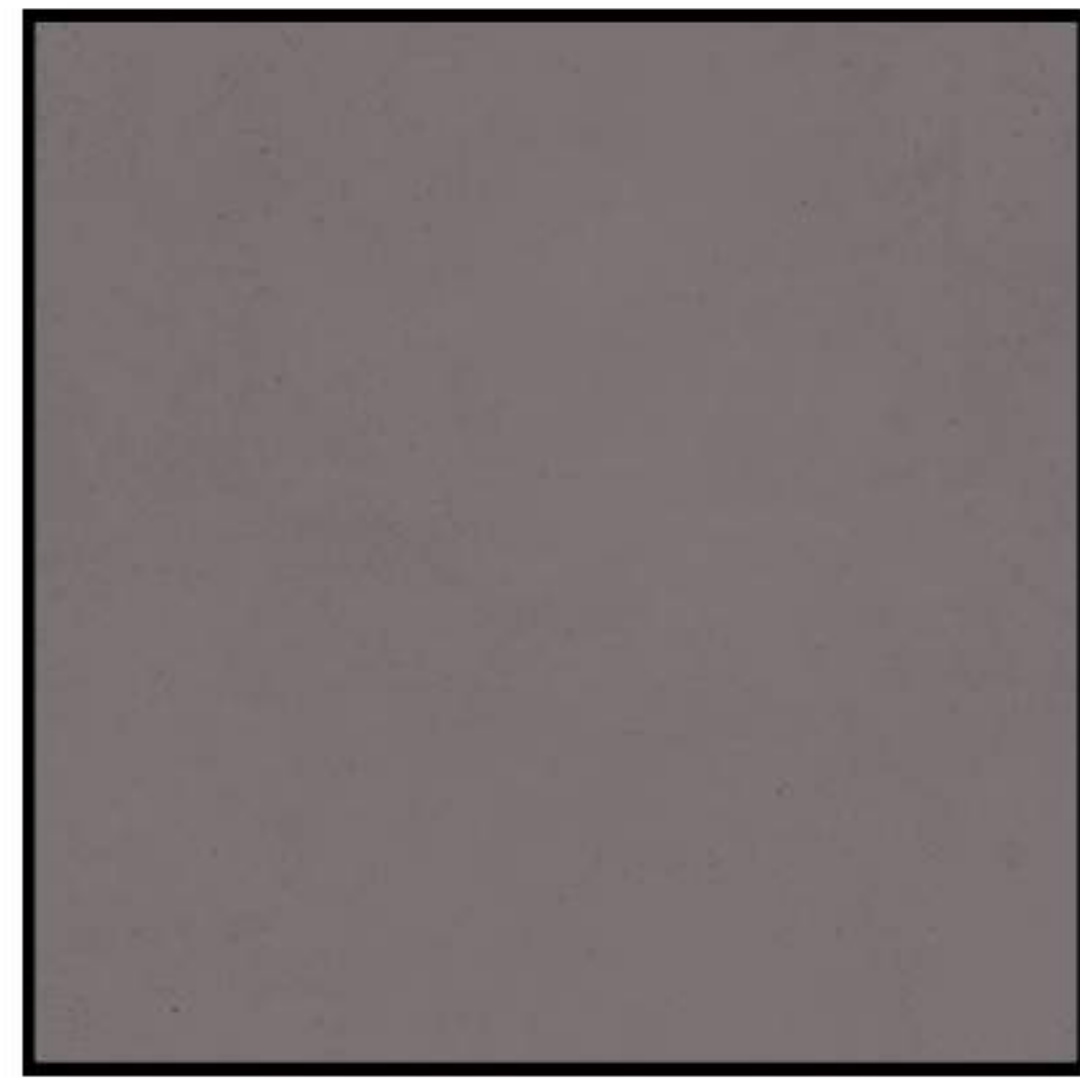
**PAINT COLOR PALETTE FOR CONCRETE WALLS**



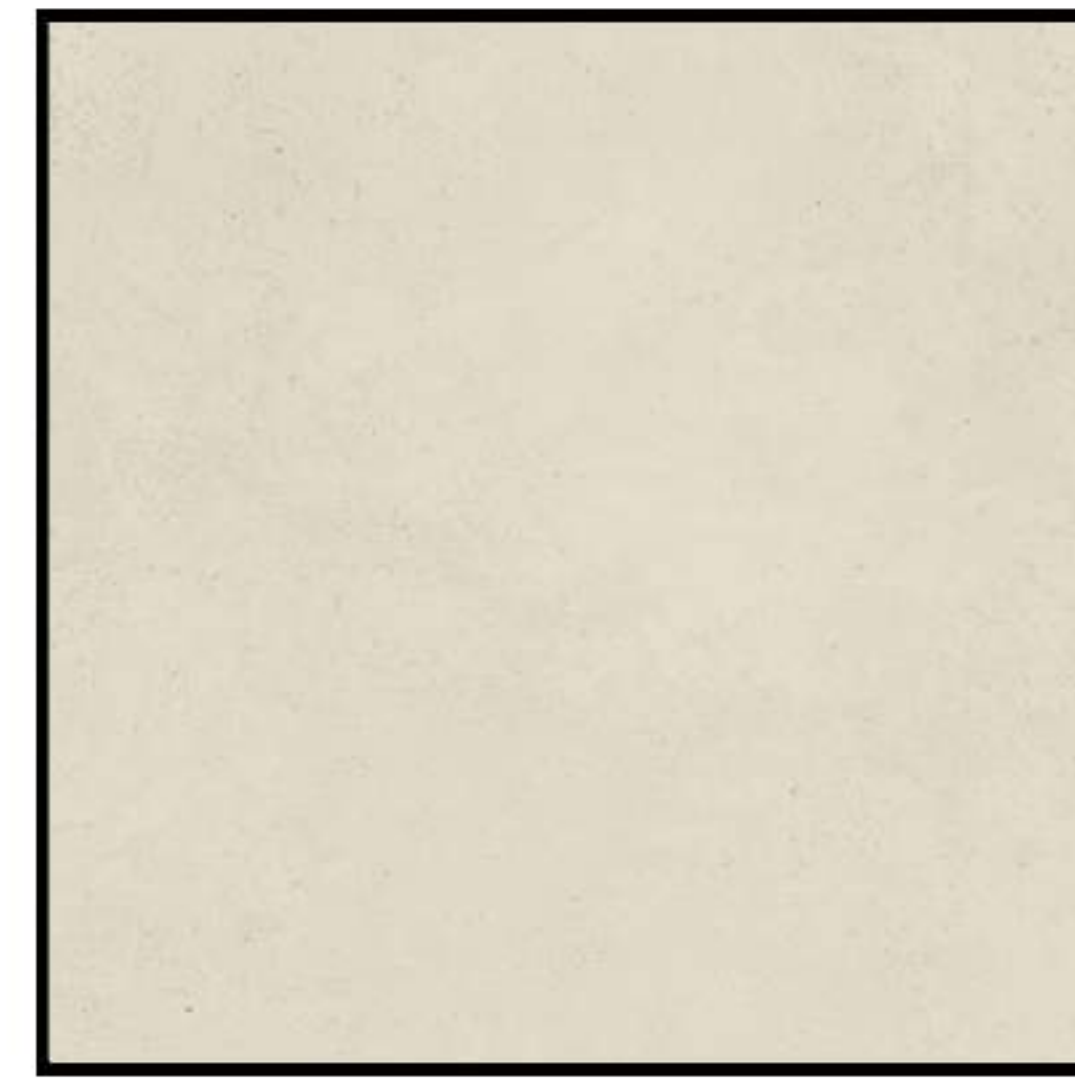
**CT-01**



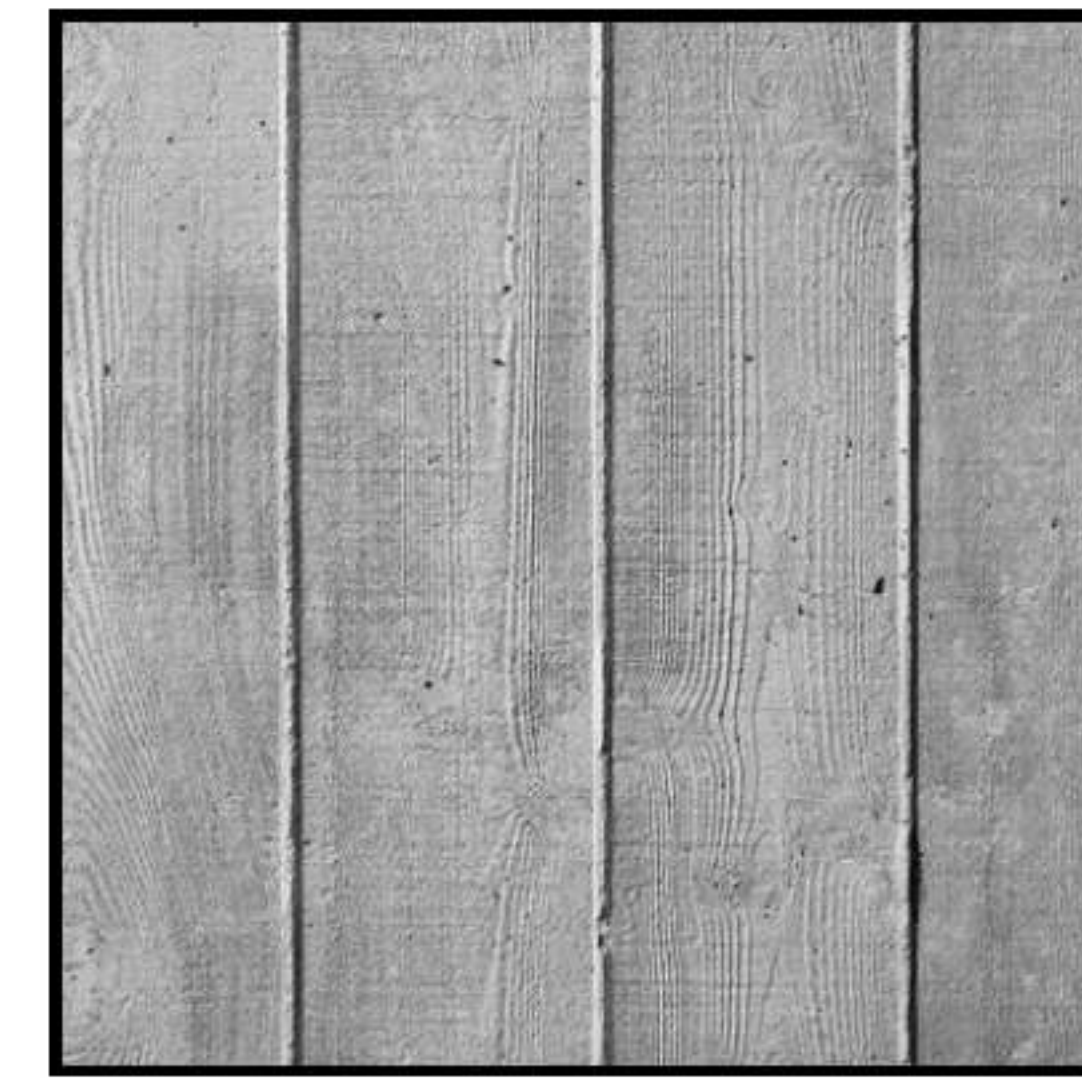
**CT-02**



**CT-03**



**CT-04**



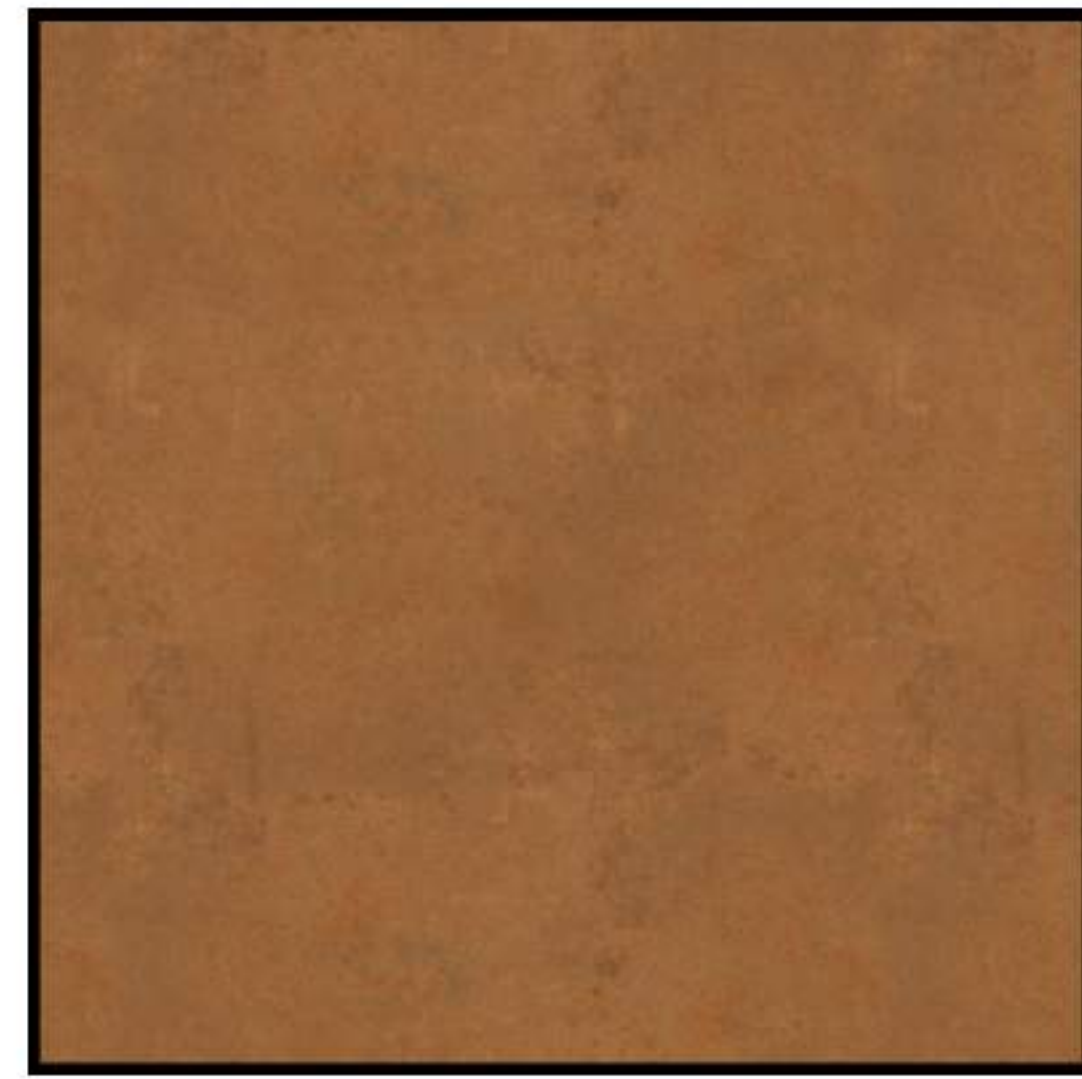
**BOARDFORM TEXTURE (BT)**

SEE ELEVATIONS FOR ADJACENT COLOR FINISH

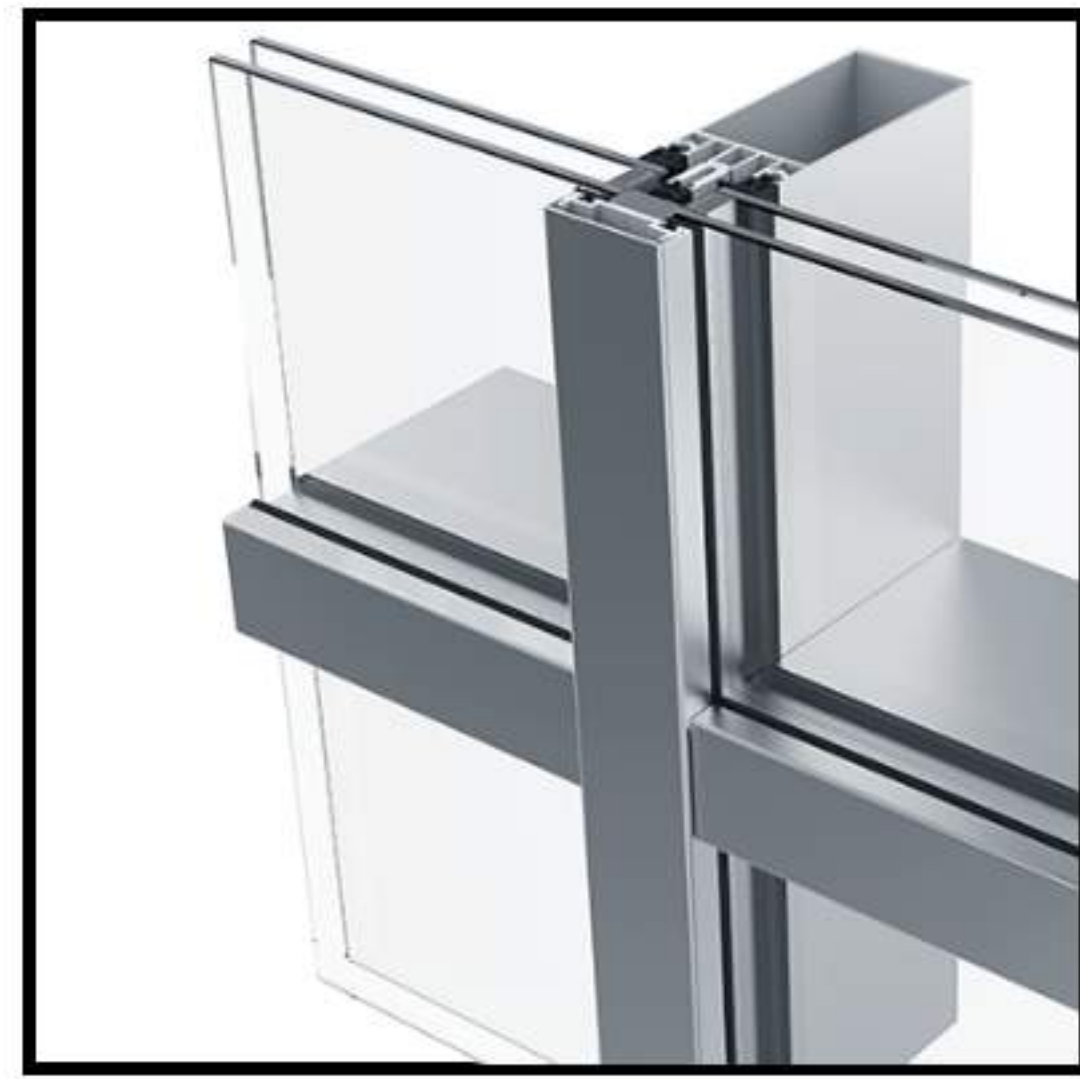
**METAL PANELS AND GLAZING SYSTEM**



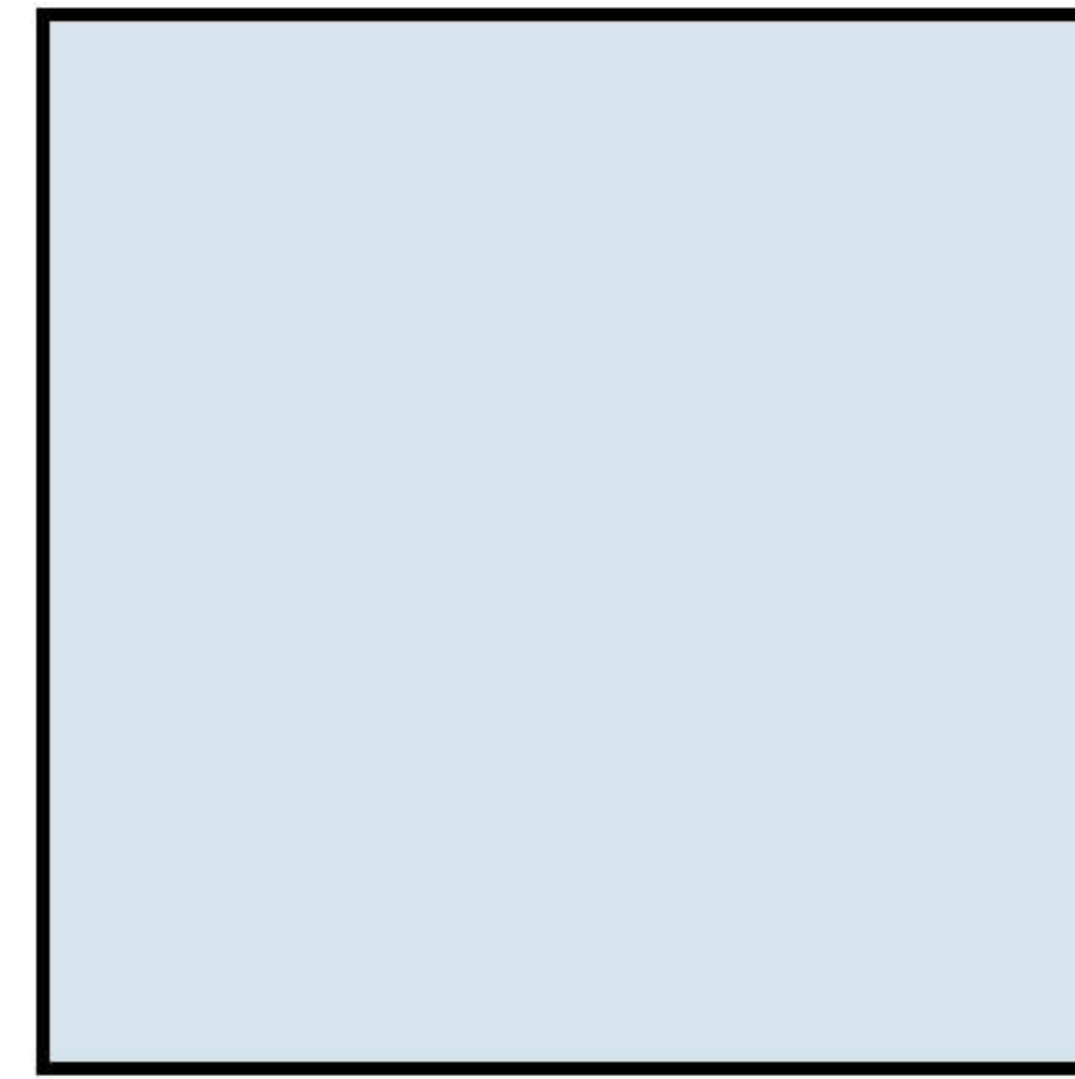
**MT-01**



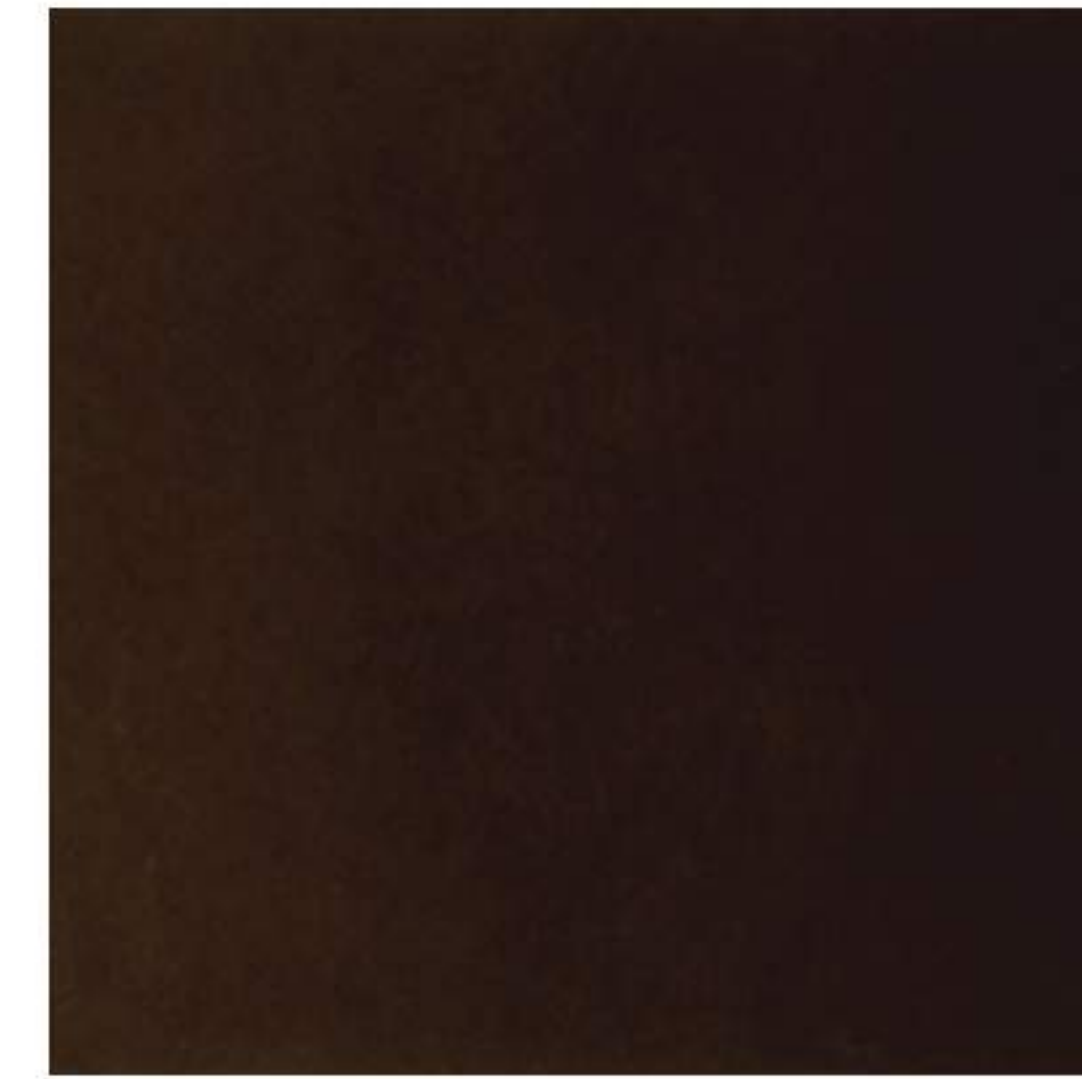
**MT-02**



**GL-01 CLEAR**

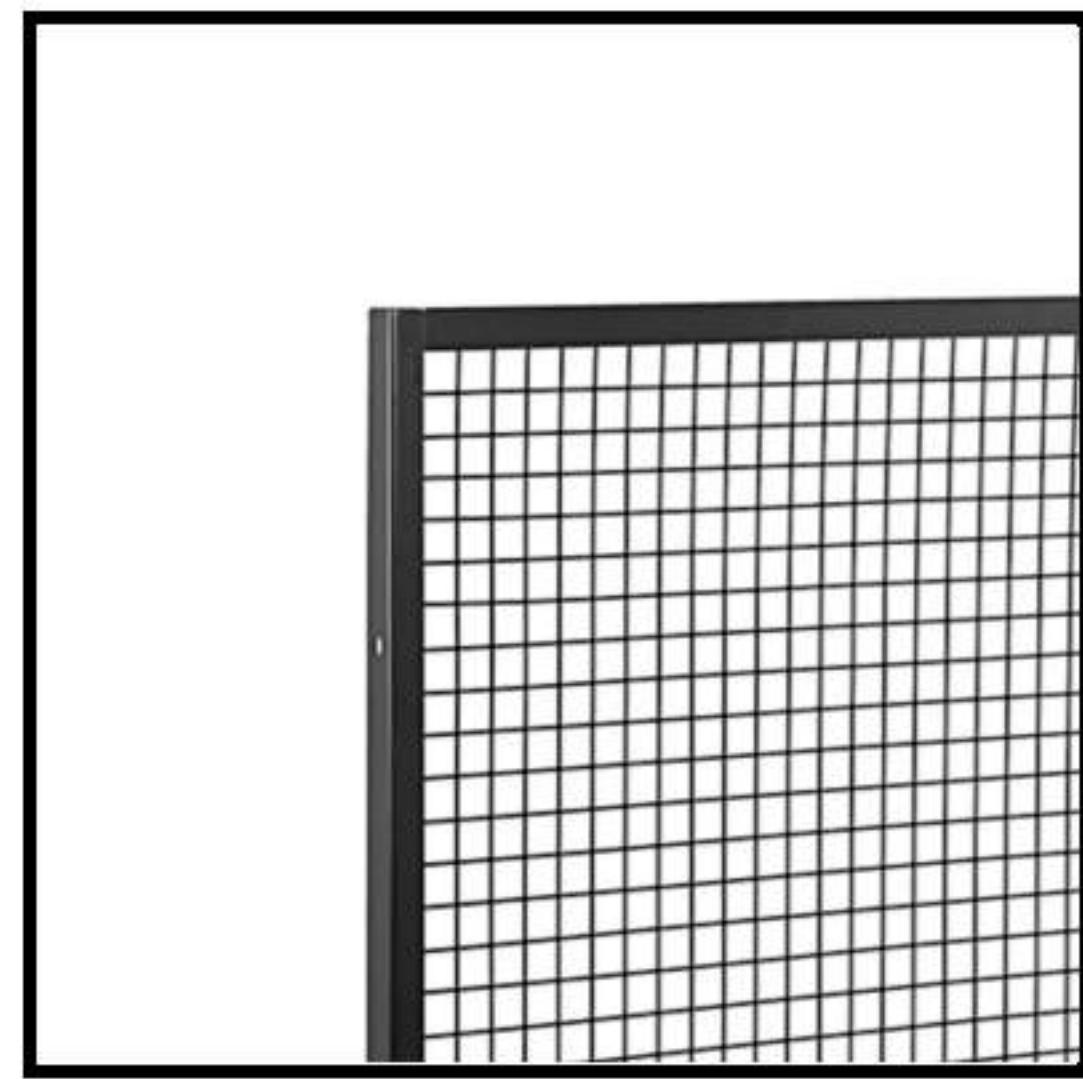


**GL-02 SPANDREL**

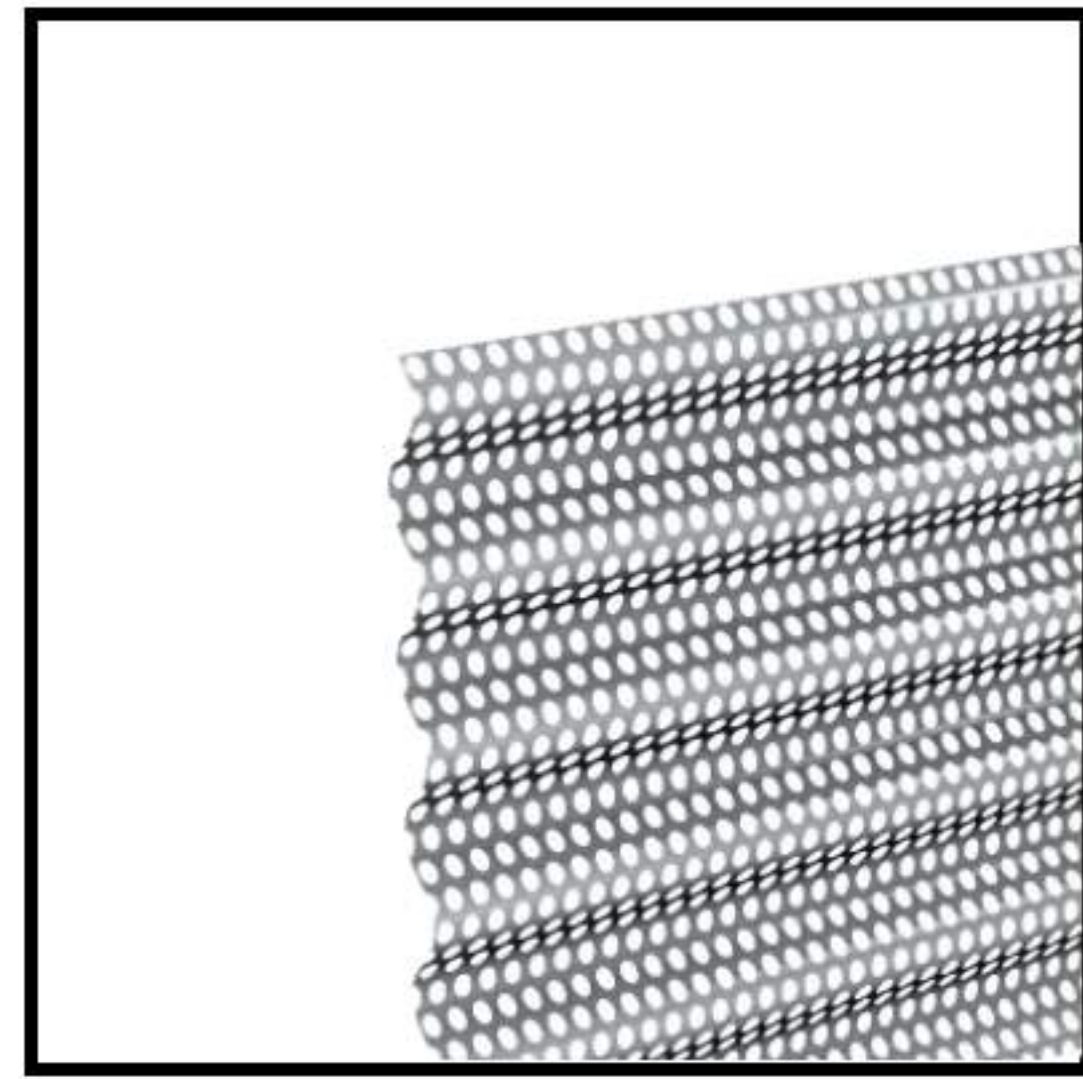


**AL-01**

**MECH. SCREENINGS**



**F-01**



**MT-03**

**LEGACY BUSINESS PARK**

PECOS RD & CRISMON RD  
MESA, ARIZONA

**Gensler**

2575 East Camelback Road  
Suite 175  
Phoenix, AZ 85016  
USA

Tel +1 602.523.4900  
Fax +1 602.523.4949

Date	Description
06.19.2024	PLANNING & ZONING PACKAGE
07.17.2024	PLANNING & ZONING COMMENTS

Seal / Signature

**NOT FOR CONSTRUCTION**

Project Name  
Legacy Business Park

Project Number  
57.0000.000

Description  
COLOR AND MATERIAL PALETTE

Scale

**A2.4**