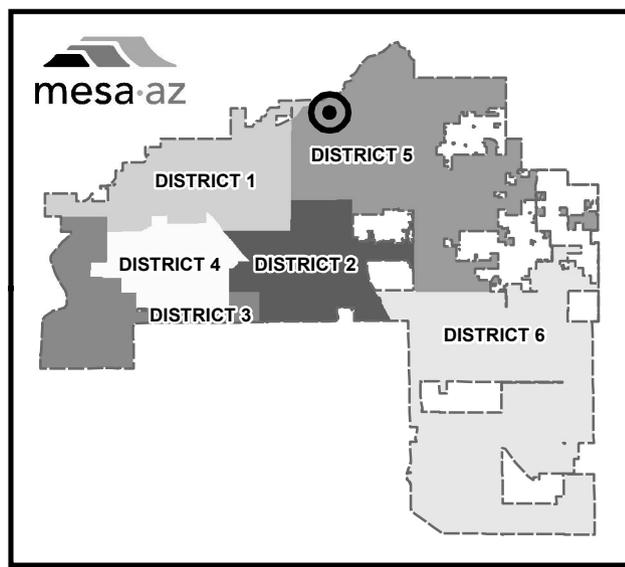


PRE PLAT
Z15-004

PRE PLAT
Z15-004

PRE PLAT
Z15-004



PRE PLAT
Z15-004

**PLANNING AND ZONING
VICINITY MAP**

CASE:
Z15-004

PROJECT:
SDI PLANT EXPANSION

ADDRESS:
4558 E VIRGINIA ST - DISTRICT 5

REQUEST:
REZONE FROM GI PAD TO HI WITH A COUNCIL USE PERMIT AND SITE PLAN REVIEW. THIS REQUEST WILL ALLOW FOR THE EXPANSION OF AN EXISTING INDUSTRIAL DEVELOPMENT.

PRE PLAT
Z15-004



Planning and Zoning Board

Case Information

CASE NUMBER: Z15-004 (PLN2014-00653)
LOCATION/ADDRESS: 4558 East Virginia Street
GENERAL VICINITY: Located east of Greenfield Road and north of McDowell Road
REQUEST: This request will allow for the expansion of an existing hazardous material facility.
PURPOSE: Rezone from GI-PAD to Heavy Industrial with a Council Use Permit (HI-CUP), Site Plan Review and Preliminary Plat
COUNCIL DISTRICT: District 5
OWNER: RD Greenfield, LLC.
APPLICANT: Reese L. Anderson, Pew and Lake, PLC.
STAFF PLANNER: Angelica Guevara

SITE DATA

PARCEL NUMBER(S): 141-37-031, 032, 033, 034, 039, 040, 041A, 041B, 049B, 050, 052A
PARCEL SIZE: 20.2±
EXISTING ZONING: GI-PAD
GENERAL PLAN CHARACTER: Employment

SITE CONTEXT

NORTH: Red Mountain Loop 202 Freeway
EAST: Existing SDI Facility – zoned GI-CUP
SOUTH: (across Virginia St.) Contractor yards – zoned LI
WEST: Contractor yard – zoned GI

HISTORY/RELATED CASES

February 5, 1979: Annexed into the City (Ord. 1208)
August 13, 1979: Establishment of city zoning on annexed property (Z79-070)
April 7, 2008: Approval of a PAD and Site Plan Review for the development of an industrial subdivision

PROJECT DESCRIPTION/REQUEST

Special Devices, Inc. (SDI) is requesting rezoning of the site from GI-PAD to HI-CUP, Site Plan Review and approval of a Preliminary Plat. SDI supplies igniters for driver and passenger-side airbags and has an existing facility at 3431 N. Reseda Cir. SDI is proposing an expansion on the 20.2± acres located just west of their existing site.

STAFF RECOMMENDATION: Approval with conditions

P&Z BOARD RECOMMENDATION: Approval with conditions. Denial

PROPOSITION 207 WAIVER SIGNED: Yes No

PROJECT DESCRIPTION/REQUEST (Continued)

The expansion is planned in phases. The first phase contains seven buildings and is approximately 63,480 sq.ft. in area and will be used as assembly space. The second phase increases the expansion to a total of 121,780 sq.ft. which will be triggered by future production levels and demand.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan in order to inform neighboring property owners of the project, solicit feedback, and address any comments or concerns that may arise. The Citizen Participation Plan included a contact list consisting of all registered neighborhoods and Homeowner's Associations within a half-mile and all property owners within 1,000 feet of the site. Each person or entity on the contact list was sent a letter providing general information on the request with contact information and notice of the neighborhood meeting.

The neighborhood meeting was held on December 18, 2014 and had 14 people in attendance. After providing an overview of the project the applicant fielded some questions. The questions were general in nature regarding the existing and proposed operations and expansion of the site. Initially, there seemed to be some concerns raised regarding the explosions and vibrations that the adjacent neighbors had felt in the past. The applicant explained that those activities were not happening on their site and that they were not responsible for it. The applicant indicated that the vibrations felt south of the freeway were caused by the operations at the Namu Talley site located north of the 202 Freeway which was not associated with SDI.

MESA 2040 GENERAL PLAN

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and in commercial/employment areas of activity. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

The Mesa 2040 General Plan designates the character for this site as an Employment District. The Employment District is a character type that is primarily used for employment-type land uses of at least 20 acres and typically has minimal connection to the surrounding area. Examples of employment districts include areas for large manufacturing facilities, warehousing, business parks, etc. The goal for this district is to provide for a wide range of employment opportunities in high quality settings.

Development areas with the Employment District character type will be reviewed for the opportunity to maintain and enhance employment options within the City of Mesa; areas with this character type are important to the long term vitality of the community and need to be protected from incompatible development types. Review shall also consider compliance with any approved sub-area or neighborhood plan for the specific area.

The following criteria have been developed for use during the review process to determine whether or not the proposed development is achieving the vision and goals established in this Plan and thus meeting the statute requirements. The next section of this report includes an

analysis of this development against the following criteria.

1. Is the proposed development consistent with furthering the intent and direction contained in the General Plan?
2. Is the proposed development consistent with adopted sub-area or neighborhood plans?
3. Is the proposed development consistent with the standards and guidelines established for the applicable character type(s)?
4. Will the proposed development serve to strengthen the character of the area by:
 - Providing appropriate infill development;
 - Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area;
 - Adding to the mix of uses to further enhance the intended character of the area;
 - Improving the streetscape and connectivity within the area;
 - Improving safety within the area;
 - Adding to the sense of place; and,
 - Meeting or exceeding the development quality of the surrounding area?
5. Does the proposed development provide appropriate transitions between uses? In more urban areas these transitions should generally be accomplished by design elements that allow adjacent buildings to be in close proximity to one another. In more suburban locations these transitions should be addressed through separation of uses and/or screening.
6. Compliance with the character area is based on both the zoning being consistent with the range of zoning designations approved for each character type and on the development form, design, and quality being consistent with the standards and guidelines provided in this Plan, any adopted sub-area or neighborhood plans, and the context of the neighborhood surrounding the proposed development.

STAFF ANALYSIS

The proposed expansion is consistent with furthering the intent and direction contained in the Mesa 2040 General Plan. It furthers the guiding principles of the General Plan through the proposed phased expansion that consists of a total of twelve buildings totaling 121,780 sq. ft.

The first phase will include seven buildings, approximately 63,480 sq. ft. The proposed expansion of the automobile airbag inflator facility intends to meet current and future needs of the automobile industry which will add 240 more diverse and stable jobs. It should be noted that SDI recently consolidated the company to this Mesa facility.

The proposed rezoning to the 19.6± acres to the Heavy Industrial district with the Council Use Permit (HI-CUP) is necessary for the handling of the hazardous materials on the site. The proposed use of this property is also consistent with the Plan objectives and will be compatible with and not detrimental to the other existing industrial uses surrounding the site.

The proposed expansion also helps move the City toward the goal of becoming a more complete, recognizable City. The proposed buildings express high quality development through the incorporation of various building materials which include concrete tilt-up panels, cmu, and smooth metal panels. Overall, the buildings are designed in a way that provides variety and interest and responds to our desert environment with the use of natural materials that include masonry and concrete.

The proposed development is also consistent with adopted goals of the Falcon Field Sub-Area Plan and is also compatible with the standards and guidelines established for the Employment District character type.

The expansion is planned on almost 20 acres which adds to the existing 20 acre site. The development has minimal connections to the surroundings as it is located on the south side of the 202 Red Mountain Freeway and in the middle of an existing industrial area. The development is planned on several lots which are being assembled and plated as part of this request. The expansion is designed with the main entry, offices, manufacturing and assembly building closest to Virginia Street to provide the necessary access and connections to the public street. The storage and manufacturing buildings are proposed behind the office buildings and are provided circulation for large vehicles through controlled paved drive aisles that extend throughout the site.

The proposed base zoning of HI is a primary zoning district in the Employment District character type and the proposed structures and site layout are consistent with the form and guidelines provided in the General Plan.

The proposed development strives to strengthen the character of the area since it is providing appropriate infill development of a vacant site in the middle of an industrial area. SDI will landscape with drought tolerant plants that are indigenous to the area and will provide the necessary improvement across their frontage on Virginia Street further improving the streetscape and connectivity within the street. Having development consistent with City standards will also improve safety in the area. The proposed buildings are attractive and supportable and will add to the overall sense of place within this industrial area. The proposed site plan and building design exceeds the development quality of the surrounding area.

SDI is proposing 8' tall masonry screen walls to provide appropriate screening between property lines.

CONCLUSION:

The proposed rezoning to HI with the Council Use Permit, the Site Plan, and Preliminary Plat are consistent with the range of zoning designations approved for the Employment District character type. The development form, design, and quality are consistent with the standards and guidelines provided in the 2040 General Plan, the adopted Falcon Field Sub-Area Plan, and the context of the area surrounding the proposed development, therefore, staff is recommending approval with the following:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan, preliminary plat, preliminary elevations, and landscape plan

- (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Design Review approval.
 3. Compliance with all City development codes and regulations.
 4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
 5. All street improvements and street frontage landscaping to be installed in the first phase of construction.
 6. Certificates of Occupancy and/or Completion for individual buildings shall not be granted until Zoning Ordinance required parking and landscaping are constructed for those buildings.
 7. Compliance with all requirements of the Subdivision Technical Review Committee.
 8. Property owner shall grant an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).

PARKING DATA

STANDARD 9'x18' PARKING STALLS--	PHASE I	FUTURE
OFFICE AT 1/375 GSF:	16,720 S.F./375 = 45	10,000 S.F./375 = 27
MANUF. AT 1/600 GSF:	17,280 S.F./600 = 29	33,600 S.F./600 = 56
STORAGE AT 1/900 GSF:	12,800 S.F./900 = 14	2,400 S.F./900 = 3
SPINE CAFE	9,480 S.F. (ACCESSORY)	N/A
TOTALS REQUIRED:	88	86
TOTALS PROVIDED:	100	128
	+	=
	100	228

ACCESSIBLE 11'x18' PARKING STALLS--	PHASE I	FUTURE
TOTALS REQUIRED:	5	2
TOTALS PROVIDED:	5	5
	+	=
	5	10

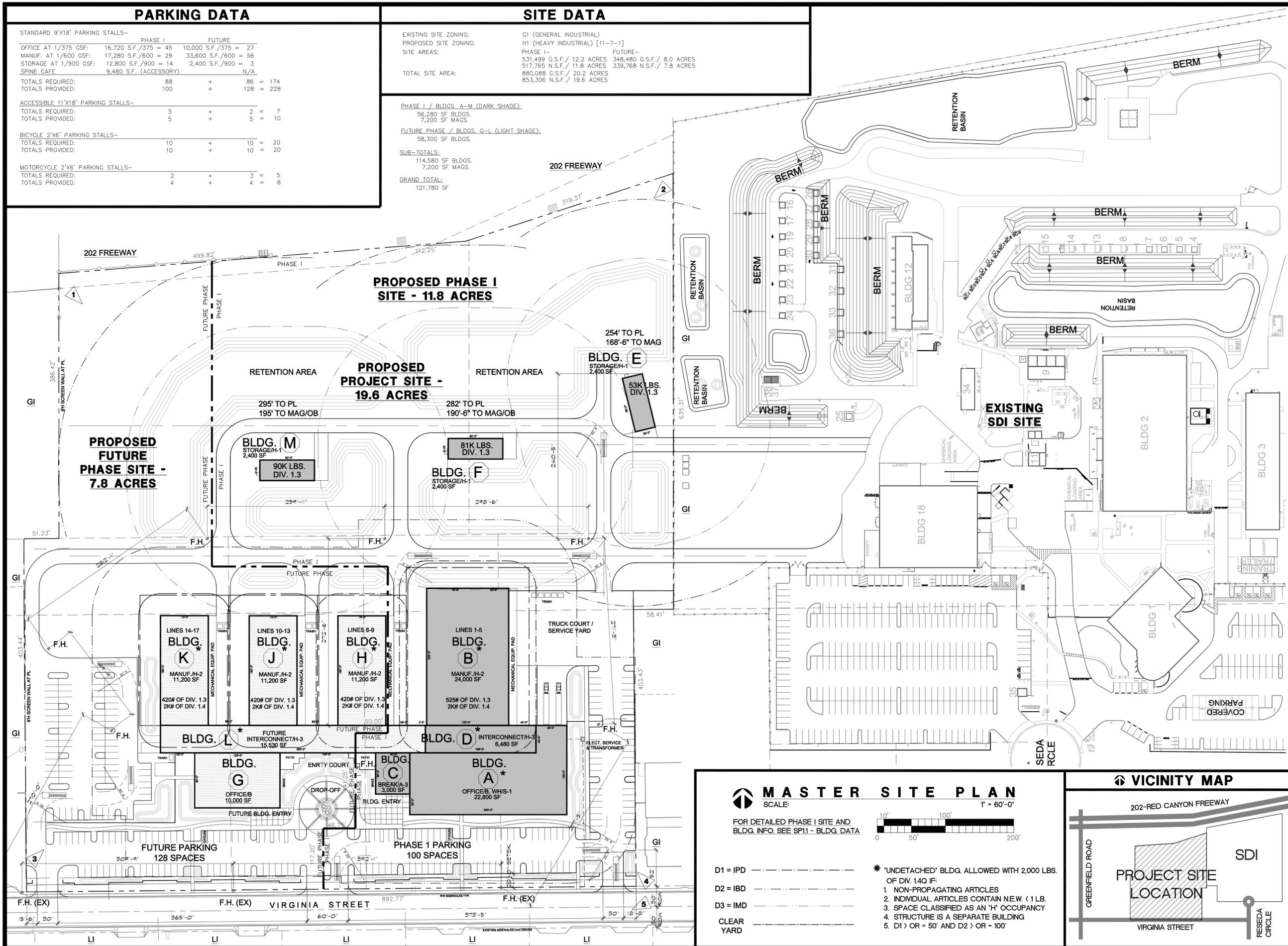
BICYCLE 2'x6' PARKING STALLS--	PHASE I	FUTURE
TOTALS REQUIRED:	10	10
TOTALS PROVIDED:	10	10
	+	=
	10	20

MOTORCYCLE 2'x6' PARKING STALLS--	PHASE I	FUTURE
TOTALS REQUIRED:	2	3
TOTALS PROVIDED:	4	4
	+	=
	4	8

SITE DATA

EXISTING SITE ZONING: G1 (GENERAL INDUSTRIAL)
 PROPOSED SITE ZONING: H1 (HEAVY INDUSTRIAL) [11-7-1]
 SITE AREAS:
 PHASE I - 531,499 G.S.F./ 12.2 ACRES
 FUTURE - 348,480 G.S.F./ 8.0 ACRES
 517,765 N.S.F./ 11.8 ACRES
 339,768 N.S.F./ 7.8 ACRES
 880,088 G.S.F./ 20.2 ACRES
 853,306 N.S.F./ 19.6 ACRES

PHASE I / BLDGS. A-M (DARK SHADE):
 56,280 SF BLDGS.
 7,200 SF MAGS.
 FUTURE PHASE / BLDGS. G-L (LIGHT SHADE):
 58,300 SF BLDGS.
 SUB-TOTALS:
 114,580 SF BLDGS.
 7,200 SF MAGS.
 GRAND TOTAL:
 121,780 SF



PHASE I BUILDING DATA

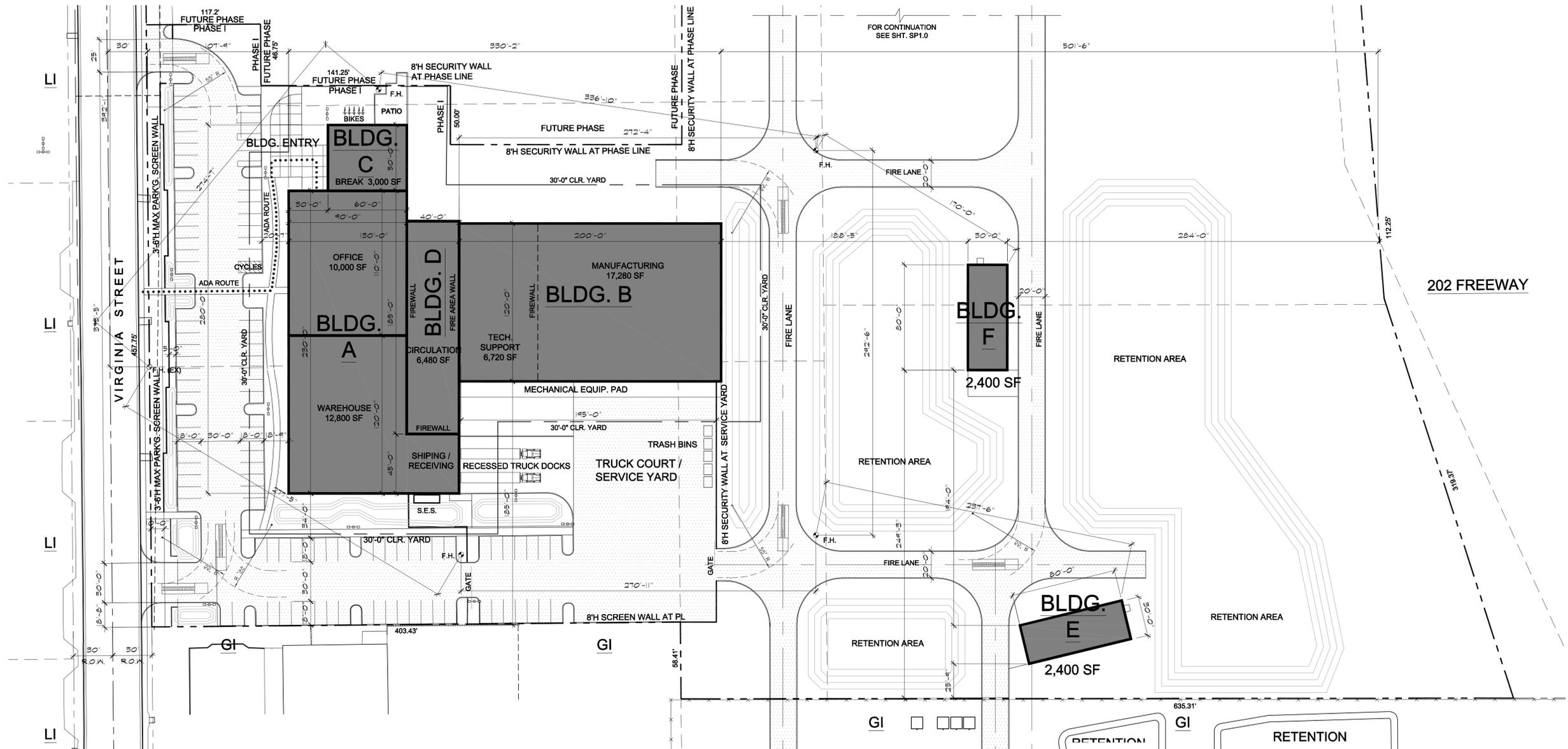
PROPOSED ACTUAL BUILDING AREAS- OFFICE:		ALLOWABLE BUILDING AREAS- TYPE IIB (MIXED USE):	
ADMIN (B)	10,000 S.F.	545'-0"/820'-0" = 66 - .25 (30) = 0.415 OR 1,415 INC. ALLOWED FOR FRONTAGE + 3X INC. ALLOWED FOR AFES	
WAREHOUSE (S-1)	12,800 S.F.	A3 = 9,500 SF(1.415) + 9,500(3) = 41,942 SF MAX ALLOWED	
CAFE AREA (A-3)	3,000 S.F.	B = 23,000 SF(1.415) + 23,000(3) = 101,545 SF MAX ALLOWED	
TOTAL	25,800 S.F.	S1 = 17,500 SF(1.415) + 17,500(3) = 77,262 SF MAX ALLOWED	
		(A3) 3,000/41,942 + (B) 10,000/101,545 + (S1) 12,500/77,262 = (A3) 0.07 + (B) 0.10 + (S1) 0.16 = 0.33 < 1, O.K.	
PRODUCTION:		TYPE IA (H-2):	
MANUF. (H-2)	17,280 S.F.	21,000 SF BASE ALLOWED (O.K.)	
LABS / INTERCONNECT:		TYPE IIB (H-3):	
LABS (H-3)	6,720 S.F.	14,000 SF BASE ALLOWED (O.K.)	
CIRCULATION (H-3)	6,480 S.F.		
TOTAL	13,200 S.F.		
STORAGE MAGAZINES:		TYPE IIB (H-1):	
BLDG. "E" (H-1)	2,400 S.F.	220'-0"/220'-0" = 1.00 - .25 (30) = 0.75 > OR 7,000 SF X 1.75 = 12,250 SF > ALLOWED FOR FRONTAGE (O.K.)	
BLDG. "F" (H-1)	2,400 S.F.		
BLDG. "M" (H-1)	2,400 S.F.		
TOTAL	7,200 S.F.		
TOTAL PHASE I BLDG. AREA: 63,480 G.S.F.			

PHASE I PARKING DATA

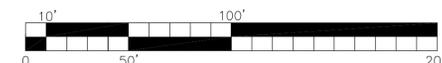
STANDARD 9'X18' PARKING STALLS [11-32-2.H]-		
OFFICE AT 1/375 GSF:	16,720 S.F./ 375 = 45	
MANUF. AT 1/600 GSF:	17,280 S.F./ 600 = 29	
STORAGE AT 1/900 GSF:	12,800 S.F./ 900 = 14	
SPINE CAFE (ACCESSORY)	N/A	
TOTAL REQUIRED:	88	
TOTAL PROVIDED:	100	
ACCESSIBLE 11'X18' PARKING STALLS [11-32-2.E]-		
TOTAL REQUIRED:	5	
TOTAL PROVIDED:	5	
BICYCLE 2'X6' PARKING STALLS [11-32-8.A]-		
TOTAL REQUIRED:	10	
TOTAL PROVIDED:	10	
MOTORCYCLE 5'X9' PARKING STALLS [11-32-2.I]-		
TOTAL REQUIRED:	4	
TOTAL PROVIDED:	4	
PARK'G SCREEN WALLS- ALLOWED- PROVIDED-		
LENGTH:	50'-0"L. MAX.	50'-0"L. MAX.
HEIGHT:	2'-8"H MIN./3'-4" MAX.	2'-8"H MIN./3'-4" MAX.

PHASE I SITE DATA

EXISTING SITE ZONING:	G1 (GENERAL INDUSTRIAL)	
PROPOSED SITE ZONING:	H1 (HEAVY INDUSTRIAL) [11-7-1]	
PHASE I SITE AREA:	531,499 G.S.F./ 12.2 ACRES 517,765 N.S.F./ 11.8 ACRES	
BUILDING SETBACKS -		
FRONTYARD [11-7-3]:	REQUIRED- 20'-0"	PROVIDED- 107'-9"
SIDEYARD [11-7-3]:	0'-0"	25'-9" / 100'-3"
REARYARD [11-7-3]:	0'-0"	277'-10" / 501'-6"
BUILDING SEPARATION -		
1 STORY [11-7-3]:	REQUIRED- 0'-0"	PROVIDED- 188'-0"
LANDSCAPING SETBACKS-		
FRONTYARD [11-33-B.2]:	REQUIRED- 20'-0"	PROVIDED- 20'-0"
SIDEYARD [11-33-B.2]:	0'-0"	0'-0"
REARYARD [11-33-B.2]:	0'-0"	0'-0"
FOUNDATION BASE (BLDG. FACES) -		
PUBLIC ENTRIES [11-33-5.A.1]:	REQUIRED- 15'-0"	PROVIDED- 18'-9" / 19'-10"
PARKING ALONG WALLS		
W/O ENTRIES [11-33-5.A.2.A]:	10'-0"	34'-0"
PARKING ALONG WALLS		
W/O ENTRIES [11-33-5.A.2.B]:	5'-0"	N/A
DRIVES ALONG WALLS		
BUILDING HEIGHT [11-7-3]-		
	50'-0" MAX.	32'-0" MAX.



PHASE I PARTIAL SITE PLAN
SCALE: 1" = 40'-0"

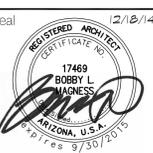


WEISS • MAGNESS ARCHITECTS
2877 east camback rd suite 820 phoenix, az 85016
architecture
tel: 602-956-8900

DAICEL CORPORATION
3431 NORTH RESEDA CIRCLE
MESA, ARIZONA 85215-9101
(480) 832-0774 - FAX (480) 832-2434

SPECIAL DEVICES, INC.

Revisions Date



Project Number 14004
Date 12/18/2014
Drawn By BLM
Checked By BLM
Scale 1" = 40'-0"
Sheet Title DAICEL / SDI - DSSA AZ INFLATOR MANUFACTURING FACILITY PHASE I SITE PLAN OPTION 4

Sheet Number **SP1.1**

PRELIMINARY PLAT SPECIAL DEVICES, INC.

NORTH OF VIRGINIA STREET & EAST OF GREENFIELD ROAD
MESA, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2
NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



OWNER:

DAICEL CORPORATION
3431 NORTH RESEDA CIRCLE
MESA, ARIZONA 85215
PHONE: (480) 832-0774
FAX: (480) 832-2434
CONTACT:

ARCHITECT:

WEISS MAGNESS ARCHITECTS
2807 E. CAMELBACK ROAD, SUITE 520
PHOENIX, ARIZONA 85016
PHONE: (602) 956-8900
FAX: (602) 956-8903
CONTACT:

ENGINEER:

HUNTER ENGINEERING, INC.
10450 N. 74TH ST., SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3988
CONTACT: RUSSELL SCHULTE

LEGAL DESCRIPTION:

PARCEL NO. 1: (ASSESSOR'S PARCEL NO. 141-37-031)
LOT 21, FALCON INDUSTRIAL PARK UNIT II, ACCORDING TO BOOK 233 OF MAPS, PAGE 12,
RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2: (ASSESSOR'S PARCEL NO. 141-37-041B)
THE EAST 255.80 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2,
NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 34;
THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF SAID
SECTION 34 A DISTANCE OF 874.45 FEET;
THENCE NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST 1063.69 FEET TO THE TRUE POINT
OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST A DISTANCE OF 850.98
FEET;
THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS EAST A DISTANCE OF 111.51 FEET;
THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST A DISTANCE OF 850.98 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST A DISTANCE OF 111.51 FEET TO THE
TRUE POINT OF BEGINNING.

PARCEL NO. 3: (ASSESSOR'S PARCEL NO. 141-37-032)
LOT 22, FALCON INDUSTRIAL PARK UNIT II, ACCORDING TO BOOK 233 OF MAPS, PAGE 12,
RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4: (ASSESSOR'S PARCEL NO. 141-37-041A)
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;
THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF SAID
SECTION 34 A DISTANCE OF 874.45 FEET;
THENCE NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST 1281.28 FEET TO THE TRUE POINT
OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST A DISTANCE OF 197.59
FEET;
THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS EAST A DISTANCE OF 111.51 FEET;
THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST A DISTANCE OF 197.59 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST A DISTANCE OF 111.51 FEET TO THE
TRUE POINT OF BEGINNING.

PARCEL NO. 5: (ASSESSOR'S PARCEL NO. 141-37-033)
LOT 23, FALCON INDUSTRIAL PARK UNIT II, ACCORDING TO BOOK 233 OF MAPS, PAGE 12,
RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 6: (ASSESSOR'S PARCEL NO. 141-37-040)
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;
THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF SAID
SECTION 34 A DISTANCE OF 874.45 FEET;
THENCE NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST 1063.69 FEET TO THE TRUE POINT
OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST A DISTANCE OF 197.59
FEET;
THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS EAST A DISTANCE OF 111.51 FEET;
THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST A DISTANCE OF 300.00 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST A DISTANCE OF 111.51 FEET TO THE
TRUE POINT OF BEGINNING.

PARCEL NO. 7: (ASSESSOR'S PARCEL NO. 141-37-034)
LOT 24, FALCON INDUSTRIAL PARK UNIT II, ACCORDING TO BOOK 233 OF MAPS, PAGE 12,
RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 8: (ASSESSOR'S PARCEL NO. 141-37-039)
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;
THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF SAID
SECTION 34 A DISTANCE OF 874.45 FEET;
THENCE NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST 783.69 FEET TO THE TRUE POINT
OF BEGINNING;
THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST A DISTANCE OF 300.00
FEET;
THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS EAST A DISTANCE OF 111.51 FEET;
THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST A DISTANCE OF 300.00 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST A DISTANCE OF 111.51 FEET TO THE
TRUE POINT OF BEGINNING.

PARCEL NO. 9: (PART OF 141-37-052A)
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;
THENCE SOUTH 89 DEGREES 23 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 34, 1543.56 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 23 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF
THE NORTHWEST QUARTER OF SAID SECTION 34, 171.08 FEET;
THENCE SOUTH 00 DEGREES 01 MINUTES 55 SECONDS EAST, 840.36 FEET;
THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, 171.08 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 54 SECONDS WEST 843.77 FEET TO THE TRUE POINT
OF BEGINNING;
EXCEPT ANY PORTION THEREOF WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT UNITED STATES BUREAU OF LAND MANAGEMENT (USBLM) BRASS CAP
MARKING THE NORTHWEST CORNER OF SAID SECTION 34, WHICH BEARS NORTH 0 DEGREES 28
MINUTES 55 SECONDS EAST 2794.49 FEET FROM A 1 1/2 INCH IRON PIPE 0.3 FEET BELOW
NATURAL GROUND MARKING THE WEST QUARTER CORNER OF SAID SECTION 34, SAID BRASS CAP
ALSO BEARING NORTH 88 DEGREES 54 MINUTES 45 SECONDS WEST 2639.05 FEET FROM A
USBLM BRASS CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 34;
THENCE ALONG THE WEST LINE OF SAID SECTION 34, SOUTH 0 DEGREES 28 MINUTES 55
SECONDS WEST 1335.10 FEET;
THENCE SOUTH 89 DEGREES 33 MINUTES 05 SECONDS EAST 55.00 FEET TO THE EAST RIGHT OF
WAY LINE OF GREENFIELD ROAD, AND THE POINT OF BEGINNING;
THENCE NORTH 01 DEGREE 27 MINUTES 53 SECONDS EAST 309.82 FEET;
THENCE NORTH 02 DEGREES 29 MINUTES 16 SECONDS EAST 109.65 FEET;
THENCE NORTH 07 DEGREES 59 MINUTES 31 SECONDS EAST 407.19 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 18 SECONDS EAST 630.08 FEET;
THENCE NORTH 85 DEGREES 59 MINUTES 11 SECONDS EAST 445.72 FEET;
THENCE NORTH 00 DEGREES 28 MINUTES 57 SECONDS EAST 27.99 FEET TO THE NORTH-SOUTH
MID-SECTION LINE OF SAID SECTION 34 AND THE POINT OF ENDING, WHICH BEARS SOUTH 0
DEGREES 28 MINUTES 57 SECONDS WEST 61.97 FEET FROM SAID NORTH QUARTER CORNER OF
SECTION 34.

LEGAL DESCRIPTION: (CONTINUED)

THENCE NORTH 07 DEGREES 59 MINUTES 31 SECONDS EAST 407.19 FEET;
THENCE SOUTH 89 DEGREES 55 MINUTES 11 SECONDS EAST 830.08 FEET;
THENCE NORTH 85 DEGREES 59 MINUTES 18 SECONDS EAST 562.80 FEET;
THENCE NORTH 85 DEGREES 58 MINUTES 11 SECONDS EAST 445.72 FEET;
THENCE NORTH 00 DEGREES 28 MINUTES 57 SECONDS EAST 27.99 FEET;
THENCE NORTH 80 DEGREES 37 MINUTES 51 SECONDS EAST 938.08 FEET TO THE NORTH-SOUTH
MID-SECTION LINE OF SAID SECTION 34 AND THE POINT OF ENDING, WHICH BEARS SOUTH 0
DEGREES 28 MINUTES 57 SECONDS WEST 61.97 FEET FROM SAID NORTH QUARTER CORNER OF
SECTION 34.

PARCEL NO. 10: (PART OF 141-37-052A)
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS
FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;
THENCE SOUTH 89 DEGREES 23 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 34, 128.13 FEET;
THENCE SOUTH 00 DEGREES 01 MINUTES 55 SECONDS EAST, 843.77 FEET;
THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, 128.13 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 55 SECONDS WEST 846.31 FEET TO THE TRUE POINT
OF BEGINNING;
EXCEPT ANY PORTION THEREOF WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT UNITED STATES BUREAU OF LAND MANAGEMENT (USBLM) BRASS CAP
MARKING THE NORTHWEST CORNER OF SAID SECTION 34, WHICH BEARS NORTH 0 DEGREES 28
MINUTES 55 SECONDS EAST 2794.49 FEET FROM A 1 1/2 INCH IRON PIPE 0.3 FEET BELOW
NATURAL GROUND MARKING THE WEST QUARTER CORNER OF SAID SECTION 34, SAID BRASS CAP
ALSO BEARING NORTH 88 DEGREES 54 MINUTES 45 SECONDS WEST 2639.05 FEET FROM A
USBLM BRASS CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 34;
THENCE ALONG THE WEST LINE OF SAID SECTION 34, SOUTH 0 DEGREES 28 MINUTES 55
SECONDS WEST 1335.10 FEET;
THENCE SOUTH 89 DEGREES 33 MINUTES 05 SECONDS EAST 55.00 FEET TO THE EAST RIGHT OF
WAY LINE OF GREENFIELD ROAD, AND THE POINT OF BEGINNING;
THENCE NORTH 01 DEGREE 27 MINUTES 53 SECONDS EAST 309.82 FEET;
THENCE NORTH 02 DEGREES 29 MINUTES 16 SECONDS EAST 109.65 FEET;
THENCE NORTH 07 DEGREES 59 MINUTES 31 SECONDS EAST 407.19 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 18 SECONDS EAST 630.08 FEET;
THENCE NORTH 85 DEGREES 59 MINUTES 11 SECONDS EAST 562.80 FEET;
THENCE NORTH 85 DEGREES 58 MINUTES 11 SECONDS EAST 445.72 FEET;
THENCE NORTH 00 DEGREES 28 MINUTES 57 SECONDS EAST 27.99 FEET;
THENCE NORTH 80 DEGREES 37 MINUTES 51 SECONDS EAST 938.08 FEET TO THE NORTH-SOUTH
MID-SECTION LINE OF SAID SECTION 34 AND THE POINT OF ENDING, WHICH BEARS SOUTH 0
DEGREES 28 MINUTES 57 SECONDS WEST 61.97 FEET FROM SAID NORTH QUARTER CORNER OF
SECTION 34.

PARCEL NO. 11: (PART OF 141-37-050)
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS
FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;
THENCE SOUTH 89 DEGREES 23 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 34, 815.07 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 23 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE
OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 600.35 FEET;
THENCE SOUTH 00 DEGREES 01 MINUTES 54 SECONDS EAST, A DISTANCE OF 846.31 FEET;
THENCE SOUTH 89 DEGREES 27 MINUTES 53 SECONDS WEST, A DISTANCE OF 800.40 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 40 SECONDS WEST, A DISTANCE OF 428.15 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 59 SECONDS WEST, A DISTANCE OF 430.09 FEET TO
THE TRUE POINT OF BEGINNING;
EXCEPT ANY PORTION THEREOF WHICH LIES NORTH OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT UNITED STATES BUREAU OF LAND MANAGEMENT (USBLM) BRASS CAP
MARKING THE NORTHWEST CORNER OF SAID SECTION 34, WHICH BEARS NORTH 0 DEGREES 28
MINUTES 55 SECONDS EAST 2794.49 FEET FROM A 1 1/2 INCH IRON PIPE 0.3 FEET BELOW
NATURAL GROUND MARKING THE WEST QUARTER CORNER OF SAID SECTION 34, SAID BRASS CAP
ALSO BEARING NORTH 88 DEGREES 54 MINUTES 45 SECONDS WEST 2639.05 FEET FROM A
USBLM BRASS CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 34;
THENCE ALONG THE WEST LINE OF SAID SECTION 34, SOUTH 0 DEGREES 28 MINUTES 55
SECONDS WEST 1335.10 FEET;
THENCE SOUTH 89 DEGREES 33 MINUTES 05 SECONDS EAST 55.00 FEET TO THE EAST RIGHT OF
WAY LINE OF GREENFIELD ROAD, AND THE POINT OF BEGINNING;
THENCE NORTH 01 DEGREE 27 MINUTES 53 SECONDS EAST 309.82 FEET;
THENCE NORTH 02 DEGREES 29 MINUTES 16 SECONDS EAST 109.65 FEET;
THENCE NORTH 07 DEGREES 59 MINUTES 31 SECONDS EAST 407.19 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 18 SECONDS EAST 630.08 FEET;
THENCE NORTH 85 DEGREES 59 MINUTES 18 SECONDS EAST 562.80 FEET;
THENCE NORTH 85 DEGREES 58 MINUTES 11 SECONDS EAST 445.72 FEET;
THENCE NORTH 00 DEGREES 28 MINUTES 57 SECONDS EAST 27.99 FEET;
THENCE NORTH 80 DEGREES 37 MINUTES 51 SECONDS EAST 938.08 FEET TO THE NORTH-SOUTH
MID-SECTION LINE OF SAID SECTION 34 AND THE POINT OF ENDING, WHICH BEARS SOUTH 0
DEGREES 28 MINUTES 57 SECONDS WEST 61.97 FEET FROM SAID NORTH QUARTER CORNER OF
SECTION 34.

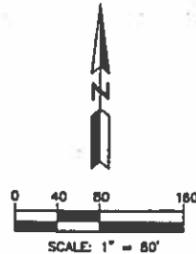
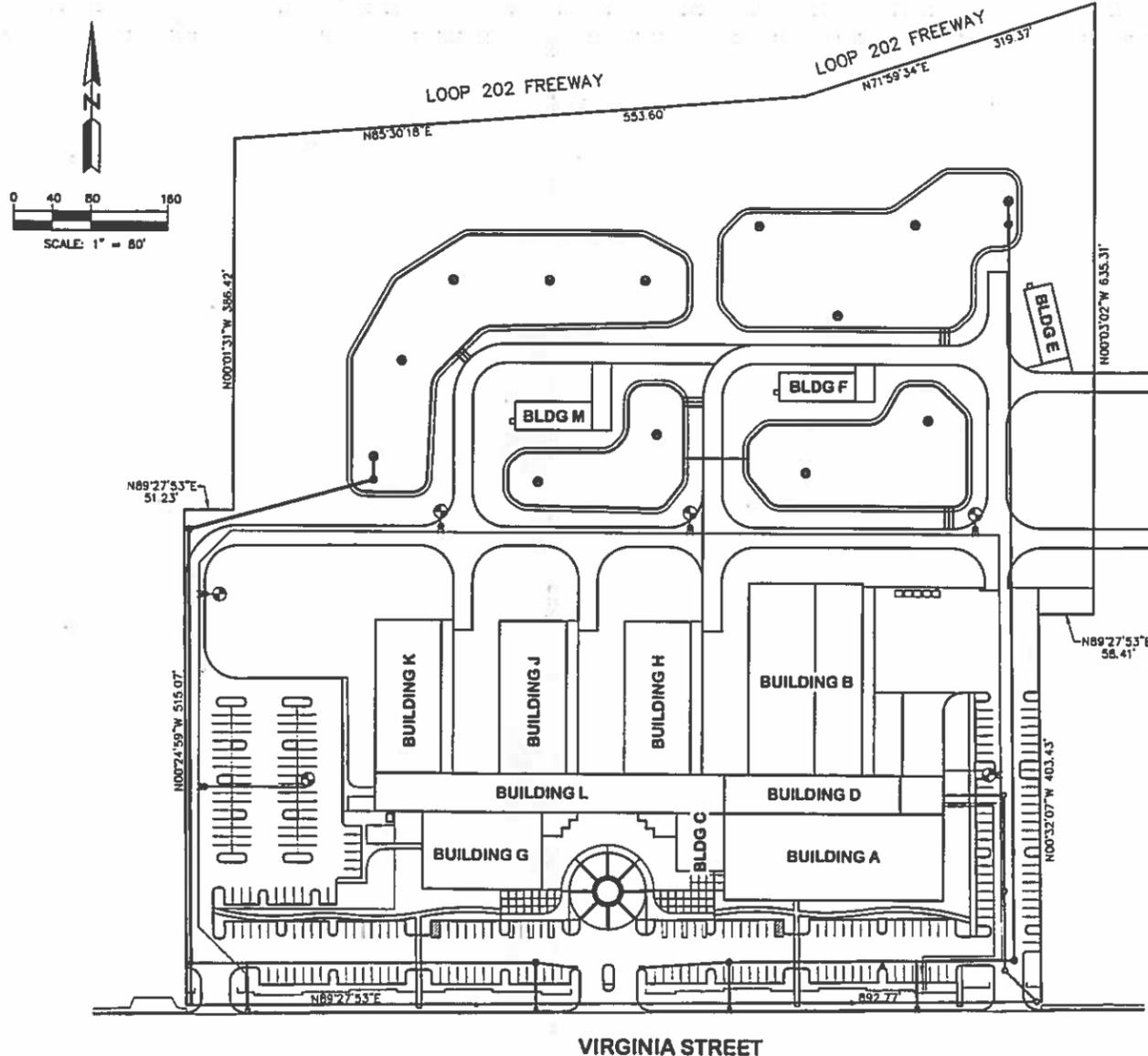
PARCEL NO. 12: (ASSESSOR'S PARCEL NO. 141-37-049B)
COMMENCING AT UNITED STATES BUREAU OF LAND MANAGEMENT (USBLM) BRASS CAP
MARKING THE NORTHWEST CORNER OF SAID SECTION 34, WHICH BEARS NORTH 0 DEGREES 28
MINUTES 55 SECONDS EAST 2794.49 FEET FROM A 1 1/2 INCH IRON PIPE 0.3 FEET BELOW
NATURAL GROUND MARKING THE WEST QUARTER CORNER OF SAID SECTION 34;
THENCE ALONG THE WEST LINE OF SAID SECTION 34, SOUTH 0 DEGREES 28 MINUTES 55
SECONDS WEST 1335.10 FEET;
THENCE SOUTH 89 DEGREES 33 MINUTES 05 SECONDS EAST 55.00 FEET TO THE EAST RIGHT OF
WAY LINE OF GREENFIELD ROAD;
THENCE NORTH 01 DEGREES 27 MINUTES 53 SECONDS EAST 309.82 FEET;
THENCE NORTH 02 DEGREES 29 MINUTES 16 SECONDS EAST 109.65 FEET;
THENCE NORTH 07 DEGREES 59 MINUTES 31 SECONDS EAST 407.19 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 18 SECONDS EAST 630.08 FEET;
THENCE NORTH 85 DEGREES 59 MINUTES 18 SECONDS EAST 67.31 FEET TO THE POINT OF
BEGINNING;
THENCE ALONG SAID WEST LINE, NORTH 0 DEGREES 28 MINUTES 55 SECONDS EAST 21.90 FEET;
THENCE NORTH 85 DEGREES 59 MINUTES 18 SECONDS EAST 553.60 FEET;
THENCE SOUTH 89 DEGREES 58 MINUTES 11 SECONDS WEST 63.67 FEET;
THENCE SOUTH 85 DEGREES 59 MINUTES 16 SECONDS WEST 495.49 FEET TO THE POINT OF
BEGINNING.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH
00°02'30" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER
OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
ACCORDING TO THE PLAT OF FALCON INDUSTRIAL PARK UNIT I & II,
RECORDED IN BOOK 233 OF MAPS, PAGE 12, MARICOPA COUNTY
RECORDS, ARIZONA.

BENCHMARK:

BRASS CAP AT THE INTERSECTION OF HIGLEY ROAD AND BROWN
ROAD, CITY OF MESA DATUM,
ELEVATION=1380.80



NO.	DATE	REVISION	BY

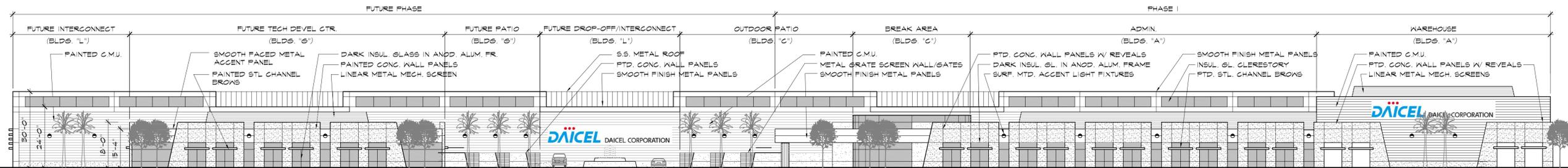
DRAWN BY: PJE
CHECKED BY: JQH

CIVIL AND SURVEY
HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3988

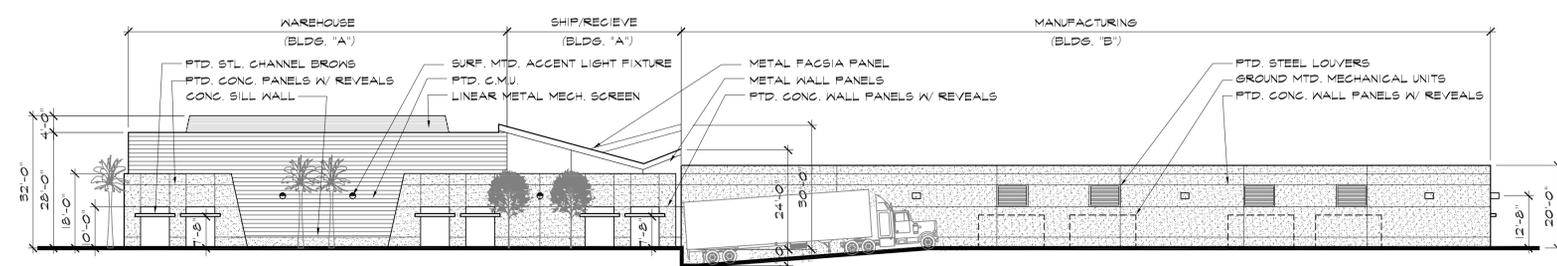


PRELIMINARY PLAT
SPECIAL DEVICES, INC.
NORTH OF VIRGINIA STREET & EAST OF GREENFIELD ROAD
MESA, ARIZONA
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA

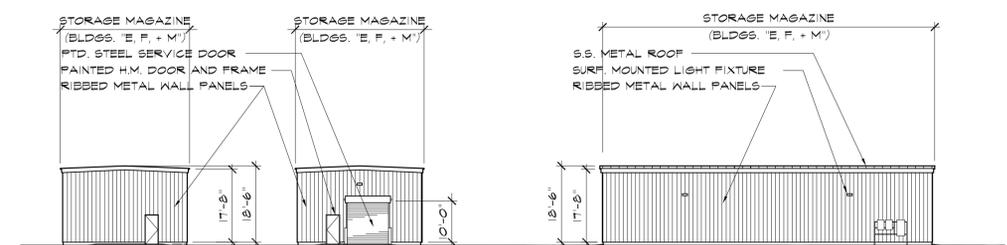
SECTION: 34
TOWNSHIP: 2N
RANGE: 6E
JOB NO.:
MAGN001-PP
SCALE
1"=80'
SHEET
1 of 1



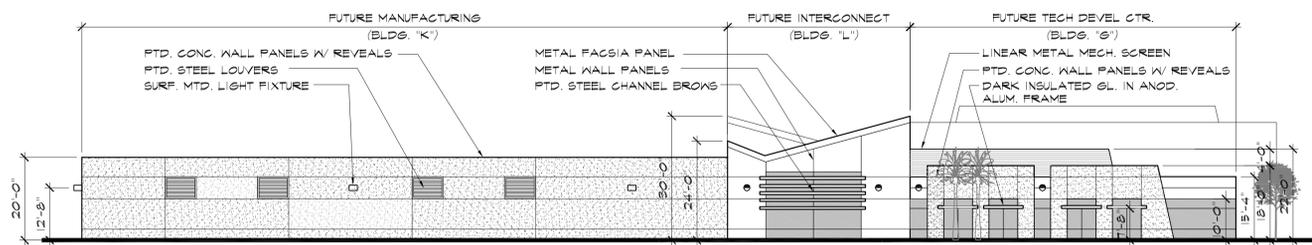
SOUTH BLDG. ELEVATION
SCALE: 1" = 20'-0"



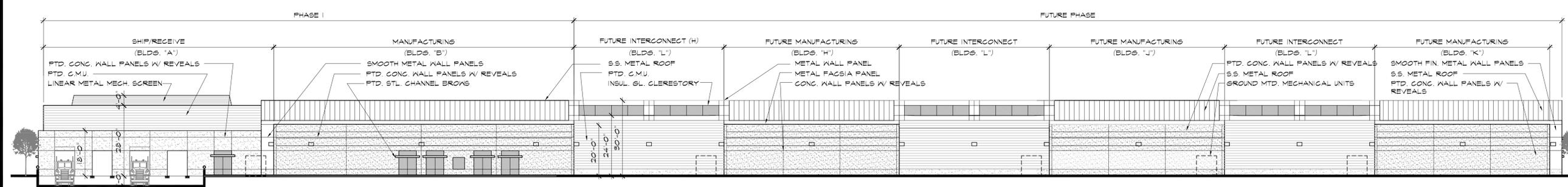
EAST BLDG. ELEVATION
SCALE: 1" = 20'-0"



STORAGE MAG. ELEVATIONS
SCALE: 1" = 20'-0"



WEST BLDG. ELEVATION
SCALE: 1" = 20'-0"



NORTH BLDG. ELEVATION
SCALE: 1" = 20'-0"



WEISS • MAGNESS ARCHITECTS
2877 east camback rd suite 820 phoenix, az 85016
phoenix
architecture
tel: 602-956-8900
fax: 602-956-8903

DAICEL CORPORATION
3431 NORTH RESEDA CIRCLE
MESA, ARIZONA 85215-9101
(480) 832-0774 - FAX (480) 832-2434

DAICEL S&D SPECIAL DEVICES, INC

Revisions Date

Seal 12/18/14
REGISTERED ARCHITECT
CERTIFICATE NO. 17489
BOBBY L. MAGNESS
ARIZONA, U.S.A.
EXPIRES 9/30/2015

Project Number 14004
Date 12/18/2014
Drawn By BLM
Checked By BLM
Scale 1" = 20'-0"
Sheet Title DAICEL / S&D - DSSA AZ INFLATOR MANUFACTURING FACILITY PRELIMINARY EXTERIOR BLDG. ELEVATIONS
Sheet Number

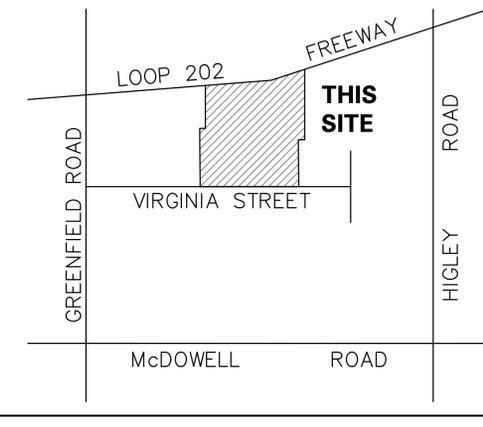
A4.0

CONCEPTUAL GRADING AND DRAINAGE PLAN

FOR SPECIALTY DEVICES, INC.

4558 E. Virginia
MESA, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

OWNER

DAICEL CORPORATION
3431 NORTH RESEDA CIRCLE
MESA, ARIZONA 85215-9101
PHONE: (480) 832-0774
FAX: (480) 832-2434
CONTACT:

ARCHITECT

WEISS MAGNESS ARCHITECTS
2807 E. CAMELBACK ROAD, SUITE
520
PHOENIX, ARIZONA 85016
PHONE: (602) 956-8900
FAX: (602) 956-8903
CONTACT:

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JEFF HUNTER

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°02'30" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 XXST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE PLAT OF FALCON INDUSTRIAL PARK UNIT I & II, RECORDED IN BOOK 233 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS, ARIZONA.

SHEET INDEX

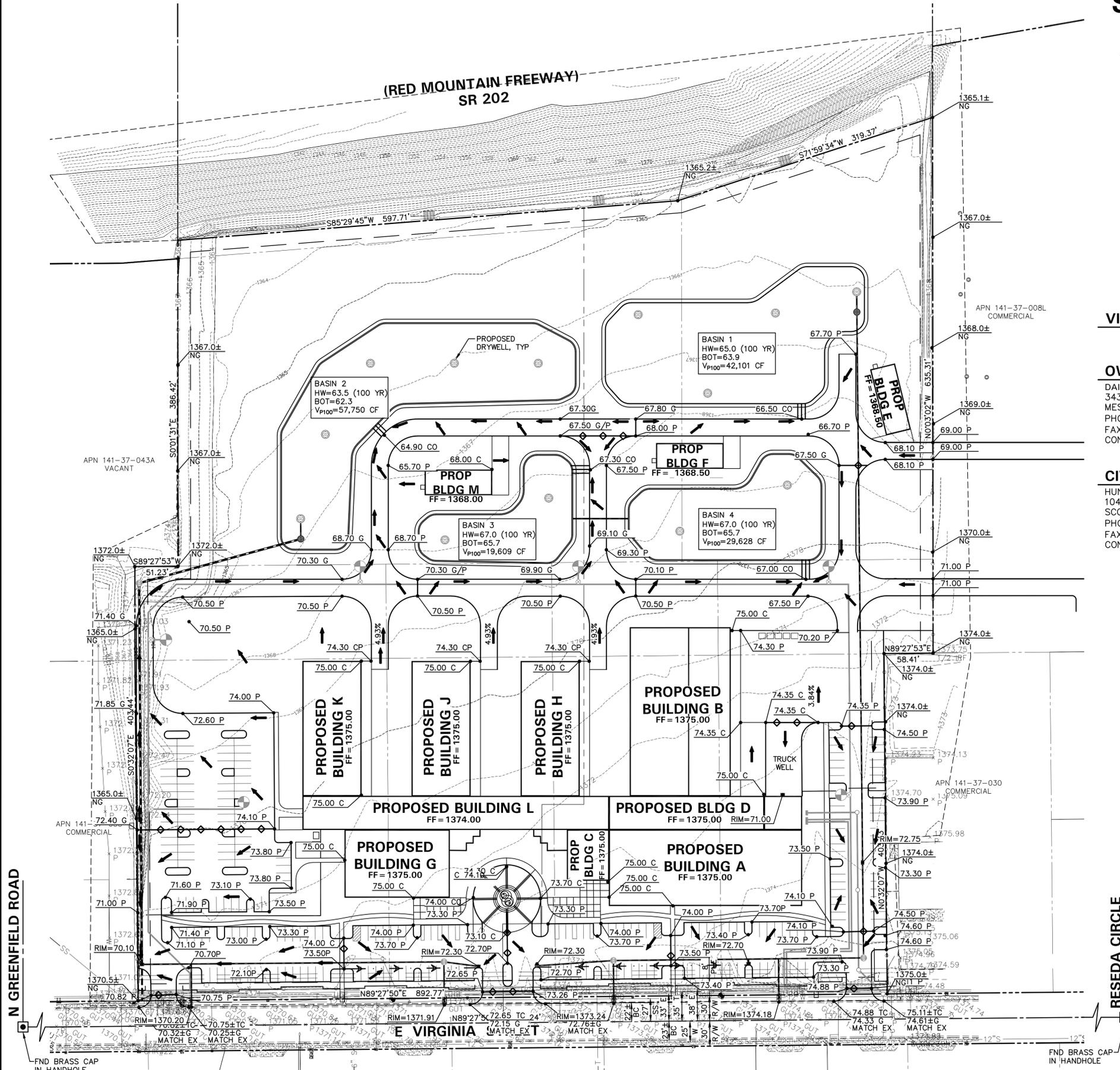
CONCEPTUAL GRADING AND DRAINAGE PLAN. 1
CONCEPTUAL UTILITY PLAN. 2

EXISTING LEGEND

STREET RIGHT-OF-WAY LINE
PROPERTY LINE
EASEMENT LINE

PROPOSED LEGEND

GRADE BREAK
CONTOUR
STORM LINE
CATCH BASIN
SPOT ELEVATION
FLOW ARROW
PROPERTY LINE
EASEMENT LINE

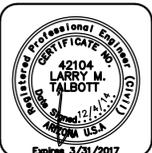


NO.	DATE	REVISION

DESIGN BY: JMH
DRAWN BY: WMK
CHECKED BY: JMH

HUNTER ENGINEERING
CIVIL AND SURVEY

10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



CONCEPTUAL GRADING & DRAINAGE PLAN
FOR
SPECIALTY DEVICES, INC.
4558 E. VIRGINIA
MESA, ARIZONA

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

HE JOB NO.: MANG001

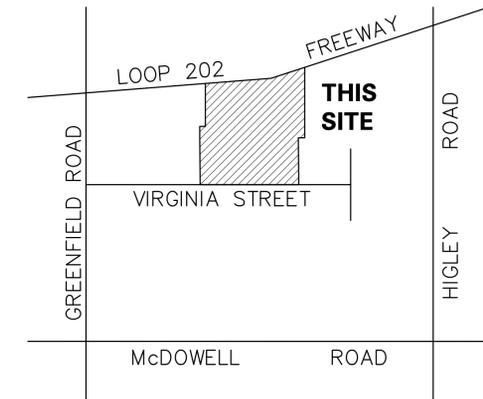
SCALE 1"=60'

SHEET C1

CONCEPTUAL UTILITY PLAN FOR SPECIALTY DEVICES, INC.

4558 E. Virginia
MESA, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

OWNER

DAICEL CORPORATION
3431 NORTH RESEDA CIRCLE
MESA, ARIZONA 85215-9101
PHONE: (480) 832-0774
FAX: (480) 832-2434
CONTACT:

ARCHITECT

WEISS MAGNESS ARCHITECTS
2807 E. CAMELBACK ROAD, SUITE 520
PHOENIX, ARIZONA 85016
PHONE: (602) 956-8900
FAX: (602) 956-8903
CONTACT:

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JEFF HUNTER

NO.	DATE	REVISION	BY

DESIGN BY: JMH
DRAWN BY: WMK
CHECKED BY: JMH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY



CONCEPTUAL UTILITY PLAN
FOR
SPECIALTY DEVICES, INC.
4558 E. VIRGINIA
MESA, ARIZONA

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

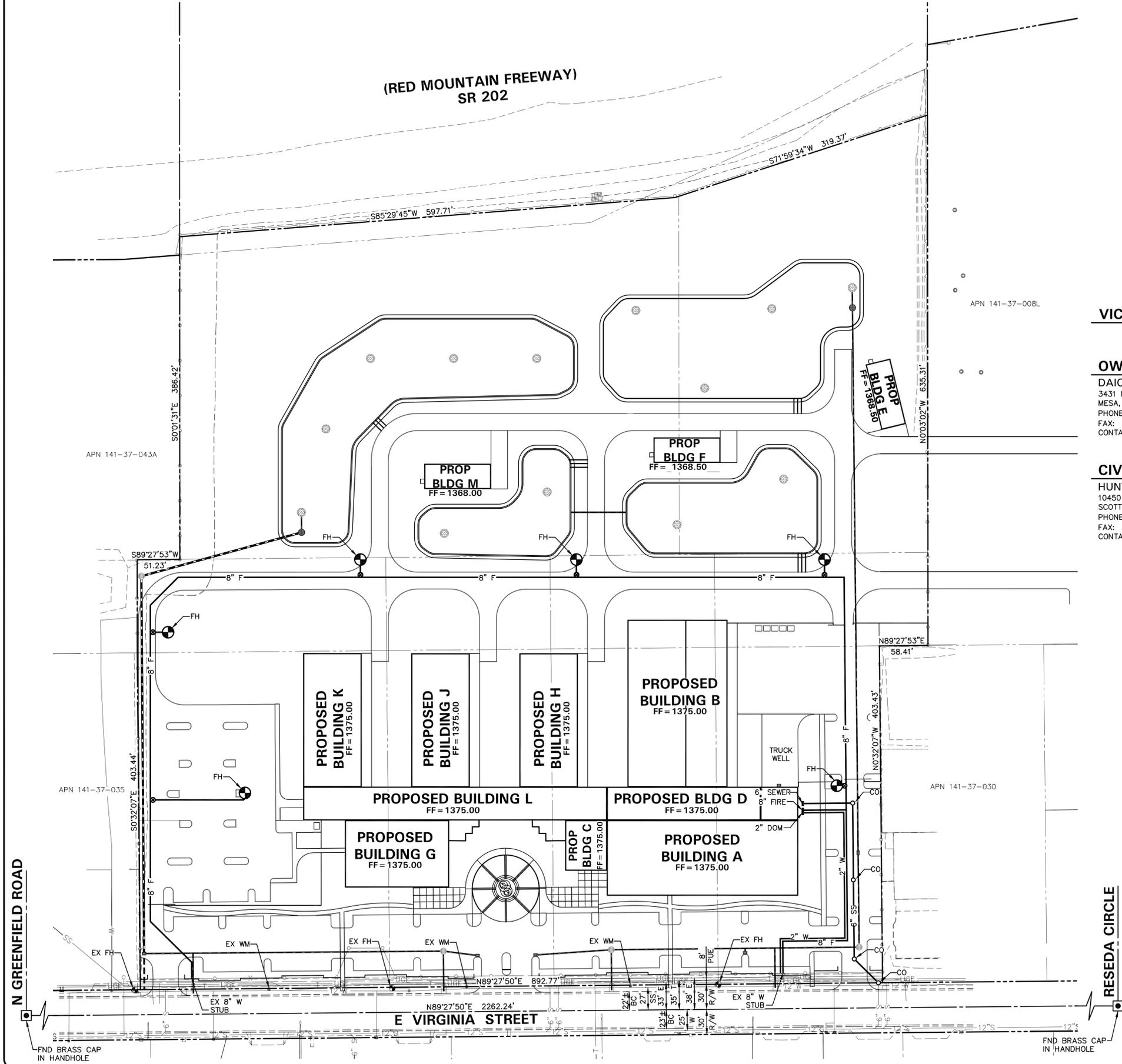
HE JOB NO.:
MANG001

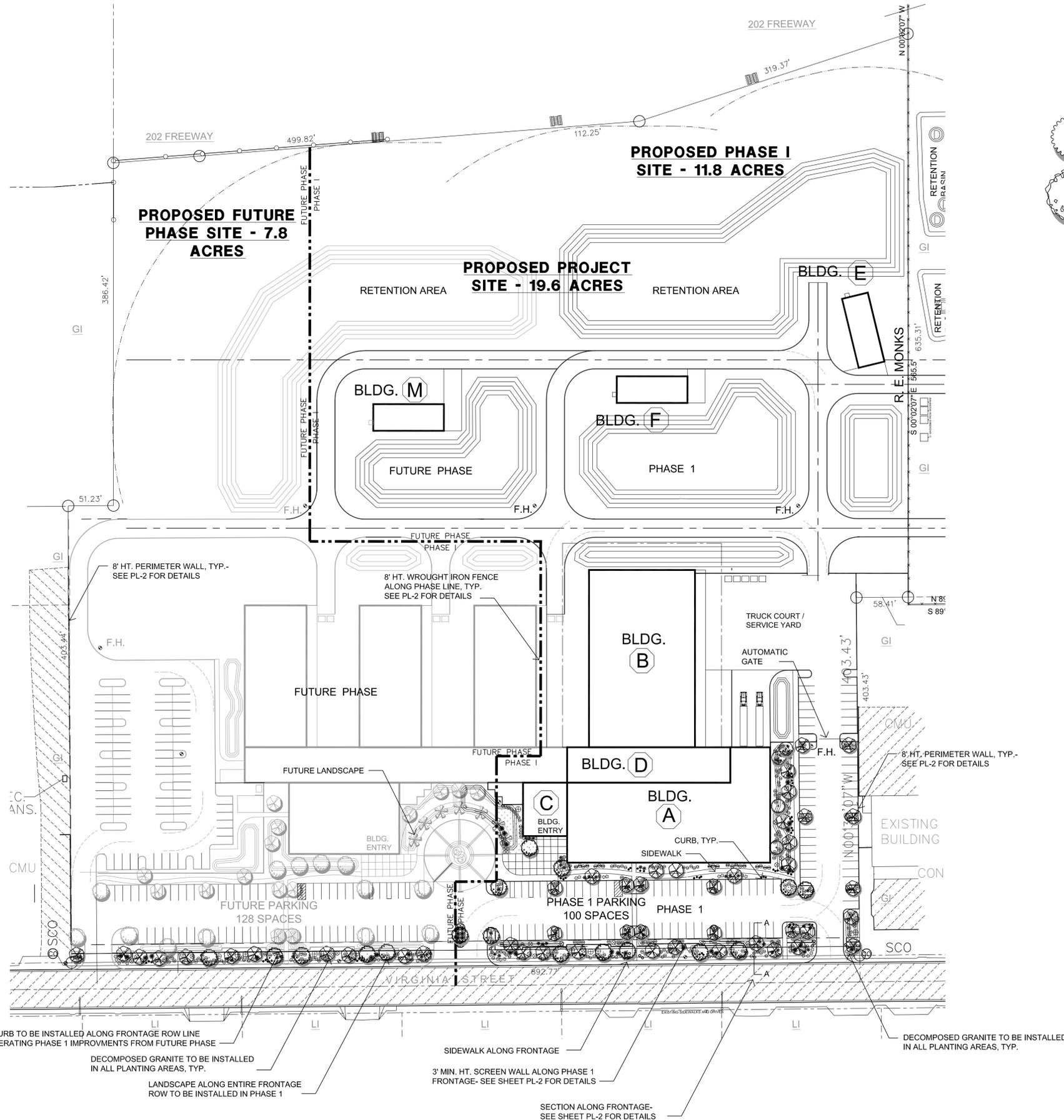
SCALE
1"=60'

SHEET
C2

N GREENFIELD ROAD

RESEDA CIRCLE





PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL.
	CAESALPINIA CACALACO 'SMOOTHIE'	THORNLESS CASCALOTE	15 GAL.
	PARKINSONIA PRAECOX	PALO BREA	24" BOX
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	36" BOX
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20' HT.
SHRUBS			
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL.
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD	5 GAL.
	NERIUM OLEANDER	'PETITE PINK' OLEANDER	5 GAL.
	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL.
ACCENTS			
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
GROUNDCOVER			
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 GAL.
	BERMUDA GRASS	HYDROSEED	
INERT GROUNDCOVER			
	DECOMPOSED GRANITE	MADISON GOLD	1/2" MINUS
	CONCRETE HEADER	6" WIDE	

PRELIMINARY LANDSCAPE NOTES

PLANTING
 THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF MESA STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

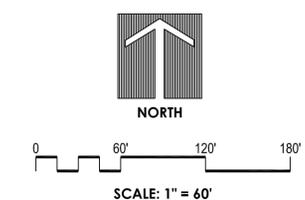
SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF MESA. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION
 THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

GRADING
 ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES.

LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
STREET FRONTAGE- 1 TREE PER 25 L.F./ 6 SHRUBS- (775 L.F.)	31	32
6 SHRUBS PER 25 L.F.-	186	195
PARKING- 1 TREE/ 3 SHRUBS PER ISLAND- 10% OF ISLAND TREES TO BE 36" BOX-	19	19
	2	4
FOUNDATION- 1 TREE PER 50 L.F.- (500 L.F.) 10% OF ISLAND TREES TO BE 36" BOX-	10	15
	1	2



PINNACLE DESIGN, INC

1048 N. 44th Street
 Suite 200 • Phoenix, AZ 85008
 Ofc: (602)952-8585 • Fax: 952-8686
 Job # 14049

PRELIMINARY LANDSCAPE PLAN

WEISS • MAGNESS ARCHITECTS
 2817 east camelback rd suite 520 phoenix, az 85016
 planning
 architecture
 tel: 602-966-8900 fax: 602-966-8903

DAICEL CORPORATION
 3431 NORTH RESEDA CIRCLE
 MESA, ARIZONA 85215-9101
 (480) 832-0774 - FAX (480) 832-2434

SPECIAL DEVICES, INC

Revisions	Date
Seal	
Project Number	
Date	
Drawn By	
Checked By	
Scale	
Sheet Title	
Sheet Number	



3431 N. Reseda Circle

Mesa, Arizona

Rezoning & Council Use Permit Project Narrative

December 8, 2014

Revised December 24, 2014

Project Summary & Request

Pew & Lake, PLC, on behalf of Special Devices, Inc. (SDI), hereby submits this project narrative and supporting documents in support of a zoning change request on the approximate 19.6 acres located at 4558 E. Virginia, which is east of the northeast corner of Virginia Street and Greenfield Road in Mesa, Arizona and is commonly known as APNs: 141-37-031, 032, 033, 034, 039, 040, 041A, 041B, 049B, 050, and 052A. The specific requests are as follows:

- (a) Rezoning for the 19.6 acres from General Industrial (GI) to Heavy Industrial (HI);
- (b) Council Use Permit (CUP) for a Hazardous Material Facility in the HI zoning district;
and
- (c) Site Plan & Preliminary Plat approval.

If approved, these requests will accommodate the development of the long anticipated expansion of the existing SDI facility located adjacent to the project site.

The current SDI facility was established in 1992 and operates in the General Industrial (GI) zoning district with a CUP, which was issued under the prior version of the City of Mesa Zoning Ordinance. The CUP is necessary due to the type of work that SDI does at the plant, which is the manufacture of precision engineered energetic devices critical to the successful deployment of automotive safety systems. Thus, according to the City of Mesa Zoning Code, this facility qualifies as a “Hazardous Material Facility.”

SDI Operational Information

Special Devices, Incorporated (SDI) is a world leader in the development and manufacturing of precision-engineered pyrotechnic products. The SDI-Mesa facility, currently located at 3431 North Reseda Circle, opened in 1992 initially to supply igniters for driver and passenger-side occupant restraints (airbags). In addition to the manufacturing of life-saving devices for automotive safety systems, SDI has developed a wide range of diverse pyrotechnic products for industrial applications, the mining industry and law enforcement applications.

SDI maintains a market leadership position by utilizing cross-functional work teams, fact-based, data driven engineering concepts, and a focused effort on safety, quality and productivity. Validation of this strong commitment to safety, quality and productivity is evident by the many awards and recognitions SDI has achieved since establishing the production facility in Mesa.

SDI continues to reaffirm a strong commitment to meet or exceed health and safety regulations. The SDI-Mesa team strives to maintain an exceptional work place by working closely with regulatory agencies and continuously refining safety activities. SDI is the only active manufacturer of pyrotechnic material in the United States to ever achieve and recertify as an Occupational Safety and Health Administration (OSHA) Voluntary Protection Program (VPP) Star site. The Star recognition is the highest VPP award program for employers and employees that demonstrate comprehensive, successful safety management systems. The SDI-Mesa team maintains a working relationship with the Arizona Division of Occupational Safety and Health (ADOSH) and participates in ADOSH sponsored training opportunities, reviews and audits on a regular schedule.

Confidence in the capability of the SDI-Mesa facility to meet production needs and efficiencies resulted in the recent consolidation of the SDI California production operation to the Mesa site in 2009. The consolidation of a complex, energetic manufacturing operation to the SDI-Mesa facility and the relocation of many key employees was successful, in part, because of the guidance and assistance provided by the City of Mesa at that critical time in the company history. The current building configuration of the existing SDI-Mesa site at 3431 North Reseda Circle, is shown below:



Proposed Expansion

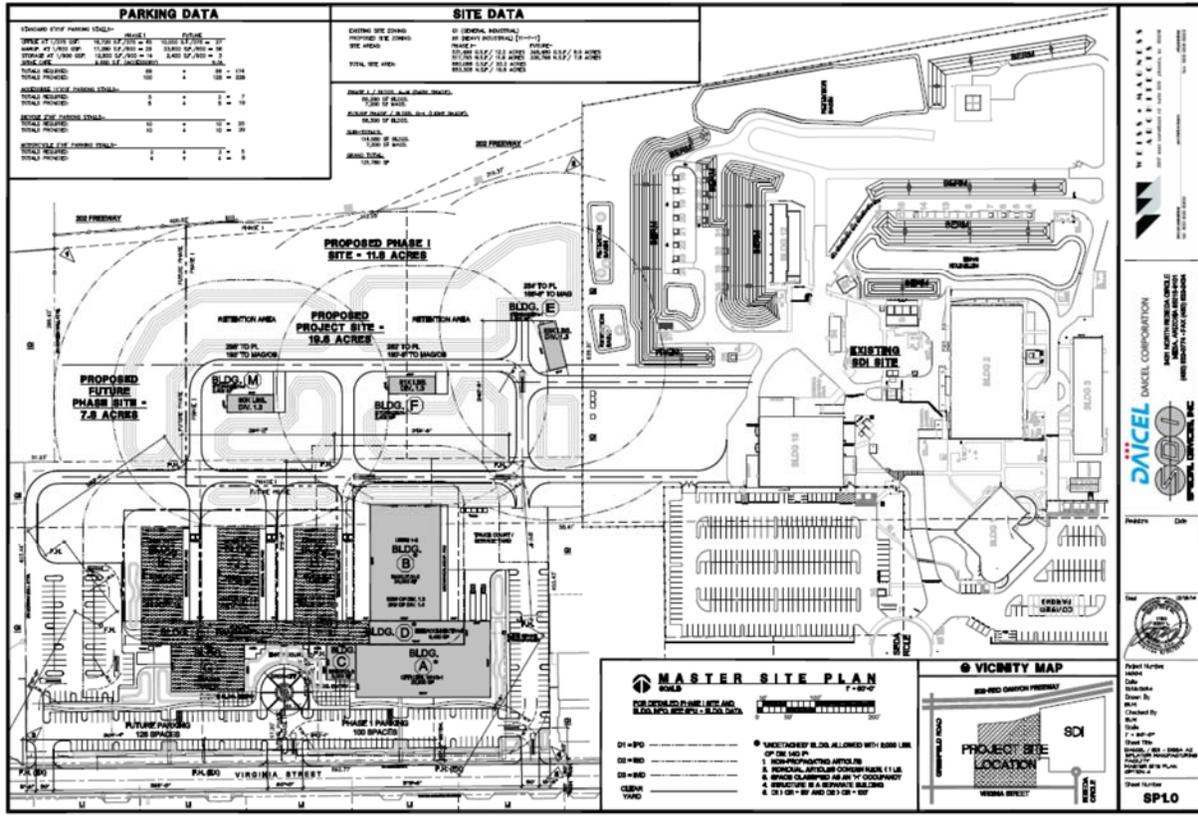
SDI is presented with an opportunity to expand production capabilities with an automotive airbag inflator facility to meet the current critical and future inflator needs of the automotive industry. The facility expansion is planned for the 19.6 acres west of the current location, which is shown in the photograph below. Building on the success of the recent consolidation by the company to the Mesa facility, SDI is committed to following and refining the same systems, models and safety techniques used previously to ensure this facility expansion can be constructed and operated in a completely safe and timely manner.



Site Description

The proposed plant expansion will be developed in phases, with the first phase being approximately 63,480 sq. ft. of assembly area identified as Buildings A, B, C, D, E, F and M on the proposed Master Site Plan. Overall, SDI is proposing to construct, over time, 121,780 sq. ft. The new expansion will initially add up to an additional 240 jobs by the time production starts in March 2016 (anticipated). The factory will continue to grow with the addition of Phase 2, which will be based on production levels/demand. The drawing on the next page is a simple illustration of the proposed Master Site Plan adjacent to the existing facility. To clarify, the existing facility is on the east (right) side of the drawing and the expansion site is on the west (left) side of the drawing.

SDI Proposed Facility – Master Site Plan



Adjacent Zoning Districts and Existing Uses

The adjacent zoning districts and land uses are illustrated below in the following table:

Direction	Current Zoning	Mesa 2025 General Plan	Current Use
North	202 Freeway	GI	202 Freeway
South	LI	GI	Industrial Warehouse
East	GI and GI (CUP)	GI	Industrial Uses and Existing SDI Facility
West	GI	GI	Industrial (Arizona Stone)
Project Site	GI	GI	Vacant

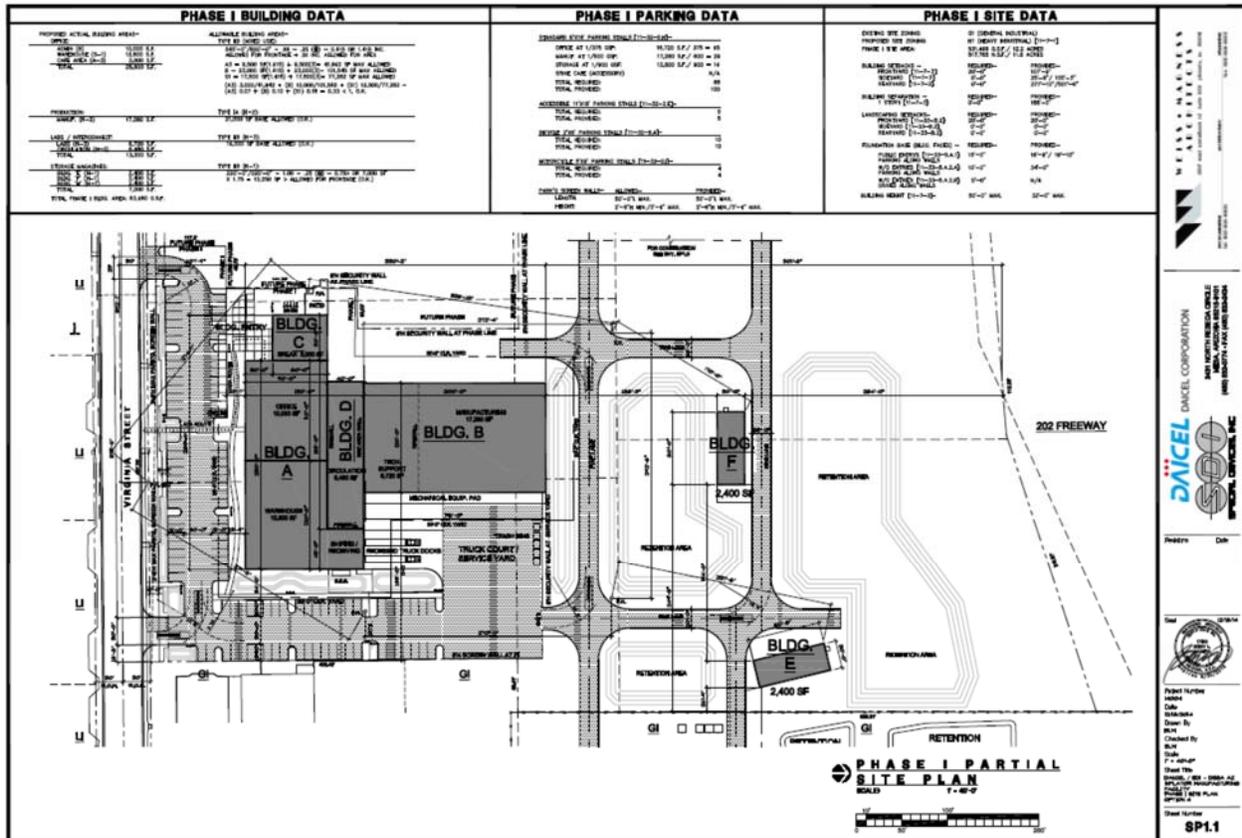
As indicated in the chart above, the change from GI to HI will provide for compatible uses and zoning between the subject site and the properties to the north, east and west. The proposed change is also consistent with the existing and proposed General Plan. The proposed use of the property will be commensurate with the manufacturing facility to the east.

Site Layout

The site is laid out so that the main entry, offices, manufacturing and assembly buildings and other related structures are at the south end, closer to Virginia Street. The propellant storage buildings are appropriately spaced per building and fire codes not only from the property lines, but also from the other adjacent buildings. Thus, the rear of the site, given its intended use, is sparsely covered with improvements and so this area will be largely used as storm water retention areas. The entire site will be dust-proofed in accordance with City of Mesa standards.

Occupancy and Phasing

As noted above, phasing will occur on the property with the ultimate build out being based on market demands. Phase I will be approximately 12.2 gross acres and consist of Buildings A, B, C, D, E, F and M as shown on the Phase I Site Plan shown below. These buildings will be approximately 63,480 sq. ft. and 100 parking spaces will be provided to address the 88 that are required. Following Phase I, there is no set order of construction contemplated for constructing the remaining buildings. However, for each component of the project, adequate parking will be provided.



Access & Parking

Access to the site will be provided primarily from Virginia Street. The company will provide private, controlled access internal to the site to allow ease of movement between the existing and new facilities. This private drive is illustrated both on the proposed Master Site Plan and on the Phase I Site Plan above. Parking for employees will be provided on site and will exceed City of Mesa Standards. The primary entrance for visitors will remain at the current facility.

Economic Impact and Jobs Created

SDI estimates that this proposed expansion will have a significant and positive economic development impact in the City of Mesa. SDI also estimates that approximately 240 jobs will be created with Phase I of the expansion.

Council Use Permit (CUP) Criteria

The criteria which must be satisfied to obtain a CUP are listed below in underlined format. Our responses follow immediately afterward in regular font type.

- 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;

The proposed plant expansion clearly advances the goals and objectives of the General Plan. It provides an industrial use in a well-established industrial area and provides expanded employment opportunities for the citizens of Mesa. Below are a few of the General Plan polices that support this request:

- Encourage urban growth in a planned, orderly manner with high quality development and an innovative and sustainable urban development patterns. (Objective LU-1.2)
 - Promote the development of available large vacant parcels of land as master planned communities with an appropriate mix of land use types. (Policy LU-1.2c)
- 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;

As noted above, the existing SDI facility has been operating at this location since 1992, when such use was allowed in the M-1 district with a Council Use Permit. With the change in the City's Zoning Ordinance in 2012, the type of facility which SDI operates, is now required to have HI zoning with a Council Use Permit. SDI's long-standing and proven track record at its current location show without doubt its consistency with the zoning district and General Plan category. The proposed expansion would be of the same operational caliber and quality.

- 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

The proposed project has been thoughtfully and carefully designed to satisfy all life-safety standards applicable to this type of use. Similar to the existing facility, SDI will carefully partner with the City of Mesa Building Safety Department and other third-party reviewing agencies to ensure and then reassure, that the proposed facility will satisfy all safety standards. Thus, the proposed project will not be detrimental to any of the surrounding properties.

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

With the exception of an upgrade of electrical service from SRP, the proposed project will require very little in the way of public infrastructure upgrades. Virginia Street is classified as a minor industrial collector and can adequately handle the anticipated traffic generated from this proposed facility.

Summary

The proposed plant expansion of SDI is: 1) consistent with the Mesa General Plan, 2) compatible with surrounding structures and uses, and 3) satisfies the goals and policies of the City of Mesa by increasing the employment opportunities in this area. All appropriate and applicable safety standards have been evaluated and addressed in the proposed site plan. We kindly urge your support in rezoning the property from GI to HI, granting the CUP, and approving the site plan and preliminary plat.

Citizen Participation Report
Special Devices, Inc. Plant Expansion
4558 E. Virginia
Mesa, Arizona
December 24, 2014

Purpose:

The purpose of this Citizen Participation Report is to provide an update to the City of Mesa Staff on the status of efforts to inform citizens, property owners, neighborhood associations, and businesses in the vicinity concerning the Applicant's request to the City of Mesa for the following items:

1. Rezoning for 19.6 acres from GI to HI;
2. Council Use Permit (CUP) for a Hazardous Material Facility in the HI zoning district;
3. Site Plan & Preliminary Plat approval for the proposed plant expansion.

This information will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan addressed in this application.

Contact:

Those coordinating the Citizen Participation activities are listed as follows:

Reese L. Anderson	Vanessa MacDonald
Pew & Lake, PLC	Pew & Lake, PLC
1744 S. Val Vista Drive, Suite 217	1744 S. Val Vista Drive, Suite 217
Office: 480-461-4670	Office: 480-461-4670
Facsimile: 480-461-4676	Facsimile: 480-461-4676
Email: reese.anderson@pewandlake.com	Email: vanessa.macdonald@pewandlake.com

Actions:

To provide effective citizen participation in conjunction with this application, the following actions have been taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting was held on December 18, 2014 with property owners, citizens and interested parties to discuss the proposed development. Consistent with the City of Mesa requirements, all property owners within 1,000 ft. and all Neighborhood Associations within 1/2-mile of the subject property were notified regarding the neighborhood meeting. A copy of the notification letter, sign-in sheets and the minutes from the neighborhood meeting are provided with this report.

2. For the public hearings, all property owners within 500' of the subject property, plus any and all neighbors who attended and signed-in at the neighborhood meeting will be notified of the public hearings before the Mesa Planning & Zoning Board and City Council meetings. Those public hearing notification letters are included as a part this final submittal.

Schedule:

Formal Application Submittal – December 8, 2014

Neighborhood Meeting (tentative) – December 18, 2014 (Administrative Offices of SDI, 3431 N. Reseda Cir.)

Design Review Board – First Submittal – Dec. 22, 2014

Resubmittal of Zoning Application – No later than Dec. 30, 2014

Design Review Board Meeting – January 13, 2015 @ 4 PM, City Council Chambers, Lower Level

Design Review Board, Follow-Up Submittal, TBD.

Planning & Zoning Board Hearing – January 21, 2015 @ 4 PM, City Council Chambers

City Council Introduction – February 9, 2015 @ 5:45 PM, City Council Chambers

City Council Formal Vote – February 23, 2015 @ 5:45 PM, City Council Chambers

Attachments

- Sign-In Sheets
- Neighborhood Meeting Power Point