

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

ACCESSIBLE 11'x18' PARKING STALLS--

TOTALS REQUIRED:	5	2
TOTALS PROVIDED:	5	5

BICYCLE 2'x6' PARKING STALLS--

TOTALS REQUIRED:	10	10
TOTALS PROVIDED:	10	10

MOTORCYCLE 2'x6' PARKING STALLS--

TOTALS REQUIRED:	2	3
TOTALS PROVIDED:	4	4

SITE DATA

EXISTING SITE ZONING:
PROPOSED SITE ZONING:
SITE AREAS:

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

PHASE I / BLDGS. A-M (DARK SHADE):

56,280 SF BLDGS.
7,200 SF MAGS.

FUTURE PHASE / BLDGS. G-L (LIGHT SHADE):

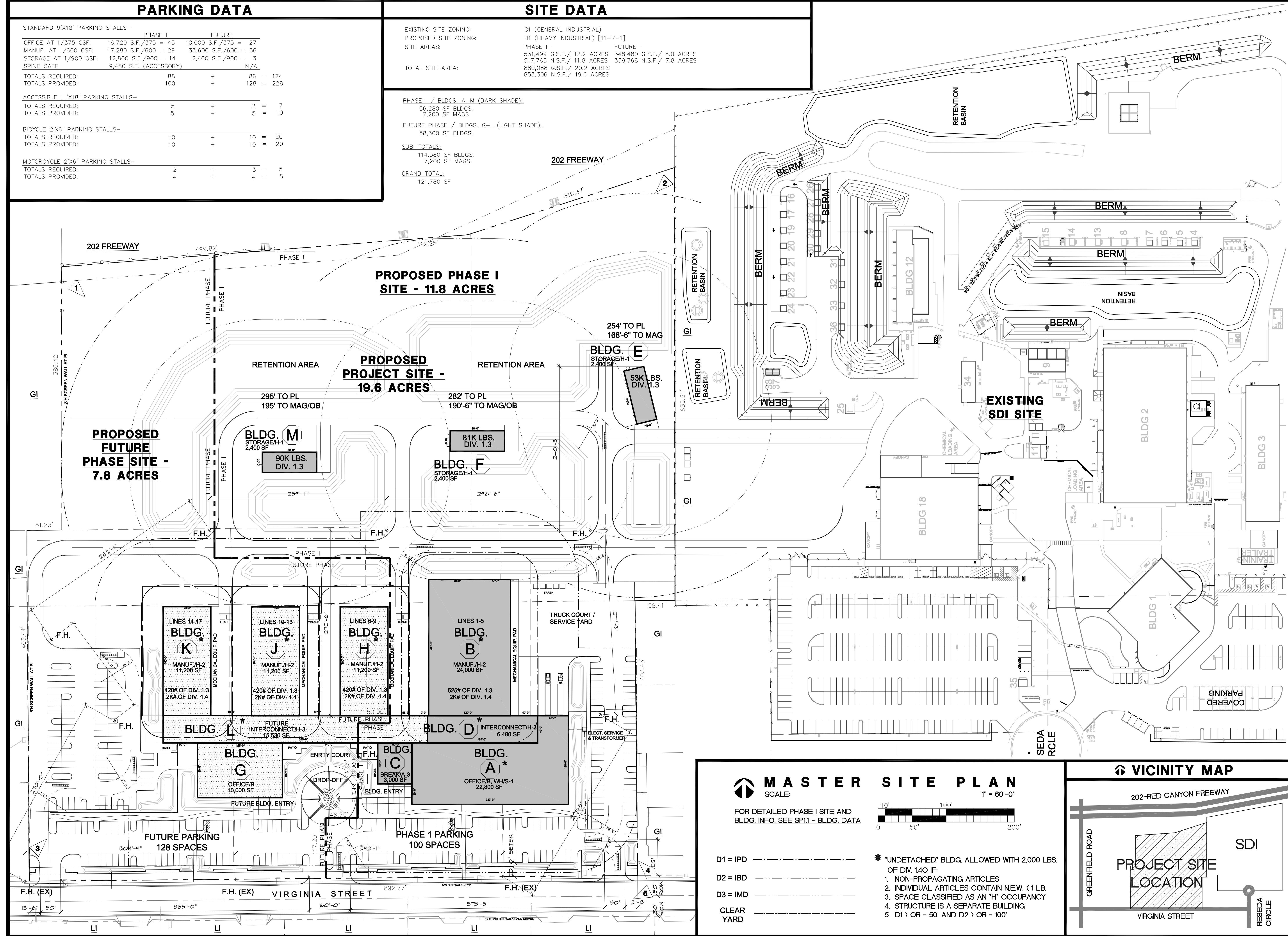
58,300 SF BLDGS.

SUB-TOTALS:

114,580 SF BLDGS.
7,200 SF MAGS.

GRAND TOTAL:

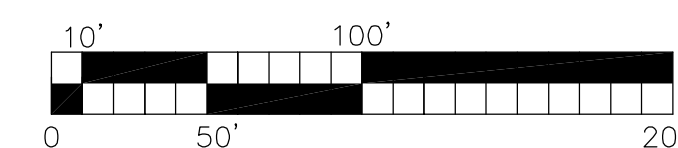
121,780 SF



MASTER SITE PLAN

SCALE: 1" = 60'-0"

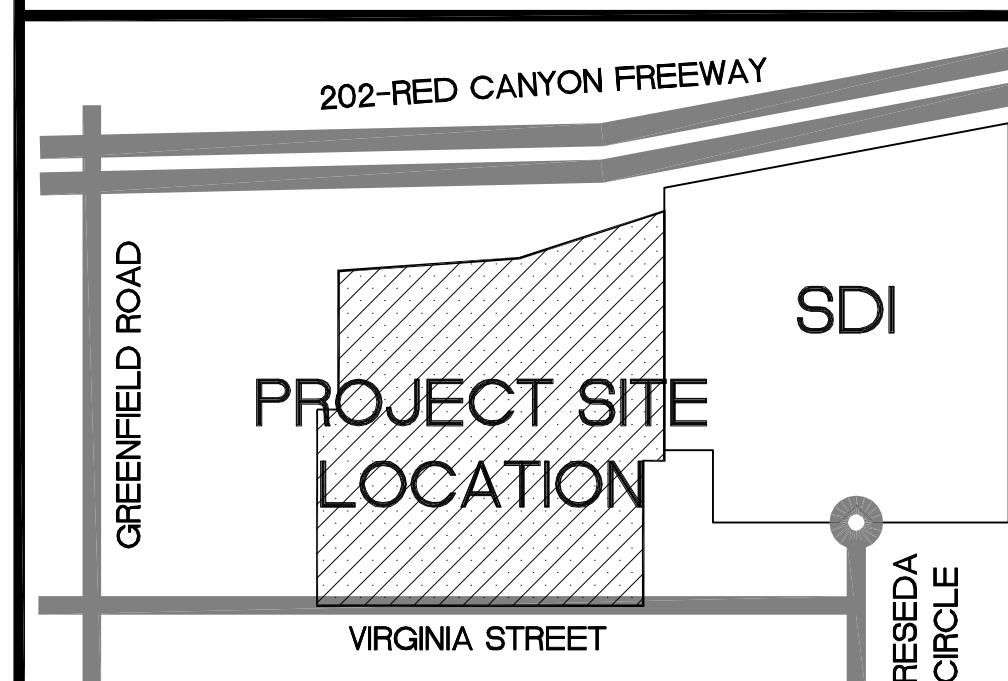
FOR DETAILED PHASE I SITE AND
BLDG. INFO. SEE SP11 - BLDG. DATA



- D1 = IPD
- D2 = IBD
- D3 = IMD
- CLEAR YARD

- * "UNDETACHED" BLDG. ALLOWED WITH 2,000 LBS. OF DIV. 14Q IF:
 1. NON-PROPAGATING ARTICLES
 2. INDIVIDUAL ARTICLES CONTAIN N.E.W. < 1 LB.
 3. SPACE CLASSIFIED AS AN "H" OCCUPANCY
 4. STRUCTURE IS A SEPARATE BUILDING
 5. D1 > OR = 50' AND D2 > OR = 100'

VICINITY MAP



**WEISS • MAGNESS
ARCHITECTS**
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DAICEL CORPORATION

DAICEL

SDI

Revisions Date

Seal 12/18/14



Project Number
14004
Date
12/18/2014
Drawn By
BLM
Checked By
BLM
Scale
1" = 60'-0"
Sheet Title
DAICEL / SDI - DSSA AZ
INFLATOR MANUFACTURING
FACILITY
MASTER SITE PLAN
OPTION 4

Sheet Number
SP1.0

PHASE I BUILDING DATA

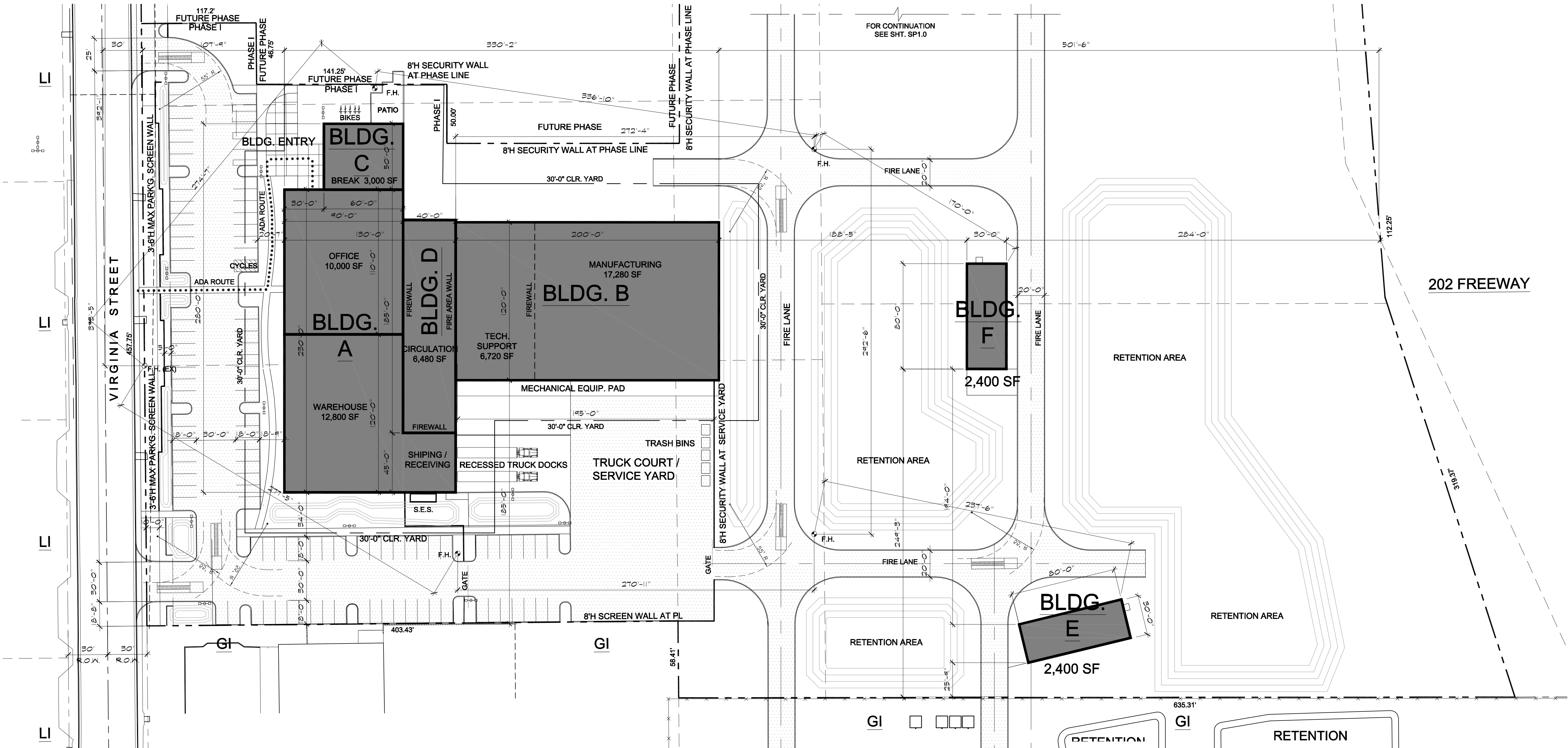
PROPOSED ACTUAL BUILDING AREAS-		ALLOWABLE BUILDING AREAS-	
OFFICE:		TYPE IIB (MIXED USE):	
ADMIN (B)	10,000 S.F.	545'-0"/820'-0" = .66 - .25 (30) = 0.415 OR 1,415 INC.	
WAREHOUSE (S-1)	12,800 S.F.	ALLOWED FOR FRONTAGE + 3X INC. ALLOWED FOR AFES	
CAFE AREA (A-3)	3,000 S.F.		
TOTAL	25,800 S.F.		
		A3 = 9,500 SF(1,415) + 9,500(3)= 41,942 SF MAX ALLOWED	
		B = 23,000 SF(1,415) + 23,000(3)= 101,545 SF MAX ALLOWED	
		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	
BLDG. 'F' (H-1)	2,400 S.F.	X 1.75 = 12,250 SF > ALLOWED FOR FRONTAGE (O.K.)	
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.J]-		
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.	

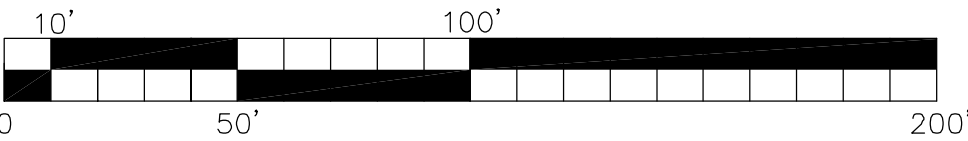
PHASE I SITE DATA

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]:	REQUIRED- 0'-0"	PROVIDED- 25'-9" / 100'-3"
REARYARD [11-7-3]:	REQUIRED- 0'-0"	PROVIDED- 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]:	REQUIRED- 0'-0"	PROVIDED- 0'-0"
REARYARD [11-33-B.2]:	REQUIRED- 0'-0"	PROVIDED- 0'-0"
FOUNDATION BASE (BLDG. FACES) -		
PUBLIC ENTRYS [11-33-5.A.1]:	REQUIRED- 15'-0"	PROVIDED- 18'-9" / 19'-10"
PARKING ALONG WALLS		
W/O ENTRYS [11-33-5.A.2.A]:	REQUIRED- 10'-0"	PROVIDED- 34'-0"
PARKING ALONG WALLS		
W/O ENTRYS [11-33-5.A.2.B]:	REQUIRED- 5'-0"	N/A
DRIVES ALONG WALLS		
BUILDING HEIGHT [11-7-3]-		
	50'-0" MAX.	32'-0" MAX.



PHASE I PARTIAL
SITE PLAN

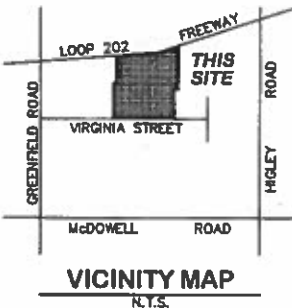
SCALE: 1" = 40'-0"



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 255.60 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 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. 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 18 SECONDS EAST 562.80 FEET;
THENCE NORTH 65 DEGREES 58 MINUTES 11 SECONDS EAST 445.72 FEET;
THENCE NORTH 00 DEGREES 57 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.

LEGAL DESCRIPTION: (CONTINUED)

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 65 DEGREES 58 MINUTES 11 SECONDS EAST 445.72 FEET;
THENCE NORTH 00 DEGREES 57 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 53 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 18 SECONDS EAST 562.80 FEET;
THENCE NORTH 65 DEGREES 58 MINUTES 11 SECONDS EAST 445.72 FEET;
THENCE NORTH 00 DEGREES 57 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 600.40 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 40 SECONDS WEST, A DISTANCE OF 428.15 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 39 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 65 DEGREES 58 MINUTES 11 SECONDS EAST 445.72 FEET;
THENCE NORTH 00 DEGREES 57 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.

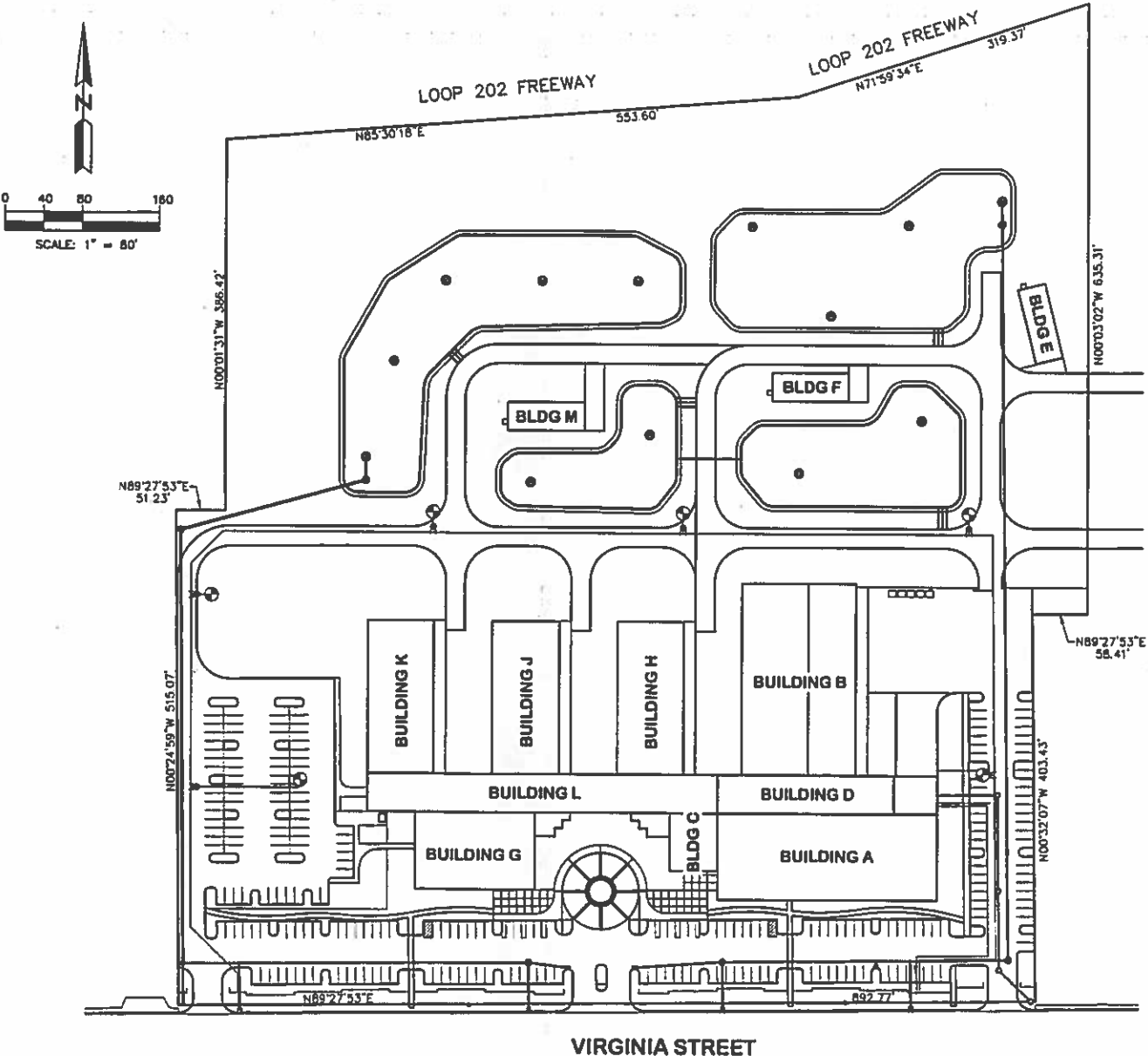
PARCEL NO. 12: (ASSESSOR'S PARCEL NO. 141-37-049B)
COMMENCING AT UNITED STATES BUREAU OF LAND MANAGEMENT (USBLM) BRASS CAP
MARKING THE NORTHWEST CORNER OF SAID SECTION 34, WHICH BEARS NORTH 0 DEGREES 28
MINUTES 55 SECONDS EAST 2794.49 FEET FROM A 1 1/2 INCH IRON PIPE 0.3 FEET BELOW
NATURAL GROUND MARKING 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 562.80 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 59 MINUTES 18 SECONDS WEST 63.67 FEET;
THENCE SOUTH 85 DEGREES 59 MINUTES 18 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

PURPOSE:
PRELIMINARY PLAT

DRAWN BY: PJC
CHECKED BY: JQH

CIVIL AND SURVEY
HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
P: 480.991.3985
F: 480.991.3988



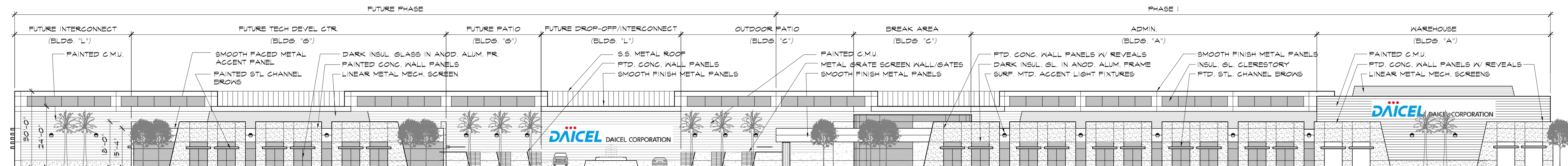
PRELIMINARY PLAT
SPECIAL DEVICES, INC.
NORTH OF VIRGINIA STREET & EAST OF GREENFIELD ROAD
MESA, ARIZONA
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA

SECTION: 34
TOWNSHIP: 2N
RANGE: 6E

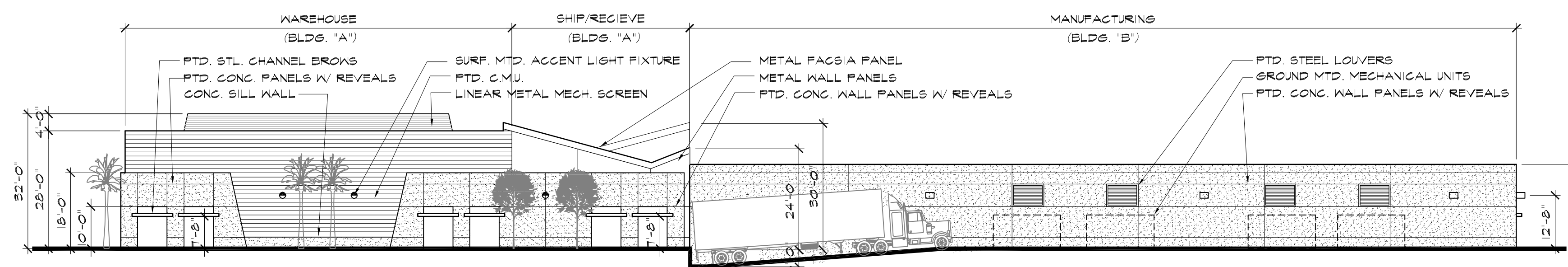
JOB NO.:
MAGN001-PP

SCALE
1"=80'

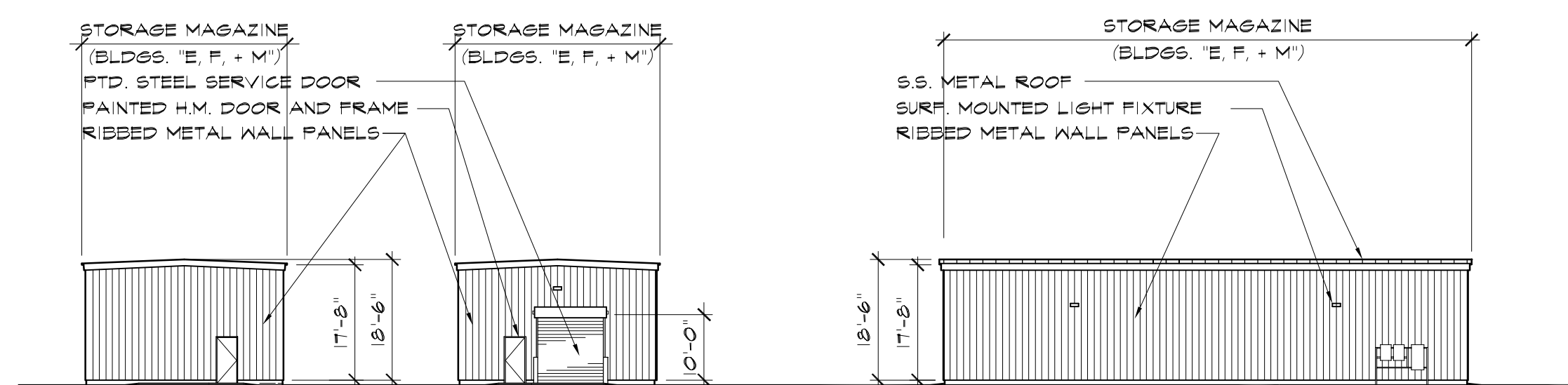
SHEET
1 OF 1



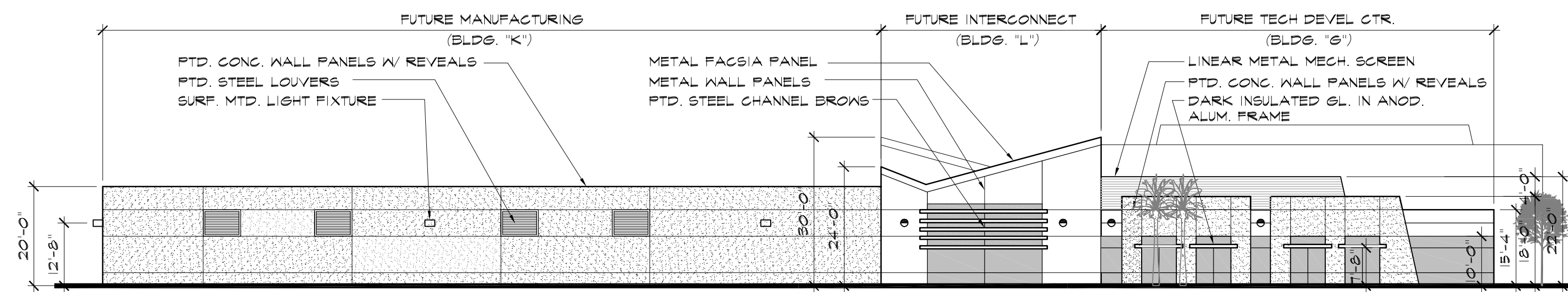
SOUTH BLDG. ELEVATION
SCALE: 1" = 20'-0"



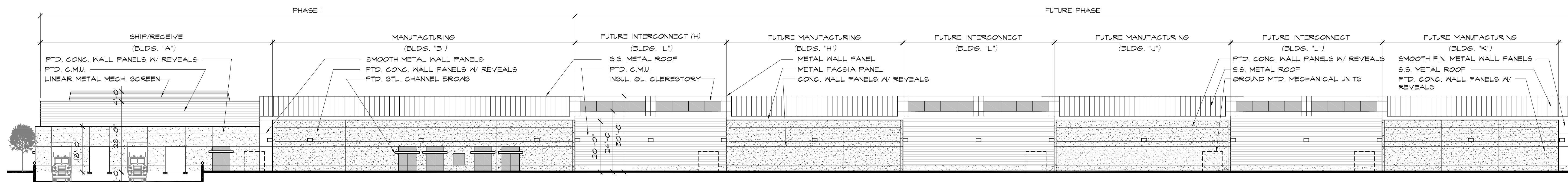
EAST BLDG. ELEVATION
SCALE: 1" = 20'-0"



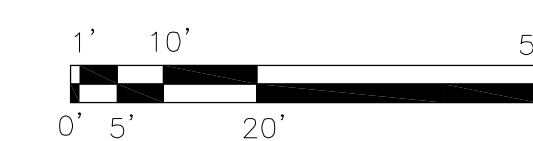
STORAGE MAG. ELEVATIONS
SCALE: 1" = 20'-0"



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



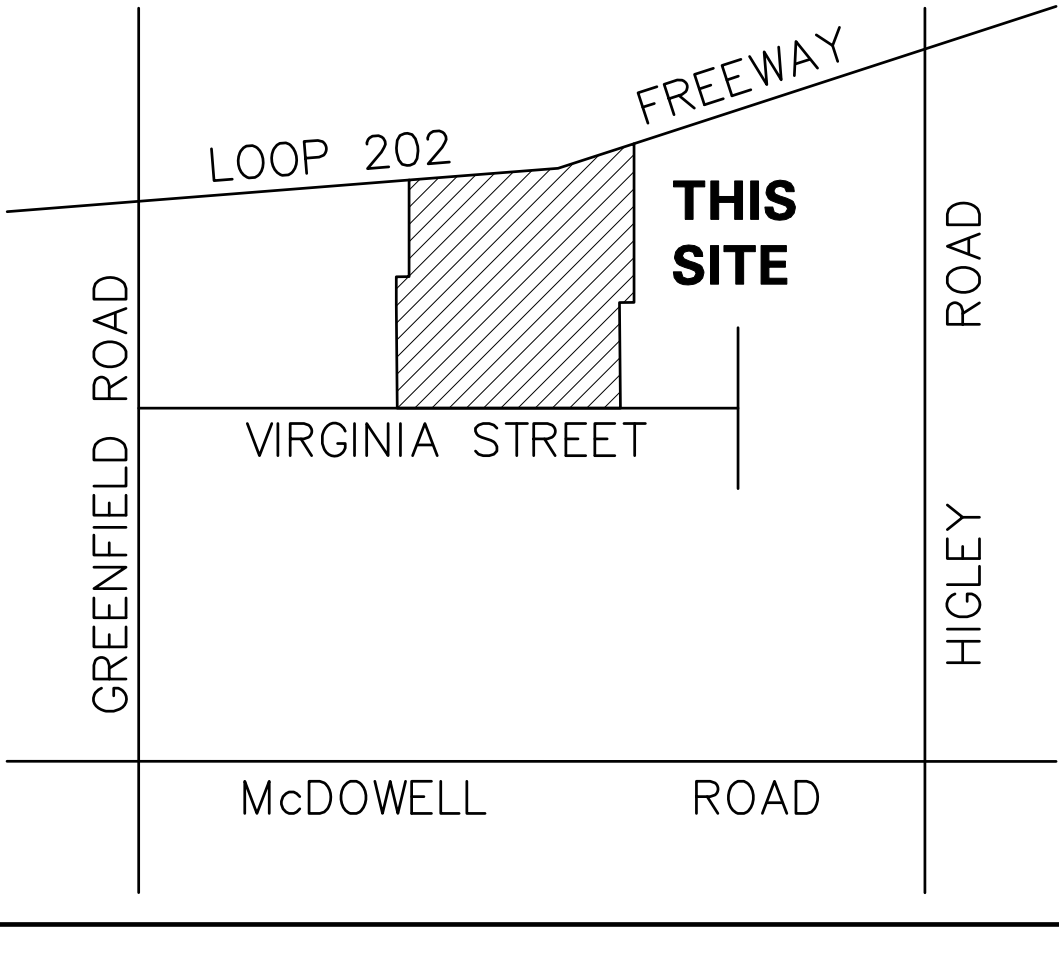
NORTH BLDG. ELEVATION
SCALE: 1" = 20'-0"



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:

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

ARCHITECT

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

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

N GREENFIELD ROAD

RESEDA CIRCLE

FND BRASS CAP
IN HANDHOLE

FND BRASS CAP
IN HANDHOLE

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



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

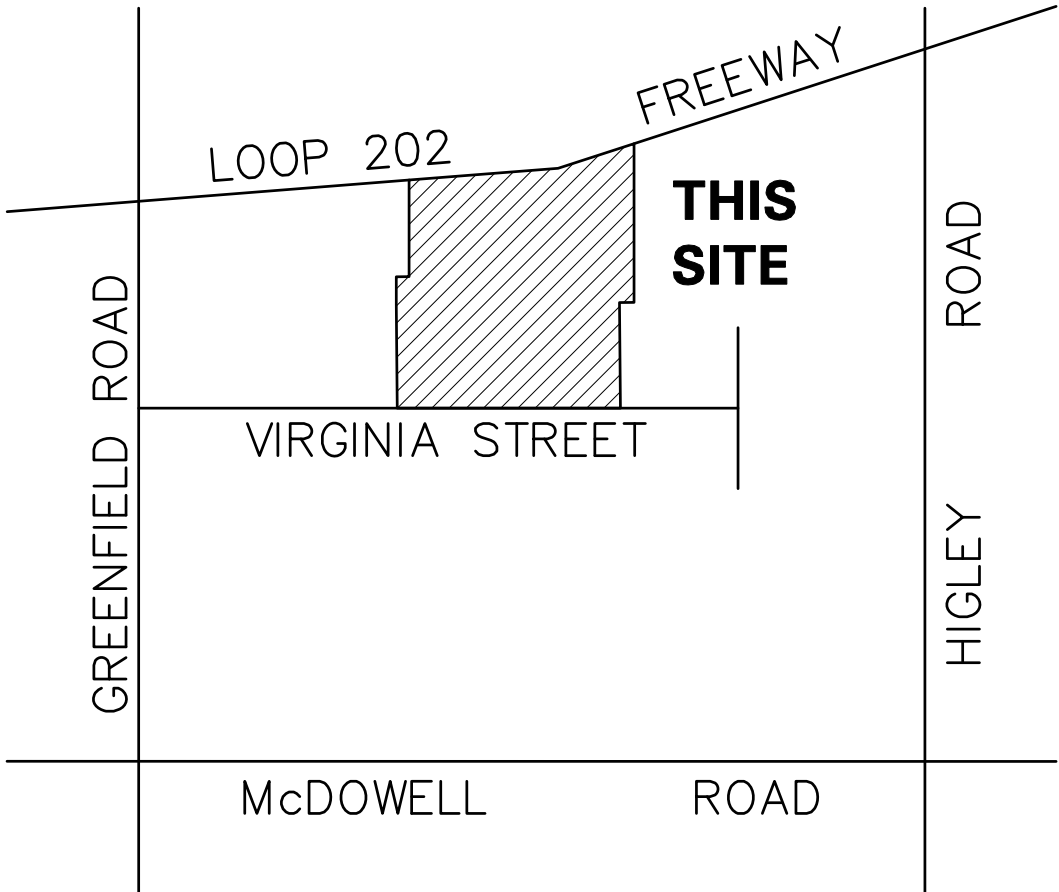
SCALE
1"=60'

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
SPECIAL 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

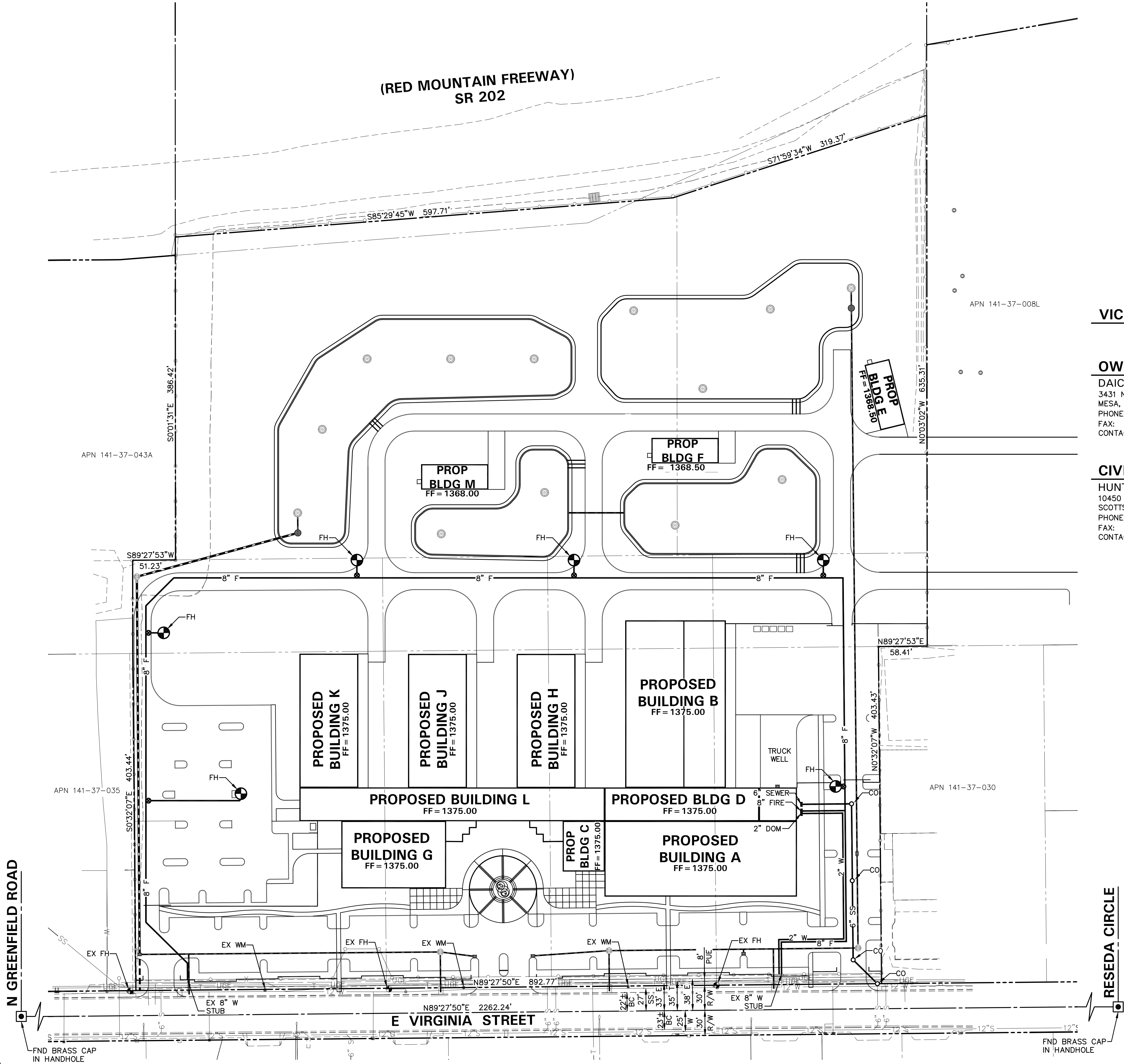
SCALE
1"=60'

SHEET
C2

N GREENFIELD ROAD

RESEDA CIRCLE

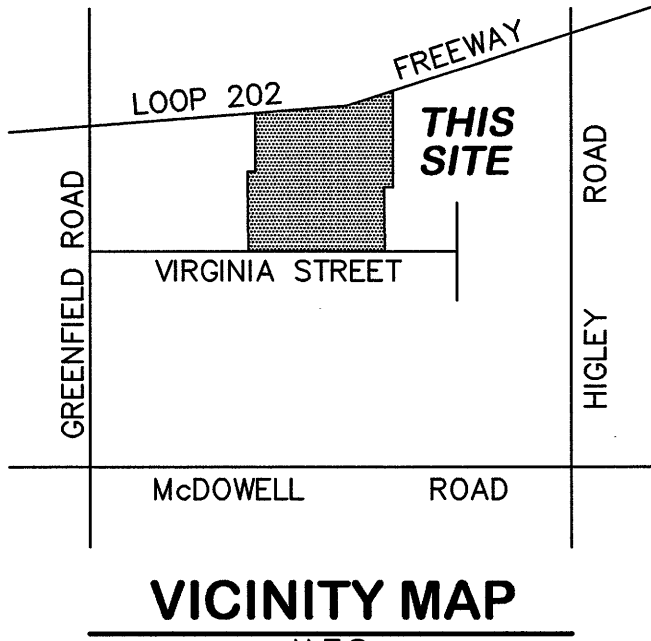
(RED MOUNTAIN FREEWAY)
SR 202



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) 991-3986
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 SECOND 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 650.98
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 650.98 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 SECOND EAST ALONG THE WEST LINE OF SAID
SECTION 34 A DISTANCE OF 874.45 FEET;
THENCE NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST 1261.28 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 SECOND 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 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. 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 SECOND EAST ALONG THE WEST LINE OF SAID
SECTION 34 A DISTANCE OF 874.45 FEET;
THENCE NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST 763.69 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, 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 26
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 26 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 55 MINUTES 11 SECONDS EAST 630.08 FEET;
THENCE NORTH 85 DEGREES 59 MINUTES 16 SECONDS EAST 562.80 FEET;
THENCE NORTH 65 DEGREES 56 MINUTES 11 SECONDS EAST 445.72 FEET;
THENCE NORTH 00 DEGREES 26 MINUTES 57 SECONDS EAST 27.99 FEET;
THENCE NORTH 80 DEGREES 37 MINUTES 51 SECONDS EAST 938.06 FEET TO THE NORTH-SOUTH
MID-SECTION LINE OF SAID SECTION 34 AND THE POINT OF ENDING, WHICH BEARS SOUTH 0
DEGREES 26 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 630.08 FEET;
THENCE NORTH 85 DEGREES 59 MINUTES 16 SECONDS EAST 562.80 FEET;
THENCE NORTH 65 DEGREES 56 MINUTES 11 SECONDS EAST 445.72 FEET;
THENCE NORTH 00 DEGREES 26 MINUTES 57 SECONDS EAST 27.99 FEET;
THENCE NORTH 80 DEGREES 37 MINUTES 51 SECONDS EAST 938.06 FEET TO THE NORTH-SOUTH
MID-SECTION LINE OF SAID SECTION 34 AND THE POINT OF ENDING, WHICH BEARS SOUTH 0
DEGREES 26 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 53 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 26
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 26 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 55 MINUTES 11 SECONDS EAST 630.08 FEET;
THENCE NORTH 85 DEGREES 59 MINUTES 16 SECONDS EAST 562.80 FEET;
THENCE NORTH 65 DEGREES 56 MINUTES 11 SECONDS EAST 445.72 FEET;
THENCE NORTH 00 DEGREES 26 MINUTES 57 SECONDS EAST 27.99 FEET;
THENCE NORTH 80 DEGREES 37 MINUTES 51 SECONDS EAST 938.06 FEET TO THE NORTH-SOUTH
MID-SECTION LINE OF SAID SECTION 34 AND THE POINT OF ENDING, WHICH BEARS SOUTH 0
DEGREES 26 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 600.40 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 40 SECONDS WEST, A DISTANCE OF 428.15 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 39 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 26
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 26 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 55 MINUTES 11 SECONDS EAST 630.08 FEET;
THENCE NORTH 85 DEGREES 59 MINUTES 16 SECONDS EAST 562.80 FEET;
THENCE NORTH 65 DEGREES 56 MINUTES 11 SECONDS EAST 445.72 FEET;
THENCE NORTH 00 DEGREES 26 MINUTES 57 SECONDS EAST 27.99 FEET;
THENCE NORTH 80 DEGREES 37 MINUTES 51 SECONDS EAST 938.06 FEET TO THE NORTH-SOUTH
MID-SECTION LINE OF SAID SECTION 34 AND THE POINT OF ENDING, WHICH BEARS SOUTH 0
DEGREES 26 MINUTES 57 SECONDS WEST 61.97 FEET FROM SAID NORTH QUARTER CORNER OF
SECTION 34.

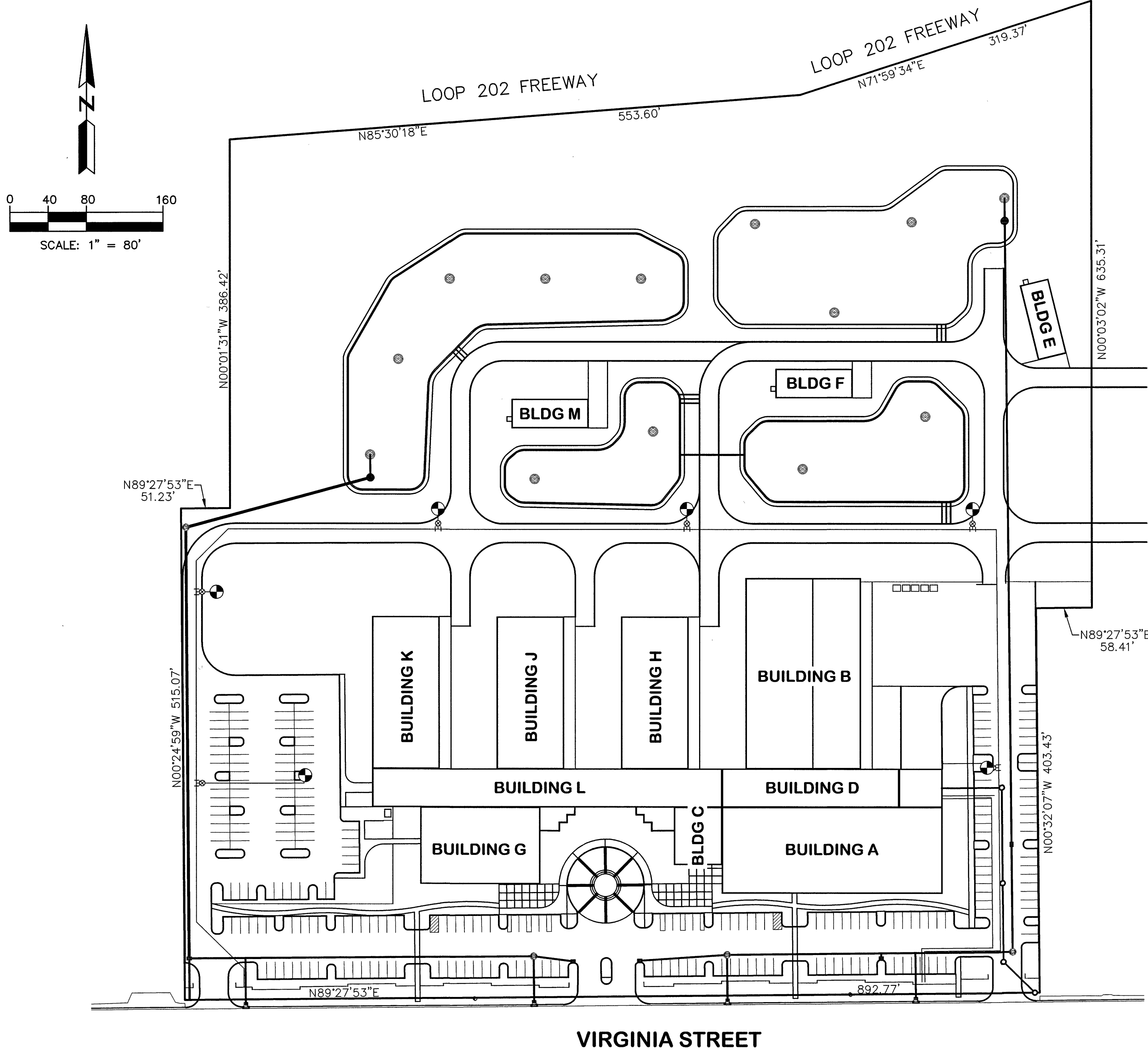
PARCEL NO. 12: (ASSESSOR'S PARCEL NO. 141-37-049B)
COMMENCING AT UNITED STATES BUREAU OF LAND MANAGEMENT (USBLM) BRASS CAP
MARKING THE NORTHWEST CORNER OF SAID SECTION 34, WHICH BEARS NORTH 0 DEGREES 26
MINUTES 55 SECONDS EAST 2794.49 FEET FROM A 1 1/2 INCH IRON PIPE 0.3 FEET BELOW
NATURAL GROUND MARKING THE WEST QUARTER CORNER OF SAID SECTION 34;
THENCE ALONG THE WEST LINE OF SAID SECTION 34, SOUTH 0 DEGREES 26 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 55 MINUTES 11 SECONDS EAST 630.08 FEET;
THENCE NORTH 85 DEGREES 59 MINUTES 16 SECONDS EAST 67.31 FEET TO THE POINT OF
BEGINNING;
THENCE ALONG SAID WEST LINE, NORTH 0 DEGREES 26 MINUTES 55 SECONDS EAST 21.90 FEET;
THENCE NORTH 85 DEGREES 59 MINUTES 16 SECONDS EAST 53.60 FEET;
THENCE SOUTH 65 DEGREES 56 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
0°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.

BENCHMARK:

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

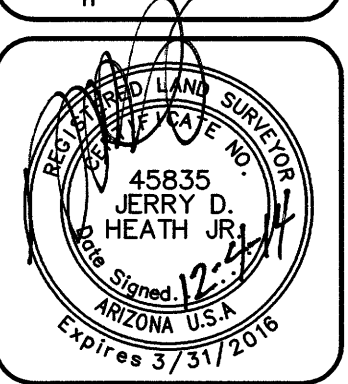


NO.	DATE	REVISION	BY

PURPOSE:
PRELIMINARY PLAT

DRAWN BY: PJE
CHECKED BY: JDH

CIVIL AND SURVEY
HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



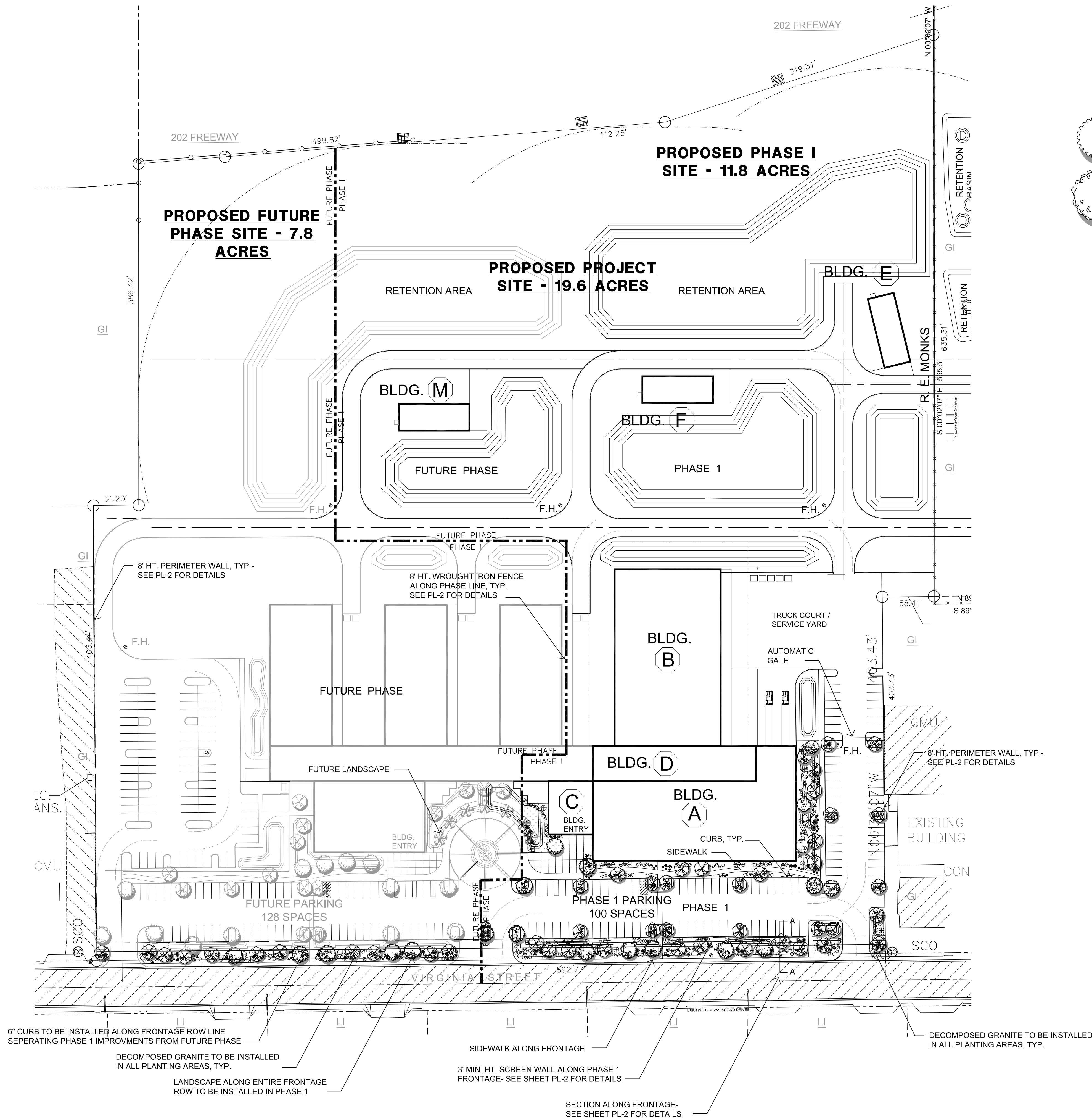
PRELIMINARY PLAT
SPECIAL DEVICES, INC.
NORTH OF VIRGINIA STREET & EAST OF GREENFIELD ROAD
MESA, ARIZONA
A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA

SECTION: 34
TWN: 2N
RANGE: 6E

JOB NO.:
MAGN001-PP

SCALE
1"=80'

SHEET
1 OF 1



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.

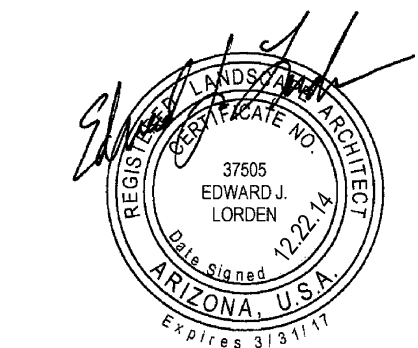
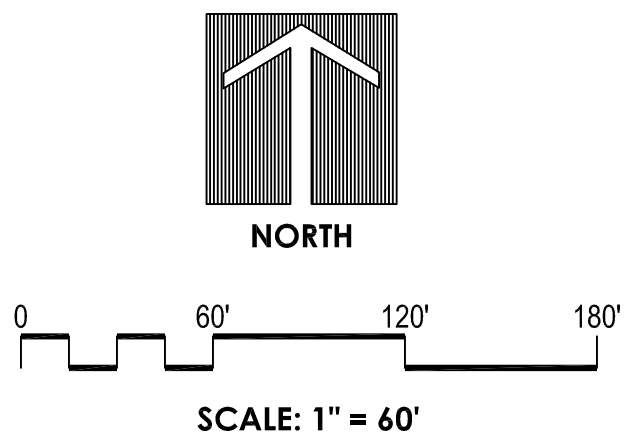
SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF MESA. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

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

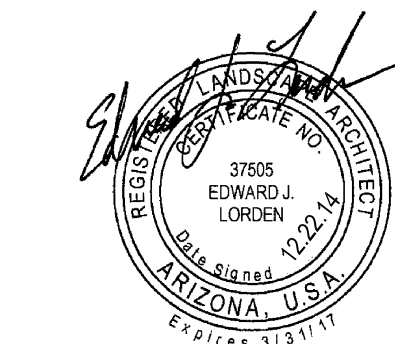
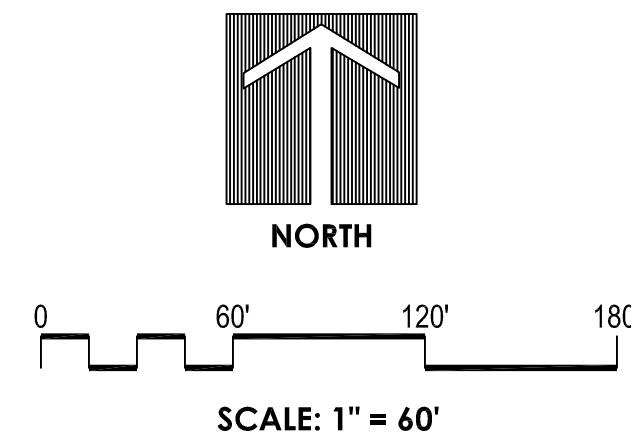
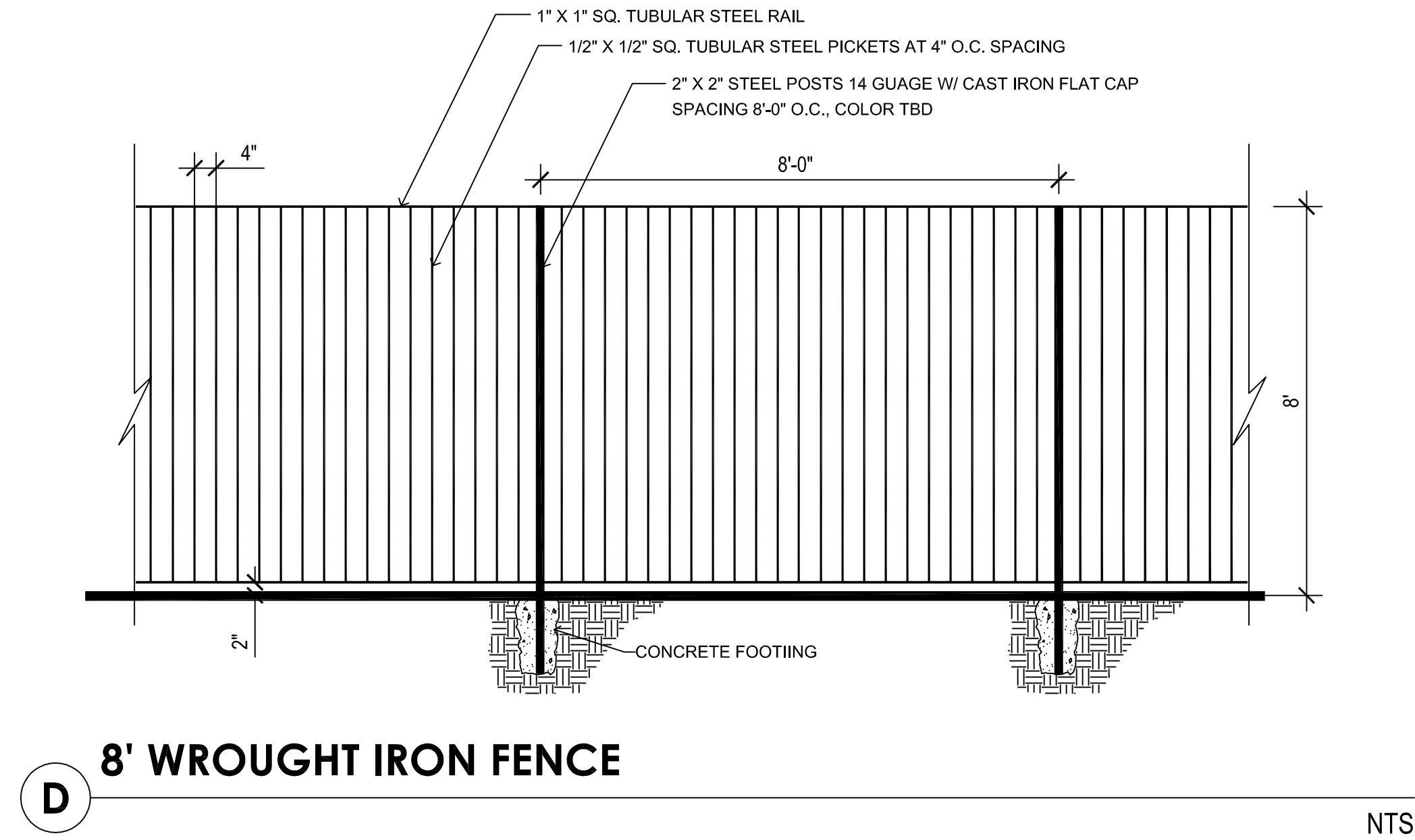
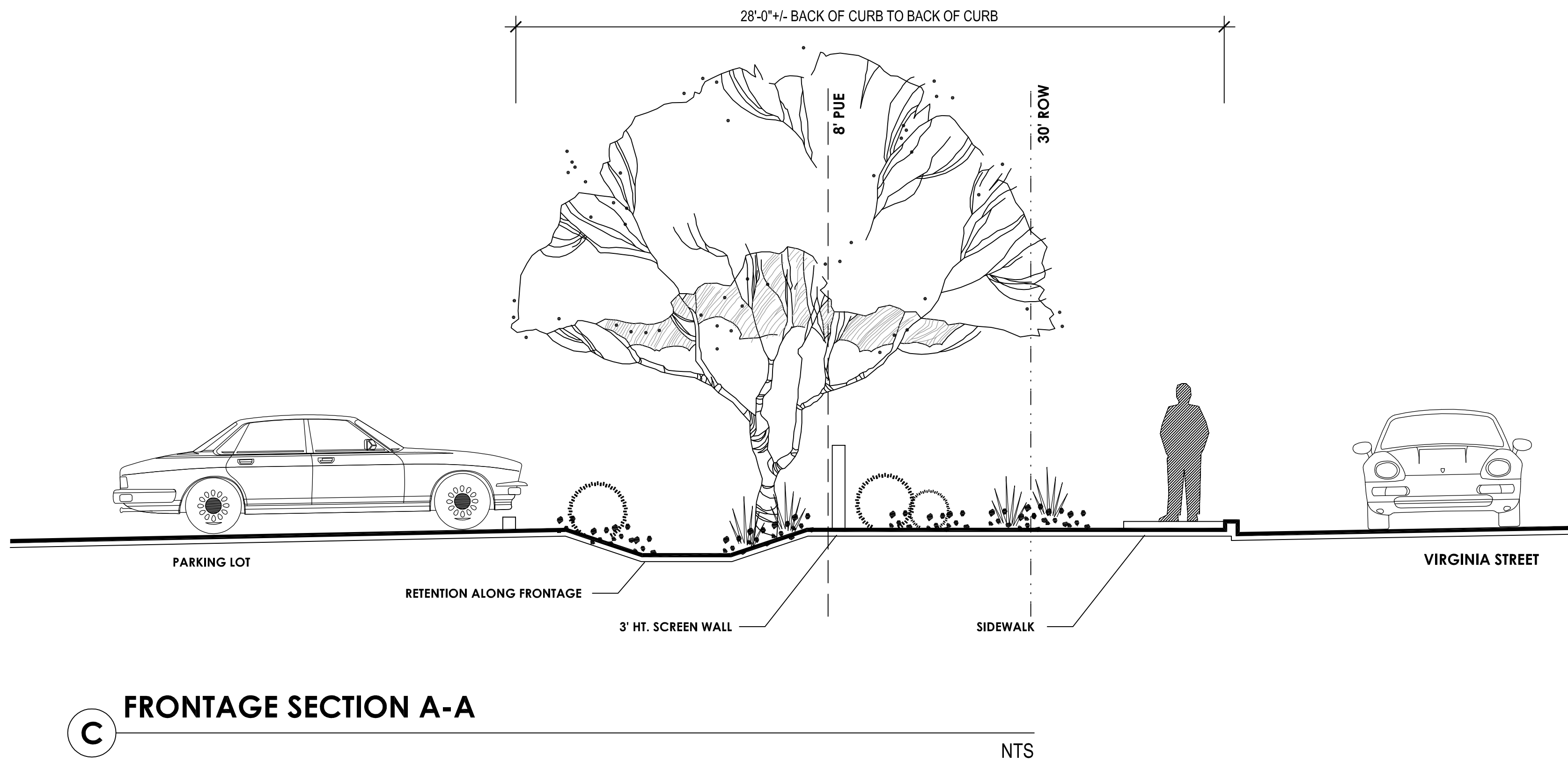
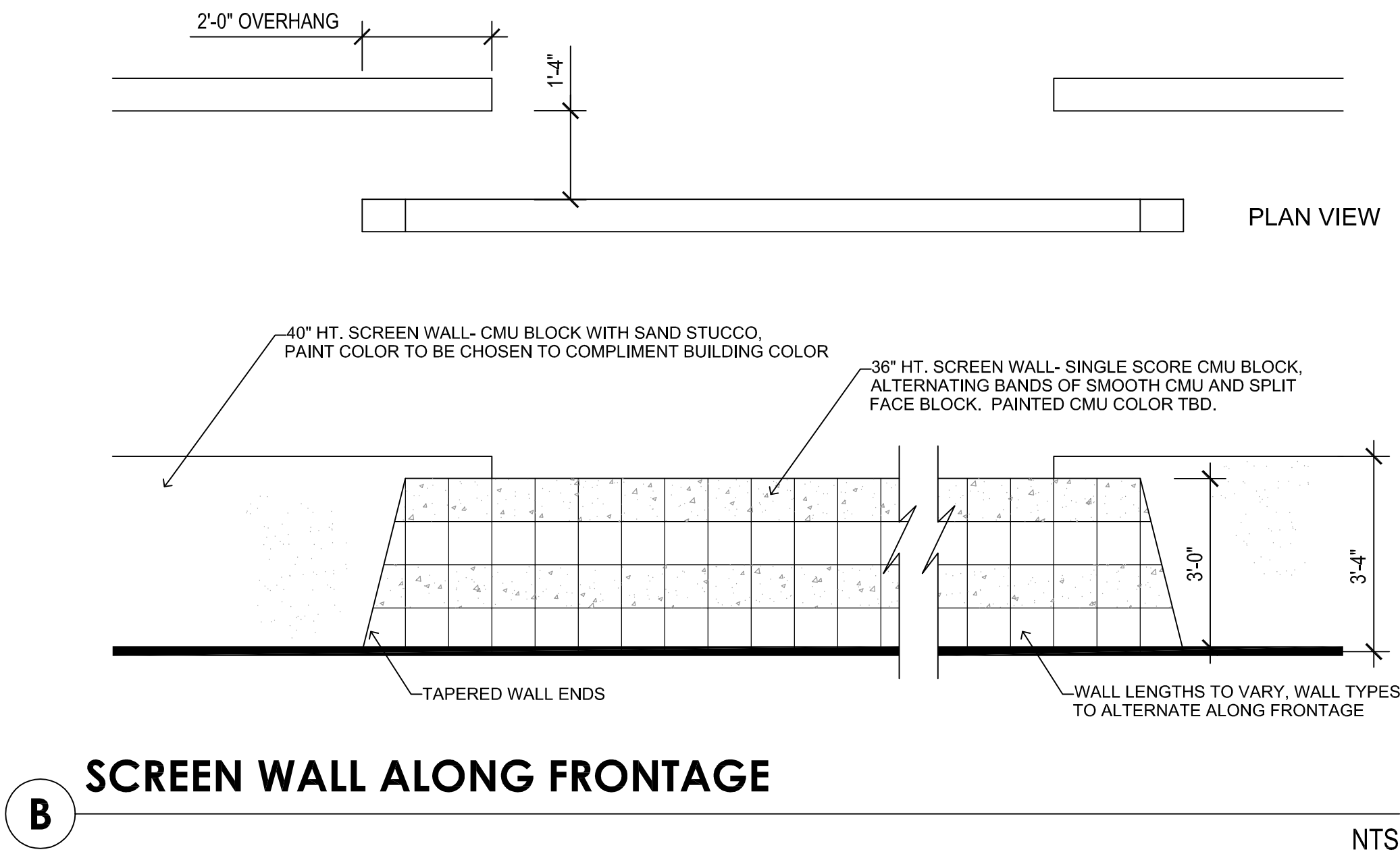
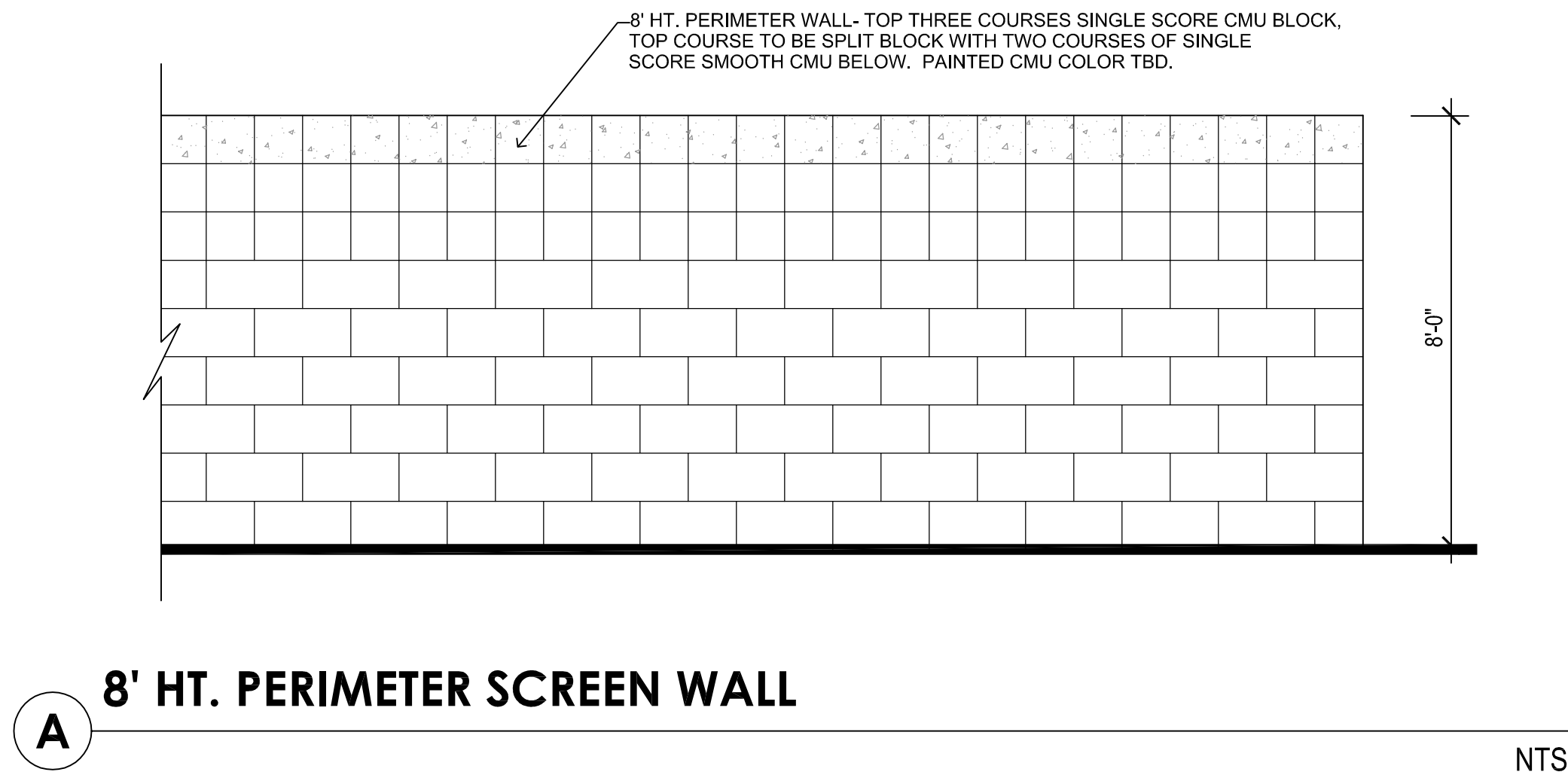
PRELIMINARY LANDSCAPE PLAN

WEISS • MAGNESS
ARCHITECTS
2817 east camelback rd suite 520 phoenix, az 85016
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

SPECIAL DEVICES, INC

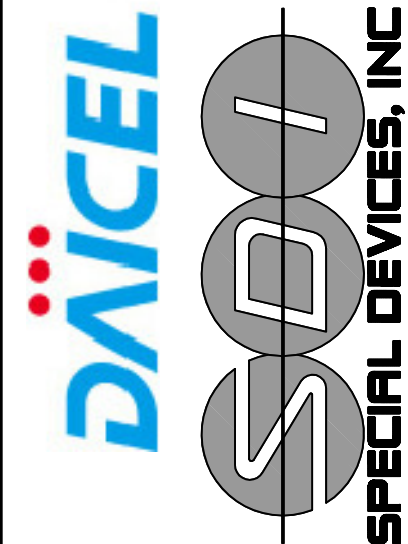
Revisions	Date
Seal	
Project Number	
Date	
Drawn By	
Checked By	
Scale	
Sheet Title	
Sheet Number	



**PINNACLE
DESIGN, INC**

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

PRELIMINARY WALL/ BASIN SECTION PLAN



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

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

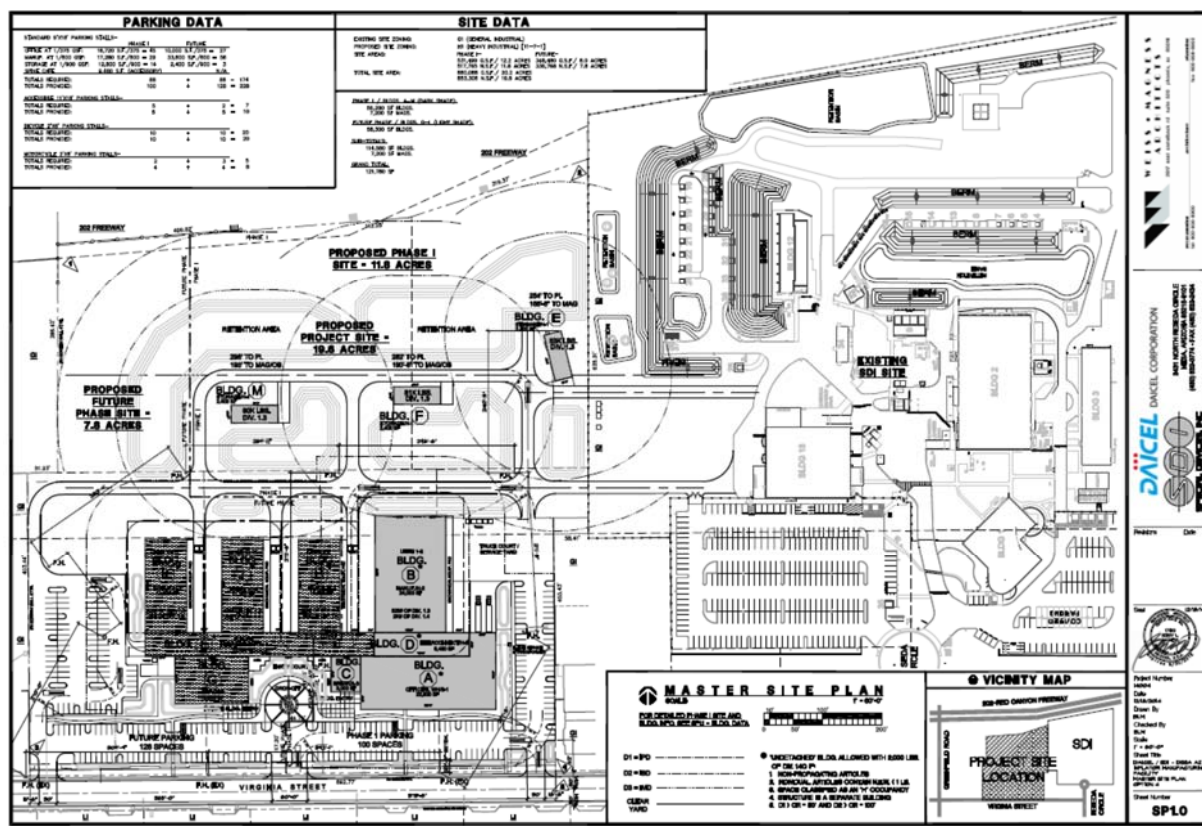
SDI is presented with an opportunity to expand production capabilities with an automotive airbag inflator facility to meet the current critical and future inflator needs of the automotive industry. The facility expansion is planned for the 19.6 acres west of the current location, which is shown in the 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

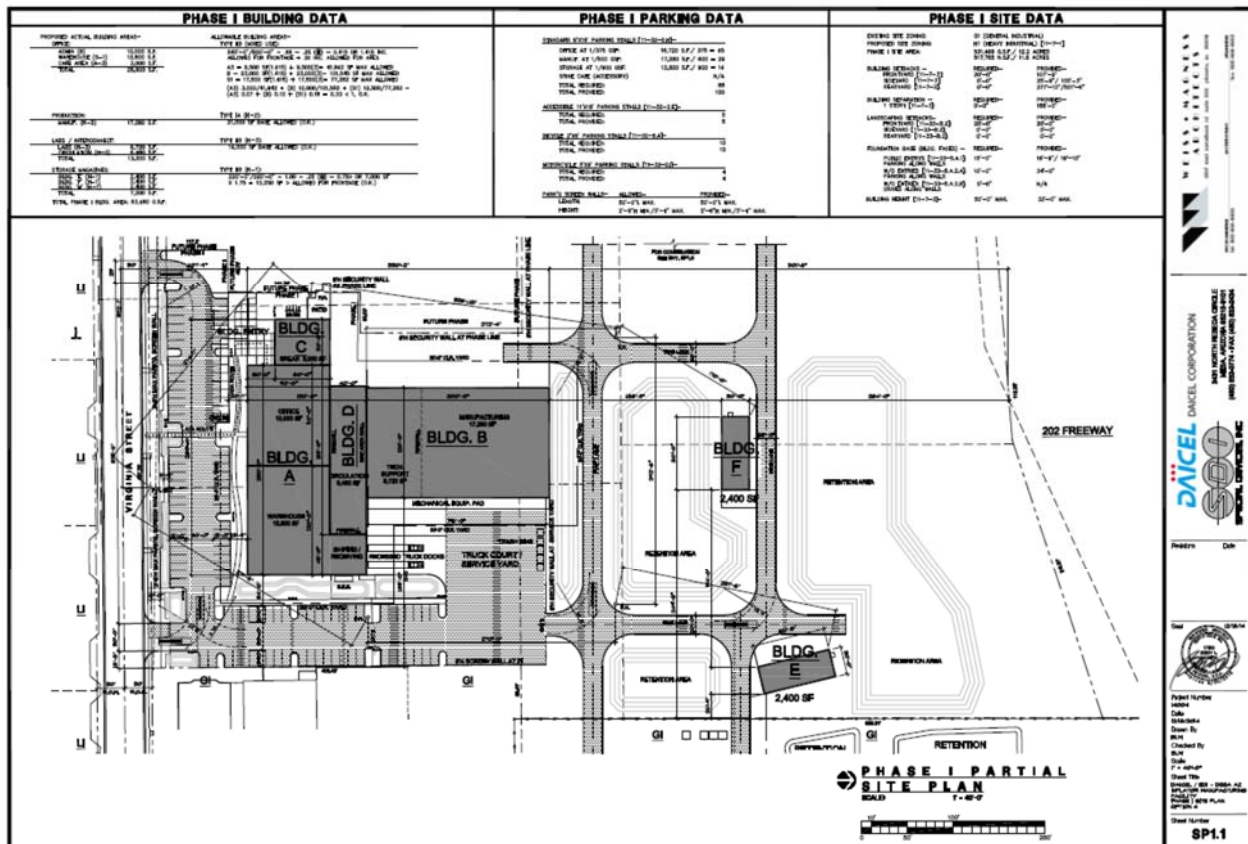
As indicated in the chart above, the change from GI to HI will provide for compatible uses and zoning between the subject site and the properties to the north, east and west. The proposed change is also consistent with the existing and proposed General Plan. The proposed use of the property will be commensurate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

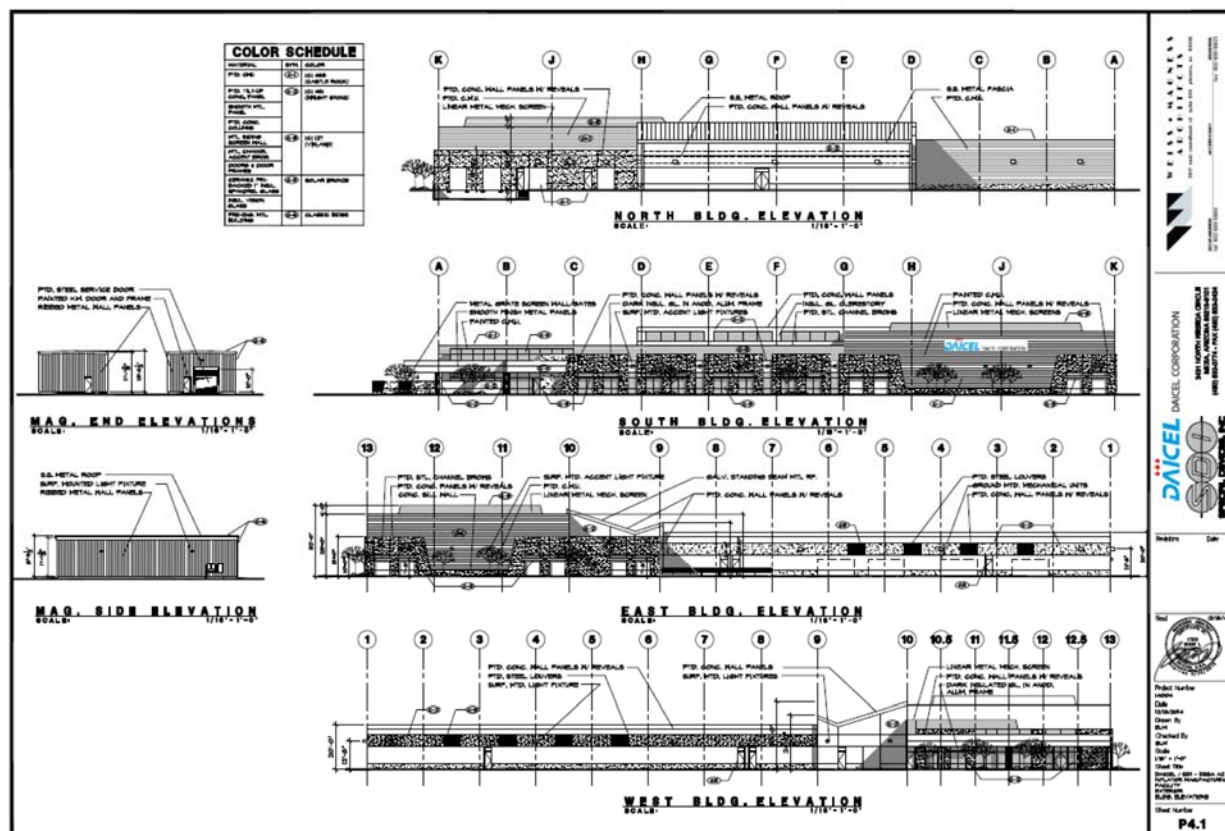


Access & Parking

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.

Architecture / Building Mass & Materials

The architectural design for the proposed project will complement and be consistent with the existing industrial uses in the area and the current SDI facility. The various components of the project will contain building elevations that are consistent with the City's goal for high quality development and in keeping with the surrounding industrial community. The proposed elevations are shown below for your convenience. Architectural issues will be more specifically addressed during the Design Review Board portion of the project.



Landscaping / Hardscaping

The perimeter of the site will be landscaped consistent with the surrounding context and per the standard requirements of the City of Mesa. The landscape components are integral to the design of the site and buildings, and are meant to enhance the surrounding context. The proposed landscaping palette will consist of an array of drought tolerant and indigenous plants that will respond to the materials, textures and colors used in the surrounding area. Further landscaping details will be more specifically addressed during the Design Review Board portion of the project.

Utilities

The onsite water and sewer services and other utilities will be supplied via the connections in Virginia Street. Project designers will work with City of Mesa staff to meet any on-site looping requirements. Interestingly, and with exception of electricity 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.

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 policies 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
Pew & Lake, PLC
1744 S. Val Vista Drive, Suite 217
Office: 480-461-4670
Facsimile: 480-461-4676
Email: reese.anderson@pewandlake.com

Vanessa MacDonald
Pew & Lake, PLC
1744 S. Val Vista Drive, Suite 217
Office: 480-461-4670
Facsimile: 480-461-4676
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