

AGENDA ITEM _____
DATE _____

Regular Meeting
February 6, 2014

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,
FEBRUARY 6, 2014 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT
CITY HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE,
ARIZONA.**

I. Call to Order/Pledge:

Chairman Lavender called the meeting to order at 6:00 p.m.

II. Roll Call:

Members Present:

Chairman Jeffrey Lavender
Vice-Chairman Mike Henderson
Member Joel Braunstein
Member Ruth Lynch
Member Fred Tucker

Absent:

Member David Benedict

City Staff Present:

Paul Tice, Planning and Development Director
Keith Newman, Planner
Melanie Podolak, Administrative Assistant
Mark Graffius, Assistant City Attorney
Duane Eitel, Traffic Engineer

**III. Approval of Minutes:
January 2, 2014**

Member Braunstein moved to approve the minutes dated January 2, 2014, with corrections. Member Lynch seconded, a voice call vote was called, and all were in favor.

**IV. Changes to the Agenda:
There were no changes to report.**

V. New Business:

A. Request by Ole Solberg, for the following land use approval;

DSA-13-00158: Major Site Plan to construct a 21,030 Sq. Ft. manufacturing/warehouse building addition and a new parking lot on the Hexcel Corporation Manufacturing 4.24 acre site located at 1214 W Gila Bend Hwy.

Keith Newman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Newman stated the applicant is requesting to amend the Major Site Plan that was approved in 1995 by adding a 21,030 square foot addition to what is known as building 12A, which is located on the east half of the property; the new addition will be known as 12B. Mr. Newman noted the applicant will also be adding 116 parking stalls and a public sidewalk along VIP Boulevard. He then overviewed the review criterion for a Major Site Plan, commenting that the addition of the sidewalk along VIP Boulevard furthers the smart growth principles in the area by providing multi-mobile transportation to employees that want to walk to work. He noted that the Traffic Impact Analysis (TIA) was waived by the City Traffic Engineer due to the proposed building generating less than 100 vehicle trips per day. Mr. Newman stated that new retention basins will be added along VIP Boulevard and to the north the existing building "C" to capture all new development flows; however section 15.40.1280.1 of the City Code requires that both new and existing storm flows be retained on-site. Mr. Newman explained that the existing development does not currently retain storm water flows; all the storm water runs off of the site on to VIP Boulevard. The city code requires that when an existing development is expanded all the storm water flows must be retained on-site. Staff has recommended that grading and drainage plans and all associated documents be revised to reflect compliance with this requirement. Mr. Newman noted that staff received a call from the property owner to the north; she had general questions; no concerns were expressed.

Member Lynch questioned if the new parking stall were going to be paved.

Mr. Newman replied "yes" the new parking will be paved with asphalt.

Member Tucker commented that he is very familiar with the area. The water flows to the north and when it rains it floods the entire area. He questioned how much of the water flow is due to Hexcel not having proper storm water retention, and how much of the flooding will be resolved by having Hexcel retain all storm water on-site.

Duane Eitel, City Traffic Engineer, replied there are drainage issues in the entire area. The on-site drainage will help, but he does not know the exact percentage.

Director Tice clarified by stating that the existing development does not retain any storm water on-site; all the storm water generated on the site flows to VIP Boulevard. He noted many of the other properties in the area do not retain their storm water on-site because they were built prior to our current drainage requirements which require all developed flows to be retained on-site. The City Code requires that when we have non-

conforming drainage situation like this, and the site is further developed, retention must be provided for the increased development as well as the existing development. Director Tice noted that whatever water Hexcel was contributing to VIP Boulevard will stop; the VIP Boulevard flooding will not go away, but it will be lessened.

Vice-Chairman Henderson commented that the entire street is fortified on almost every lot with berms and concrete blocks to keep the water off of their property.

Ole Solberg, 508 E. Barrus Place, applicant, came forward to address the Commission. Mr. Solberg introduced Hexcel representatives who were present. Mr. Solberg stated that Hexcel has been modernizing the plant eternally, and with the construction of this new building it will provide them with room to relocated equipment to provide more room inside for further modifications. Mr. Solberg noted they are not adding much in the way of employment, but the additional parking will help the shift work employees find parking. He then addressed the drainage concerns. Mr. Solberg stated the drainage is also a concern of theirs and they propose to provide the required drainage as required by the City Engineer. Mr. Solberg explained that the conditions listed in the staff report are from the first drawing review but they have submitted revised drawings early last week, but comments from Public Works have not been returned to them. He stated some of the conditions were addressed in their re-submittal, but they still waiting for Public Works review and comments. Mr. Solberg stated they are requesting a slight modification to one of the conditions, it will allow them to continue talking with staff regarding the drainage concerns. He stated their plan is to retain more water on-site than what is currently being retained.

Chairman Lavender clarified that what Mr. Solberg is stating is that the modifications that were presented to the Commission in their packet their team has asked for changes and it is currently under review by the Public Works Department and they have not been able to say if they are agreeable to the proposed modifications. He questioned if that is what Mr. Solberg stated.

Mr. Solberg stated correct.

Chairman Lavender went on to state that Mr. Solberg is asking them as the Commission to approve their request when the City Engineering Department has not given their approval; is that what you are asking?

Mr. Solberg replied "no". He stated they have talked with staff and are proposing "wording" that will be acceptable to the City Engineer and the applicant. Mr. Solberg asked Director Tice to address.

Director Tice stated that if all the conditions set forth in the staff report are met the applicant then will have met all the concerns expressed by our Public Works Department. He noted Public Works has not completed review of the applicant's re-submittal to see how many of the revisions have been addressed. Director Tice stated

the applicant has had subsequent meetings with our Public Works Drainage Engineer and as a result they have asked for conditions 2e to be modified to read:

- 2e.** The size of the site retention basins for the developed storm water flows generated from the whole site with runoff coefficients established in the City Code 15.40.1290 are subject to compliance with Section 15.40.1280.I to the resolution and satisfaction of the City Engineer. Weighted runoff coefficient may be estimated and can be used for calculations. Retention basin for area BA2 shall also be subject to the resolution and satisfaction of the City Engineer.

A handout of the condition was given to the Commissioners”.

Director Tice noted he has reviewed the modified condition with the City Engineer just before the meeting and the City Engineer indicated that he was comfortable with the modified condition. Director Tice clarified that the only revision being requested by the applicant is for condition 2e.

Chairman Lavender addressed Mr. Solberg. He stated he heard Director Tice state that all water has to be retained on-site, but you are stating more water will be retained than what is currently being retained. He questioned Mr. Solberg that if their plan is for all or just some of the water.

Mr. Solberg replied that they are comfortable with the revised condition. He stated they will meet the city conditions, but the code does allow for a little runoff; you can not retain 100%.

Vice-Chairman Henderson questioned what “weighted runoff coefficient” means.

Mr. Solberg stated weighted runoff coefficient means that you take how much area of the entire site such as the parking lot, bare ground, etc. and combine all the numbers and come up with one number for the entire site coefficient.

Chairman Lavender made a call to the public; no one came forward.

Vice-Chairman Henderson made a motion to approve case DSA-13-00158 Major Site Plan to construct a 21,030 square foot manufacturing/warehouse building addition and a new parking lot on the Hexcel Corporation Manufacturing site located at 1214 W. Gila Bend Highway, with the conditions and the amendment to condition 2e, as stated below:

- 1) The Major Site Plan shall be revised to reflect the following Planning technical corrections:**

Site Plan (AS-110):

1. Revise the Project Code Data Table to reflect the following changes:
 - a. Gross building area:
Building 12 A (existing): 19,800 sq. ft.

Building 12 B (proposed addition): 21,030 sq. ft.
Building C (existing): 4,800 sq. ft.
Total: 45,630 sq. ft.

- b. Current Zoning:
I-1 (Garden & Light Industrial)
- c. General Plan Designation:
Manufacturing/Industry
- d. Parking Calculations:
Manufacturing: (One (1) space per 750 sq. ft. for the 1st 20,000 sq. ft., plus One (1) space/1,000 sq. ft. for floor area between 20,001 and 100,000)
Warehousing/Storage: (1 space per 1,500 sq. ft)
Total Spaces Required: 47 spaces
Manufacturing: 40,830 sq. ft. – 10% (36,747 sq ft)
20,000 sq. ft./750 = 27 stalls
16,747 sq. ft./1000 = 17 stalls
Warehousing/Storage: 4,800 – 10% (4,320 sq ft)
4,320 sq. ft./1500 = 3 stalls
Total Spaces Provided:
134 Stalls (5 ADA; 4 standard, 1 van accessible)

- 2. Revise the width of all stalls in the southern most double row of parking in the proposed 116 stall parking lot to comply with the required minimum width of 9 ft.
- 3. Delete all interior floor plan details from building 12A.
- 4. Note that the area located between Building C and Building Addition 12B that is surfaced with decomposed granite is not to be used for vehicular parking, maneuvering or access.

Landscape Plan (L-101):

- 1. Revise the project Code Data Table to match the requested revisions for the Site Plan (AS-110).
- 2. Provide four (4) additional trees in the on-site area.
- 3. Revise the total # of required on-site shrubs in the Project Code Data Table to 80.
- 4. Revise the site visibility triangle and landscaping to comply with the City of Casa Grande Engineering Division Minimum Site Distance Requirements dated April 2001.
- 5. Delete all interior floor plan details from building 12A.

Building Elevations (A-210):

- 1. Revise the location of all attached lighting on the proposed addition to match the locations as shown on the site plan and lighting photometric plan.

2) The Major Site Plan shall be revised to reflect the following Engineering

technical corrections:

- a. Provide the details of call outs shown on the conceptual grading and drainage plan.
- b. Provide a grading and drainage plan for the existing building and building addition (15.40.520) along with hydrological and hydraulic calculations.
- c. Provide hydrological peak flows calculations used for the proposed curb openings sizing.
- d. Revise the drainage design and provide hydrologic and hydraulic calculations to include all water which falls within the respective one-half of all abutting streets (Including W Tee Street) to the development from a 100-year storm event of a 1-hour duration as it must be retained within the boundaries of the development (15.40.1240A, 15.40.1250A, 702.1).
- e. The size of the site retention basins for the developed storm water flows generated from the whole site with runoff coefficients established in the City Code 15.40.1290 are subject to compliance with Section 15.40.1280.I to the resolution and satisfaction of the City Engineer. Weighted runoff coefficient may be estimated and can be used for calculations. Retention basin for area BA2 shall also be subject to the resolution and satisfaction of the City Engineer.
- f. Revise the run off coefficients for pavement area per City Code Section 15.40.1290. The run off coefficient of 0.9 proposed is inconsistent with the City code required 0.95 for pavement area. Weighted runoff coefficient may be calculated and used for calculations.
- g. Clarify the retention volume over the "PARKING LOT". Also show the limits of retained storm water with maximum water depths.
- h. Provide a Retention Basin Drainage Easement along VIP Blvd.: Retention basins shall be protected from further development by a recorded drainage easement (15.40.1240.D, 702.1.4)
- i. Provide retention basin bleed off calculations. All the retention basins must drain within 36-hours with and/or without drywells. A shallow pit percolation tests shall be performed in retention areas to determine natural percolation. Test results shall be submitted to the city engineer prior to approval of drainage plans (15.40.1290.C).
- j. Indicate the responsible party in the drainage report for the maintenance of the retention basin for onsite and offsite volumes.
- k. Include head loss coefficient(s) for required backflow prevention devices for modeling of fire line(s).
- l. Provide further documentation of type II-B construction
- m. Confirm fire demand with Fire Marshall – particularly assumptions made for square footage and deduction for fire sprinklers. Total square footage needs to be accounted for in calculation of fire-demand unless otherwise approved by the Fire Marshal.
- n. Perform shallow pit percolation tests in retention areas to determine natural percolation. Please provide the bleed off calculations of the retention basin in conformance with the standard for disposal of the total ponding volume within 36 hours. Please indicate if the drywell is required.

- (Ch 15.40.1290).
- o. Provide hydraulic (weir) calculations from retention basin (1) by allowing it to spill out to the storm water outfall (over topping West Tee Street). Please indicate if the outfall will be maintained in post development condition. A drainage easement maybe required to provide proper passage of this flow across W. Tee Street.
 - p. Show the elevation of the ultimate outfall.
 - q. Show pavement (thickness) cross section of the parking lot.
 - r. Label the proposed concrete curb/gutter & sidewalk into MAG Std Detail #
 - s. Identify the new sewer lines.
 - t. All Engineering aspects are subject to the resolution and satisfaction of the City Engineer, of issues raised in the course of the technical reviews of plans, plats, &/or reports associated with this submittal by the City Engineer, the Public Works Engineering W/WW & Drainage specialists, the City Traffic Engineer, and the Development Center Review Engineer.
 - u. Provide a will serve letter from the water provider in the area of the project.

Member Tucker seconded the motion.

The following roll call vote was recorded:

| | |
|-------------------------|-----|
| Member Tucker | Aye |
| Member Lynch | Aye |
| Member Braunstein | Aye |
| Vice-Chairman Henderson | Aye |
| Chairman Lavender | Aye |

The motion passed 5 – 0.

VI. Call to the Public:

There were no comments received from the public.

VII. Report by Planning Director:

A. Administrative Approvals

1. **DSA-13-00138** – Minor Site Plan – Jim Colbert Office Building – Approved January 24, 2014. (Planner: Laura Blakeman)

Director Tice stated the site is located at 711 N. Walnut Avenue. He stated the site plan was interesting because it was originally a house that was zoned commercially. The house was converted to an office and was done in a very sensitive way that allowed it to keep its residential flavor and blend in well with the surrounding properties and meet the code requirements.

Chairman Lavender stated the next meeting will be held March 6, 2014.

Vice-Chairman Henderson also noted that March 6th, is the Mayor's State of the City Address.

VIII. Adjournment:

Member Tucker motioned for adjournment, a voice call vote was called and all were in favor.

Chairman Lavender called for adjournment at 6:29 p.m.

Submitted this 10th day of February 2014, by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 3rd day of April, 2014, by the Casa Grande Planning & Zoning Commission.


Chairman Lavender



**Planning and Zoning
Commission
STAFF REPORT**

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Keith Newman, City Planner

MEETING DATE: February 6, 2014

REQUEST

Request by Ole Solberg, for the following land use approval;

1. DSA-13-00158: Major Site Plan to construct a 21,030 Sq. Ft. manufacturing/warehouse building addition and a new parking lot on the Hexcel Corporation Manufacturing 4.24 acre site located at 1214 W Gila Bend Hwy.

APPLICANT/OWNER APPLICANT

Ole Solberg
508 E. Barrus Pl.
Casa Grande, AZ 85122
P: (520) 836-0270
F: (520) 836-0355
Email: ole@solebergengineering.com

Stewart F. Ivie
Hexcel Corporation
1214 W. Gila Bend Hwy.
Casa Grande, AZ 85122
P: (520) 413-6514
F: (520) 413-6606
Email: stewart.ivie@hexcel.com

HISTORY

November 15, 1972: Ordinance No. 449: The site was annexed into the city limits.

November 16, 1987: Ordinance No. 1178: The site was zoned I-1 (Garden & Light Industrial).

January 5, 1995: CGPZ-001-095: The Planning and Zoning Commission approved a Major Site Plan for Valley Warehouse.

July 2, 2013: DSA-13-00059: The Planning Director and Planning Commission Chairperson approved a Minor Amendment to the previously approved Major Site Plan.

PROJECT DESCRIPTION

| | |
|---------------------------------|---------------------------------|
| Site Area | 4.24 acres |
| Zoning | I-1 (Garden & Light Industrial) |
| General Plan Designation | Manufacturing/Industry |

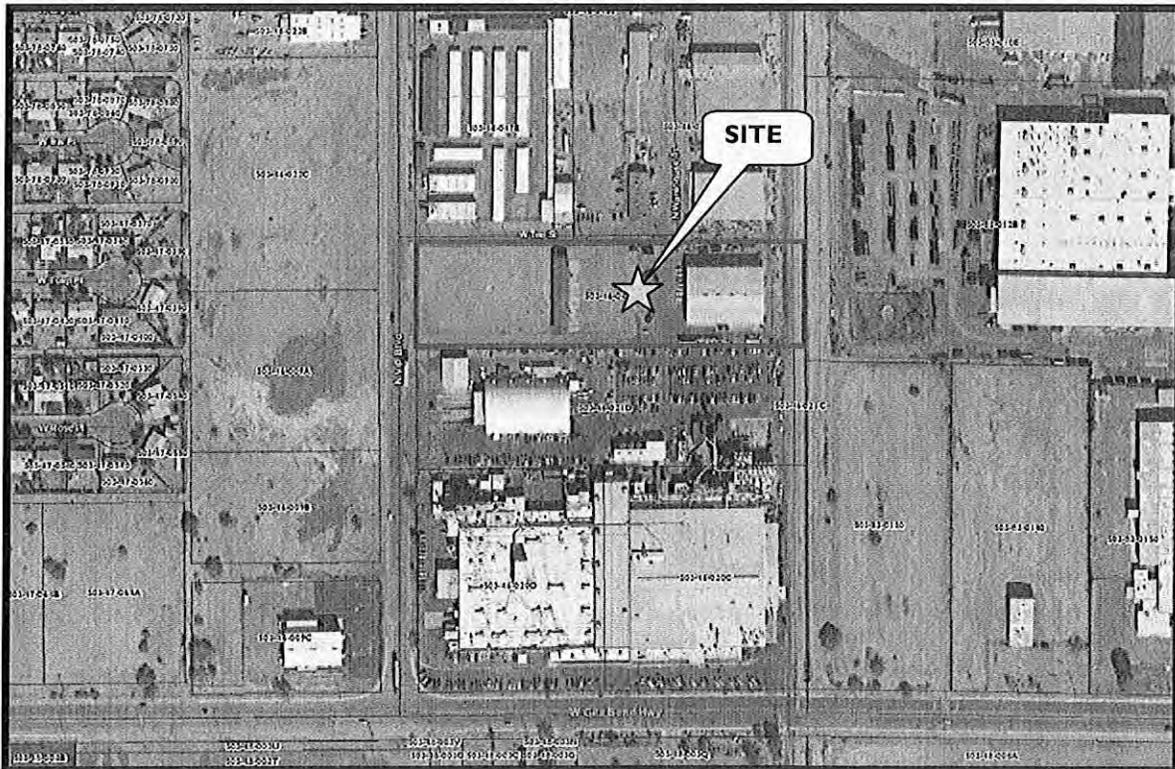
Surrounding Land Use and Zoning

| Direction | General Plan Designation | Existing Zoning |
|-----------|--------------------------|---------------------------------|
| North | Manufacturing/Industry | I-1 (Garden & Light Industrial) |
| South | Manufacturing/Industry | I-1 (Garden & Light Industrial) |
| East | Manufacturing/Industry | I-2 (General Industrial) |
| West | Manufacturing/Industry | I-1 (Garden & Light Industrial) |

Development Standards

| <u>Development Standard</u> | <u>Proposed Development</u> | <u>I-1 Standard</u> |
|-----------------------------|-----------------------------|---------------------|
| Building Height: | 22 ft. | 35 ft max. |
| Building Area: | 21,030 Sq. Ft. | N/A |
| Parking: | 116 spaces (5 ADA) | 47 (2 ADA) |
| Landscaping: | 12% | 7% |

SITE CONTEXT/AERIAL



OVERVIEW:

The Hexcel Corporation is requesting the approval of a Major Amendment to the previously approved Major Site Plan in order to construct a 21,030 sq. ft. warehouse/manufacturing building addition and a new 116 stall employee parking lot to the west of two (2) existing warehouse buildings located on the north end of the existing

property. The original site plan was approved by the Commission on January 5, 1995 and included the approval of a new 19,800 sq. ft. warehouse facility. Prior to this approval the site contained an existing 4,800 sq. ft. warehouse building. Both existing buildings will remain in use and will allow for Hexcel to relocate its block sawing operations into the new addition. The site is 4.24 acres in size and generally located north of northeast corner of Gila Bend Hwy. and VIP Blvd.

Included with the proposed building addition will be the addition of new street frontage and parking lot landscaping, retention basins along VIP Blvd. and to the north of existing Building C, and a new sidewalk and along the entire frontage of the property along VIP Blvd. for pedestrian connectivity.

Per City Code Section 17.68.090.C modifications to previously approved site plans not in substantial compliance with the original site plan approval must be forwarded to the Planning Commission for review and approval. City staff has determined that the addition of the new 21,030 sq. ft. warehouse/manufacturing building and a new 116 stall parking lot with associated retention and landscaping is not in substantial compliance with the originally approved site plan and that it must be approved by the Commission.

Staff ascertains that the proposed building addition, parking lot, retention and landscaping are in compliance with all City Code standards and will not have a detrimental effect on the surrounding properties.

CONFORMANCE WITH FINAL DEVELOPMENT PLAN REVIEW CRITERIA

In considering applications for an amendment to an approved Major Site Plan/Final Development Plan, the Planning and Zoning Commission shall consider the following:

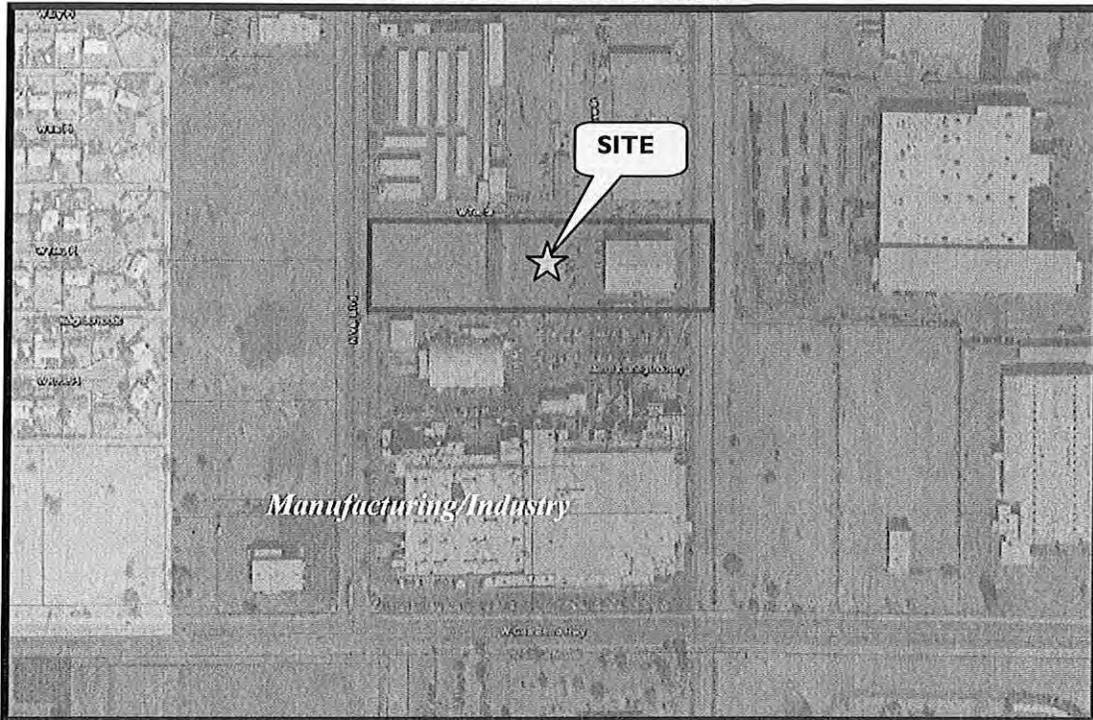
Relationship of the plan elements to conditions both on and off the property;

All amended site plan elements have been planned to properly relate to all existing on-site and off-site conditions. The site has adequate access from an existing entrance located off of VIP Blvd.

Conformance to the City's General Plan;

The site has been designated in the General Plan 2020 as *Manufacturing/Industry* and is surrounded predominantly by heavy and light industrial land uses. The proposed warehouse/manufacturing building's use is listed in the general plan as an appropriate land use type within the *Manufacturing/Industry* land use category.

GENERAL PLAN EXHIBIT



Conformance to the City's Zoning Ordinance:

The site is zoned I-1 (Garden & Light Industrial) for light manufacturing and warehousing uses. Staff finds that the proposed warehouse/manufacturing building, parking, retention, and landscaping are in compliance with all I-1 Zoning regulations.

ZONING EXHIBIT



The impact of the plan on the existing and anticipated traffic and parking conditions;

Access to the site is provided by one (1) existing entrance off of VIP Blvd. Said entrance is sufficient in width and will adequately handle the ingress and egress of all on-site/off-site traffic. All site parking will take place in an existing parking area south of the proposed building addition and the existing warehouse building. The new 116 stall parking lot is located to the west of the site along VIP Blvd.

A Traffic Impact Analysis (TIA) was waived by the City Traffic Engineer due to the proposed and existing buildings generating less than 100 vehicle trips per day, which is not significant and will allow the site to continue operating at acceptable traffic levels.

The adequacy of the plan with respect to land use;

The site is in compliance with the following *Manufacturing/Industry* Land Use standards as set forth in the General Plan 2020:

- Infrastructure and Mobility:

- o Vehicular access and egress to the street network provided via VIP Blvd.
- o The site is accessible by existing paved streets constructed to City standards and connected to the citywide grid.

Pedestrian and vehicular ingress and egress;

Pedestrian access will be provided from a 5 ft wide sidewalk along VIP Blvd.

Vehicular access to the site as stated is provided by one (1) entrance via VIP Blvd. All entrances are sufficient in width and will adequately handle the ingress and egress of all on-site/off-site traffic. All on-site drive aisles and parking stalls meet city code standards.

Building location and height;

The new addition will be located in the middle of the site and connected to the west side of existing Building B. The height of the new addition is approx. 22 ft. tall which complies with the 35 ft. maximum required height.

Landscaping;

Drought tolerant landscaping materials will be planted along the VIP Blvd. frontage west of the proposed parking lot. This new landscaping is required per this request and will further enhance the street/curb appeal of the site. In addition to landscaping the VIP Blvd. frontage, landscaping will also be added within the proposed parking lot. With the addition of the new landscaping the site will contain 12% landscaping which exceeds the 7% coverage required by City Code Section 17.52.480.A.

Lighting;

The new addition will have attached wall lighting in various locations and light poles will be installed in the new parking lot. All proposed light fixtures will be directed to the ground and comply with the City's Light Control Ordinance. A lighting photometric plan has been approved by Staff.

Provisions for utilities:

The site is connected to an approved water provider and City sewer. All existing utilities will be extended from the existing building in order to service the new addition.

Site drainage:

New retention basins will be added along VIP Blvd. and to the north of existing Building C in order to capture all new & existing developed flows. Currently there are no retention facilities on the site under current conditions. Staff has required as part of this approval that all existing and proposed developed flows be retained on site.

Open space:

N/A

Loading and unloading areas:

Loading and unloading for all buildings will take place in the middle of the site to the east of Building C and to the south of the Buildings A & B.

Grading:

The new warehouse area will be graded per the grading plan which has been reviewed by City Engineering Staff and is subject to the technical corrections listed in this report.

Signage:

N/A

Screening:

The proposed 116 stall parking lot will be screened from VIP Blvd. by a new 3 ft. tall masonry screen wall and proposed landscaping.

Setbacks:

The proposed warehouse will meet and exceed all setbacks as required per the I-1 Zoning District.

Other related matters:

Building Elevations

The new warehouse will be made of metal panels and match the existing building in color and architectural design.

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| PUBLIC NOTIFICATION/COMMENTS |
|-------------------------------------|

Notification

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

A notice was published in the Casa Grande Dispatch on January 21, 2014 for the February 6th Planning & Zoning Commission public hearing.

Notice was mailed by the City on January 22, 2014 at least 15 days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data. An affidavit confirming this mailing was supplied by the City.

A sign was posted by the applicant on January 21, 2014 on the subject site. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

None received as of the time of writing the staff report.

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|-----------------------|
| RECOMMENDATION |
|-----------------------|

Staff recommends approval of DSA-13-00158 subject to the following conditions:

1) The Major Site Plan shall be revised to reflect the following Planning technical corrections:

Site Plan (AS-110):

1. Revise the Project Code Data Table to reflect the following changes:

a. Gross building area:

Building 12 A (existing): 19,800 sq. ft.

Building 12 B (proposed addition): 21,030 sq. ft.

Building C (existing): 4,800 sq. ft.

Total: 45,630 sq. ft.

b. Current Zoning:

I-1 (Garden & Light Industrial)

c. General Plan Designation:

Manufacturing/Industry

d. Parking Calculations:

Manufacturing: (One (1) space per 750 sq. ft. for the 1st 20,000 sq. ft., plus

One (1) space/1,000 sq. ft. for floor area between 20,001 and 100,000)

Warehousing/Storage: (1 space per 1,500 sq. ft)

Total Spaces Required: 47 spaces

Manufacturing: 40,830 sq. ft. – 10% (36,747 sq ft)

20,000 sq. ft./750 = 27 stalls

16,747 sq. ft./1000 = 17 stalls

Warehousing/Storage: 4,800 – 10% (4,320 sq ft)

4,320 sq. ft./1500 = 3 stalls

Total Spaces Provided:

134 Stalls (5 ADA; 4 standard, 1 van accessible)

2. Revise the width of all stalls in the southern most double row of parking in the proposed 116 stall parking lot to comply with the required minimum width of 9 ft.

3. Delete all interior floor plan details from building 12A.

4. Note that the area located between Building C and Building Addition 12B that is surfaced with decomposed granite is not to be used for vehicular parking, maneuvering or access.

Landscape Plan (L-101):

1. Revise the project Code Data Table to match the requested revisions for the Site Plan (AS-110).
2. Provide four (4) additional trees in the on-site area.
3. Revise the total # of required on-site shrubs in the Project Code Data Table to 80.
4. Revise the site visibility triangle and landscaping to comply with the City of Casa Grande Engineering Division Minimum Site Distance Requirements dated April 2001.
5. Delete all interior floor plan details from building 12A.

Building Elevations (A-210):

1. Revise the location of all attached lighting on the proposed addition to match the locations as shown on the site plan and lighting photometric plan.

2) The Major Site Plan shall be revised to reflect the following Engineering technical corrections:

- a. Provide the details of call outs shown on the conceptual grading and drainage plan.
- b. Provide a grading and drainage plan for the existing building and building addition (15.40.520) along with hydrological and hydraulic calculations.
- c. Provide hydrological peak flows calculations used for the proposed curb openings sizing.
- d. Revise the drainage design and provide hydrologic and hydraulic calculations to include all water which falls within the respective one-half of all abutting streets (Including W Tee Street) to the development from a 100-year storm event of a 1-hour duration as it must be retained within the boundaries of the development (15.40.1240A, 15.40.1250A, 702.1).
- e. Size the site retention basins for the developed stormwater flows generated from the whole site (15.40.520) with runoff coefficients established in the City code 15.40.1290 to meet the code requirements. Weighted runoff coefficient may be estimated and can be used for calculations. Retention basin for area BA2 shall also be provided.
- f. Revise the run off coefficients for pavement area per City Code Section 15.40.1290. The run off coefficient of 0.9 proposed is inconsistent with the City code required 0.95 for pavement area. Weighted runoff coefficient may be calculated and used for calculations.
- g. Clarify the retention volume over the "PARKING LOT". Also show the limits of retained storm water with maximum water depths.
- h. Provide a Retention Basin Drainage Easement along VIP Blvd.: Retention basins shall be protected from further development by a recorded drainage easement (15.40.1240.D, 702.1.4)
- i. Provide retention basin bleed off calculations. All the retention basins must drain within 36-hours with and/or without drywells. A shallow pit

percolation tests shall be performed in retention areas to determine natural percolation. Test results shall be submitted to the city engineer prior to approval of drainage plans (15.40.1290.C).

- j. Indicate the responsible party in the drainage report for the maintenance of the retention basin for onsite and offsite volumes.
- k. Include headloss coefficient(s) for required backflow prevention devices for modeling of fireline(s).
- l. Provide further documentation of type II-B construction
- m. Confirm fire demand with Fire Marshall – particularly assumptions made for square footage and deduction for fire sprinklers. Total square footage needs to be accounted for in calculation of fire-demand unless otherwise approved by the Fire Marshal.
- n. Perform shallow pit percolation tests in retention areas to determine natural percolation. Please provide the bleed off calculations of the retention basin in conformance with the standard for disposal of the total ponding volume within 36 hours. Please indicate if the drywell is required. (Ch 15.40.1290).
- o. Provide hydraulic (weir) calculations from retention basin (1) by allowing it to spill out to the storm water outfall (over topping West Tee Street). Please indicate if the outfall will be maintained in post development condition. A drainage easement maybe required to provide proper passage of this flow across W. Tee Street.
- p. Show the elevation of the ultimate outfall.
- q. Show pavement (thickness) cross section of the parking lot.
- r. Label the proposed concrete curb/gutter & sidewalk into MAG Std Detail #
- s. Identify the new sewer lines.
- t. All Engineering aspects are subject to the resolution and satisfaction of the City Engineer, of issues raised in the course of the technical reviews of plans, plats, &/or reports associated with this submittal by the City Engineer, the Public Works Engineering W/WW & Drainage specialists, the City Traffic Engineer, and the Development Center Review Engineer.
- u. Provide a will serve letter from the water provider in the area of the project.

Attachments:

Exhibit A- Project Narrative

Exhibit B- Amended Major Site Plan Documents

Exhibit A- Project Narrative

OLE A. SOLBERG, P.E.
CONSULTING ENGINEER

November 15, 2013

City of Casa Grande
Planning and Development Dept
510 E. Florence Blvd
Casa Grande, AZ 8122

Subject: Hexcel Saw Building Expansion & Parking Lot Addition – Major Site Plan Amendment
Narrative

Dear Sirs:

Hexcel is proposing to add a 21,030 sq ft addition to the existing 19,800 sq ft Erwin Building for manufacturing and storage. In addition, Hexcel will add a new 114 space employee parking lot.

PROJECT DESCRIPTION

Hexcel recently purchased the parcel immediately north of their existing Casa Grande Facility. This parcel on the east side of VIP Blvd consists of the 19,800 sq ft Erwin Building located to the rear (East) of the parcel, a small cross dock warehouse in the center, and a large unimproved area on the west side of the parcel.

Hexcel has leased the Erwin Building and used it for in-process storage since its construction in 1994 prior to its recent purchase.

Hexcel has recently been expanding production capacity of the Casa Grande facility with multiple oven and other process equipment additions. Because of this current expansion, Hexcel has identified bottlenecks and inefficiencies in the current plant. To assist in addressing these issues, Hexcel is proposing to expand the current Erwin Building and relocate the block sawing operations to the new addition. The block sawing will also be expanded and modernized from existing operations. The relocated sawing operation will then allow expansion and modernization of other existing production operations inside the main building.

The increased production capacity has caused Hexcel to increase employee count. Hexcel does work a three shift operation. Although Hexcel meets the parking requirements required by City code, the parking requirement overlap during employee shift change and due to visitors and suppliers has caused Hexcel to want to expand the amount of parking available. The new employee lot will be located off VIP Blvd. Although the new lot will have 114 spaces, the net additional spaces will be less. Seven parking spaces will be covered by the Erwin Building expansion. Additional existing parking spaces next to the main buildings will be converted to required ADA accessible spaces as necessary.

Hexcel is currently in the process to combine all the contiguous parcels owned by Hexcel to one parcel.

ARCHITECTURE

508 E. BARRUS PLACE • CASA GRANDE, ARIZONA • 8122-1602
PHONE: (520) 836-0270 • FAX: (520) 836-0355

The new Erwin Building addition will be a prefabricated metal building matching the current building height, profile and color. It is located behind the existing cross dock warehouse and screened from view from VIP Blvd. There will be some equipment (dust collectors, vacuum pumps, air compressors, HVAC equipment) located on the ground on the north side of the Erwin Building expansion.

LANDSCAPING

Landscaping required by City Code will be located in the proposed retention area. This retention area is located between VIP Blvd and the proposed parking lot and will help screen the parking lot view. Additional landscaping will be added in the parking lot islands as required.

SIGNAGE

No change in existing signage is proposed.

UTILITIES

The following utility providers service the site:

- Sanitation Services (trash & sewer) - City of Casa Grande
- Water- Arizona Water Company
- Electricity - ED2
- Southwest Gas
- Qwest Communications

Existing electrical service is overhead on ED2 poles. All proposed site electrical service from ED2 poles to the site buildings is underground. Fire flow testing requested by the Fire Marshal is included in the application package.

Wastewater generation by this project is minimal. There will be a small amount of sawdust removal rinse water that will be filtered prior to disposal. There will also be some sanitary wastewater. The existing building sewer capacity is expected to be satisfactory.

TRAFFIC

The site currently has multiple access points.

The front office and visitor access is via the Gila Bend Highway entrance. The major production employee access to the site is via VIP Blvd. there are two access controlled entrances. The north entrance will serve the new proposed project additions. Trucks are typically served at the Glick Building loading docks. Some deliveries (chemical tankers etc) enter through the south VIP gate. There are some other access gates used by contractors and suppliers on an infrequent basis.

Hexcel is aware the parking spaces addition will require a traffic study. The required traffic impact analysis is currently underway and will be furnished to the City for review soon. It will be based on the current Commonwealth Dairy plant addition with Hexcel's impact shown.

GRADING AND DRAINAGE

The preliminary plan identifies sufficient stormwater retention locations and area to manage the increased runoff. No special issues are anticipated.

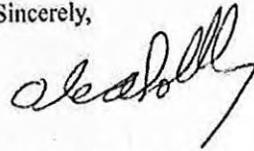
NOISE AND ODORS

November 15, 2013

The proposed building addition will not generate any noise or odors.

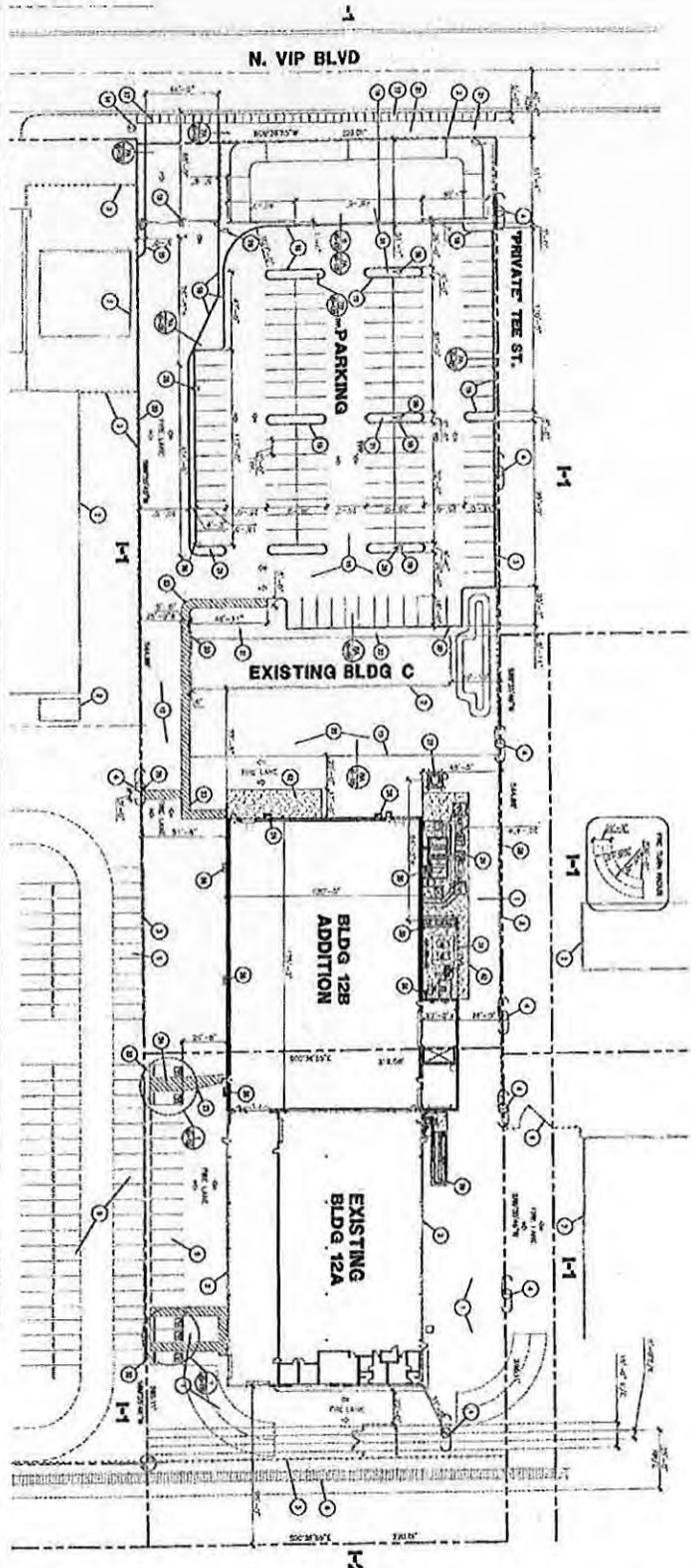
If you have any questions or concerns, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Ole A. Solberg". The signature is written in a cursive style with a long, sweeping tail that extends downwards and to the right.

Ole A. Solberg, P.E.

Exhibit B- Amended Major Site Plan Documents



PROJECT TEAM

| | | | | |
|---|--|---|---|---|
| ARCHITECT 4500 ARCHITECTURE GROUP 1214 W. HIGHWAY 84, CASA GRANDE, AZ 85222 TEL: 520-853-5522 WWW.4500ARCHITECTURE.COM | GENERAL CONTRACTOR LAYTON CONSTRUCTION 1000 W. WILSON AVENUE TUCSON, AZ 85710 TEL: 520-796-1111 WWW.LAYTONCONSTRUCTION.COM | MECHANICAL CONSULTANT MCCARTHY ENGINEERING 1000 W. WILSON AVENUE TUCSON, AZ 85710 TEL: 520-796-1111 WWW.MCCARTHYENGINEERING.COM | ELECTRICAL CONSULTANT MCCARTHY ENGINEERING 1000 W. WILSON AVENUE TUCSON, AZ 85710 TEL: 520-796-1111 WWW.MCCARTHYENGINEERING.COM | PLUMBING CONSULTANT MCCARTHY ENGINEERING 1000 W. WILSON AVENUE TUCSON, AZ 85710 TEL: 520-796-1111 WWW.MCCARTHYENGINEERING.COM |
|---|--|---|---|---|

PROJECT CODE DATA

| | |
|--|---------------------------------|
| PROJECT NAME SHELL BUILDING | PROJECT NUMBER AS-110 |
| CLIENT HEXCEL | DATE 12/15/2011 |
| LOCATION 1214 W. HIGHWAY 84, CASA GRANDE, AZ 85222 | SCALE AS SHOWN |
| DESIGNER 4500 ARCHITECTURE GROUP | DATE 12/15/2011 |
| DATE 12/15/2011 | SCALE AS SHOWN |

VICINITY MAP



GENERAL NOTES

1. GENERAL CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, AS WELL AS ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, AS WELL AS ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, AS WELL AS ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

OVERALL SITE PLAN



KEYNOTES

1. GENERAL CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, AS WELL AS ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

HEXCEL

SHELL BUILDING

SAW BUILDING & PARKING LOT
1214 W. HIGHWAY 84, CASA GRANDE, AZ 85222

4500

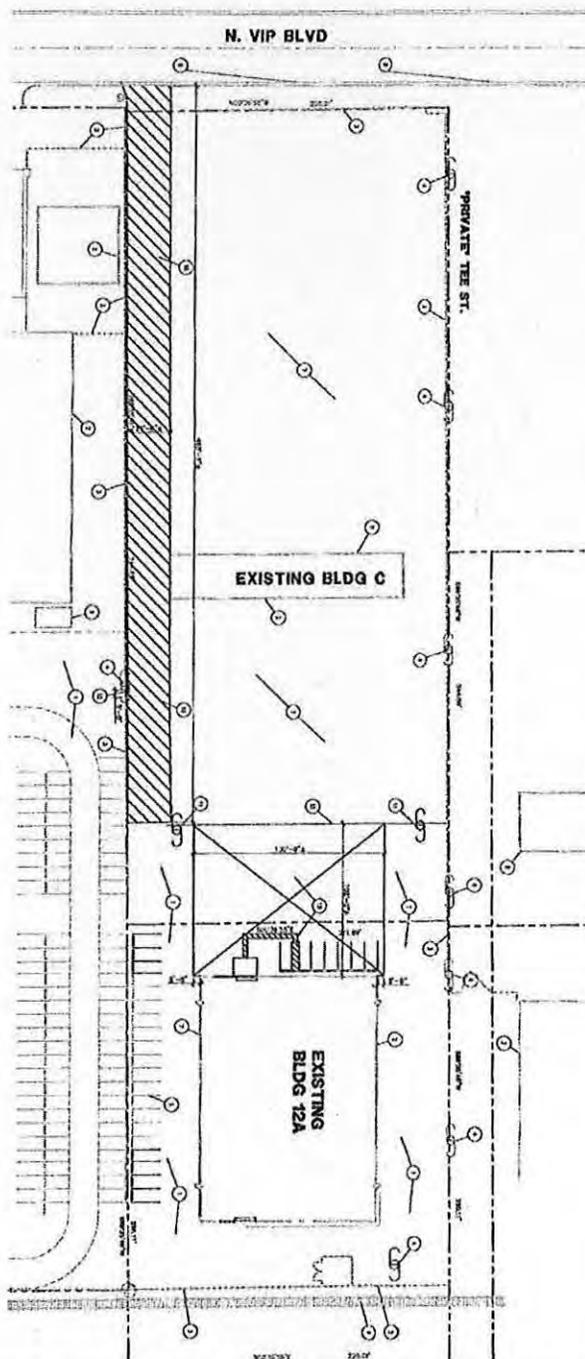
ARCHITECTURE GROUP

1214 W. HIGHWAY 84, CASA GRANDE, AZ 85222
TEL: 520-853-5522
WWW.4500ARCHITECTURE.COM

Layton

CONSTRUCTION

1000 W. WILSON AVENUE
TUCSON, AZ 85710
TEL: 520-796-1111
WWW.LAYTONCONSTRUCTION.COM



1 OVERALL DEMO SITE PLAN

| GENERAL NOTES | KEYNOTES |
|---|--|
| <p>1. GENERAL NOTES AND KEYNOTES TO BE READ IN CONJUNCTION WITH THE DEMO PLAN.</p> <p>2. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>3. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>4. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>5. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>6. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>7. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>8. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>9. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>10. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> | <p>1. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>2. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>3. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>4. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>5. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>6. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>7. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>8. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>9. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> <p>10. DEMO PLAN SHALL BE USED TO DETERMINE THE LOCATION AND EXTENT OF DEMOLITION.</p> |

AS-111 **PLAN**

HEXCEL **SHELL BUILDING**
 SAW BUILDING & PARKING LOT
 1214 W. HIGHWAY 64, CASA GRANDE, AZ 85222

4500
 CIVIL & ARCHT

ARCHITECTURE GROUP

2929.COM

45000
ARCHITECTURE GROUP
 2929.COM

HEXCEL
SHELL BUILDING
 SAW BUILDING & PARKING LOT
 1214 W. HIGHWAY 84, CASA GRANDE, AZ 85222

Layton

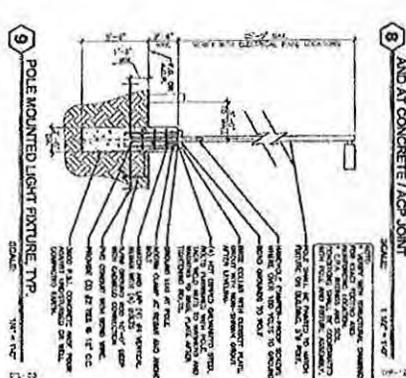
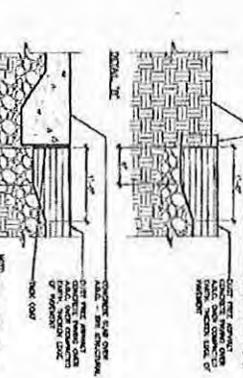
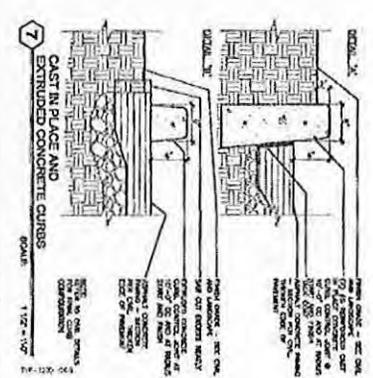
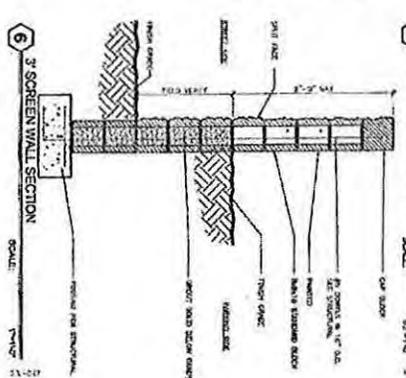
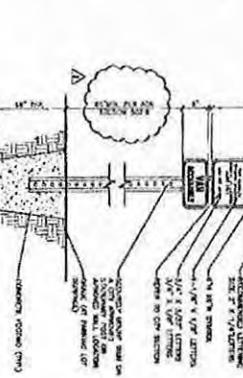
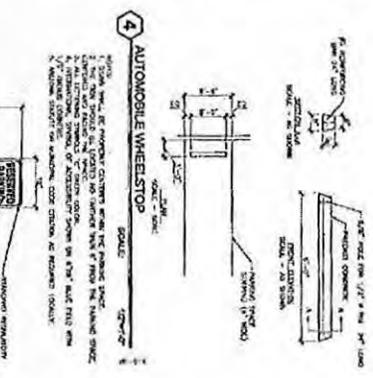
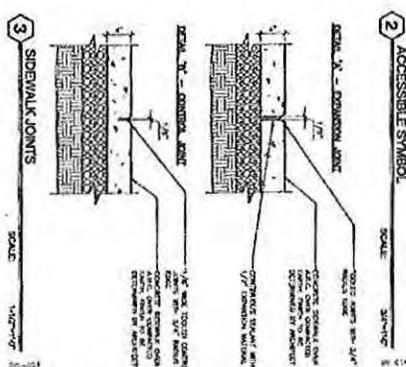
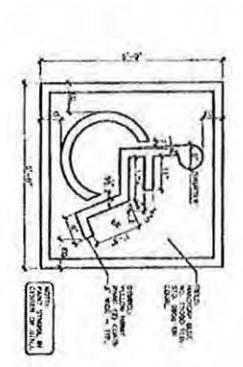
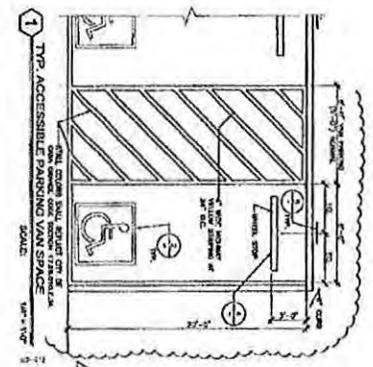
AS-120

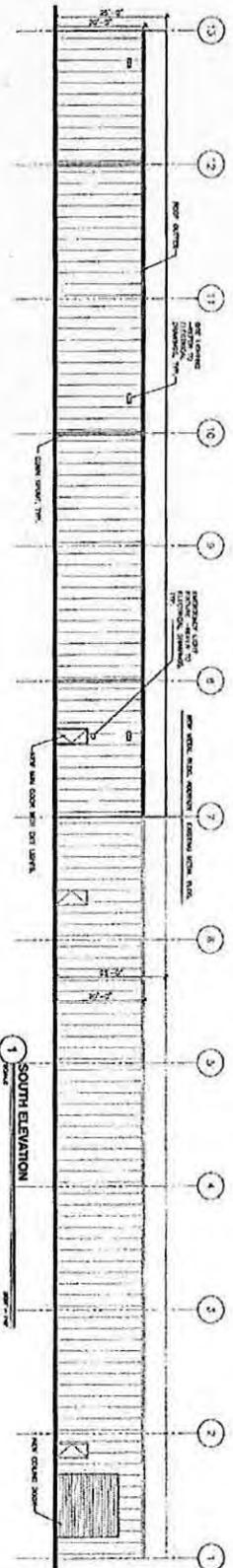
DETAILS

SITE

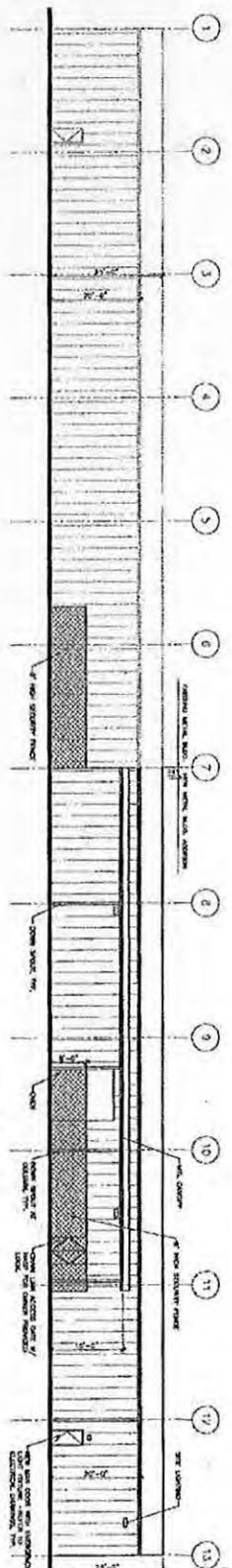
NOTES

1. SEE SHEET AS-100 FOR GENERAL NOTES AND SPECIFICATIONS.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. FINISHES TO BE DETERMINED BY ARCHITECT.
 4. MATERIALS TO BE DETERMINED BY ARCHITECT.
 5. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES OF BOARDS AND STANDARDS.
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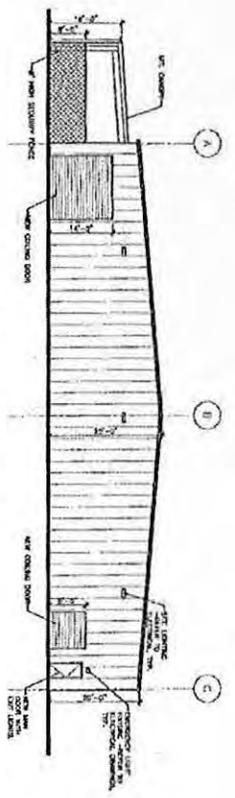




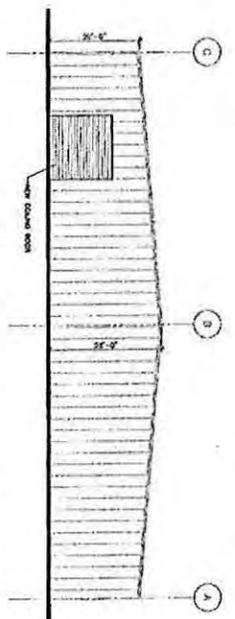
1 SOUTH ELEVATION



2 NORTH ELEVATION



4 WEST ELEVATION



3 EAST ELEVATION

GENERAL NOTES

1. MATERIALS TO BE USED SHALL BE AS SHOWN ON THIS DRAWING.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2929.COM

ARCHITECTURE GROUP

4500

ARCHITECTURE GROUP

HEXCEL

SHELL BUILDING

SAW BUILDING & PARKING LOT

1214 W. HIGHWAY 84, CASA GRANDE, AZ 85222

LEYTON

A-210

ELEVATIONS

CONCEPTUAL GRADING AND DRAINAGE PLAN FOR HEXCEL CORPORATION PARKING LOT NORTH VIP BOULEVARD CASA GRANDE, ARIZONA

EXISTING LEGEND

- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM PIPE
- WATERLINE
- SANITARY SCHEDULE
- ELECTRICAL WIRE
- WATER WALKER
- WATER VALVE
- FIRE HYDRANT
- UTILITY POLE
- STORM DRAIN MANHOLE
- SANITARY SINKER MANHOLE
- SPOT GRADE
- CONCRETE

PROPOSED LEGEND

- PROPERTY LINE
- CONTOUR
- EASEMENT
- STORM PIPE
- SECTION CALLOUT
- CATCH BASIN
- GRADE BREAK
- CONCRETE

KEYNOTES

- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED CATCH BASIN
- PROPOSED DRYWELL
- PROPOSED STORM DRAIN
- PROPOSED VALLEY GUTTER
- PROPOSED SAWCUT LINE
- REMOVE AND REPLACE CONCRETE PAD

RETENTION CALCULATIONS

REFER TO PRELIMINARY DRAINAGE REPORT PREPARED BY HUNTER ENGINEERING DATED 07/27/04.

ARCHITECT

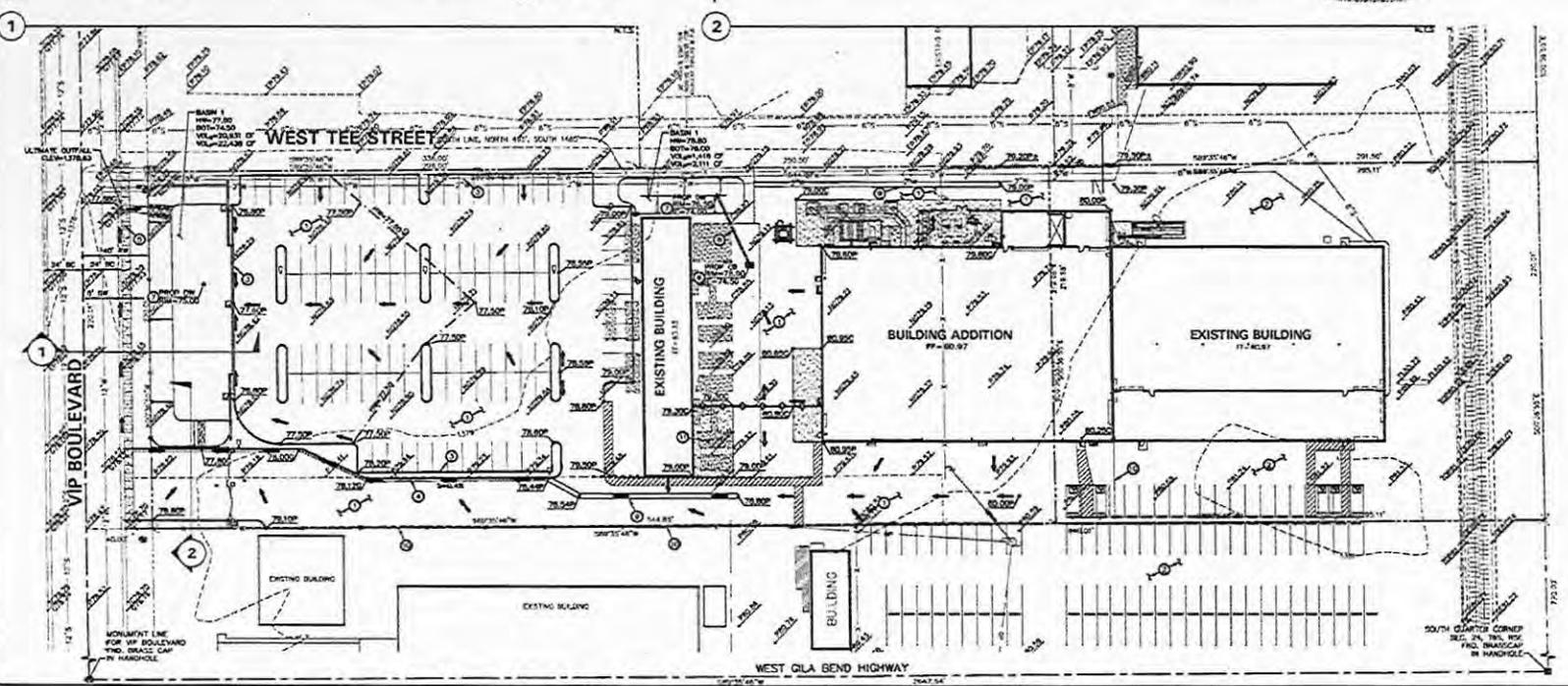
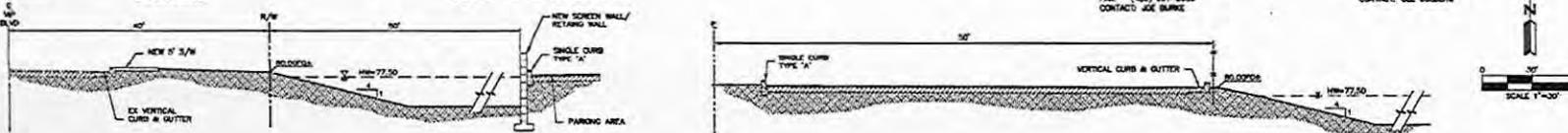
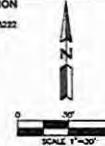
DEUTSCH ARCHITECTURE GROUP
4500 C. NEWMAN SQUARE ROAD
PHOENIX, ARIZONA 85028
PHONE: (602) 840-2923
FAX: (602) 840-8846
CONTACT: DUSTIN CHENKELM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10400 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3885
FAX: (480) 991-3898
CONTACT: JOE BURKE



VICINITY MAP



| | | |
|------|------|----------|
| DATE | REV. | REVISION |
| | | |
| | | |
| | | |

DESIGN DRAWING NO. 10113
CHECKED BY: JTB
DATE: 08/11/04

HUNTER ENGINEERING, INC.
10400 N. 74TH STREET, SUITE #200
SCOTTSDALE, AZ 85258
PHONE: (480) 991-3885
FAX: (480) 991-3898



CONCEPTUAL GRADING AND DRAINAGE PLAN
FOR
HEXCEL CORPORATION PARKING LOT
NEC VIP BLVD & WEST GILA BEND HWY
CASA GRANDE, ARIZONA

THESE PLANS ARE NOT VALID FOR CONSTRUCTION WITHOUT AN APPROVED PERMIT FROM THE COUNTY OF MARICOPA
IN JOB NO. DEUT019
SCALE 1"=30'
SHEET C1
1 OF 1



Strand Associates, Inc.
 4002 Grand Emerald Street, Suite 10
 Phoenix, AZ 85020
 (760) 437-3733
 (1-800-856-0204)

December 3, 2013

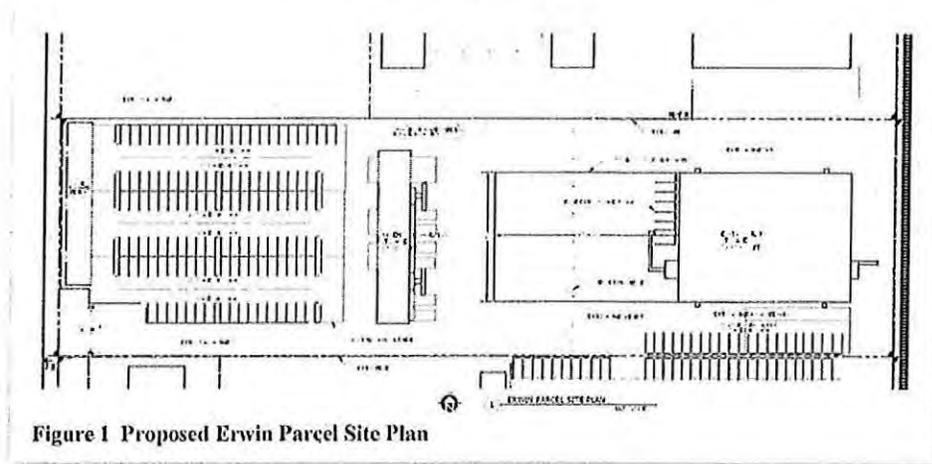
Mr. Ole Solberg
 Solberg Engineering
 508 E Barrus Place
 Casa Grande, AZ 85122

Re: Traffic Impact Analysis Waiver Letter

Dear Mr. Solberg:

Hexcel Corporation is proposing an expansion of its facility at the intersection of Gila Bend Highway (State Highway 84) and VIP Boulevard. The existing facility is a 19,800-square-foot industrial building that manufactures parts for the aviation industry. There are currently 244 parking spaces on the existing facility. The site operates 24 hours a day with overlapping shifts throughout the day. These overlaps result in a shortage of parking spaces for arriving employees.

The proposed expansion will occur on the Erwin Parcel to the north of the existing facility. The expansion will include a 21,030-square-foot building. Existing equipment from the current facility will be relocated to this building to optimize the manufacturing process. Although no new employees are expected to be hired, 114 spaces will be added as part of the expansion. These new spaces are designed to eliminate congestion during shift overlaps. A site plan for the expansion can be seen in Figure 1.



J:\H:\sme\SP110\3800--3899\3823\001\Wd\TIA waiver letter 12-2.docx

Arizona | Illinois | Indiana | Kentucky | Ohio | Wisconsin

www.strand.com

Mr. Ole Solberg
Solberg Engineering
Page 2
December 3, 2013

Although the site is expected to generate little to no new trips, traffic patterns may change at the intersection of Gila Bend Highway and VIP Boulevard. Some trips turning into the facility before the intersection may now turn at the intersection to more easily access the new parking lot. From observation, the intersection is in good condition and operates acceptably. Gila Bend Highway is a four-lane arterial with a two-way left-turn lane and all lanes are 12 feet wide. The eastbound approach has two through lanes and a left-turn lane approaching the intersection with a storage length of approximately 100 feet. The westbound approach has a through lane and a shared through/right-turn lane. The posted speed limit of the roadway is 45 miles per hour (mph). VIP Boulevard is a two-lane collector. The lanes are designed with wide widths to allow parking parallel to the roadway. At the intersection, the southbound approach has one left-turn lane and one right-turn lane with a storage capacity of approximately 150 feet. The posted speed limit along VIP Boulevard is 35 mph. The southern leg is a one-way private road for exiting vehicles leaving a dairy processing plant south of the intersection. Both the north and the south approaches are stop-controlled.

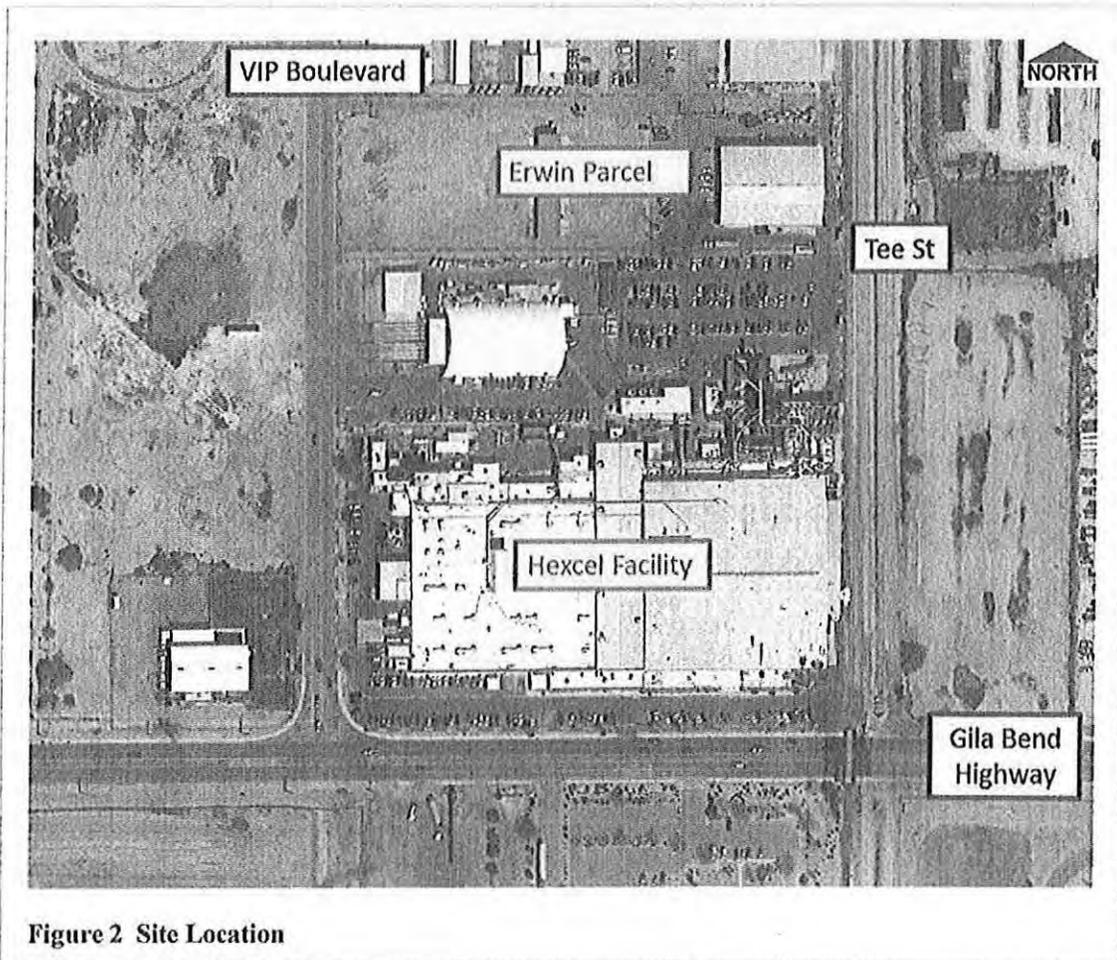
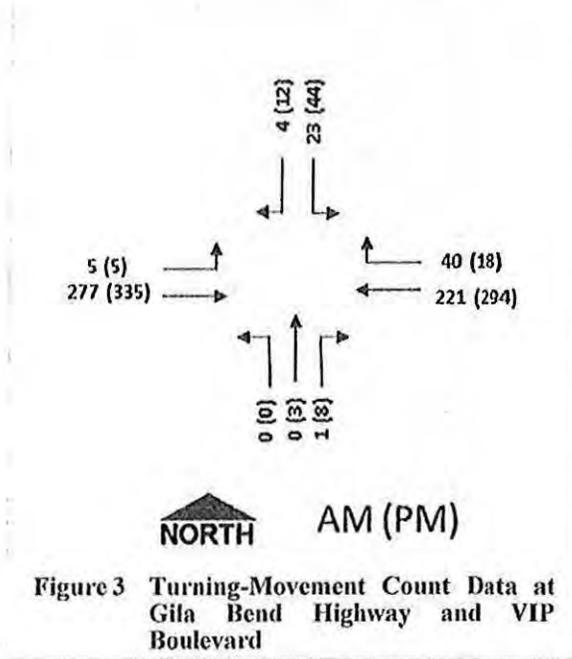


Figure 2 Site Location

Mr. Ole Solberg
 Solberg Engineering
 Page 3
 December 3, 2013

Strand Associates, Inc.[®] conducted a 2-hour peak-period turning-movement count at the intersection. PM peak counts were conducted from 3:30 to 5:30 P.M. on November 15, 2013. AM peak counts were conducted from 7 to 9 A.M. on November 20, 2013. These counts are shown in Figure 3. With the existing traffic in Figure 3, traffic models were constructed in Synchro 8. Using Synchro 8, HCM calculations were performed at the intersection. As the intersection is not signaled, the highest delay of a controlled movement is reported. The Level of Service (LOS) and delay results can be seen in Table 1.



Mr. Ole Solberg
 Solberg Engineering
 Page 4
 December 3, 2013

| Trip Rates | |
|------------|---------------------------|
| AM | 0.92 trips per 1000 sq ft |
| PM | 0.97 trips per 1000 sq ft |

| Percentages | | |
|-------------|----------|---------|
| | Entering | Leaving |
| AM | 88% | 12% |
| PM | 12% | 88% |

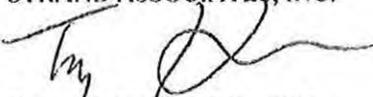
| Total Trips | | |
|-------------|----------|---------|
| | Entering | Leaving |
| AM | 17 | 2 |
| PM | 2 | 18 |

Figure 4 ITE Trip Generation, 21,030-Square-Foot Expansion

As the proposed facility is expected to generate little to no new trips and the intersection currently operates acceptably, it is proposed that the Traffic Impact Analysis be waived so that the city can continue with the City Completeness Review.

Sincerely,

STRAND ASSOCIATES, INC.®



Jimmy H. Tonthat, P.E., CFM