



# Planning and Zoning Commission STAFF REPORT

AGENDA

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**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

<b>Site Area</b>	4.24 acres
<b>Zoning</b>	I-1 (Garden & Light Industrial)
<b>General Plan Designation</b>	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.

<b>CONFORMANCE WITH FINAL DEVELOPMENT PLAN REVIEW CRITERIA</b>
----------------------------------------------------------------

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

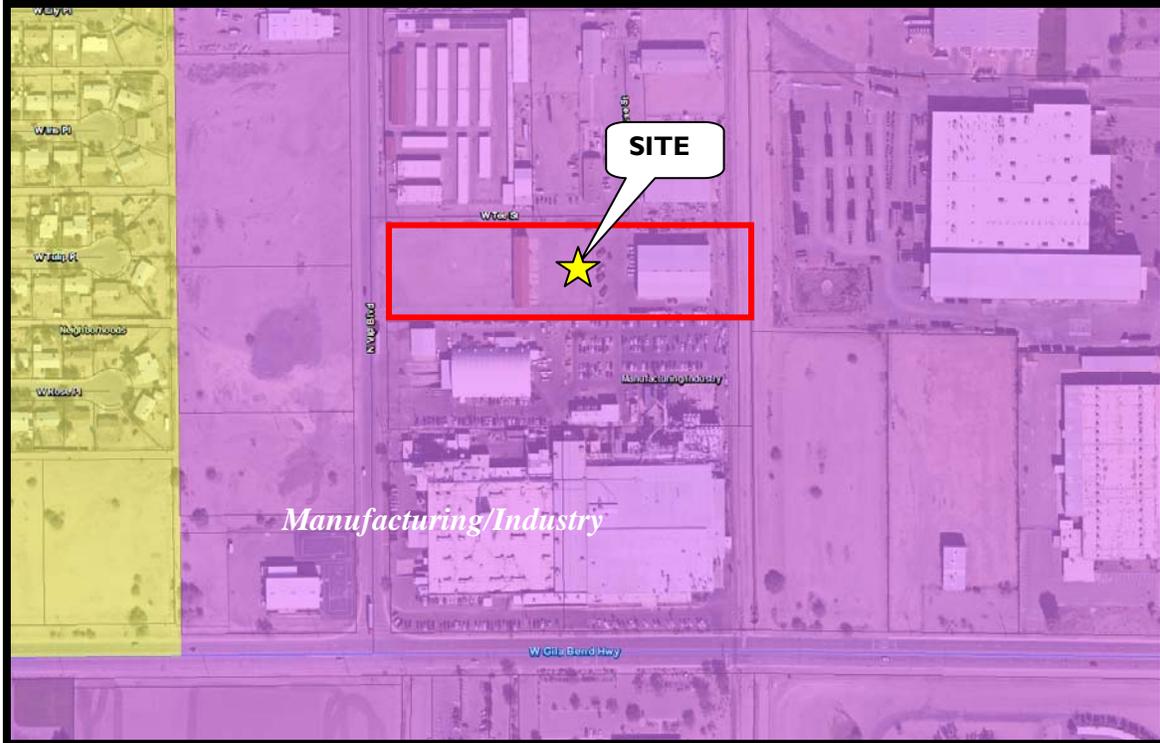
**Relationship of the plan elements to conditions both on and off the property:**

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.

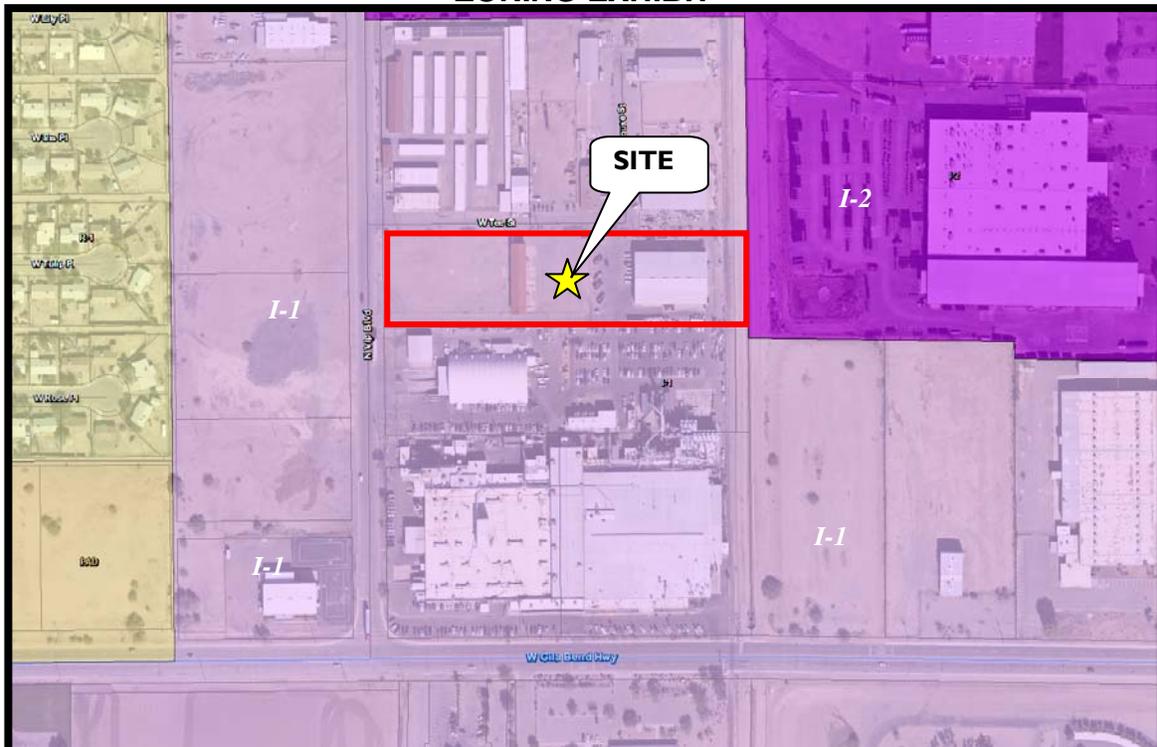
## GENERAL PLAN EXHIBIT



### 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.

**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.

**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 1<sup>st</sup> 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

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

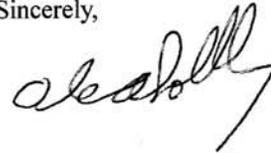
The preliminary plan identifies sufficient stormwater retention locations and area to manage the increased runoff. No special issues are anticipated.

#### NOISE AND ODORS

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

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

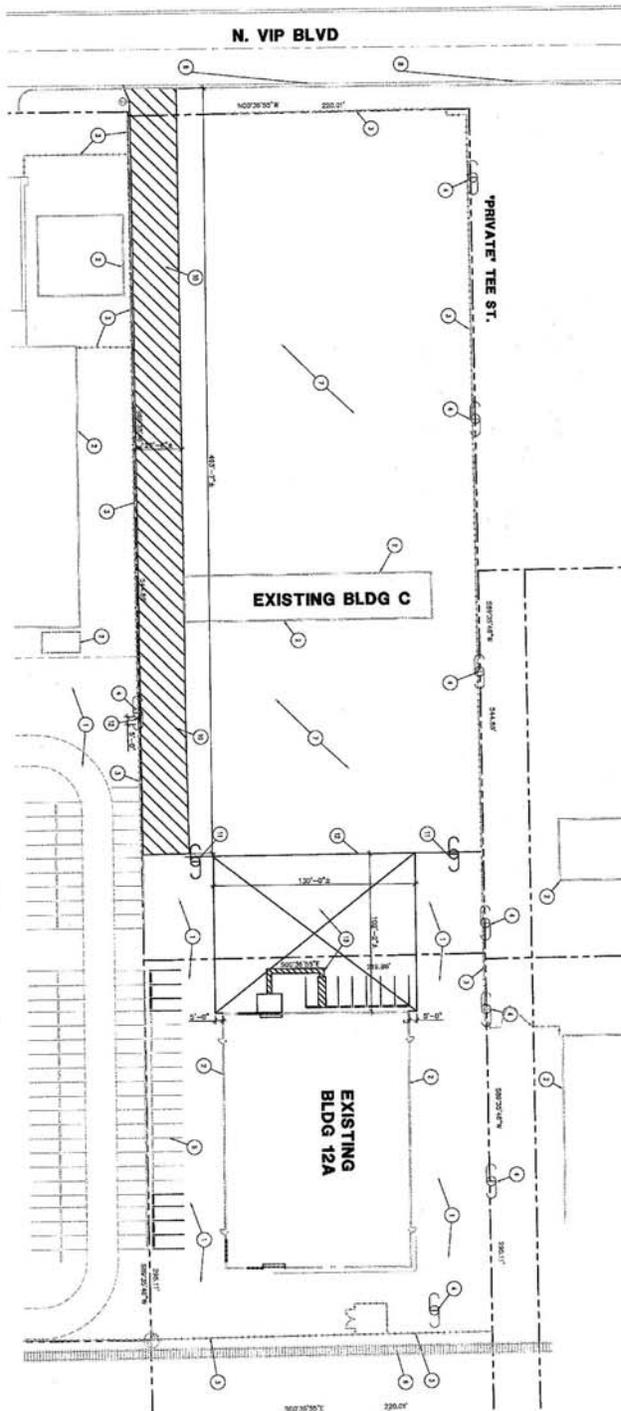
Sincerely,

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 on the final letter.

Ole A. Solberg, P.E.

Exhibit B- Amended Major Site Plan Documents





1 OVERALL DEMO SITE PLAN

**GENERAL NOTES**

**KEYNOTES**

<p>1. CONSULT WITH LOCAL AGENCIES FOR PERMITS AND REGULATIONS.</p> <p>2. VERIFY ALL UTILITIES AND SERVICES TO BE MAINTAINED OR REMOVED.</p> <p>3. VERIFY ALL EXISTING FOUNDATIONS TO REMAIN.</p> <p>4. VERIFY ALL EXISTING FOUNDATIONS TO BE REMOVED.</p> <p>5. VERIFY ALL EXISTING FOUNDATIONS TO BE RECONSTRUCTED.</p> <p>6. VERIFY ALL EXISTING FOUNDATIONS TO BE RECONSTRUCTED AND FINISHED.</p> <p>7. VERIFY ALL EXISTING FOUNDATIONS TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p> <p>8. VERIFY ALL EXISTING FOUNDATIONS TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p> <p>9. VERIFY ALL EXISTING FOUNDATIONS TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p> <p>10. VERIFY ALL EXISTING FOUNDATIONS TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p> <p>11. VERIFY ALL EXISTING FOUNDATIONS TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p> <p>12. VERIFY ALL EXISTING FOUNDATIONS TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p>	<p>1. EXISTING FOUNDATION TO REMAIN.</p> <p>2. EXISTING FOUNDATION TO BE REMOVED.</p> <p>3. EXISTING FOUNDATION TO BE RECONSTRUCTED.</p> <p>4. EXISTING FOUNDATION TO BE RECONSTRUCTED AND FINISHED.</p> <p>5. EXISTING FOUNDATION TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p> <p>6. EXISTING FOUNDATION TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p> <p>7. EXISTING FOUNDATION TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p> <p>8. EXISTING FOUNDATION TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p> <p>9. EXISTING FOUNDATION TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p> <p>10. EXISTING FOUNDATION TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p> <p>11. EXISTING FOUNDATION TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p> <p>12. EXISTING FOUNDATION TO BE RECONSTRUCTED AND FINISHED AND FINISHED.</p>
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**AS-111**

DEMOLITION SITE PLAN

PROJECT NO. 13142

DATE: 08/15/14

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

DESIGNED BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

DATE: 08/15/14

**4600**

ARCHITECTURE GROUP

1214 W. HIGHWAY 84, CASA GRANDE, AZ 85222

PH: 928-440-2828

CELL: 928-440-2828

FAX: 928-440-2828

WWW.4600ARCHITECTURE.COM

DATE: 08/15/14

PROJECT NO. 13142

DATE: 08/15/14

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

DESIGNED BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

DATE: 08/15/14







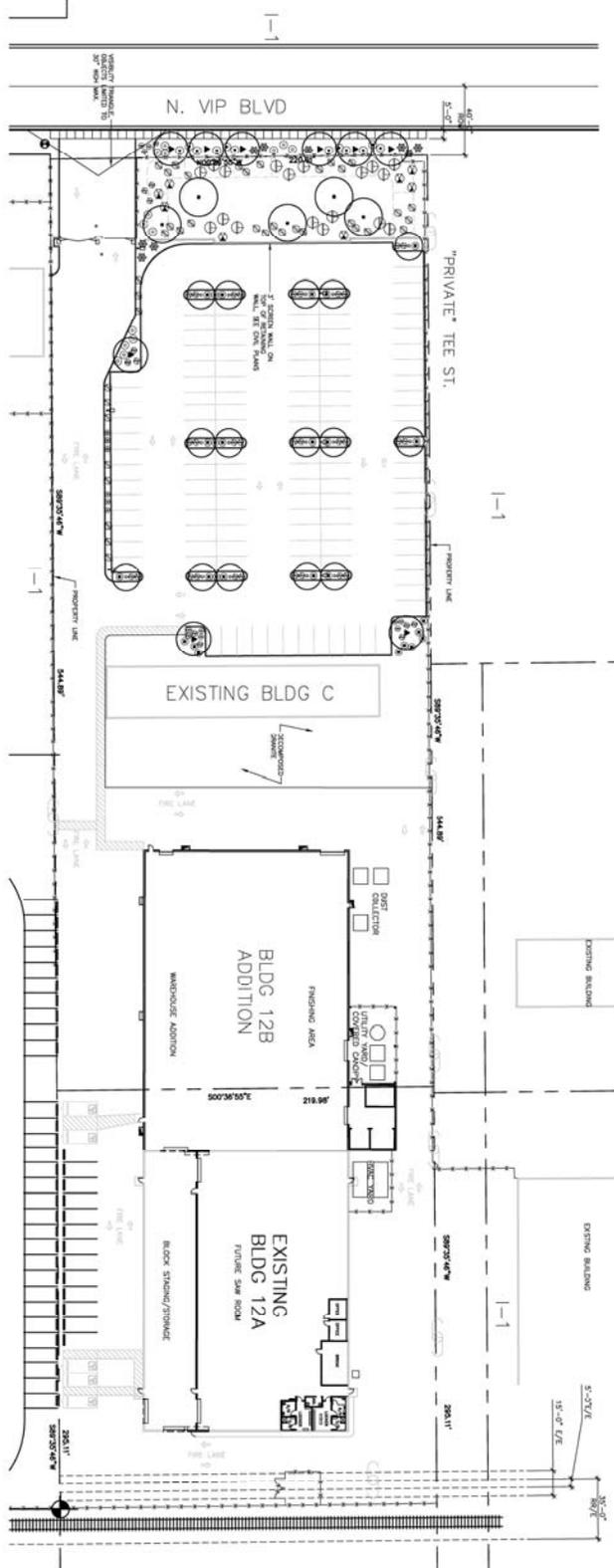
4600  
 PHOENIX, ARIZONA 85018  
 602-440-5928  
 602-440-5929

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



**L-101**  
 PRELIMINARY LANDSCAPE PLAN

PROJECT NO. 1000  
 SHEET NO. 101  
 DATE: 1-24-2014  
 PROJECT: SAW BUILDING & PARKING LOT  
 1214 W. HIGHWAY 84, CASA GRANDE, AZ 85222



**PLANT SCHEDULE**

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	REMARKS
●	ACACIA ANGLEURA	24" BOX	15	SHAKE AS REQUIRED
●	PARSONS HIBISCUS	15 GAL.	9	SHAKE AS REQUIRED
●	PHOENIX HIBISCUS	15 GAL.	5	SHAKE AS REQUIRED
●	SHRUBS	5 GAL.	8	1 GPH LITTER
●	CHERRY RED BIRD OF PARADISE	5 GAL.	27	1 GPH LITTER
●	LEUCOPHYLLA DORRIS	5 GAL.	12	1 GPH LITTER
●	LEUCOPHYLLA FRONZOSA	5 GAL.	12	1 GPH LITTER
●	VIOLIFLORA PARVIFLORA	5 GAL.	14	1 GPH LITTER
●	ACCIA GONDIENY	5 GAL.	9	1 GPH LITTER
●	DASYLIRION WHEELERII	5 GAL.	42	1 GPH LITTER
●	HESPERETHYON	5 GAL.	39	1 GPH LITTER
●	WHEELERII	5 GAL.	39	1 GPH LITTER
●	GRANDDOCKERS	1 GAL.	18	1 GPH LITTER
●	DALEA SEROTINA	1 GAL.	19	1 GPH LITTER
●	LANTANA	1 GAL.	19	1 GPH LITTER
●	DECOMPOSING FANNERS OLD	1/2" SCREENED 2' DEPT. AL. NEW 24125 sq.ft.	7	DEPT. AL. NEW

- NOTES:
- HIGHS AND CROPPERS SHALL COMPLY WITH ARIZONA NURSERY ASSOC. SPECIFICATIONS FOR THE SPECIFIED SPECIES AND SIZE OF TREE.
  - LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC DRAIN IRRIGATION SYSTEM.
  - PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING.

**PROJECT CODE DATA**

PROJECT	ADDRESS	DATE	SCALE
PROJECT: COMMERCIAL DEVELOPMENT	1214 W. HIGHWAY 84, CASA GRANDE, AZ 85222	1-24-2014	1" = 20'
ARCHITECT: PARSONS DESIGN STUDIO	1200 N. MILWAUKEE AVENUE, SUITE 1000, PHOENIX, AZ 85004		
DATE: 1-24-2014			
PROJECT: COMMERCIAL DEVELOPMENT	1214 W. HIGHWAY 84, CASA GRANDE, AZ 85222		
ARCHITECT: PARSONS DESIGN STUDIO	1200 N. MILWAUKEE AVENUE, SUITE 1000, PHOENIX, AZ 85004		
DATE: 1-24-2014			
PROJECT: COMMERCIAL DEVELOPMENT	1214 W. HIGHWAY 84, CASA GRANDE, AZ 85222		
ARCHITECT: PARSONS DESIGN STUDIO	1200 N. MILWAUKEE AVENUE, SUITE 1000, PHOENIX, AZ 85004		
DATE: 1-24-2014			
PROJECT: COMMERCIAL DEVELOPMENT	1214 W. HIGHWAY 84, CASA GRANDE, AZ 85222		
ARCHITECT: PARSONS DESIGN STUDIO	1200 N. MILWAUKEE AVENUE, SUITE 1000, PHOENIX, AZ 85004		
DATE: 1-24-2014			

**VICINITY MAP**



# CONCEPTUAL GRADING AND DRAINAGE PLAN

## FOR HEXCEL CORPORATION PARKING LOT NORTH VIP BOULEVARD CASA GRANDE, ARIZONA

**EXISTING LEGEND**

- PROPERTY LINE
- CONCRETE
- ASPHALT
- GRAVEL
- MAJOR CONDUIT
- MINOR CONDUIT
- STORM PIPE
- STONED PIPE
- WATER MAIN
- ELECTRICAL SERVICE
- ELECTRICAL SERVICE
- UTILITY POLE
- UTILITY POLE
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE
- SPOT GRADE
- CONCRETE

**PROPOSED LEGEND**

- PROPERTY LINE
- CONCRETE
- STORM PIPE
- SECTION DRAINAGE
- CATCH BASIN
- GRADE BREAK
- CONCRETE

**KEYNOTES**

- PROPOSED PAVEMENT
- DESIGN PAVEMENT TO BEAKN
- PROPOSED SWAGE CABLE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED STORM DRAIN
- PROPOSED VALVE UTILITY
- PROPOSED SANITARY LINE
- BRIDGE AND RETAINING CONCRETE PAV.

**RETENTION CALCULATIONS**

FILE TO BE REVIEWED BY THE CITY ENGINEER DATED 01/27/14

**ARCHITECT**

DAVID ARCHITECTURE GROUP  
4000 E. MOUNTAIN SCHOOL ROAD  
PHOENIX, ARIZONA 85018  
TEL: (602) 944-4444  
CONTACT: DUSTIN CRISFIELD

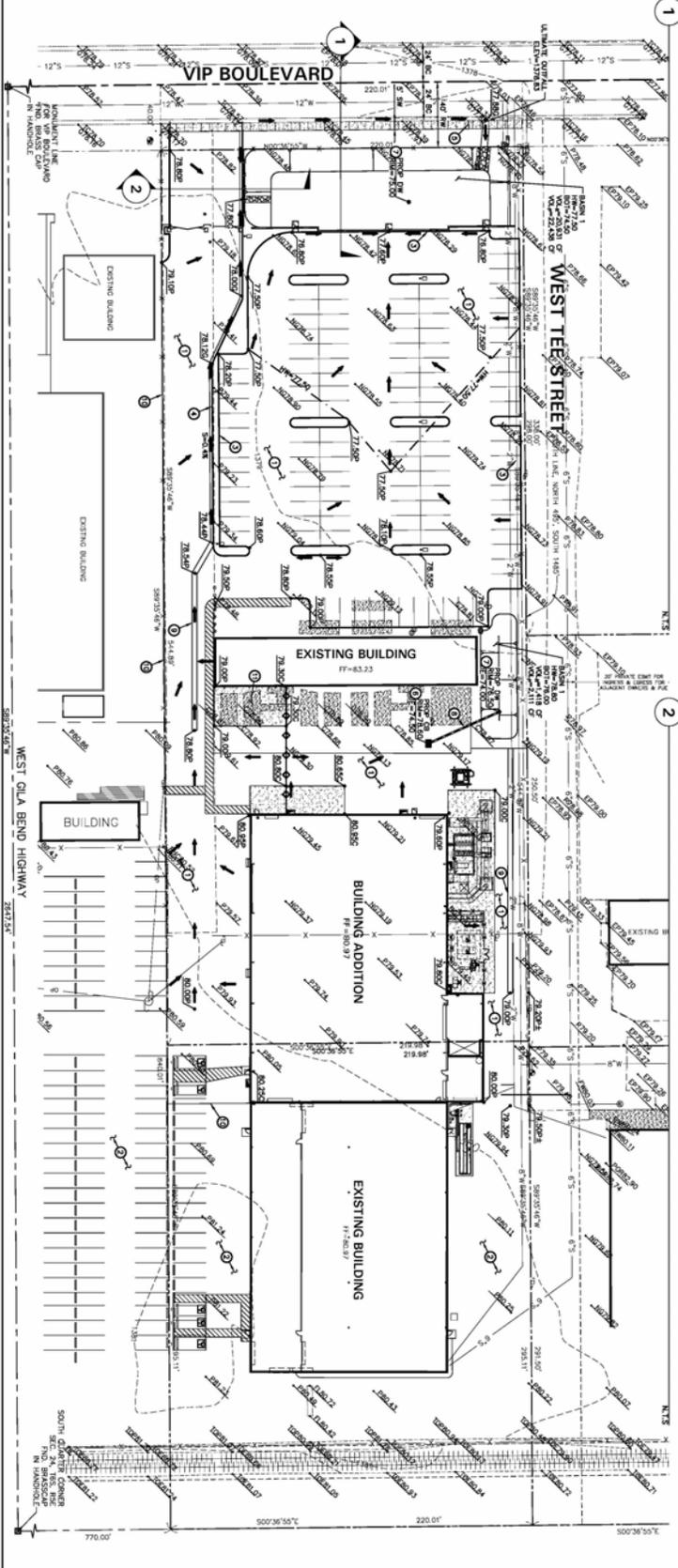
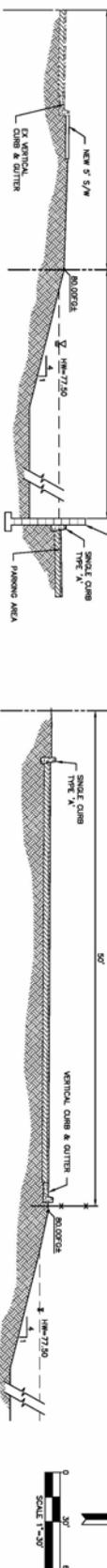
**CIVIL ENGINEER**

HUNTER ENGINEERING, INC.  
10450 NORTH 74TH STREET, SUITE #200  
SCOTTSDALE, ARIZONA 85228  
TEL: (480) 991-3885  
FAX: (480) 991-3886  
CONTACT: JOE BURKE

**OWNER**

HEXCEL CORPORATION  
1214 W. HIGHLAND AVE  
CASA GRANDE, ARIZONA 85222  
TEL: (480) 991-3885  
FAX: (480) 991-3886  
CONTACT: JOE BURKE

**VICINITY MAP**



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

**HUNTER ENGINEERING**  
10450 NORTH 74TH STREET, SUITE 200  
SCOTTSDALE, AZ 85228  
TEL: 480 991 3885  
F: 480 991 3886

**CIVIL AND SURVEY**

NO. DATE REVISION BY

DATE: 01/27/14  
SCALE: 1"=30'

DEUTY: DEUTY019

PROJECT: C1

1 OF 1



Strand Associates, Inc.<sup>®</sup>  
 4002 East Elwood Street, Suite 16  
 Phoenix, AZ 85040  
 (P) 602-437-3733  
 (F) 480-858-0204

December 3, 2013

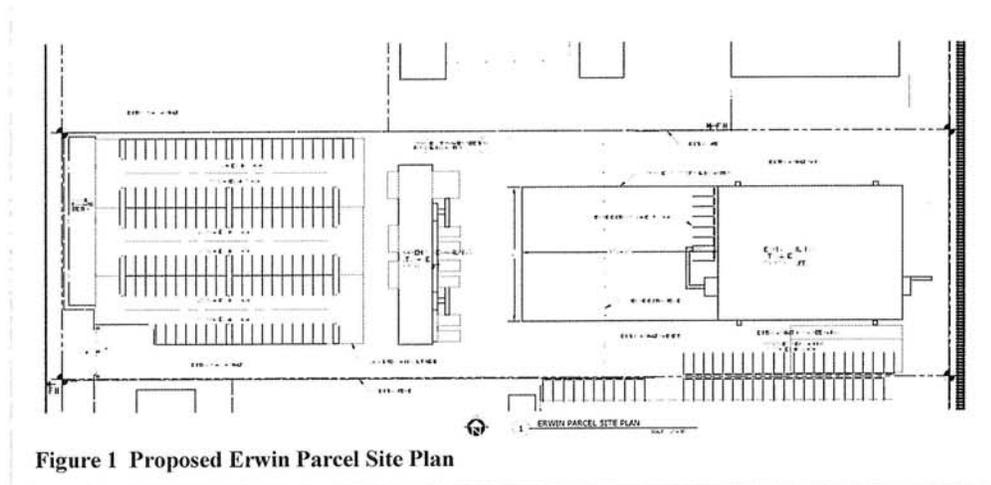
Mr. Ole Solberg  
 Solberg Engineering  
 508 E Barrus Place  
 Casa Grande, AZ 85122

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.



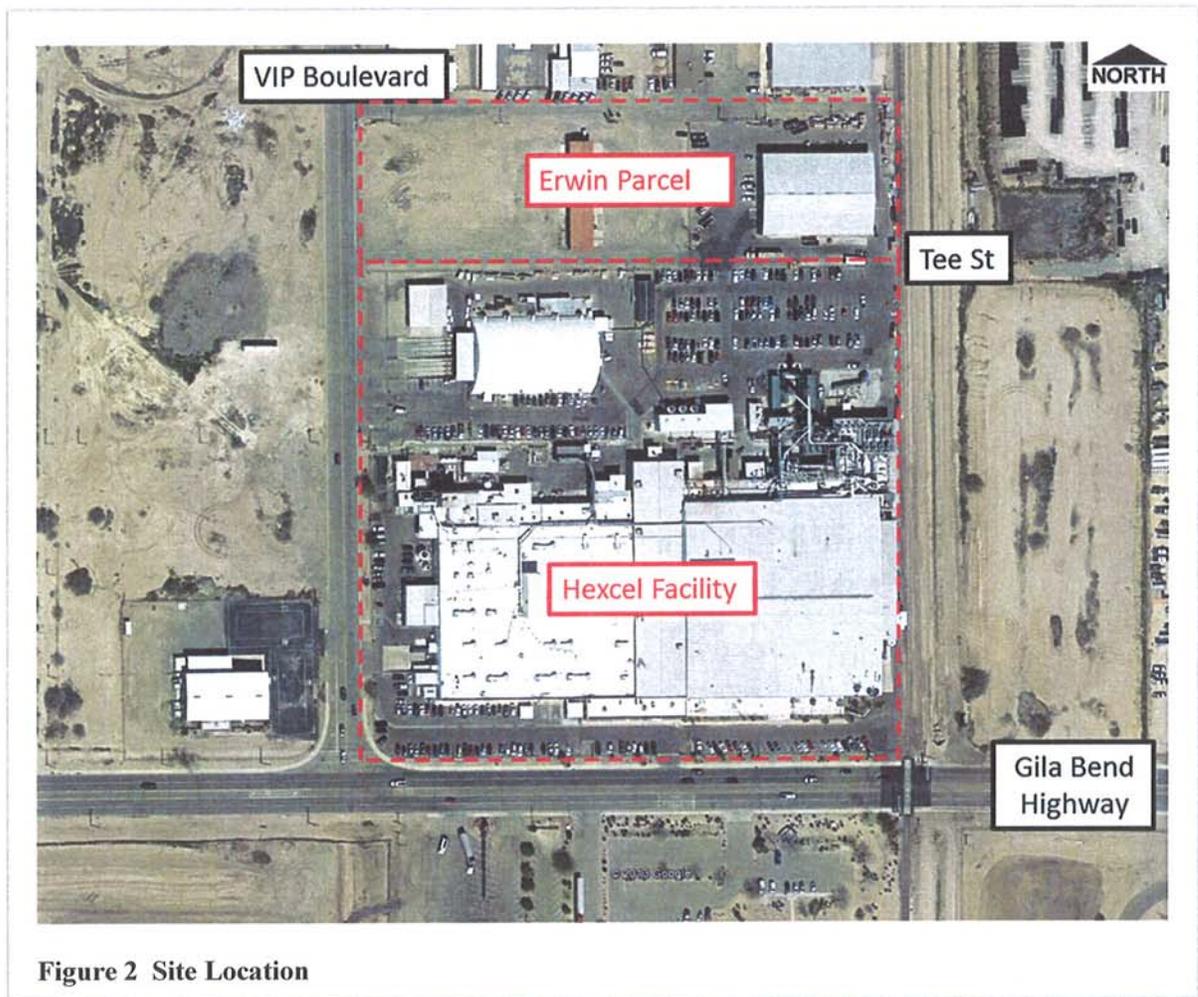
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Arizona | Illinois | Indiana | Kentucky | Ohio | Wisconsin

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Solberg Engineering  
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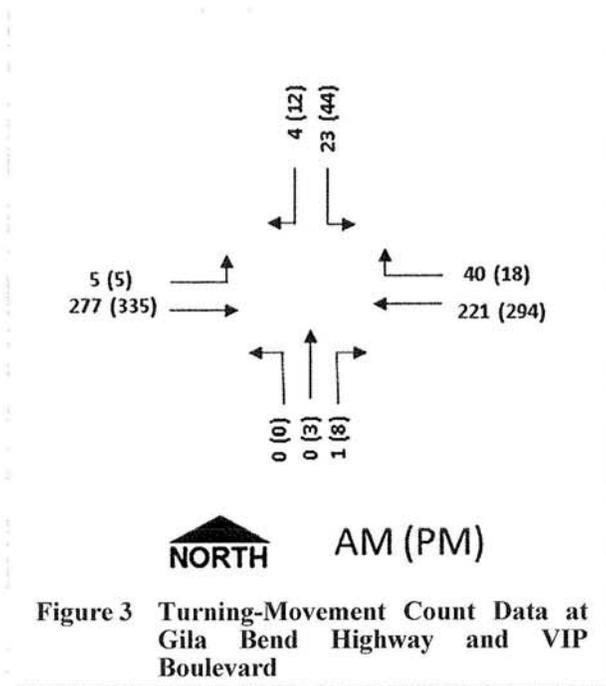
Although the site is expected to generate little to no new trips, traffic patterns may change at the intersection of Gila Bend Highway and VIP Boulevard. Some trips turning into the facility before the intersection may now turn at the intersection to more easily access the new parking lot. From observation, 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  
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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.

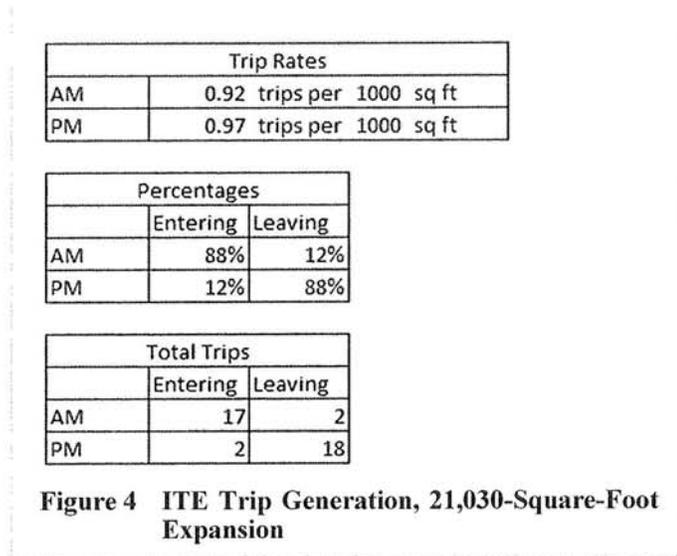


	Delay	LOS
AM	10.7	B
PM	11.9	B

**Table 1** Existing LOS and Delay

Although the proposed expansion is not expected to generate new trips, a check was done using the Institute of Transportation Engineers (ITE) trip generation manual. Using land use code 110, General Light Industrial, trips were generated for the 21,030-square-foot expansion. There are 19 AM trips and 20 PM trips generated for the expansion. These calculations can be seen in Figure 4. As shift changes at the site occur during the 7 to 9 A.M. peak period and the 4 to 6 P.M. peak periods, the site can be expected to generate less than 100 new trips per day.

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 Solberg Engineering  
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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