



May 2, 2016

City of Mesa Development Planning/Civil Engineering Plan Review
55 N. Center St.
Mesa, AZ 85201
Ph: (480) 644-3254

Attention: Beth Hughes-Ornelas, Deputy Director

Re: Z16-0 DR16-0, FujiFilm (6550 S. Mountain Rd.)
Request for Consideration - Deferral of In-Lieu Payment

Ms. Hughes-Ornelas,

The purpose of this letter is to request consideration to defer installation of Mountain Road half improvements or In-Lieu payment of the same for the above referenced project. The project consists of constructing parking for Isotainers on a portion of the northern 20 acres of FujiFilm property (Exhibit A).

Preliminary meeting and review by City of Mesa (City) indicates that it is the responsibility of FujiFilm to build out half street improvements for Mountain Road or provide In-Lieu payment for the cost of build out. FujiFilm understands that the City typically requires these improvements to meet City Standards and provide for future development and transportation planning.

It has come to the attention of FujiFilm that ADOT is planning SR24 right-of-way to pass through the FujiFilm property (Exhibit B and Exhibit C). The SR24 plans include raising the profile of Mountain Road to create an overpass crossing of SR24 (Exhibit D). This results in ADOT right-of-way which extends beyond the FujiFilm project frontage and blocks the existing access to the site. The overpass footprint also extends west beyond the 55 foot right-of-way dedicated for Mountain Road.

FujiFilm is planning onsite improvements in a manner that avoids conflict with SR24 right-of-way (Exhibit E) and has begun the process of a parcel split for the purpose of transferring this land to ADOT at the appropriate time. In meetings and conversations ADOT has indicated that the right-of-way is not likely to change. FujiFilm's concern is that Mountain Road improvements or In-Lieu payment will be of no value when ADOT's planned Mountain Road improvements are built.

We look forward to working with the City for the successful completion of this project. Please contact me if you have any questions.

Sincerely,
Babbitt Nelson Engineering

Darren E. Smith, P.E.
Principal



SR24 RIGHT-OF-WAY

FUJIFILM ISOTAINERS

MOUNTAIN RD.

PECOS RD.

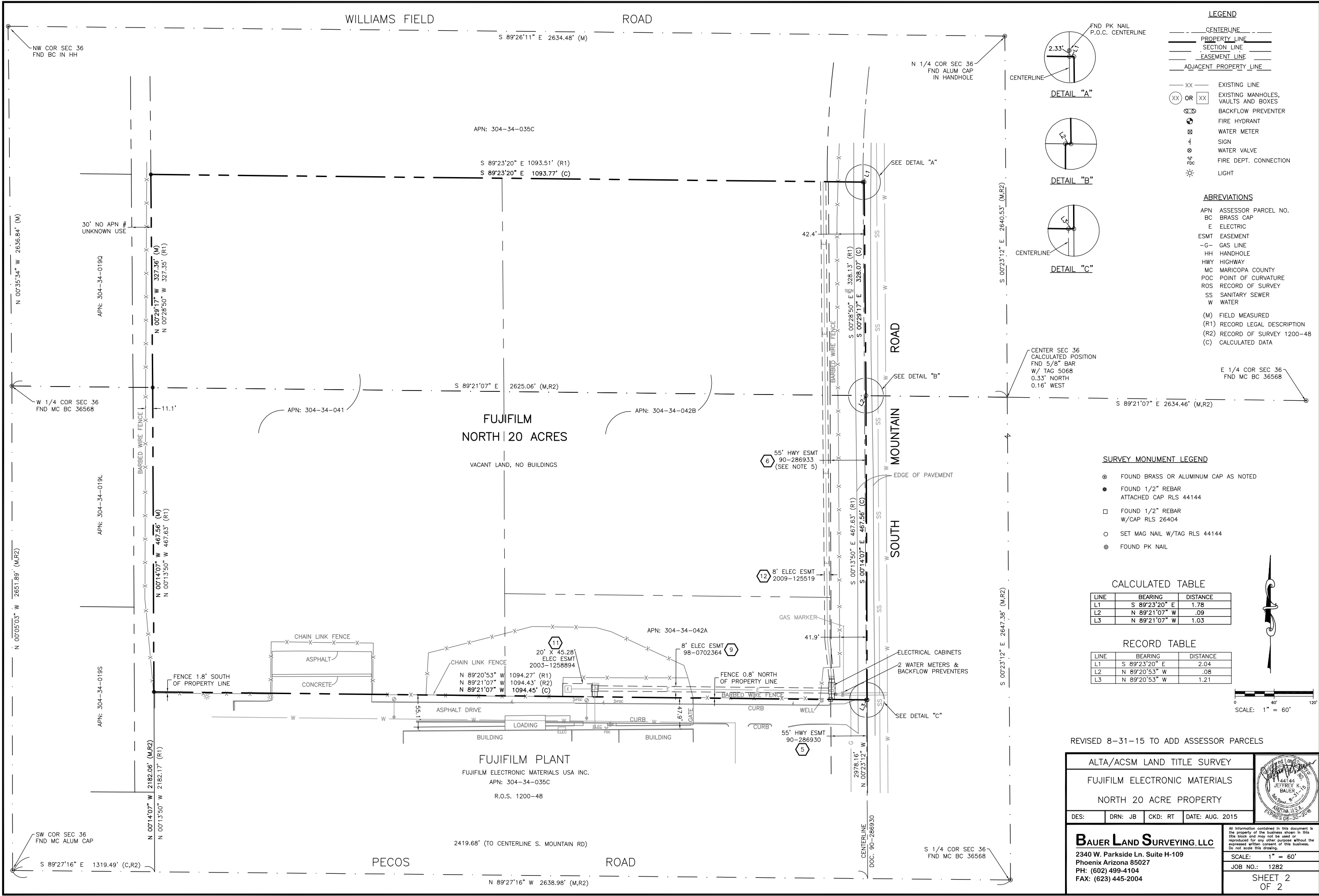
EXHIBIT A



2000 ft

Google earth

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LEGEND

- CENTERLINE
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- XX EXISTING LINE
- XX OR XX EXISTING MANHOLES, VAULTS AND BOXES
- BACKFLOW PREVENTER
- FIRE HYDRANT
- WATER METER
- SIGN
- WATER VALVE
- FIRE DEPT. CONNECTION
- LIGHT

ABBREVIATIONS

- APN ASSESSOR PARCEL NO.
- BC BRASS CAP
- E ELECTRIC
- ESMT EASEMENT
- G- GAS LINE
- HH HANDHOLE
- HWY HIGHWAY
- MC MARICOPA COUNTY
- POC POINT OF CURVATURE
- ROS RECORD OF SURVEY
- SS SANITARY SEWER
- W WATER
- (M) FIELD MEASURED
- (R1) RECORD LEGAL DESCRIPTION
- (R2) RECORD OF SURVEY 1200-48
- (C) CALCULATED DATA

SURVEY MONUMENT LEGEND

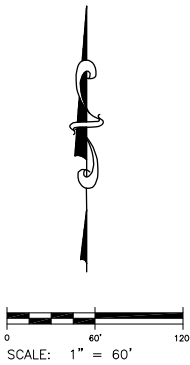
- FOUND BRASS OR ALUMINUM CAP AS NOTED
- FOUND 1/2" REBAR ATTACHED CAP RLS 44144
- FOUND 1/2" REBAR W/CAP RLS 26404
- SET MAG NAIL W/TAG RLS 44144
- FOUND PK NAIL

CALCULATED TABLE

LINE	BEARING	DISTANCE
L1	S 89°23'20" E	1.78
L2	N 89°21'07" W	.09
L3	N 89°21'07" W	1.03

RECORD TABLE

LINE	BEARING	DISTANCE
L1	S 89°23'20" E	2.04
L2	N 89°20'53" W	.08
L3	N 89°20'53" W	1.21



REVISED 8-31-15 TO ADD ASSESSOR PARCELS

ALTA/ACSM LAND TITLE SURVEY

FUJIFILM ELECTRONIC MATERIALS

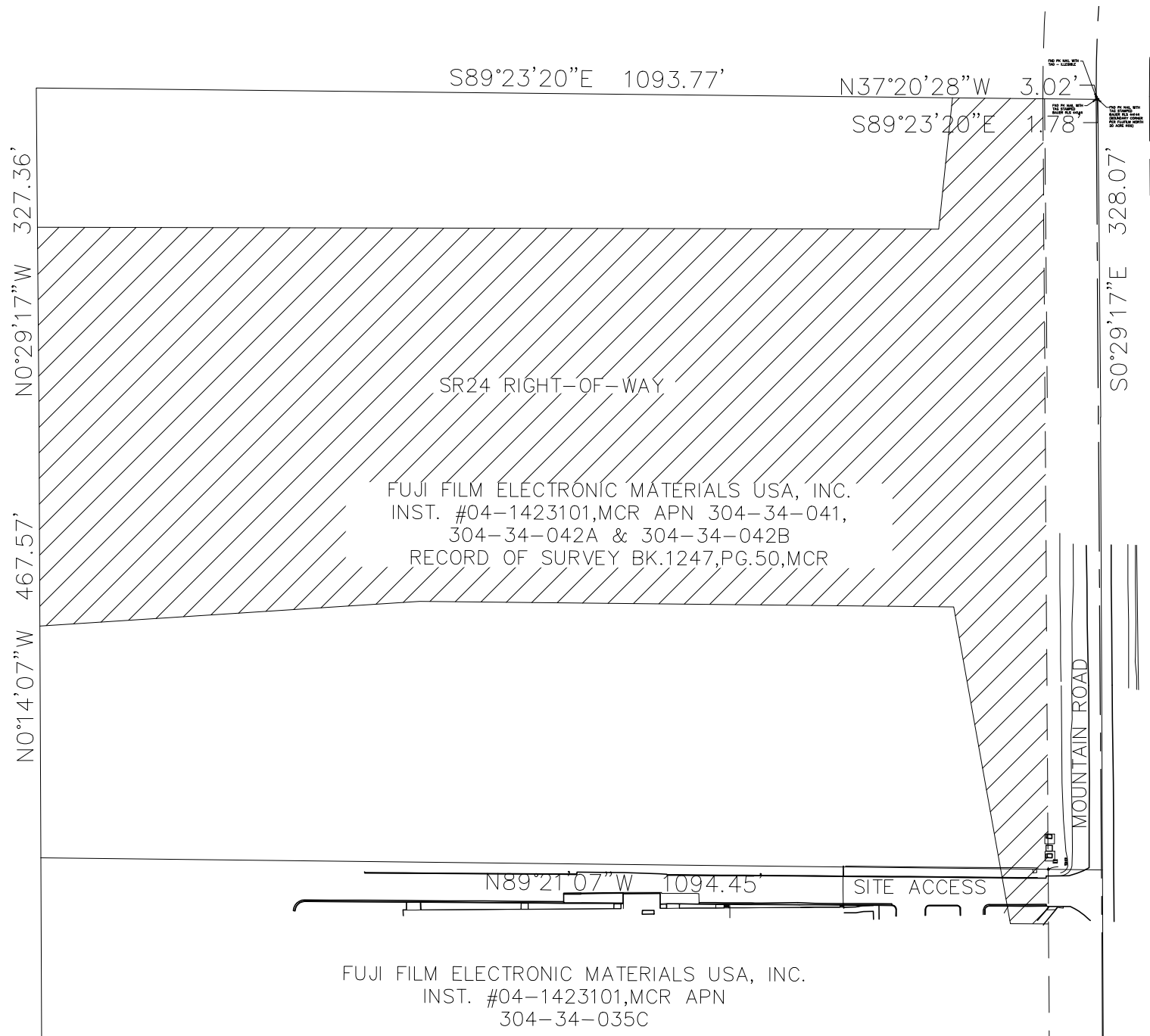
NORTH 20 ACRE PROPERTY

DES: DRN: JB CKD: RT DATE: AUG. 2015

BAUER LAND SURVEYING, LLC
2340 W. Parkside Ln. Suite H-109
Phoenix Arizona 85027
PH: (602) 499-4104
FAX: (623) 445-2004

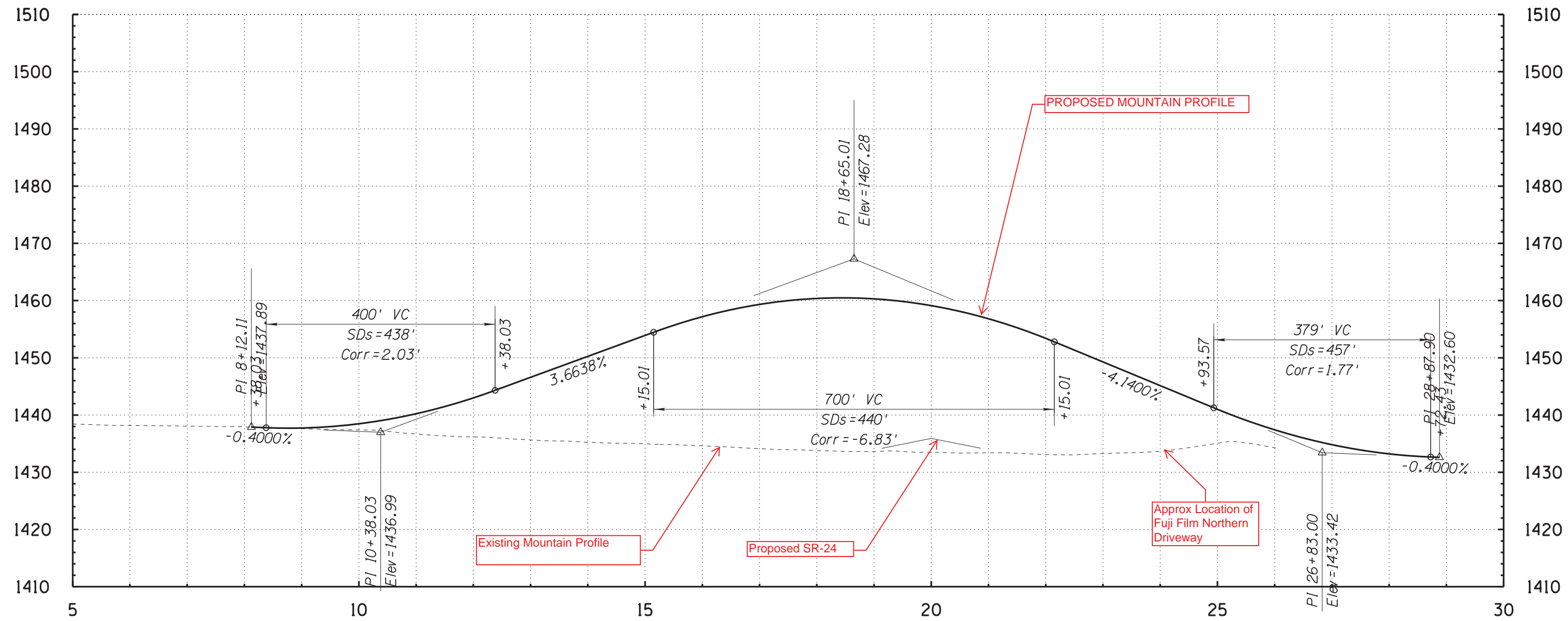
At Information contained in this document is the property of the business shown in this block and may not be used or reproduced for any other purpose without the expressed written consent of this business. Do not scale this drawing.

SCALE: 1" = 60'
JOB NO.: 1282
SHEET 2 OF 2

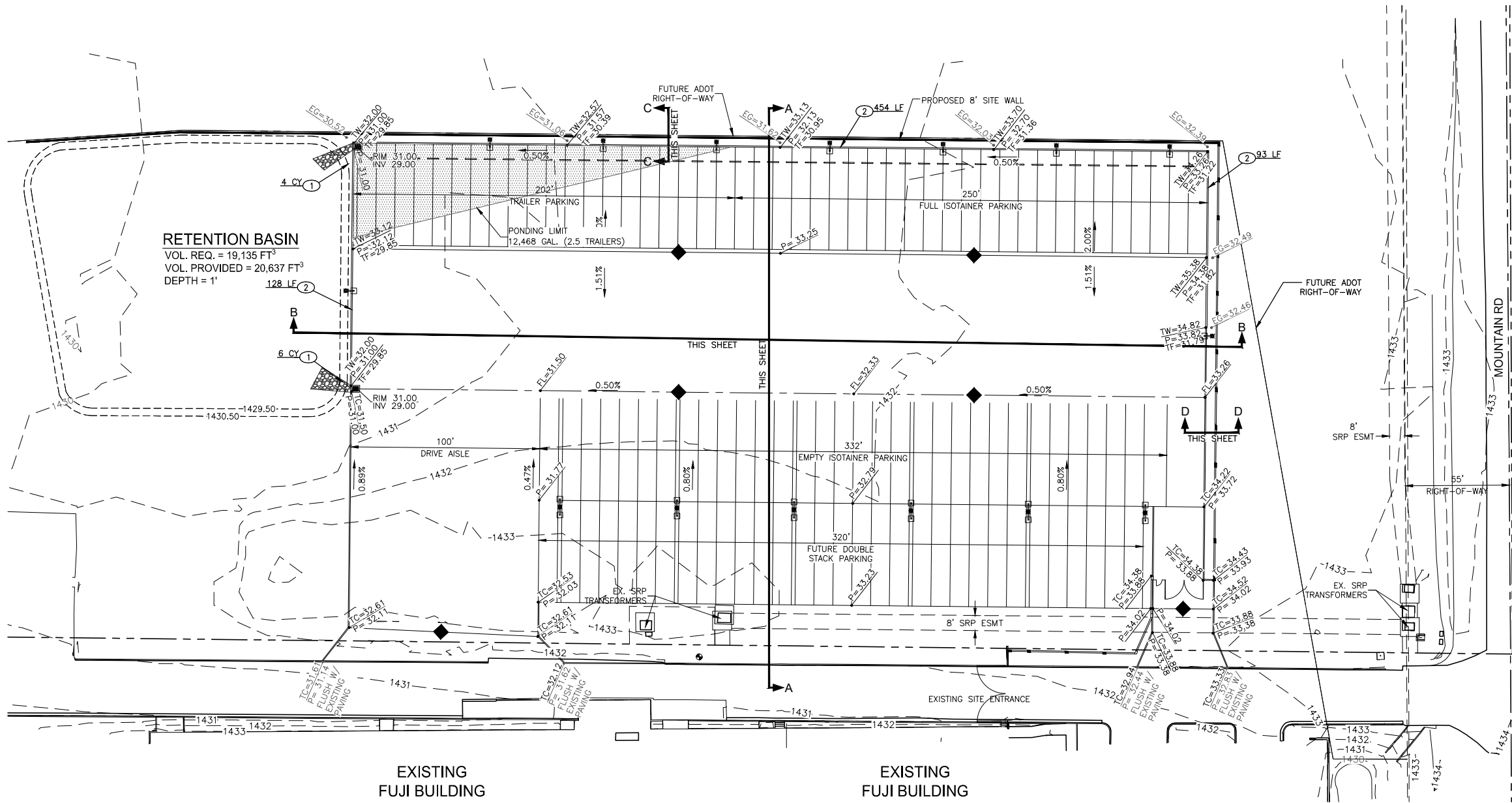


1"=150'

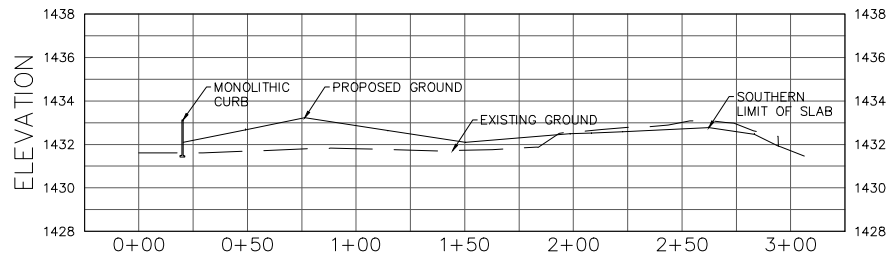
PROPOSED MOUNTAIN PROFILE



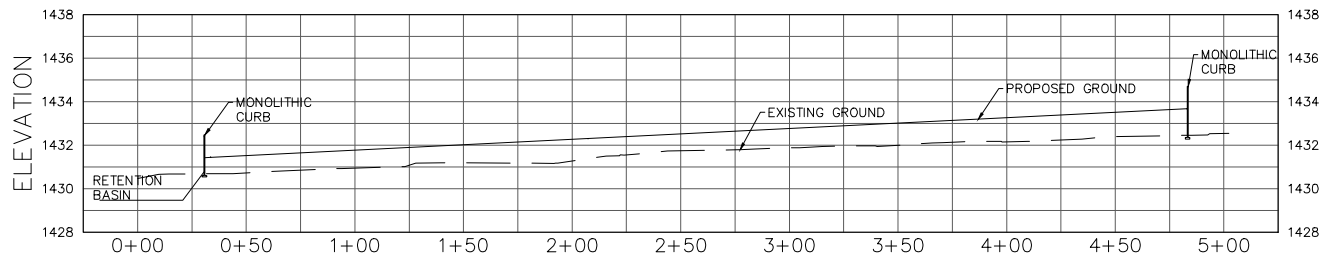
PRELIMINARY



SECTION A-A



SECTION B-B



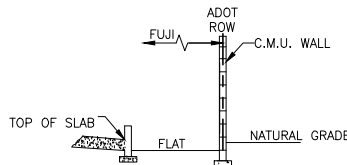
CONSTRUCTION NOTES

- ① GROUTED RIPRAP, D50=6", THICKNESS=1" 10 CY
② RET WALL PER STRUCTURAL DWGS AND SPECS, ELEV PER PLAN 675 LF

EARTHWORK

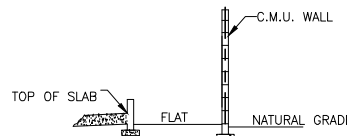
TOTAL CUT = 2284.25 CU YD
TOTAL FILL = 3155.83 CU YD
NET = 871.58 (FILL)

*NUMBERS SHOWN ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTORS SHALL PERFORM THEIR OWN, INDEPENDENT EARTHWORK ANALYSIS ON WHICH BIDS SHOULD BE BASED.



SECTION C-C

N.T.S.



SECTION D-D

N.T.S.

REVISIONS:

Babbitt Nelson Engineering

1140 E. Greenway St, Suite 2

Mesa, Arizona 85203

tel: (480) 610-1341

fax: (480) 962-9034

cel: (480) 497-0003

BABBITT NELSON

ENGINEERS

GRADING & DRAINAGE PLAN

PROJECT: FUJIFILM ELECTRONIC MATERIALS

6550 S. MOUNTAIN RD. MESA, AZ 85212

CALL TWO WORKING DAYS BEFORE YOU BID

263-1100

1-800-STAKE-IT

(OUTSIDE MARICOPA COUNTY)

JOB NO.

16019

16019C3-G.DWG

SHEET NO.

C3

3 OF 3

EXHIBIT E