

PROJECT NARRATIVE

An Isotainer Parking Lot for
FUJIFILM Electronic Materials U.S.A.

Location: 6550 S. Mountain Rd.
Mesa, Arizona 85212

Parcels: 304-34-041, 304-34-042A, & 304-34-042B

Use: (Exist.) Manufacturing – to remain

Existing Zoning: GI AF

Proposed Zoning: HI AF with PAD overlay

Description:

The proposed project is located near the northwest corner of S. Mountain Rd and E. Pecos Rd. at the existing Fuji Film facility in Mesa, Arizona.

This project is for a new parking lot for Isotainer Storage to be located on the north side of the property. The project area is currently vacant. The existing chain-link fencing and concrete curbing around the project site area will be removed. The existing fire hydrants near project site area are to remain. Power will be provided for 25 Isotainers for cooling and heating the contents, and will have the power outlets stubbed up behind each of the 25 full tankers. The tankers will have a Reefer attached to the units. There are two transformers located to the South of the development area, which one is sized for 2,000 KVA and the other is sized for 1,500 KVA.

For the North 19 acres of the property Fuji Film is requesting to re-zone only the proposed developed area (5.82 acres) which is not being deeded to the ADOT right of way. The project proposes an area of 96,184 square foot for storage of 77 new parking stalls. The parking stalls along the North side concrete area will slope towards the block wall to the North, for any potential spillage. The remainder of the parking lot shall drain to a valley gutter per the Civil Engineer's design. Drainage shall exit the lot via two guillotine gates to the West of the new parking lot after proper testing for contaminants by Fuji Film. The new Isotainer parking area will be constructed using concrete. The concrete will be designed for 50,000 lbs capacity loading per loaded vehicle. A fully loaded trailer with contents weighs 50,000 lbs. The concrete will be designed for 3500 psi, 6" thick.

The area will have an 8 foot high block wall to enclose the area with three strands of barb wire and razor wire mounted to the inside, below the top of the block wall, and lighting. The East side of the site will have a decorative wrought iron fence with CMU piers. The proposed site will also include a future (phase 3) 60,000 square foot building for product production. The building shall be located to the Northwest of the site and will be built at a later date. The development area will require the existing fencing, concrete curbs, shrub and trees to be removed to prepare for land grading and excavation. The site is currently divided into three separate parcels, that shall be combined via a lot combination. The new Maricopa freeway 24 easement will be located on the North side of the new block wall installation, according to Maricopa freeway studies using Alternate # 3, and shall encompass approximately 13 acres of the Property.