

EXHIBIT 17

TO COMPLAINT FOR SPECIAL ACTION

FRANTI III HOLDINGS, LLC, ET AL V. CITY OF TUCSON



MEMORANDUM

DATE: October 5, 2022
For October 20, 2022 Hearing

TO: John Iurino
Zoning Examiner

FROM: Timothy M. Thomure, PE, ENV SP
Planning & Development Services
Assistant City Manager

SUBJECT: SPECIAL EXCEPTION LAND USE –
PLANNING & AND DEVELOPMENT SERVICES REPORT
SE-22-35 TEP – Cottonwood Lane, R-1 and R-2 (Ward 1)

Issue – This is a request by Tucson Electric Power Company (TEP) for approval of an electric substation as a special exception land use in the R-1 and R-2 zones. The project site is approximately 10.5-acres in size and is located approximately 3,500 feet east of Mission Road and 2,000 feet north of Ajo Way, near the west bank of the Santa Cruz River (see Case Location Map). The preliminary development plan (PDP) indicates that the center portion of the site, making up approximately one-half of the parcel is to be occupied by the 138 kilovolt (138kV) substation equipment, which will be enclosed with a decorative masonry security wall, 12 feet in height, with surrounding landscaping and water-harvesting areas. The site is currently comprised of vacant land, which was previously used as an aggregate mine and materials sorting facility.

A Distribution System use of this type in the R-1 and R-2 zones is subject to Section 4.9.11.A.1, .2, .5, .8, .9, and .11 of the *Unified Development Code (UDC)* and requires approval through a Zoning Examiner Special Exception Procedure, in accordance with *UDC* Section 3.4.3. A public hearing before the Zoning Examiner is required. The Zoning Examiner renders a decision to grant the use with or without conditions, or to deny the use. The Design Review Board (DRB) may also review the project for design and make a recommendation.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the special exception request, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Aggregate mine and material sorting operation (currently closed).

Zoning Descriptions:

R-1: This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services.

R-2: This zone provides for medium density, single-family and multi-family, residential development, together with schools, parks, and other public services necessary for an urban residential environment. Select other uses, such as, day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

Surrounding Zones and Land Uses:

North: Zoned R-1; Single-Family Residential
South: Zoned R-1 and MH-1; Single-Family Residential & Manufactured Homes
East: Zoned R-2; Santa Cruz River drainage channel, and river park trail
West: Zoned MH-1; Single-Family Residential & Manufactured Homes

Previous Cases on the Property: None

Related Cases:

SE-98-32 Tucson Electric Power Company – Broadway Boulevard, R-1 Zone. This was a request for approval of a special exception land use for the reconstruction and expansion of an electric substation in the R-1 zone. The site is located south of the El Conquistador Estates Subdivision, within the north parking lot of El Con Mall, approximately 1,600 feet north of Broadway Boulevard. The applicant proposed an expansion from 2,726 to 5,670 square feet within an easement of 11,543 square-feet in size. On November 5, 1998, the Zoning Examiner approved the Special Exception request.

Applicant's Request – The applicant, TEP, requests a Zoning Examiner Special Exception to allow construction of a 138kV substation with a 12-foot-high screen wall and a 20-foot-wide perimeter landscape buffer surrounding the facility, which is located on a 10.5-acre parcel.

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson (PT)* and the *Santa Cruz Area Plan (SCAP)*.

Plan Tucson

The site lies within the “Existing Neighborhoods” block in the Future Growth Scenario Map in *Plan Tucson*. Policies encourage the improvement of the appearance of above-ground utilities and structures and require development to support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines. Policies also call to prioritize, invest in, and maintain public infrastructure, including expanding the use of state-of-art, cost-effective technologies, and services for public infrastructure and facilities.

Plan Tucson calls to invest in highest priority needs to manage and maintain public infrastructure and facilities that are fundamental to economic development and to sustaining and enhancing living conditions in the community (PT, PI1). It provides policy direction to coordinate with utility companies and other public service providers for planning of infrastructure, facilities, and services, making sure infrastructure and facility construction is sensitive in design and location to environmental and historic resources (PT, PI7). It calls to expand the use of state-of-the-art, cost-effective technologies and services for public infrastructure and facilities (PT, PI3). PT also calls to improve the appearance of above-ground utilities and structures (PT, LT28.1.1). It also supports methods to protect and improve air quality by reducing sources of air pollution (PT, LT28.1.19). Plan Tucson provides policy direction to protect established residential neighborhoods by supporting compatible development, which may include other appropriate non-residential uses (PT, LT28.5.9). It supports environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community (LT28.5.7).

Santa Cruz Area Plan

The goal of the *Santa Cruz Area Plan (SCAP)* is to support new development which serves to enhance the character and quality of neighborhoods. The *SCAP* calls wherever possible, to place utility and service equipment underground or in other visually screened locations. The Plan calls to complement surrounding development – utilize compatible building materials, setbacks, including buffering with appropriate screening techniques to mitigate the impact on adjacent uses.

The proposed special exception site is located within Key Parcel 6 of *SCAP*. Existing uses within Key Parcel 6 are generally comprised of scattered residential development on large lots, in-home occupations, and mobile home parks throughout this predominately vacant area. Flooding problems characterize the area and some agricultural uses exist along with a landfill site operated by the City. Development within this area should be consistent with general development policies. Any development should be sensitive to drainage considerations.

SCAP polices regarding Historic, Archaeologic, and Cultural Resources: The Santa Cruz River area has long been a central focus of civilization in the Tucson Valley. The area is rich in historic and archaeologic resources. Future rezonings and development should be guided by the following policies:

- 1) Development should occur along the Santa Cruz only after all archaeologic mitigation has taken place.
- 2) Lands containing significant historic or archaeologic resources should be evaluated for inclusion within a National Register Historic or Archaeological District or should be considered for City of Tucson Landmark Designation for Historic Sites.

The following *SCAP* general circulation policy applies to the Santa Cruz area as a whole: During review of rezonings and development plans, City staff should ensure that adequate Riverpark access is provided to proposals in Section II (Riverpark Polices) of this plan. The applicant states

in the submitted materials that the project proposes new multi-use trail connection of the Paseo de Las Iglesias River Park trail to the West Branch of the Santa Cruz River.

Project Description

Tucson Electric Power is requesting approval for a new 138 kilovolt (kV) distribution substation and transmission and distribution power lines as a Special Exception Land Use in R-1 and R-2 residential zones. The Design Compatibility Report states that the new substation will strengthen electric reliability for customers, meet future energy needs, and expand power capacity in the area to help drive economic development in the surrounding area. The area west of Interstate 19 from Starr Pass Boulevard to Irvington Road has seen substantial load growth as a result of new commercial and residential development.

Currently, TEP serves customers in this area is served by five distribution circuits from three substations. TEP's analysis of the existing infrastructure has determined that, due to increased energy demands, the system is becoming increasingly loaded, and there is now limited capacity in the event of an outage. In order to provide contingency support to existing circuits and allow for greater flexibility in response to outages, construction of a new distribution substation is deemed necessary by TEP. The Cottonwood Substation will connect to an existing 138 kV transmission line and house transformers and other equipment to convert voltages from transmission levels to distribution levels to deliver reliable energy to a significant portion of southwest Tucson. The Design Compatibility Report states that construction of the Cottonwood Lane Substation will resolve overloading and capacity concerns and improve overall service reliability in the area.

Design Considerations

Land Use Compatibility – The proposed substation is located on the west side of the Santa Cruz River, approximately 2,000 feet north of Ajo Way. Residential uses lie to the west across S. Cottonwood Lane. The Santa Cruz River channel borders the property to the east.

The proposed project as an unmanned electric substation will generate few trips. The change in use for this site will provide for dust control and proposed landscaping will improve the visual quality along the Cottonwood Lane streetscape. No designated vehicular use areas are required. TEP will access the site from Cottonwood Lane, and by a gated entry, and service vehicles will park within the substation enclosure area as needed for periodic servicing of the substation.

The substation will have a 12-foot decorative masonry wall surrounding the use to provide for security of the installation. The wall will be setback a minimum of 20 feet from the property boundary, and a landscape border will be installed within this setback. A new path is proposed to the south of the site to connect to Paseo de Iglesias path. Lighting will be installed as part of the project strictly for emergency and maintenance situations that may occur at night. Post-development drainage conditions will resemble existing drainage conditions. The total runoff exiting the site is expected to be less than or equal to existing conditions.

Drainage/Grading – The project site is adjacent to the Santa Cruz River, and this portion of the Santa Cruz River is managed by the Pima County Flood Control. The site is not within a designated or proposed Environmental Resource Zone and there are no designated or proposed WASH Ordinance watercourses on the site. Post-development drainage conditions will resemble existing drainage conditions. The total runoff exiting the site is expected to be less than or equal to existing conditions.

A floodplain ordinance variance was approved to reduce the default Erosion Hazard Setback (EHS) from 490 feet to 230 feet. The application for EHS reduction was processed in accordance with the City of Tucson Floodplain Regulations (Tucson Code 26-7.1) and the variance procedure per TC 26-12. The supporting documents submitted for the variance request included a detailed study of the affected reach of the Santa Cruz River. The report was reviewed by both PDS and DTM as well as the Pima County Flood Control District. Once the report was considered complete, the variance request was referred to the Stormwater Technical Advisory Committee (STAC) as required. STAC reviewed the variance request and forward a recommendation for approval to the Mayor & Council, which is the convened as the City of Tucson Floodplain Board.

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Map Panel No. 04019C2286L, dated June 16, 2011, indicates that the majority of the site is in Zone AE, or an area subject to inundation by the 0.1% annual chance flood with Base Flood Elevations Determined. However, as a result of the Paseo de las Iglesias River Park construction, new soil cement and bank protection removed the site from the floodplain. A Letter of Map Revision (LOMR) (Case number: 16-09-0670P) occurred on March 3rd, 2017 which revised the FEMA floodplain within the boundary of the LOMR. The drainage report submitted by the applicant delineates the revised floodplain limits.

Pima Regional Trails System Master Plan – Review of the special exception case by Pima County Natural Resources Parks and Recreation, and City of Tucson Parks and Recreation indicates there is a proposed trail, the Cottonwood Lane Trail (designated as Trail #147 on the *Pima Regional Trails System Master Plan*), along the west edge of the project site and along the east side of Cottonwood Lane. In January, 2011, the Pima County Board of Supervisors reviewed and approved the *Pima Regional Trail System Master Plan*, which set forth 2,275 miles of proposed trails and their configurations. The Cottonwood Lane Trail is part of the *Pima Regional Trails System Master Plan*. In December 2010, The City of Tucson also approved the *Trails Plan*. Pima County Natural Resources Parks and Recreation Department recommends that, in addition to the proposed path connection to Paseo de Las Iglesias/Loop Trail connection shown in the Design Compatibility Report, an easement for the Cottonwood Trail be granted along the west side of the parcel adjacent to Cottonwood Lane. This easement should be wide enough to accommodate an 8-foot wide path.

Use-Specific Standards

The following Unified Development Code (UDC) Use-Specific Standards 4.9.11.A.1, 2, 5, 8, 9, and 11. apply to the Distribution system use under R-2 zone:

- UDC 4.9.11.A.1 – The setback of the facility, including walls or equipment, shall be 20 feet from any adjacent residential zone. The property is surrounded on all sides by residential zoning. As there is no building proposed with this project and the perimeter wall is over 10 feet in height, the project's screen wall will serve as the building wall for purposes of setbacks. There is a minimum 20-foot wide landscape border proposed on all sides of the the perimeter wall.
- UDC 4.9.11.A.2 – Where a facility is not enclosed within a building, the surrounding screen shall be used as the building wall for purposes of setbacks. A 12-foot masonry wall will surround the entire facility, and it will constitute the building wall for purposes of setbacks. The proposed wall height is in accordance with federal critical infrastructure protection to ensure TEP's protection of its electric infrastructure.
- UDC 4.9.11.A.5 – The use shall not have any service or storage yards. No service or storage yards are proposed with this project.
- UDC 4.9.11.A.8 – Any building housing such facility shall be in keeping with the character of the zone in which it is located. The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner. The DRB shall review architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, lighting of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features. The project was reviewed by the City's DRB on September 16, 2022 and again on October 7, 2022.
- UDC 4.9.11.A.9 – The use shall be located wholly within an enclosed building or within an area enclosed on all sides with a masonry wall or compact evergreen hedge, not less than six feet, nor more than ten feet, in height. The project will be completely surrounded by a 12-foot masonry wall to ensure protection of its electric infrastructure in accordance with federal CIP standards.
- UDC 4.9.11.A.11 – The use shall be limited to water pumping and storage facilities, telephone exchanges, and power substations with an input voltage of no greater than 138 kilovolts. The project proposes a 138kV power substation.

Conclusion – The proposed special exception is consistent with *Plan Tucson* and the *Santa Cruz Area Plan* and in compliance with applicable performance criteria of UDC 4.9.11.A. The applicant states that the project will serve to stabilize neighborhoods throughout the plan area by strengthening electric reliability for customers, meet future energy needs and drive economic development in the surrounding area. The site has been significantly disturbed in the past due to its previous use as an aggregate mine and materials sorting operation. Subject to compliance with the attached revised preliminary conditions, approval of the special exception land use in the R-1 and R-2 zones is appropriate.

PROCEDURAL

1. A development package in general compliance with the preliminary development package and required reports dated August 8, 2022, is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 121134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled "Agreement to Waive Any Claims Against the City for Zoning Amendment". The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of special exception.

LAND USE COMPATABILITY

6. A decorative masonry screen wall, twelve feet in height, is to be provided around the perimeter of the substation and the masonry shall be a color that blends in with the natural surroundings.
7. Low-water use landscaping shall be planted around the perimeter of the substation to mitigate the removal or disturbance of existing vegetation, as well as to buffer and screen off-site properties. The proposed vegetation to be planted will mimic as closely as possible the surrounding vegetation patterns.
8. Substation perimeter wall shall be 12 feet in height and a minimum of twenty (20) feet from all property lines.
9. All walls visible from a public right-of-way and/or adjacent to existing residential development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials

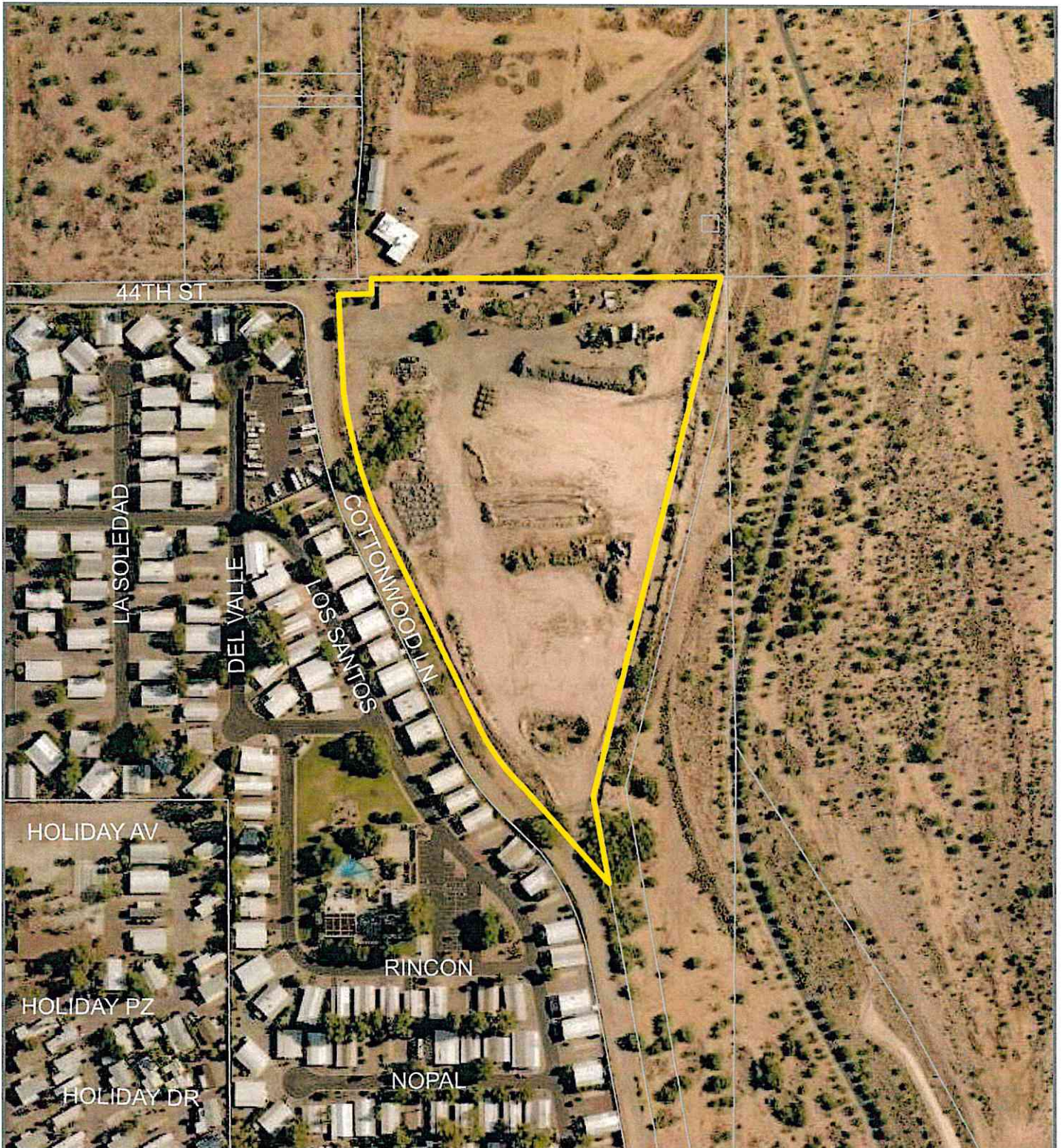
like stucco, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments, (jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations.

10. Six (6) inch wide fence block or greater shall be used for perimeter walls.
11. Scheduled maintenance shall only occur during daylight hours, except for emergencies.

DRAINAGE/GRADING/VEGETATION/TRAIL CONNECTIONS

12. Preparation of a complete Drainage Report, including details of detention/retention, is required. Should detention/retention be required, the following will apply:
 - a. Each detention/retention basin shall include a sediment trap, or other sediment control measures as approved by the City Engineer, to prevent sedimentation of the detention/retention basin. Each sediment trap, or other sediment control measure, shall have a provision for total drainage.
 - b. Detention/retention basin floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.
13. The applicant/developer shall coordinate with the Pima County Flood Control District to obtain a Facility Impact Permit prior to start of construction.
14. Landscaping shall be provided in the Water Harvesting Area depicted in keynote 13 as shown on the preliminary development package dated August 8, 2022.
15. The applicant/developer shall coordinate with the Pima County Flood Control District to ensure there is enough width along the west bank of the Santa Cruz River channel to accommodate terracing for landscaping.
16. The applicant shall coordinate with Pima County Natural Resources Parks and Recreation for the provision of a trail easement along the west edge of the site adjacent to Cottonwood Lane to allow for the future Cottonwood Lane Trail (Trail #147) as depicted on the Pima Regional Trail System Trails Master Plan. The easement shall be wide enough to accommodate a trail of approximately 8 feet in width.

SE-22-35 TEP - Cottonwood Substation



 Area of Special Exception Request

Address: 3210 S COTTONWOOD LN
Base Maps: Sec 26. T 14. R 13.
Ward: 1

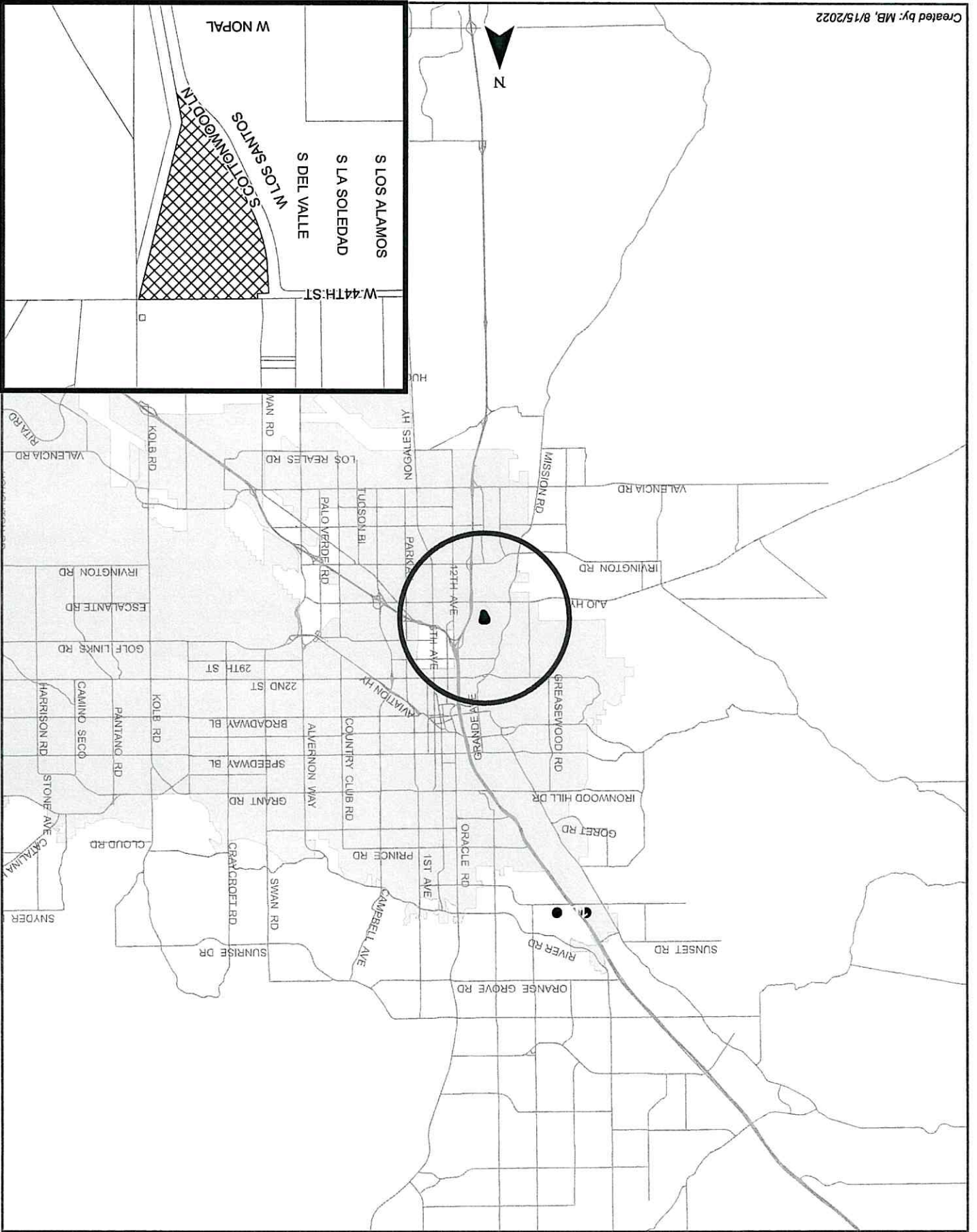
2020 Aerial

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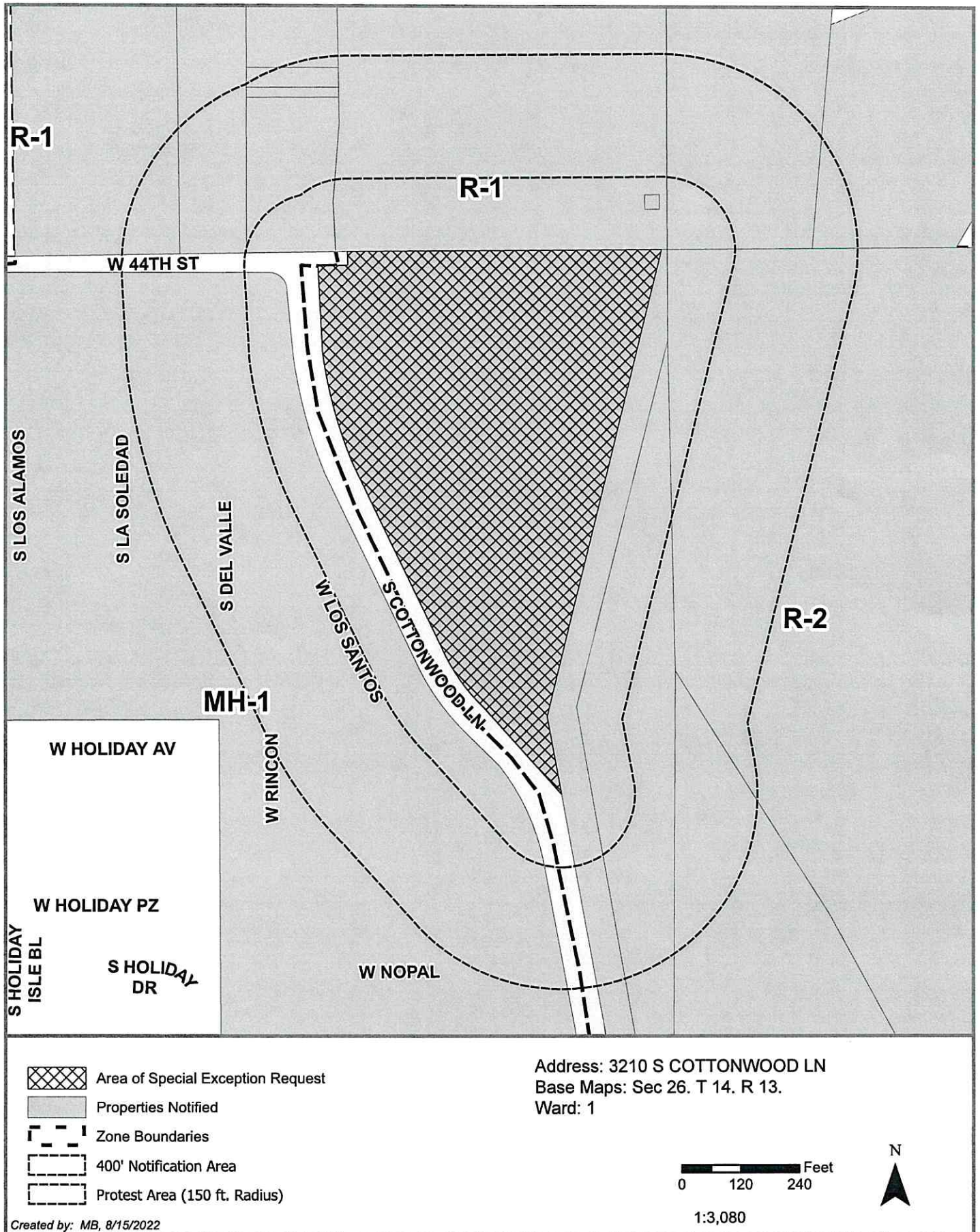
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SE-22-35 TEP - Cottonwood Substation

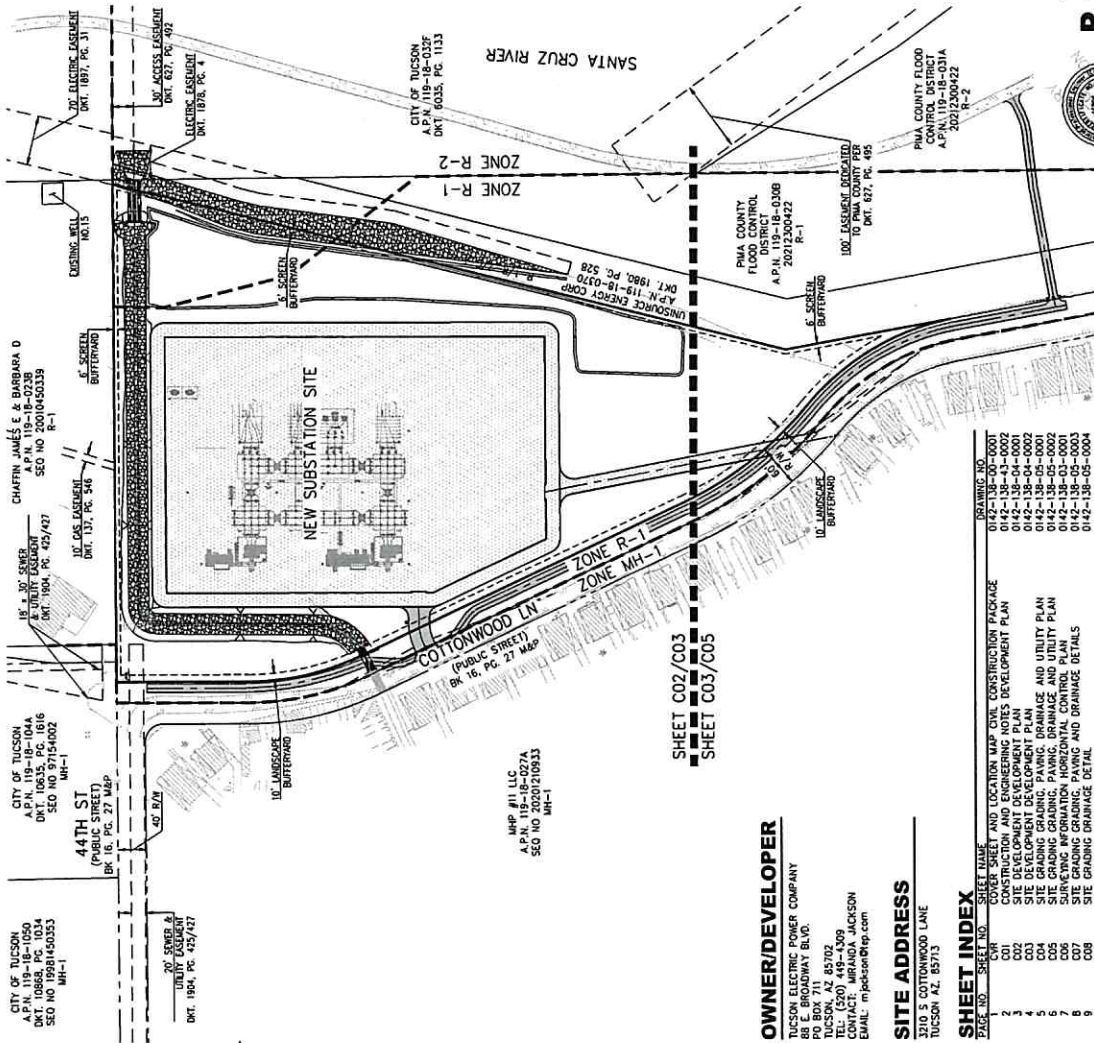


SE-22-35 TEP - Cottonwood Substation



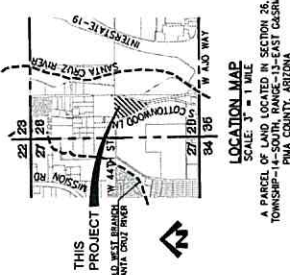
SPECIAL EXCEPTION
Preliminary Development Plan
SE-22-35 Date: 8/8/22
Planning & Development Services

COTTONWOOD SUBSTATION
DEVELOPMENT PLAN
CIVIL CONSTRUCTION PACKAGE
CONSTRUCTION MATERIAL WORK ORDER 6277804



REVISIONS

NO.	DATE	DESCRIPTION
1	8/8/22	ISSUED FOR PERMITTING



LEGEND

- TOPIC INDEX AND CONTOUR
- KEYNOTE
- DETAIL/SECTION CALLOUT
- 100/500 YEAR FLOODPLAIN
- EROSION HAZARD SETBACK
- CENTER LINE
- PROJECT BOUNDARY
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- SECTION LINE
- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW MULTI-USE PATH
- NEW SECURITY WALL
- NEW ASPHALT PAVEMENT
- NEW ASPHALT BASE
- NEW ROCK RIPRAP
- NEW BACKFLOW PREVENTER
- NEW CULVERT
- EXISTING CULVERT
- EXISTING FENCE
- EXISTING STEEL WIRE & POST FENCE
- EXISTING SLOPE MAN
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING UTILITY POLE & RISER
- EXISTING ELECTRIC PEDESTAL
- EXISTING GUY WIRE
- EXISTING COMMUNICATION PEDESTAL
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING SAGUARO



PROJECT OVERVIEW

SCALE 1" = 80'

SHEET INDEX

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7	DEVELOPMENT PLAN	0142-138-00-0007
8	DEVELOPMENT PLAN	0142-138-00-0008
9	DEVELOPMENT PLAN	0142-138-00-0009

OWNER/DEVELOPER

TUCSON ELECTRIC POWER COMPANY
88 E. BROADWAY BLVD.
PO BOX 711
TUCSON, AZ 85702
TEL: (520) 495-1309
CONTACT: MIRANDA JACKSON
EMAIL: m.jackson@tep.com

SITE ADDRESS

370 S COTTONWOOD LANE
TUCSON, AZ 85713

Tucson Electric Power Company
TUCSON, ARIZONA
COVER SHEET AND LOCATION MAP
CIVIL CONSTRUCTION PACKAGE
COTTONWOOD SUBSTATION

DEVELOPMENT PACKAGE
FOR
COTTONWOOD SUBSTATION
3210 S. COTTONWOOD LANE
ASSESSORS PARCEL 115-18-00A & 115-18-0370
LOCATED WITHIN THE CITY OF TUCSON, PIMA COUNTY, ARIZONA
SCALE: 1"=100'
DATE: 8/8/22
JOB NO.: 10725.00
P S O M A S
115 E. PASEO DE LA REVOLUCION, SUITE 450
TUCSON, AZ 85705
(520) 282-2300 (520) 282-1300 fax
www.psom.com

DEVELOPMENT PACKAGE
FOR
COTTONWOOD SUBSTATION
3210 S. COTTONWOOD LANE
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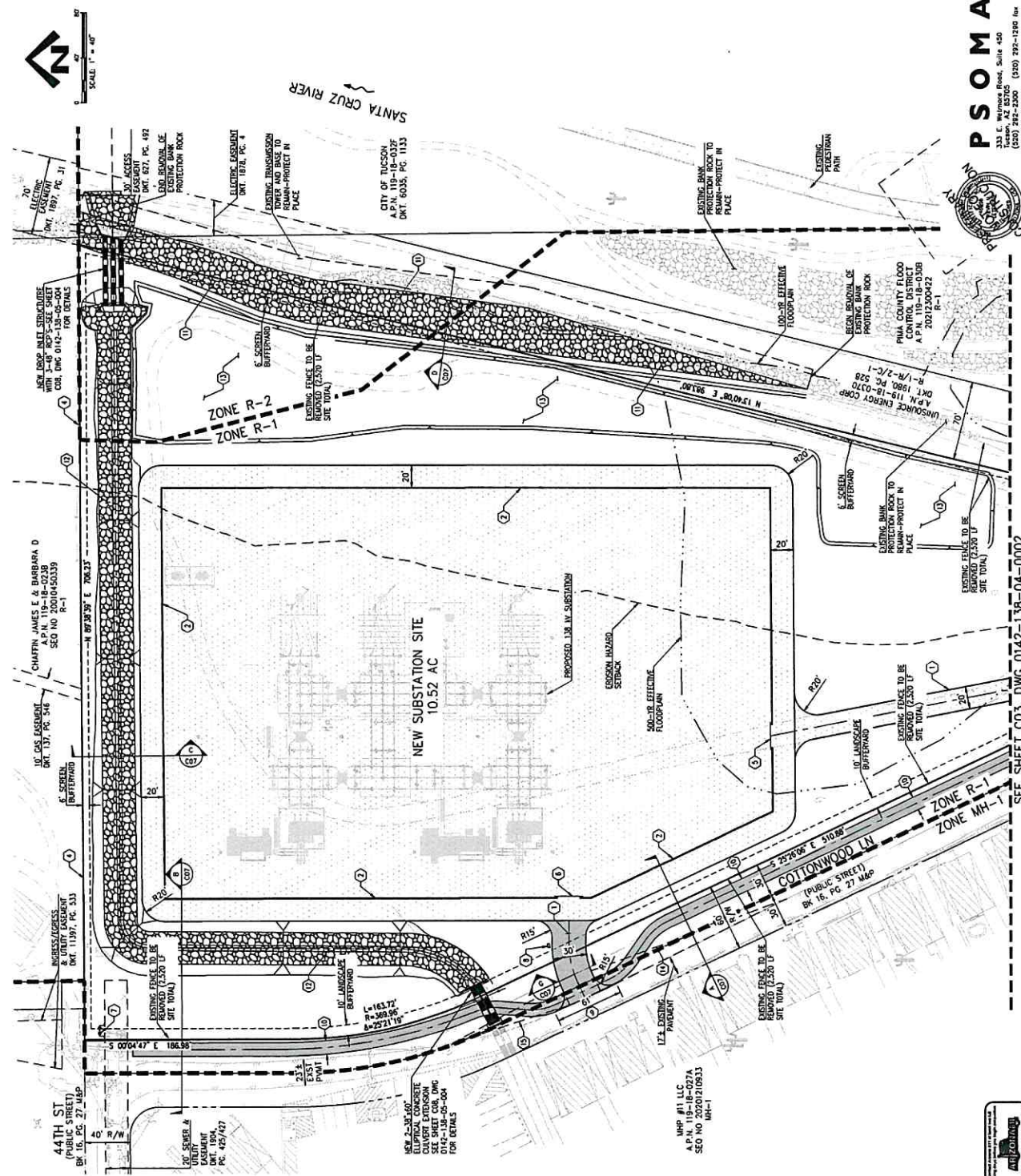
NO.	DATE	REVISIONS
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2	01/10/12	2. SITE DEVELOPMENT PLAN
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70	01/10/12	70. SITE DEVELOPMENT PLAN
71	01/10/12	71. SITE DEVELOPMENT PLAN
72	01/10/12	72. SITE DEVELOPMENT PLAN
73	01/10/12	73. SITE DEVELOPMENT PLAN
74	01/10/12	74. SITE DEVELOPMENT PLAN
75	01/10/12	75. SITE DEVELOPMENT PLAN
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78	01/10/12	78. SITE DEVELOPMENT PLAN
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80	01/10/12	80. SITE DEVELOPMENT PLAN
81	01/10/12	81. SITE DEVELOPMENT PLAN
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95	01/10/12	95. SITE DEVELOPMENT PLAN
96	01/10/12	96. SITE DEVELOPMENT PLAN
97	01/10/12	97. SITE DEVELOPMENT PLAN
98	01/10/12	98. SITE DEVELOPMENT PLAN
99	01/10/12	99. SITE DEVELOPMENT PLAN
100	01/10/12	100. SITE DEVELOPMENT PLAN

SITE KEYNOTES:

- NEW DRIVEWAY (NOT PER PLAN). SEE DETAIL "E". DRIVEWAY/SHARED-USE PATH PAVEMENT SECTION, SHEET C07, DWG 0142-138-05-0001
- NEW 12" SECURITY WALL, 1678 L.F. DESIGN BY OTHERS UNDER SEPARATE PERMIT. DESIGNED BY OTHERS UNDER SEPARATE PERMIT.
- EXISTING CHAINLINK FENCE, PROTECT IN PLACE.
- NEW VEHICULAR ACCESS (VTL, MANUAL (ROLLING)) ONES TO PROVIDE DETAILS.
- NEW VEHICULAR ACCESS GATE (MECHANICAL), OWNER TO PROVIDE DETAILS.
- INSTALL NEW BACKLASH PREVENTER, SEE LANDSCAPE PLANS FOR DETAILS.
- NEW CARD READER, OWNER TO PROVIDE DETAILS.
- NEW 12" MOS SHARED-USE PATH.
- GRouted ROCK RIPRAP BANK PROTECTION. SEE DETAIL "D", SHEET C07, DWG 0142-138-05-0003.
- HANDPLACED ROCK RIPRAP SLOPE PROTECTION. D_{max}=5", THK=12" WITH FILTER FABRIC.
- WATER HARVESTING AREA, 9' MAXIMUM DEPTH WITH 4:1 SIDE SLOPES.
- 185' NEAR SIDE SIGHT VISIBILITY TRIANGLE.
- 110' FAR SIDE SIGHT VISIBILITY TRIANGLE.



SCALE: 1" = 40'



SPECIAL EXCEPTION
Preliminary Development Plan
SE-22-35 Date: 8.7.8.22
Planning & Development Services

DEVELOPMENT PACKAGE	
City of Tucson	PERMITS
Development Plan	☐ YES ☐ NO
Site Plan	☐ YES ☐ NO
Grading Plan	☐ YES ☐ NO
Drainage Plan	☐ YES ☐ NO
Utility Plan	☐ YES ☐ NO
Other	☐ YES ☐ NO
City of Tucson	PERMITS
Development Plan	☐ YES ☐ NO
Site Plan	☐ YES ☐ NO
Grading Plan	☐ YES ☐ NO
Drainage Plan	☐ YES ☐ NO
Utility Plan	☐ YES ☐ NO
Other	☐ YES ☐ NO

DP22-
REF: T210100467
120PRE0154

DEVELOPMENT PACKAGE
FOR

COTTONWOOD SUBSTATION
3210 S. COTTONWOOD LANE
ASSASSIN'S PARCEL 119-18-030A & 119-18-0370
CITY OF TUCSON, PIMA COUNTY, ARIZONA
SCALE: 1"=40'

PSOMAS
315 E. UNIVERSITY AVENUE, SUITE 400
TUCSON, AZ 85705
(520) 282-2300 (303) 292-1290
www.psomas.com



SEE SHEET C03, DWG 0142-138-04-0002



WMP #11 LLC
A.P. #11-18-037A
SEO NO 202010933
MH-1

20' SEWER &
UTILITY
EASEMENT
DWT. 1804,
PC. 425/427

NEW 24" DIA. 600'
ELLIPICAL CONCRETE
CULVERT EXTENSION
REPLACING EXISTING
0142-138-05-0004
FOR DETAILS

PROPOSED 138' W. SUBSTATION

500-10 EFFECTIVE
FLOODPLAIN

10' LANDSCAPE
BUFFER

EXISTING FENCE TO BE
REMOVED (7,530 L.F.)
SITE TOTAL

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