



# Tucson Electric Power

Irvington Campus Modernization Project  
Planned Area Development

January 2018

# TEP Irvington Campus Modernization Project PAD

Tucson, Arizona

Submitted to:

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# TEP Irvington Campus Modernization Project PAD

## I. Introduction and Policy

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### Introduction and Policy

#### A. Project History and Objectives

Tucson Electric Power Company (“TEP”) is the Tucson presence and a subsidiary of UNS Energy Corporation (“UNS”). TEP is the primary provider of electric service to almost the entire Eastern Pima County region, specifically 420,000 customers in Southern Arizona.

TEP established a power generating system at its Irvington Campus (“Campus”) at the corner of South Contractor’s Way and East Irvington Road in the 1950s. Over time, TEP acquired additional property, bringing the total acreage of the Campus to approximately 345 acres. The Campus is now comprised of sixteen parcels, identified by the following Pima County Assessor parcel numbers (“APN”): 140-02-010A, -0090, -0070, -0060, -0040, -003C, -0110, -0080, -0050, -002B, -0130, -0210, -0220, -0200, -023B and -024A (the “Property”). (See *Exhibit I.A: Location Map*.)

Initially, power was generated at the Campus using oil and natural gas. With the oil embargo and associated moratoriums in the late 1970s/early 1980s, modifications were made to the generators to burn coal for power, shifting away from oil and gas fuels. Resource economics and environmental considerations have shifted the preference for coal to a more balanced use of resources.

TEP shut down the last of its coal-powered operations at the end of 2016. These generators are now powered by natural gas, supplemented with methane gas transported to the Campus from the Los Reales Landfill and a unique solar energy system that converts heated water into high-pressure steam. TEP is now focusing on renewable energy, such as solar power and biodiesels, for power generation, and plans are currently being developed for additional solar- and wind-powered facilities. The reduction in use of coal will result in significant cost savings for TEP customers and meaningful reductions in air emissions and water consumption.<sup>1</sup>

TEP has enough renewable generating capacity to meet the annual electric needs of about 115,000 homes. Currently, about 11 percent of the power delivered to customers comes from renewable resources. TEP is working to deliver at least 30 percent of its power (or approximately 1200 MW) from renewable resources by 2030, doubling the Arizona Corporation Commission’s (“ACC”) 2025 mandate.

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<sup>1</sup> *Applications for Certificates of Environmental Compatibility (Draft)*, Tucson Electric Power Company, October 2017, pg. 2.

# TEP Irvington Campus Modernization Project PAD

## I. Introduction and Policy

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TEP must be able to adapt its Campus operations in response to the region's changing energy demands and technological innovation. The Planned Area Development ("PAD") provides TEP the long-term flexibility it needs as the primary electric utility provider in the region. The goal is to remove constraints and allow for the most efficient use of the land while providing an adequate, economical and reliable supply of electric power.

TEP's most immediate project is the installation of specialized equipment (Reciprocating Internal Combustion Engines – "RICE") that will provide a cost-effective resource to compensate for power fluctuations and other issues associated with the expansion of renewable energy resources.<sup>2</sup> RICE is part of TEP's long-term resource plan filed with the ACC in April 2017. The RICE system will produce fewer emissions than traditional natural gas-generating units and require minimal water for cooling. As RICE is brought into service, TEP plans to shut down two of the four steam generators currently in operation on the Campus, reducing operating costs and improving the system's emissions profile. TEP would like to begin this work by Summer 2018.

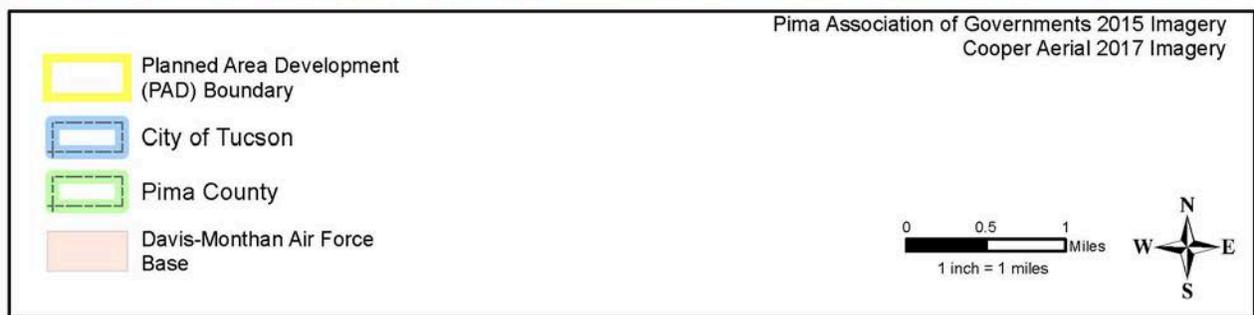
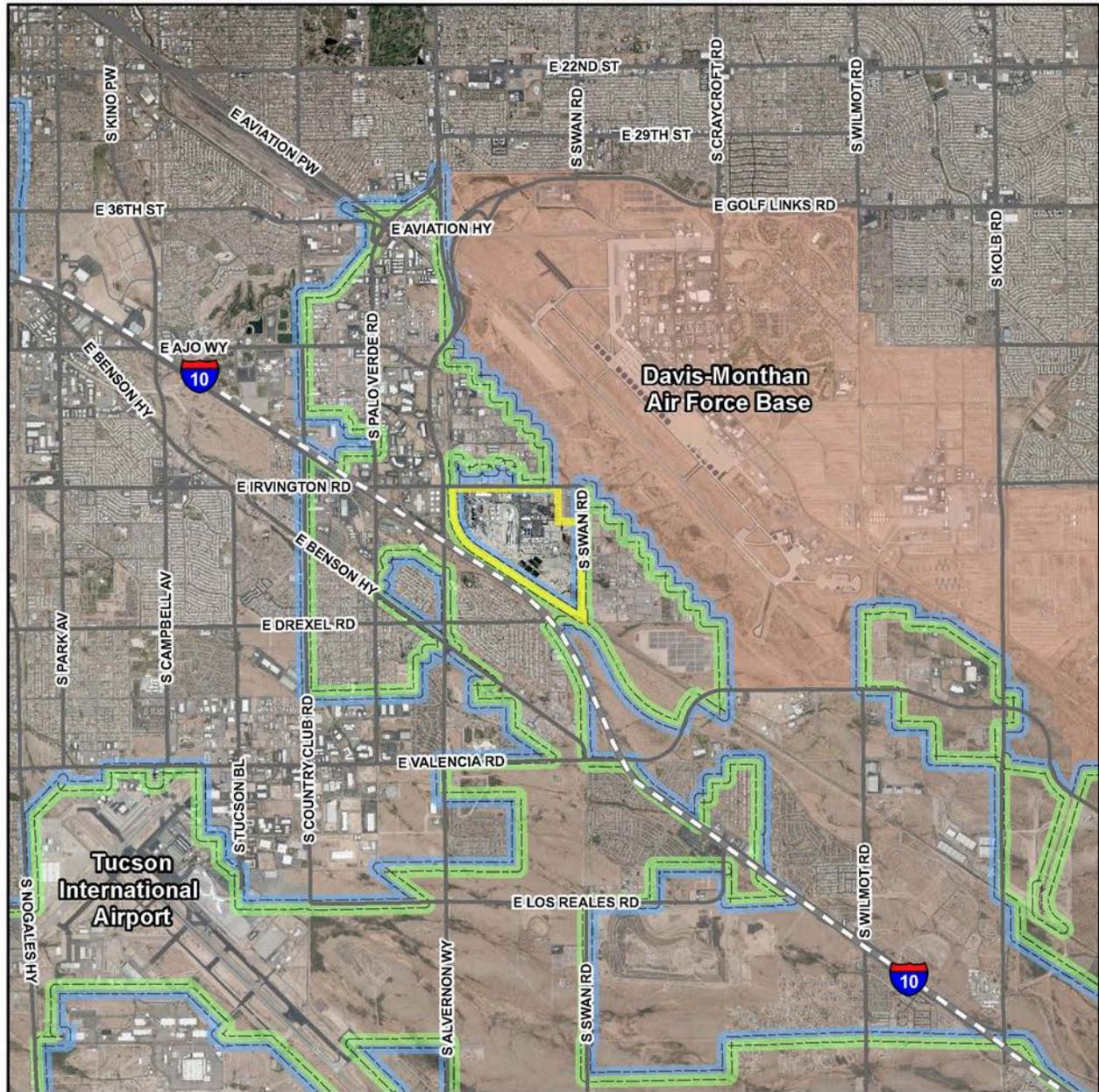
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<sup>2</sup> TEP. "Reciprocating Internal Combustion Engine (RICE) Generation and Irvington 138-Kilovolt Transmission Line Relocation." Tucson Electric Power, 2017, <https://www.tep.com/irvington-engine-and-transmission-line/>.

# TEP Irvington Campus Modernization Project PAD

## I. Introduction and Policy

### Exhibit I.A: Location Map



# TEP Irvington Campus Modernization Project PAD

## I. Introduction and Policy

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### B. Rationale and Benefits for Use of a PAD

The Property was primarily developed in Pima County ("County"), where zoning regulations exempt utility generation uses. The Property was annexed into the City of Tucson ("City") in 1995 with translational zoning designations I-1 and I-2. While I-2 permits power generation uses within I-2 zone,<sup>3</sup> there are no specific dimensional or development standards specific for the use. Therefore, the applicable development standards are those for the use "most similar" to the use proposed.<sup>4</sup> The existing conditions on the Campus do not entirely meet these standards. Therefore, a rezoning is required.

The proposed zoning designation for the Campus is the Planned Area Development ("PAD") zone. The TEP Irvington Campus Planned Area Development ("Campus PAD") establishes development standards and land use regulations that are appropriate for a regional 345-acre power generating project that must have the flexibility to adapt to innovative industry changes quickly.

The creation of this PAD benefits the community by enabling TEP to upgrade its infrastructure and modernize its power generation operations. In doing so, TEP will be able to respond quickly to fluctuations in demand for electricity and reduce any unplanned downtime. Members of the community will experience more reliable service, which is especially key to supporting Tucson's most vulnerable populations.

The current Campus Modernization Project is a perfect example of the need for this PAD as it allows upgrades that are environmentally sensitive. The PAD will permit TEP to continue its mission to reduce emissions from fossil-fueled power systems and avoid the production of tons of carbon dioxide, which is the most prevalent greenhouse gas. In addition, air and water pollution are reduced with renewable-resource energy production. TEP also prefers energy resources that use less water, including, but not limited to, RICE, wind turbines and photovoltaic arrays.

Finally, TEP's proposal is good for the local economy. The Campus Modernization Project, will itself, create local engineering, construction and other associated jobs. In addition, the shift to

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<sup>3</sup> City of Tucson Unified Development Code ("UDC") § 4.8.8. Permitted Uses: Industrial Zones. *"Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use."*

<sup>4</sup> *Ibid.*

# TEP Irvington Campus Modernization Project PAD

## I. Introduction and Policy

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renewable energy, results in the development of small businesses that become part of the renewable energy material supply chain.

### C. Conformance with Plan Tucson

The PAD is consistent with the City's General Plan, Plan Tucson ("PT"), adopted in November 2013. PT recognizes the role TEP plays as a partner in the health and welfare of the Tucson community. The following policies from PT are relevant and support this PAD:

#### 1. The Economic Environment

##### Jobs & Workforce Development ("JW") Policies<sup>5</sup>

- **JW1** Recognize and enhance the three interrelated building blocks of a strong economy: a high quality of life and vibrant urban environment, a skilled and talented workforce, and a diversified, high-wage job market.
- **JW2** Recruit, retain, and expand businesses and industries within Tucson's key economic sectors, including but not limited to aerospace and defense, biosciences, renewable energy, astronomy, and optics to increase high-quality, high-paying job opportunities.
- **JW3** Increase and promote environmentally sensitive businesses, industries, and technologies, including desert adapted technologies and goods and services tailored to the special needs of Tucson as a desert community.
- **JW6** Collaborate with local institutions, including but not limited to the University of Arizona, Pima Community College, Pima County, and public and private training and technical organizations to support a well-educated, well-trained workforce with skills matched to local job opportunities and employer needs.

#### 2. The Natural Environment

##### a. Energy & Climate Readiness ("EC") Policies<sup>6</sup>

- **EC1** Encourage new and existing City infrastructure, facilities, and operations to use best energy efficiency technologies and energy conservation practices and strive for net zero energy facilities.

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<sup>5</sup> Plan Tucson, pg. 3.56.

<sup>6</sup> *Ibid*, 3.86.

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## I. Introduction and Policy

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- **EC4** Increase the use of low carbon and renewable energy sources, high fuel efficiency vehicles, and non-motorized transportation.
- **EC6** Increase the use of solar power and other renewable energy sources for City infrastructure, facilities, and operations.
- **EC7** Facilitate community use of solar power and other renewable energy sources.
- **EC8** Assess and prepare for the effects of climate change on City infrastructure, facilities, and operations.
- **EC9** Assess and address the vulnerability of the community's health and safety, economy, and natural resources to climate change, and develop assurances that vulnerable and disadvantaged populations are not disproportionately impacted by climate change.

### b. Environmental Quality

#### Environmental Quality ("EQ") Policies<sup>7</sup>

- **EQ1** Strive for a "zero waste" model for solid and hazardous waste through integrated waste management and waste reduction.
- **EQ7** Develop practices to reduce utility, fuel, and procurement costs and to improve environmental performance through process, technological, and behavioral changes to demonstrate City leadership in sustainable practices and improve operational efficiencies.

### 3. The Built Environment

#### Public Infrastructure, Facilities, & Cost of Development (PI) Policies<sup>8</sup>

- **PI1** 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.

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<sup>7</sup> *Ibid*, 3.103.

<sup>8</sup> *Ibid*, 3.121.

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## I. Introduction and Policy

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- **PI2** Prioritize major public infrastructure investments in developed areas and for improvements of the existing infrastructure.
- **PI3** Expand the use of state-of-the-art, cost-effective technologies and services for public infrastructure and facilities.
- **PI7** Coordinate with utility companies and other public service providers for the planning of infrastructure, facilities, and services, making sure infrastructure and facility construction is sensitive in design and location to environmental and historic resources.

### D. Rincon Southeast Subregional Plan

The Property was incorporated into the Rincon Southeast Subregional Plan ("RSSP") upon its annexation into the City of Tucson in 1995.<sup>9</sup> The entire annexation area is identified within the RSSP Swan/Irvington Map Detail #3, which is described as a combination of developed and vacant industrially-zoned properties. The RSSP specifically identifies the TEP facility as "the most significant industrial use" in the Swan/Irvington area.<sup>10</sup>

The entire Swan/Irvington annexation area is within the DMAFB Airport Hazard District ("AHD"), which is a part of the Airport Environs Zone within the UDC. Essentially, building and structure heights are subject to the limitations of the AHD. Heights are based on the distances away and extending outward and upward from the established ends of the runways. Land uses which obstruct aircraft navigation and pilots' visibility, or present hazards to aircraft taking off or landing are prohibited within the AHD.

TEP works closely with DMAFB to guarantee structures and activities on the Campus are compatible with DMAFB operations. TEP provides DMAFB the opportunity to review all above-ground construction on the Campus to ensure proposals do not pose visibility or safety hazards to aircraft. DMAFB continues to support construction of TEP structures that exceed the height limitations of the AHD, provided they do not pose a risk to DMAFB operations.

### E. Compatibility with Adjoining Land Uses

The Property is surrounded by a variety of heavy industrial land uses, including construction services, auto and tire salvage businesses and waste/recycling operations, all of which located

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<sup>9</sup> City of Tucson Annexation Ordinance No. 8518, June 26, 1995.

<sup>10</sup> RSSP, pg. 9.7.

# TEP Irvington Campus Modernization Project PAD

## I. Introduction and Policy

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to this area after TEP established the power generation facility on the Campus. The Property's southwest boundary is adjacent to the UPRR, and beyond the railroad right-of-way is Interstate 10. DMAFB, located northeast of the Property, and TEP work closely to ensure activities on the Campus are compatible with DMAFB operations.

### F. Suitability with Existing Infrastructure

In the 1950s, the site for the TEP Irvington Campus was chosen based on its proximity to both the El Paso Natural Gas ("EPNG") line and the Southern Pacific Railroad (now the Union Pacific Railroad – "UPRR"). The railroad line curves around the southern and western boundaries of the Campus bypassing the airfield that would become DMAFB. When the Campus was first constructed, Southern Pacific was one of TEP's largest consumers, using electrical power to run its depot, yard and shops. The railroad served to provide oil and other supplies needed to generate the electricity, and it was also used to transport the large components of the infrastructure at the new generating facility during its construction.<sup>11</sup>

Today, TEP continues to take advantage of its proximity to existing surrounding infrastructure. UPRR continues to be a partner with TEP in its operations, and a railroad spur is located on the Campus to aid in the delivery of large-scale or heavy equipment and materials. Interstate 10 runs parallel to the railroad line along the southwestern Property boundary providing easy access to and from the Campus. In addition, all utility infrastructure required to continue operations on the Campus are in place, including extensive onsite private sewer and water conveyance systems.

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<sup>11</sup> "A Cultural Resources Inventory and Historic Building Assessment for Tucson Electric Power's Irvington Campus", Tucson, Pima County, Arizona, WestLand Resources, June 8, 2017.

### Site Analysis

#### A. Significant Natural and Built Constraints

The Campus is situated at the southeast corner of Irvington Road and Alvernon Way in the City of Tucson. It is surrounded by either major transportation network components (i.e. UPRR, Interstate 10 and Irvington Road) or industrial uses. DMAFB is located east/northeast of the Property.

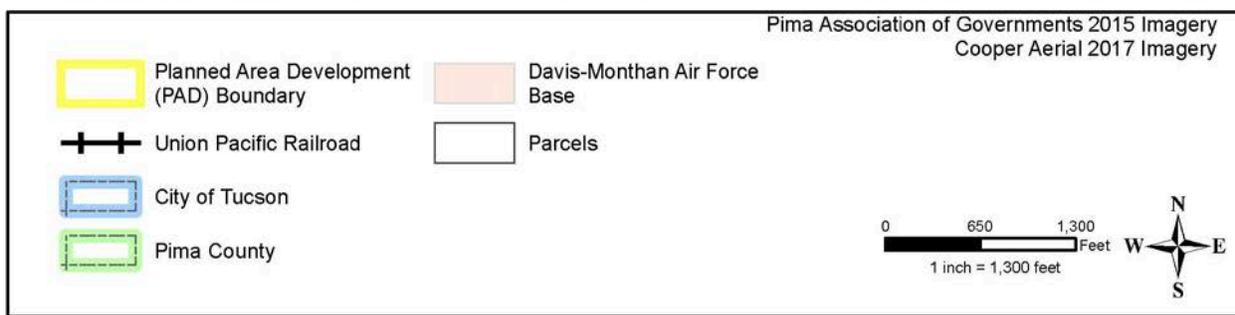
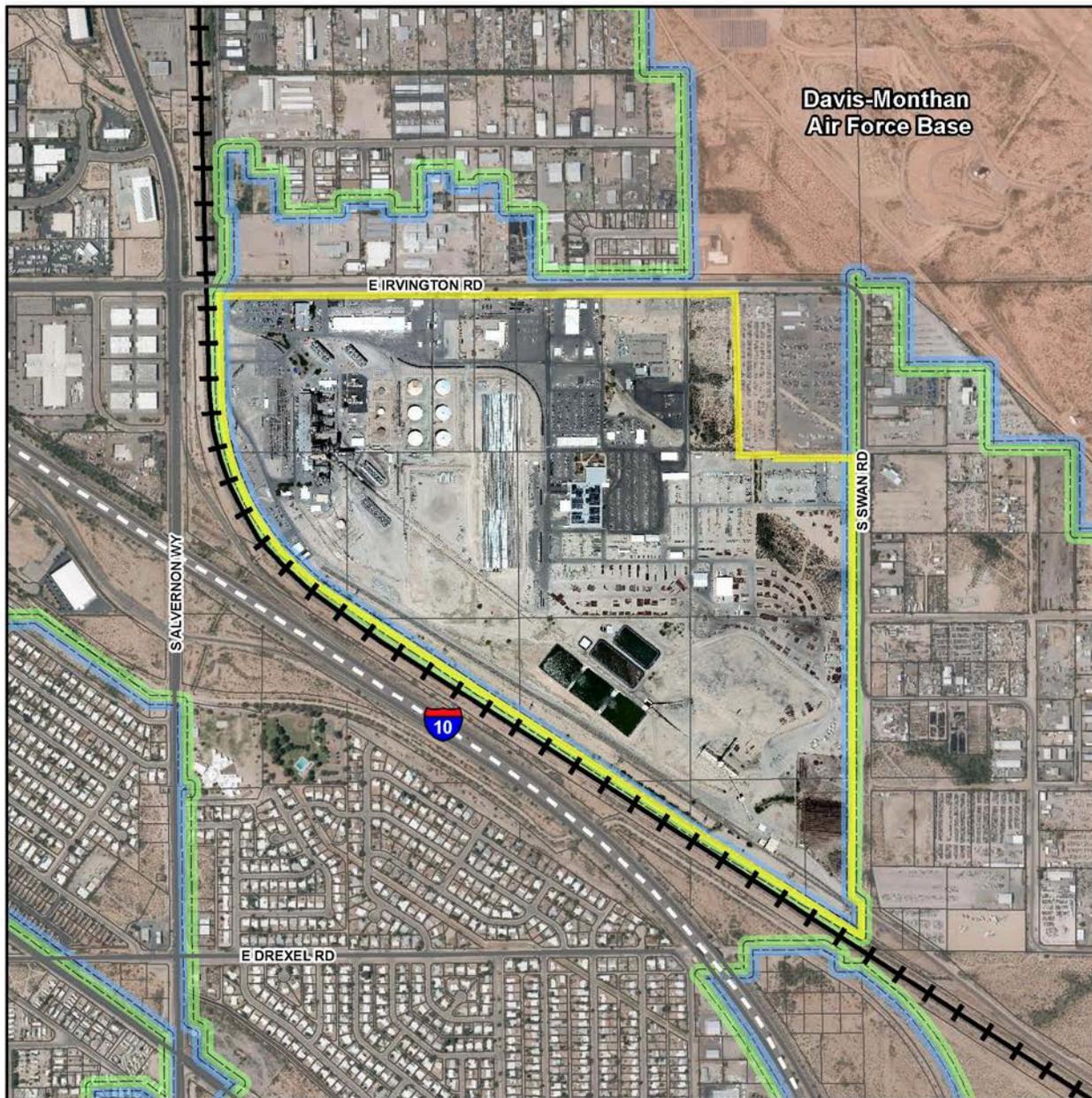
The Campus has been generating power at this location since the 1950s. Over time, numerous buildings, facilities and utility structures have been incorporated into the operations of the utility. Today, the Property includes approximately 26 buildings and a total of about 375,000 square feet under roof. Operating the largest power generation system in Southern Arizona, the Campus features an intensive network of power generating equipment and overhead utility lines, including solar steam generators, water tanks and wells, warehouses, evaporation basins, cooling towers, substations, transmission and distribution structures, and many other buildings and uses ancillary to the power generation operation.

As indicated in the 2017 aerial photograph (*Exhibit II.A*), most of the Campus has been developed and/or graded to accommodate existing uses on the Property. The site is largely devoid of vegetation, and the plant life that is located on the Property is not consistent with the City's description of Protected Riparian Area. A portion of the Property, located along the southwest boundary adjacent to the UPRR, features mapped 100-year floodplain.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

### Exhibit II.A: Aerial Photograph



# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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### B. Existing Zoning

As indicated in *Exhibit II.B: Existing Zoning Map*, the Property encompasses two zones: I-1 (approximately 55 acres) and I-2 (approximately 290 acres). Surrounding properties are all zoned for industrial use. See *Table II.B* for specific City and County zoning designations for properties within 150 feet of the PAD boundary.

Table II.B: Surrounding Zoning

North	City I-1 and I-2; County CI-1 and CI-2
South	County CI-1
East	City I-2; County: CI-1 and CI-2
West	County CI-1

### C. Airport Environs Overlay Zone

Davis-Monthan Air Force Base ("DMAFB") is located east/northeast of the Campus, and the Property is within the Davis Monthan Airport Environs Overlay Zone ("AEZ").

Noise Control District-A ("NCD-A") applies to the northeast portion of the Property. (See *Exhibit II.C: Airport Environs Zone*.) NCD-A is a noise exposure area where the existing and predicted average noise levels are 65 to 70 Ldn. NCD-A requires development of certain uses (single-family residential, public gathering places and office uses) to have sound attenuation to reduce the interior noise level to an Ldn of 45 or less.

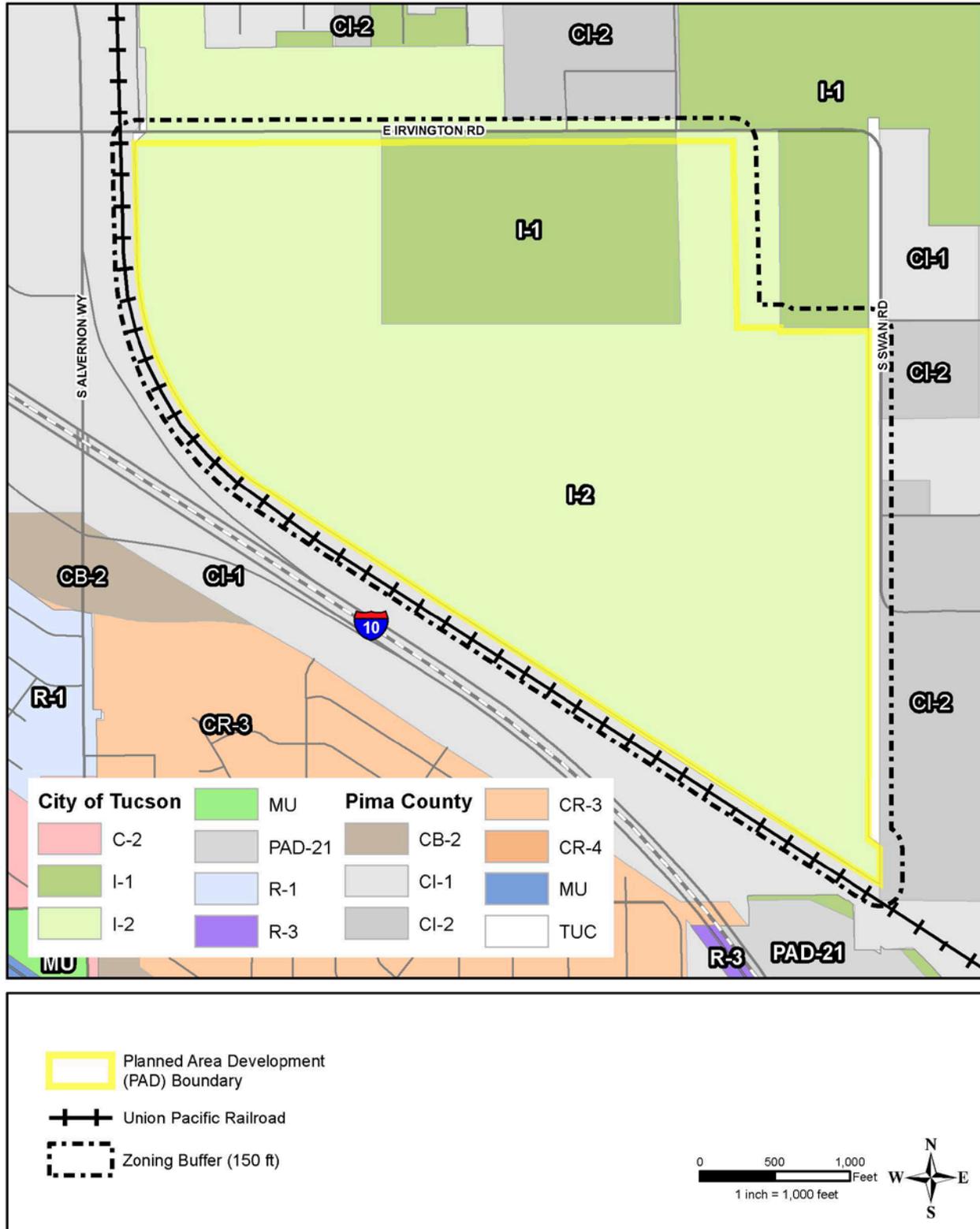
The AEZ also includes height restrictions that affect this Property. Surface E, or the Inner Horizontal Surface Zone, of the Airport Environs Height Zone 2 encompasses the Property. Heights within this zone are restricted to 140 feet. The existing 250-foot stack associated with the existing power generating system exceeds this height limitation, is considered nonconforming and has been acknowledged by DMAFB as appropriate for TEP's purpose and use.

The Property is not located within any of DMAFB's three Airport Departure Corridors ("ADCs"). The TIA Airport Environs Zone is not applicable to the Property.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

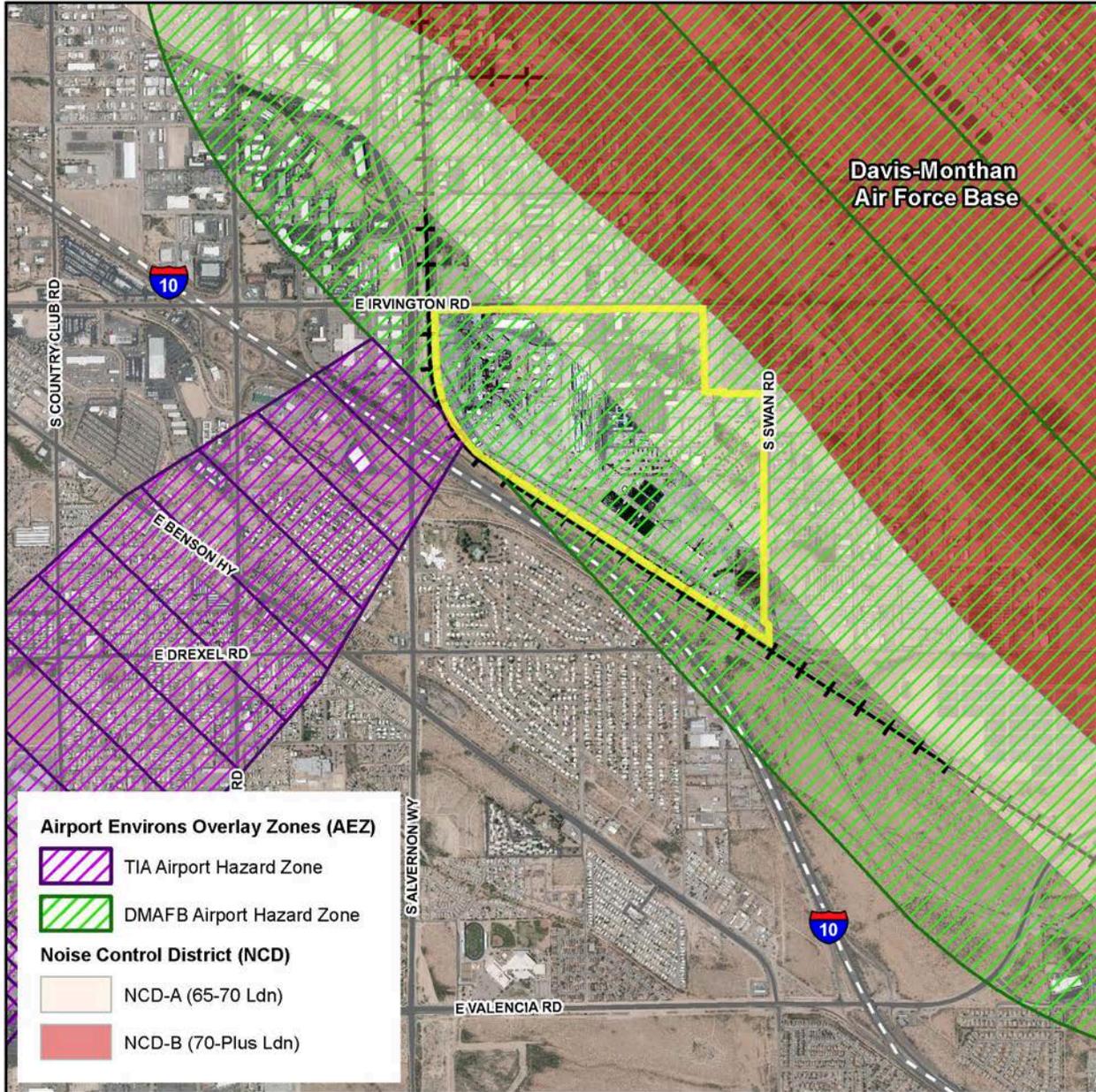
### Exhibit II.B: Existing Zoning



# TEP Irvington Campus Modernization Project PAD

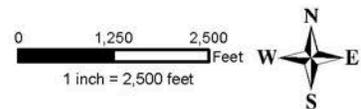
## II. Site Analysis

### Exhibit II.C: Airport Environs Zone



Pima Association of Governments 2015 Imagery  
Cooper Aerial 2017 Imagery

- Planned Area Development (PAD) Boundary
- Union Pacific Railroad



# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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### D. Surrounding Land Uses

The Property is bounded by E. Irvington Road to the north, S. Swan Road to the east and by the Union Pacific Railroad (“UPRR”) to the west/southwest. Interstate 10 is located southwest of UPRR right-of-way. The nearest residential uses are located beyond Interstate 10 right-of-way southwest of the Property.

All uses surrounding the Property are industrial in nature, including an operations facility for DMAFB to the north, construction services to the north and west (Sundt Construction and KE&G Construction, respectively), industrial warehousing to the west, multiple auto salvage/tire recycling businesses and various other industrial operations to the north and east.

A summary of existing land uses is presented in *Table II.D*.

**Table II.D: Surrounding Land Uses**

North	E. Irvington Road (150-foot right-of-way), DMAFB, Construction service, industrial park, tire recycling/auto salvage yard; industrial warehouses
South/Southwest	Union Pacific Railroad and Interstate 10
East	S. Swan Road (150-foot right-of-way), auto salvage yards, waste and recycling, industrial uses
West	Union Pacific Railroad, S. Alvernon Way (150-foot right-of-way), construction service, industrial warehouses

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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### E. Major Transportation and Circulation Elements

The Campus is generally located southeast of the Alvernon Way/Irvington Road intersection. It is bounded by Alvernon Way on the west, Swan Road on the east, Irvington Road on the north and I-10 on the south. (See *Exhibit II.E: Transportation and Circulation*.)

An analysis of existing transportation and circulation conditions was performed by M. Esparza Engineering in July 2017 (see *Appendix B*); a discussion of the findings is included below.<sup>12</sup>

#### 1. Adjacent Roadways

Irvington Road is a regional four-lane urban arterial road with an east-west orientation west of Alvernon Way. East of Alvernon Way, Irvington Road transitions to a two-lane roadway. Irvington Road provides the main access to the Campus at two gates along the Campus frontage. Along the frontage of the Campus, Irvington Road has wide unpaved shoulders. The road condition is poor with block and longitudinal cracking from Alvernon Way to the east. One mile east of Alvernon Way, Irvington Road continues southbound and becomes Swan Road.

Alvernon Way is a major north-south arterial in the vicinity of the project and is an important commuter route. It is a six-lane urban arterial with curb and bike lanes north of Irvington Road to Ajo Way. South of Irvington Road, the southbound lanes transition from three to two lanes. The northbound lanes transition from two lanes at the westbound Interstate 10 ramp intersection to three lanes to the north. Beyond Ajo Way to the north, Alvernon Way transitions to Golf Links Road. Alvernon Way experiences heavy daily volumes from Ajo Way to Interstate 10. Pima County recently implemented safety measures to reduce the crash rate along Alvernon Way and at the Alvernon/Ajo intersection.

Swan Road in the vicinity of the project is a north-south two-lane collector road. Irvington Road continues east past the Campus and turns south where it becomes Swan Road. Swan Road has a 35-mph speed limit and serves the industrial area west of the Campus. There are two TEP gates along Swan Road. Cindrigh Road is a continuation of Swan Road collector east of the Campus.

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<sup>12</sup> Tucson Electric Power, a Subsidiary of UNS Energy Corporation: *Irvington Campus Existing Transportation Conditions Study*, M Esparza Engineering, LLC, Updated July 5, 2017.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

Ajo Way is a major east-west arterial commuter corridor north of the Campus beginning at its merge with Valencia Road, west of Interstate 19 to its terminus at Contractors Way. Contractors Way is a north-south collector road north of the Campus terminating at Irvington Road.

Below is Table II.E.1, which summarizes the features of roadways adjacent to the Campus.

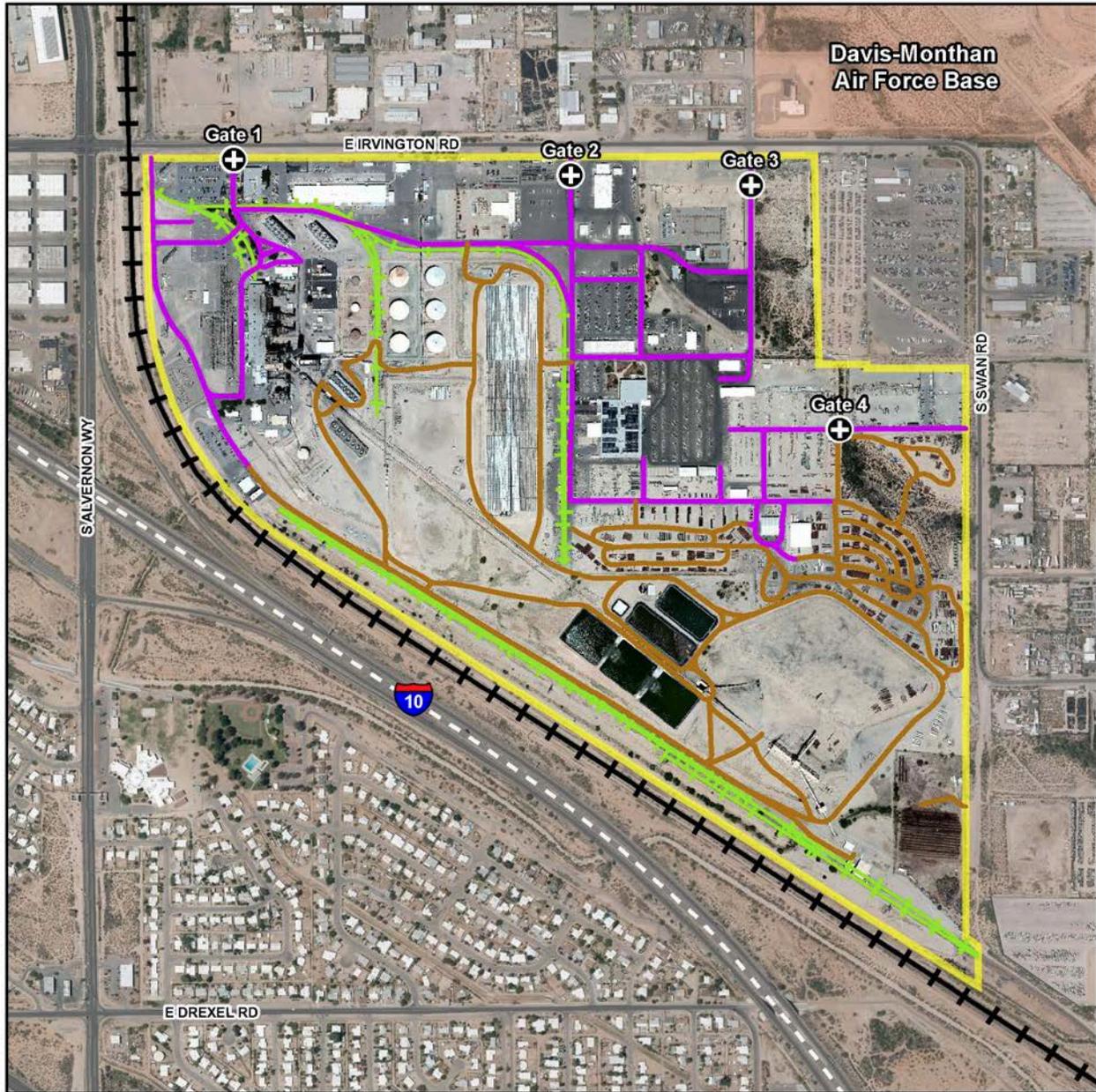
Table II.E.1: Roadway Inventory

Roadway Segment	Jurisdiction	Travel Lanes	Median	Existing or Planned Bike Route	Bus Route	Sidewalk	Speed Limit
Irvington Road: Alvernon to Swan	Pima County & City of Tucson	2	No	Yes	No	No	40
Irvington Road: Palo Verde to Alvernon	Pima County	4	Yes	No	No	No	45
Alvernon Road: I-10 to Irvington	Pima County	4-6	Yes	No	No	Partial, East Side	45
Alvernon Road: Irvington to Ajo	Pima County	6	Yes	Yes	No	Partial, East Side	45
Ajo Way: West of Alvernon Way	Pima County	6	Yes	Yes	No	Yes	40
Ajo Way: East of Alvernon Way	Pima County	4	No	Yes	No	Yes, South Side	40
Contractors Way: Irvington to Ajo	Pima County	2	No	No	No	No	45
Swan Road: South of Irvington Road	Pima County	2	No	No	No	No	35
Cindrich Road: East of Swan Road	Pima County	2	No	No	No	No	35

# TEP Irvington Campus Modernization Project PAD

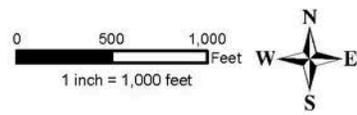
## II. Site Analysis

### Exhibit II.E: Transportation and Circulation



Pima Association of Governments 2015 Imagery  
Cooper Aerial 2017 Imagery

- |   |   |
|---|---|
|  Planned Area Development (PAD) Boundary |  Gates           |
|  Union Pacific Railroad                  |  Dirt (On Site)  |
|  Railroad (On Site)                      |  Paved (On Site) |
|  Davis-Monthan Air Force Base            |   |



# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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### 2. Right-of-Way and Major Streets & Routes

Irvington Road is the only roadway identified as an arterial roadway in the City's Major Streets and Routes Plan. Alvernon Way and Ajo Way are arterial roadways identified on the Pima County Major Streets Plan. *Table II.E.2* indicates right-of-way information for major circulation routes in the PAD vicinity.

Table II.E.2: Rights-of-Way

Street	Classification	Existing ROW	Future ROW
Irvington Road	Urban Arterial	150 feet	150 feet
Alvernon Way	Urban Arterial	150 feet	150 feet
Swan Road	Collector	Varies 105 – 150 feet	150 feet
Contractors Way	Collector	Varies 50 – 90 feet	
Cindrich Road	Collector	80 feet	
Ajo Way	Arterial	150 feet	150 feet

### 3. Future Roadway Improvements

The *I-10, I-19 to Kolb Road & SR 210, Golf Links to I-10 Project No. 010 PM 260 H7825 01L PHASE II (I-10/SR 210) Design Concept Report and Environmental Assessment* provides two alternative concepts for linking Interstate 10 to SR 210 (i.e. Barraza-Aviation Parkway). These alternatives would create a system interchange at Interstate 10 and Alvernon Way with SR 210 continuing north on Alvernon Way from Interstate 10. SR 210 would have a freeway cross section with limited access from Interstate 10 to its current intersection with Golf Links Road. Neither alternative would provide direct access to Irvington Road from the SR 210 extension.

### 4. Traffic Volumes and Levels of Service

Most off-site intersections and roadways operate at level of service (LOS) D or better. LOS D is the generally accepted operating condition for roadways and intersections by the jurisdictions who own and manage the surrounding roadway system.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

Traffic volumes, roadway capacity and planning level LOS of the surrounding roadways are provided in *Table II.E.4: Traffic Volumes and Levels of Service*. Capacities are taken from the FDOT generalized LOS Tables. Average daily volumes and intersection counts were recorded from 2015 to 2017. The table shows that all recorded daily volumes, except for Alvernon Way north of Irvington Road are below the LOS D capacities based on the FDOT LOS guidelines.

**Table II.E.4: Traffic Volumes and Levels of Service**

Roadway	Segment	ADT	Date	Capacity for LOS D
Irvington Road	Alvernon to Swan	6,338 <sup>13</sup>	2017	15,930
Irvington Road	Palo Verde to Alvernon	17,329 <sup>14</sup>	2015	35,820
Alvernon Way	Interstate 10 to Irvington	45,677	2017	53,910
Alvernon Way	Irvington to Ajo	60,303	2017	53,910
Swan Road	South of Irvington	3,000 <sup>15</sup>	2017	10,656
Cindrigh Road	East of Swan	2,145	2017	10,656
Contractors Way	Irvington to Ajo	6,851	2017	15,930
Ajo Way	West of Alvernon Way	20,506 <sup>16</sup>	2016	53,910
Ajo Way	East of Alvernon	1,700 <sup>17</sup>	2016	35,820

### 5. Site Accessibility

Access to the Property is currently provided on Irvington Road and Swan Road at four primary locations. There are also several auxiliary gates that provide limited access. Visitors may access the Campus via the main manned driveways (Gates 1 and 2) on

<sup>13</sup> Estimated by applying a "K" factor of 0.16 for the combined morning and afternoon peak hour counts at Irvington/Contractors Way intersection, M. Esparza Engineering.

<sup>14</sup> PAG Traffic Count Database, 2015, M. Esparza Engineering.

<sup>15</sup> Estimated ADT based on counts for Irvington Road and Cindrigh Road, M. Esparza Engineering.

<sup>16</sup> Pima County Traffic Data, 2016, M. Esparza Engineering.

<sup>17</sup> Estimated from Pima County/PAD Traffic County Database, 2016, M. Esparza Engineering.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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Irvington Road. The access locations are shown on *Exhibit II.E: Transportation and Circulation*.

Employees and contractors reporting to the Campus must “badge in” at secured entry points along Irvington and Swan Roads. Gates 1, 2 and the employee parking lot (Gate B) are all accessed from Irvington Road; Gate 3 is accessed from Swan Road and is rarely used except in the event of oversized deliveries or equipment and emergency access. Gate 4 is also accessed from Swan Road and is used to manage traffic to the warehouse and laydown yards.

The Civano composting facility located near the southeast corner of the Property is accessed from Swan Road. Vegetation from TEP’s tree trimming operations are taken to the Civano facility for composting, mulching and re-use. This is the only area on the Property that is outside of the secured boundary of the Campus.

Currently, there are approximately 750 employees and contractors reporting to the Campus on a daily basis. Operations at the Campus are 24 hours a day, seven days a week. Typical business days are Monday through Friday and business hours are from 6:00 a.m. to 6:00 p.m. Fifty-seven percent of employees and contractors work during normal business hours with roughly 8 to 10 percent conducting overnight, on-call or shift work. Approximately 33 percent of employees and contractors are in field maintenance or operations. Field maintenance and operations staff typically report to the Campus in the morning to obtain work assignments and gather necessary materials or equipment. They leave the Campus, conduct field work and return to the Campus at the end of their workday.

### 6. Alternate Modes of Transportation

Alternate modes of travel to and from the Campus are limited because of the lack of sidewalks and the distance to transit stops in the vicinity of the Campus. The closest Sun Tran bus stop (at Irvington/Hotel Drive) is approximately ½ mile from the employee entrance on Irvington Road.

TEP participates in the Pima Association of Governments’ Travel Reduction Program, which encourages employees to use alternative modes of transportation, including carpooling, vanpooling, bicycling, walking or riding the bus.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

### F. Recreation, Trails and Open Space

Augie Acuna Los Niños Neighborhood Park is located approximately 775 feet from the Property to the southwest, beyond the UPRR and Interstate 10. This park provides a connection to the Julian Wash Greenway (the "Greenway"), which is a County-owned and -maintained linear park. The portion of the Greenway near the Property generally follows the west side of Interstate 10 and features various trail amenities. Hard, soft and natural trails are incorporated into the Greenway at a distance ranging from approximately 700 to 1,300 feet from the Property's southwest border and approximately 350 to 600 feet from its southernmost boundary where it is located along Drexel Road. Recreation and trail amenities are mapped in *Exhibit II.F: Recreation, Trails and Community Facilities*.

The Greenway also includes numerous trailheads within a 1-mile radius of the Property. *Table II.F: Julian Wash Greenway Trailheads* includes each of these trailheads and indicates the approximate distance from the Property.

**Table II.F: Julian Wash Greenway Trailheads**

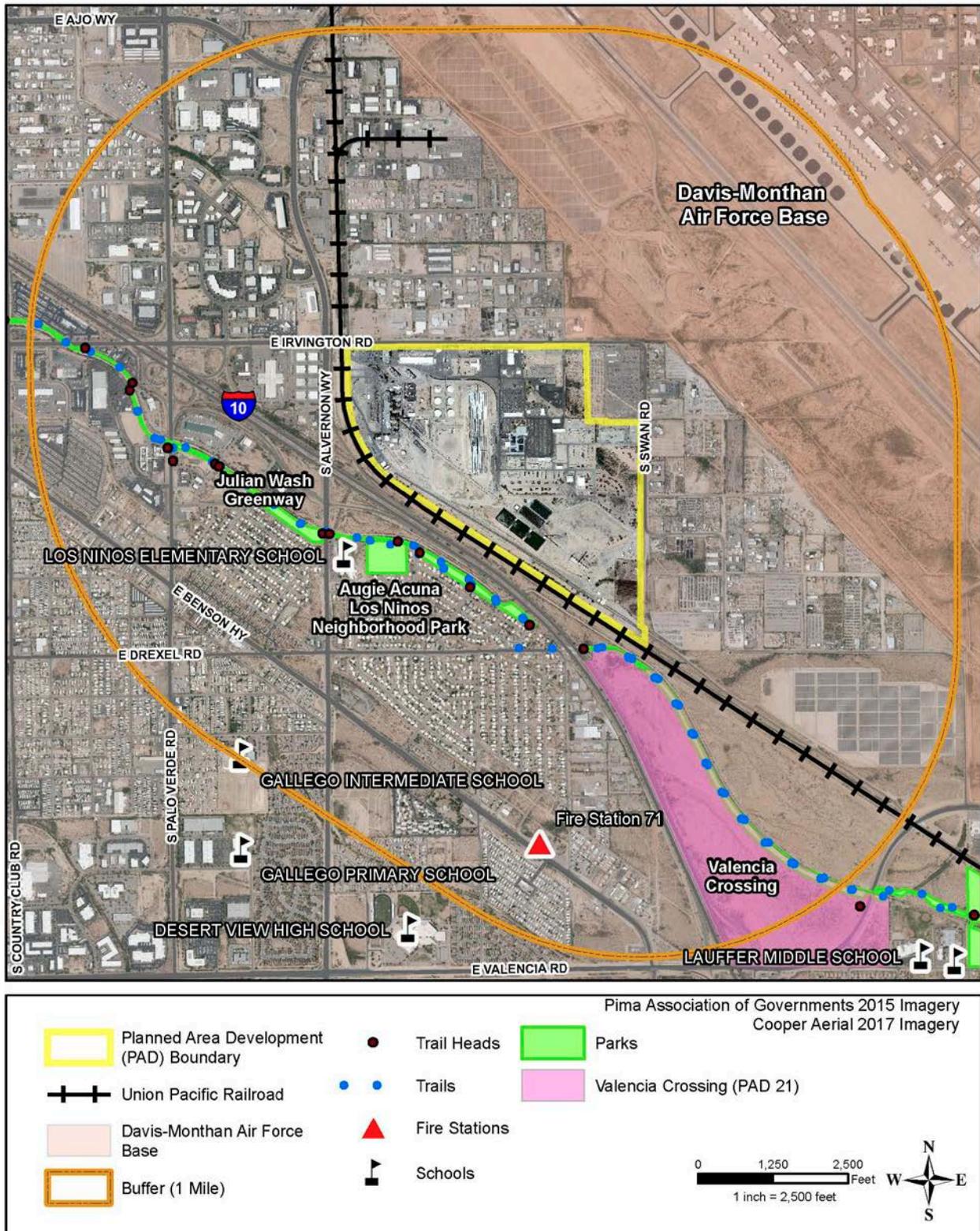
Trailhead Name	Approximate Distance from Property (feet)
Irvington	4300
Outlet Center & Julian West Bank	3600
Outlet Center & Julian East Bank	3500
Palo Verde Road West	3100
Palo Verde Road East	3000
Bantam Road West	2375
Bantam Road East	2300
Alvernon Way West	1425
Alvernon Way East	1375
Bryant Avenue	750
Catalina Avenue	750
Drexel	750

No designated natural open space was identified within a 1-mile radius of the Property.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

### Exhibit II.F: Recreation, Trails and Community Facilities



# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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### G. Community Facilities

#### 1. Libraries

No public libraries are located within a one-mile radius of the Property. The nearest public library, Eckstrom-Columbus Pima County Public Library, is located approximately 3 miles north of the Property at 4350 E. 22<sup>nd</sup> Street.

#### 2. Hospitals

There are no hospitals within one mile of the Property. Banner University Medical Center—South Campus is located approximately 1.5 miles northwest of the Property at 2800 E. Ajo Way.

#### 3. Fire Stations

The Property is served by the Tucson Fire Department (“TFD”). The nearest TFD fire station is Station #22, located approximately 1.8 miles southwest of the Property at 6810 S. Alvernon Way. Rural Metro Fire Department Station #71 is approximately ¾ miles south of the Property at 4445 E. Benson Highway.

#### 4. Police Stations

The Property is within the Tucson Police Department (“TPD”) Operations Division South. The nearest TPD Station is the Santa Cruz Substation located at 4410 S. Park Avenue, approximately 3 miles west of the Property.<sup>18</sup>

#### 5. Schools

The Property is located within the Sunnyside Unified School District No. 12. Two schools are generally located southwest and within a one-mile radius of the Property: Los Niños Elementary School is approximately ¼ mile from the Property, and Gallego Intermediate School is located approximately one mile from the Property.

*Exhibit II.F* depicts all community facilities within a one-mile radius of the Property.

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<sup>18</sup> DMAFB has dedicated police and fire services located on the base, approximately 1.5 and 1.1 miles, respectively, from the Property.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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### H. Hydrology and Water Resources

#### 1. Jurisdictional Waters

There are no waters of the United States on the Property. The Approved Jurisdictional Determination ("JD") for the TEP-Irvington Campus project site from the U.S. Army Corps of Engineers is included as *Appendix D*.

#### 2. Offsite Watersheds

Offsite discharges impacting the property include six watersheds: WS-A thru WS-F. (See *Exhibit II.H.2: Offsite Watersheds*.) These generally enter the eastern portion of the property from the east and flow in a northwesterly direction.<sup>19</sup> *Table II.H* summarizes the offsite discharges impacting the site. Refer to *Appendix C* for the complete Drainage Report.

Table II.H: Offsite Watershed Summary

Watershed	Area (acres)	100-Year Discharge (cfs)
A	24.1	168.7
B	7.0	52.1
C	24.0	166.1
D	7.3	51.2
E	55.9	312.5
F	343.9	850.8

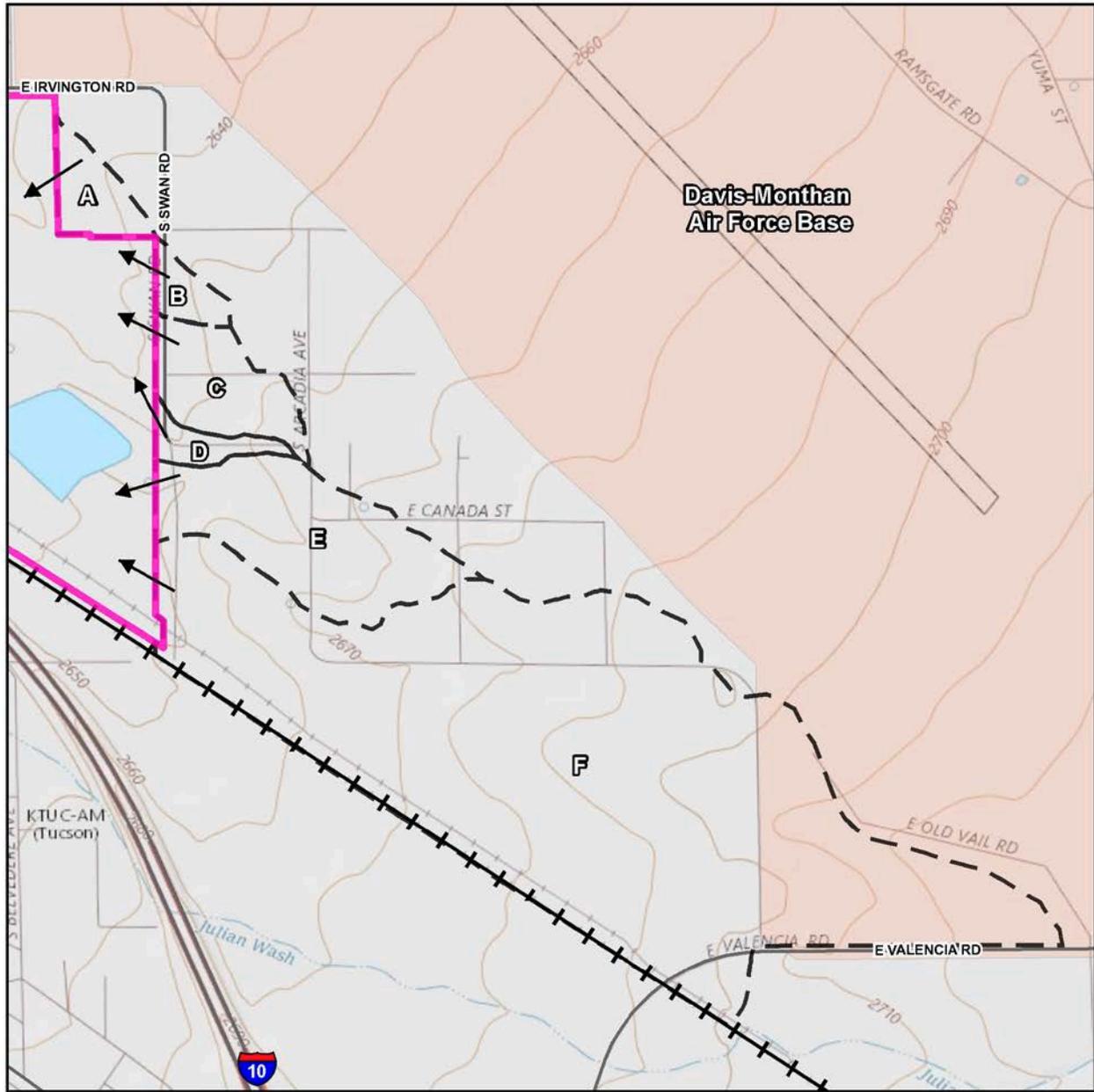
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<sup>19</sup> *Drainage Report, Tucson Electric Power Irvington Campus*, Engineering and Environmental Consultants, Inc., September 17, 2017.

# TEP Irvington Campus Modernization Project PAD

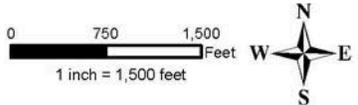
## II. Site Analysis

### Exhibit II.H.2: Offsite Watersheds



United States Geological Survey Topo 2013

- Planned Area Development (PAD) Boundary
- Union Pacific Railroad
- Davis-Monthan Air Force Base
- Watersheds



# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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### 3. Floodplain

According to FEMA FIRM Panel No. 04019C2291L and 04019C2295L, dated June 16, 2011, portions of the site lie within FEMA shaded and un-shaded Zone 'X' flood zones. Shaded Zone X areas are areas of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. (See *Exhibit II.H.3: Floodplain*.) This Zone is also used to designate areas of shallow flooding with average depths less than 1 foot or drainage areas less than 1 square mile. Un-Shaded Zone 'X' areas are areas determined to be outside the 500-yr floodplain. FEMA FIRM maps are included in the Drainage Report in *Appendix C*.

### 4. Existing Drainage

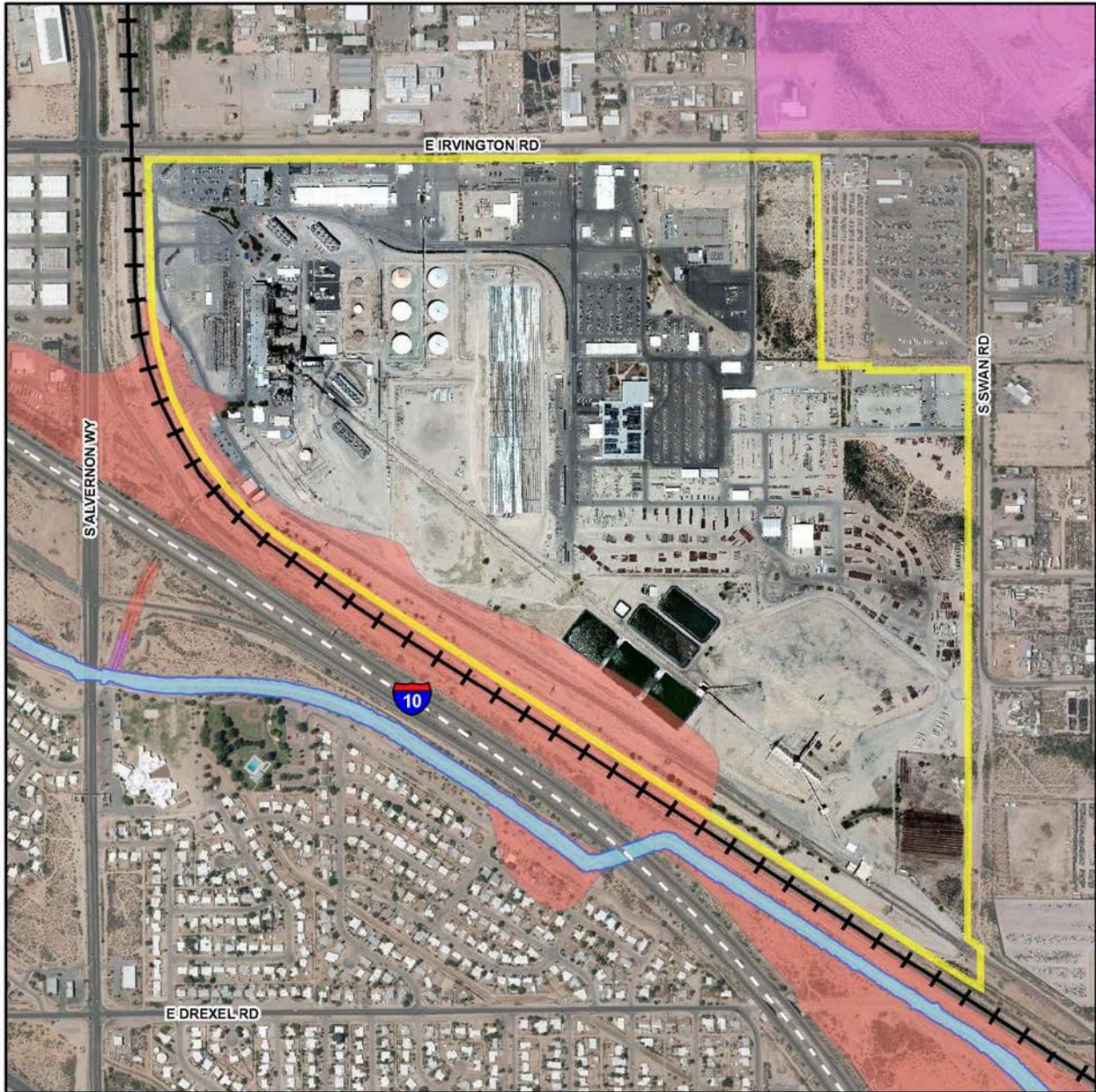
The site consists of an electric generating plant, offices, and warehouse facilities, including a variety of structures and parking areas. The site generally slopes to the northwest and consists of approximately 345 acres. The computation of onsite generated flows was computed within the FLO-2D analysis. The 100-year 3-hour storm rainfall was applied to the project area. This resulted in approximately five discharge locations where flow exits the site. These discharges are generally located at the southwestern edge and northwest corner of the property. (See *Exhibit II.H.4: Existing Drainage*.)

No WASH Ordinance washes are located on this Property.

# TEP Irvington Campus Modernization Project PAD

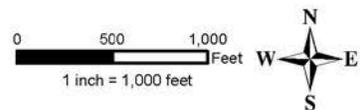
## II. Site Analysis

### Exhibit II.H.3: Floodplain



Pima Association of Governments 2015 Imagery  
Cooper Aerial 2017 Imagery

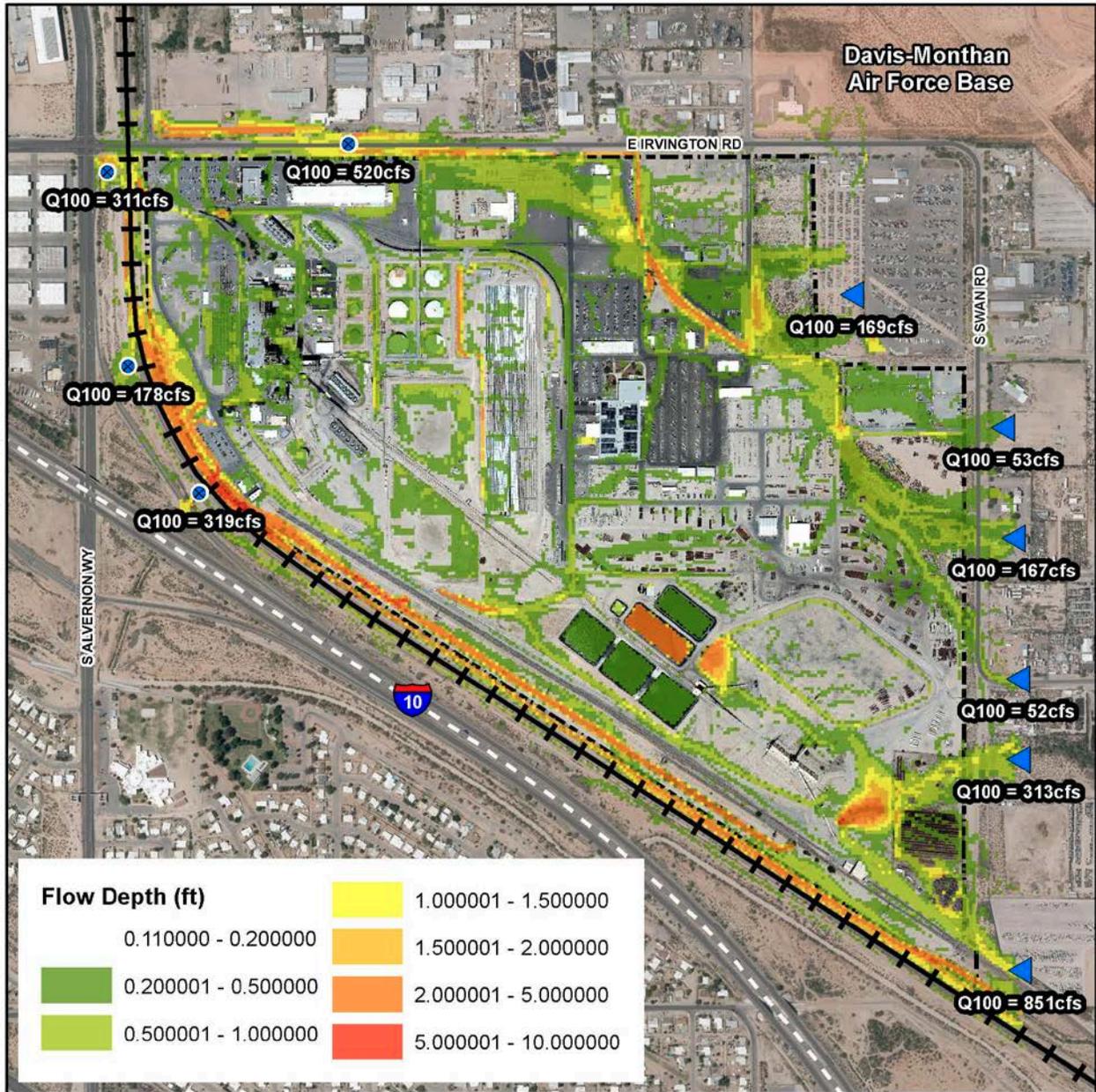
- |   |  |
|---|--|
|  Planned Area Development (PAD) Boundary | <b>FEMA Flood Hazards</b>  |
|  Union Pacific Railroad                  |  Area of Undetermined, but possible flood hazards |
|  Julian Wash                             |  0.2 % Annual chance flood hazard                 |



# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

### Exhibit II.H.4: Existing Drainage



Pima Association of Governments 2015 Imagery  
Cooper Aerial 2017 Imagery

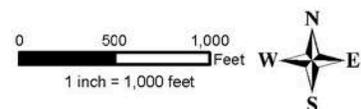
Planned Area Development (PAD) Boundary

On Site Drainage

Union Pacific Railroad

Off Site Drainage

Davis-Monthan Air Force Base



# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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### I. Inventory of Existing Conditions

#### 1. Onsite Buildings, Facilities and Structures

The Property encompasses approximately 26 buildings and a total of about 375,000 square feet under roof, which includes the 115,000 square-foot power plant. The Campus features an intensive network of power generating equipment and overhead utility lines, including the following:

- Power generating station,
- Steam stack,
- Fabrication/welding shop,
- Fleet maintenance/service facility,
- Gas station,
- Vehicle wash station,
- Solar steam generators,
- Water tanks and wells,
- Warehouses,
- Evaporation basins,
- Settling basins,
- Cooling towers,
- Substations,
- Switchyard,
- Transmission and distribution structures and lines,
- Railroad spur and tracks,
- Laydown yards,
- Training facilities,
- Administrative offices,
- Restaurant,
- Composting facility, and
- Many other buildings and uses ancillary to the power generation operation.

#### 2. Utilities

A description of each of the major utilities provided on the Campus is described below and mapped on *Exhibit III.1*.

##### a. Electric

There is an extensive electrical infrastructure system existing on the Campus.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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### b. Sewer

Sanitary sewer conveyance and treatment service is provided to the site by Pima County Regional Wastewater Reclamation District (RWRD). (See Sewer Capacity Letter from Pima County, included as *Appendix E*.) The Campus is located within Basin Group: Roger and Basin No. 11. An existing 12" public sewer main is located within Irvington Road along the west frontage with the Campus. There are three public manholes along this frontage that may be providing gravity service to the Campus.

All on-site conveyance systems are private sewage treatment (septic) facilities. Pima County records indicate there are two septic systems associated with Tax Parcel No. 140-02-010A, installed in 1963 and 1964. Based upon plans and records provided by TEP, there is an extensive onsite collection and conveyance system.

### c. Water

The Campus is currently served by Tucson Water. (See Water Service letter from Tucson Water, included as *Appendix F*.) There is a public 48" transmission main located adjacent to the northwest corner of the Campus within the Irvington Road right-of-way. This main provides service to the Campus via an 8" meter with a 2" bypass. Additionally, there is an existing 8" public main that runs east in Irvington Road right-of-way along the frontage of the Campus. Tucson Water's valve maps also show that there is a 6" public main which pulls off of the 8" main and runs to the Campus. There is an extensive private onsite potable water distribution system.

In addition, there are 10 registered wells on the Campus. Tucson Water staff has indicated that none of the Campus wells are public, and none of the wells are used to provide potable water.

### d. Gas

Southwest Gas and El Paso Natural Gas both serve the Property and have infrastructure within the Campus. Southwest Gas has facilities adjacent to the north, south and west boundaries of the Campus. Additionally, the Southwest Gas base maps indicate there are two large (12-inch and 16-inch) TEP house lines extending into the Campus. The 16-inch main extends west along the north boundary of the Campus to a point where it exits the northwest corner of the Campus. The 12-inch

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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main extends south to a point of termination in the Campus. Other smaller lines are also located within the Campus.

There is an existing 10¾-inch high-pressure natural gas pipeline belonging to El Paso Natural Gas that extends diagonally across the northeastern portion of the Property within a 30-foot easement, running from Irvington Road, through the Property to Swan Road on the east.

### e. Telephone and Cable

Cox Communications has existing voice and data facilities adjacent to the north and west boundaries of the Campus. These facilities include both fiber and hard wire. Overhead fiber and hard wire lines located on joint use poles run in Irvington Road along the north boundary of the Campus. Both underground and overhead fiber and hard wire facilities run within portions of the west Campus boundary.

CenturyLink has existing voice and data facilities adjacent to the perimeter of the Campus. There are underground and overhead lines located within Irvington Road right-of-way as well as underground lines within Swan Road right-of-way. CenturyLink also has both underground and overhead lines within the Campus.

### J. Topography and Slope

The topography on the Property generally slopes from the southeast to the northwest with elevations ranging between 2,656 feet at the eastern boundary to 2,602 feet at the northwest corner of the Property. (See *Exhibit II.J: Topography*.) The Property contains no slopes greater than 15%. The average cross-slope is 4.4%, which was calculated using the following formula:

$$\text{ACS} = \frac{I \times L \times 0.0023}{\text{Acres}}$$

Interval (I) = 2 feet

Total length of contours (L) = 329,671 feet

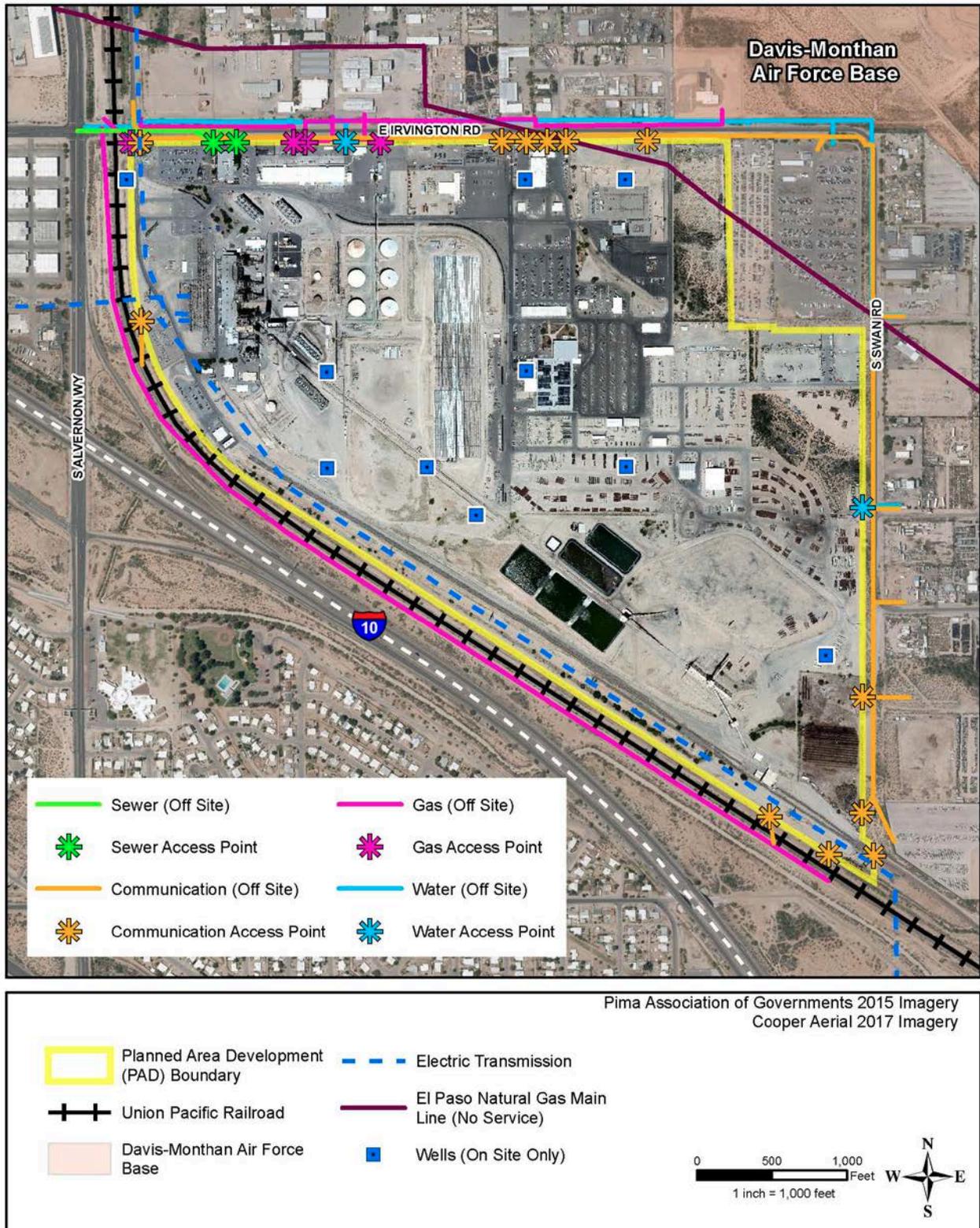
Area (A) = 344.2 acres

$$\text{ACS} = \frac{2 \times 329,671 \times 0.0023}{344.2 \text{ acres}} = 4.4\%$$

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

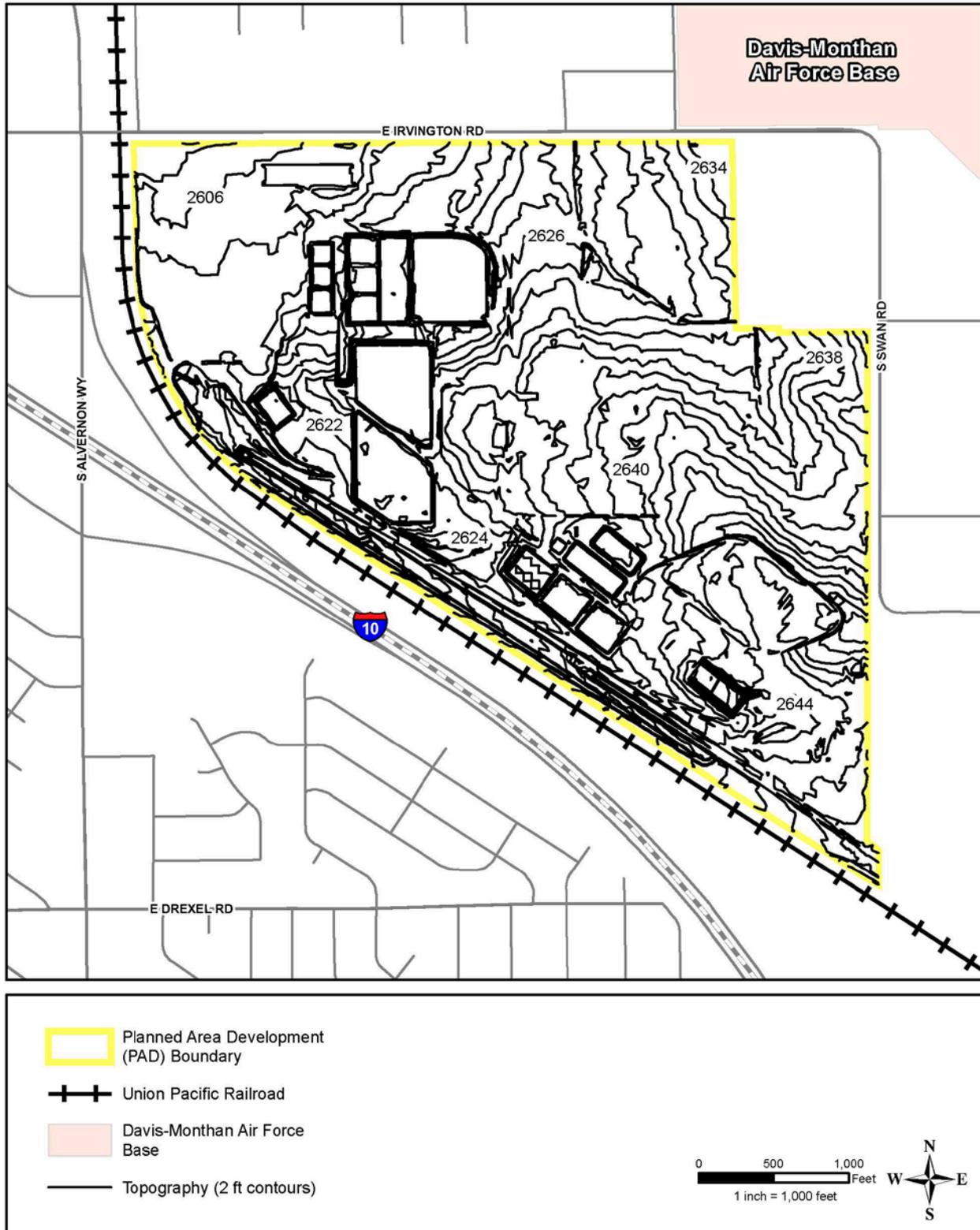
### Exhibit II.I: Existing Utilities



# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

### Exhibit II.J: Topography



### K. Vegetation and Wildlife

Bowers Environmental Consulting (“BEC”) conducted a biological evaluation of the Property. (See *Appendix G*.) Climate in the study area and vicinity is characterized as semi-arid with temperatures ranging from 37 to 105+ degrees Fahrenheit and precipitation averaging 12 inches annually. Native vegetation typically found in the region is consistent with the Arizona Upland subdivision of the Sonoran desertscrub biotic community. This subdivision consists of a scrubland or low woodland of leguminous trees with an understory of shrubs and perennial succulents on upland areas. Xeroriparian habitat, which includes many of the same plants that are found on the upland areas, but with much more robust growth, occurs along the network of ephemeral washes that are found throughout the subdivision.<sup>20</sup>

#### 1. Habitat Characteristics

As shown on *Exhibit II.K: Vegetation*, there are two vegetative communities and/or plant associations located on the Property: Sonoran Desert Scrub and Xeroriparian Class C.

##### a. Sonoran Desertscrub

Native vegetation in the study area is consistent with the Arizona Upland Subdivision of the Sonoran Desertscrub biotic community. However, existing vegetation in the study area is largely absent. Most of the project area has been graded and altered since the original site was developed as an industrial facility in the 1950s. Several landscaped areas are scattered around the Campus, and a few small patches of native vegetation are found near the southeast quadrant and perimeter of the project area. Grasses and other ground cover species are nearly absent from the Property, and there are no large snags, permanent surface water, cliffs, caves, adits or other habitat features that would provide nesting, breeding, cover or forage opportunities for wildlife.

The small patches of native habitat found on the Property are disconnected from larger undeveloped tracks of natural desert land, as the entire Campus is surrounded by industrial development. Native plants found in these areas and wildlife observed during the field reconnaissance are listed in *Tables II.K.1.a* and *II.K.1.b*. Non-native plants are found in landscaped areas around the Campus and

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<sup>20</sup> *Biological Evaluation, Tucson Electric Power Company, Irvington Campus Redevelopment*, Bowers Environmental Consulting, August 30, 2017.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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several stormwater retention basins have a mixture of native and non-native plant species. Noxious grasses including buffel grass (*Pennisetum cilliare*), and Johnson's grass (*Sorghum halepense*) were observed in disturbed areas throughout the Property.

Table II.K.1.a: Native Plants in Project Area

Common Name	Scientific Name
Velvet mesquite	<i>Prosopis velutina</i>
Foothills Palo Verde	<i>Cercidium microphyllum</i>
Creosote bush	<i>Larrea tridentate</i>
Triangle leaf bursage	<i>Ambrosia deltoidea</i>
Englemann prickly pear cactus	<i>Opuntia phaeacantha var. discata</i>
Fish hook barrel cactus	<i>Ferocactus wislizenii</i>
Teddy bear cholla cactus	<i>Cylindropuntia bigelovii</i>

Table II.K.1.b: Common Wildlife in Project Area

Common Name	Scientific Name
Gamble's Quail	<i>Callipepla gambelii</i>
Morning Dove	<i>Zeniada macroura</i>
White-wing dove	<i>Zeniada asiatica</i>
Desert Cottontail rabbit	<i>Sylvilagus audubonii</i>
Cactus wren	<i>Campylorhynchus brunneicapillus</i>
Desert spiny lizard	<i>Sceloporus magister</i>
Pack rat	<i>Neotoma cinerea</i>

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

### Exhibit II.K: Vegetation



b. Riparian

BEC conducted a riparian habitat assessment on APN 140-02-002B and -003C. (See *Appendix H*.) Approximately 8.6 acres of these two parcels have been mapped by Pima County as featuring Xeroriparian C habitat.<sup>21</sup> (See *Exhibit II.K: Vegetation*.)

Vegetation on the Property is highly disturbed and consists mostly of shrubs and nonnative grass species with a few patches of widely spaced native and non-native trees. Land uses on the Campus have altered the natural topography and drainage patterns and have heavily disrupted native plant communities.

Vegetation observed on the Property is not consistent with the description of Protected Riparian Area (PRA) under City of Tucson Development Standard 9-06.0. The small patches of native trees found on the Property within and adjacent to the Pima County mapped Xeroriparian C habitat (see *Exhibit II.K*) are disconnected from larger undeveloped tracks of natural desert land, as the entire area is surrounded by industrial developments. No hydroriparian or mesoriparian plant species occur on the Property, and over-story vegetation is sparse and widely spaced.

Vegetation found on the Property does not provide significant habitat structure and function that would provide forage, shelter, nesting and breeding areas for native wildlife species typically associated with unaltered Xeroriparian habitat. Furthermore, this isolated patch of vegetation would not aid in supporting wildlife connectivity, and does not provide functional erosion control or help to improve stormwater quality off-site or on the Property.

BEC concludes that the vegetation found on the Study Area would not be considered Regulated Riparian Habitat by the City because it lacks certain primary constituent elements that are required for an ecologically functional habitat. Finally, if left in its current state, this isolated patch of vegetation would continue to degrade with the infestation and spread of non-native, invasive species on the Property and surrounding lands.

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<sup>21</sup> *Riparian Habitat Assessment on Parcels 140-02-002B and -003C Located on the Tucson Electric Power Company's Irvington Campus in Pima County, Arizona*. Technical Memorandum, Bowers Environmental Consulting, October 11, 2017.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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### 2. Federally Listed Species

Based on the IPaC database search, seven threatened and endangered species (“TES”) potentially occur on or near the project area. Species included are listed in *Table II.K.2*, below.

Table II.K.2: Federally-Listed Species

Common Name	Scientific Name
California least tern	<i>Sterna antillarum browni</i>
Yellow-billed cuckoo	<i>Coccyzus americanus</i>
Pima pineapple cactus	<i>Coryphantha scheeri var. robustispina</i>
Jaguar	<i>Panther onca</i>
Lesser long-nosed bat	<i>Leptonycteris curasoae yerbabuenae</i>
Northern Mexican gartersnake	<i>Thamnophis eques megalops</i>
Sonoyta mud turtle	<i>Kinosternon sonoriense longifemorale</i>

Results of the AGFD HDMS on-line environmental review tool query (included in *Appendix I*) indicate that Pima pineapple cactus may occur within five-miles of the project area. None of the other six TES were identified as potentially occurring in the area, and no designated or proposed critical habitat resources are located on or in the vicinity of the Property.<sup>22</sup>

### L. Geology and Soils

A geotechnical study was conducted on the Property by Terracon Engineering. The complete study is provided as *Appendix J*.

#### 1. Site Geology

The Tucson Basin consists of up to approximately 9,500 feet of alluvial material ringed by the volcanic Tucson Mountains to the west, the granitic and sedimentary Santa Rita Mountains to the South, and the metamorphosed granites of the Rincon and Santa Catalina Mountains to the north and northeast. Surficial geologic materials mapped within the basin floor consist of alluvium of Quaternary age (10,000 to 1 million years ago).

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<sup>22</sup> *Biological Evaluation, Tucson Electric Power Company, Irvington Campus Redevelopment*, Bowers Environmental Consulting, August 30, 2017.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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The alluvial materials have been described as deposits consisting of sand, silt and gravel. The alluvial materials as mapped by the Arizona Geologic Survey at this specific site are designated as Qtbf soils. This designation is defined as "Highly eroded gravelly alluvium, latest Pliocene to early Pleistocene in age. Geomorphic surface no longer preserved. Ridge and valley topography well developed."

### 2. Soil Survey Maps

Upon review of the portion of the Soil Survey Map specific to the Property, two near-surface soil units are found within this site: Cave Soils and Urban Land, 0 to 8 percent slopes and Mojave Soil and Urban land, 1 to 8 percent slopes. (See *Exhibit II.L: Soils*.)

According to the soil survey, which typically emphasize the natural soil horizons with 5 feet of the ground surface, both soil descriptions have the following commonalities:

- There is no regular pattern, and
- There are areas so altered by construction or obscured by structures and pavements that identification of soils is difficult or impossible.

#### a. Cave Soils and Urban Land

Cave Soils and Urban Land covers most of the Property. This soil type commonly has a near surface layer of lime-cemented hardpan often known as caliche and is formed from mixed alluvium. The Soil Survey states that one of the main limitations for development of structures can be difficult excavation conditions in the caliche layers.

#### b. Mojave Soils and Urban Land

Mojave Soils and Urban Land covers the northernmost area of the Property. This soil is formed from mixed alluvium but commonly contains clay loam. The Soil Survey states that one of the main limitations for development of structures can be the shrink-swell potentials of the clay loam soils. None of the soils tested from the Property exhibit significant expansion potential.<sup>23</sup>

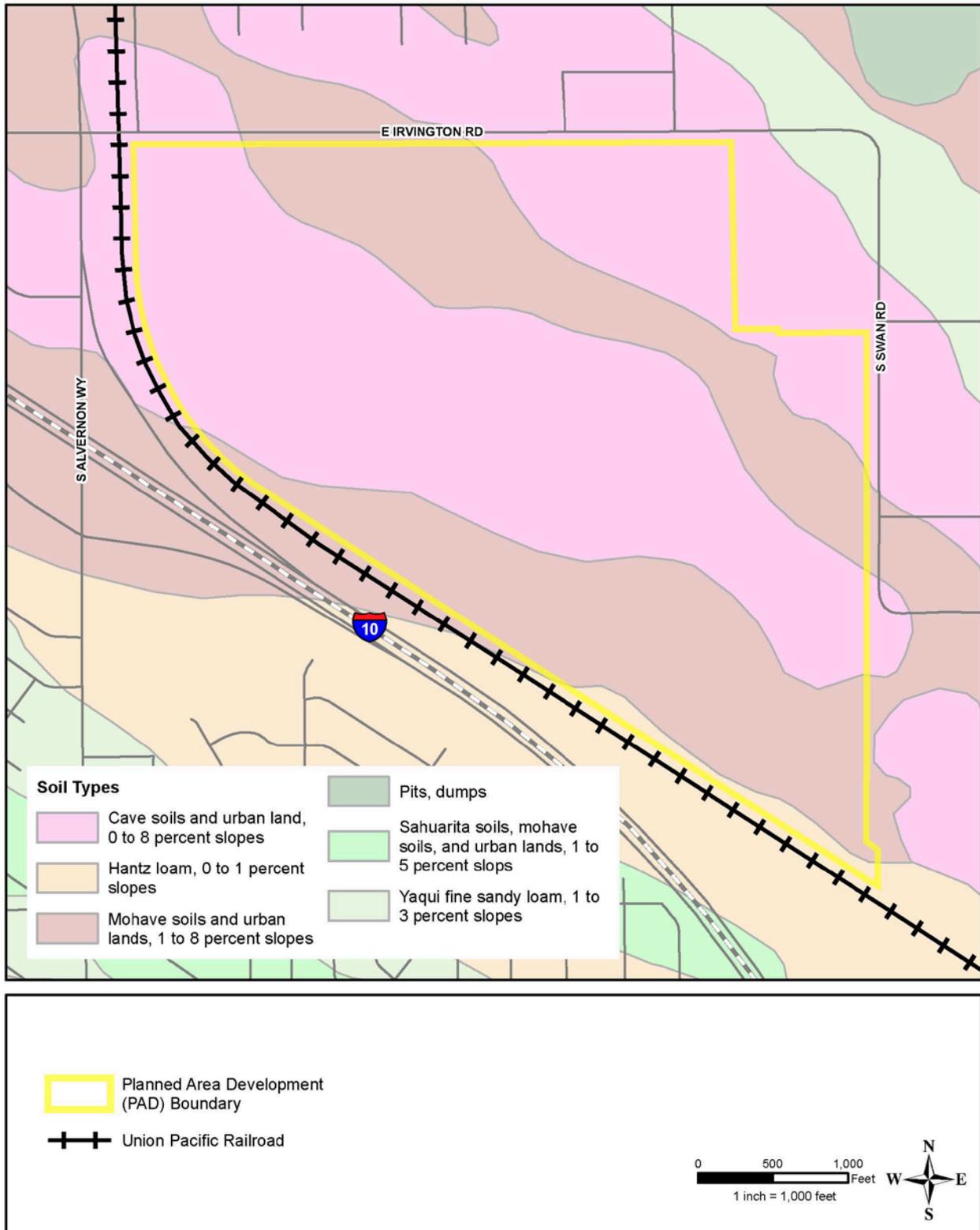
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<sup>23</sup> *Geotechnical Engineering Report, Proposed Solar Steam Generator and Field, 4350 E. Irvington Road, Tucson, AZ*, Terracon Consultants, Inc., March 1, 2012.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

### Exhibit II.L: Soils



# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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### M. Cultural Resources

WestLand Resources, Inc. ("WestLand") conducted a cultural resources inventory of the Campus (*Appendix K*), including a historic building assessment, to identify any standing buildings over 50 years old that might be of historical or architectural significance.<sup>24</sup>

The inventory resulted in the re-assessment of two previously recorded archaeological sites and the identification of one new archaeological. (See *Table II.M: Cultural Resources Inventory*.) One of the previous sites, AZ AA:12:875(ASM), El Paso Natural Gas Pipeline No. 1007, has been determined eligible for inclusion in the National Register of Historic Places (NRHP) by the Arizona State Historic Preservation Office under Criteria (c) and (d). WestLand recommends that this site be avoided during any future improvement projects at the Campus.

The other previously recorded site, AZ BB:13:854(ASM), a Historic period waste pile, was previously recommended ineligible for the NRHP. This site has subsequently been destroyed by the construction of a contractor's yard, and no further work is recommended.

The newly recorded site, AZ BB:13:895(ASM), the historical component of the Campus known as the Irvington Generating Station, was documented and assessed because it was constructed more than 50 years ago. It is recommended ineligible by WestLand Resources for inclusion in the NRHP because it lacks significance under NHRP criteria. City and County historic preservation officers concur with this recommendation. (See *Appendices L and M*.)

No further architectural or historical documentation is recommended at this site prior to any improvements to the Campus.

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<sup>24</sup> *A Cultural Resources Inventory and Historic Building Assessment for Tucson Electric Power's Irvington Campus, Tucson, Pima County, Arizona*, WestLand Resources, June 8, 2017.

# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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Table II.M: Cultural Resources Inventory

Site Number	Identification Status	Eligibility Status/Criterion	Recommended Treatment
AZ AA:12:875(ASM)	Previously recorded	Determined eligible – SHPO 2004–2012	Avoid – no adverse effect
AZ BB:13:854(ASM)	Previously recorded	Previously recommended ineligible	None; site is no longer present
AZ BB:13:895(ASM)	New	Recommended ineligible	None

### N. Viewsheds and Visual Analysis

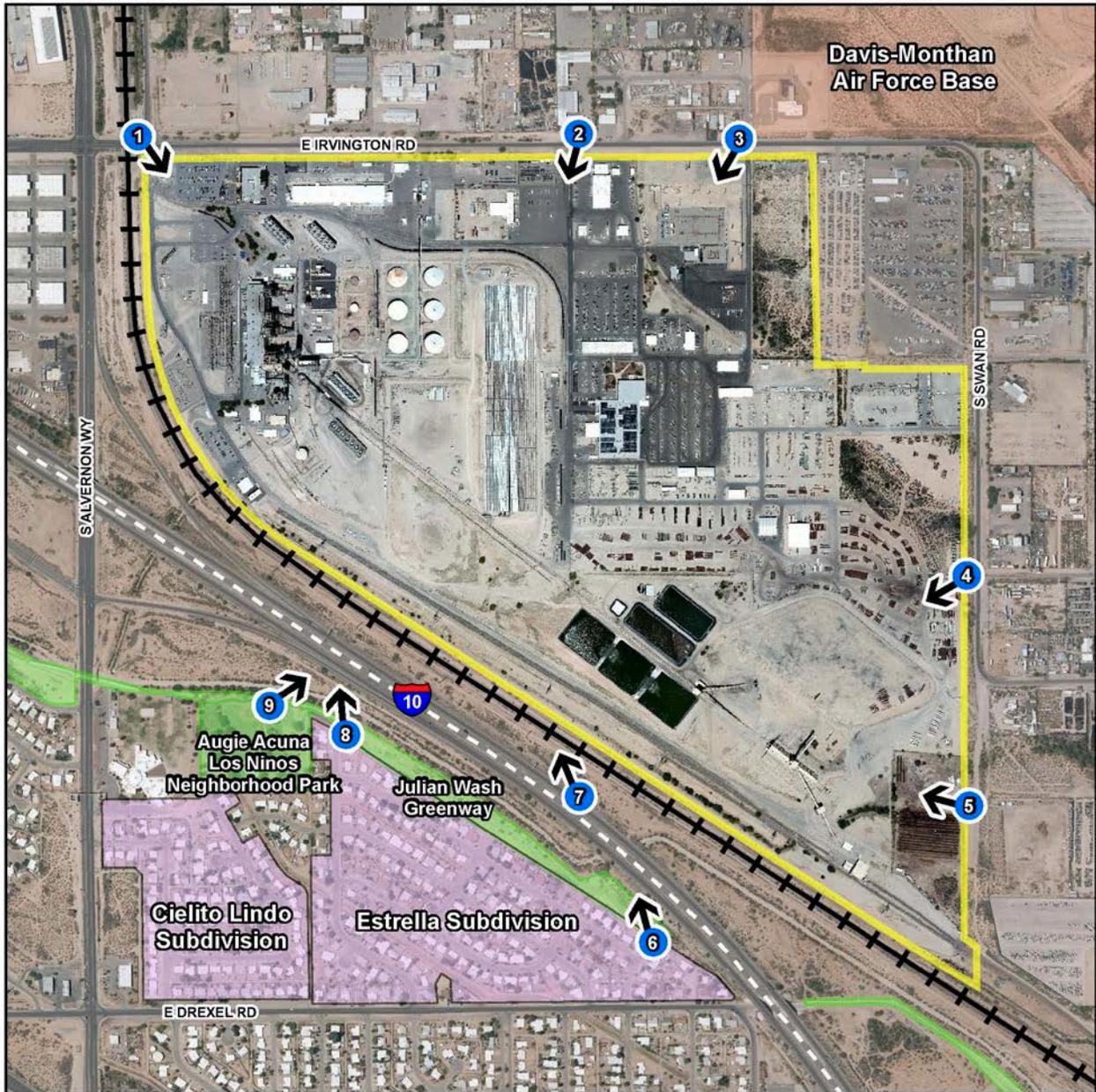
See *Exhibit II.N.1: Photo Key Map* and *Exhibit II.N.2: Site Photos* for views onto and across the Campus. The Property is highly visible from adjacent properties and roadways, especially from Interstate 10, which sits at a higher elevation than the Property.

Existing structures on the Campus that are visible to the general public include the existing gas-fired generation units, the coal barn, cooling towers, Sundt Solar Boost Project, 46 kV and 138 kV substations and transmission towers.

# TEP Irvington Campus Modernization Project PAD

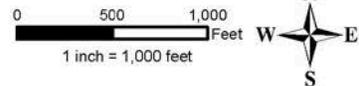
## II. Site Analysis

Exhibit II.N.1: Site Photo Key Map



Pima Association of Governments 2015 Imagery  
Cooper Aerial 2017 Imagery

- |   |   |
|---|---|
|  Planned Area Development (PAD) Boundary |  Subdivision                 |
|  Union Pacific Railroad                  |  Parks                       |
|  Davis-Monthan Air Force Base            |  Key Observation Point (KOP) |



# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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### Exhibit II.N.2: Site Photos

Photo #1:



Photo #2:



Photo #3:



# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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Photo #4:



Photo #5:



# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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Photo #6



Photo #7



# TEP Irvington Campus Modernization Project PAD

## II. Site Analysis

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Photo #8



Photo #9



### PAD Proposal

#### A. TEP Irvington Campus Modernization Project PAD Purpose

The Campus PAD establishes development standards and land use regulations appropriate for a regional, 345-acre power generating project that must have the flexibility to quickly adapt to industry demands. (Existing Campus conditions are depicted in *Exhibit III*.) The goal of this Campus PAD is to remove land use and development constraints to permit the Campus to operate in the most efficient manner. This PAD is intended to provide the utmost flexibility in providing power generating services to the region with the understanding that cost-effective delivery of power is ever-changing. TEP will need to quickly adapt to those changes while complying with extensive State and Federal regulatory requirements.

The set of development standards provided in this PAD will enable TEP to upgrade its infrastructure and modernize its power generation operations on a continuous basis. With immediate upgrades, TEP will be able to respond quickly to fluctuations in demand for electricity and reduce any unplanned downtime, offering members of the community more reliable service. Long-term, TEP will be able to modify its operations as demand dictates. Embedded within this PAD is the ability for TEP to relocate existing facilities, replace aging infrastructure, introduce new state-of-the-art power delivery technologies and create a unique synergy among the different uses on the Campus.

All operations associated with power generation, transmission and distribution undergo intense scrutiny by a variety of Federal, State and County agencies to ensure the health, safety and welfare of the community. The following are a few of the agencies that review and monitor Campus operations and/or construction:

- Arizona Corporation Commission
- Federal Aviation Administration
- Environmental Protection Agency
- Arizona Department of Environmental Quality
- Pima County Department of Environmental Quality
- U.S. Fish & Wildlife Service
- U.S. Army Corps of Engineers
- Davis-Monthan Air Force Base
- Arizona State Historic Preservation Office
- Arizona Department of Transportation

# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

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The PAD serves as the primary regulatory document for the ongoing development of the Campus. Given the intense level of review already provided by these agencies, the standards within this PAD have been written to offer the greatest amount of flexibility to TEP for the development of this Campus. The standards contained within the PAD supersede the standards found within the City's UDC.<sup>25</sup>

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<sup>25</sup> City UDC § 3.5.5.B.2.

# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

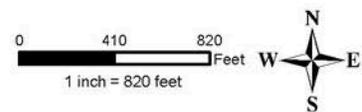
### Exhibit III: TEP Irvington Campus



Pima Association of Governments 2015 Imagery  
Cooper Aerial 2017 Imagery

 Planned Area Development (PAD) Boundary

**NOTE: See Appendix N for the Master Development Plan, which will serve as a reference point for existing site conditions on the overall Campus.**



# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

### B. PAD Permitted Uses

The Campus PAD proposes a single land use category based on a modified I-2 Zone. Permitted uses within the PAD are listed in *Table III.B*.

**Table III.B: Permitted Uses**

Primary Uses	Ancillary Uses
Administrative/Professional Office	Automotive Washing
Automotive, Major Service and Repair	Building/Ground/Vehicle Maintenance Facility
Construction Service	Communication, Wireless
Contractors Yard/Laydown Yard	Craftwork
Educational Use (Instructional/Post-Secondary Institution)	Crusher
Manufacturing (General, Hazardous Material, Primary)	Fabrication/Welding Shop
Power Generating System	Food Service/Restaurant
Power Substations	Gas Station
Power Transmission and Distribution Systems	Heavy Equipment Parking & Storage
Refining	Medical Service, Outpatient Clinic
Renewable Energy Generation	Parking Lot/Covered Parking Structures
Salvaging & Recycling	Recreation/Fitness Center
Sanitation System	Training Yards/Facilities
Solar Yard	Any other uses ancillary to a power generating system
Warehouse/Storage (Commercial, Hazardous Materials)	Any other amenities provided by TEP for its employees
Any other uses required to operate a power generating system	

# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

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### C. Development Standards

#### 1. Site Development

For the application of development standards, the Property shall be considered a single parcel regardless of the ultimate parcel configuration within the Property boundary. Acknowledging the single-parcel configuration, all new development on the Property shall conform to applicable building, fire and other life safety standards, including standards imposed by the various utility-regulating agencies indicated in Section III.A, above. *Table III.D* provides a list of all development standards that will govern site development throughout the PAD.

**Table III.D: Development Standards**

Minimum Site Area	N/A
Maximum Site Coverage	N/A
Maximum Floor Area Ratio (FAR)	N/A
Maximum Height	250 feet
Minimum Setbacks (street and perimeter)	0
Minimum Building Separation	Per Building Code
Vehicular Parking	One space per each employee
Bicycle Parking (short- & long-term)	N/A
Minimum Open Space	N/A

#### 2. Loading

Power generation is not a common use regulated by a land use code. Only certain activities within the Campus require typical loading areas. For uses in which discrete loading zones are necessary, the loading zones will be sited near the area being served and will be identified on each development plan submittal.

# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

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- Loading areas will be provided at locations throughout the Campus at the discretion of TEP.
  - No designated loading areas are required for outdoor activities, such as composting facility, laydown yards, substation, etc.
  - No striping, screening or landscaping is required for designated loading areas.
3. Solid Waste and Recycling Material Collection and Storage
- Solid waste and recycling collection will be performed by a private contractor.
  - Collection and storage areas may be located within buildings.
  - Loading areas can be used for solid waste and recycling containers that are moved from inside the building to the loading zone to be picked up as needed.
  - No enclosures, screening or landscaping of solid waste and recycling storage areas is required.
4. Access, Parking and Vehicular Use Areas
- Circulation and parking for a power generating system are different than for other uses traditionally regulated in land use codes and particularly uses that are open to the public. The Campus is a secured facility, and public access is very limited.

Currently, there are approximately 750 employees and contractors reporting to the Campus on a daily basis, all of whom are required to “badge-in” for entry to the Campus at the security gate. Not all employees remain on campus or are permitted access throughout the Campus. Only a small number of employees are permitted entry to the power generating station facilities. About a third of the employees and contractors are in field-maintenance or operations, which typically report to the Campus in the morning to obtain work assignments, gather necessary materials or equipment and then leave Campus. Those employees then conduct field-work and return to the Campus at the end of their workday.

The following standards were created by taking into consideration how employees operate on the Campus:

- Parking will be provided at a ratio of one space for each employee. TEP will provide the current number of employees on each development plan submitted to the City for review.
- Parking in excess of the minimum requirements may be provided at TEP’s discretion.

# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

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- Curbs, post barricades and wheel stops are not required in parking lots or vehicle use areas.
- Pedestrian sidewalks are not required into the Campus from the public right-of-way.
- Pedestrian access between many of the uses on the Campus is provided where appropriate for connections between parking lots and office buildings. These areas are marked and speed control measures are implemented where pedestrian ways are designated.
- All pedestrian connections (when provided) will be constructed to Americans with Disabilities Act (“ADA”) accessibility standards.
- Parking area access lanes (“PAALs”) will be constructed to (or exceed) City dimensional standards.
- All vehicular use areas within the Campus are private and will be developed and maintained by TEP.
- As portions of the PAD are developed and redeveloped, a development plan for each project will be submitted to the City for review. Individual traffic statements, which will include estimated traffic counts and recommendations for improvements will be submitted for City review with each development package.

### 5. Drainage

As portions of the PAD are developed and redeveloped, a development package for each project will be submitted to the City for review. Hydrologic and hydraulic reports (i.e. drainage reports) will utilize accepted City Engineering calculations, formulas, computer modeling and formatting. Each report will reflect the existing and proposed development drainage conditions and storm water management conditions. The reports will comply with the following criteria only. No additional or conflicting City regulations shall apply to this PAD.

#### a. Retention/Detention

- The threshold retention criteria to be used for any future development of facilities within the Campus will be the volumetric difference between the then-existing development and 5-year 1-hour storm runoff of future development proposed within the Development Area.
  - Retention facilities shall not be required to be located within the same Development Area as any future development; retention facilities may be

# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

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- constructed at any location within the Campus that will accommodate the necessary volume and in place at the time of Campus buildout.
  - o Retention facilities to accommodate individual developments within the Campus may be accomplished as an individual project or may be accommodated within a single larger basin on the Campus, at the discretion of TEP.
  - o The percolation rates for the possible basins are unknown at this time; however, if the rates are determined to be inadequate to drain the basins within 36 hours, basin storm drainage systems utilizing bleeder pipes will be installed to accomplish the draw down within the specified time limit.
  - Detention will accommodate a 15 percent reduction in existing 100-year, 1-hour storm flow discharge at the Campus property line and shall maintain the existing discharge locations.
    - o The 15 percent reduction in discharge will be accommodated through a single or multiple basins over a 10-year period with future development.
  - Every discharge point is not required to meet a 15 percent reduction of flow; instead, stormwater retention and detention basins will be constructed within the Campus to achieve the overall flow reduction leaving the site.
  - Storm flow characteristics exiting the boundary of this Campus shall not increase the velocity by more than 10 percent or depth of flow by more than one tenth of a foot compared to the existing flow at a specific discharge location. These proposed modifications to the storm runoff may be met by an individual basin or a series of basins at the discretion of TEP.
  - Construction of new TEP facilities on the Campus may increase runoff flow volumes, velocities or depth within the Campus boundaries as long as the previous conditions are met at the Campus boundaries.
  - Landscaping of the basins and water harvesting is not required.
- b. City WASH Ordinance/Erosion Hazard Zone/Floodplain
- Because of existing on- and off-Campus watershed conditions, the City WASH Ordinance does not apply to drainage and grading improvements deemed necessary for proposed development.
  - Existing Campus surface storm flow drainageways will comply with Section 404 of the Clean Water Act for each individual Development Area. Compliance is demonstrated by the Approved Jurisdictional Determination from the U. S. Army

# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

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Corps of Engineers (the Corps), included as *Appendix D* of this PAD, indicating the Corps has taken no jurisdiction.

- TEP has an inherent responsibility to construct and maintain its facilities to the highest and best engineering and construction standards and practices of the industry together with Federal Standards and AZPDES requirements. City scour/erosion protection hydrology and hydraulics will be utilized in preparing grading and drainage design.
- Future development within the Campus will only impact the FEMA designated floodplains as shown on the FIRM Panel No. 04019C2295L, dated June 16, 2011 as shaded and unshaded X-Zone. Any modification to floodplains shall be self-regulated, and no floodplain use permits will be required.
- TEP standards and construction methods meet or exceed the City's minimum requirements, and TEP will develop future drainage facilities to those standards.

### c. Miscellaneous Drainage Guidelines and Goals

- TEP standards for flood elevation design for any vertical or electrical facilities include a minimum of 1-foot above the calculated peak flow of a 100-year, 1-hour storm.
- Finish floor elevations for a Critical Facility as defined by TEP, will be calculated for a 500-year peak flow based on a 100-year, 1-hour storm times a 1.33 modification factor.
- The design parameters for a storm drainage system for management of surface flows will be based on the Pima Association of Governments (PAG) Storm Drain Design. Since these structures will be private, a minimum of 12-inch storm drain pipe and a slope of 0.2 percent may be utilized, at the engineer's discretion.
- It is the intent of these design parameters that storm flow characteristics exiting the boundary of this Campus shall not increase the velocity or depth of flow by more than 10 percent compared to the existing flow at a specific discharge location while still maintaining an overall 15 percent reduction in peak flow discharge from the Campus

### 6. Landscaping and Screening

Conditions on the Campus generally are not conducive to the installation of screening and landscape treatments for several reasons:

- Activities on the Campus work synergistically as a single use and do not require screening from each other.

# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

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- Vast areas of outdoor storage space, solar yards and other uses on the Campus are continually shifting in shape and size; permanent screening and landscaping would limit their location.
- The Campus features a vast network of transmission/distribution lines and structures that preclude planting trees in their vicinity.
- The majority of the Campus is not visible from offsite locations. Interstate 10 and UPRR sit at an elevation above the Campus, thereby screening the Campus from properties to the south and east. Viewsheds onto the Campus by drivers on Interstate 10 cannot be screened due to elevation difference and the location of various utility structures. Surrounding uses are also heavy industrial in nature and do not necessitate screening.
- No other properties along Irvington and Swan Roads have provided an enhanced streetscape.

While TEP is committed to voluntarily providing enhanced outdoor spaces in select areas for its employees, the Campus is exempt from UDC § 7.6: Landscaping and Screening. Landscaping, shade structures and seating may be provided at the sole discretion of TEP.

Unless otherwise provided in this Section, no other onsite landscaping, interior or street border landscaping or screening is required. TEP will work with Tucson Department of Transportation (“TDOT”) to install a minimum 5-foot landscape border along the Campus boundary within the Swan Road and Irvington Road rights-of-way where feasible, practicable so as not to interfere with existing utility and drainage infrastructure, and where no vegetation exists. Street landscape borders located within the Major Streets and Routes (MS&R) right-of-way must be approved by the City Engineer or designee.

Any landscaped areas provided on the Campus shall be irrigated by a passive harvested rain water system where practicable. Where rainwater harvesting is not practicable, an automatic underground irrigation system will be utilized. Because power generation system is a utility operation and not a commercial use, the PAD is exempt from Technical Standards Manual § 4-01.0.0: Commercial Rainwater Harvesting.

# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

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### 7. Lighting & Security

Lighting will be provided in accordance with the City of Tucson/Pima County Outdoor Lighting Code and any other safety and security standards imposed by utility-regulating agencies. TEP may provide additional lighting on the Campus for brief periods during emergency situations.

### 8. Signage

Onsite directional signage is incidental to the uses on the Property. This signage is located in the interior of the Campus and is not visible from the street. No City review or permits are required for this signage.

New monument signs will comply with the City of Tucson Sign Code.

Existing street signage, including that featuring security and safety warnings, shall remain. Any new street signage featuring security and safety warnings shall be exempt from the City of Tucson Sign Code.

### D. Biological Resources and Endangered Species

BEC conducted a biological evaluation, riparian assessment and a screening analysis of the potential for occurrence of federally listed, proposed listed, TES within or near the project area. The Property is highly disturbed and consists mostly of shrubs and nonnative grass species with a few native and nonnative trees. (See *Appendix G*.) In addition, BEC concludes that the vegetation found on the Campus would not be considered Regulated Riparian Habitat by the City. (See *Appendix H*.) Given the existing conditions on the Property, this PAD will be exempt from Technical Standards Manual § 4-02.2.3 Protected Riparian Area, UDC § 7.7 Native Plant Preservation and any other UDC or development standards regulating this issue.

Results of the survey and analysis indicates that none of the species evaluated has the potential to occur in the project area or vicinity. Based on these findings, the proposed project would have no effect on TES or potential Candidate species, or on proposed or designated critical habitat<sup>26</sup>. The U.S. Fish and Wildlife Service concurs with these conclusions. (See *Appendix I*.)

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<sup>26</sup> *Biological Evaluation, Tucson Electric Power Company, Irvington Campus Redevelopment*, Bowers Environmental Consulting, August 30, 2017.

# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

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The following recommendations were made by BEC to promote the conservation of native vegetation and other wildlife resources that occur in the project area.

- Avoid vegetation removal during the nesting season for migratory birds between February 15<sup>th</sup> and August 31<sup>st</sup>.
- Conduct a nesting-bird survey 2 weeks prior to clearing and grading, if these activities will occur during the nesting season (February 15<sup>th</sup> to August 31<sup>st</sup>).

### E. Cultural Resources

WestLand Resources provides the following recommendations, with concurrence from Pima County Department of Environmental Quality (See *Appendix L*) regarding cultural resources on the Campus:

- Site AZ AA:12:875(ASM), the in service El Paso Natural Gas Pipeline No. 1007, is exempted from cultural resources compliance requirements by the Advisory Council on Historic Preservation,
- Archaeological site AZ BB:13:854(ASM) is no longer extant and thus warrants no further consideration,
- Site AZ BB:13:895, the Irvington Generating Station, is ineligible to either the Arizona or National Registers of Historic Places, and that no further cultural resources work is needed, and
- TEP and its contractors must abide by the requirements of ARS 41-865 should any human remains be discovered during construction activities.

### F. Sustainability Practices

No conservation or sustainability practices are regulatorily required as part of this PAD. One of the purposes of this Campus PAD is to permit TEP to provide sustainable energy to the Tucson region. In addition, TEP is committed to employing sustainability practices throughout the community. A few of its programs are described below:

#### 1. Environmental Sustainability

##### a. Trees for You

TEP's Trees for You program offers customers a wide selection of shade trees at a discounted price through a partnership with Civano Nursery and other local nurseries. Through Trees for You, homeowners, schools, businesses and community groups can plant shade trees to help them conserve energy and beautify their neighborhoods. TEP customers may order up to two 5-gallon shade trees for a discounted price of \$5 each. TEP has helped to distribute more than

# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

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110,000 shade trees across metropolitan Tucson since 1992.<sup>27</sup>

b. Partnership with Civano Nursery

TEP partnered with Civano Nursery in 2004 to create a unique program that recycles green waste. TEP gathers green waste clippings from around power lines in the Tucson area and brings them to a composting field on the Campus. The waste is then carefully mixed with water and bacteria and shaped into long rows, where the composting process takes place with help from aeration machines. The partnership each year keeps about 30,000 cubic yards of tree branches, leaves and other waste from local landfills. The companies, in turn, donate mulch and trees to charities, schools and hospitals — benefiting the Tucson community.<sup>28</sup>

c. Cactus Rescue

Through a collaboration with the Tucson Cactus and Succulent Society (“TCSS”), TEP rescues saguaro, hedgehog, barrel and pincushion cacti from construction sites for transmission lines and substations.<sup>29</sup> TCSS is a non-profit organization dedicated to education, information, conservation and discoveries about cacti and succulent plants. TCSS started its Cactus Rescue Crew Program in 1999, and TEP began partnering with TCSS in 2011.

Rescues are conducted to comply with Arizona's native plant laws and to protect and relocate native cacti that otherwise would be destroyed during construction.<sup>30</sup> TEP employees participate in volunteer efforts with the TCSS to remove plants from TEP project sites. Rescued cacti have been relocated throughout the community, including on local business properties, parks and college campuses, as well as at TEP's own Irvington Campus. Some cacti are donated to local nurseries for eventual replanting in the community while others are sold at TCSS Rescued Cactus Sales.

In conjunction with their line siting projects, TEP has employed data from remote sensing technology called LiDAR (Light Detection and Ranging) to strategically locate large saguaros that would need to be moved to accommodate construction

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<sup>27</sup> TEP. “Trees for You”. *Tucson Electric Power*, 2016, <https://www.tep.com/trees-for-you/>.

<sup>28</sup> TEP. “TEP Recycles Green Waste.” *Tucson Electric Power*, April 2016, <https://www.tep.com/news/green-waste/>.

<sup>29</sup> “Rescuing Desert Cacti.” *Tucson Electric Power*, April 2016, <https://www.tep.com/news/cactus-rescue/>.

<sup>30</sup> “Orange Grove Substation Cactus Rescue.” *Sarah Tully, Tucson Electric Power*, March 13, 2017.

# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

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and operation of the line. Further, TEP has worked with local environmental consulting firm, WestLand Resources, to develop a computer model that predicts the saguaros' growth rate over the next two decades to ensure there are no future conflicts between the plants and overhead lines.<sup>31</sup>

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<sup>31</sup> "Preserving Cacti, Wildlife, Cultural Artifacts." *Tucson Electric Power*.

### d. Methane as Fuel

Since 1999, TEP has collected methane, a greenhouse gas, from decomposing trash in the City's Los Reales Landfill to power one of the units on the Campus. Each pound of landfill waste produces about 3 cubic feet of gas or about 9,400 tons of methane per year. Los Reales Landfill is expected to continue its current operation for another 20 years and will continue to produce methane long after that. The methane equipment pressurizes, dehydrates and chills the gas before sending it to the TEP generating station via a 3.5-mile, 14-inch pipe. This methane fuels the generation of 3-4 megawatts of electricity per hour—enough energy to supply 4,000 homes.<sup>32</sup>

## 2. Economic Sustainability

Pima Community College ("PCC") and TEP have partnered to create the Building for Success program to develop local talent through training programs and career resources. Students take one year of classes at PCC designed to introduce them to careers offered at TEP. The students connect with employees and sharpen their skills for taking entrance exams. Students who succeed in the program are eligible to apply for internships in which students rotate through different craft areas to learn about each one more in-depth. This Building for Success program helps prepare students to become technicians, line workers, plant operators, engineers and other types of skilled craftsmen in the energy industry<sup>33</sup>

A second program, called the Career Skills Program, reflects TEP's ongoing commitment to hiring and supporting veterans. TEP and DMAFB have partnered to help military service members transition into the civilian workforce. The Career Skills Program allows TEP to have early access to highly skilled service members. The service members continue to receive their full military pay and benefits while participating in the program, which is free for the TEP departments. More than one in 10 TEP employees are military veterans.<sup>34</sup>

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<sup>32</sup> TEP. "Recycling Landfill Methane." *Tucson Electric Power*, April 2016, [www.tep.com/news/recycling-landfill-methane/](http://www.tep.com/news/recycling-landfill-methane/).

<sup>33</sup> TEP. "TEP, Partners to Foster Workforce Development with Federal Grant." *Tucson Electric Power*. September 2012, <https://www.tep.com/news/tep-partners-to-foster-workforce-development-with-federal-grant/>.

<sup>34</sup> TEP. "TEP Internship Gives Military Service Members Job Skills." *Tucson Electric Power*, August 2017, <https://www.tep.com/news/tep-internship-gives-military-service-members-job-skills/>.

# TEP Irvington Campus Modernization Project PAD

## III. PAD Proposal

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### G. Utility Infrastructure

As the Campus PAD is developed, modification and augmentation of existing Tucson Water and Pima County Regional Wastewater infrastructure may be required.

TEP will comply with the following rezoning conditions requested by Pima County Regional Wastewater Reclamation Department ("PCRWRD"):

- TEP shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
- TEP shall obtain written documentation from the PCRWRD that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- TEP shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
- TEP shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
- TEP shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- TEP shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

### Implementation and Administration

#### A. Administration and Interpretation

The PAD will not result in the modification or change of any existing City-adopted building codes or other ordinances. The PAD shall be generally administered under the authority of the Director of the Planning and Development Services Department ("PDSD") and based on the purpose of the Campus PAD.

Many of the UDC's controls are not appropriate for the power generation system use.

Whenever a conflict arises between the PAD and the UDC, the PAD shall control. If an issue arises regarding definitions, conditions, standards and/or situations not addressed in this PAD, the City Zoning Administrator shall consider the purposes of this PAD and the needs of a major utility provider in the application of controls found within the UDC and Administrative Manual.

#### B. Procedures for Development Review

The following procedures shall apply to development of the Property:

- Development of the Campus will occur in phases at the discretion of TEP. Demolition of various existing facilities on the Campus will occur over time. The following facilities have been identified for removal with the intended timing as follows:
  - Coal tower and conveyor belt will be demolished by end of 2018.
  - Coal storage barn is scheduled for removal between 2020 and 2025.
- A Master Development Plan ("MDP") is being submitted simultaneously with this PAD. The MDP (included as *Appendix M*) will serve as the reference point for existing site conditions on the overall Campus. As new development is proposed, only that portion of the Campus being affected is to be included in each development package. A development plan/development package showing the entire Campus is not required.
- As TEP develops the Campus, individual development packages will be submitted that define the relevant Development Area for that phase. At that time, traffic and hydrology reports will be submitted for only the Development Area. Each development package will be reviewed pursuant to this PAD.
- There shall be no cumulative calculation of expansion of uses for the purposes of applying development standards to the entire site.
- The Property has been used for power generation for over 50 years; thus, structures on the site are now reaching the age of 50. While the Campus will continue to

# TEP Irvington Campus Modernization Project PAD

## IV. Implementation and Administration

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operate as a power generation system, uses on the site will continue to evolve. The nature of this use necessitates flexibility in responding to innovations in power generation and delivery. Structures will be erected and demolished, as needed. Therefore, UDC § 3.12.1, Architectural Documentation Prior to Demolition of Historic Buildings, is not applicable to development within this PAD. Complete or partial demolition of a building or structure on the Campus that is 50 or more years old (whole or in part) shall not require architectural documentation for historical significance prior to issuance of a demolition permit.

### C. Amendments

#### 1. Minor

The City's Director of PDSD may administratively approve minor changes, as defined below, to the PAD, provided such changes are not in conflict with the overall intent, goals and objectives of the PAD as presented herein.

The following shall be considered minor changes that fall within the administrative purview of the Director of PDSD:

- Addition of new information to the PAD, maps or text that do not change the effect of any regulation, development standard or guideline.
- Changes to the public or private infrastructure as presented herein as necessary to properly serve the Campus.
- Addition of permitted uses that may not be specifically listed in Section III.B of this PAD, but which are determined to be sufficiently similar in type and nature to those listed as permitted.
- Adjustments to the Development Standards in Section III.C of this document that are not harmful to the interests of the larger community or adjacent neighborhoods, or which are not explicitly stated in the PAD, but which are consistent with the guiding goals and objectives of the project and which do not create any public health or safety issues.
- Adjustments to any aspect of Section III of this PAD that is required in order to comply with changes in local, state or federal safety and/or health codes.

#### 2. Major

Major amendments to the PAD shall be those changes or modifications that materially alter the guiding goals and objectives as presented in the PAD. The Director of PDSD will determine if a proposed amendment would result in a major change per the criteria established in UDC Section 3.5.5.J.2.c. Major amendments to the PAD shall be

# TEP Irvington Campus Modernization Project PAD

## IV. Implementation and Administration

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processed in accordance with UDC Section 3.5.3, Zoning Examiner Legislative Procedure.

### D. PAD Definitions

**Arizona Corporation Commission (ACC):** 5-member elected body tasked with the responsibility of regulating and setting rates for utilities in Arizona.

**composting:** the process of degrading organic material (biomass) by microorganisms in aerobic conditions.

**cooling tower:** a structure used to cool power plant water; water is pumped to the top of the tubular tower and sprayed out into the center, and is cooled by evaporation as it falls, and then is either recycled within the plant or is discharged.

**development area:** the boundary of each development plan submittal to the City and determined at the sole discretion of TEP.

**distribution line:** one or more circuits of a distribution system on the same line or poles or supporting structures' usually operating at a lower voltage relative to the transmission line.

**distribution system:** that portion of an electricity supply system used to deliver electricity from points on the transmission system to consumers; includes sub-transmission lines at 46 kV down to 13.8 kV that reach the consumer.

**greenhouse gases:** those gases, such as water vapor, carbon dioxide, tropospheric ozone, methane, and low-level ozone that are transparent to solar radiation, but opaque to long wave radiation, and which contribute to the greenhouse effect.

**kilowatt (kW):** a unit of power equal to 1,000 watts.

**megawatt (MW):** a unit of power equal to 1,000,000 watts.

**methane:** a colorless, odorless, tasteless gas composed of one molecule of carbon and four of hydrogen, which is highly flammable. It is the main constituent of "natural gas" that is formed naturally by methanogenic, anaerobic bacteria or can be manufactured, and which is used as a fuel and for manufacturing chemicals.

# TEP Irvington Campus Modernization Project PAD

## IV. Implementation and Administration

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**natural gas:** a hydrocarbon gas obtained from underground sources, often in association with petroleum and coal deposits. It generally contains a high percentage of methane, varying amounts of ethane and inert gases; used as a heating fuel.

**photovoltaic device:** a solid-state electrical device that converts light directly into direct current electricity of voltage-current characteristics that are a function of the characteristics of the light source and the materials in and design of the device. Solar photovoltaic devices are made of various semi-conductor materials including silicon, cadmium sulfide, cadmium telluride, and gallium arsenide, and in single crystalline, multi-crystalline or amorphous forms.

**power generation:** the process of producing electric energy or the amount of electric energy produced by transforming other forms of energy, usually expressed in kilowatts (kW) or megawatts (MW).

**power generation system:** physically connected generation, transmission and distribution facilities operated as an integrated unit under one central management or operating supervision.

**reciprocating internal combustion engine (RICE) generation:** stationary engines use pistons that alternately move back and forth to convert pressure into rotating motion. RICE operate like car engines, using pistons to generate power instead of combustion turbines and can generate power 2-3 times faster than a combustion turbine. RICE can ramp up and ramp down quickly to compensate for frequent changes in power production of wind and solar resources, and to satisfy peak demand. RICE reliably produces power in high temperatures, reduces nitrous oxide emissions by 60 percent and reduces local water consumption by more than 70 percent.

**renewable energy:** energy derived from resources that are regenerative or for all practical purposes cannot be depleted. Types of renewable energy resources include moving water (hydro, tidal and wave power), thermal gradients in ocean water, biomass, geothermal energy, solar energy and wind energy. Municipal solid waste is also considered to be a renewable energy resource.

**renewable resource:** a power source that is continuously or cyclically renewed by nature, including solar, wind, hydro, geothermal, biomass or similar sources of energy.

**solar array:** a group of solar collectors or solar modules connected together.

# TEP Irvington Campus Modernization Project PAD

## IV. Implementation and Administration

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**solar energy:** electromagnetic energy transmitted from the sun (solar radiation). The amount that reaches the earth is equal to one billionth of total solar energy generated, or the equivalent of about 420 trillion kilowatt-hours.

**steam boiler:** a type of furnace in which fuel is burned and the heat is used to produce steam.

**steam turbine:** a device that converts high-pressure steam, produced in a boiler, into mechanical energy that can then be used to produce electricity by forcing blades in a cylinder to rotate and turn a generator shaft.

**substation:** an electrical installation containing power conversion (and sometimes generation) equipment, such as transformers, compensators and circuit breakers; 46kV substation converts power to 13.8 kV to be consumed by the end user.

**switching station:** facility equipment used to tie together two or more electric circuits through switches. The switches are selectively arranged to permit a circuit to be disconnected or to change the electric connection between the circuits.

**training facilities:** outdoor yards on the Campus used for the education and training of TEP employees and student interns/apprentices on the functionality and maintenance of distribution, transmission and substation facilities.

**transformer:** an electromagnetic device that changes the voltage of alternating current electricity. It consists of an induction coil having a primary and secondary winding and a closed iron core.

**transmission:** the process of sending or moving electricity from one point to another; usually defines that part of an electric power provider's electric power lines from the power plant to the last transformer before the customer's connection.

**transmission line:** an electrical conductor/cable that carries electricity from a generator to other locations for distribution.

**transmission system:** a system of structures, wires, insulators and associated hardware that carry electric energy from one point to another in an electric power system. TEP lines are operated at relatively high voltages varying from 138 kV up to 500 kV and are capable of transmitting large quantities of electricity over long distances.

## References

*Biological Evaluation, Tucson Electric Power Company, Irvington Campus Redevelopment*, Bowers Environmental Consulting, August 30, 2017.

*A Cultural Resources Inventory and Historic Building Assessment for Tucson Electric Power's Irvington Campus, Tucson, Pima County, Arizona*, WestLand Resources, June 8, 2017.

Diebolt, Sallie, Chief, Arizona Branch Regulatory Division, US Army Corps of Engineers, "Approved Jurisdictional Determination", Received by Ms. C. Eamick, Tucson Electric Power Company, September 8, 2017.

*Drainage Report, Tucson Electric Power Irvington Campus*, Engineering and Environmental Consultants, Inc., September 17, 2017.

*Geotechnical Engineering Report, Proposed Solar Steam Generator and Field, 4350 E. Irvington Road, Tucson, AZ*, Terracon Consultants, Inc., March 1, 2012

*Major Streets and Routes Plan*. City of Tucson Department of Transportation. Originally adopted by the City of Tucson Mayor and Council, November 15, 1982. Last amended July 10, 2007.

Patel, Rupesh, PDEQ Air Permit Engineering Manager, "Cultural Resources Inventory and Historic Building Assessment Irvington Generating Station Permit No. 1052", Received by Mr. C. Spencer, Tucson Electric Power Company, September 12, 2017.

Patel, Rupesh, PDEQ Air Permit Engineering Manager, "Section 7 Endangered Species Act (ESA) Irvington Generating Station Permit No. 1052", Received by Mr. C. Spencer, Tucson Electric Power Company, September 14, 2017.

*Plan Tucson; City of Tucson General and Sustainability Plan 2013*. Adopted by the City of Tucson Mayor and Council, June 2013. Voter ratified on November 5, 2013 by way of Proposition 402.

*Riparian Habitat Assessment on Parcels 140-02-002B and -003C Located on the Tucson Electric Power Company's Irvington Campus in Pima County, Arizona*. Technical Memorandum, Bowers Environmental Consulting, October 11, 2017.

## TEP Irvington Campus Modernization Project PAD

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*Tucson Electric Power, a Subsidiary of UNS Energy Corporation: Irvington Campus Existing Transportation Conditions Study*, M Esparza Engineering, LLC, Updated July 5, 2017

*Unified Development Code, City of Tucson*. Chapter 23B of the Tucson Code. Adopted October 9, 2012. Subsequently amended and current through June 2016.

*U.S. Department of Energy*. "Glossary of Energy-Related Terms," August 20, 2013, <https://energy.gov/eere/energybasics/articles/glossary-energy-related-terms>.

## Appendices

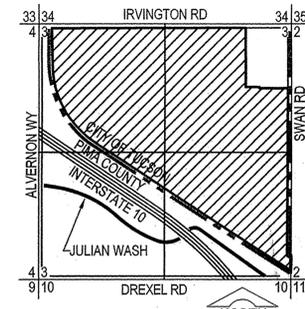
- Appendix A: Public Outreach Summary
- Appendix B: Existing Transportation Conditions Study
- Appendix C: Drainage Report
- Appendix D: Jurisdictional Determination
- Appendix E: Sewer Capacity Letter from Pima County
- Appendix F: Water Service Letter from Tucson Water
- Appendix G: Biological Evaluation
- Appendix H: Regulated Riparian Area Memo
- Appendix I: Endangered Species Correspondence from Pima County
- Appendix J: Geotechnical Report
- Appendix K: Cultural Resources Assessment
- Appendix L: Cultural Resources Correspondence from Pima County
- Appendix M: TEP Irvington Campus Master Development Plan

See City of Tucson Planning & Development Services Department for  
Appendices A-L

Appendix M  
TEP Irvington Campus Master Development Plan

# DEVELOPMENT PACKAGE TUCSON ELECTRIC POWER IRVINGTON CAMPUS

## CONSTRUCTION/MATERIALS WORK ORDER 6194671



SECTION 3  
TOWNSHIP 15 SOUTH, RANGE 14 EAST  
GILA & SALT RIVER MERIDIAN  
PIMA COUNTY, ARIZONA  
SCALE: 3"=1 MILE

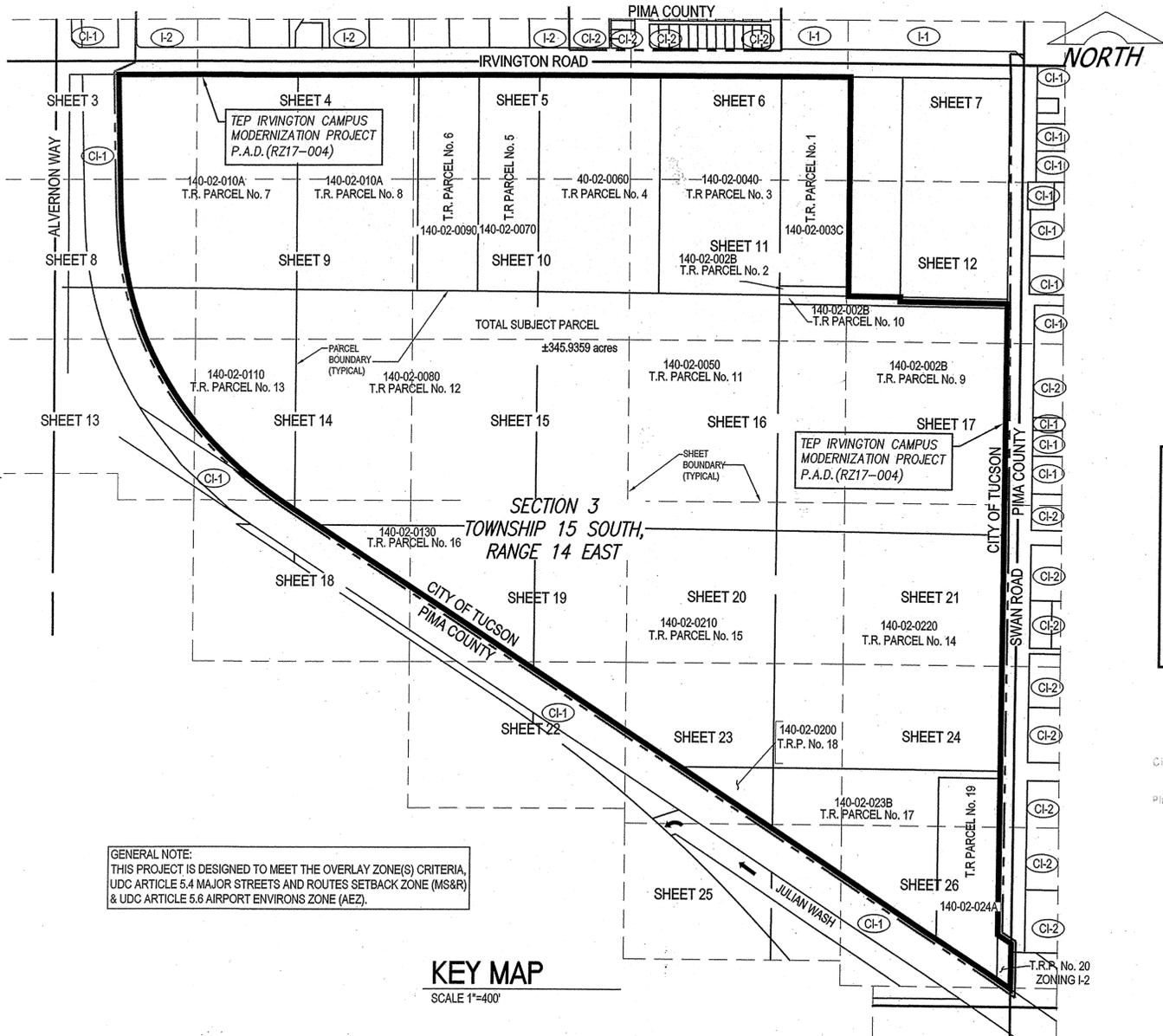
REVISIONS			
DATE	ENG	TECH	REV
3/6/2017	M. HERITAGE	P. OLIVAS	00

C.O.T. SHEET NO.	TEP SHEET NO.	DESCRIPTION	DWG. NO.	C.O.T. SHEET NO.	TEP SHEET NO.	DESCRIPTION	DWG. NO.	C.O.T. SHEET NO.	TEP SHEET NO.	DESCRIPTION	DWG. NO.
1 OF 27	SHEET COVER	COVER SHEET PROJECT INFORMATION, LEGEND	0268-138-00-0001	12 OF 27	SHEET C11	PLAN VIEW	0268-138-04-0011	21 OF 27	SHEET C20	PLAN VIEW	0268-138-04-0020
2 OF 27	SHEET C01	KEY MAP, BOUNDARY DATA GENERAL NOTES	0268-138-04-0001	13 OF 27	SHEET C12	PLAN VIEW	0268-138-04-0012	22 OF 27	SHEET C21	PLAN VIEW	0268-138-04-0021
3 OF 27	SHEET C02	TITLE REPORT LEGAL DESC. AND EXCEPTIONS	0268-138-04-0002	14 OF 27	SHEET C13	PLAN VIEW	0268-138-04-0013	23 OF 27	SHEET C22	PLAN VIEW	0268-138-04-0022
4 OF 27	SHEET C03	PLAN VIEW	0268-138-04-0003	15 OF 27	SHEET C14	PLAN VIEW	0268-138-04-0014	24 OF 27	SHEET C23	PLAN VIEW	0268-138-04-0023
5 OF 27	SHEET C04	PLAN VIEW	0268-138-04-0004	16 OF 27	SHEET C15	PLAN VIEW	0268-138-04-0015	25 OF 27	SHEET C24	PLAN VIEW	0268-138-04-0024
6 OF 27	SHEET C05	PLAN VIEW	0268-138-04-0005	17 OF 27	SHEET C16	PLAN VIEW	0268-138-04-0016	26 OF 27	SHEET C25	PLAN VIEW	0268-138-04-0025
7 OF 27	SHEET C06	PLAN VIEW	0268-138-04-0006	18 OF 27	SHEET C17	PLAN VIEW	0268-138-04-0017	27 OF 27	SHEET C26	PLAN VIEW	0268-138-04-0026
8 OF 27	SHEET C07	PLAN VIEW	0268-138-04-0007	19 OF 27	SHEET C18	PLAN VIEW	0268-138-04-0018				
9 OF 27	SHEET C08	PLAN VIEW	0268-138-04-0008	20 OF 27	SHEET C19	PLAN VIEW	0268-138-04-0019				
10 OF 27	SHEET C09	PLAN VIEW	0268-138-04-0009								
11 OF 27	SHEET C10	PLAN VIEW	0268-138-04-0010								

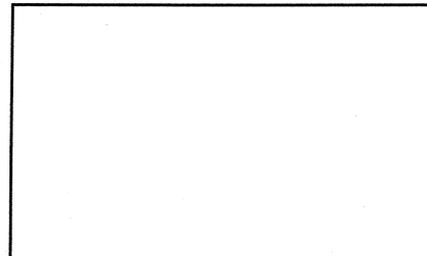
### LEGEND

- (R) RECORD BEARING AND/OR DISTANCE
- (G) RECORD DISTANCE PER GENERAL LAND OFFICE TOWNSHIP PLAT
- (A) RECORD DISTANCE PER ARIZONA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN No. D-10-T-394
- (T) RECORD DISTANCE PER "IRVINGTON BOUNDARY MAP 2005", PROVIDED BY THE CLIENT IN AUTOCAD FORMAT (RECORDING STATUS UNKNOWN)
- (M) MEASURED BEARING AND/OR DISTANCE
- (C) CALCULATED BEARING AND/OR DISTANCE
- FOUND SURVEY MONUMENT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- SET 1-1/2" ALUMINUM CAPPED PIN, RLS 13019
- CALCULATED POINT, NOTHING FOUND OR SET
- TUCSON ELECTRIC POWER COMPANY CONTROL POINT
- ① SCHEDULE "B" EXCEPTION ITEM (SEE SHEET 2)
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- FLOOD ZONE BOUNDARY
- S --- APPROXIMATE UNDERGROUND SANITARY SEWER, PER PIMA COUNTY MAPGUIDE & VARIOUS ASBUILT MAPS (USE CAUTION! MAY OR MAY NOT REASONABLY MATCH AERIAL ASBUILT SEWER FEATURES!!! SEE GENERAL NOTES)
- G --- APPROXIMATE UNDERGROUND NATURAL GAS, PER SOUTHWEST GAS ASBUILT MAPS (USE CAUTION! MAY OR MAY NOT REASONABLY MATCH AERIAL NATURAL GAS SEWER FEATURES SEE GENERAL NOTES)
- W --- APPROXIMATE UNDERGROUND WATER MAINS FROM TUCSON WATER MAP AND TEP ARCHIVES

- 140-02-001B ASSESSOR'S PARCEL NUMBER, PER PIMA COUNTY MAPGUIDE WEBSITE
- 2 LEG SIGN
  - BARRIER WALL
  - BUILDING
  - CANOPY
  - COMMERCIAL ANTENNA
  - EXISTING CULVERT PIPE
  - FENCE
  - FIRE HYDRANT
  - GUARDRAIL
  - HEADWALL
  - INDEX CONTOUR
  - INTERMEDIATE CONTOUR
  - LIGHT POLE
  - MANHOLE
  - PAINT STRIPE
  - PAVED ROAD
  - PIPELINE
  - POWER POLE
  - RAILROAD
  - SAGUARO
  - SINGLE TREE
  - SMALL SIGN
  - UNPAVED
  - VALVE
  - CONCRETE
  - ASPHALT
  - SURFACE FLOW FROM ADJACENT CULVERT
  - EXSIT. ZONING FOR ADJACENT PROPERTIES (SHOWN ON COVER)
  - EXSIT. WELL SITE (ADWR NUMBER AND SIZE NOTED ON PLANS)
  - CITY OF TUCSON PIMA COUNTY BOUNDARY
  - SIGHT VISIBILITY TRIANGLE
  - REGULATORY FLOWS FROM DRAINAGE REPORT
  - 100yr FLOOD LIMITS
  - FEMA FLOOD ZONE



ADDRESSING:



**OWNER/DEVELOPER**  
TUCSON ELECTRIC POWER COMPANY  
MAIL STOP HQE811  
PO BOX 711  
TUCSON AZ 85702  
PH: (520) 745-3430  
CONTACT: MAJID FARAHANI

**CITY OF TUCSON** DEVELOPMENT PACKAGE PSDS APPROVAL

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<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HZ
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<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPMGR \_\_\_\_\_ Date: 04/26/17

Zoning \_\_\_\_\_ Date \_\_\_\_\_

Engineering \_\_\_\_\_ Date \_\_\_\_\_

H/C Site \_\_\_\_\_ Date \_\_\_\_\_

Fire \_\_\_\_\_ Date \_\_\_\_\_

Landscaping \_\_\_\_\_ Date \_\_\_\_\_

PL/ME \_\_\_\_\_ Date \_\_\_\_\_

Revision # \_\_\_\_\_ per letter in SIRE



Engineering and Environmental Consultants, Inc.  
555 E. River Road, Suite 301  
Tucson, Arizona 85704  
Tel 520.321.4625 | Fax 520.321.0333

**DEVELOPMENT PACKAGE FOR TUCSON ELECTRIC POWER IRVINGTON CAMPUS**

A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
CITY OF TUCSON, PIMA COUNTY, ARIZONA  
DP17-0263  
REF: RZ17-004 DP17-0267 DP17-0276  
COT ADMINISTRATIVE ADDRESS:  
3950 E. IRVINGTON RD  
TUCSON, AZ 85714

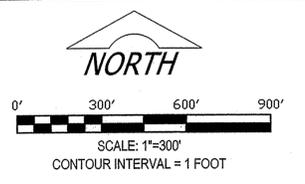
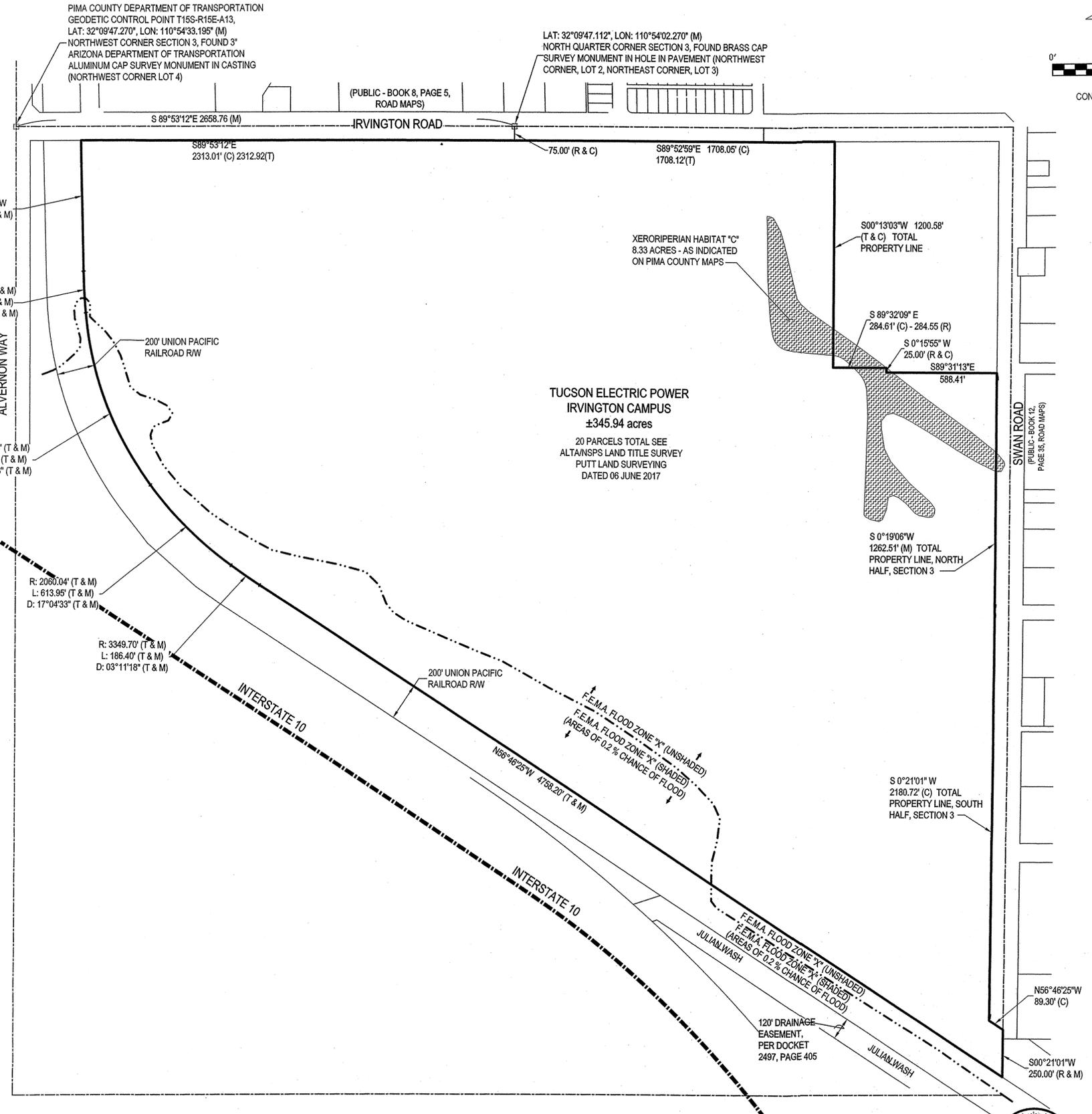
AUTOCADD

**Tucson Electric Power Company**  
TUCSON, ARIZONA  
IRVINGTON MASTER DEVELOPMENT PLAN  
COVER SHEET - PROJECT INFORMATION, LEGEND  
IRVINGTON SUBSTATION

TRSQ	
REF #	N/A
DWG #	0268-138-00-0001
REV	00
SHEET	CVR

**GENERAL NOTES:**

1. THE TOTAL AREA FOR SUBJECT PROPERTY IS 345.93 ACRES MORE OR LESS.
2. BASIS OF ELEVATIONS: THE BASIS OF ELEVATIONS FOR THIS PROJECT IS THE TUCSON ELECTRIC POWER COMPANY BENCHMARK "N:8200, E:8850", BEING A 3-1/4" ALUMINUM CAP SURVEY MONUMENT IN CONCRETE APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE INTERSECTION OF SWAN ROAD AND NEBRASKA STREET. SAID ELEVATION BEING 2643.86 (NAVD-88) PER CLIENT PROVIDED CONTROL SHEET FOR SAID POINT.
3. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PROJECT IS THE TUCSON ELECTRICAL POWER COMPANY "NORTHING: 8,200.00" MONUMENT LINE SHOWN HEREON. SAID BEARING BEING NORTH 90°00'00" WEST, PER CLIENT PROVIDED CONTROL.
4. FLOODPLAIN: THIS PROJECT IS LYING WITHIN F.E.M.A. FLOODPLAIN ZONE "X" (UNSHADED), AND IN F.E.M.A. FLOODPLAIN ZONE "X" (SHADED). THE APPROXIMATE DIVISION LINE OF WHICH IS SHOWN ON THIS ALTA (SCALED FROM F.E.M.A. MAPS). SAID ZONE "X" (UNSHADED) BEING REFERRED TO AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AND SAID ZONE "X" (SHADED) BEING REFERRED TO AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED FROM LEVEES FROM 1% ANNUAL CHANCE FLOOD". SAID FLOOD INFORMATION SHOWN HEREON IS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOODPLAIN MAP 04019C2291L, MAP REVISION DATE JUNE 16, 2011, AND FLOODPLAIN MAP 04019C2295L, MAP REVISION DATE JUNE 16, 2011.
5. THE WATER COMPANY THAT SERVES THIS SITE IS TUCSON WATER.
6. THE TOTAL AREA OF "XERORIPARIAN - C" IS 8.33 ACRES AS DISPLAYED ON PIMA COUNTY MAPS. THIS PROJECT IS DESIGNED TO COMPLY WITH TECHNICAL MANUAL SECTION 4-02, FLOODPLAIN, WASH AND ERZ STANDARD. TITLE REPORT PARCELS 1, 9 AND 10 MAY BE AFFECTED.
7. EXISTING ZONING FOR THIS SITE IS I-1 AND I-2 AS INDICATED ON THE COVER SHEET KEY MAP. PROPOSED ZONING IS TEP IRVINGTON CAMPUS MODERNIZATION PROJECT PLANNED AREA DEVELOPMENT.
8. THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
9. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.
10. NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SECTION 10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
11. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
12. THE EASTERN PIMA COUNTY TRAILS SYSTEM MASTER PLAN DOES NOT SHOW ANY TRAILS ON OR ADJACENT TO THE DEVELOPMENT SITE.
13. THE EXISTING AND PROPOSED USE FOR THIS SITE INCLUDES WAREHOUSING, POWER GENERATION, ELECTRICAL SUBSTATIONS, MAINTENANCE HEADQUARTERS, AND DESIGN SERVICES FOR TUCSON ELECTRIC POWER.
14. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF PIMA COUNTY ORDINANCE NO. 1991-140 OR AS AMENDED.
15. ALTA/NSPS LAND TITLE SURVEY AS SHOWN PROVIDED BY PUTT LAND SURVEYING, INC. DATE OF SURVEY 6/15/2017.
16. PARKING CALCULATIONS  
 PARKING REQUIRED = 750 (1 SPACE PER EMPLOYEE)  
 PARKING PROVIDED = 750  
 ACCESSIBLE PARKING REQUIRED = 15 (2% OF TOTAL)  
 ACCESSIBLE PARKING PROVIDED = 15  
 BICYCLE PARKING REQUIRED = N/A
17. MINIMUM SETBACK (STREET AND PERIMETER) = 0 FT.
18. MAXIMUM ALLOWED HEIGHT = 250 FT.  
 MAXIMUM EXISTING HEIGHT = 250 FT.



**REVISIONS**

DATE	ENG	TECH	REV
9/2/2017	M. HERITAGE	P. OLIVAS	00

DESCRIPTION:  
 ISSUE FOR APPROVAL  
 206 8723.20/6194671  
 IRVINGTON SITE DEVELOPMENT

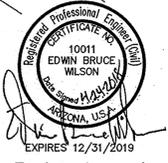
**AUTOCADD**

**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 KEY MAP & BOUNDARY DATA GENERAL NOTES  
 IRVINGTON SUBSTATION

CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL	
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<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
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<input type="checkbox"/> PUP	<input type="checkbox"/> Other
DVPKG MGR: _____ Date: 09/2/17	
Zoning: _____ Date: _____	
Engineering: _____ Date: _____	
I/C Site: _____ Date: _____	
Fire: _____ Date: _____	
Landscape: _____ Date: _____	
PLME: _____ Date: _____	
Revision #: _____ Date: _____	per letter in SIRE

**DEVELOPMENT PACKAGE FOR TUCSON ELECTRIC POWER IRVINGTON CAMPUS**

A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA  
 DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 COI ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD  
 TUCSON, AZ 85714



CITY OF TUCSON SIGNED PLANS  
 MUST BE KEPT ON  
 JOB AT ALL TIMES  
 Planning & Development Services Dept

Engineering and Environmental Consultants, Inc.  
 555 E. River Road, Suite 301  
 Tucson, Arizona 85704  
 Tel 520.321.4625 | Fax 520.321.0333

TITLE REPORT LEGAL DESCRIPTION:

PARCEL NO. 1:

A PORTION OF THE WEST HALF OF LOT 1, SECTION 3 TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA AND DESCRIBED IN DOCKET 11796, PAGE 2350, RECORDS OF PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 378.95 FEET OF SAID LOT 1;

EXCEPT THE NORTH 75 FEET LYING WITHIN IRVINGTON ROAD AS ESTABLISHED MARCH 19, 1957 IN PROCEEDINGS NO. 948, PIMA COUNTY HIGHWAY DEPARTMENT, AND FURTHER SET FORTH IN BOOK 8 OF ROAD MAPS, PAGE 5; AND

FURTHER EXCEPT THE SOUTH 50 FEET AS SET FORTH IN DEED TO PIMA COUNTY, ARIZONA RECORDED IN MARCH 6, 1978 IN DOCKET 5726, PAGE 880.

PARCEL NO. 2:

A PORTION OF THE WEST 378.95 FEET OF LOT 1, SECTION 3 TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, CONVEYED FROM PIMA COUNTY, ARIZONA RECORDED IN RECORDING NO. 2011-1870353, RECORDS OF PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER (FOUND BRASS CAP SURVEY MONUMENT MARKED PCHD) OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 33 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1237.69 FEET;

THENCE LEAVING SAID EASTERLY LINE, NORTH 89 DEGREES 26 MINUTES 49 SECONDS WEST, 75.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SWAN ROAD AND THE SOUTHERLY LINE OF WYOMING STREET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 17 MINUTES 47 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 1251.90 FEET TO THE WESTERLY LINE OF WYOMING STREET;

THENCE NORTH 00 DEGREES 27 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE 100.00 FEET TO THE NORTHERLY LINE OF WYOMING STREET AND ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 12761, PAGE 838 (FOUND 1/2" IRON PIN RLS 12537);

THENCE SOUTH 89 DEGREES 17 MINUTES 47 SECONDS EAST, ALONG THE NORTHERLY LINE OF WYOMING STREET, 378.92 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 12783, PAGE 6293 (SET 1/2" IRON PIN RLS 12537);

THENCE SOUTH 00 DEGREES 27 MINUTES 12 SECONDS WEST, ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCKET 12783, PAGE 6293, A DISTANCE OF 50.00 FEET TO A SET 1/2" IRON PIN RLS 12537;

THENCE SOUTH 89 DEGREES 17 MINUTES 47 SECONDS EAST, 284.55 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCKET 4037, PAGE 232 (SET 1/2" IRON PIN RLS 12537);

TITLE REPORT LEGAL DESCRIPTION (Cont.):

THENCE SOUTH 00 DEGREES 30 MINUTES 09 SECONDS WEST, ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCKET 4037, PAGE 232, A DISTANCE OF 25.00 FEET TO A SET 1/2" IRON PIN RLS 12537;

THENCE SOUTH 89 DEGREES 17 MINUTES 47 SECONDS EAST AND PARALLEL WITH THE SOUTHERLY LINE OF SAID WYOMING STREET, 588.49 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SWAN ROAD (SET 1/2" IRON PIN RLS 12537);

THENCE SOUTH 00 DEGREES 33 MINUTES 11 SECONDS WEST, ALONG SAID WESTERLY LINE, 25.00 FEET TO THE TRUE POINT OF BEGINNING.

THE EAST HALF OF LOT 2, SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA;

EXCEPT THE NORTHERLY 75 FEET OF THE EAST HALF OF LOT 2.

PARCEL NO. 4:

THE WEST HALF OF LOT 2, SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA;

EXCEPT THAT PORTION LYING WITH IRVINGTON ROAD THEREOF.

PARCEL NO. 5:

THE EAST HALF OF THE EAST HALF OF LOT 3, SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA;

EXCEPT THE NORTH 75 FEET THEREOF WITHIN THE RIGHT OF WAY OF IRVINGTON ROAD.

PARCEL NO. 6:

THE WEST HALF OF THE EAST HALF OF LOT 3, SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA;

EXCEPT THE NORTH 75 FEET THEREOF WITHIN THE RIGHT OF WAY OF IRVINGTON ROAD.

PARCEL NO. 7:

ALL OF LOT 4, SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING EAST OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY.

PARCEL NO. 8:

THE WEST HALF OF LOT 3, SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

PARCEL NO. 9:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA;

PARCEL NO. 10:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3 TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, CONVEYED FROM PIMA COUNTY, ARIZONA RECORDED IN RECORDING NO. 2011-1870353, RECORDS OF PIMA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER (FOUND BRASS CAP SURVEY MONUMENT MARKED PCHD) OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 33 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 1237.69 FEET;

THENCE LEAVING SAID EASTERLY LINE, NORTH 89 DEGREES 26 MINUTES 49 SECONDS WEST, 75.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SWAN ROAD AND THE SOUTHERLY LINE OF WYOMING STREET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 17 MINUTES 47 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 1251.90 FEET TO THE WESTERLY LINE OF WYOMING STREET;

THENCE NORTH 00 DEGREES 27 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE 100.00 FEET TO THE NORTHERLY LINE OF WYOMING STREET AND ALSO BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 12761, PAGE 838 (FOUND 1/2" IRON PIN RLS 12537);

THENCE SOUTH 89 DEGREES 17 MINUTES 47 SECONDS EAST, ALONG THE NORTHERLY LINE OF WYOMING

STREET, 378.92 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DOCKET 12783, PAGE 6293 (SET 1/2" IRON PIN RLS 12537);

THENCE SOUTH 00 DEGREES 27 MINUTES 12 SECONDS WEST, ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCKET 12783, PAGE 6293, A DISTANCE OF 50.00 FEET TO A SET 1/2" IRON PIN RLS 12537;

THENCE SOUTH 89 DEGREES 17 MINUTES 47 SECONDS EAST, 284.55 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCKET 4037, PAGE 232 (SET 1/2" IRON PIN RLS 12537);

THENCE SOUTH 00 DEGREES 30 MINUTES 09 SECONDS WEST, ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN DOCKET 4037, PAGE 232, A DISTANCE OF 25.00 FEET TO A SET 1/2" IRON PIN RLS 12537;

THENCE SOUTH 89 DEGREES 17 MINUTES 47 SECONDS EAST AND PARALLEL WITH THE SOUTHERLY LINE OF SAID WYOMING STREET, 588.49 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SWAN ROAD (SET 1/2" IRON PIN RLS 12537);

THENCE SOUTH 00 DEGREES 33 MINUTES 11 SECONDS WEST, ALONG SAID WESTERLY LINE, 25.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 11:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

PARCEL NO. 12:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY.

PARCEL NO. 13:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING NORTHERLY AND EASTERLY OF THE MOST EASTERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY IN SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER.

PARCEL NO. 14:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA;

EXCEPT THE EASTERLY 75 FEET THEREOF.

TITLE REPORT LEGAL DESCRIPTION (Cont.)

PARCEL NO. 15:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA;

EXCEPT RAILROAD RIGHT OF WAY; AND

EXCEPT ANY PORTION LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY.

PARCEL NO. 16:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD.

PARCEL NO. 17:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY;

EXCEPTING THEREFROM THAT PORTION THEREOF, OCCUPIED AND USED THE SOUTHERN PACIFIC RAILROAD COMPANY AS A RAILROAD RIGHT OF WAY; AND

FURTHER EXCEPTING THE FOLLOWING DESCRIBED PROPERTY AS DESCRIBED IN DEED RECORDED IN DOCKET 644, PAGE 541:

ALL THAT PORTION OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;

THENCE SOUTH 89°49' WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, A DISTANCE OF 412.00 FEET;

THENCE SOUTH 00°04'08" EAST, A DISTANCE OF 922.75 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY;

THENCE SOUTH 57°05'30" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 491.12 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3;

THENCE NORTH 00°04'08" WEST, A DISTANCE OF 1190.90 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

PARCEL NO. 18:

EXCEPT THE NORTH 40.00 FEET THEREOF; AND

PARCEL NO. 19:

EXCEPT THE EAST 75.00 FEET THEREOF; AND

FURTHER EXCEPTING THE EAST 75.00 FEET OF THE NORTH 40.00 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3.

ALL OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD COMPANY.

EXCEPTING THE NORTH 40.00 FEET THEREOF; AND

EXCEPTING THE EAST 75.00 FEET THEREOF.

PARCEL NO. 20:

THAT PORTION OF ABANDONMENT OF SWAN ROAD UNDER PROCEEDINGS NO. 2420 IN RESOLUTION AND

ORDER NO. 1981-151 RECORDED IN DOCKET 6636, PAGE 664, RECORDS OF PIMA COUNTY, ARIZONA, LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 14 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA, (UNDERLINED PORTION ADDED BY THE SURVEYOR - AWAITING TITLE COMPANY ACCEPTANCE)

SCHEDULE B EXCEPTIONS:

THE FOLLOWING SURVEY RELATED ITEMS ARE REFERENCED AS SCHEDULE B EXCEPTIONS IN THE AFOREMENTIONED TITLE REPORT:

1 SCHEDULE "B" ITEM No. D - AFFECTS PARCELS No. 1, 3 & 4 EASEMENT FOR THE PURPOSE OF RIGHT OF WAY, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN BOOK 51 OF MISCELLANEOUS RECORDS, PAGE 18; AND AMENDMENT RECORDED IN SEQUENCE No. 2016-2520389, (BOOK 51, PAGE 18, MISCELLANEOUS RECORDS, NOT GRAPHICALLY PLOTTABLE, AMENDED BY SEQUENCE No. 2016-2520389, SHOWN HEREON)

2 SCHEDULE "B" ITEM No. E - AFFECTS PARCELS No. 1, 3 & 4 EASEMENT FOR THE PURPOSE OF PIPELINES AND INCLUDING TELEPHONE AND TELEGRAPH, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN BOOK 72 OF MISCELLANEOUS RECORDS, PAGE 31; AND AMENDMENT RECORDED IN SEQUENCE No. 2016-2520389, (EASEMENT PER SEQUENCE BOOK 72, PAGE 31, MISCELLANEOUS RECORDS, SHOWN HEREON AMENDED BY SEQUENCE No. 2016-2520389, SHOWN HEREON)

3 SCHEDULE "B" ITEM No. F - AFFECTS PARCELS No. 1, 3 & 4 EASEMENT FOR THE PURPOSE OF PIPELINES, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN BOOK 190 OF DEEDS, PAGE 544; AND AMENDMENT RECORDED IN SEQUENCE No. 2016-2520389, (EASEMENT PER SEQUENCE DEED BOOK 190, PAGE 544, NOT GRAPHICALLY PLOTTABLE, AMENDED BY SEQUENCE No. 2016-2520389, SHOWN HEREON)

4 SCHEDULE "B" ITEM No. G - AFFECTS PARCELS No. 1 & 2 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN DOCKET 5726, PAGE 862. (NOT GRAPHICALLY PLOTTABLE)

5 SCHEDULE "B" ITEM No. H - AFFECTS PARCELS No. 1 & 2 MATTERS SHOWN ON BOOK 47, PAGE 98, RECORDS OF SURVEY. (USED AS A REFERENCE FOR THIS SURVEY)

6 SCHEDULE "B" ITEMS No. I & KK - AFFECTS PARCELS No. 1, 2 & 10 MATTERS SHOWN ON SEQUENCE No. 2011-0700744, RECORDS OF SURVEY. (USED AS A REFERENCE FOR THIS SURVEY)

7 SCHEDULE "B" ITEMS No. J & LL - AFFECTS PARCELS No. 2 & 10 EASEMENT FOR THE PURPOSE OF FLOWAGE, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN SEQUENCE No. 2011-1870353, (EASEMENT AREA SHOWN HEREON)

8 SCHEDULE "B" ITEM No. K - AFFECTS PARCELS No. 1, 3 & 4 EASEMENT FOR THE PURPOSE OF ROADWAY AND PIPELINE OR PIPELINES, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN BOOK 51 OF MISCELLANEOUS RECORDS, PAGE 82; AND AMENDMENT RECORDED IN DOCKET 4177, PAGE 282; AND AMENDMENT RECORDED IN SEQUENCE No. 2016-2520389, (BOOK 51 PAGE 82, MISCELLANEOUS RECORDS, NOT GRAPHICALLY PLOTTABLE) (EASEMENT PER DOCKET 4177, PAGE 282, SHOWN HEREON) (EASEMENT PER SEQUENCE No. 2016-2520389, SHOWN HEREON)

9 SCHEDULE "B" ITEMS No. L, P, R, T, AA, OO, TT, YY, DDD, HHH, MMM, TTT & ZZZ EASEMENT AGREEMENT RECORDED IN DOCKET 4519, PAGE 691. (BLANKET ITEM, NOT GRAPHICALLY PLOTTABLE - TERM OF AGREEMENT APPEARS TO HAVE EXPIRED(?). SEE PARAGRAPH 2(a)(3) OF SAID DOCKET)

10 SCHEDULE "B" ITEMS No. M, Q, S, U, BB, JJ, PP, UU, ZZ, EEE, III, NNN, UUU, VVV, AAAA, BBBB, HHHH, IIII EASEMENT AGREEMENT RECORDED IN DOCKET 8202, PAGE 137; AND TERMINATED IN DOCKET 13798, PAGE 290. (EASEMENT CONTAINED IN DOCKET 8202, PAGE 137 NOT SHOWN - TERMINATED BY DOCKET 13798, PAGE 290)

11 SCHEDULE "B" ITEMS No. N - AFFECTS PARCELS No. 1, 3 & 4 EASEMENT FOR THE PURPOSE OF PIPELINE OR PIPELINES, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN BOOK 51 OF MISCELLANEOUS RECORDS, PAGE 39; AND AMENDMENT RECORDED IN DOCKET 4177, PAGE 282; AND AMENDMENT RECORDED IN SEQUENCE No. 2016-2520389, (BOOK 51 PAGE 39, MISCELLANEOUS RECORDS, NOT GRAPHICALLY PLOTTABLE) (EASEMENT PER DOCKET 4177, PAGE 282, SHOWN HEREON) (EASEMENT PER SEQUENCE No. 2016-2520389, SHOWN HEREON)

12 SCHEDULE "B" ITEMS No. O - AFFECTS PARCEL 4 RESERVATIONS TO THE STATE OF ARIZONA, RECORDED IN DOCKET 1706, PAGE 99. (NOT GRAPHICALLY PLOTTABLE)

13 SCHEDULE "B" ITEMS No. V, CC - AFFECTS PARCELS No. 6 & 8 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN DOCKET 9645, PAGE 754. (AFFECTED AREA SHOWN HEREON)

14 SCHEDULE "B" ITEMS No. W - AFFECTS PARCEL No. 7 EASEMENT FOR THE PURPOSE OF COMMUNICATION SYSTEM, ANDS RIGHTS INCIDENTAL THERETO, AS SET FORTH IN DOCKET 361, PAGE 22. (NOT GRAPHICALLY PLOTTABLE)

15 SCHEDULE "B" ITEMS No. X ANY MATTERS RECORDED IN DOCKET 973, PAGE 140. (CONVEYS PORTION OF THE SOUTH 75' PUBLIC RIGHT OF WAY FOR IRVINGTON ROAD - SHOWN HEREON)

16 SCHEDULE "B" ITEMS No. Y - AFFECTS PARCEL No. 8 EASEMENT FOR THE PURPOSE OF METER STATION AND PIPELINES, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN DOCKET 1239, PAGE 282; AND THEREAFTER AMENDMENT RECORDED IN DOCKET 3027, PAGE 68. (EASEMENT PER DOCKET 1239, PAGE 282, SHOWN HEREON) (EASEMENT PER DOCKET 3027, PAGE 68, UNDEFINED, NOT GRAPHICALLY PLOTTABLE)

17 SCHEDULE "B" ITEMS No. Z, FF, NN, SS, XX, CCC, FFF - AFFECTS PARCELS No. 7, 11, 12, 13, 14 & 15 ANY EASEMENTS OR RIGHTS OF WAY FOR EXISTING UTILITIES OR OTHER RIGHTS RECORDED IN DOCKET 1648, PAGE 234; AND AS SHOWN ON BOOK 9 OF ROAD MAPS, PAGE 39. (APPROXIMATE POSITION OF OLD VAIL ROAD SHOWN HEREON)

18 SCHEDULE "B" ITEMS No. DD - AFFECTS PARCEL No. 7 EASEMENT FOR THE PURPOSE OF UNDERGROUND TELECOMMUNICATIONS FACILITIES, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN DOCKET 13007, PAGE 25. (EASEMENT SHOWN HEREON)

19 SCHEDULE "B" ITEMS No. EE, VV, AAA, JJJ, OOO RIGHTS, EASEMENTS, INTEREST OR TITLE OF THE SOUTHERN PACIFIC RAIL ROAD COMPANY HERINAFTER SET FORTH, AS TO ANY PORTION OF SAID LAND LYING WITHIN THE LINES OF THE RIGHT-OF-WAY GRANTED TO SAID RAILROAD. (RAILROAD RIGHT OF WAY SHOWN HEREON)

20 SCHEDULE "B" ITEMS No. GG EASEMENT FOR THE PURPOSE OF ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN DOCKET 1725, PAGE 360. (EASEMENT SHOWN HEREON - NOW A PART OF SWAN RIGHT PUBLIC RIGHT OF WAY)

21 SCHEDULE "B" ITEMS No. HH - AFFECTS PARCEL No. 9 EASEMENT FOR THE PURPOSE OF DRAINAGEWAY, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN DOCKET 2780, PAGE 220. (EASEMENTS SHOWN HEREON)

22 SCHEDULE "B" ITEMS No. II - AFFECTS PARCELS No. 9 & 10 EASEMENTS OR RIGHTS OF WAY FOR EXISTING UTILITIES RECORDED IN DOCKET 4910, PAGE 333; AND AS SHOWN ON BOOK 16 OF ROAD MAPS, PAGE 7. (ABANDONED RIGHT OF WAY SHOWN HEREON)

23 SCHEDULE "B" ITEMS No. MM - AFFECTS PARCEL 11 RESERVATIONS TO THE STATE OF ARIZONA RECORDED IN DOCKET 1706, PAGE 92. (NOT GRAPHICALLY PLOTTABLE)

24 SCHEDULE "B" ITEMS No. QQ, WW, BBB, KKK, PPP - AFFECTS PARCELS 11, 12, 13, 15, 16 & 18 THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. (NOT GRAPHICALLY PLOTTABLE)

25 SCHEDULE "B" ITEMS No. RR - AFFECTS PARCEL 12 RESERVATIONS TO THE STATE OF ARIZONA, RECORDED IN DOCKET 1706, PAGE 95. (NOT GRAPHICALLY PLOTTABLE)

SCHEDULE B EXCEPTIONS (Continued):

26 SCHEDULE "B" ITEMS No. GGG EASEMENT FOR THE PURPOSE OF PIPELINES, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN DOCKET 866, PAGE 395. (LOCATION UNDEFINED - RAILROAD RIGHT OF WAY SHOWN HEREON)

27 SCHEDULE "B" ITEMS No. LLL EASEMENT FOR THE PURPOSE OF PIPELINES, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN DOCKET 852, PAGE 3. (LOCATION UNDEFINED - RAILROAD RIGHT OF WAY SHOWN HEREON)

28 SCHEDULE "B" ITEMS No. QQQ, XXX, DDDD - AFFECTS PARCELS No. 17, 19 & 20 RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN BOOK 260 OF DEEDS, PAGE 232. (NOT GRAPHICALLY PLOTTABLE)

29 SCHEDULE "B" ITEMS No. RRR, EEEE - AFFECTS PARCELS No. 17, 19 & 20 EASEMENT FOR THE PURPOSE OF COMMUNICATION SYSTEMS, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN DOCKET 361, PAGE 25. (NOT GRAPHICALLY PLOTTABLE)

30 SCHEDULE "B" ITEMS No. SSS, GGGG EASEMENT FOR THE PURPOSE OF DRAINAGEWAY, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCKET 2497, PAGE 405. (EASEMENT SHOWN HEREON - aka: "JULIAN WASH")

31 SCHEDULE "B" ITEMS No. WWW, COCC, JJJJ MATTERS CONTAINED IN DOCKET 8202, PAGE 187. (NORTHERLY LINE OF "IRVINGTON PROJECT SITE" AND EXCLUDED PARCELS THEREOF SHOWN HEREON)

32 SCHEDULE "B" ITEMS No. YYY - AFFECTS PARCELS No. 16 & 18 EASEMENT FOR THE PURPOSE OF COMMUNICATION SYSTEMS, AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN DOCKET 361, PAGE 25. (NOT GRAPHICALLY PLOTTABLE)

33 SCHEDULE "B" ITEMS No. FFFF - AFFECTS PARCELS No. 19 EASEMENT FOR THE PURPOSE OF ELECTRICAL TRANSMISSION OR DISTRIBUTION LINES OR SYSTEM, AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCKET 1759, PAGE 407. (EASEMENT SHOWN HEREON)

REVISIONS

Table with columns: DATE, ENG, TECH, REV. Row 1: 8/6/2017, M. HERITAGE, P. OLIVAS, 00

DESCRIPTION: ISSUE FOR APPROVAL 08/07/2018 09:46:71 IRVINGTON SITE DEVELOPMENT

Vertical banner for TUCSON Electric Power Company, IRVINGTON MASTER DEVELOPMENT PLAN, TITLE REPORT LEGAL DESCRIPTION AND EXCEPTIONS, IRVINGTON SUBSTATION.

AUTOCADD

City of Tucson Development Package PSDS Approval form with checkboxes for Site Dev Plan, Tentative Plat, Grading, SWPPP, FUP, etc.



DEVELOPMENT PACKAGE FOR TUCSON ELECTRIC POWER IRVINGTON CAMPUS

A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM CITY OF TUCSON, PIMA COUNTY, ARIZONA

DP17-0263 REF: RZ17-004 DP17-0267 DP17-0276

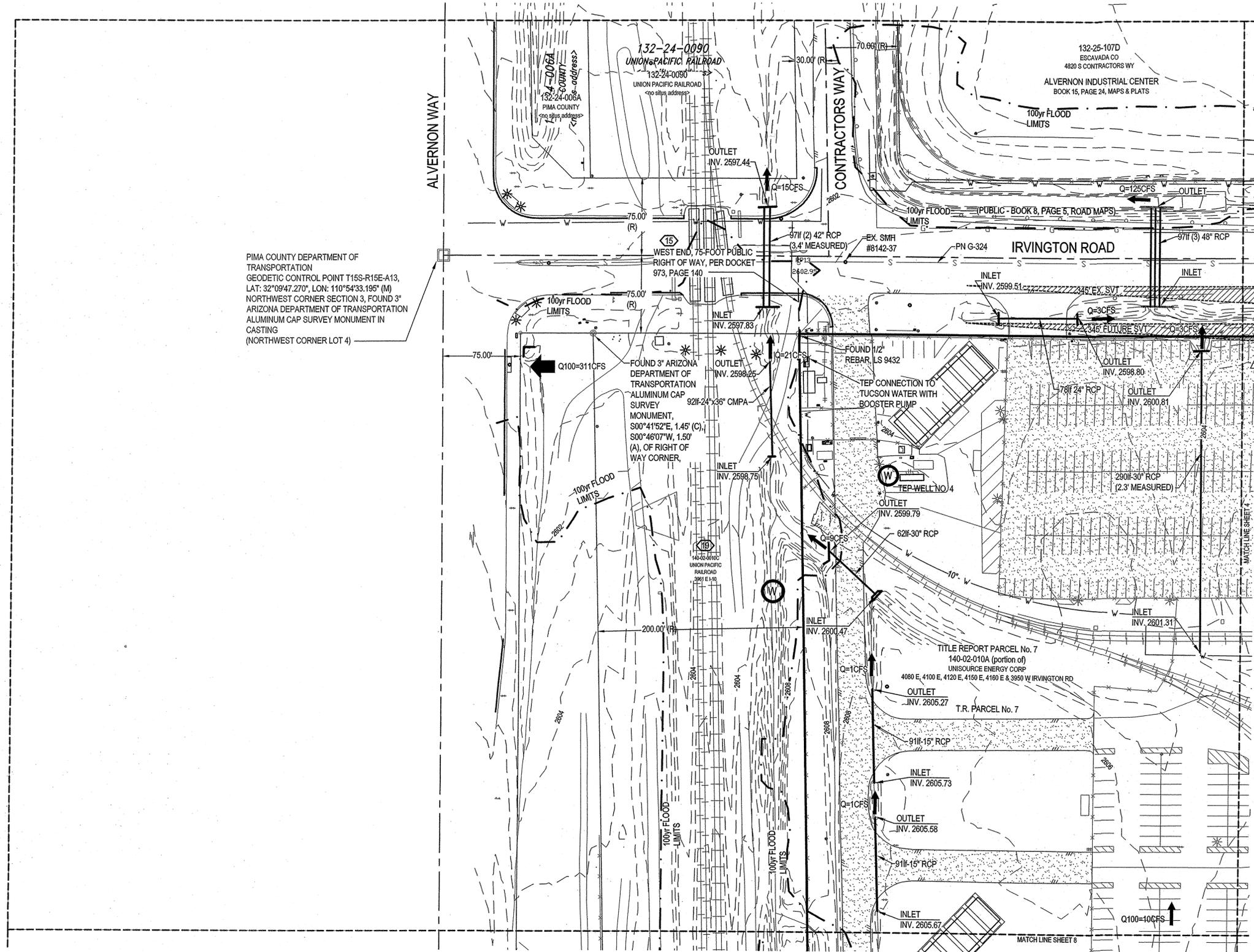
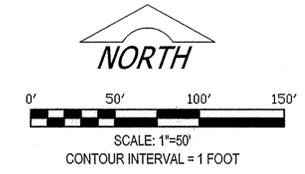
COT ADMINISTRATIVE ADDRESS: 3950 E. IRVINGTON RD TUCSON, AZ 85714

CITY OF TUCSON SIGNED PLANS MUST BE KEPT ON JOB AT ALL TIMES Planning & Development Services Dept

REVISIONS

DATE	ENG	TECH	REV
9/27/2017	M. HERITAGE	F. OLIVAS	00

DESCRIPTION:  
ISSUE FOR APPROVAL  
JOB # 8723.20/6194671  
IRVINGTON SITE DEVELOPMENT



AUTOCADD

**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

**CITY OF TUCSON** DEVELOPMENT PACKAGE PSDS APPROVAL

<input checked="" type="checkbox"/> Site/Dev. Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR: \_\_\_\_\_ Date: 04/27/18

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_

Engineering: \_\_\_\_\_ Date: \_\_\_\_\_

H/C Site: \_\_\_\_\_ Date: \_\_\_\_\_

Fire: \_\_\_\_\_ Date: \_\_\_\_\_

Landscape: \_\_\_\_\_ Date: \_\_\_\_\_

PL/ME: \_\_\_\_\_ Date: \_\_\_\_\_

Revision #: \_\_\_\_\_  per letter in SIRE



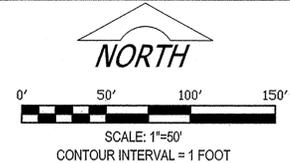
Engineering and Environmental Consultants, Inc.  
 555 E. River Road, Suite 301  
 Tucson, Arizona 85704  
 Tel 520.321.4625 | Fax 520.321.0333

DEVELOPMENT PACKAGE FOR TUCSON ELECTRIC POWER IRVINGTON CAMPUS

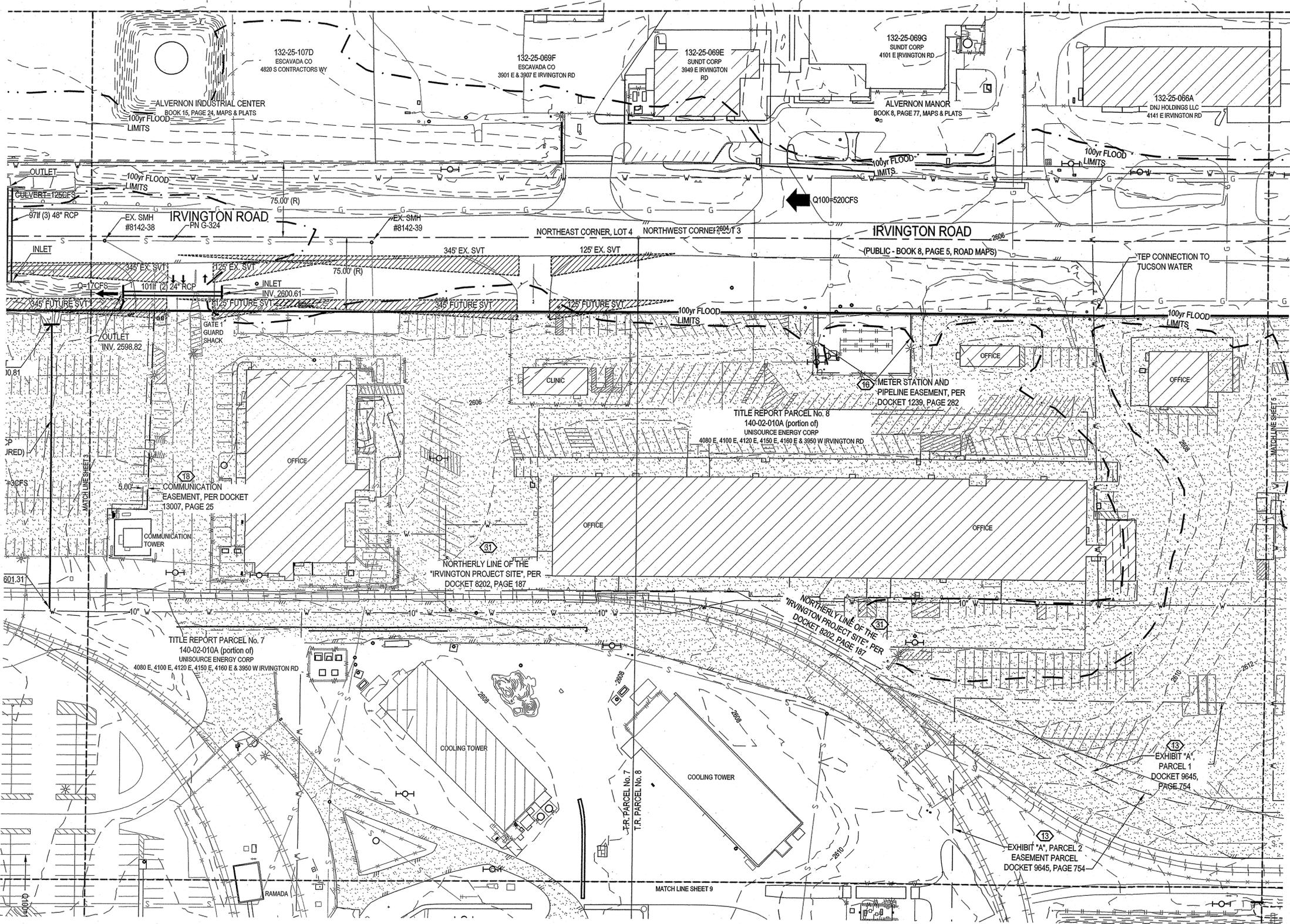
A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM CITY OF TUCSON, PIMA COUNTY, ARIZONA  
 DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 COT ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD  
 TUCSON, AZ 85714

CITY OF TUCSON SIGNED PLANS MUST BE KEPT ON JOB AT ALL TIMES  
 Planning & Development Services Dept

TRSQ	
REF #	N/A
DWG #	0268-138-04-0003
REV	00
SHEET	C03



REVISIONS			
DATE	ENG	TECH	REV
9/6/2017	M. HERITAGE	P. OJAS	00



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**Tucson Electric Power Company**  
 TUCSON, ARIZONA

TEP  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

<b>DEVELOPMENT PACKAGE</b> PSDS APPROVAL	
<input checked="" type="checkbox"/> Site/Dev. Plan <input type="checkbox"/> Tentative Plat <input type="checkbox"/> Grading <input type="checkbox"/> SWPPP <input type="checkbox"/> FUP	<input type="checkbox"/> SCZ <input type="checkbox"/> ERZ <input type="checkbox"/> HDZ <input type="checkbox"/> WASH <input type="checkbox"/> Other
DVPKG MGR _____	Date _____
Zoning _____	Date _____
Engineering _____	Date _____
H/C Site _____	Date _____
Fire _____	Date _____
Landscape _____	Date _____
PL/ME _____	Date _____
Revision # _____	<input type="checkbox"/> per letter in SIRE



**DEVELOPMENT PACKAGE FOR**  
**TUCSON ELECTRIC POWER**  
**IRVINGTON CAMPUS**

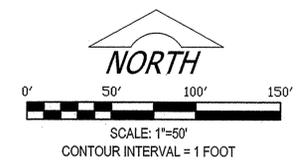
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 CITY OF TUCSON, PIMA COUNTY, ARIZONA  
 DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 COT ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD  
 TUCSON, AZ 85714

CITY OF TUCSON SIGNED PLANS  
 MUST BE KEPT ON  
 JOB AT ALL TIMES  
 Planning & Development Services Dept

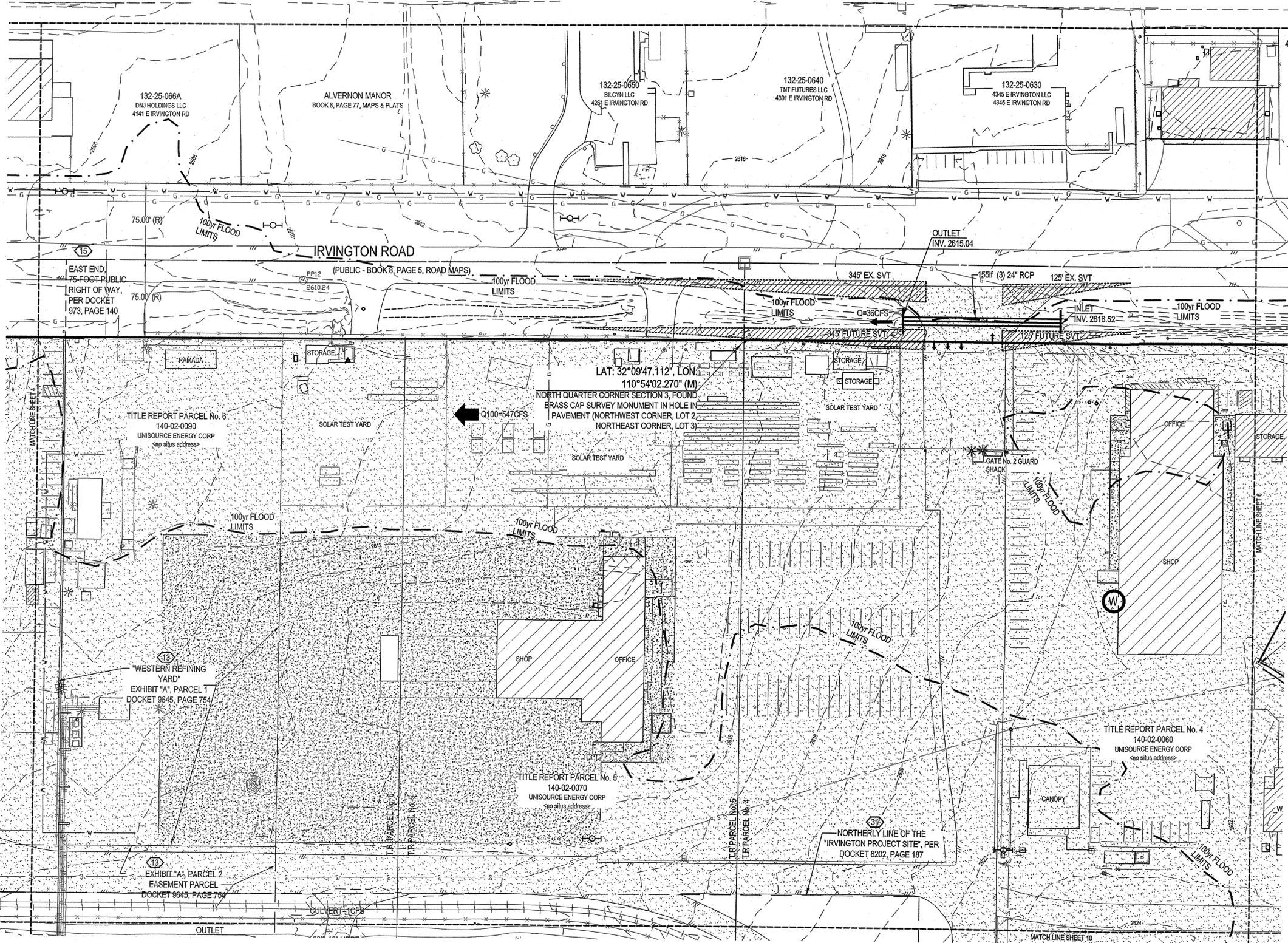
Engineering and  
 Environmental  
 Consultants, Inc.  
 555 E. River Road, Suite 301  
 Tucson, Arizona 85704  
 Tel 520.321.4625 | Fax 520.321.0333

EEC #204014.114      JOB NO: 8723.20

TRSQ	
REF #	N/A
DWG #	0268-138-04-0004
REV	00
SHEET	C04



REVISIONS			
DATE	ENG	TECH	REV
9/11/2017	M. HERITAGE	F. OLIVAS	00



AUTOCADD

**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

	<b>DEVELOPMENT PACKAGE PSDS APPROVAL</b>
<input checked="" type="checkbox"/> Site/Dev. Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
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<input type="checkbox"/> FUP	<input type="checkbox"/> Other
DVPKG MGR _____ Date <i>08/20/19</i>	
Zoning _____ Date _____	
Engineering _____ Date _____	
HVC Site _____ Date _____	
Fire _____ Date _____	
Landscape _____ Date _____	
PLME _____ Date _____	
Revision # _____ <input type="checkbox"/> per letter in SIRE	



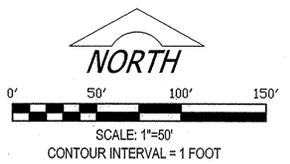
CITY OF TUCSON SIGNED PLANS  
 MUST BE KEPT ON  
 JOB AT ALL TIMES  
 Planning & Development Services Dept

Expires 12/31/2019  
**Engineering and Environmental Consultants, Inc.**  
 555 E. River Road, Suite 301  
 Tucson, Arizona 85704  
 Tel 520.321.4625 | Fax 520.321.0333

**DEVELOPMENT PACKAGE FOR TUCSON ELECTRIC POWER IRVINGTON CAMPUS**

A PORTION OF SECTION 3, T. 15 S., R. 14 E., G&SRM  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA  
 DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 COT ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD  
 TUCSON, AZ. 85714

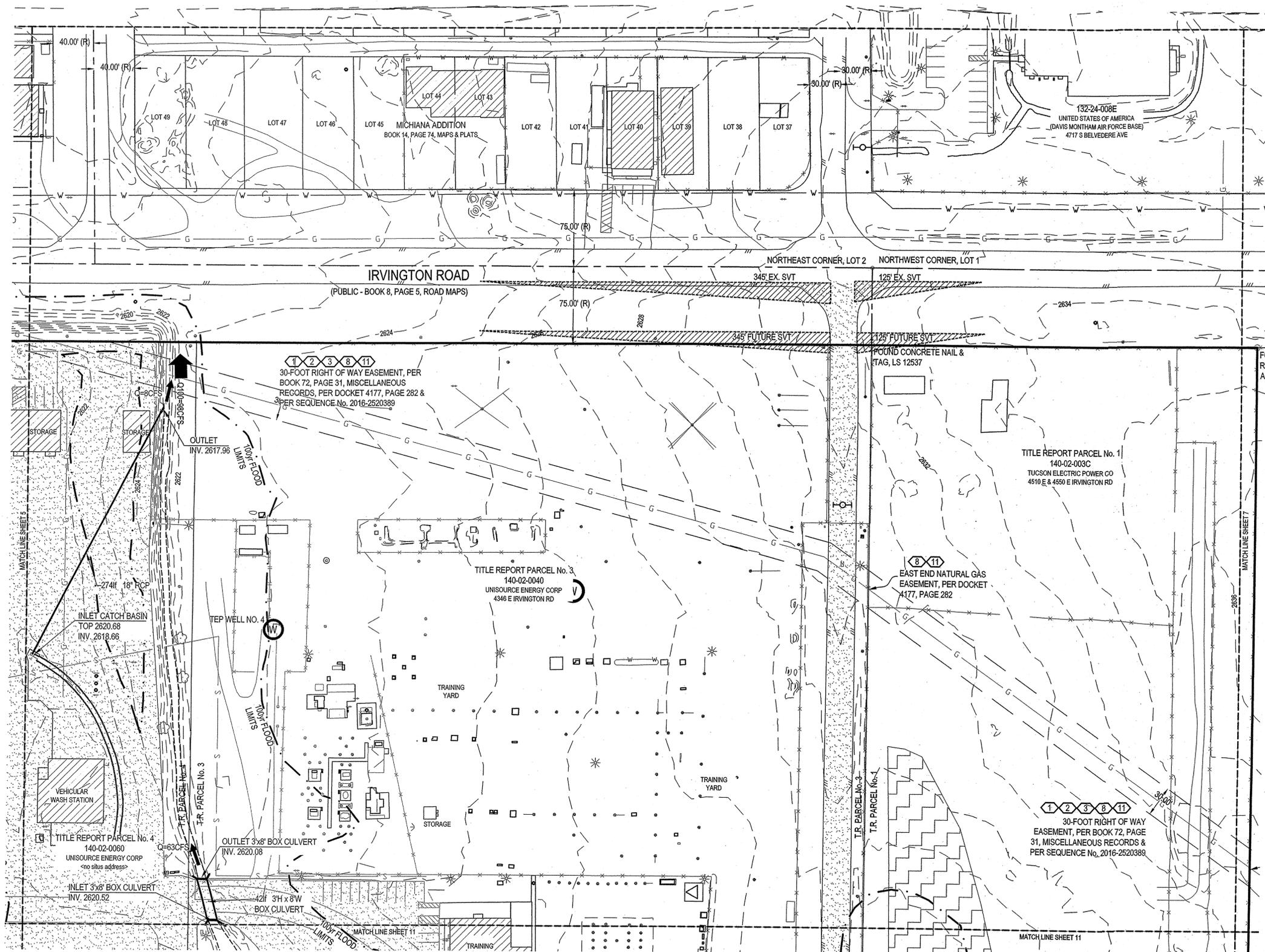
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REF #	N/A
DWS #	0268-138-04-0005
REV	00
SHEET	C05



**REVISIONS**

DATE	ENG	TECH	REV
9/20/17	M. HERITAGE	P. OLIVAS	01

DESCRIPTION:  
 ISSUE FOR APPROVAL  
 JOB 8723.20/619467L  
 IRVINGTON SITE DEVELOPMENT



**CITY OF TUCSON** DEVELOPMENT PACKAGE  
 PSDS APPROVAL

<input checked="" type="checkbox"/> Site/Dev. Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR: \_\_\_\_\_ Date: *09/20/17*

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_

Engineering: \_\_\_\_\_ Date: \_\_\_\_\_

H/C Site: \_\_\_\_\_ Date: \_\_\_\_\_

Fire: \_\_\_\_\_ Date: \_\_\_\_\_

Landscape: \_\_\_\_\_ Date: \_\_\_\_\_

PL/ME: \_\_\_\_\_ Date: \_\_\_\_\_

Revision #: \_\_\_\_\_  per letter in SIRE



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**DEVELOPMENT PACKAGE FOR TUCSON ELECTRIC POWER IRVINGTON CAMPUS**

A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA  
 DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 COT ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD  
 TUCSON, AZ 85714

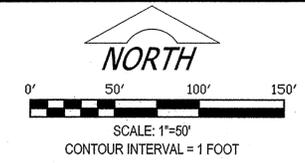
CITY OF TUCSON SIGNED PLANS  
 MUST BE KEPT ON  
 JOB AT ALL TIMES  
 Planning & Development Services Dept

AUTOCADD

**TEP** Tucson Electric Power Company  
 TUCSON, ARIZONA

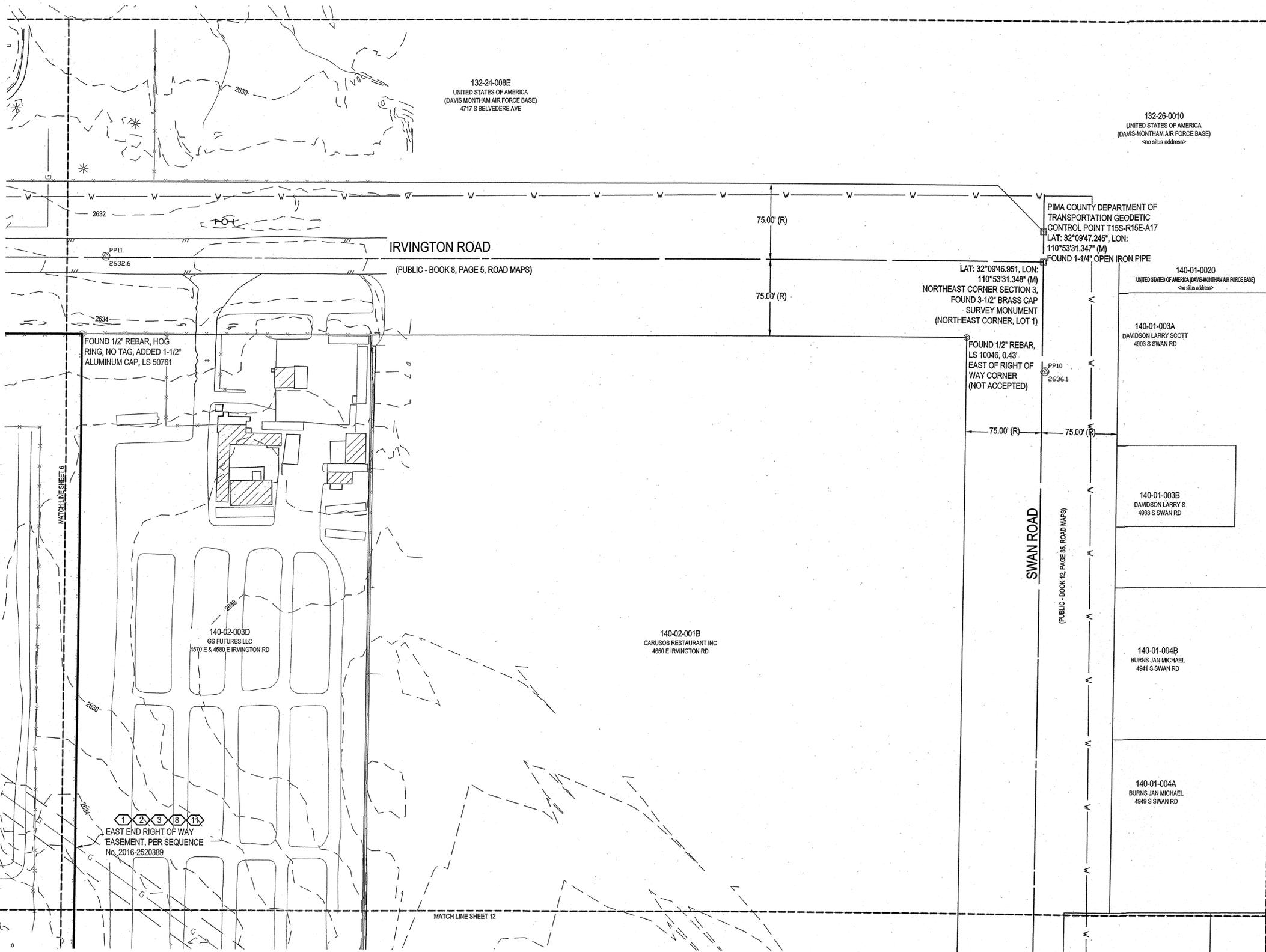
IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

TRSQ	
REF #	N/A
DWG #	0268-138-04-0006
REV	00
SHEET	C06



REVISIONS			
DATE	ENG	TECH	REV
3/6/2017	M. HERITAGE	P. OLIVAS	00

DESCRIPTION:  
 ISSUE FOR APPROVAL  
 JOB #723.20/6194671  
 IRVINGTON SITE DEVELOPMENT



AUTOCADD

**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

**CITY OF TUCSON** DEVELOPMENT PACKAGE  
 PDS APPROVAL

Site/Dew. Plan       SCZ  
 Tentative Plat       ERZ  
 Grading               HDZ  
 SWPPP                 WASH  
 FUP                     Other

DVPKG MGR: \_\_\_\_\_ Date: 2/12/17

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_

Engineering: \_\_\_\_\_ Date: \_\_\_\_\_

HVC Site: \_\_\_\_\_ Date: \_\_\_\_\_

Fire: \_\_\_\_\_ Date: \_\_\_\_\_

Landscape: \_\_\_\_\_ Date: \_\_\_\_\_

PLANE: \_\_\_\_\_ Date: \_\_\_\_\_

Revision #: \_\_\_\_\_  per letter in SIRE



**DEVELOPMENT PACKAGE FOR  
 TUCSON ELECTRIC POWER  
 IRVINGTON CAMPUS**

A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA  
 DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 CITY ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD  
 TUCSON, AZ. 85714

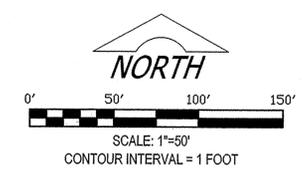
CITY OF TUCSON SIGNED PLANS  
 MUST BE KEPT ON  
 JOB AT ALL TIMES  
 Planning & Development Services Dept

**Engineering and  
 Environmental  
 Consultants, Inc.**  
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 Tucson, Arizona 85704  
 Tel 520.321.4625 | Fax 520.321.0333

EEC #204014.114      **JOB NO: 8723.20**

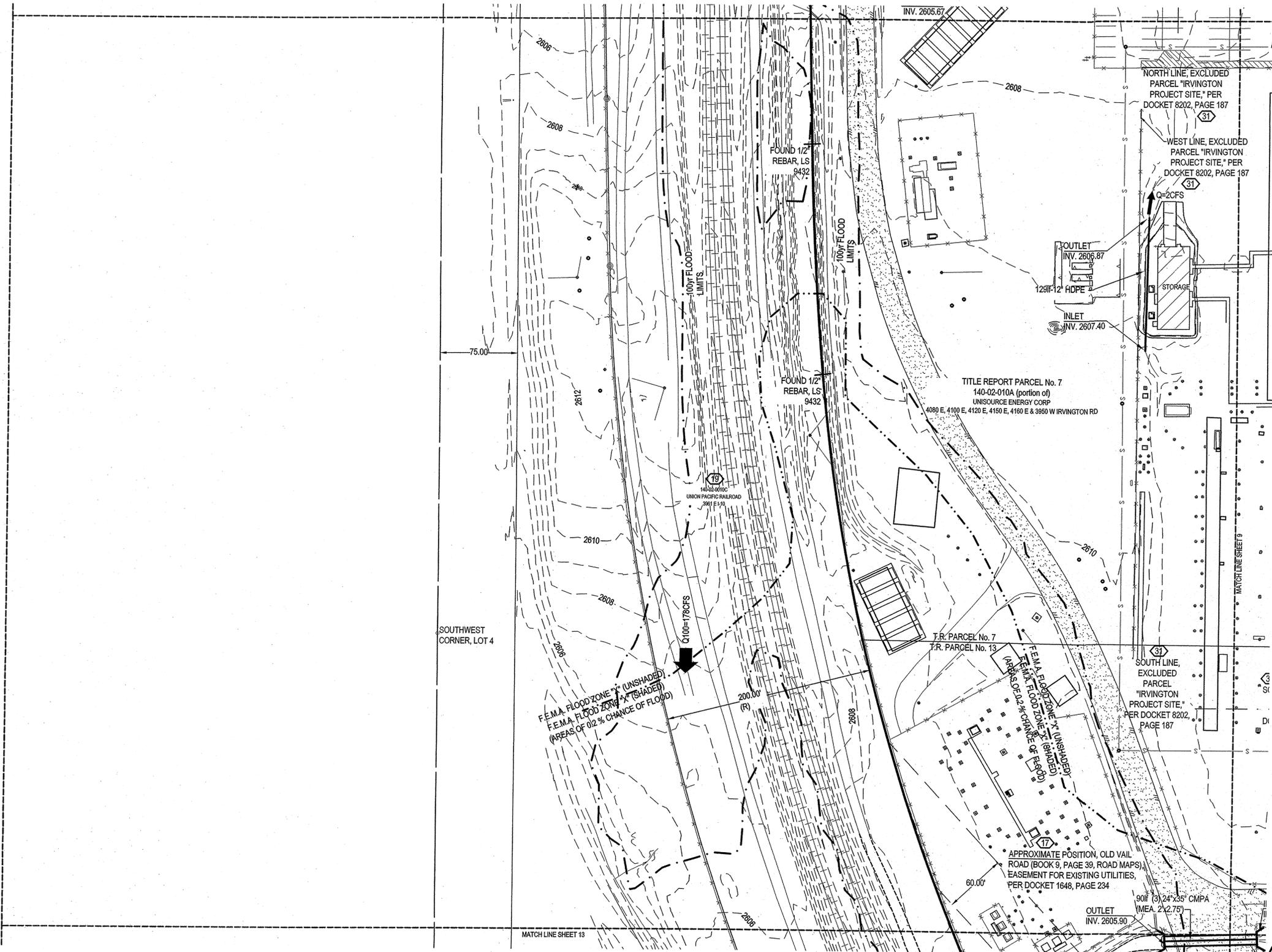
8 OF 27

TRSQ	
REF #	N/A
DWG #	0268-138-04-0007
REV	00
SHEET	C07



REVISIONS			
DATE	ENG	TECH	REV
8/8/2017	M. HERITAGE	P. OLIVAS	00

DESCRIPTION:  
ISSUE FOR APPROVAL  
2017-07-22 2018-11-07  
IRVINGTON SITE DEVELOPMENT



SOUTHWEST CORNER, LOT 4

MATCH LINE SHEET 13

**CITY OF TUCSON** DEVELOPMENT PACKAGE PSD APPROVAL

<input type="checkbox"/> Site/Dev. Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
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DVPKG MGR \_\_\_\_\_ Date 04/27/18

Zoning \_\_\_\_\_ Date \_\_\_\_\_

Engineering \_\_\_\_\_ Date \_\_\_\_\_

H/C Site \_\_\_\_\_ Date \_\_\_\_\_

Fire \_\_\_\_\_ Date \_\_\_\_\_

Landscape \_\_\_\_\_ Date \_\_\_\_\_

PLME \_\_\_\_\_ Date \_\_\_\_\_

Revision # \_\_\_\_\_  per letter in SIRE



CITY OF TUCSON SIGNED PLANS  
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JOB AT ALL TIMES  
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DEVELOPMENT PACKAGE FOR  
TUCSON ELECTRIC POWER  
IRVINGTON CAMPUS

A PORTION OF SECTION 3, T 15 S, R 14 E, G8&SRM  
CITY OF TUCSON, PIMA COUNTY, ARIZONA

DP17-0263  
REF: RZ17-004 DP17-0267 DP17-0276

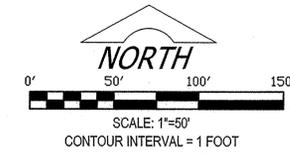
COT ADMINISTRATIVE ADDRESS:  
3950 E. IRVINGTON RD  
TUCSON, AZ, 85714

AUTOCADD

Tucson Electric Power Company  
TUCSON, ARIZONA

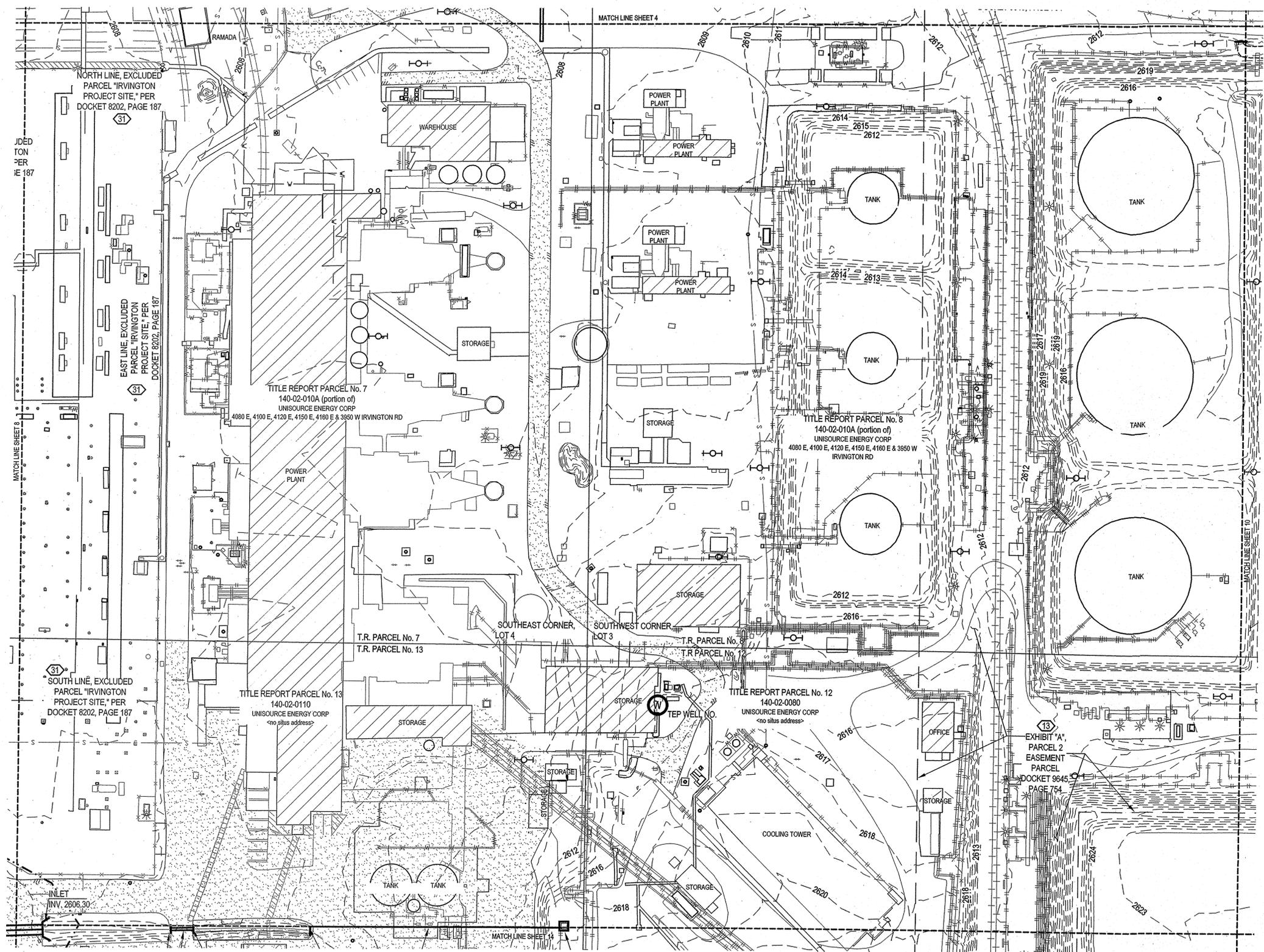
IRVINGTON MASTER DEVELOPMENT PLAN  
PLAN VIEW  
IRVINGTON SUBSTATION

TSRQ	
REF #	N/A
DWG #	0268-138-04-0008
REV	00
SHEET	C08



REVISIONS		
DATE	ENG	TECH
9/2/2017	M. HERITAGE	P. OLIVAS
		00

DESCRIPTION:  
 ISSUE FOR APPROVAL  
 JOB 8723.20/6194671  
 IRVINGTON SITE DEVELOPMENT



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**Tucson Electric Power Company**  
 TUCSON, ARIZONA

IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

**CITY OF TUCSON** DEVELOPMENT PACKAGE  
 PSDS APPROVAL

- Site/Dev. Plan
  - Tentative Plat
  - Grading
  - SWPPP
  - FUP
  - SCZ
  - ERZ
  - HDZ
  - WASH
  - Other
- DVPKG MGR \_\_\_\_\_ Date 09/20/19
- Zoning \_\_\_\_\_ Date \_\_\_\_\_
- Engineering \_\_\_\_\_ Date \_\_\_\_\_
- H/C Site \_\_\_\_\_ Date \_\_\_\_\_
- Fire \_\_\_\_\_ Date \_\_\_\_\_
- Landscaping \_\_\_\_\_ Date \_\_\_\_\_
- PL/ME \_\_\_\_\_ Date \_\_\_\_\_
- Revision # \_\_\_\_\_  per letter in SHRE



Engineering and Environmental Consultants, Inc.  
 555 E. River Road, Suite 301  
 Tucson, Arizona 85704  
 Tel 520.321.4625 | Fax 520.321.0333

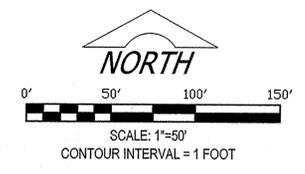
**DEVELOPMENT PACKAGE FOR TUCSON ELECTRIC POWER IRVINGTON CAMPUS**

A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA  
 DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 COT ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD  
 TUCSON, AZ 85714

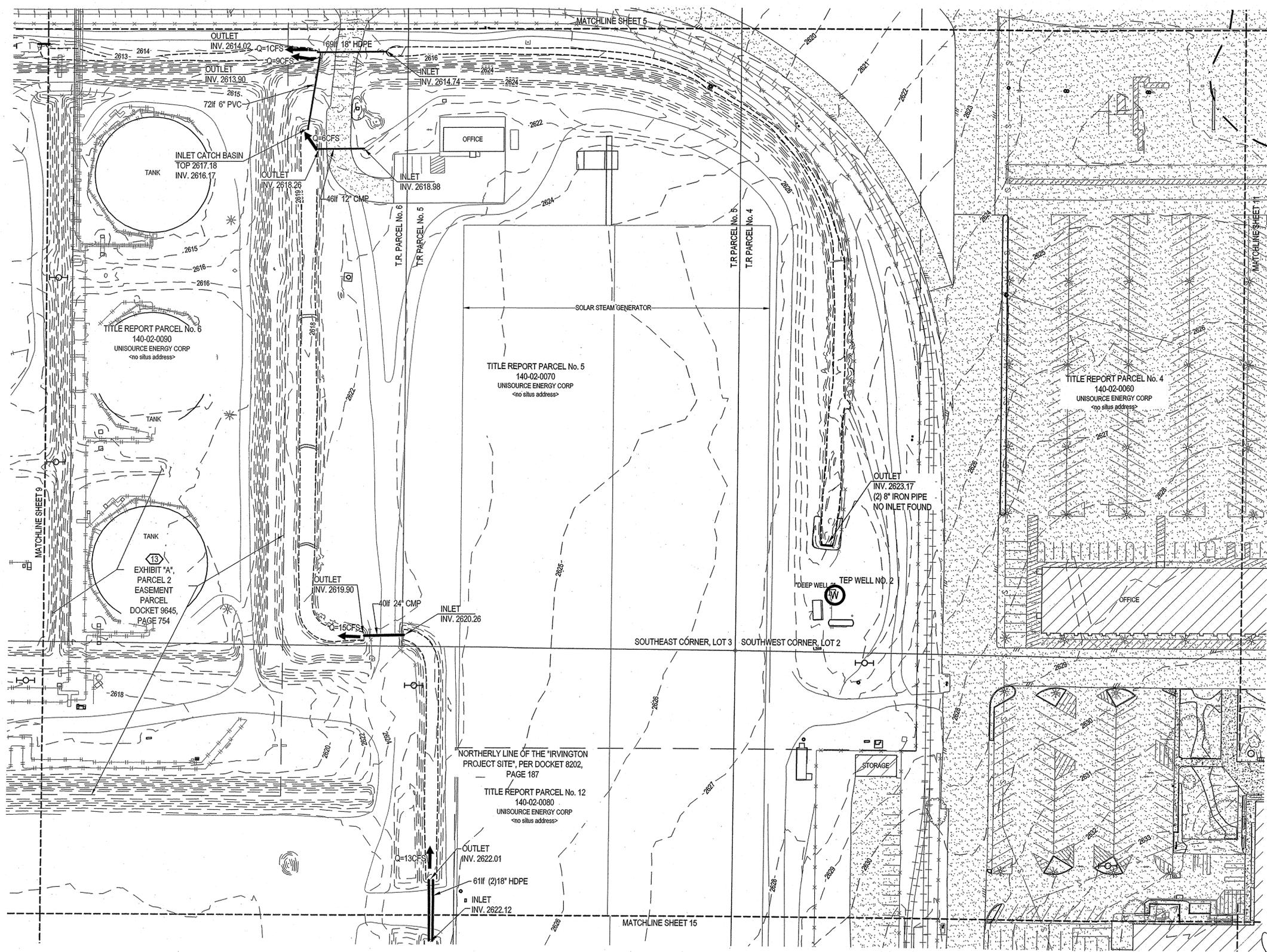
CITY OF TUCSON SIGNED PLANS  
 MUST BE KEPT ON JOB AT ALL TIMES  
 Planning & Development Services Dept

EEC #204014.114 JOB NO: 8723.20

TRSQ	
REF #	N/A
DWG #	0268-138-04-0009
REV	00
SHEET	C09



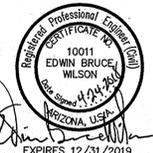
REVISIONS			
DATE	ENG	TECH	REV
9/5/2017	M. HERITAGE	P. OLIVAS	00



AUTOCADD

**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

	<b>DEVELOPMENT PACKAGE</b> PDS APPROVAL
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DVPKG MGR: <i>[Signature]</i>	Date: <i>04/24/18</i>
Zoning: _____	Date: _____
Engineering: _____	Date: _____
HVC Site: _____	Date: _____
Fire: _____	Date: _____
Landscaping: _____	Date: _____
PLME: _____	Date: _____
Revision #: _____	<input type="checkbox"/> per letter in SIRE



**DEVELOPMENT PACKAGE FOR TUCSON ELECTRIC POWER IRVINGTON CAMPUS**

A PORTION OF SECTION 3, T 15 S, R 14 E, G8SRM CITY OF TUCSON, PIMA COUNTY, ARIZONA

DP17-0263

REF: RZ17-004 DP17-0267 DP17-0276

COT ADMINISTRATIVE ADDRESS:

3950 E. IRVINGTON RD

TUCSON, AZ 85714

CITY OF TUCSON SIGNED PLANS  
MUST BE KEPT ON  
JOB AT ALL TIMES  
Planning & Development Services Dept

Engineering and Environmental Consultants, Inc.  
555 E. River Road, Suite 301  
Tucson, Arizona 85704

Tel 520.321.4625 | Fax 520.321.0333

EEC #204014.114 JOB NO: 8723.20

11 OF 27

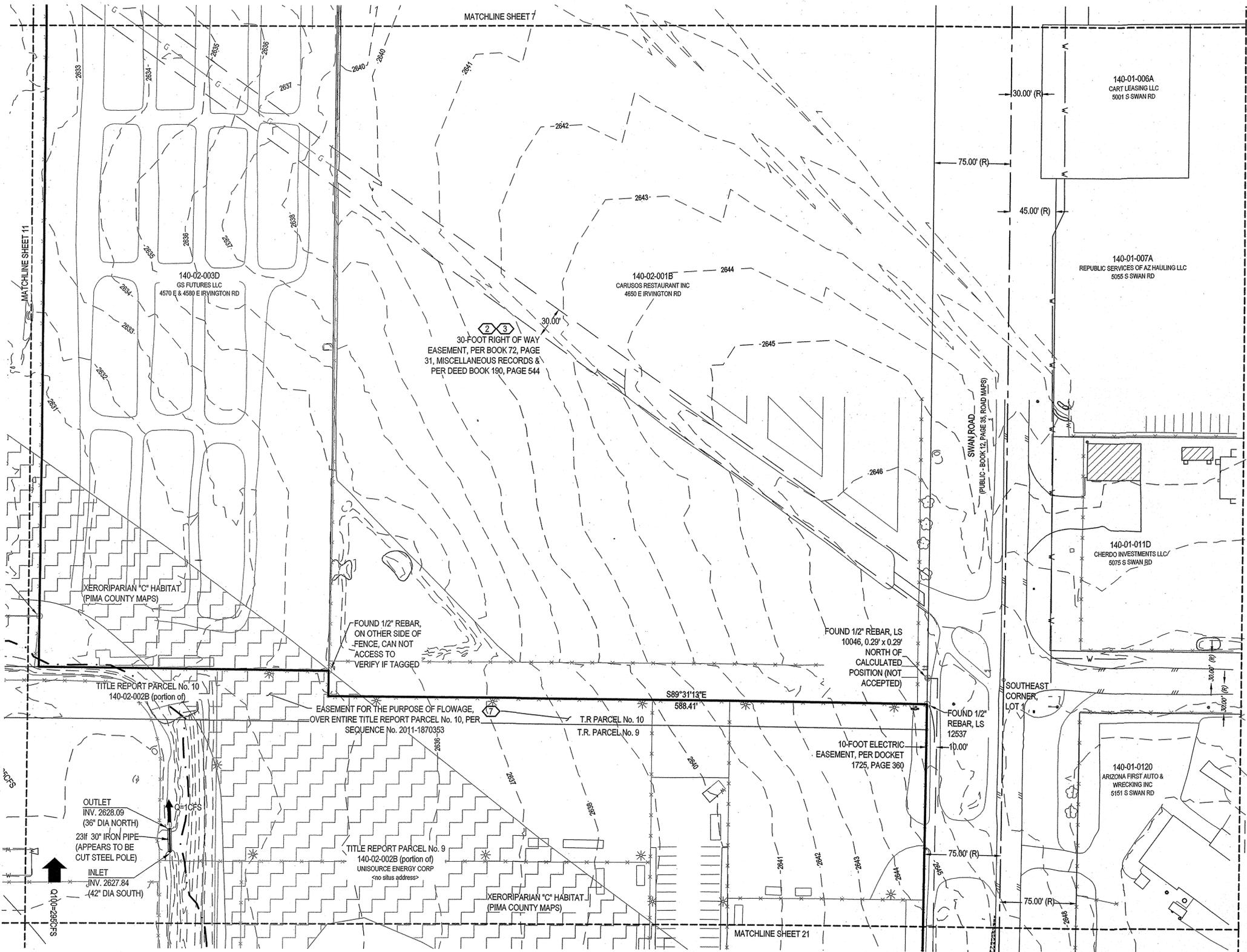
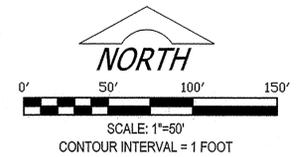
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REF #	N/A
DWG #	0268-138-04-0010
REV	00
SHEET	C10



REVISIONS

DATE	ENG	TECH	REV
9/2/2017	M. HERITAGE	P. OLIVAS	00

DESCRIPTION:  
ISSUE FOR APPROVAL  
JOB # 8723.20/6194671  
IRVINGTON SITE DEVELOPMENT



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**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
 THE IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

**CITY OF TUCSON** DEVELOPMENT PACKAGE PSDS APPROVAL

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<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
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DVPKG MGR: \_\_\_\_\_ Date: 09/26/17

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_

Engineering: \_\_\_\_\_ Date: \_\_\_\_\_

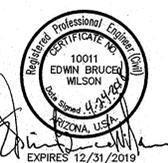
H/C Site: \_\_\_\_\_ Date: \_\_\_\_\_

Fire: \_\_\_\_\_ Date: \_\_\_\_\_

Landscape: \_\_\_\_\_ Date: \_\_\_\_\_

PL/ME: \_\_\_\_\_ Date: \_\_\_\_\_

Revision #: \_\_\_\_\_  per letter in SIRE



**DEVELOPMENT PACKAGE FOR TUCSON ELECTRIC POWER IRVINGTON CAMPUS**

A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
CITY OF TUCSON, PIMA COUNTY, ARIZONA  
 DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 COT ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD  
 TUCSON, AZ 85714

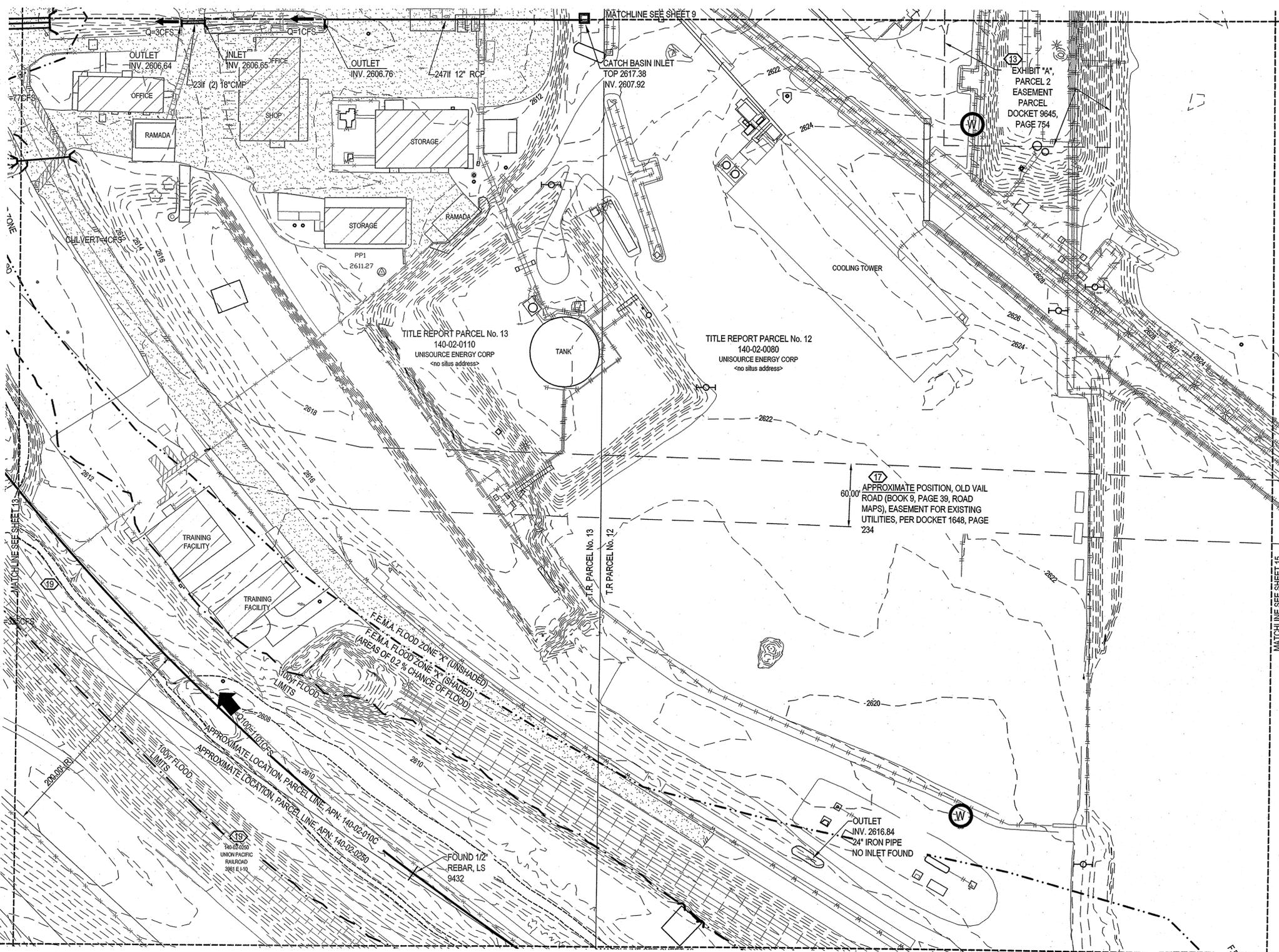
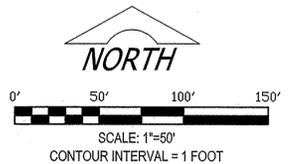
CITY OF TUCSON SIGNED PLANS  
MUST BE KEPT ON  
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Planning & Development Services Dept



REVISIONS

DATE	ENG	TECH	REV
9/6/2017	M. HERZAGE	P. OLIVAS	00

DESCRIPTION:  
ISSUE FOR APPROVAL  
JOB # 8723.20/6194671  
IRVINGTON SITE DEVELOPMENT



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**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

**CITY OF TUCSON** DEVELOPMENT PACKAGE PSDS APPROVAL

<input type="checkbox"/> Site/Dev. Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HAZ
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<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR: \_\_\_\_\_ Date: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_

Engineering: \_\_\_\_\_ Date: \_\_\_\_\_

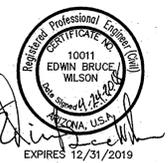
H/C Site: \_\_\_\_\_ Date: \_\_\_\_\_

Fire: \_\_\_\_\_ Date: \_\_\_\_\_

Landscape: \_\_\_\_\_ Date: \_\_\_\_\_

PL/ME: \_\_\_\_\_ Date: \_\_\_\_\_

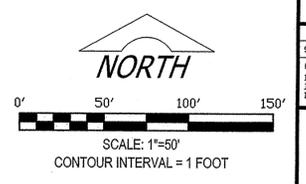
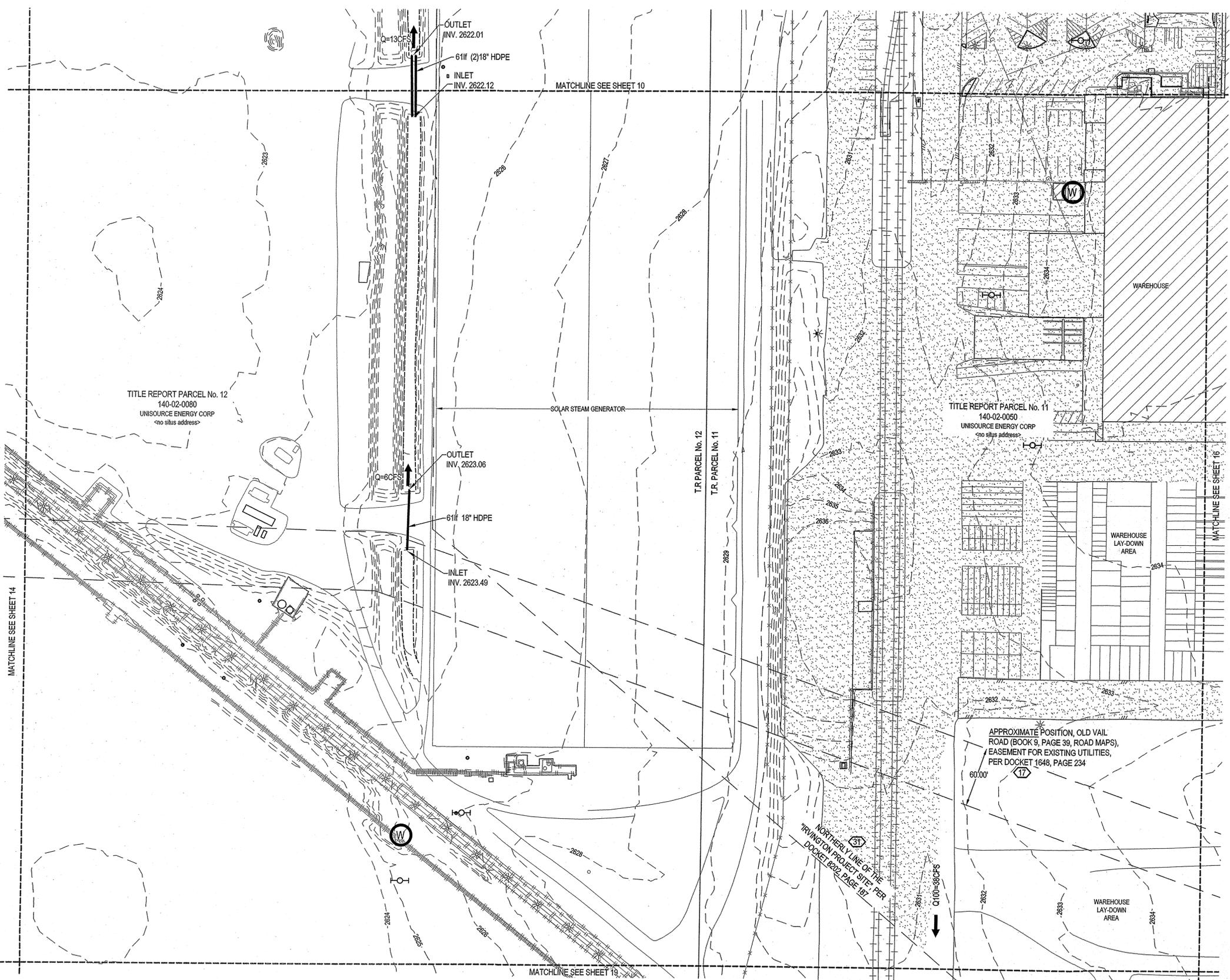
Revision #: \_\_\_\_\_  per letter in SIRE



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 555 E. River Road, Suite 301  
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 Tel 520.321.4625 | Fax 520.321.0333

DEVELOPMENT PACKAGE FOR TUCSON ELECTRIC POWER IRVINGTON CAMPUS  
 A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM CITY OF TUCSON, PIMA COUNTY, ARIZONA  
 DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 COT ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD.  
 TUCSON, AZ 85714

CITY OF TUCSON SIGNED PLANS MUST BE KEPT ON JOB AT ALL TIMES  
 Planning & Development Services Dept.



REVISIONS			
DATE	ENG	TECH	REV
9/6/2017	M. HERITAGE	P. OLIVAS	00

DESCRIPTION:  
 ISSUE FOR APPROVAL  
 338 8723.00/04/0015  
 IRVINGTON SITE DEVELOPMENT

AUTOCADD

**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

**CITY OF TUCSON** DEVELOPMENT PACKAGE  
 PDSD APPROVAL

Site/Dev. Plan     SCZ  
 Tentative Plat     ERZ  
 Grading     HDZ  
 SWPPP     WASH  
 FUP     Other

DVPKG MGR \_\_\_\_\_ Date: 09/16/17

Zoning \_\_\_\_\_ Date \_\_\_\_\_

Engineering \_\_\_\_\_ Date \_\_\_\_\_

HC Site \_\_\_\_\_ Date \_\_\_\_\_

Fire \_\_\_\_\_ Date \_\_\_\_\_

Landscape \_\_\_\_\_ Date \_\_\_\_\_

PL/ME \_\_\_\_\_ Date \_\_\_\_\_

Revision # \_\_\_\_\_  per letter in SIRE

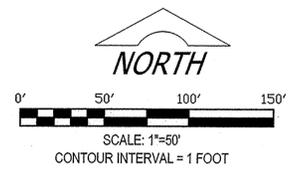
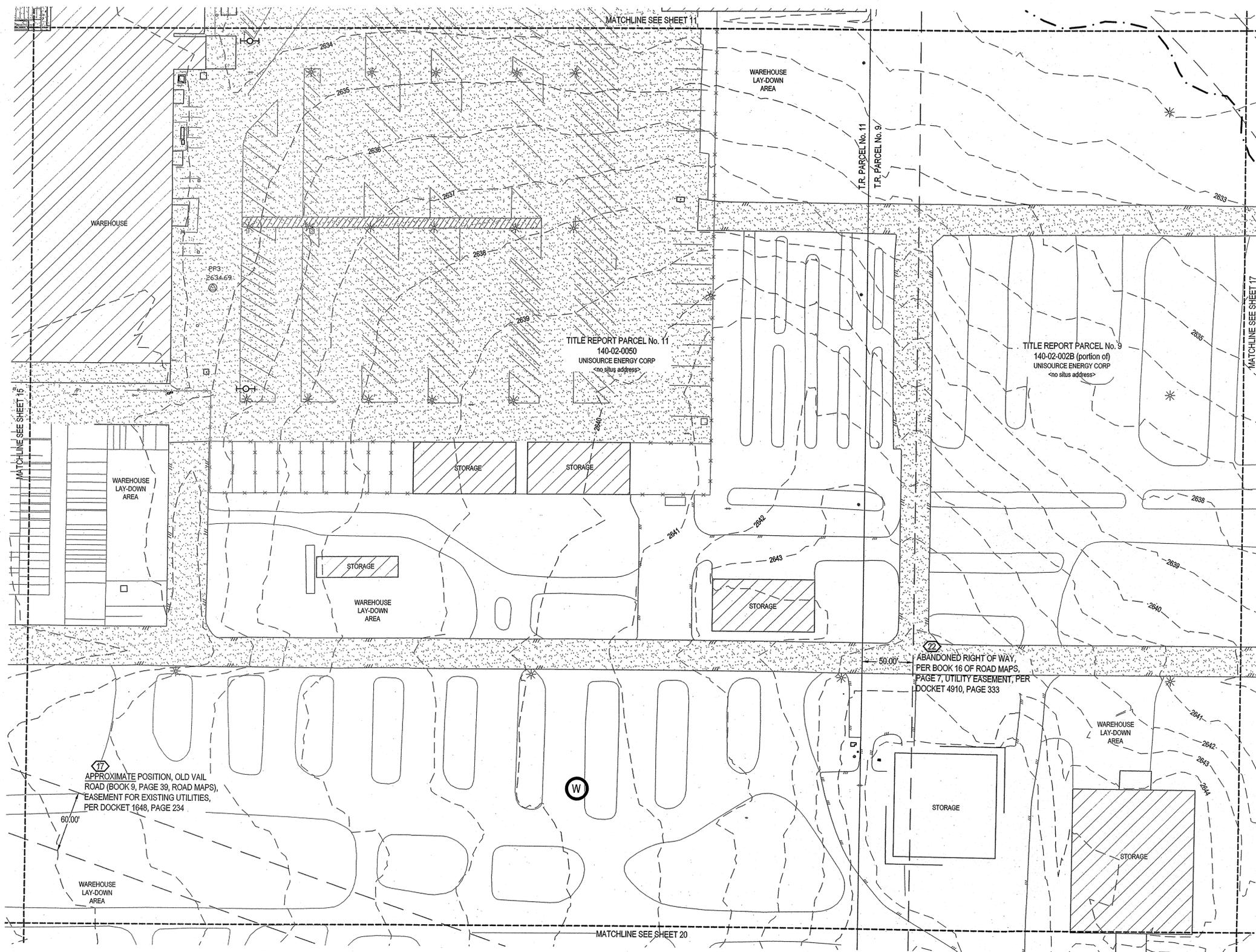


CITY OF TUCSON SIGNED PLANS  
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 JOB AT ALL TIMES  
 Planning & Development Services Dept.

Engineering and  
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 555 E. River Road, Suite 301  
 Tucson, Arizona 85704  
 Tel 520.321.4625 | Fax 520.321.0333

DEVELOPMENT PACKAGE FOR  
 TUCSON ELECTRIC POWER  
 IRVINGTON CAMPUS

A PORTION OF SECTION 3, T 15 S, R 14 E, G8SRM  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA  
 DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 COT ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD  
 TUCSON, AZ. 85714



REVISIONS			
DATE	ENG	TECH	REV
9/8/2017	M. HERITAGE	P. OLIVAS	00

DESCRIPTION:  
 ISSUE FOR APPROVAL  
 JOB 8723.20/6194671  
 IRVINGTON SITE DEVELOPMENT

AUTOCADD

**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

	<b>DEVELOPMENT PACKAGE PDSD APPROVAL</b>
<input type="checkbox"/> Site/Dev. Plan <input type="checkbox"/> Tentative Plat <input type="checkbox"/> Grading <input type="checkbox"/> SWPPP <input type="checkbox"/> FUP	<input type="checkbox"/> SCZ <input type="checkbox"/> ERZ <input type="checkbox"/> HDZ <input type="checkbox"/> WASH <input type="checkbox"/> Other
DVPKG MGR _____	Date <u>08/29/17</u>
Zoning _____	Date _____
Engineering _____	Date _____
H/C Site _____	Date _____
Fire _____	Date _____
Landscape _____	Date _____
PLME _____	Date _____
Revision # _____	<input type="checkbox"/> per letter in SIRE



CITY OF TUCSON SIGNED PLANS  
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**DEVELOPMENT PACKAGE FOR  
 TUCSON ELECTRIC POWER  
 IRVINGTON CAMPUS**

A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA

DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276

COT ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD.  
 TUCSON, AZ 85714

TRSQ	
REF #	N/A
DWG #	0268-138-04-0016
REV	00
SHEET	C16

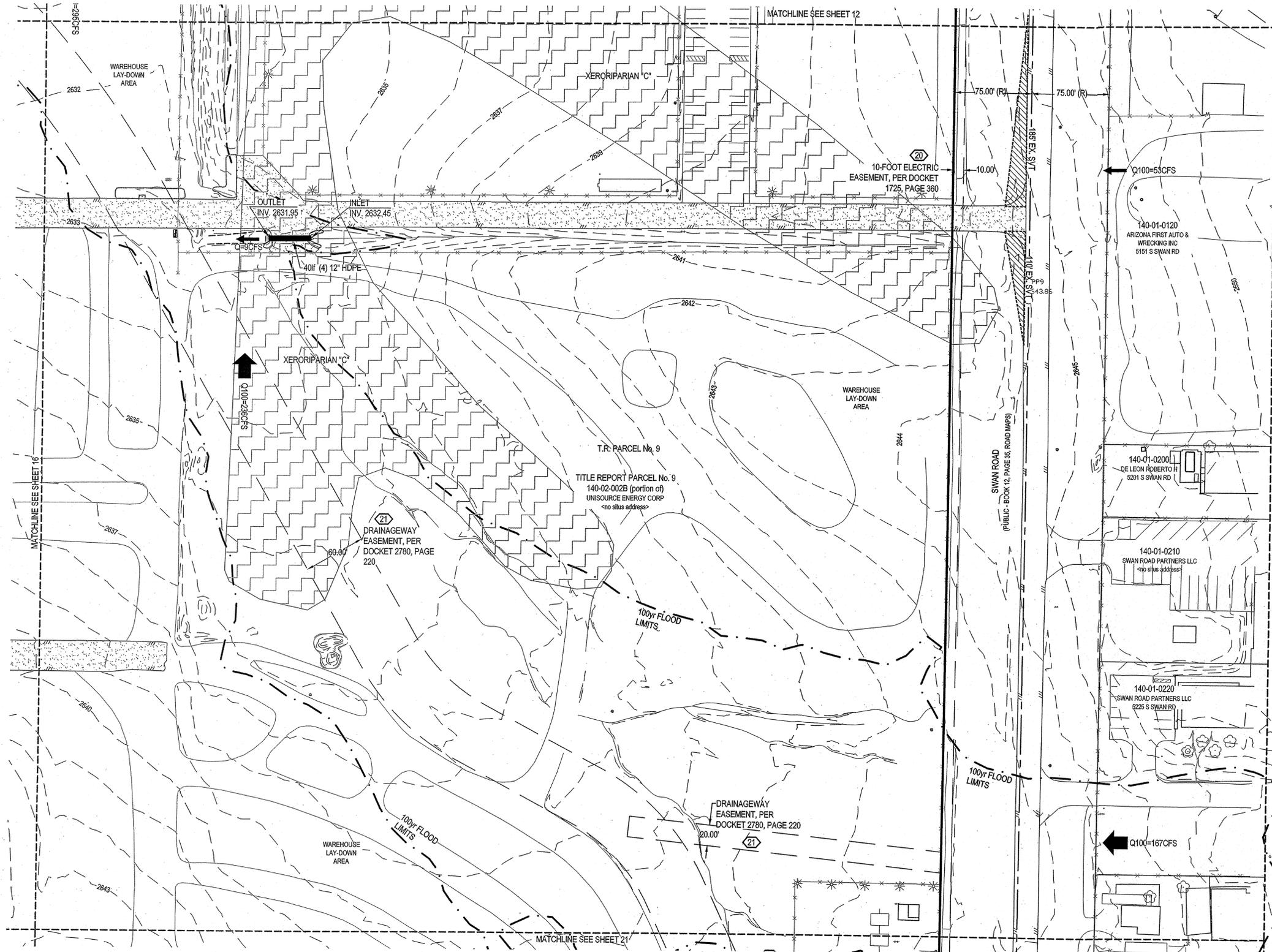
REVISIONS

DATE	ENG	TECH	REV
9/2/2017	M. HERITAGE	F. OLIVAS	00

DESCRIPTION:  
ISSUE FOR APPROVAL  
JOB # 8723.20/6394571  
IRVINGTON SITE DEVELOPMENT



0' 50' 100' 150'  
SCALE: 1"=50'  
CONTOUR INTERVAL = 1 FOOT



AUTOCADD

**TEP** Tucson Electric Power Company  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION



DEVELOPMENT PACKAGE  
PDS APPROVAL

- Site/Dev. Plan
  - Tentative Plat
  - Grading
  - SWPPP
  - FUP
  - SCZ
  - ERZ
  - HDZ
  - WASH
  - Other
- DVPKG MGR \_\_\_\_\_ Date 09/27/18
- Zoning \_\_\_\_\_ Date \_\_\_\_\_
- Engineering \_\_\_\_\_ Date \_\_\_\_\_
- H/C Site \_\_\_\_\_ Date \_\_\_\_\_
- Fire \_\_\_\_\_ Date \_\_\_\_\_
- Landscape \_\_\_\_\_ Date \_\_\_\_\_
- PLANE \_\_\_\_\_ Date \_\_\_\_\_
- Revision # \_\_\_\_\_  per letter in SIRE



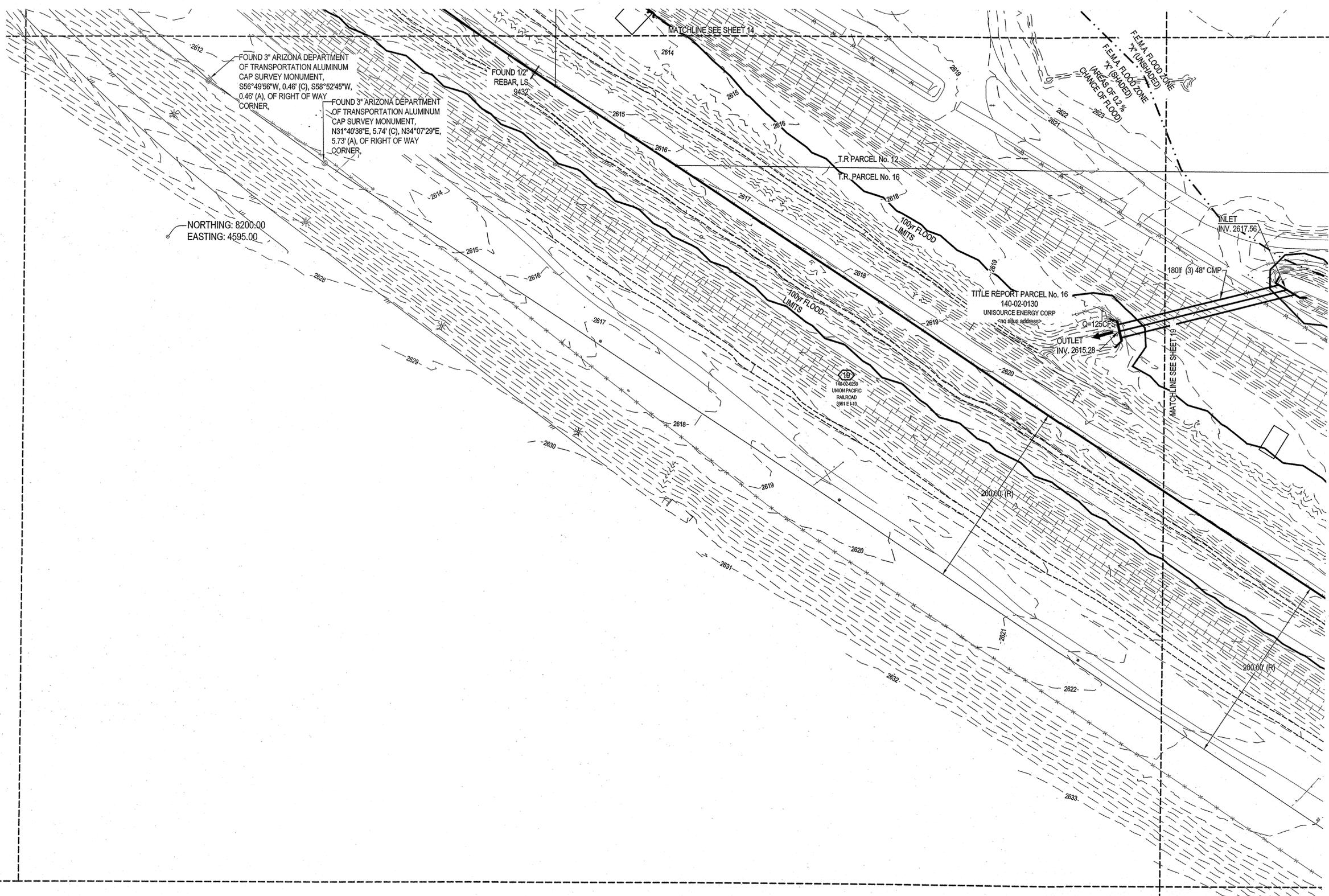
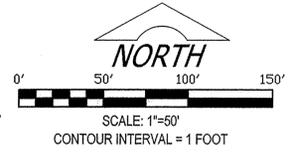
CITY OF TUCSON SIGNED PLANS  
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Planning & Development Services Dept.

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DEVELOPMENT PACKAGE FOR  
TUCSON ELECTRIC POWER  
IRVINGTON CAMPUS

A PORTION OF SECTION 3, T 15 S, R 14 E, G8&SRM  
CITY OF TUCSON, PIMA COUNTY, ARIZONA  
DP17-0263  
REF: RZ17-004 DP17-0267 DP17-0276  
COT ADMINISTRATIVE ADDRESS:  
3950 E. IRVINGTON RD  
TUCSON, AZ 85714

REVISIONS			
DATE	ENG	TECH	REV
9/2/2017	M. HERITAGE	F. OLIVAS	00



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**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

	<b>DEVELOPMENT PACKAGE</b> PDS APPROVAL
<input type="checkbox"/> Site/Dev. Plan <input type="checkbox"/> Tentative Plat <input type="checkbox"/> Grading <input type="checkbox"/> SWPPP <input type="checkbox"/> FUP	<input type="checkbox"/> SCZ <input type="checkbox"/> ERZ <input type="checkbox"/> HDZ <input type="checkbox"/> WASH <input type="checkbox"/> Other
DVPKG MGR _____	Date <u>09/12/18</u>
Zoning _____	Date _____
Engineering _____	Date _____
H/C Site _____	Date _____
Fire _____	Date _____
Landscape _____	Date _____
PLME _____	Date _____
Revision # _____	<input type="checkbox"/> per letter in SIRE



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**DEVELOPMENT PACKAGE FOR  
TUCSON ELECTRIC POWER  
IRVINGTON CAMPUS**

A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
CITY OF TUCSON, PIMA COUNTY, ARIZONA

DP17-0263

REF: RZ17-004 DP17-0267 DP17-0276

COT ADMINISTRATIVE ADDRESS:

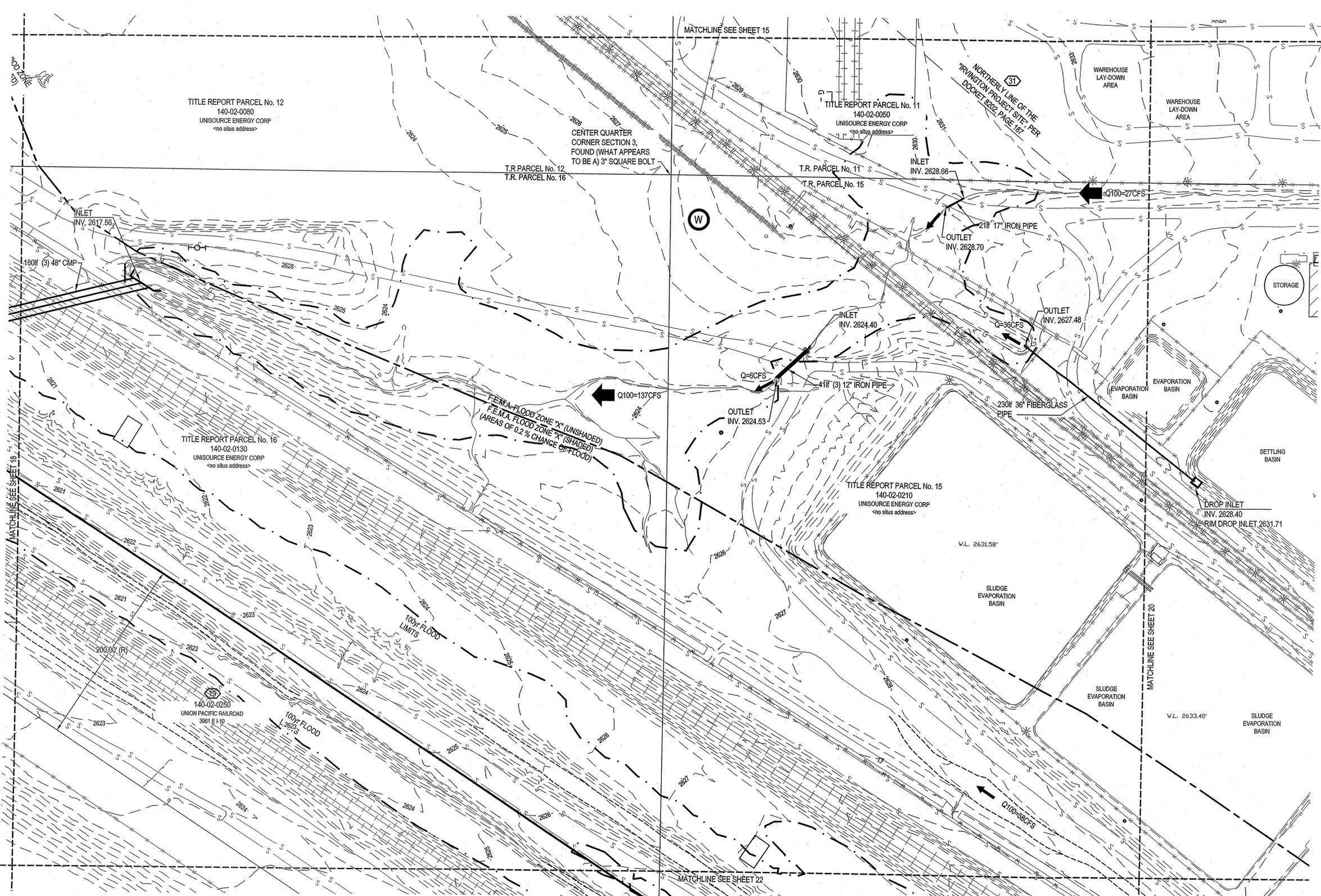
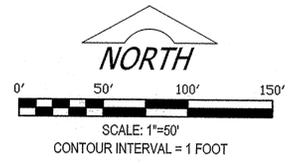
3950 E. IRVINGTON RD  
TUCSON, AZ 85714

TRSQ	
REF #	N/A
DWG #	0268-138-04-0018
REV	00
SHEET	C18

REVISIONS

DATE	ENG	TECH	REV
9/6/2017	M. HERITAGE	P. OLIVAS	00

DESCRIPTION:  
ISSUE FOR APPROVAL  
JOB 8723.20/6154671  
IRVINGTON SITE DEVELOPMENT



AUTOCADD

**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

**CITY OF TUCSON** DEVELOPMENT PACKAGE PSD APPROVAL

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<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
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DVPKG MGR \_\_\_\_\_ Date 09/27/18

Zoning \_\_\_\_\_ Date \_\_\_\_\_

Engineering \_\_\_\_\_ Date \_\_\_\_\_

H/C Site \_\_\_\_\_ Date \_\_\_\_\_

Fire \_\_\_\_\_ Date \_\_\_\_\_

Landscape \_\_\_\_\_ Date \_\_\_\_\_

PL/ME \_\_\_\_\_ Date \_\_\_\_\_

Revision # \_\_\_\_\_  per letter in SIRE



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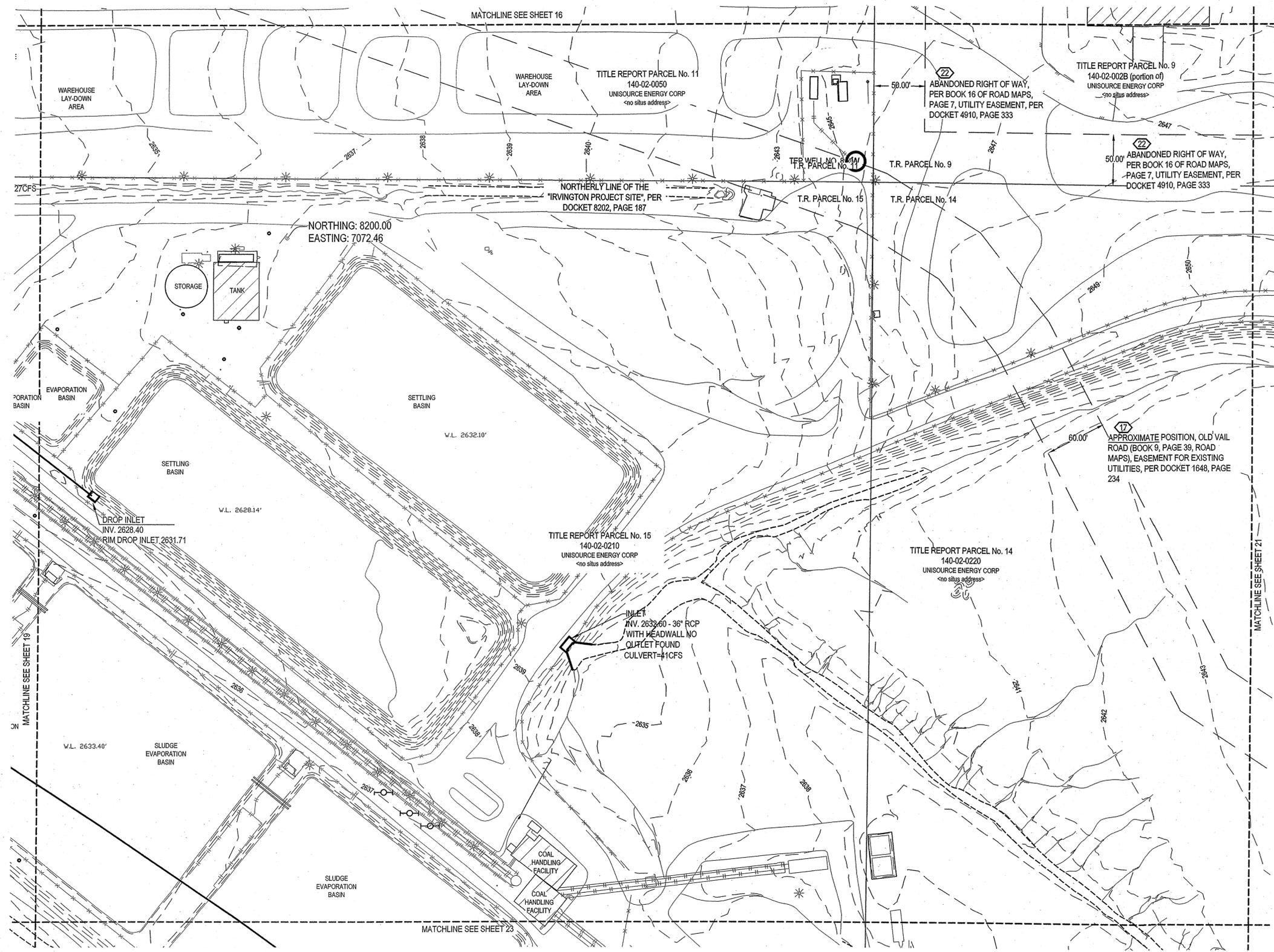
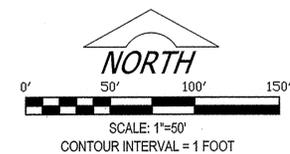
DEVELOPMENT PACKAGE FOR  
TUCSON ELECTRIC POWER  
IRVINGTON CAMPUS

A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
CITY OF TUCSON, PIMA COUNTY, ARIZONA  
DP17-0263  
REF: RZ17-004 DP17-0267 DP17-0276  
COT ADMINISTRATIVE ADDRESS:  
3950 E. IRVINGTON RD  
TUCSON, AZ 85714

REVISIONS

DATE	ENG	TECH	REV
3/2/2017	N. HERITAGE	P. OLIVAS	00

DESCRIPTION:  
 ISSUE FOR APPROVAL  
 JOB #723.20/63.94671  
 IRVINGTON SITE DEVELOPMENT



AUTOCADD

**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
**IRVINGTON MASTER DEVELOPMENT PLAN**  
**PLAN VIEW**  
**IRVINGTON SUBSTATION**

**CITY OF TUCSON** DEVELOPMENT PACKAGE  
 PSDS APPROVAL

<input checked="" type="checkbox"/> Site/Dev. Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HIZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other

DVPKG MGR \_\_\_\_\_ Date 09/27/18  
 Zoning \_\_\_\_\_ Date \_\_\_\_\_  
 Engineering \_\_\_\_\_ Date \_\_\_\_\_  
 H/C Site \_\_\_\_\_ Date \_\_\_\_\_  
 Fire \_\_\_\_\_ Date \_\_\_\_\_  
 Landscape \_\_\_\_\_ Date \_\_\_\_\_  
 PLME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE



**DEVELOPMENT PACKAGE FOR TUCSON ELECTRIC POWER IRVINGTON CAMPUS**

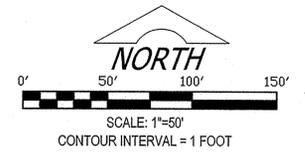
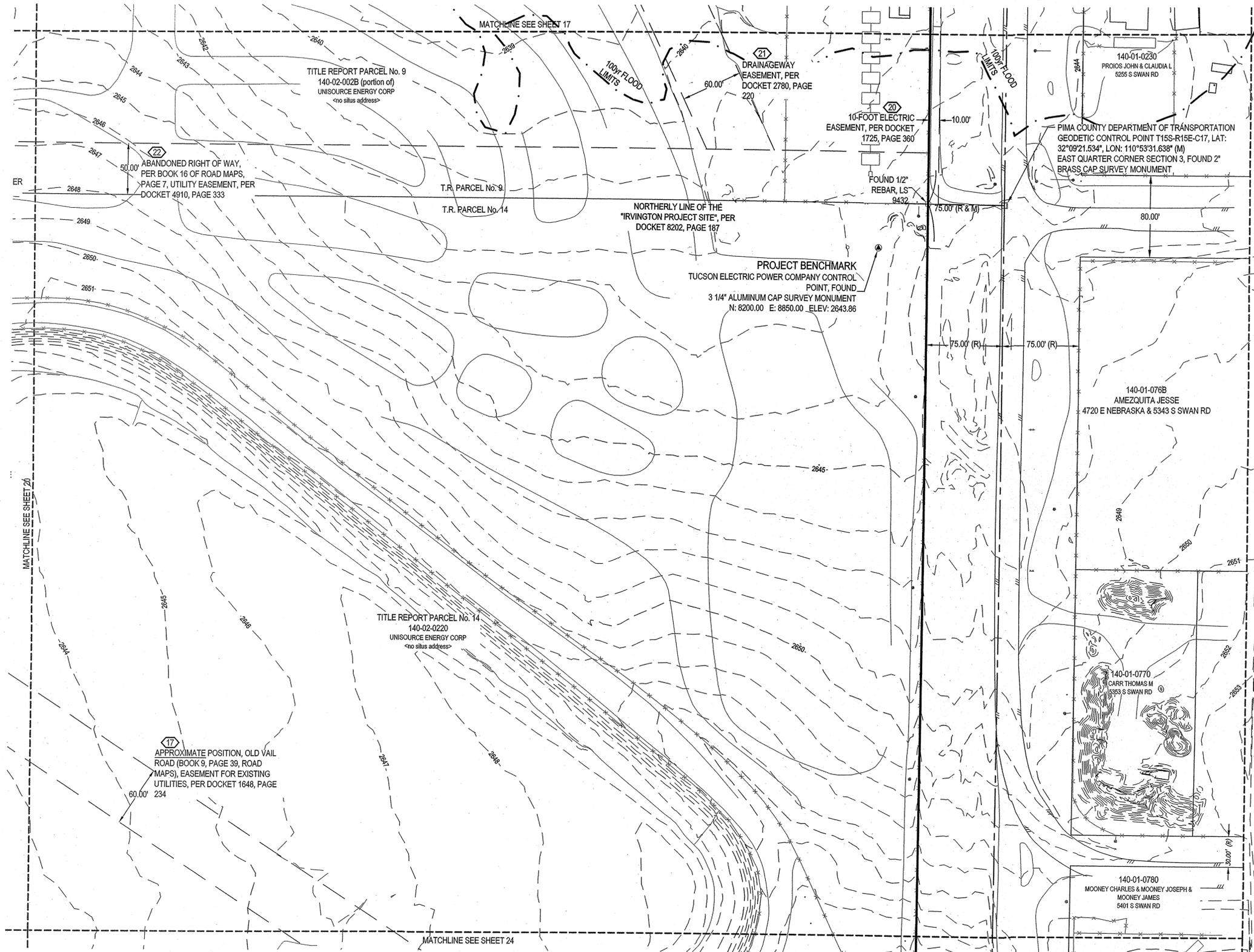
A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA

DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 COT ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD  
 TUCSON, AZ 85714

CITY OF TUCSON SIGNED PLANS  
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TITLE	N/A
DWG #	0268-138-04-0020
REV	00
SHEET	C20



REVISIONS			
DATE	ENG	TECH	REV
9/8/2017	M. HERITAGE	P. OLIVAS	00

DESCRIPTION:  
 ISSUE FOR APPROVAL  
 0268-138-04-0021  
 IRVINGTON SITE DEVELOPMENT

AUTOCADD

**TEP** Tucson Electric Power Company  
 TUCSON, ARIZONA  
 THE IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

	<b>DEVELOPMENT PACKAGE PDS APPROVAL</b>
<input checked="" type="checkbox"/> Site/Dev. Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other
DVPKG MGR _____ Date <u>04/27/18</u>	
Zoning _____ Date _____	
Engineering _____ Date _____	
H/C Site _____ Date _____	
Fire _____ Date _____	
Landscape _____ Date _____	
PL/ME _____ Date _____	
Revision # _____ <input type="checkbox"/> per letter in SIRE	

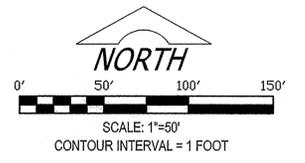
**DEVELOPMENT PACKAGE FOR  
TUCSON ELECTRIC POWER  
IRVINGTON CAMPUS**

A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA  
 DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 COT ADMINISTRATIVE ADDRESS:  
 3850 E. IRVINGTON RD  
 TUCSON, AZ 85714



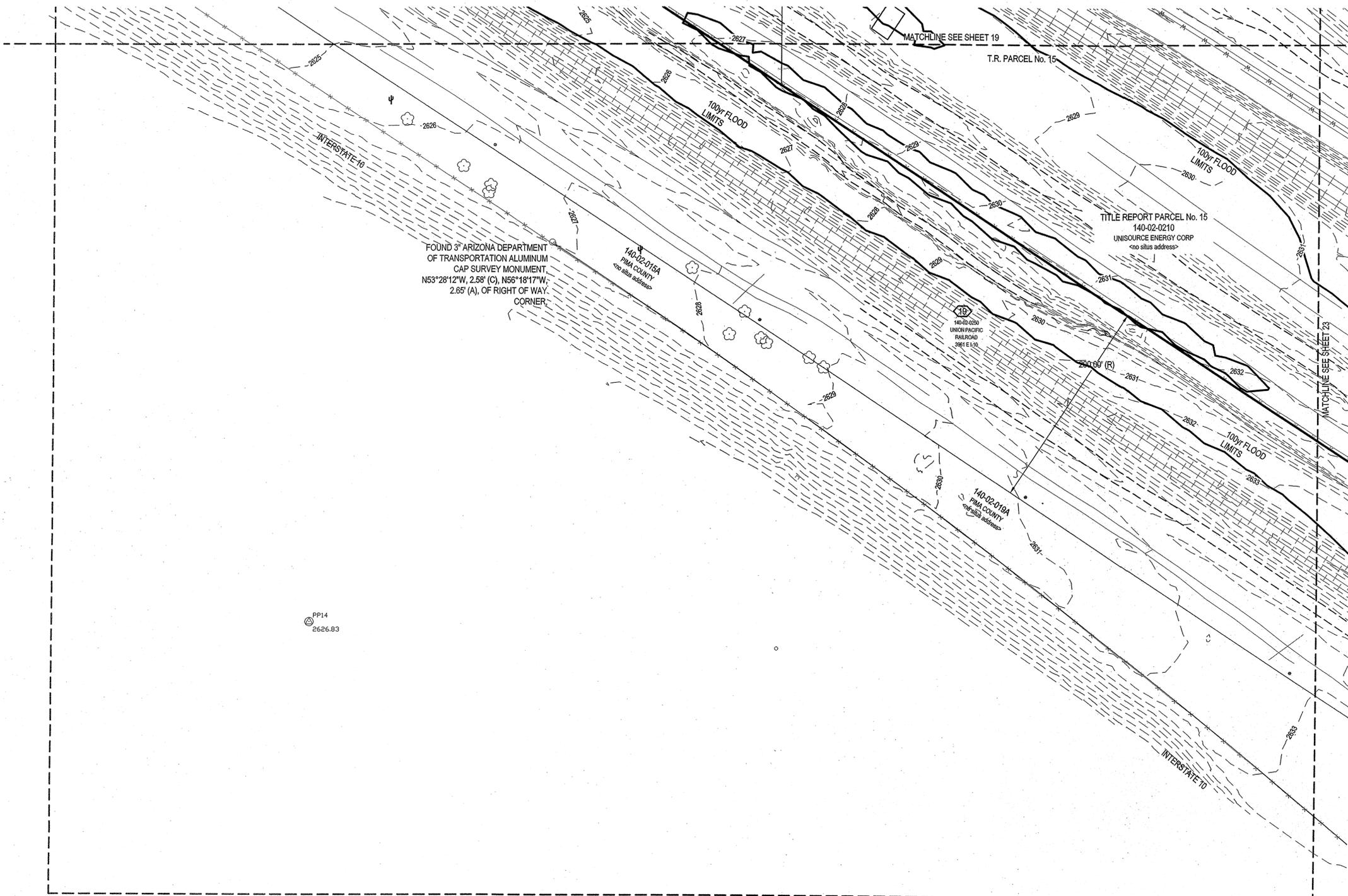
CITY OF TUCSON SIGNED PLANS  
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 JOB AT ALL TIMES  
 Planning & Development Services Dept.

EXPIRES 12/31/2019  
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REVISIONS			
DATE	ENG	TECH	REV
9/6/2017	M. HERITAGE	P. OLIVAS	00

DESCRIPTION:  
 ISSUE FOR APPROVAL  
 JOB 8723.20/6194671  
 IRVINGTON SITE DEVELOPMENT



PP14  
 2626.83

AUTOCADD

**CITY OF TUCSON** DEVELOPMENT PACKAGE PSD APPROVAL

<input checked="" type="checkbox"/> Site/Dev. Plan	<input type="checkbox"/> SCZ
<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> ERZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
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DVPKG MGR \_\_\_\_\_ Date 08/27/19

Zoning \_\_\_\_\_ Date \_\_\_\_\_

Engineering \_\_\_\_\_ Date \_\_\_\_\_

HVC Site \_\_\_\_\_ Date \_\_\_\_\_

Fire \_\_\_\_\_ Date \_\_\_\_\_

Landscape \_\_\_\_\_ Date \_\_\_\_\_

PLME \_\_\_\_\_ Date \_\_\_\_\_

Revision # \_\_\_\_\_  per letter in SIRE

CITY OF TUCSON SIGNED PLANS  
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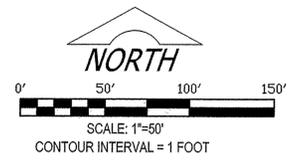
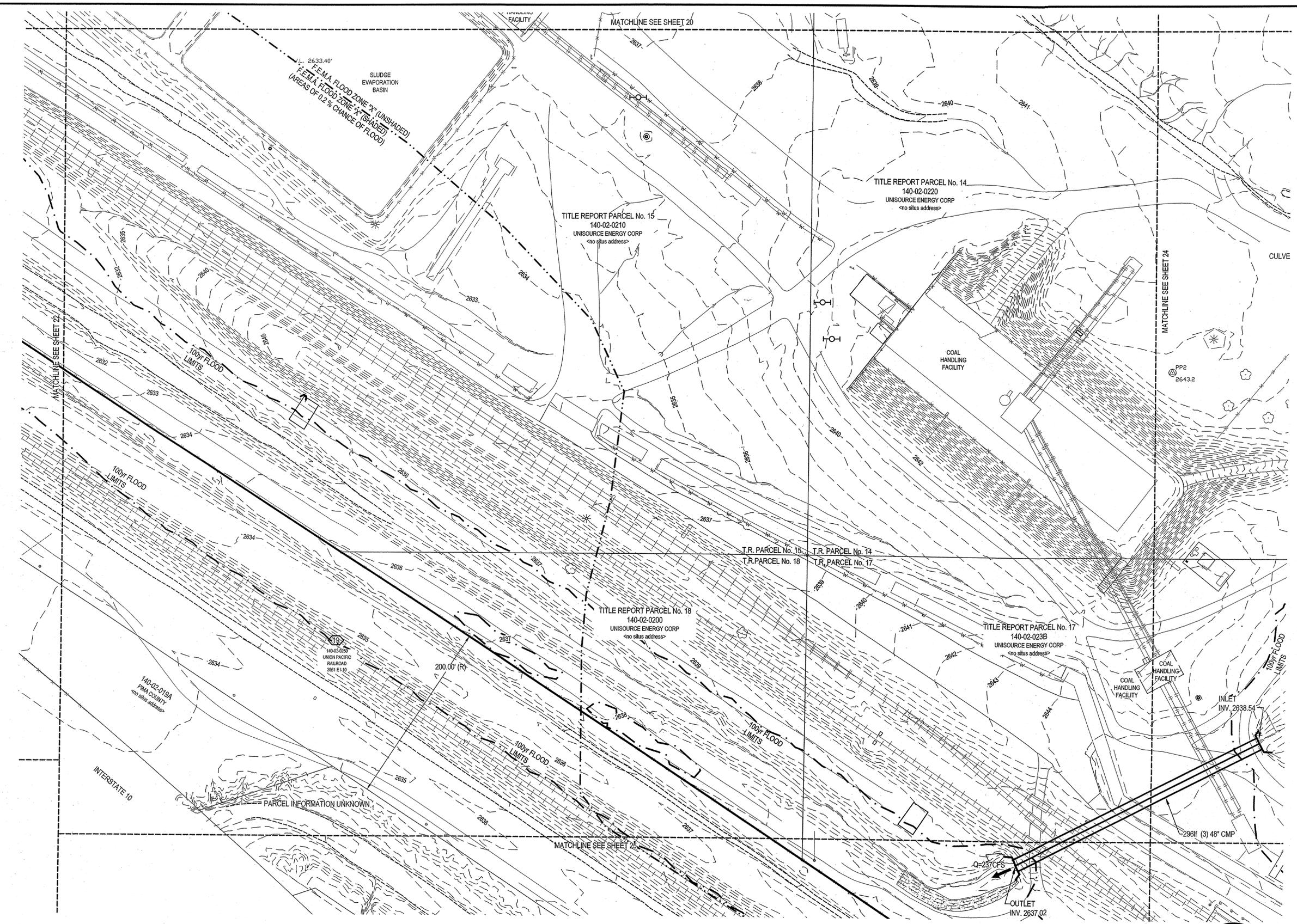
Engineering and Environmental Consultants, Inc.  
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DEVELOPMENT PACKAGE FOR  
 TUCSON ELECTRIC POWER  
 IRVINGTON CAMPUS

A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA  
 DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 COT ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD  
 TUCSON, AZ 85714

**TEP** Tucson Electric Power Company  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

TRSQ	
REF #	N/A
DWG #	0268-138-04-0022
REV	00
SHEET	C22



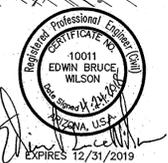
REVISIONS			
DATE	ENG	TECH	REV
9/6/2017	H. HERITAGE	P. OLIVAS	00

DESCRIPTION:  
 ISSUE FOR APPROVAL  
 JOB 8723.20/6194671  
 IRVINGTON SITE DEVELOPMENT

AUTOCADD

**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

- CITY OF TUCSON** DEVELOPMENT PACKAGE PSDS APPROVAL
- Site/Dev. Plan
  - Tentative Plat
  - Grading
  - SWPPP
  - FUP
  - SCZ
  - ERZ
  - HZ2
  - WASH
  - Other
- DVPKG MGR \_\_\_\_\_ Date 07/27/18
- Zoning \_\_\_\_\_ Date \_\_\_\_\_
- Engineering \_\_\_\_\_ Date \_\_\_\_\_
- H/C Site \_\_\_\_\_ Date \_\_\_\_\_
- Fire \_\_\_\_\_ Date \_\_\_\_\_
- Landscaping \_\_\_\_\_ Date \_\_\_\_\_
- PL/ME \_\_\_\_\_ Date \_\_\_\_\_
- Revision # \_\_\_\_\_  per letter in SIRE



CITY OF TUCSON SIGNED PLANS  
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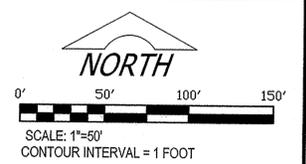
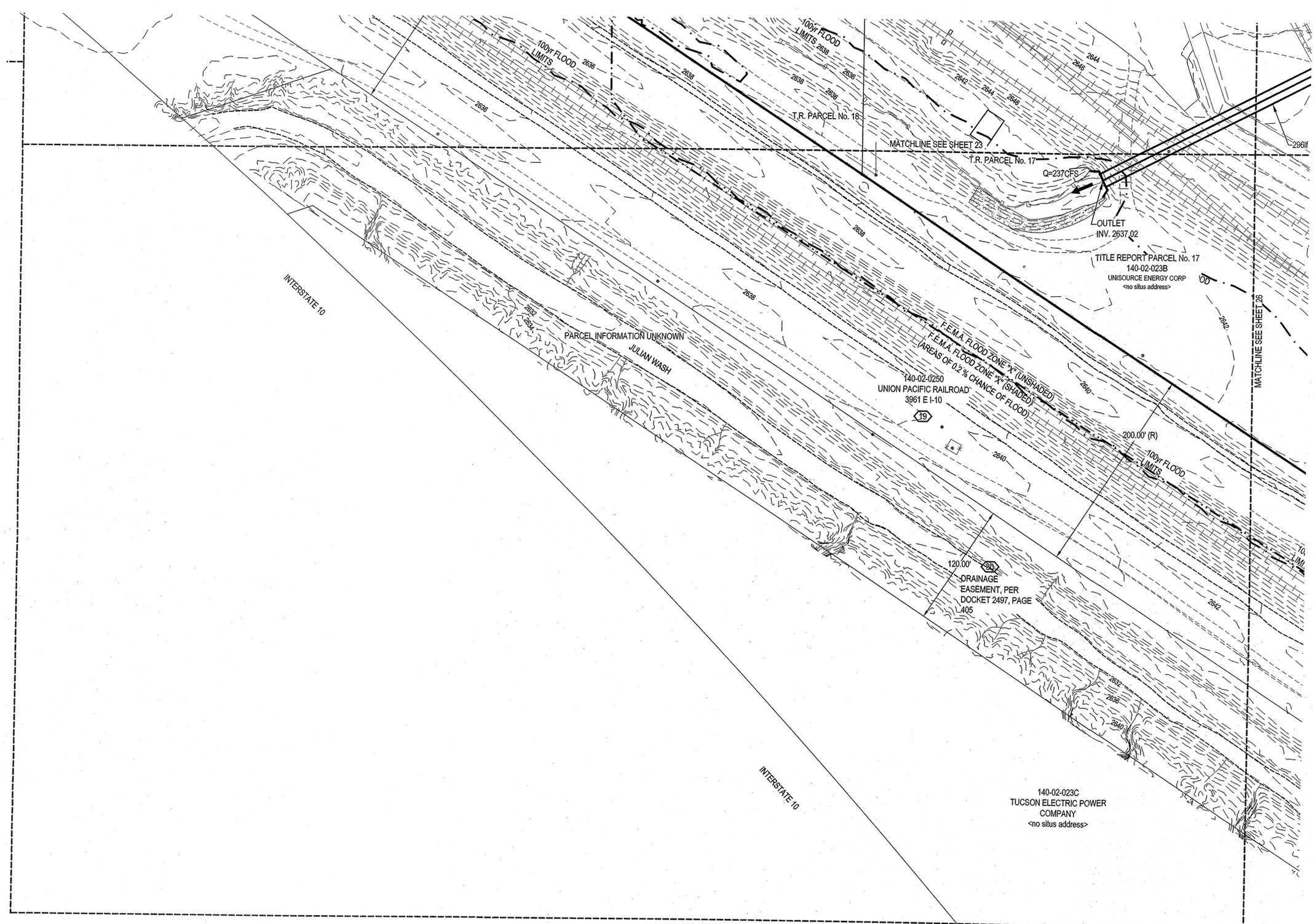
DEVELOPMENT PACKAGE FOR  
 TUCSON ELECTRIC POWER  
 IRVINGTON CAMPUS

A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA

DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276

COT ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD  
 TUCSON, AZ 85714





REVISIONS			
DATE	ENG	TECH	REV
9/8/2017	M. HERITAGE	P. OLIVAS	00

DESCRIPTION:  
 ISSUE FOR APPROVAL  
 JOB 8723.20/6194671  
 IRVINGTON SITE DEVELOPMENT

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**Tucson Electric Power Company**  
 TUCSON, ARIZONA  
 IRVINGTON MASTER DEVELOPMENT PLAN  
 PLAN VIEW  
 IRVINGTON SUBSTATION

- CITY OF TUCSON** DEVELOPMENT PACKAGE  
 PSDS APPROVAL
- |  |                                |
|--|--------------------------------|
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- DVPKG MGR \_\_\_\_\_ Date: *9/26/17*  
 Zoning \_\_\_\_\_ Date \_\_\_\_\_  
 Engineering \_\_\_\_\_ Date \_\_\_\_\_  
 H/C Site \_\_\_\_\_ Date \_\_\_\_\_  
 Fire \_\_\_\_\_ Date \_\_\_\_\_  
 Landscape \_\_\_\_\_ Date \_\_\_\_\_  
 PLME \_\_\_\_\_ Date \_\_\_\_\_  
 Revision # \_\_\_\_\_  per letter in SIRE



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DEVELOPMENT PACKAGE FOR  
 TUCSON ELECTRIC POWER  
 IRVINGTON CAMPUS  
 A PORTION OF SECTION 3, T 15 S, R 14 E, G&SRM  
 CITY OF TUCSON, PIMA COUNTY, ARIZONA  
 DP17-0263  
 REF: RZ17-004 DP17-0267 DP17-0276  
 COT ADMINISTRATIVE ADDRESS:  
 3950 E. IRVINGTON RD  
 TUCSON, AZ 85714

TRSQ	
REF #	N/A
DWG #	0268-138-04-0025
REV	00
SHEET	C25

