



NARRATIVE

April 4, 2018

To: City of Buckeye
Planning and Zoning

Project Name: APS West Park Substation
Project Number: 1.01.0294801

From: Ryan Weed, P.E. - CVL

Re: Minor Land Division

Arizona Public Service Company (APS), has requested CVL to assist them in obtaining required permits for a construction of new APS West Park Substation, presented at the Preapplication Meeting (file PLZ-17-00138).

The West Park Substation is a project for Arizona Public Service (APS) to construct new energy facilities and associated site improvements. A new 10 foot tall perimeter site wall will be designed and constructed to provide site security. The substation buildout will serve to provide load and power supply for new development surrounding the substation.

The new substation is proposed on a part of undeveloped land, parcel number 504-65-014 owned by Annette Jean Napolitano, and zoned GC. The lot is located at the southwest corner of W Southern Avenue and S 239th Drive. The substation yard occupies approximately 3.16ac of usable yard area and 4.41ac outside of the dedicated right of way at the northeast corner of the parcel. APS is planning on purchasing this land. Proposed property lines are shown on the Minor Land Division plan. There are two, 20 feet wide driveways proposed off Southern Avenue to access the substation.

The existing site slopes from northwest to southeast. The drainage patterns are proposed to remain. The retention is planned for 100yr/6hr storm on the south side of proposed substation with the outfalls through openings in southerly perimeter wall. The adjacent half of Southern Avenue will drain into first flash basin located along the south side of this street and from there into partially developed future channel.

The approximate trip generation to the existing substation is equal to two trips per week and is not expected to increase once expansion is constructed, as the facility is remotely operated and monitored. Only occasion maintenance will be needed.

The new substation will not require any water or sewer services.

The attached application is concurrent with the city advising submittal of Minor Land Division to split the land for new substation from undeveloped parcel number 504-65-014.

With the recordation of this document a 70' wide right of way will be dedicated adjacent to the substation. In addition, an 8' public utility easement, a 30' overhead electric easement, and 80' wide drainage easement will be dedicated.