

Existing Concrete-Lined Drainage Channel  
within existing/adjacent Sunnyvale Subdivision.



PHOTO LOCATION 9: View from west midpoint of the project, looking north.



Existing Concrete-Lined  
Drainage Channel within  
existing/adjacent  
Sunnyvale Subdivision.

PHOTO LOCATION 10: View from west midpoint of the project, looking south.

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10836 E. ARMADA LANE  
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**Red Point Development, Inc.**  
SOUTH SIDE HARDY RD, EAST OF THORNYDALE RD  
(Ownership Entities: Hardy-Thornydale I Associates, Fidelity National Title Trust #10760)  
REZONING: SR to CR-5

EXHIBIT I-E.2f  
EXISTING VIEWSHEDS  
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Existing/adjacent  
Maya Court  
Subdivision

PHOTO LOCATION 11: View from east midpoint of the project, looking north.



PHOTO LOCATION 12: View from east midpoint of the project, looking south.

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## F. TRANSPORTATION

The subject property is located on the south side of Hardy Road, approximately ½ mile east of Thornydale Road (which is a signalized intersection at Hardy Road). Hardy Road is a paved, public roadway; Thornydale Road is a designated “major street” (medium volume arterial) and “scenic route” on the *Pima County Major Streets & Scenic Routes Plan (MSSRP)* per its May 19, 2015 update. The existing Hardy Road pavement physically dead-ends approximately 250’ west of the rezoning site’s northeast corner. Please refer to Exhibit I-F.1a-e (Transportation-Access) for a graphic depiction of the above particulars.

### 1. Existing & Proposed Off-Site Streets

#### a. Existing Rights-of-Way

Forty-five feet (45’) of right-of-way is presently in place for Hardy Road along the rezoning site’s frontage; this right-of-way was dedicated in conjunction with the Saguaro Vista subdivision to the north of the rezoning site. The north forty-five feet (45’) of the subject rezoning property is presently subject to a roadway and utilities easement (granted to Pima County) to accommodate the existing Hardy Road pavement. This same forty-five feet (45’) will be formally dedicated, in fee, to Pima County in conjunction with the proposed project, thereby obviating the current roadway and utilities easement.

#### b. Compliance with Pima County Width Standards

With the forty-five foot (45’) right-of-way dedication in conjunction with the proposed project (just mentioned above), the Hardy Road right-of-way will be ninety feet (90’), which is in compliance with MS&R requirements.

#### c. Right-of-Way Uniformity/Continuity

The present and proposed Hardy Road right-of-way will be both uniform and continuous in its ninety foot (90’) width. It must be noted, however, that the current Hardy Road right-of-way terminates at the northeast corner of the subject property, effectively dead-ending Hardy Road. It is our understanding that Pima County has no intention of extending Hardy Road any further east of this point. The existing Maya Estates subdivision has already been built to the adjacent east; two of its homes lie within the area that would have constituted the extension of the Hardy Road right-of-way.

#### d. Rights-of-Way for Proposed Off-Site Roadways

No new off-site roadways are proposed with this project. PCDOT may stipulate minor improvements to the existing Hardy Road cross-section in the vicinity of the project.

e. Travel Lanes, Capacity, etc.

Thornydale Road is a three-lane roadway with a continuous center turn lane. It has no curbs, bike lanes, or sidewalks on either side of the road .

Hardy Road is a two-lane roadway with no left-turn pockets or transitions to serve the existing subdivisions that border it. It has no curbs, bike lanes, or sidewalks on either side of the road along the project frontage.

Thornydale Road has a posted speed limit of 35 MPH. Hardy Road has a posted speed limit of 25 MPH. The capacity of the two streets is estimated at 16,500 VPD and 10,000 VPD, respectively. The pavement condition of Thornydale Road is marginal, thereby potentially reducing this capacity estimate.

f. Average Daily Trips (ADT)

The proposed project will generate more than 500 ADT, but less than 2,500 ADT. As such, the appropriate ADT volumes are provided in Table 2 for those streets within two (2) miles of the subject property. The ADT figures presented therein are the most recent available from the Pima County Department of Transportation (Traffic Engineering Division) website (see Bibliography for citations and website addresses).

**Table 2 to Follow**

<b>TABLE 2: ADT VOLUMES FOR MAJOR STREETS WITHIN ONE (1) MILE</b>	
<b>Street Name</b>	<b>Average Daily Trip (ADT) Volume</b>
Thornydale Road	23,093 (south of Cortaro Farms Road) 19,959 (Cortaro Farms to Overton Road) 18,193 (Overton to Linda Vista) 7,985 (Linda Vista to Lambert Lane) 7,495 (north of Lambert Lane)
Hardy Road	No Counts Available for the Segment east of Thornydale Road
Linda Vista Boulevard	10,675 (west of Thornydale Road) No data available for east of Thornydale (street dead ends ½ mile east of Thornydale)
Lambert Lane	934 (west of Thornydale Road) 5,610 (east of Thornydale Road)
W. Overton Road	6,701 (Thornydale Road to Shannon Road) 8,653 (Shannon Road to N. La Cholla Blvd.)
Cortaro Farms Road	18,749 (west of Thornydale Road) 13,181 (Thornydale to Shannon Road)
Magee Road	5,488 (west of Thornydale Road) 6,257 (Thornydale Road to Shannon) 16,444 (Shannon Road to N. La Cholla Blvd.)
Camino de Oeste	4,441 (Cortaro Farms Rd. to Linda Vista Blvd.) 1,069 (north of Linda Vista)
N. Shannon Road	10,220 (Magee Road to W. Overton Road) 7,896 (north of Overton Road)
La Cholla Boulevard	11,905 (south of Overton Road) 14,240 (north of Overton Road)

g. Existing Bicycle & Pedestrian Ways

There are no existing bicycle or pedestrian ways in place along either Thornydale Road or Hardy Road.

h. Planned Roadway Improvement Schedules

Thornydale Road (together with appropriate transitions to the east and west of Hardy Road) is an approved Regional Transit Authority (RTA) bond project. Construction of these improvements is scheduled to begin in 2018. Under this approved bond project, Thornydale Road will be fully reconstructed into a four-lane divided urban arterial, complete with curbs, sidewalks, landscaped medians, and dual bike lanes.

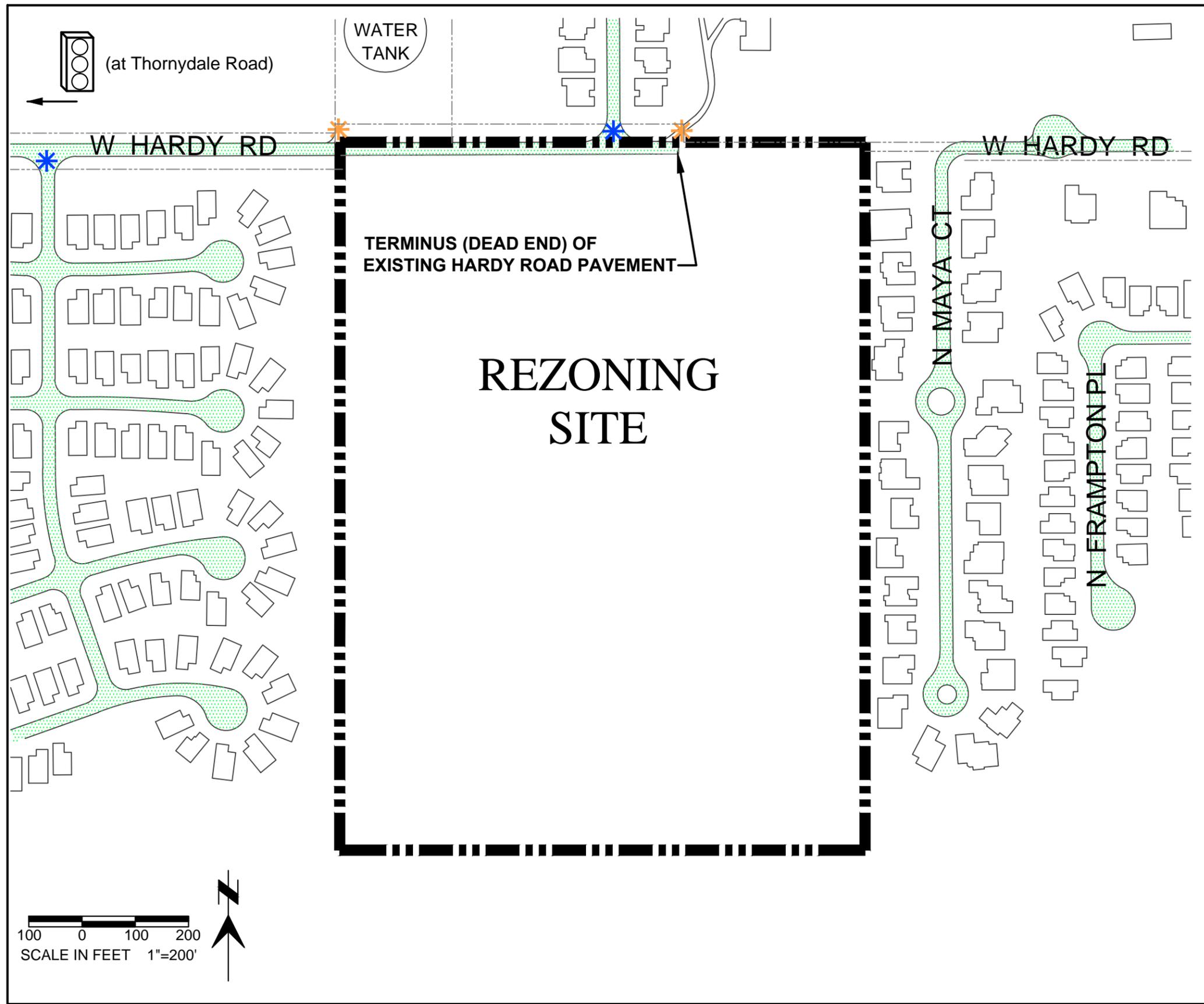
**2. Distances from Site to Existing Nearby Driveways & Intersections**

Nearby private driveways and street intersections in the vicinity of the subject property have been illustrated on Exhibit I-F.2 (Adjacent Driveways & Street Intersections).

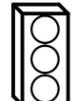
**3. Existing & Planned Transit Routes**

There is one (1) current transit route on Thornydale Road, this being Sun Shuttle Route No. 412, which connects Tangerine Road, on its north end, with downtown Tucson. This Sun Shuttle route makes designated stops available on Thornydale Road at Lambert Lane, Linda Vista Boulevard, and Cortaro Farms Road respectively. Please refer to Exhibit I-F.3: Public Transit.

**Exhibits to Follow**



**LEGEND**

-  Rezoning Site
-  Public Street R.O.W. Line
-  Existing Curb or Edge of Pavement
-  Existing Public Street Paving Improvements
-  Existing Private Driveway Location
-  Existing Public Street Intersection
-  Signalized Intersection

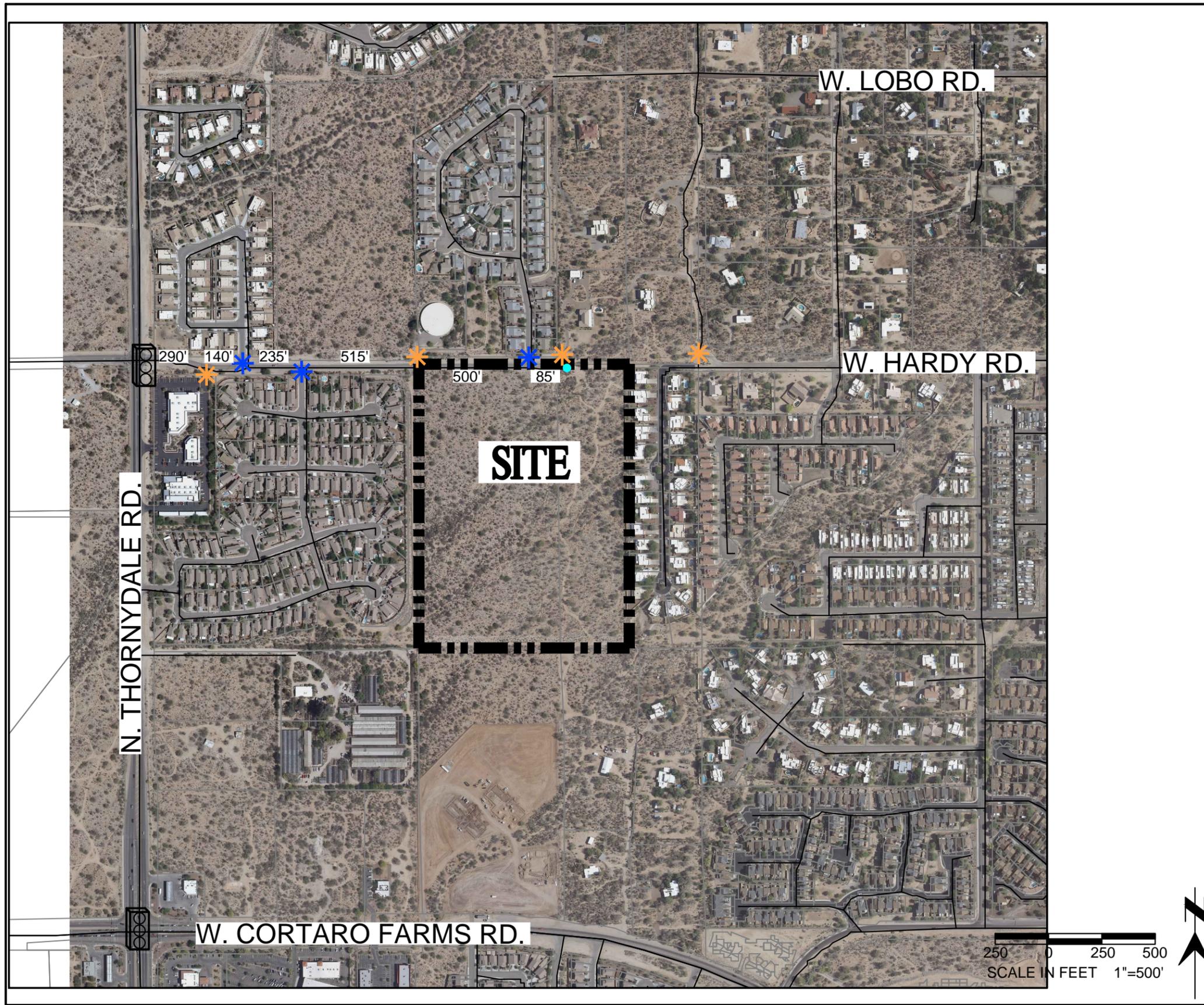
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**PROJECTS INTERNATIONAL, Inc.**  
 STRATEGIC GUIDANCE  
 ENTITLEMENT PROCESSES  
 LOCAL ADVICE & COUNSEL

**GRS**  
 LANDSCAPE ARCHITECTS, LLC

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**EXHIBIT I-F.1a-e**  
 TRANSPORTATION - ACCESS  
 PAGE 33

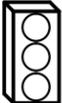


**LEGEND**

 Rezoning Site

 Existing Private Driveway Intersection

 Existing Public Street Intersection

 Signalized Intersection

325' Dimension between Driveways or Streets, Typ.

 Terminus (Dead End) of Existing Hardy Road Pavement

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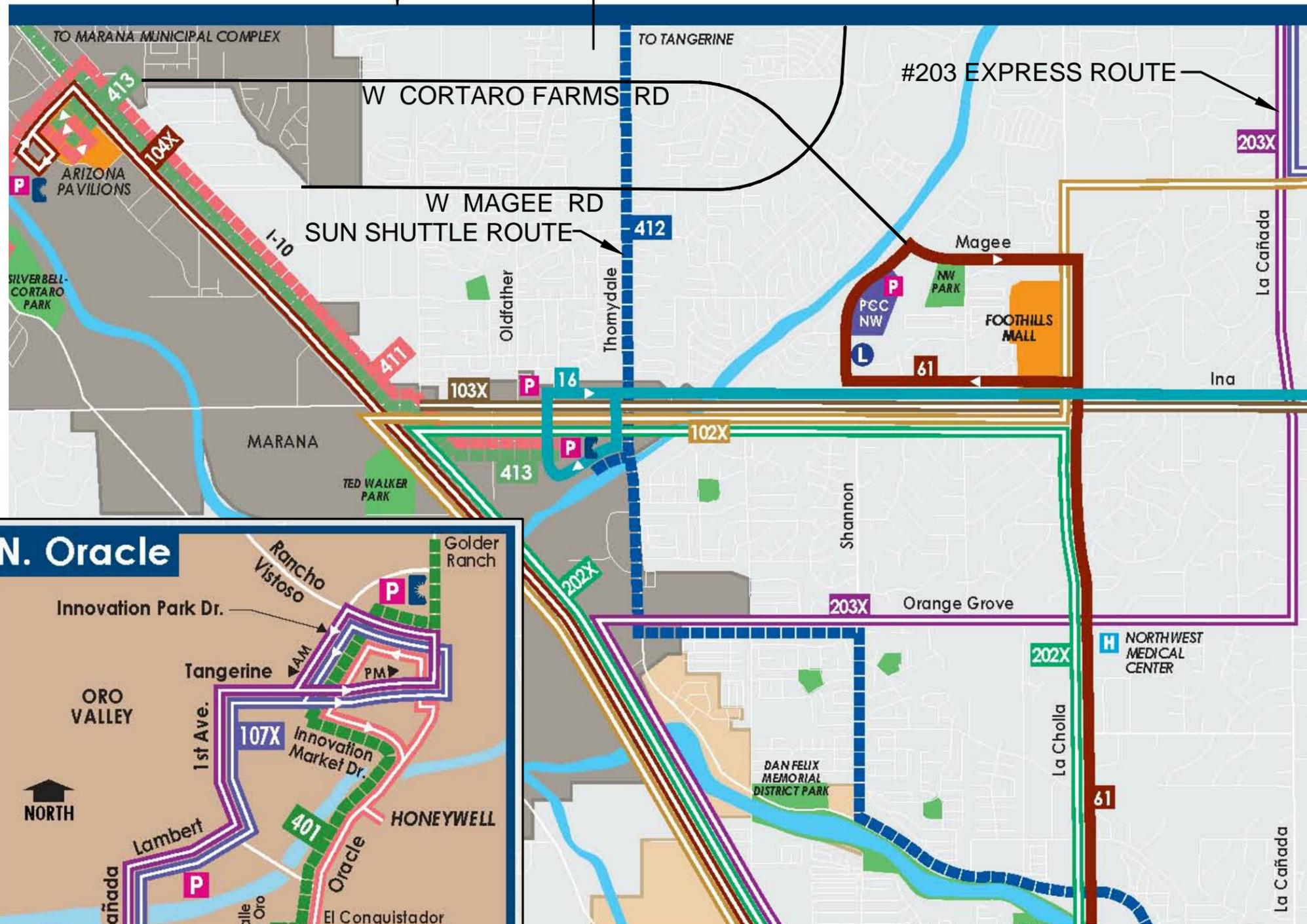


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**EXHIBIT I-F.2**  
 ADJACENT DRIVEWAYS AND  
 STREET INTERSECTIONS  
 PAGE 34

North Extent of Sun Tran Map

Subject Site approximately 1 Mile North



**LEGEND**

- 34 Sun Tran Route Indicator, Typ.
- P Park & Ride Lot
- #203 Express Route
- Sun Shuttle Route #412 (See Note Below)

**NOTE:**

Available Sun Tran mapping does not capture the Subject Site; it terminates north of Cortaro Farms Road as shown hereon. Route # 412 continues northward to Tangerine Road, with stops available at the intersections of Thornydale Road with Lambert Lane, Linda Vista Boulevard and Cortaro Farms Road.

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**EXHIBIT I-F.3**  
 PUBLIC TRANSIT

**G. SEWERS**

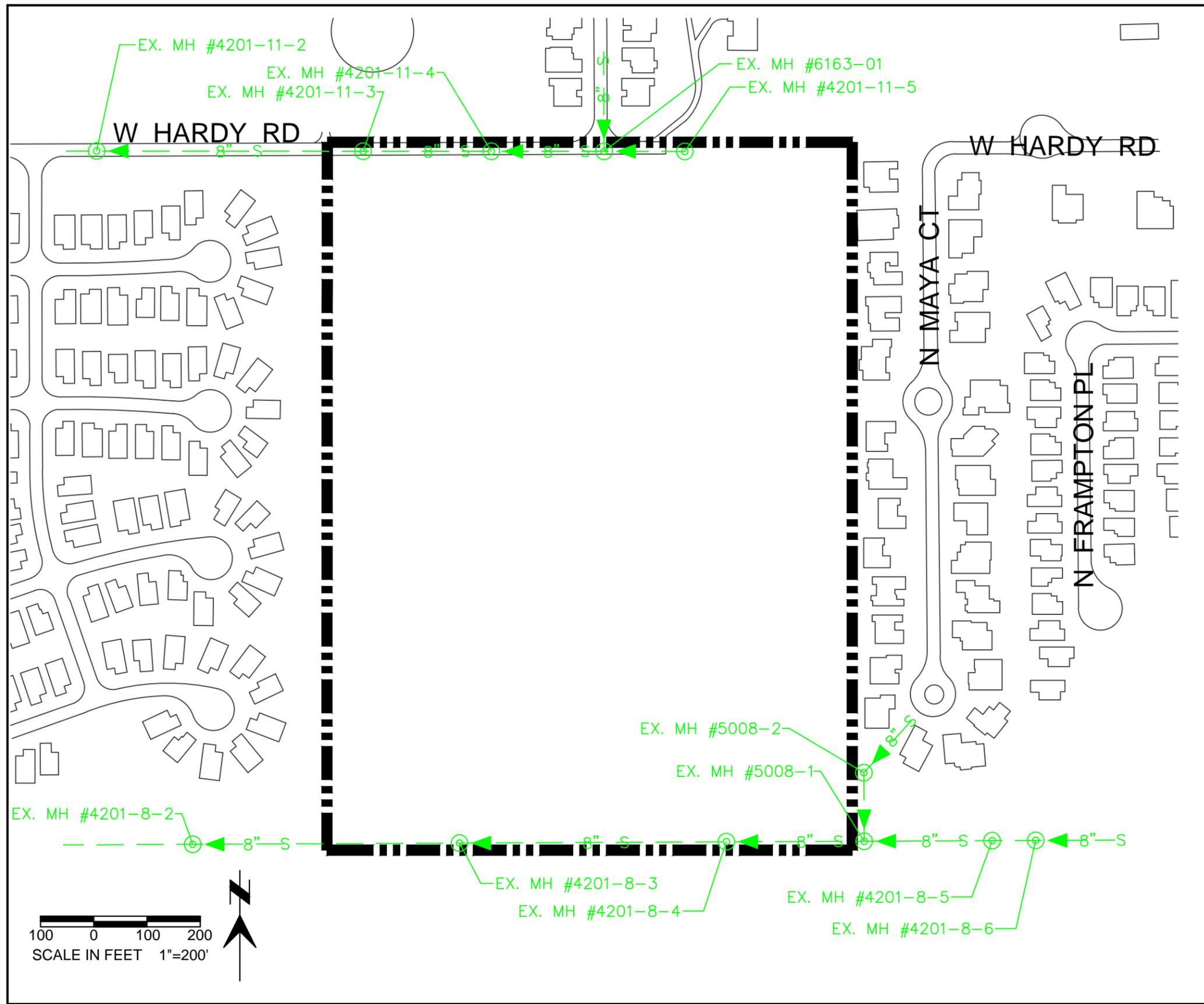
**1. Size & Location of Existing Sewers**

The rezoning site is served by existing 8" public sewers located: 1) beneath the existing Hardy Road pavement; and 2) beneath a dirt roadway along the south boundary of the subject property. This Hardy Road line will ultimately be within public right-of-way due to the fact that a formal 45' right-of-way dedication will be required from the developer to establish the full/ultimate MS&R right-of-way width of 90' for Hardy Road. Please refer to Exhibit I-G.1,2 (Sewer) for the location of these existing sewers and their associated manhole numbers.

**2. Any Constraints to Gravity Service**

It does not appear that there are any constraints to providing gravity sewer service for the project nor in connecting its new sewers to the aforementioned public lines. Given the topography of the site, it is anticipated that most, if not all, of the proposed project will drain into the existing sewer along the property's south boundary.

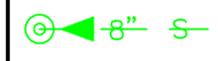
**Exhibit to Follow**



**LEGEND**



Rezoning Site



Existing Sewer, Flow Direction, Manhole Number & Line Size

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EXHIBIT I-G.1,2  
 SEWERS  
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## **H. RECREATION & TRAILS**

### **1. Public Parks, Recreation Areas & Trails within One (1) Mile**

See Exhibit I-H.1 for mapping of the various trails and park facilities located in the vicinity of the rezoning site.

Northwest of the site, across Thornydale Road, is Arthur Pack Regional Park, a Pima County facility managed and maintained by the Department of Natural Resources, Parks & Recreation (DNRPR). This Park has natural desert elements together with fully-developed athletic fields, a golf course, improved trails, and various activity facilities.

Directly south of Arthur Pack Regional Park, approximately ½ mile directly west of the subject property, is the Tucson Audubon Society, a private nature preserve with on-site nature trails and an interpretive center.

### **2. Pima Regional Trails System Master Plan (PRTSMP)**

A conceptual alignment for Trail # 160 (Hardy Wash Trail) is currently depicted on the 2010 Pima Regional Trails System Masterplan, together with the Cortaro Farms Road Path (Trail #P009). The Hardy Wash Trail is a dedicated secondary trail whose conceptual alignment traverses several existing residential subdivisions lying to the north of the subject property. It has been physically implemented in only a few areas, the most notable of which lies within Arthur Pack Regional Park to the west of the subject property.

**Exhibit to Follow**