f. According to the Pima County Department of Transportation traffic volume online report, based on the 2013 count, Thornydale Road between Overton Road and Linda Vista Boulevard has an average daily two-way traffic of 18,193 trips.
g. Currently there are no bike or pedestrian paths along the roadway, except for a small segment of bike lane in both the northbound and southbound approaches to the Linda Vista Boulevard intersection. However, when widened the paved shoulders will accommodate a bike lane.
h. According to the PAG 5 Year Transportation Improvement Plan, Thornydale Road will be widened to 4 travel lanes, from Cortaro Farms Road to Linda Vista Boulevard in the years 2018 & 2019.

Shannon Road

a. The existing right-of-way varies for the segment within the 1 mile radius. The width is as narrow as 50 feet and as wide as 150 feet.
b. The ultimate right-of-way per the Major Streets & Routes Plan is 150 feet. There are therefore segments that will have additional right-of-way dedications over time.
c. Shannon Road is continuous from Naranja Drive, to the north for about 2 miles, to the Cortaro Farms Road / Magee Road intersection, roughly 2 miles to the south.
d. See the sub-section below entitled 'Proposed Off-site roads'.
e. The roadway consists of two travel lanes and dirt shoulders, without any curbs or bike lanes or sidewalks. There is a southbound center left turn lane at Overton Road. The posted speed limit is 40 MPH. The capacity is 15,930 average daily trips (ADT).
f. According to the Pima County Department of Transportation traffic volume online report, based on the 2012 count, Shannon Road between Overton Road and Lambert Lane has an average daily two-way traffic of 7,637 trips.
g. There are no bike or pedestrian paths along the roadway.
h. There are no roadway improvements planned per the Pima Co 5 Year Transportation Plan.

Proposed Offsite Roads

a. There are no new 'proposed offsite roads'.
b. Briar Rose Lane connects to Crestone Drive. Crestone Drive is a residential street, built to serve the capacity of the Las Linda subdivision and the anticipated development of the subject property. The results of an analysis performed during the Plan Amendment resulted in a confirmation that Crestone Drive can handle the existing traffic from within the Las Lindas subdivision and the anticipated traffic from the subject property and even the counted cut-thru traffic to and from the elementary school. This conclusion was accepted by the Pima County Department of Transportation. See Appendix #3A for the letter from Michael Marks to Pima County and Appendix #3B for the letter from the Department of Transportation.
c. Freer Drive is the name of the access & utility easement along the south boundary of the subject property. This easement, from Thornydale Road east to the subject property, is 30 feet wide, first adjacent to undeveloped land and then adjacent to a developed subdivision. The 30 foot width is too narrow to be converted to a public roadway or right-of-way, which has been the subject of a question raised by some neighbors.

2. Exhibit I-F.1 shows the location of Briar Rose Lane relative to the nearest two intersections. The distance between Briar Rose Lane and Elan Lane is about 400 feet to the south. The distance between Briar Rose Lane and Highline Ave is about 675 feet to the north.
3. Sun Tran bus route #412 that runs on Thornydale Road. There are two bus stops at Linda Vista Boulevard, one at the northeast corner and the other at the southwest corner.

I-G. SEWERS

1. Exhibit I-G shows an existing 8" public sewer line (i.e. G-84-024) running along the southern border of the property, and manhole 4201-20-3 near the center of the south boundary.
2. There are no conditions that would prevent designing and using a gravity sewer system.

I-H. RECREATION AND TRAILS

1. Exhibit I-H shows two public parks within one mile of the property. The Pima County Arthur Pack Regional Park is located about 1250 feet to the southwest. It contains substantial active recreation areas, e.g. baseball fields & golf course, and passive recreation, e.g. natural areas and trails, including the Maeveen Behan Desert Sanctuary Trailhead). The Linda Vista Mobile Home Neighborhood Park lies to the east by about a mile. It contains several facilities including a basketball court & playground.
2. The Pima Regional Trail System Master Plan shows two trails within 1 mile, those being the Hardy Wash Trail (#160) and the other being the Shannon Road Trail (#174).

I-I. CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

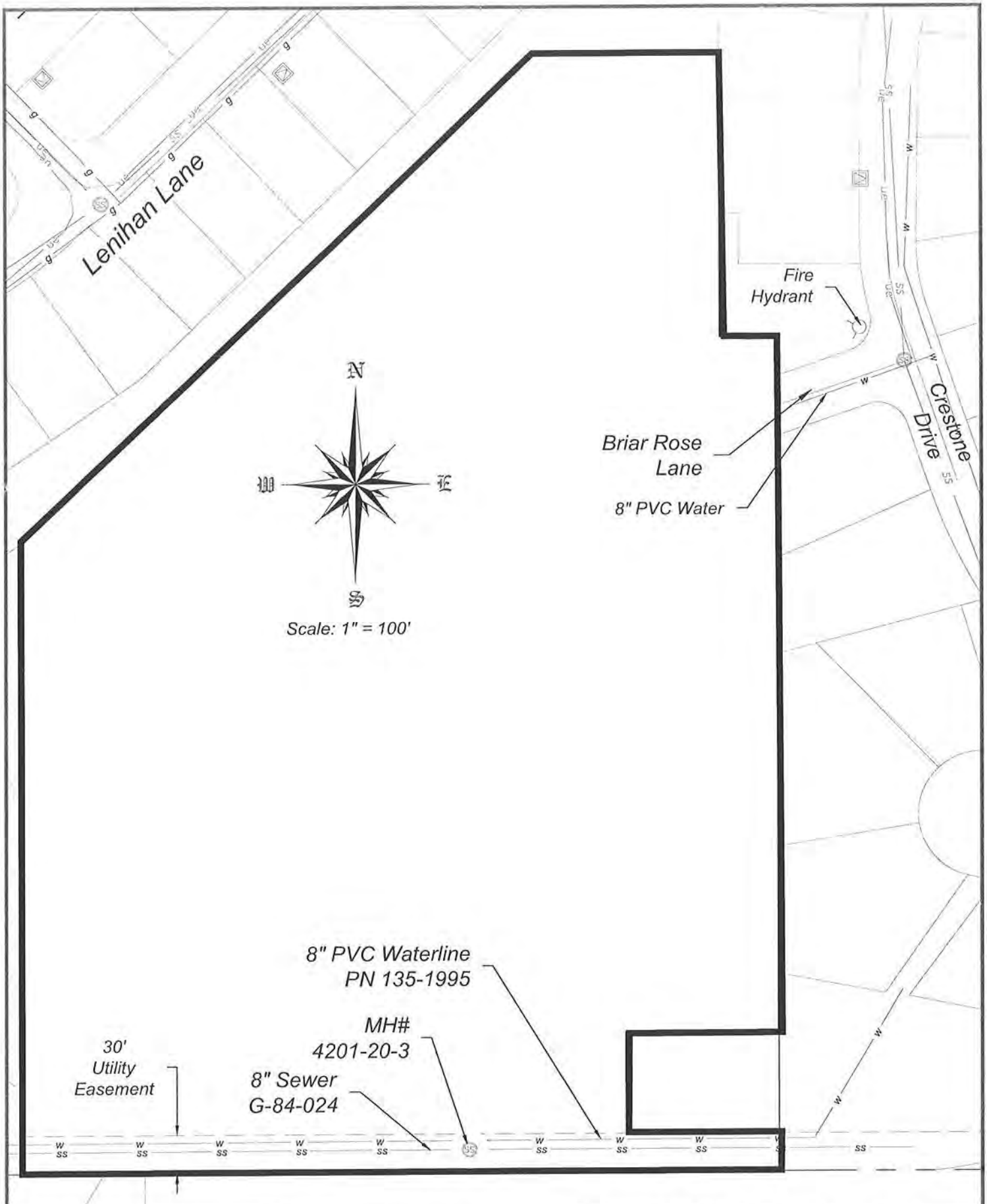
1. The firm of P.A.S.T. prepared an archaeological report on the property entitled 'Archaeological Survey of the West Freer Drive Project Near Marana, Pima County, Arizona', dated January 12, 2015, and with PAST No. 142040. It indicates that there is no record of any prior found resources. The Report says in part "There were no surface indications of archaeological resources within the study area which meet the Arizona State Museum minimum standard for recording as an archaeological site or that would be eligible for inclusion in the National Register of Historic Places." It goes on to say "development of the inspected parcel will not have a negative impact on important cultural resources within or in close proximity to the study area."
2. Based on the results of the archaeological study there is nothing to describe or map.
3. The PAST report includes recommendations concerning cultural resources actions, but Pima County's Office of Sustainability and Conservation, Cultural Resources Division, has the authority to determine which cultural resources actions are required to meet compliance requirements prior to ground modification activities. Pima County has reviewed the PAST survey report and agrees with the recommendations that since no significant cultural resources were identified within the subject property, the proposed development will have no effect to cultural resources and no additional cultural resources work will be required for construction within the development property as it is currently defined.

I-J. AIR QUALITY

1. As this project is residential this section does not apply.

I-K. COMPOSITE MAP

Exhibit I-K.1 graphically integrates the significant site features identified in the Report. It shows the FEMA Floodplain & local 100-year floodplain, the erosion hazard setback, and the regulated riparian areas. It also shows the location of the saguaros and the ironwoods. There are no other features listed in the checklist that apply. In addition to the paper copy of the Composite map there is an acetate overlay of the same (i.e. Exhibit I-K.2) which can be used over the Preliminary Development Plan. This overlay does not have topography since there are no significant topographic features.



MJM CONSULTING, INC. Land Planning and Development Services 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021	PRF3 LLC - Briar Rose Lane APN: 225-02-004P, 225-02-004Q, 225-02-004V Section 20, Township 12 South, Range 13 S, Pima County, Arizona	Exhibit I-G Utility Map

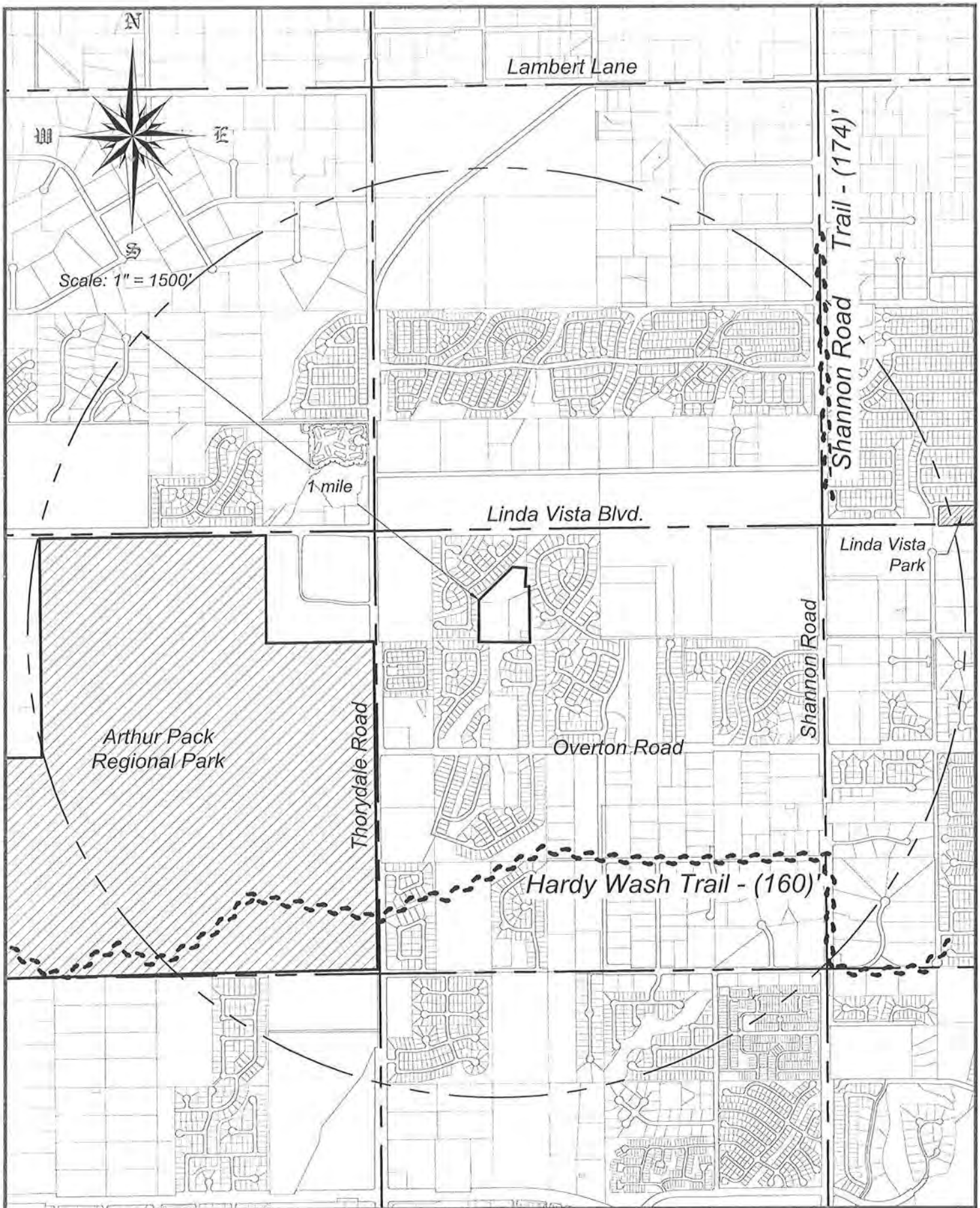


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Exhibit I-H
Parks and Trails Map

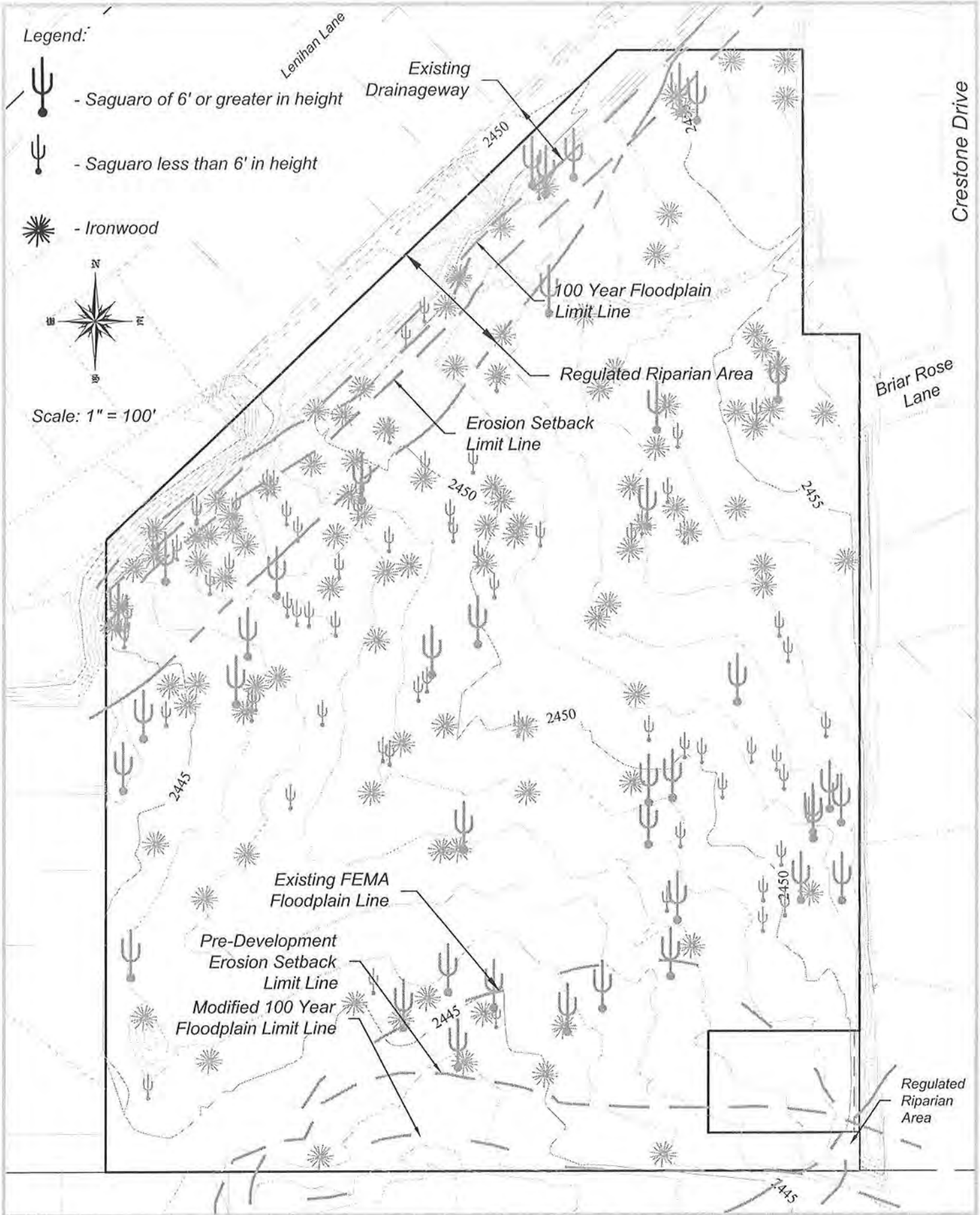

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Exhibit I-K.1
Composite Map

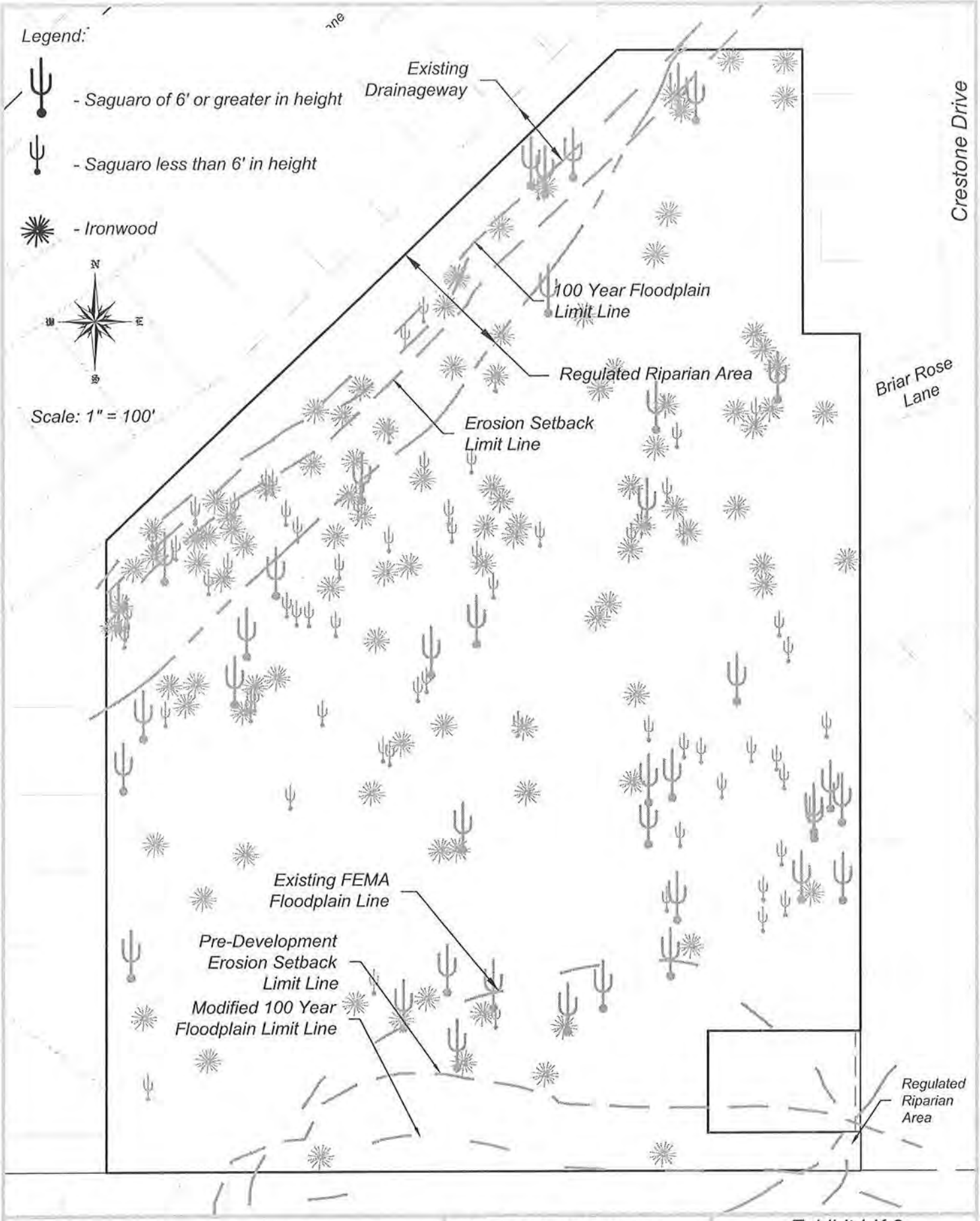

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Exhibit I-K.2
Composite Map
Overlay

PART II LAND USE PROPOSAL

II-A. PROJECT OVERVIEW

1. The entire property in question is to be rezoned from SR to CR-4. There is no need to create a map for this item.
2. The property is to be subdivided into 34 lots for residential development.
   a. The design of the project started with the identification of the most sensitive property, according to Pima County regulations and policy, and earmarked it for protection. That area is that which is classified by the Conservation Land System (CLS) and the Riparian Habitat Ordinance as Important Riparian Area (IRA) or Regulated Riparian. That IRA property along the northwest border of the property consists of 1.32 acres. So, the preservation of that property was one constraint. The second constraint is the existence of the 30 foot utility easement along the south boundary. That easement was recognized as essentially a 'no touch' area as it would continue to be used by those utility companies which possess utility lines within this easement, those being Tucson Water, with a water main, and Pima County Regional Wastewater Reclamation Department, with a sewer main. The third constraint is that there is one point of potential vehicular access to the site, and that is by way of the existing Briar Rose Lane right-of-way and roadway. The project design recognizes these constraints. This design then uses the remainder of the property in a manner consistent with the zoning requested and a land use type consistent with that in the surrounding area.
   b. The Preliminary Development Plan shows 34 lots for single family detached housing. The density of this project is 3.48 Residences Per Acre (RAC). This is less than the MIU (Medium Intensity Urban) Plan Designation of 10 RAC. The MIU designation applies to more than 99 percent of the property, with the remaining 0.7 percent designated as RT. That RT area is within the 30 foot easement along the south boundary, ironically already graded by other parties with rights to that easement. One other point about the planned 3.48 RAC density is that it is less than the Draft Pima Prosper Comprehensive Plan Medium-Low Intensity Urban (MLIU) designation which would allow 5 RAC. The Rezoning Policy A, of A-D, referred to in Section I-A.2.c of this Report will be adhered to by the transplanting of onsite plants onto the IRA along the north boundary, and particularly along (but not within) the drainageway (see Sections II-B.1.g and II-E.1.b & c, and II-F.3). Adherence to Policies B-D, which deal with CLS offsite mitigation, is addressed in Section II-E.1a and then described more thoroughly in Appendix #4.
   c. There was a neighborhood meeting held during the Plan Amendment process, and there were additional conversations with select neighbors. There has not been a neighborhood meeting in context with this rezoning proposal yet, though. Once the Site Analysis Report is approved a neighborhood meeting will be scheduled.
   d. The Preliminary Development Plan represents a conversion of the property from vacant to developed status for the majority of the property. Already the 30 foot easement along the south boundary, which amounts to about 0.41 acres, is graded and will remain as such. Along the north boundary the IRA, which amounts to 1.32 acres, will be left 'as is' except for the short swale (approx. 2' deep by 6' wide) to carry drainage from the

detention basin to the drainageway. The IRA area is composed of the existing & previously graded drainageay (approx. 0.5 acres) and the natural area southeast of the 'top of bank' (as noted on Exhibit II-C.3). Additionally there is 0.08 acre of additional land next to the northerly IRA, classified as MIU, which will be left natural. That leaves 7.97 acres which will be graded for residential development. This planned development is the same as that on nearly all of the property within a one-quarter mile radius. The only exceptions are the properties north of Linda Vista Blvd and at the southeast corner of Thornydale Rd & Linda Vista Blvd, which are currently vacant, and the elementary school to the east, and the commercial development at Thornydale Road and Overton Rd.

e. The development of the property as planned is consistent with Growing Smarter principles in a number of ways. The development of the subject property constitutes infill, as it is situated in a suburban context. The development constitutes 'compact development' as defined by the Smart Growth Network. This classification is possible because of the preservation of the natural open space along the north boundary, another smart growth principle. This open space makes up about 14 percent of the property. The proposed project conforms to another principle which calls for 'fair and cost effective' development, made possible by the proximity to existing utilities and other infrastructure. Lastly the project will be a walkable neighborhood with a path created within the northerly Common Area, and sidewalks built along all streets, and the southerly common area open for pedestrian use.

f. There are no plans to utilize solar energy systems, however the separation between units would allow for solar access should the individual homeowner choose to add solar energy after his/her purchase. Additionally, the orientation of the majority of the homes, with the long side running north-south, is preferable for solar use. The builder will comply with the County's Green Building Program.

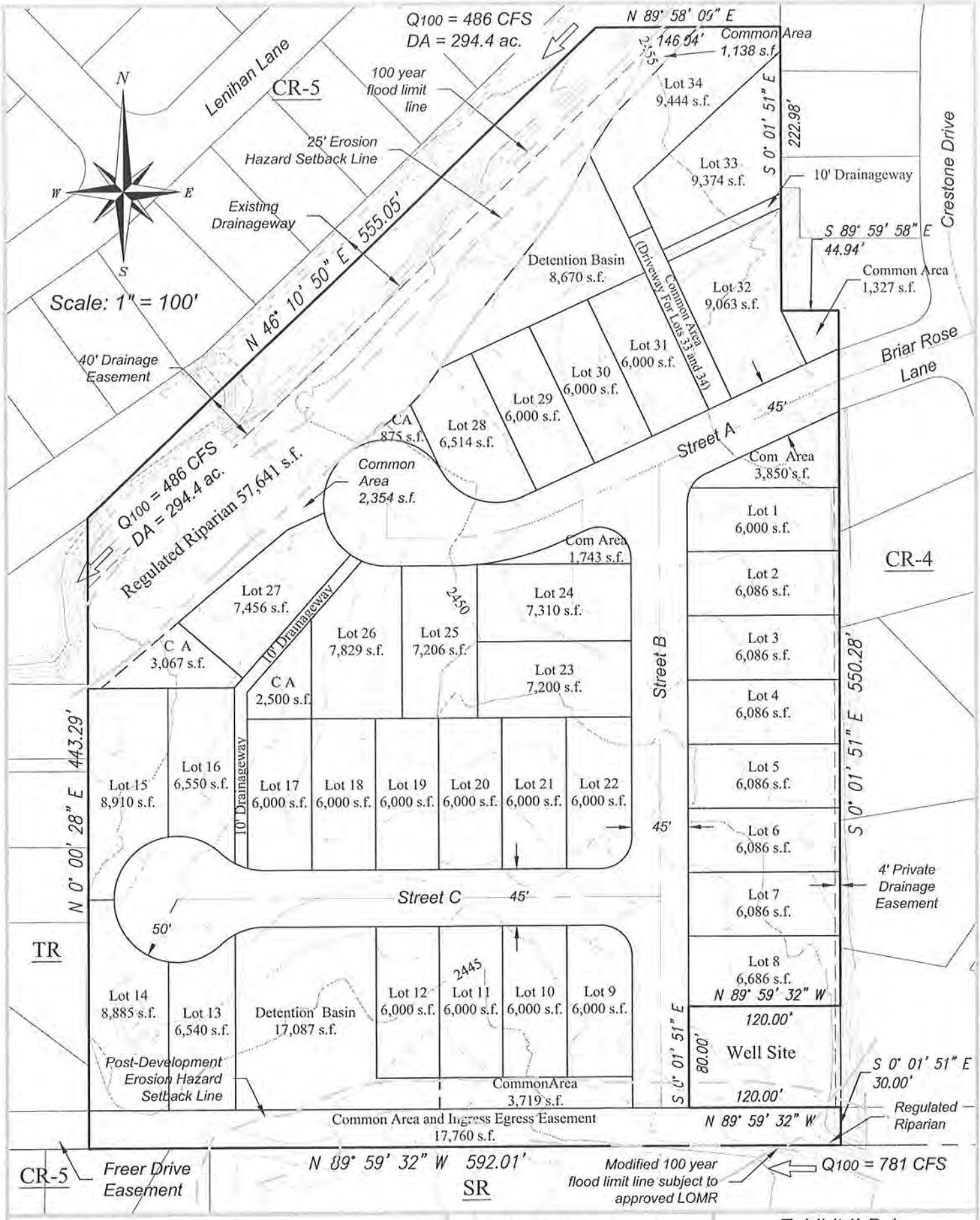
~~3.~~ The property is not subject to 1) Buffer Overlay Zone, 2) the Gateway Overlay Zone, 3) the Hillside Development Zone, 4) the Cluster Development Option, 5) the Historic Zone, or 6) the Airport Environs and Facilities Zone. It is, however, subject to the Native Plant Preservation Ordinance (NPPO). Compliance will be achieved by the 30% set-aside, factoring in the offsite mitigation land, being left natural. The plan also is to transplant as many of the onsite and affected saguaros and ironwoods as possible to the northerly IRA area (consistent with Rezoning Policy A) and the multiple small common area pieces designed for water harvesting, in order to accommodate the 80% rule.

II-B. PRELIMINARY DEVELOPMENT PLAN

1. Exhibit II-B.1a depicts the Preliminary Development Plan with topography. Exhibit II-B.1b is the same but without the topography, and in the form of a removable transparency overlay. These exhibits address all of the elements identified in Section II-B.1 of the Checklist, covering the same elements as identified in Zoning Code Section 18.91.030E, to the extent that they apply. The following is provided for clarification:
    a. The site boundaries and the preliminary lot dimensions are shown.
    b. A typical house footprint is shown on each lot (on Ex. II-B.1b).
    c. The adjacent Briar Rose Lane right-of-ways is shown, as is the intersection with the Crestone Drive right-of-way is.

d. The one future point of access, i.e. Briar Rose Lane, is shown. Also shown are all of the internal streets. Those streets will be designed to comply with Pima County Street Standard 4.1. As such all streets will contain sidewalks on both sides. Additionally there will be room for pedestrian paths within the northwest common area and the 30 foot south boundary easement (See Exhibit II-H.5).
e. Parking will be accommodated within garages, as well as in the driveway.
f. There are no required buffers or screening or walls due to the like zoning with that on the adjacent properties. However, the large piece of common area along the north boundary and the 30 foot easement along the south boundary will both act as buffers.
g. The small common areas within the project will be used primarily for water harvesting, but also will be landscaped. The large common area along the north boundary will be left natural but will also be enhanced with transplanted specimens from elsewhere onsite (consistent with Rezoning Policy A).
h. There are no recreation areas being provided by this plan. There are common areas with the one large piece along the north boundary being natural. They are shown on the Plan.
i. The existing drainage conditions along the northwest border will remain as is. The existing drainageway & 100 year floodplain & associated erosion hazard setback are all contained within the common area boundary. The 100 year floodplain that just encroaches minimally into the very south boundary will not be impacted by the development. It exists within the 30 foot utility easement which will not be modified. The Erosion Hazard Setback on this south side will be modified by the grading on Lots 10-12 and specifically the bank protection on the south sides of those lots which will remove them lots from conflict with this setback. The Plan shows a proposed drainageway within the project designed to carry onsite runoff from the northerly cul-de-sac southerly to a new detention basin.
j. The only such significant features are the existing drainageway and IRA area on the north boundary and the 30 foot easement along the south boundary, and they are all identified.
k. All of the development within 300 feet is residential is zoned CR-4 or CR-5 or TR. Exhibit II-B.1.k shows the PDP with all properties within 300 feet. That exhibit identifies the lots with two-story homes.
l. This point is moot as there are no such trails.
m. The 30 foot Utility Easement along the south boundary, and the 40 foot Drainage Easement on the north boundary, are identified.
n. This point is moot. Sewers will be utilized.
o. This point is moot. There are no overlay zones.
p. This point is moot. There are no transit stops.

2. The following support data is provided:
   a. Not applicable
   b. The maximum building height will be 34 feet and two stories, per the Zoning Code.
   c. The total number of dwellings is 34.
   d. The density is 3.48 RAC.
   e. Each dwelling will contain the required parking spaces onsite as determined by Line 1a of the Zoning Code Table 18.75-1.



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PRF3 LLC- Briar Rose Lane
APN: 225-02-004P, 225-02-004Q, 225-02-004V
Section 20, Township 12 South, Range 13 S,
Pima County, Arizona

Exhibit II-B.1a
Preliminary
Development Plan

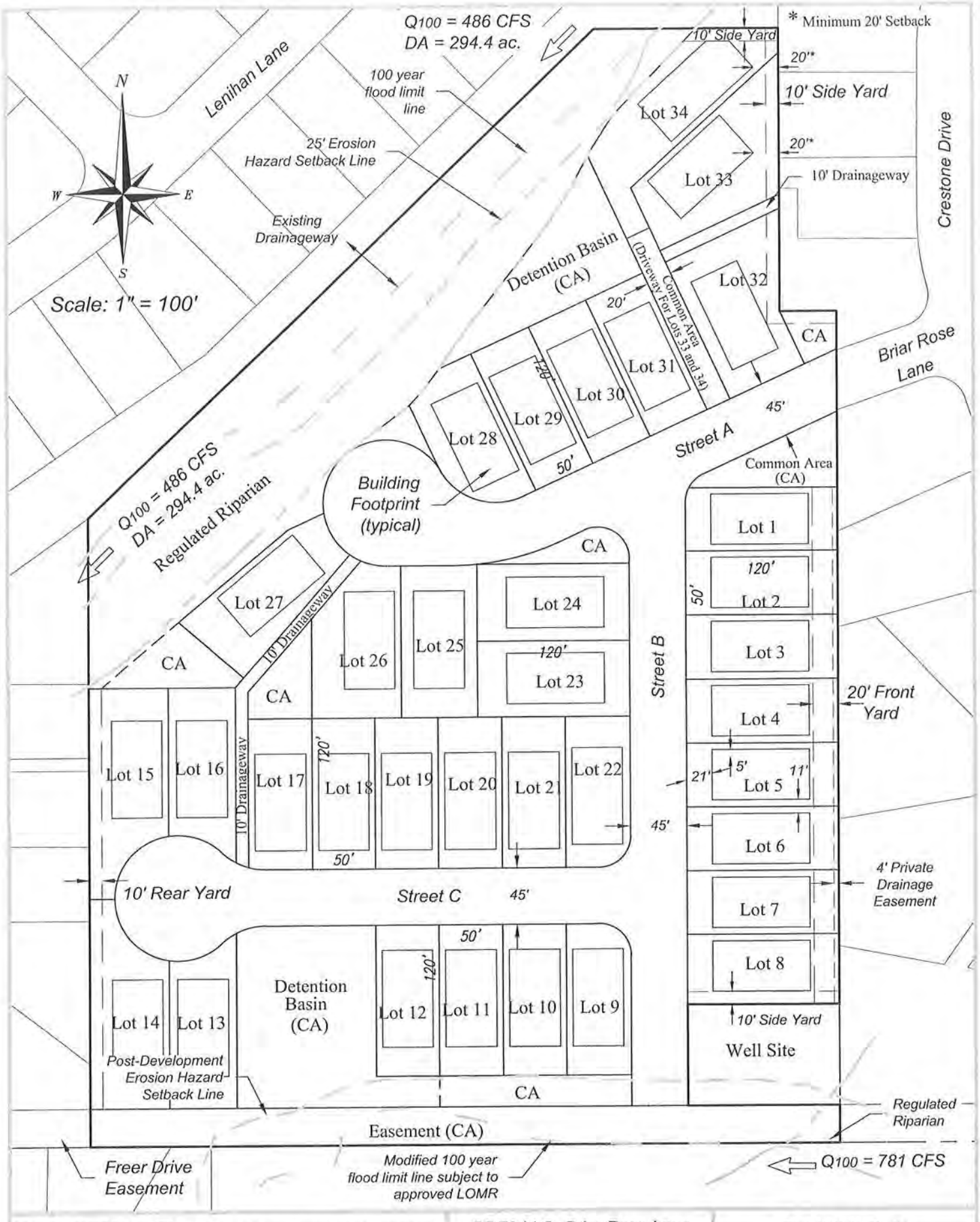

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Exhibit II-B.1b
PDP Transparency

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Section 20, Township 12 South, Range 13 S,
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Exhibit II-B.1k
PDP with 300' Coverage

f. The landscape will be primarily characterized as 'desert', in compliance with the County's approved plant list.

g. The Preliminary Development Plan contains both natural (land in its natural state plus land previously graded but to be left 'as is') and functional open space. The natural open space is located along the northwest border in the IRA, including the drainageway, and immediately adjacent to the IRA, and makes up 1.42 acres. The southerly 30 foot easement will also be left 'as is' and it makes up 0.41 acres. Additionally there is functional open space within the several pieces of common area within the project, combined making up 0.8 acres, and in the two detention basins making up an additional 0.59 acres. While these numbers are preliminary they are expected to be very close to the final numbers generated during the platting process.

h. Not applicable.

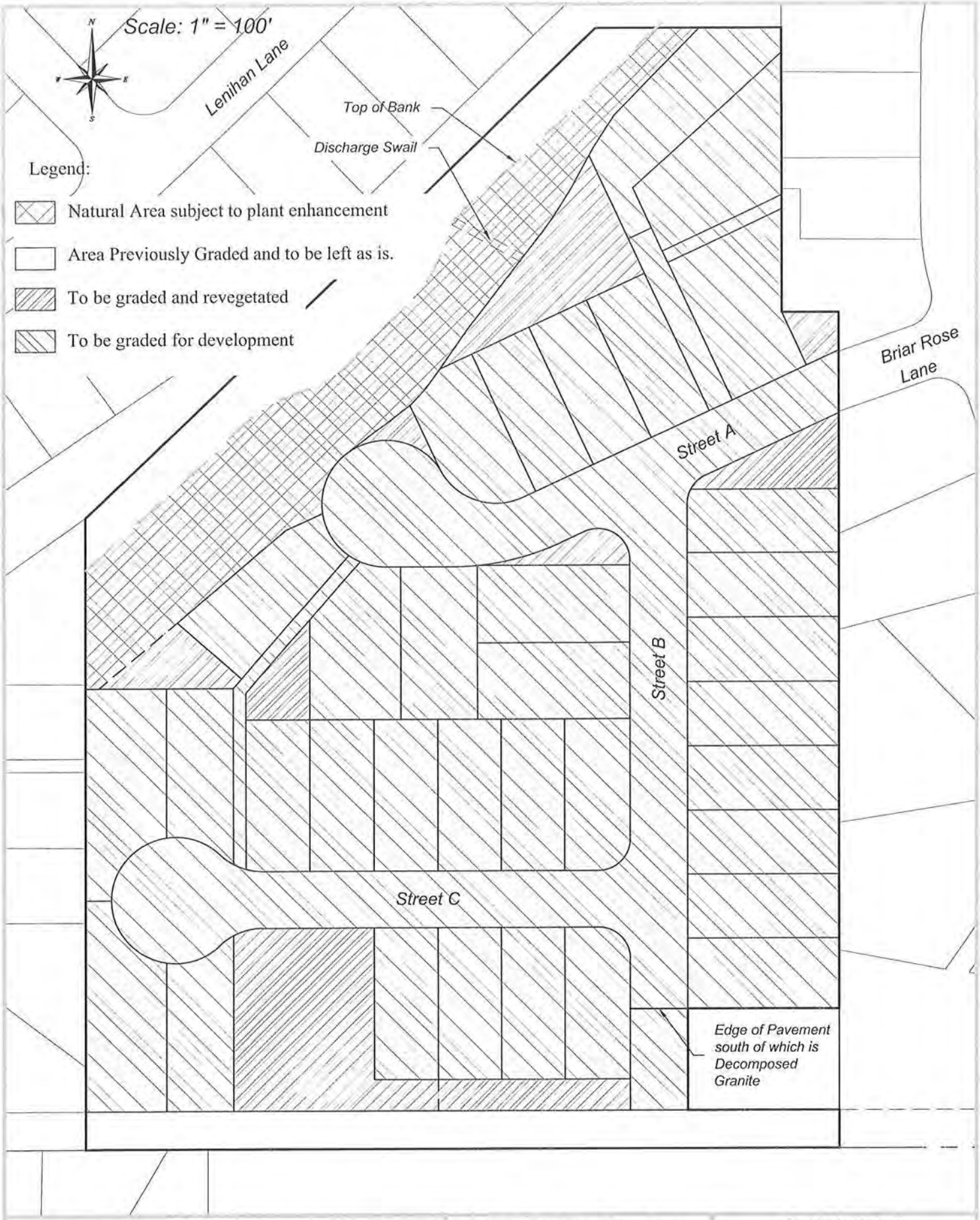
i. One additional piece of information that is not in the County's Checklist is that of setbacks. As setbacks are taken from the site perimeter in a CR-4 subdivision, and given that the front yard is the border through which access comes, the 20 foot front yard applies to the easternmost border, and all other borders, be they a side or the rear, are subject to a 10 foot setback. These setbacks are shown on Exhibit II-b.1.b. As Lots 33 & 34 have substantial depth a special 20 foot setback is indicated.

II-C. TOPOGRAPHY AND GRADING

1. The site does not contain any slopes of 15 percent or greater.
2. There is no need to set aside natural area as a result of the Hillside Development Zone.
3. The conditions after grading amounts to the following and are depicted on Exhibit II-C.3:
   a. The natural open space, or area to be left 'as is', consists of the open space/common area along the north boundary and the 30 foot easement area on the south boundary. All of these properties amount to approximately 19 percent of the site. Exhibit II-C.3 breaks this area down into two sub-groups, that which was previously graded but will be 'left as is' by this development (i.e. the drainageway along the north boundary and the 30 foot easement along the south boundary), and that which has not previously been graded nor will it be graded by this development, but will be subject to plant enhancement (i.e. the remainder of the northerly open space/common area outside of the existing drainageway).
   b. Approximately 14 percent of the project will be graded and then revegetated.
   c. That leaves the remaining 67 percent of the property that will be graded to accommodate the residential development.
4. No cuts or fills of 5 feet or greater are expected.
5. The 'cluster option' will not be used.

II-D. HYDROLOGY

1. The PDP respects the hydrologic conditions on the north/northwest border. The Common Area/Open Space along that border contains the existing channel, the 100 year floodplain, the erosion hazard setback, and all of the Regulated Riparian area. The 100 year floodplain along the south boundary is contained within the 30 foot Utility Easement. The erosion hazard setback does encroach into Lots 10-12 which either will be avoided by the house footprint or there will be bank protection installed along the south side of each lot. The floodplain in both cases will not be impacted by the proposed residential development. Other than for these two wash/floodplain



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Section 20, Township 12 South, Range 13 S,
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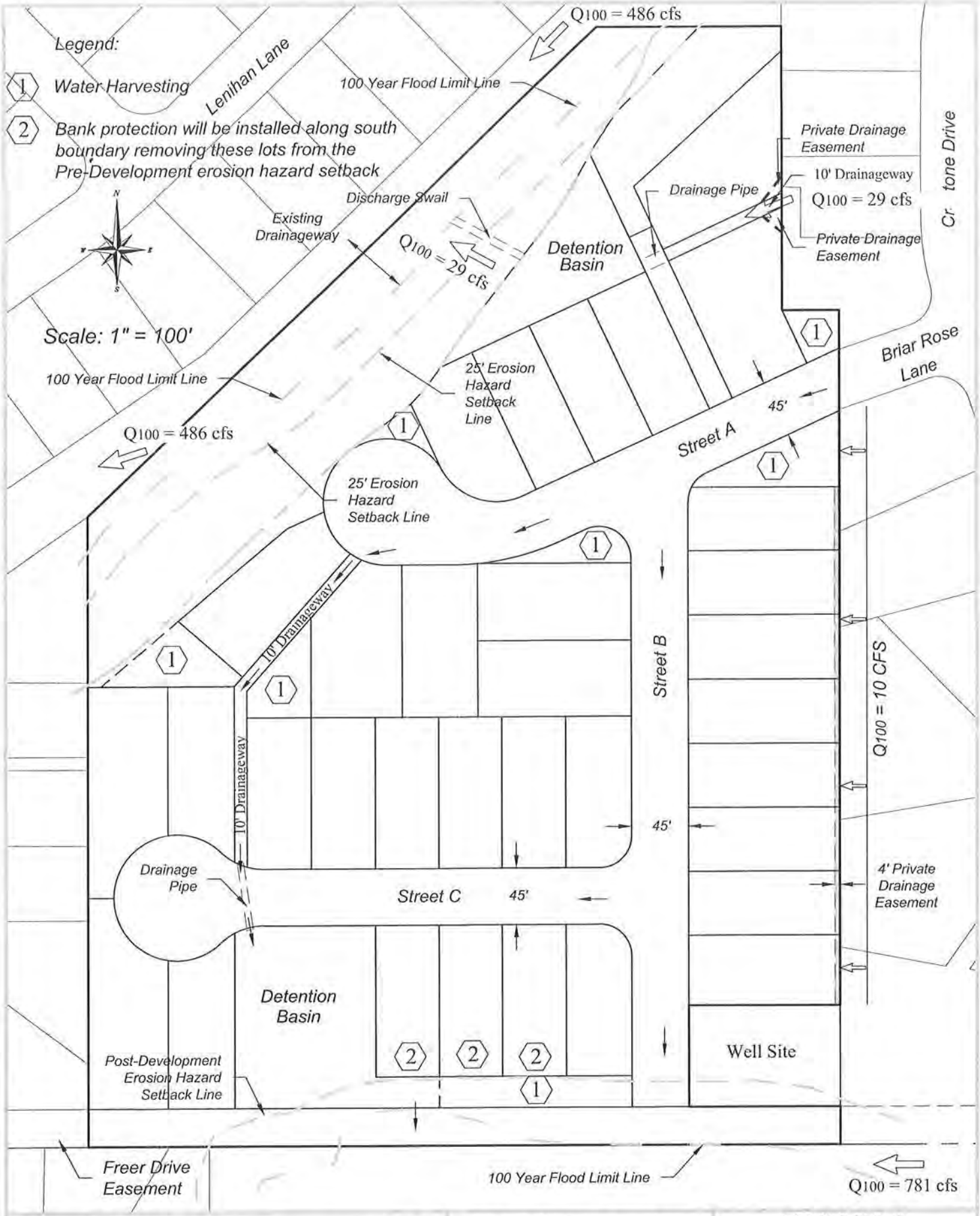
Exhibit II-C.3
Preliminary Grading Plan

areas there is offsite flow entering the site along the east boundary near proposed Lots 32 & 33. At that location runoff discharged from the adjacent detention basin will be captured and funneled into a drainageway which will carry the runoff to a pipe system under the joint driveway serving Lots 33 & 34 and then into a detention basin which ultimately will discharge the runoff to a swale running through the Common Area leading to the bank of the drainageway along the north boundary. There is a minor additional amount of offsite flow running off the back slopes of the lots to the east and south of Briar Rose Lane which will be collected in a narrow & shallow drainageway within and along the east border of Lots 1-8 which will carry that flow to the south to be discharged into the wash to the south. This drainage plan will result in no negative impacts to hydrologic conditions up or downstream.

2. There is no encroachment into either of the two applicable 100 year floodplains due to the project plan. The floodplain along the north boundary will completely be avoided. The one along the south boundary was previously graded for that small portion that encroaches onto the subject property, with that grading performed by others who have rights to the utility easement, with the purpose being the installation of public utilities and access to those utilities and to the City Well site. The impacts of development onto each of these two floodplains will be mitigated by the construction of two detention basins which will reduce the increased onsite discharges back to pre-development rates.
3. Exhibit II-D.3 shows the quantity of flow for the washes along the north/northwest boundary and the south boundary, entering and exiting the property. Those numbers are the same as under pre-development conditions. Any increase in peak discharges onsite will be addressed by the two on-site detention basins.
4. Exhibit II-D.3 shows the location and size of the two retention/detention basins. The property wall along the south boundary of Lots 10-12, next to the detention basin outlet system and adjacent water harvesting area, will be constructed to define the edge of the erosion hazard setback.
5. There are no basin management plans or applicable Comprehensive Plan policies that affect this property.
6. The future Homeowner Association (HOA) for the subject project will have the responsibility of maintaining that portion of the drainageway along the north side that is within the north property boundary. Currently the Linda Vista Ridge HOA is presumed to maintain that drainageway within its boundary, that is approximately the north half (and possibly all of it). There is a potential for a joint maintenance agreement, but that is something that will be explored during the platting process.

II-E. BIOLOGICAL RESOURCES

1. See Exhibit II-E.1 for a graphic response to the biological issues in the Checklist.
    a. The entire site is designated as part of the Conservation Land System. The area designated as IRA is identified and it is all within common area to be left 'as is' (although two caveats need to be made, one being that approximately 0.5 acres was previously graded to construct the drainageway and two, that a small swale will be cut in from the northerly detention basin to the channel) and at the very southeast corner of the site which was graded previously to install utilities and make the surface drive-able. The Multiple Use Management/Special Species Management area will all be disturbed except for a small area along the northerly IRA which amounts to 0.08 acres, and for the 30 foot



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Section 20, Township 12 South, Range 13 S,
Pima County, Arizona

Exhibit II-D.3
Preliminary Drainage Plan

easement, amounting to 0.41 acres, which was previously graded by others but in regard to the subject property will be left 'as is'. The amount of disturbed MU/SS area is 7.97 acres (although this number may be marginally refined during the platting process). This area will be mitigated by the provision of offsite mitigation land. Such land has been identified and acquisition is underway. This matter is discussed in Appendix #4.

b. A total of 111 saguaros were counted on the site and are depicted on this exhibit. Approximately 22 are located within the open space within the northerly Common Area and all of them will all be preserved in place. Another 2 exist within the two detention basins and another 1 exists in one of the small pieces of common area and all of them will also be left in place if the grading will allow. Additionally there are a few saguaros within proposed lots that might be able to be left in place due to their locations in back yards or side yards, and that will all depend on the final grading. Of those that cannot be left in place it is estimated that there is more than sufficient space in the northerly IRA area (satisfying Rezoning Policy A) and the detention basins and the small pieces of common areas to accommodate all of the required transplanted onsite saguaros.

~~c.~~ A total of 103 Ironwood Trees were counted on the site and are depicted on this exhibit. Approximately 26 of the Ironwood Trees are located within the northerly IRA area and they will all be preserved in place. Another 3 exist within the two detention basins, another 8 exists within the small pieces of common area, another 2 exists within the southerly 30' easement, and all of them will also be left in place if the grading will allow. Additionally there are a few ironwoods within proposed lots that might be able to be left in place due to their locations in back yards or side yards, and that will all depend on the final grading. Of those that cannot be left in place it is estimated that that there is more than sufficient space in the northerly IRA area (satisfying Rezoning Policy A) and the detention basins and the small pieces of common areas to accommodate all of the required transplanted onsite Ironwoods.

d. This point is moot, as the site does not contain any Pima Pineapple Cactus.

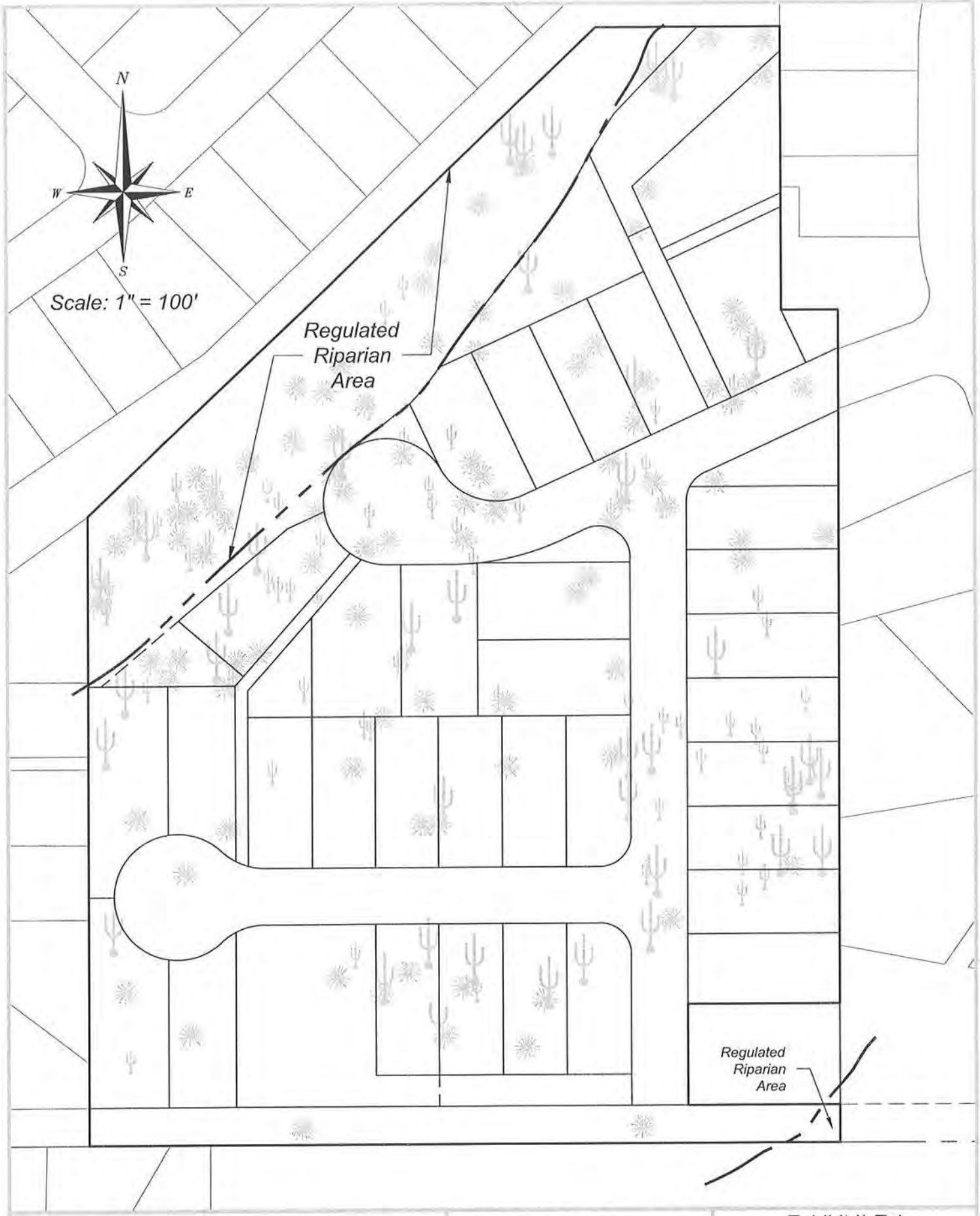
e. This point is moot, as the site does not contain any Needle-Spined Pineapple Cactus.

f. Other than the riparian habitat along the north boundary, which will be preserved, there are no other areas of significant or important vegetation.

2. The proposed development plan maintains the Important Riparian Area along the northwestern boundary by leaving it 'as is', with the minor exception of the swale from the northerly detention basin to the drainageway, which will be revegetated. This one IRA corridor is the only landscape corridor within the subject property. The preservation of this area is greater in proportion then what any of the surrounding subdivisions preserved. Compensation for that portion of the property designated as MU/SS will be achieved through the offsite mitigation plan.

II-F. LANDSCAPE AND BUFFER PLAN

1. Given that the proposed zoning CR-4 and the adjacent zoning is a mixture of CR-4, CR-5 and TR there are no required bufferyards, and therefore none are mapped.
2. No mapping is required or provided in regard to bufferyards. Exhibit II-B.1a is enclosed which shows the Drainage Easement within the northerly open space Common Area.
3. A portion of the Saguaros and Ironwoods onsite that will be impacted by the proposed development will be transplanted into the northerly open space Common Area, consistent with Rezoning Policy A. The final number of such specimens will be determined when the Native



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PRF3 LLC- Briar Rose Lane
APN: 225-02-004P, 225-02-004Q, 225-02-004V
Section 20, Township 12 South, Range 13 S,
Pima County, Arizona

Exhibit II-E.1
Biological Impacts Map

Plant Preservation Plan is prepared, at the time of the Tentative Plat. Preliminary numbers are discussed in Section II-E.

II-G. VIEWSHEDS

1. The development is not expected to block any significant views or vistas seen from the adjacent properties, either close by or remote. The dominant offsite views are of the Tortolita Mountains, to the northwest, which are not expected to be obscured at all.
2. No mitigation measures should be necessary given the conclusions expressed above.

II-H. TRANSPORTATION

1. The PDP shows one ingress/egress point at the existing Briar Rose Lane. This number of one ingress/egress point into this proposed subdivision, with 34 lots, is sufficient and meets the Pima County Department of Transportation standards. The traffic in and out of this subdivision at Briar Rose Lane is the place where access has been anticipated for many years. The plat for the Las Lindas subdivision to the east created the right-of-way for Briar Rose Lane, putting the public on notice that this is the point where access to the subject property will take place. The traffic that would be generated by the planned 34 lots will be handled by the adjacent streets, particularly Crestone Drive, even if just classified as a 'local street'. However, given its extension to the east beyond the boundaries of the Las Lindas subdivision and its segment length greater than ¼ mile it could easily be classified as a 'residential collector street', in which case the design capacity would increase. The distance from the Briar Rose Lane & Crestone Drive intersection from the nearest intersection, that being at Crestone Drive & Elan Lane, is 408 feet to the south, a distance in compliance with the PDCOT standards.
2. There are no future off-site road improvements that the proposed development depends upon for access.
3. Of all the streets discussed in Section I-F.1 the only one with any current capacity issues is Thornydale Road. However, since that road is scheduled for widening in less than 5 years the future capacity of that road can be used, per the Site Analysis Report Checklist. With the use of that number (i.e. 34,000 vpd) there will be sufficient capacity in this road for the subject development.
4. Given the lack of negative impact it is considered unnecessary to propose any traffic mitigation.
5. Sidewalks will be built on both sides of all internal streets per Subdivision and Development Street Standards Detail 4.1 for 'urban residential' local streets. Additionally, there will be a pedestrian path through thru the northerly common area, and pedestrian opportunities will exist within the southerly easement area for the project residents. This is all shown conceptually on Exhibit II-H.5. There are no internal designated bike lanes within the project. There are no regional pedestrian or bike paths/lanes nearby to tie in to.
6. All internal streets will conform to the Pima County Street Standard Detail 4.1, which contains a 45 foot right-of-way. A copy of that Detail is enclosed as Exhibit II-H.6. The streets shall be public unless Pima County policy requires that they be private.
7. The existing roadway facilities adjacent to the property and from that street to the nearest arterial are sufficient, and so it is thought the project meets Transportation Concurrency. This assumes Thornydale Road to be widened within 5 years per the current projection.

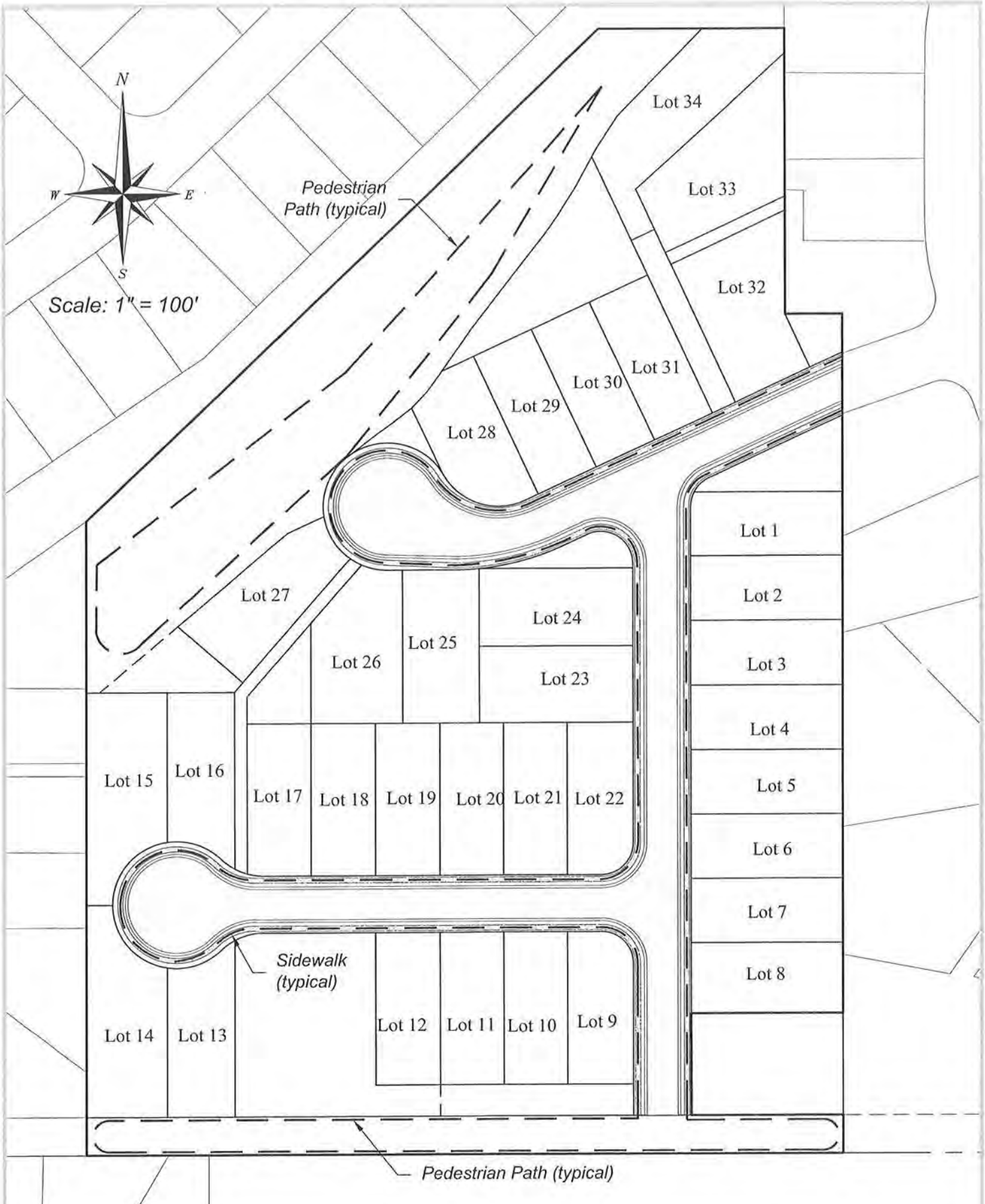

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Exhibit II-H.5
Pedestrian Paths