

SITE ANALYSIS

***4302 S Camino Verde
Tucson, Az 85735***

Parcels - #212-45-020B & #212-45-020A

Sec. 34, T-14-S, R-12-E

PIMA COUNTY, ARIZONA

***OWNER: Gene Hildreth
64580 E. Drifter Drive
Tucson, Az 85739***

June, 2018



Southwest Consulting Engineering

SCE #1020.0317

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PLANNING:

EXISTING LAND USES

Section I-A.3 Existing Easements: There are no existing easements per this property's Title Report Schedule B, *See Exhibit A, Page 4.*

Section I-B.e Existing Grading: There has been some grading in the past, however current conditions are flat and near what would be natural grade with no swales or slopes onsite.

The existing disturbed areas consist of:
0.51 acres of cleared area used for access.
2.30 acres of cleared area for unknown past usage with two small foundations near the center of the project site, *See Exhibit I, Page 13.*

The area of disturbance is approximately 114,912 S.F. or 2.64 Acres which includes the buffer yards along the Michigan Street extension along the south. No significant slopes or drainage swales will be constructed other than the fill pads.
See Exhibit B, Page 9.

SECTION II - LAND USE PROPOSAL

BIOLOGICAL RESOURCES

Section II-E a.: There are no Conservation Land Systems onsite, *See Exhibit C, Page 7 & Appendix C.*

Section II-E b.: There are no Saguaros onsite.

Section II-E c.: There are no Ironwood tree Designated Areas onsite, *See Exhibit D, Page 8 & Appendix C..*

Section II-E d.: **Pima pineapple cactus Designated Area: MEDIUM**
There are no Pima Pineapple Cactus onsite, *See Exhibit E, Page 9 & Appendix C.*

Section II-E e.: There are no Needle-spined pineapple cactus onsite, *See Exhibit F, Page 10 & Appendix C.*

ON-SITE WASTEWATER TREATMENT AND DISPOSAL

- Section II-H 1.: This subdivision will use septic waste systems since the nearest sewer line is approximately 1,370' away, *See Exhibit A, Page A-1.*
- Section II-H 2.: A Soils Report/Soil Evaluations have been done for each lot and septic systems should function properly, *See Appendix B, Page B-1.*
- Section II-H 3.: A septic design based on a single family, four bedroom dwelling is as follows:

TRANSPORTATION:

1. Roadway Conditions in the Vicinity

Currently, South Camino Verde is 25' wide, 2 lane undivided road without curb or sidewalk. This road is maintained by Pima County. The right-of-way width is 90 total feet, 45' on either side.

Currently, Michigan Street is 25' wide, 2 lane undivided road without curb or sidewalk. This road is maintained by Pima County. The right-of-way width is 78 total feet, 45' on the north side and 33' on the south side.

No traffic counts are currently available at the intersection of Michigan Street and South Camino Verde. There are no known roadway expansions planned.

Both streets are in good condition without the need for maintenance at this time.

2. Proposed access and roadway cross section

Proposed access to the site is from South Camino Verde and what will be a new extension of Michigan Street going westward along the southern boarder of this property, *See Appendix A.*

The Michigan Street extension will be 24' wide without curb or sidewalk. The 30' radius' will have header curb. The Michigan Street extension centerline will line up with the existing eastern portion, *See Appendix A.*

3. Driveway Locations

There are no existing driveway locations near this site's access. Instead, the will have access from South Camino Verde and a new intersection with Michigan Street, *See Appendix A.*

REGIONAL FLOOD CONTROL:

1. Onsite Sheet Flooding:

There is a 1/2 foot of sheet flooding across the site per Pima County Flood Hazard Map, *See Exhibit G, Page 11.*

2. Camino Verde 75' Erosion Hazard Setback:

There is a 75' Erosion Hazard Setback along Camino Verde, measured from the edge of pavement, *See Appendix A.*

3. Camino Verde 75' Erosion Hazard Setback:

There are 3 drainage easements north of this project site, *See Exhibit H, Page 12.*

A Drainage Report shall be submitted along with the Plat showing that offsite drainage is properly accepted and conveyed across this project without interference or adverse impacts.

3. Drainage Improvements:

Details have been added to the Preliminary Development Plan which show the minimum required items which are based on Pima County Flood Control Technical Bulletins, *See Appendix A.*

EXHIBITS

SCHEDULE B - SECTION I**REQUIREMENTS**

The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the Recorder of the County in which said property is located.

NOTE: Pursuant to Arizona Revised Statutes 11-480, effective January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- a. Print must be ten-point type (pica) or larger.
- b. Margins of at least one-half inch along the left and right sides one-half inch across the bottom and at least two inches on top for recording and return address information.
- c. Each instrument shall be no larger than 8 1/2 inches in width and 14 inches in length.

1. Approval of legal description by all parties to this transaction.
2. Submit for review an original Certification of Trust in the form prescribed by this Company dated and executed within thirty days prior to closing by an acting trustee of the Osuna Living Trust dated 6/29/07 Trust.
3. RECORD Deed from Tony K. Yeung and May O. Yeung, husband and wife as to an undivided 51.282% interest, Sandy Blazer, an unmarried woman, as to an undivided 25.641% interest, and Mireya Osuna, Trustee of the Osuna Living Trust dated 6/29/07, as to an undivided 23.077% interest to _____, as Trustee of the Eugene Hildreth Living Trust.

COMPLIANCE with ARS 11-1133, which states essentially that an affidavit must be completed by a seller and a buyer and appended to a deed or contract for the sale of real estate which is presented for recording.

4. COMPLIANCE with Section 33-404 A.R.S., which states essentially that the names and addresses of the beneficiaries under a trust must appear on the face of any conveyance of Real Property wherein the Grantor or Grantee is named Trustee.
5. PAY first installment 2017 taxes, in the amount of \$151.26, Parcel No. 212-45-020A-5, plus penalties if any.
Note: Full year 2017 tax amount is \$1,310.92
(Parcel 1)
6. TAX NOTE:

Year	2017
Parcel No.	212-45-020B-6
Total Tax	\$1,088.13
First Half	\$paid
Second Half	\$543.86
(Parcel 2)	

Note: 24 month chain of title:

Trustee's Deed recorded September 16, 2009 in Docket 13644, page 267 and re-recorded December 31, 2009 in Docket 13716, page 1268; executed by Carolyn J. Knoblock to Tony K. Yeung and May O.

OR Commitment

Exhibit A

Yeung, husband and wife as to an undivided 51.282% interest, Sandy Blazer, an unmarried woman, as to an undivided 25.641% interest, and Mireya Osuna, Trustee of the Osuna Living Trust dated 6/29/07, as to an undivided 23.077% interest.

Note: This transaction does not qualify for a reissue rate.

Note: We find no open deeds of trust of record. Please verify by inquiry of the principals and/or their agents that the subject property is free and clear of any voluntary encumbrances and advise the Title Dept. accordingly prior to close of escrow.

Lender's Note: The purported address as disclosed by the **Pima** County Assessor's office is as follows:

4302 S. CAMINO VERDE A & B, Tucson, AZ 85735

END OF SCHEDULE B - SECTION I

I want to...

Site

Exhibit B
6.

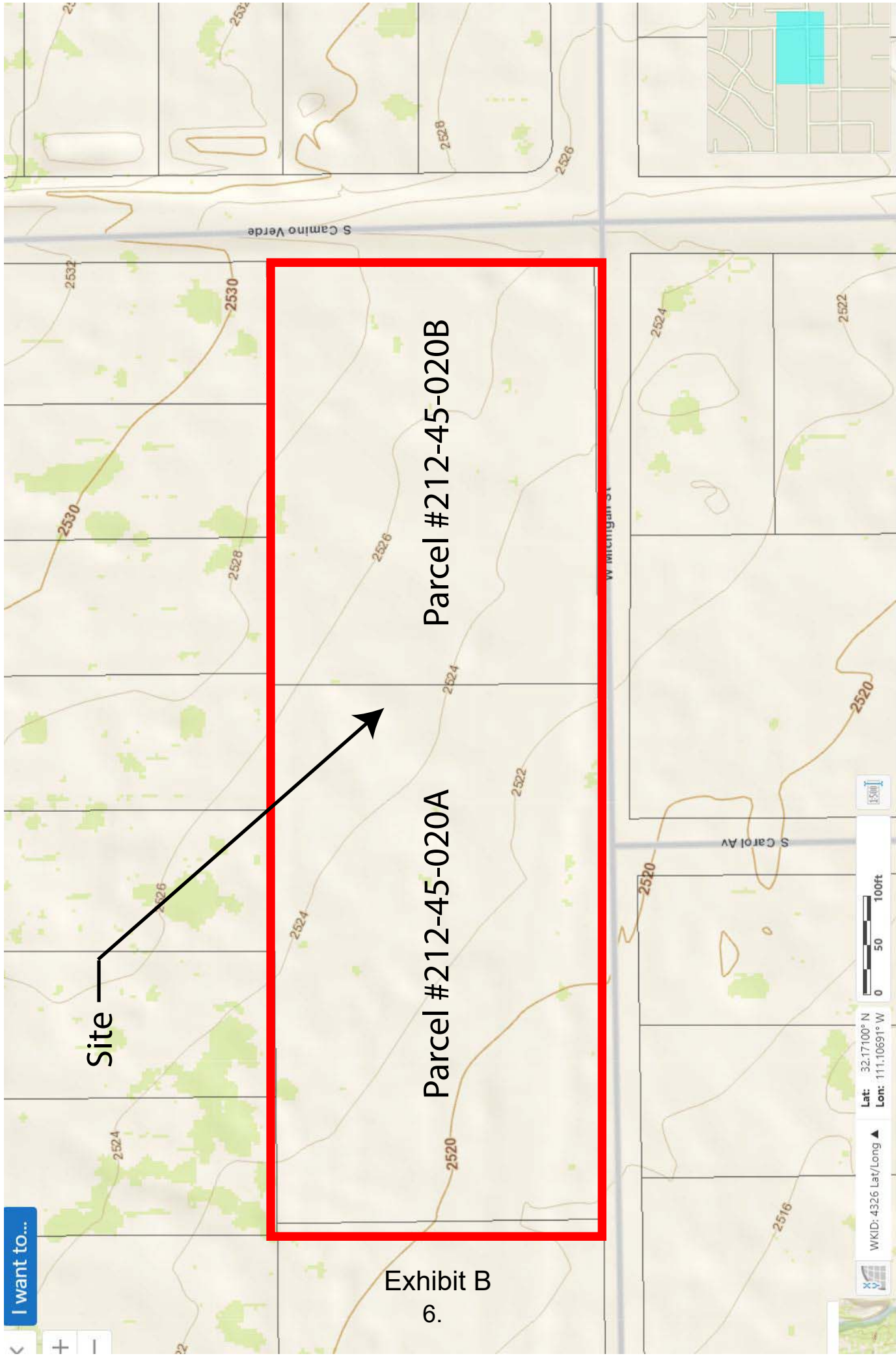
Parcel #212-45-020A

Parcel #212-45-020B



WKID: 4326 Lat/Long ▲

Lat: 32.17100° N
Lon: 111.10691° W



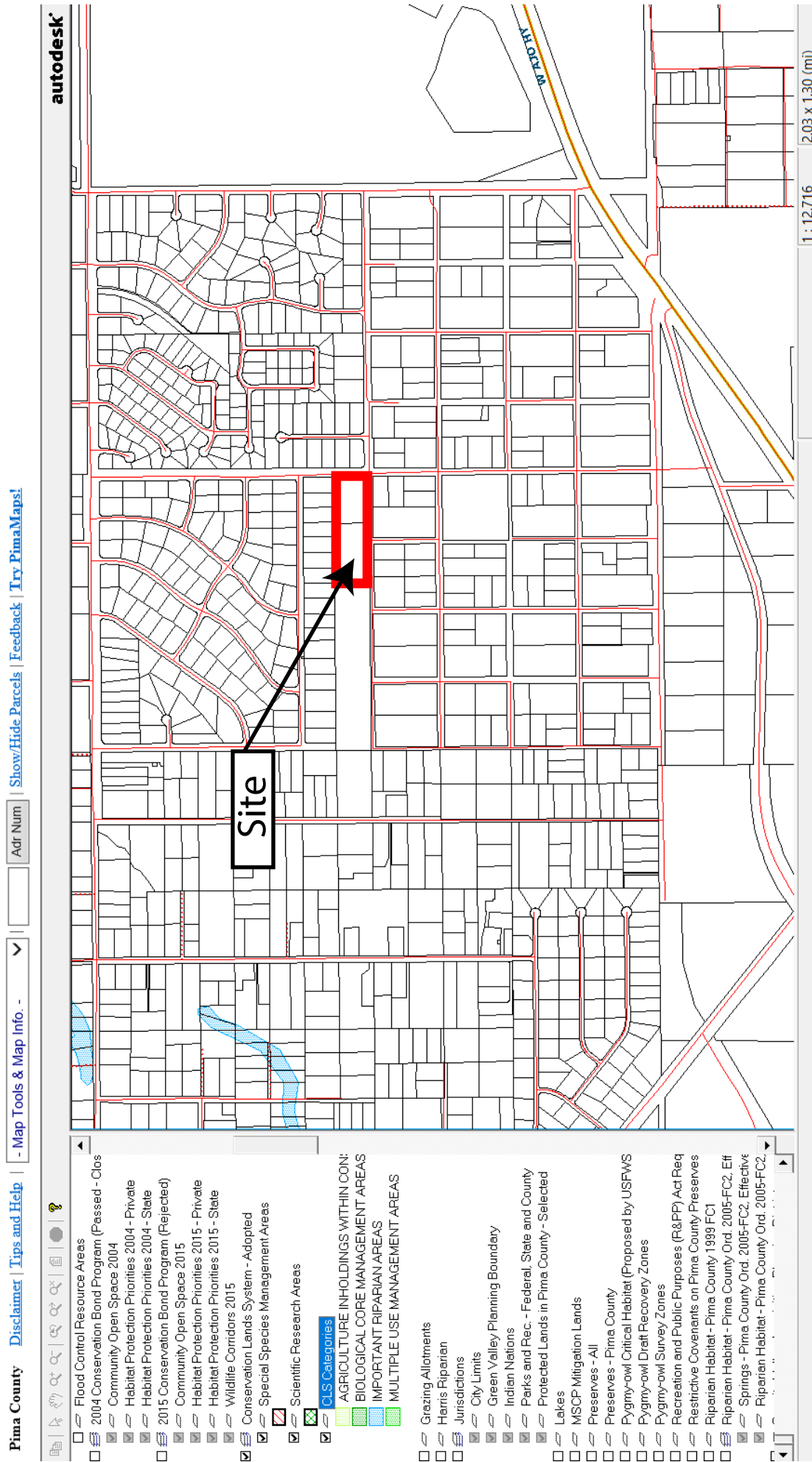
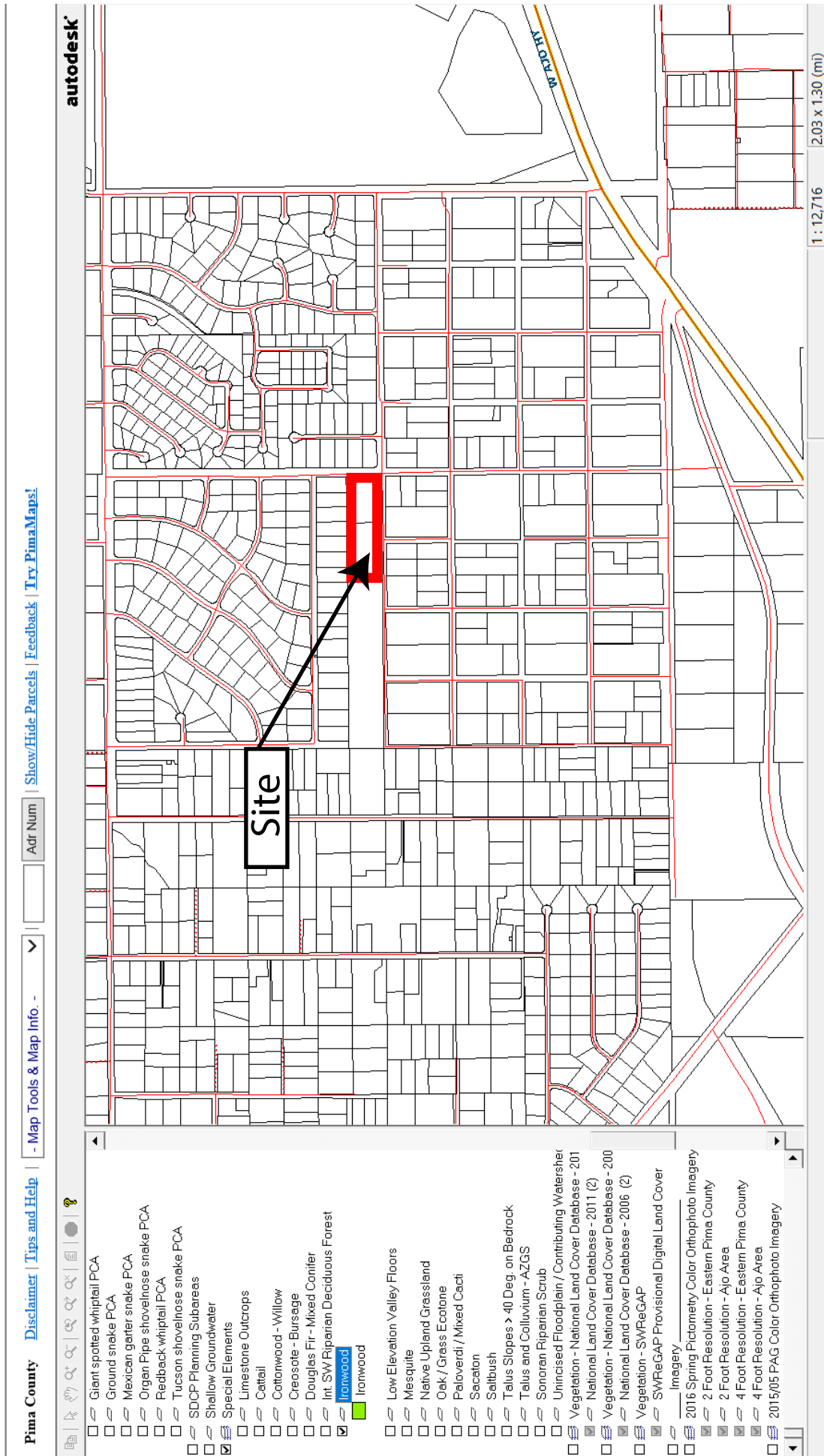
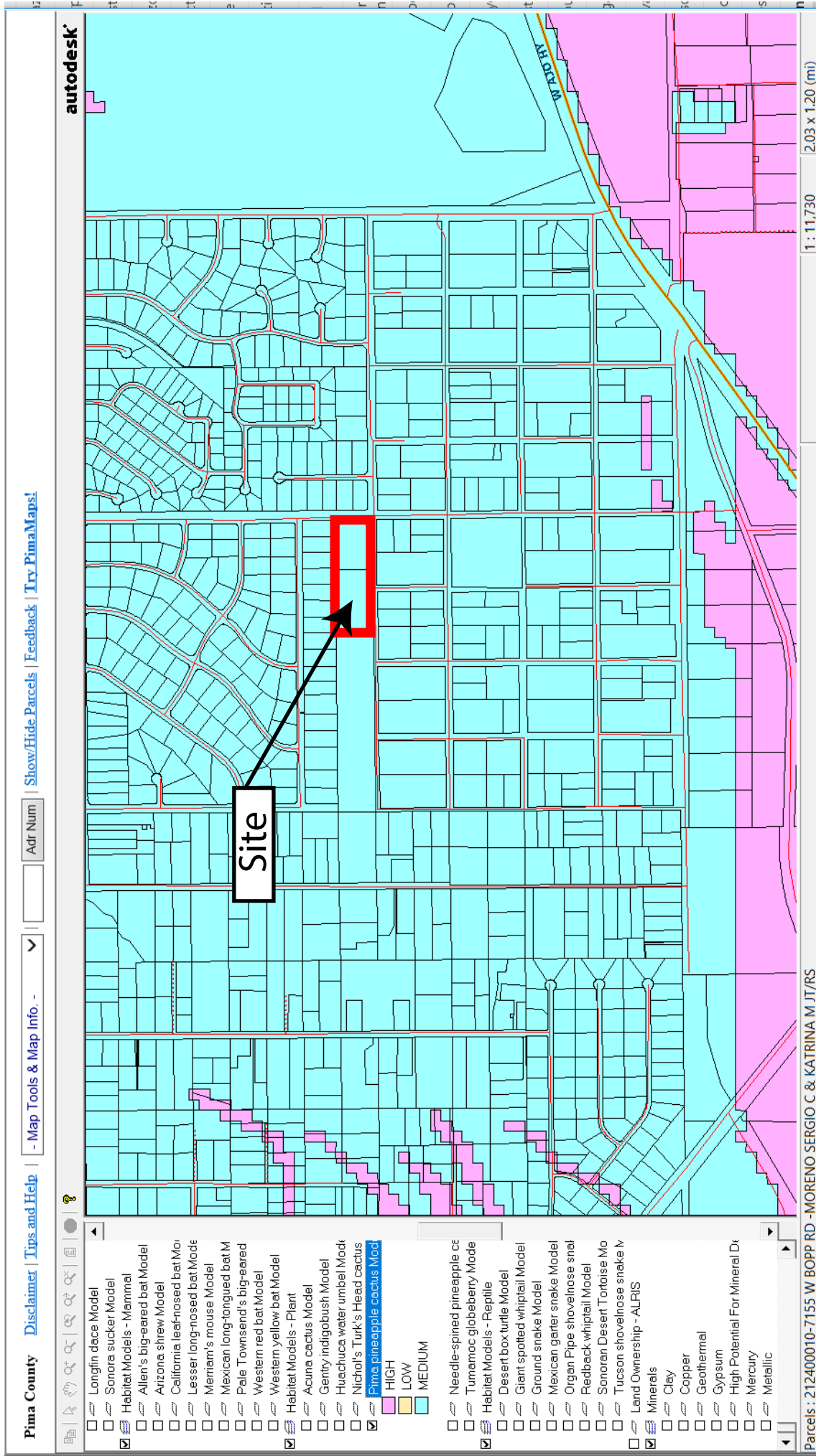


Exhibit C

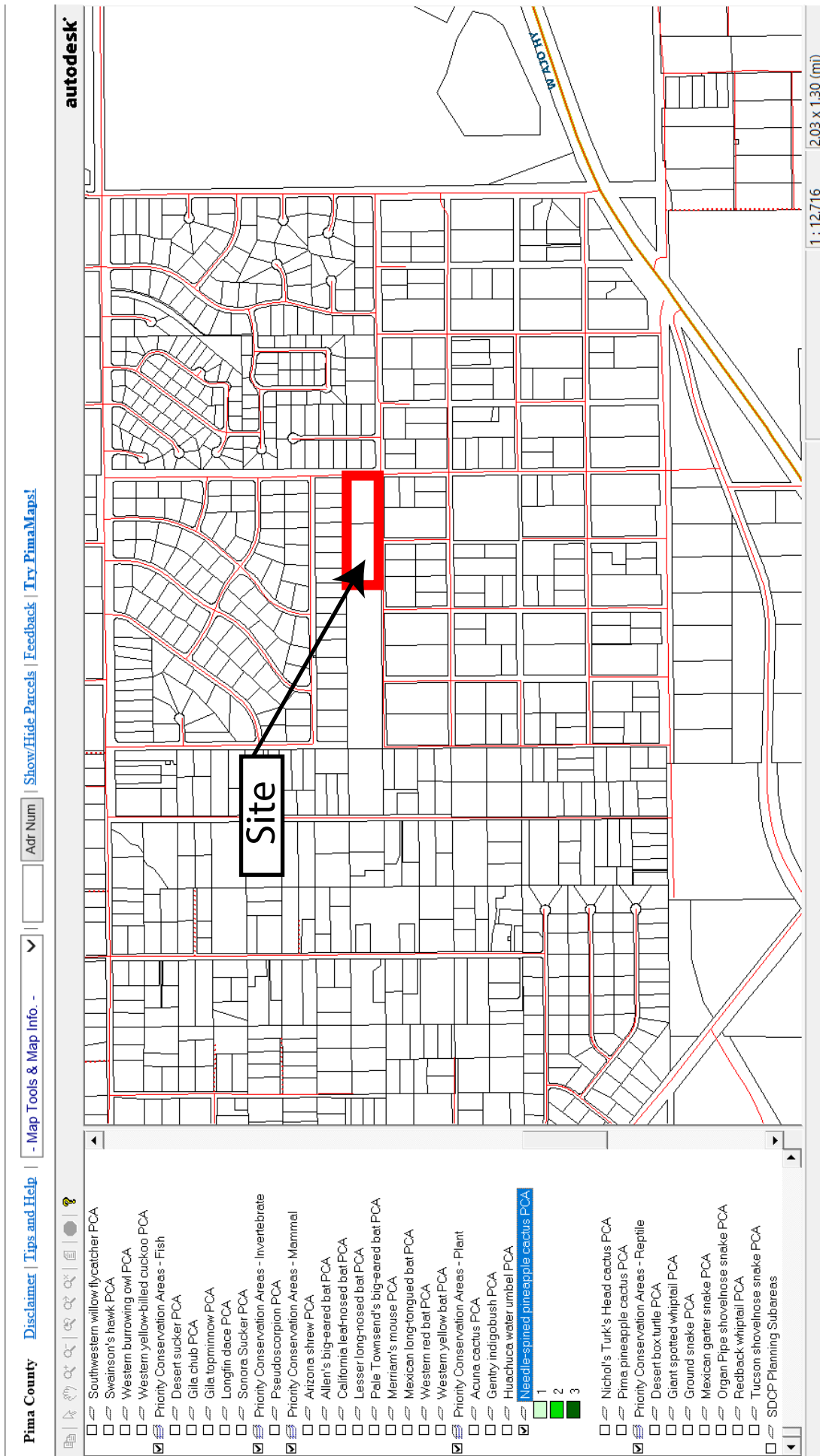
Conservation Land System: None
Section II-E.a



Ironwood: None
Section II-E.c



Pima pineapple cactus: MEDIUM
Section II-E.e



Needle-spined pineapple cactus: None
Section II-E.e