

Exhibit I

APPENDIX A
PRELIMINARY PLAT

PROJECT NOTES:

- EXISTING ZONING = SR
- PROPOSED ZONING = GRI-4
- PROPOSED SETBACKS: FRONT = 30'
SIDE = 10'
BACK = 10'
- LOTS ARE 0.83 ACRES AFTER RIGHT-OF-WAY TAKE
- PROPOSED USE: SINGLE FAMILY HOMES
- APPROXIMATE HOME SIZE: 1,500 TO 1,800 S.F.
- PROPOSED HEIGHT: One & Two-Story
- No manufactured housing
- SEWER: SEPTIC
- WATER: TUCSON WATER
- ELECTRIC: TRICO
- GAS: SOUTHWEST GAS

BUFFER YARDS

- NORTH = BUFFER YARD D
- EAST = BUFFER YARD C
- SOUTH = BUFFER YARD B
- WEST = BUFFER YARD A

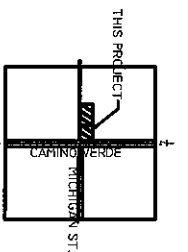
LEGEND

- 12' INGRESS/EGRESS
- 15' SHARED INGRESS/EGRESS
- PP EXISTING POWER POLE
- OE- EXISTING OVERHEAD ELECTRIC

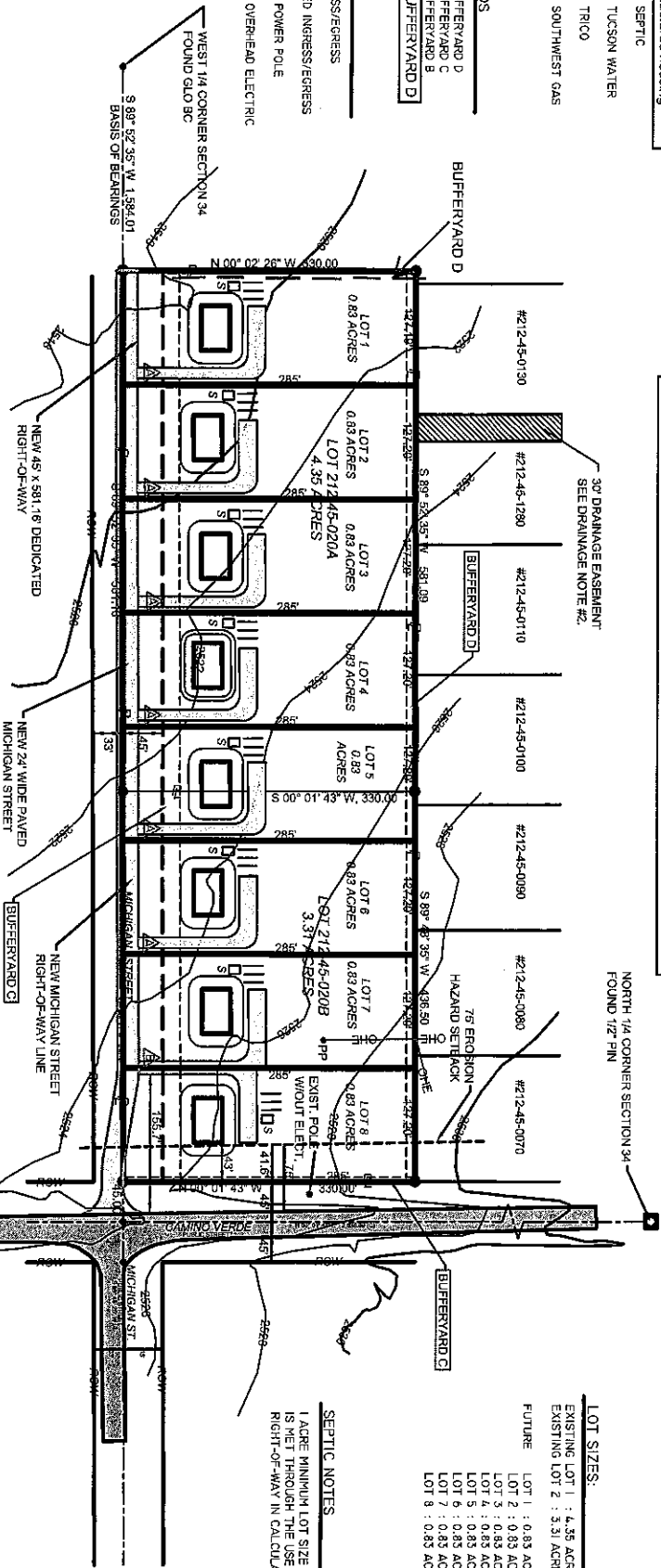
PRELIMINARY DEVELOPMENT PLAN PARCELS #212-45-020A & #212-45-020B

PDP is for conceptual purposes only and does not give approval to associated engineering.

SCALE: 1" = 200'



LOCATION MAP
NE 1/4, SEC. 34, T 14 S, R 12 E



DRAINAGE NOTES

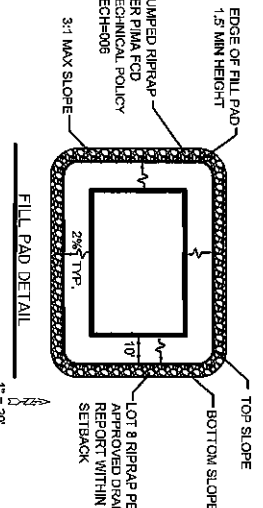
- THERE IS A ONE-HALF FOOT DEPTH OF SHEET FLOODING ACROSS THE SITE. AN ENCLOSURE ANALYSIS WILL BE REQUIRED AT THE TIME THE TENTATIVE PLAN IS SUBMITTED AND CHARGES TO FILL PAD ORIENTATION AND LOCATIONS MAY BE REQUIRED.

BASIS OF BEARINGS

THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 34, FROM THE CENTER POINT OF SECTION 34, TO THE NORTH CENTER SECTION POINT, SAID BEARING BEING N 07° 03' 35" W, AS RECORDED IN THE CARINO VERDE ESTATES PLAT, BOOK 43, PAGE 93.

ELECTRIC EASEMENT

THERE IS AN EXISTING TRICO ELECTRIC BLANKET EASEMENT ACROSS BOTH EXISTING PROPERTIES BY PRESCRIPTION.



SEPTIC NOTES

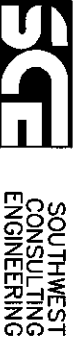
1 ACRE MINIMUM LOT SIZE FOR SEPTIC IS MET THROUGH THE USE OF 1/2 RIGHT-OF-WAY IN CALCULATION.

LOT SIZES:

- EXISTING LOT 1 : 4.55 ACRES
- EXISTING LOT 2 : 5.31 ACRES
- FUTURE
 - LOT 1 : 0.83 ACRES
 - LOT 2 : 0.83 ACRES
 - LOT 3 : 0.83 ACRES
 - LOT 4 : 0.83 ACRES
 - LOT 5 : 0.83 ACRES
 - LOT 6 : 0.83 ACRES
 - LOT 7 : 0.83 ACRES
 - LOT 8 : 0.83 ACRES

REFERENCES

- A FIELD SURVEY COMPLETED BY EDGAR REYNOLDS AND ASSOCIATES, DATED 11/13/13 AND STAMPED BY EDGAR BRADFORD REYNOLDS, R.L.S. #3103
- (C) CALCULATED



STEVEN M CORRALES, JR., P.E., R.L.S.
CONSULTING ENGINEERS / LAND
SURVEYORS / LAND PLANNERS
2510 W. CALE ROAD (520) 241-2821
TUCSON, AZ 85745 sc@swconslting.com

APPENDIX B

SOIL EVALUATIONS



Brazos Geotech, Inc.
11508 N Lone Mountain Pl
Tucson, Arizona 85737

(520) 237-0750
brazosgeo@yahoo.com

February 28, 2018

TO: Charles Corrales
Southwest Consulting Engineering

RE: Septic Feasibility Investigation
Proposed 8-lot Subdivision, South Camino Verde

Dear Mr. Corrales:

The development of an eight (8) lot single family residential subdivision is proposed at the northwest corner of South Camino Verde and West Michigan Street in the southwest Tucson area of Pima County, Arizona. The included areas consist of Pima County Assessor's Parcels 212-45-020A & 020B, with a total area of approximately 7.66 acres. The area of each proposed lot will be at least 1.0 acres after adding one half of the Michigan Street right-of-way.

According to Pima County GIS data, no existing sanitary sewers are reasonably accessible, therefore on-site wastewater treatment systems will be needed. The County data also showed that the site is located in an area that has alluvial soils.

The overall surface slope of the area is roughly 1.5 percent toward the southwest. The site is considered to be subject to sheet flooding, resulting in the need to place the disposal fields beneath the scour depth. A regulatory wash, requiring a 50-ft septic setback, is located in the South Camino Verde right-of-way.

A search of Arizona Department of Water Resources data suggests that the depth to groundwater at the subject location is approximately 115 feet.

Brazos Geotech, Inc. (BGI) has completed an investigation to evaluate the feasibility of designing and installing septic systems for each of the proposed eight (8) lots. On February 19, 2018, using a backhoe, a test pit was excavated on each lot at the approximate locations indicated on the attached Site Plan. Septic soil evaluations were performed in accordance with AAC R18-9-A310. The attached sheets show the soil descriptions encountered at each lot.

The site soils varied only slightly throughout the eight (8) lots. All soils were classified as sandy loam with an assigned soil application rate of 0.6 gallons per day for square foot. No limiting layers or groundwater were encountered while excavating.



Brazos Geotech, Inc.
11508 N Lone Mountain Pl
Tucson, Arizona 85737

(520) 237-0750
brazosgeo@yahoo.com

It is the opinion of BGI that under current State and local rules, the site and subsurface conditions on each proposed lot are suitable for the design and installation of conventional septic systems.

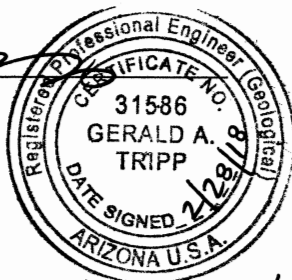
With the use of Infiltrator Quick-4 High Capacity chambers, each proposed house will require a disposal field with either 2, 56-ft trenches or 2, 72-ft trenches for a 3 or 4 bedroom home, respectively. Each lot appears to have ample space for the disposal fields and 100 percent reserve areas.

Thank you for the opportunity to provide these services. Feel free to contact the undersigned with any questions or concerns.

Yours truly,

BRAZOS GEOTECH


Gerald A. Tripp, P.E.
President



Expires on 9/30/18

ASTM Soil Characterization

Brazos Geotech, Inc. (520) 237-0750

Name		Address		Parcel 212-45-020A		Phone				
Depth to Groundwater		>100'		Wastewater Quality		Household				
Slope	~2%	Vegetation	Sonoran	Soil Type SL						
Vertical Location		Estimate Water		Determination of Loading Rate		Other				
Lot No.	Horizon	Depth (in)	Color		Texture	Structure	Consistence	Boundary	Remarks	Loading
			Dominant	Mottles						
1	A	36	Med brown	N	10	SL	2, F-M, BK	FR	G	0.6
	B	66	lt brown	N	25	SL	2, F-M, BK	FR	G	0.6
	C	144	lt brown	N	25	SL	2, F-M, BK	FR	*	0.6
2	A	36	Med brown	N	10	SL	2, F-M, BK	FR	G	0.6
	B	60	lt brown	N	15	SL	2, F-M, BK	FR	G	0.6
	C	144	lt brown	N	30	SL	2, F-M, BK	FR		0.6
3	A	36	Med brown	N	10	SL	2, F-M, BK	FR	G	0.6
	B	60	lt brown	N	15	SL	2, F-M, BK	FR	G	0.6
	C	144	lt brown	N	25	SL	2, F-M, BK	FR		0.6

By: G Velasco Date: 2/19/2018

Remarks: *scattered caliche inclusions

ASTM Soil Characterization

Brazos Geotech, Inc. (520) 237-0750

Name		Address		Parcel 212-45-020B		Phone				
Depth to Groundwater		>100'		Wastewater Quality		Household				
Slope	~2%	Vegetation	Sonoran	Soil Type SL						
Vertical Location		Estimate Water		Determination of Loading Rate		Other				
Lot No.	Horizon	Depth (in)	Color		Texture	Structure	Consistence	Boundary	Remarks	Loading
			Dominant	Mottles						
6	A	48	lt brown	N	10	SL	2, F-M, BK	FR	G	0.6
	B	144	lt brown	N	20	SL	2, F-M, BK	FR		0.6
7	A	44	lt brown	N	10	SL	2, F-M, BK	FR	G	0.6
	B	144	lt brown	N	25	SL	2, F-M, BK	FR		0.6
8	A	36	lt brown	N	10	SL	2, F-M, BK	FR	G	0.6
	B	144	lt brown	N	25	SL	2, F-M, BK	FR		0.6

By: G Velasco Date: 2/19/2018

Remarks:

APPENDIX C
SPECIES SURVEY
STATEMENT



Novak Environmental, Inc.
4574 North First Avenue
Suite 100
Tucson, AZ 85718
Phone 520-206-0591
Fax 520-882-3006

Species Survey Statement

To: Charles Corrales, Southwest Consulting Engineering

From: Karen Cesare, RLA, Novak Environmental, Inc.

CC:

Date: 5.9.18

Re: Species Survey Results for W. Michigan and Camino Verde

Novak Environmental, Inc. completed a survey for Pima Pineapple Cactus (*Coryphantha scheeri* var. *robustispina*), Needle Spined Pineapple Cactus (*Echinomastus erectocentrus* var. *erectocentrus*), and Ironwood (*Olneya tesota*) using Novak Environmental, Inc. standard survey methods, at the approximately 8-acre site on 4305 S Camino Verde, (Parcels #212-45-020A & #212-45-020B) in Tucson, Arizona on 5.7.18.

No instances of any of the species surveyed for were observed.

