



HARTMANN
COMMERCIAL REAL ESTATE

FOR SALE

Developed Residential Lots

**12 Fully Developed Lots
Plus Additional Land for Development
Benson, Arizona**

Zoning: R-3 (City of Benson)

Price: \$125,000

Description: The property is situated in the heart of Benson, Arizona just south of Interstate 10 with amazing mountain and valley views, approximately 40 minutes east of Tucson.

House Ridge is an 18-lot subdivision of which 8 lots are constructed with homes. Available for sale and development are 12 lots which have all utilities and streets and ready for individual sale plus additional land for approximately 16 more lots.

Improvements:

- Water provided by City of Benson
- Electric: SSVEC
- Gas: City of Benson
- Sewer: City of Benson

Terms: Cash; Owner may carry

Comments: Property is close to the Vigneto Villages planned community development projected for 28,000 homes with numerous village centers, golf courses and trails. Property is ideal for the labor force working on the Vigneto project.

**FOR MORE
INFORMATION
PLEASE CONTACT:**

Alain Hartmann
Designated Broker
520.870-1030
alain@hcreinc.com



6075 E Grant Rd, Tucson, AZ 85712
O: 520.332.6000 C: 520.870.1030

HOUSE RIDGE ESTATES
LOTS 1 THRU 18 AND BLOCKS 1 AND 2
PUBLIC PAVING AND SEWER PLANS
PHASE 1

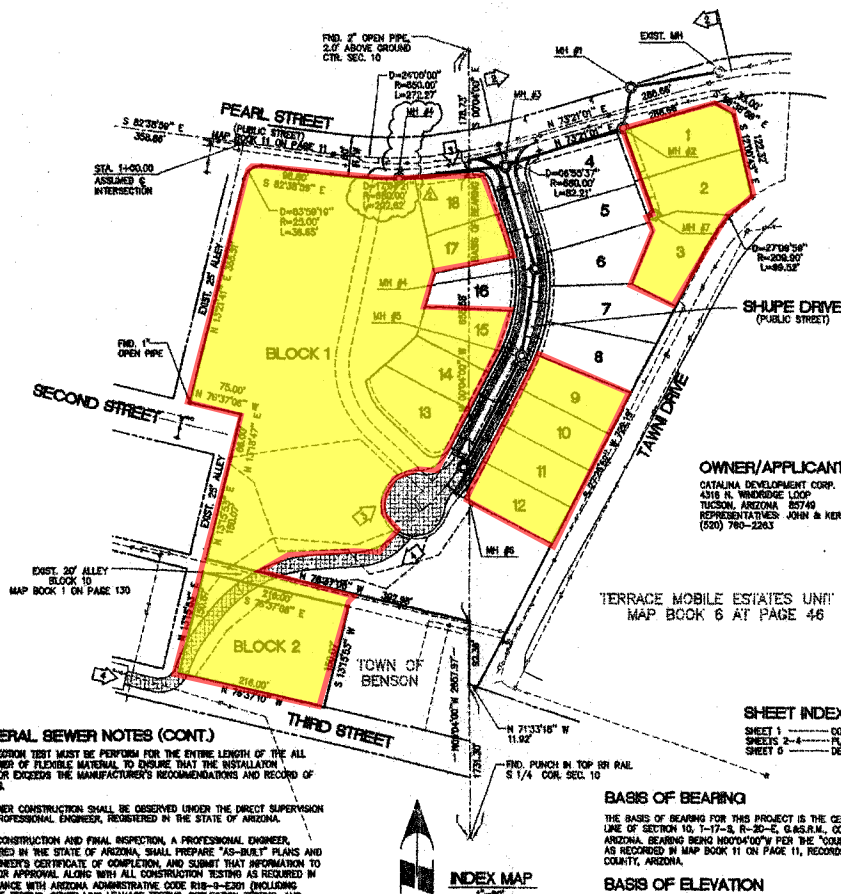
- ### GENERAL PAVING NOTES

1. THE CONTRACTOR SHALL PURCHASE, HIRE, AND APPLY ALL WATER REQUIRED FOR COMPACTATION AND FOR THE CONTROL OF DUST FROM CONSTRUCTION ACTIVITY.
2. ENVIRONMENTAL AND PAYING SHALL BE IN ACCORDANCE WITH THE GEOLOGICAL REPORT PREPARED BY LUT ENGINEERING INC., PROJECT NO. 23092, DATED MARCH 6, 2004, AND LIFT ADDENDUM, PROJECT NO. 23092-ADD, DATED AUGUST 18, 2004, AND SECTION PROFILES DATED NOVEMBER 22, 2004.
3. A SLOPE EXPOSURE SHALL OBSERVE, INSPECT AND TEST ALL ENVIRONMENTAL AND PAYING OPERATIONS, INCLUDING BUT NOT LIMITED TO: LOGGING, GEOSOUNDING, SOILBANK PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, TOPSOIL REMOVAL, PLACEMENT AND COMPACTION OF FILL, AS PAVING AND CONCRETE WORK.
4. AGGREGATE BASE COURSE SHALL CONFORM TO MAG SPEC, SECTION 702.
5. ASPHALT CONCRETE SHALL CONFORM TO MAG SPEC SECTION 381 AND 710.
6. SUBGRADE MATERIAL SHALL CONFORM TO MAG SPEC SECTION 261-1.
7. THE CONTRACTOR SHALL ADJUST BOTH EXISTING AND NEW WATER VALUES, WASH COEFFS, WATER BINDER RATIO, SANDWICH SHOWN MANIPULATES AND OTHER FINDINGS AND RECORD THEM IN THE FIELD BOOKS AND REPORT THEM TO THE DESIGNER.
8. ALL CONCRETE SHALL BE CLASS 8, 2800 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED AND SHALL CONFORM TO THE REQUIREMENTS OF SECTION 544 AND 702, HAS UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PORTLAND CEMENT CONCRETE.
9. ASPHALT CHIP SEAL SHALL CONFORM TO MAG SPEC SECTION 330.

GENERAL SEWER NOTES (CONT.)

1. ALL CONSTRUCTION AND TEST METHODS FOR SANITARY PUBLIC SEWERS SHALL BE IN CONFORMANCE WITH ASH STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS 1988 EDITION, EXCEPT AS NOTED OTHERWISE.
2. UPON COMPLETION OF THE CONSTRUCTION, THE SEWER SHALL BE PROTECTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC., SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TRAFFIC CONTROL DEVICES ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-200, BARRICADE PLAN MAY BE SUBMITTED TO CITY OF GLENDALE PUBLIC WORKS DEPARTMENT FOR APPROVAL. 48 HOURS IN ADVANCE OF ANY WORK IN THE PORT-OF-WAY.
3. SEWER CONSTRUCTION SHALL NOT COMMENCE UNTIL ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY HAS ISSUED A "PROVISIONAL VERIFICATION OF CONSTRUCTION PLAN" FOR THE PROJECT.
4. THE HORIZONTAL DISTANCE BETWEEN A PUBLIC WATER PIPE AND A SEWER MAIN SHALL NOT BE LESS THAN SIX (6) FEET. VERTICAL CLEARANCE BETWEEN WATER AND SEWER LINE SHALL BE A MINIMUM OF 24 INCHES. EXTRA PROTECTION SHALL BE PROVIDED FOR ALL EXPOSED WATER MAINS WITH METALLURGICAL CAST DUCTILE IRON PIPE OR WITH SELF-JOINT DUCTILE IRON PIPE IF JOINT REINFORCEMENT IS PROVIDED. ALTERNATE EXTRA PROTECTION SHALL BE PROVIDED FOR ALL EXPOSED WATER MAINS. SEWER MAINS IN AT LEAST 6 INCHES OF CONCRETE FOR AT LEAST 10 FEET BEYOND THE ARROW OF DEFLECTION FOR THIS SUBSECTION (XX)(X) IF THESE CRITERIA CANNOT BE MET, DESIGN CHANGES WILL BE REQUIRED).
5. BEDDING FOR SANITARY SEWER IN THIS PROJECT SHALL CONFORM TO STANDARD SPECIFICATIONS.

7. A DISPERSION TEST MUST BE PERFORMED FOR THE ENTIRE LENGTH OF THE ALL THE SEWER OF FLEXIBLE MATERIAL, TO ENSURE THAT THE INSTALLATION MEETS OR EXCEEDS THE MANUFACTURER'S RECOMMENDATIONS AND RECORD OF RESULTS.
8. THE SEWER CONSTRUCTION SHALL BE OBSERVED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ARIZONA.
9. AFTER CONSTRUCTION AND FINAL INSPECTION, A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF ARIZONA, SHALL SIGN THE SEWER LAYOUT AND AN ENGINEER'S CERTIFICATE OF COMPLETION, AND SUBMIT THAT INFORMATION TO ADDS FOR APPROVAL. ALONG WITH ALL CONSTRUCTION TESTING AS REQUIRED IN ACCORDANCE WITH ADDENDUM NO. 1 TO THE STANDARD TEST METHOD FOR MANHOLE TESTING, SEWER LINE LEAKAGE TESTING, DEFLECTION TESTING, AND UNIFORM SLOPE TESTING) IN ORDER TO RECEIVE A VERIFICATION OF GENERAL PROJECT COMPLIANCE.
10. EACH SECTION OF THE SEWER MUST BE TESTED FOR LEAKAGE USING THE STANDARD TEST METHOD FOR INSTALLATION OF ACCEPTANCE OF GRAVITY SEWER LINES USING LOW-PRESSURE AWT[®] PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS, (F 447-92), REAPPROVED 1998.
11. ENTIRE LENGTH OF SEWER IS TO BE TESTED FOR UNIFORM SLOPE BY LAMP LIGHTING, REMOTE CAMERA, OR SIMILAR METHOD PER A.A.C 10-6.330(D)(2)(G).
12. ALL MANHOLES ARE TO BE TESTED USING ONE OF THE FOLLOWING TEST PROTOCOLS:
 - A) WATERPROOFNESS TESTING BY FILLING THE MANHOLE WITH WATER. THE APPLICANT SHALL ENSURE THAT THE DROP IN WATER LEVEL DOES NOT EXCEED 0.007% OF THE TOTAL MANHOLE VOLUME IN ONE HOUR.
 - B) AIR PRESSURE TESTING USING THE STANDARD TEST METHOD FOR CONCRETE SEWER LINES BY MEANS OF AIR PRESSURE (CONCRETE PIPE)[®] PUBLISHED BY THE



OWNER/APPLICANT _____

CATALINA DEVELOPMENT CORP.
4318 N. WINDRIDGE LOOP
TUCSON, ARIZONA 85749
REPRESENTATIVES: JOHN & KERRYN HOUSE
(520) 760-2263

SHEET INDEX

SHEET 1 ----- COVER SHEET AND NOTES
SHEETS 2-4 ----- PLAN AND PROFILE SHEETS
SHEET 6 ----- DETAIL SHEET

BASIS OF BEARING

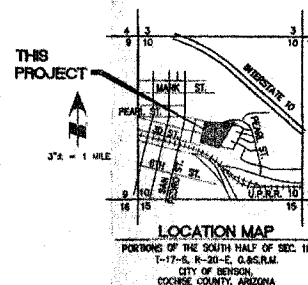
THE BASIS OF BEARING FOR THIS PROJECT IS THE CENTER OF SECTION
LINE OF SECTION 10, T-17-S, R-20-E, G.A.S.R.M., COCHISE COUNTY,
ARIZONA, BEARING BEING N00°04'00"W PER THE "COUNTY ROAD" SURVEY
AS RECORDED IN MAP BOOK 11 ON PAGE 11, RECORDS OF COCHISE
COUNTY, ARIZONA.

BASIS OF ELEVATION

THE BASIS OF ELEVATION FOR THIS TOPOGRAPHIC MAPPING PROJECT WAS ESTABLISHED BY EDGAR REYNOLDS IN AUGUST OF 2003. THE SITE BENCH MARK IS THE U.S. COAST AND GEODETIC BENCHMARK "BENSON" LOCATED SOUTH OF THE CHARLIEK FENCE SURROUNDING THE WATER RESERVOIR TANK ALONG THE SOUTH END OF THIS PROJECT. PROJECT SITE ELEVATION = 3604.32 (PUBLISHED NAD83 DATUM = 3606.36 / NAVD83 DATUM = 3611.9)

EXISTING UTILITY NOTE

EXISTING UTILITY LOCATIONS, AS SHOWN ON THE PLANS, WERE COMPILED FROM UTILITY COMPANY BASE MAPS, RECORD PLANS AND ABOVE GROUND FEATURES. HOWEVER, UTILITY LOCATIONS ARE NOT TO BE CONSIDERED EXACT OR COMPLETE. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL WITH THE APPROPRIATE ORGANIZATION AND, IF NECESSARY, POthOLE ANY AND ALL UTILITY LOCATIONS IN QUESTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES "IN-PLACE" UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS.



LEGEND

-  CALCULATED POINT
 NEW SURVEY MOVEMENT PER CITY OF DENSON
 STANDARDS TO BE SET BY A REGISTERED
 LAND SURVEYOR
 EXIST. SURVEY MONUMENT AS NOTED
 SET 1/2" REBAR TAGGED "T.S. 3100"
 PER SEAL OF SURVEY FURNISHED BY
 ESTATE RECORDS ON 10/18/03, JOB NO. 200
 FOUND MONUMENT
 AS NOTED IN MAP BOOK 11 ON PAGE 11
 NEW SEWER LINE W/ MANHOLE
 AND SEWER FLOW DIRECTION ARROW
 PROPOSED SEWER HOUSE CONNECTION SEWER
 NEW WATER LINE & VALVE
 PROPOSED GAS LINE
 EASEMENT LINE AS NOTED
 NEW PAVEMENT
 CHIP SEAL ASPHALT SURFACE
 NEW SURVEY MONUMENT PER CITY
 OF DENSON STANDARDS
 DETAIL/SECTION NUMBER
 SHEET NUMBER WHERE DETAIL IS FOUND
 EXIST. SEWER LINE & MANHOLE
 EXIST. WATER LINE AND VALVE
 EXIST. EDGE OF PAVEMENT
 EXIST. GAS LINE AND VALVE
 MH #
 C1
 CURVE TABLE NUMBER
 (SEE SHT. 3 FOR TABLE)
 L1
 LINE TABLE NUMBER
 (SEE SHT. 3 FOR TABLE)
 ①
 KEYNOTE NUMBER
 A
 DETAIL KEYNOTE LETTER
 5
 PROPOSED LOT NUMBER
 RAKEWATER VALVE SYMBOL
 3
 SHEET REFERENCE NUMBER
 74.78
 VERTICAL GRADE BREAK
 LINE POINT (B) FLOW POINT (LP)
 N.P.
 ORGANIC BREAK (OB)
 NEW FIRE HYDRANT
 EXIST. FIRE HYDRANT
 EXIST. POWER POLE
 EXIST. SIGN
 X 3501.1
 CAST SPOT ELEVATION
 5
 COORDINATE POINT NUMBER
 (SEE SHT. 4 FOR TABLE)

ACCEPTED

Gary Napier
CITY OF BENSON

7.5 D.
CONTRACT ENGINEER

5/24/00
DATE
5/17/06
DATE

10/1/84 - Account Current Summary for Am. Express
 11/14/84 - 11/14/84
 2/11/84 - 2/11/84

**PUBLIC PAVING AND SEWER PLANS
FOR
HOUSE RIDGE ESTATES
LOTS 1 THRU 18 AND BLOCKS 1 AND 2
BENSON ARIZONA**

Greger Engineering, Inc.
 Eel • Land Development • Water Resources • Surveying



DESIGNED:
DRAWING:
CHECKED:
DATE: MARCH 22,
JOB NO.: STATO
1-800-782-5

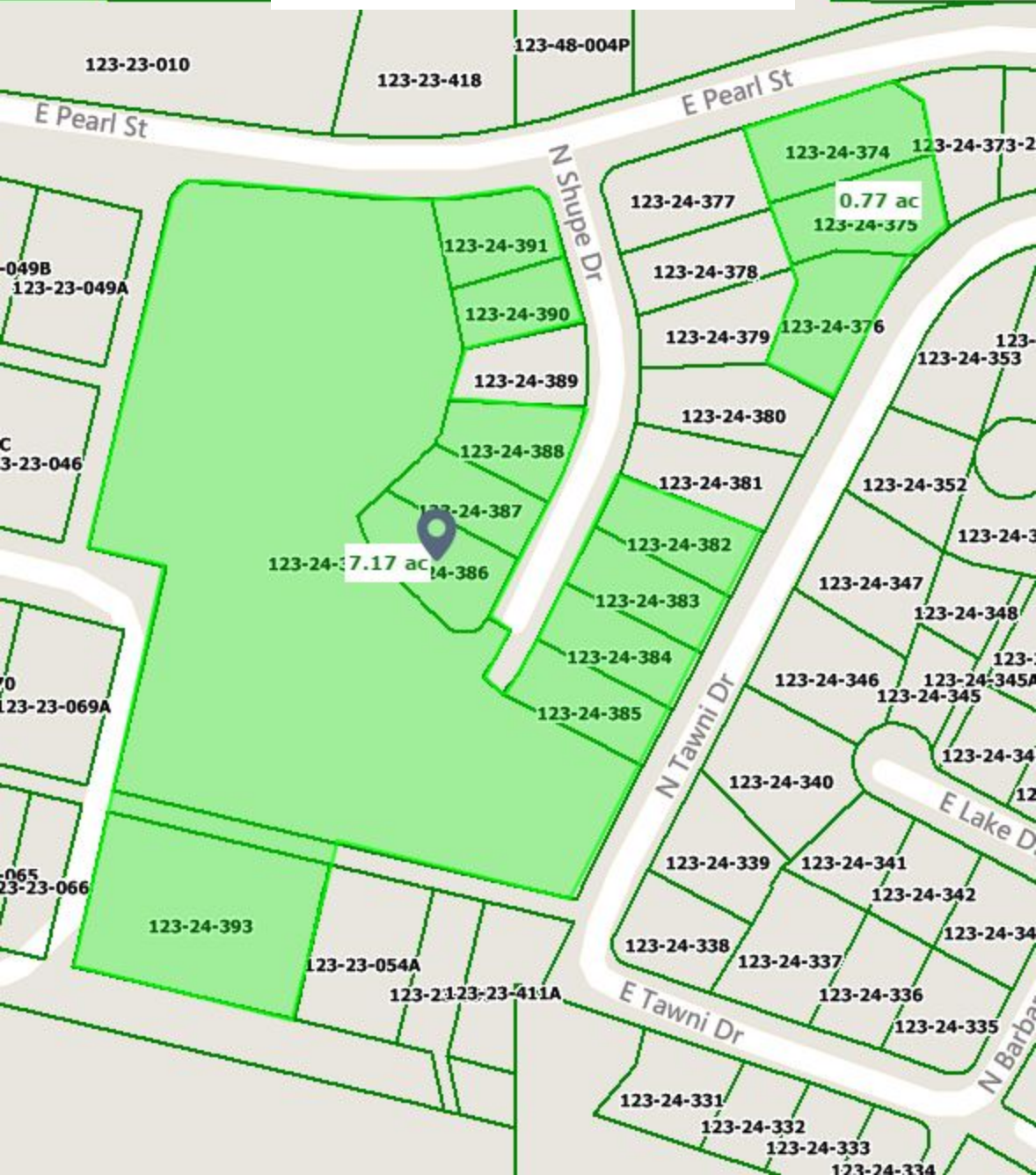


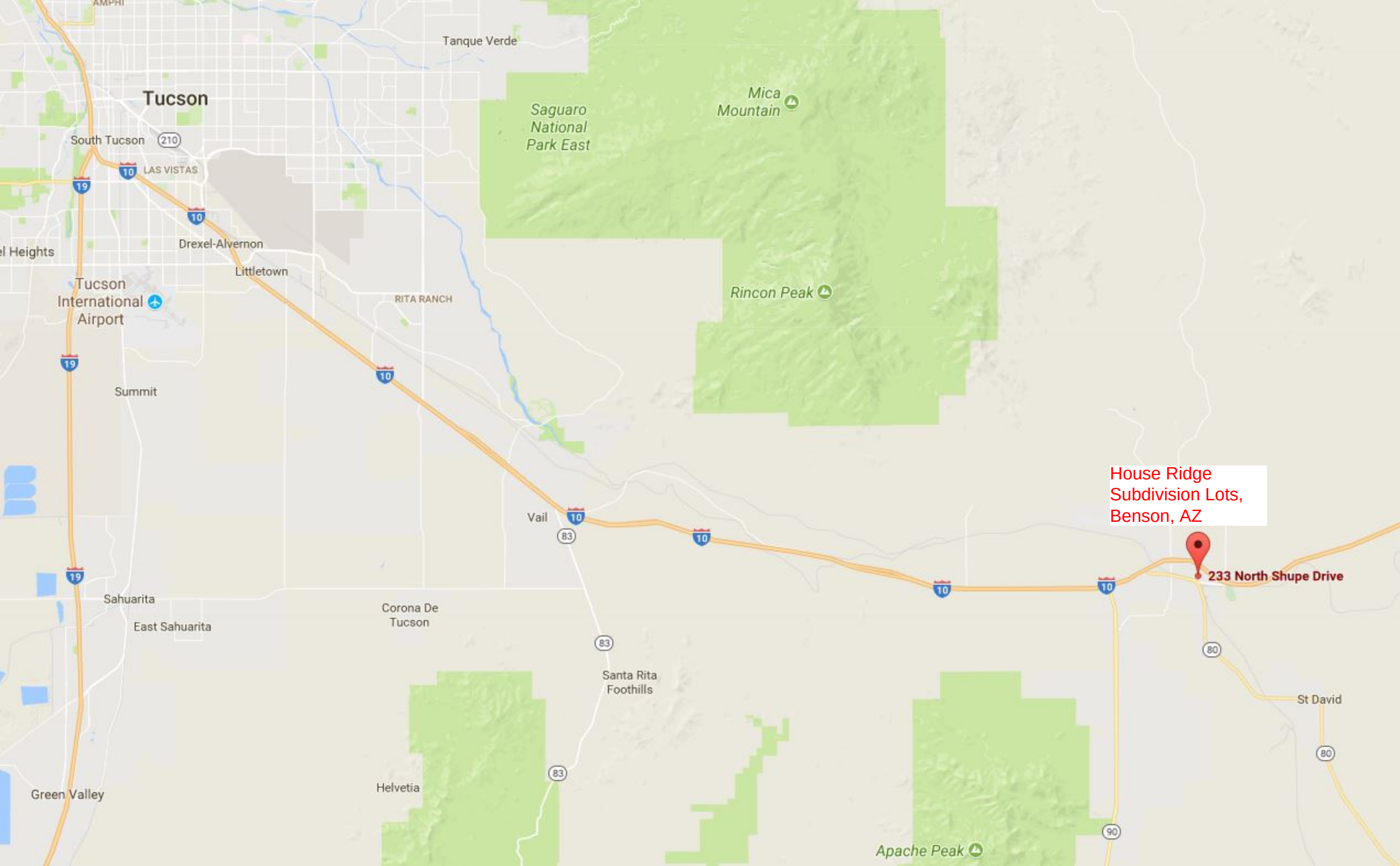




House Ridge Lots
and Development
Land

Addendum 1 - Plat with parcels included
in Listing dated _____. (attached)





House Ridge
Subdivision Lots,
Benson, AZ

233 North Shupe Drive