

GENERAL NOTES FOR PARCEL 205-62-159G

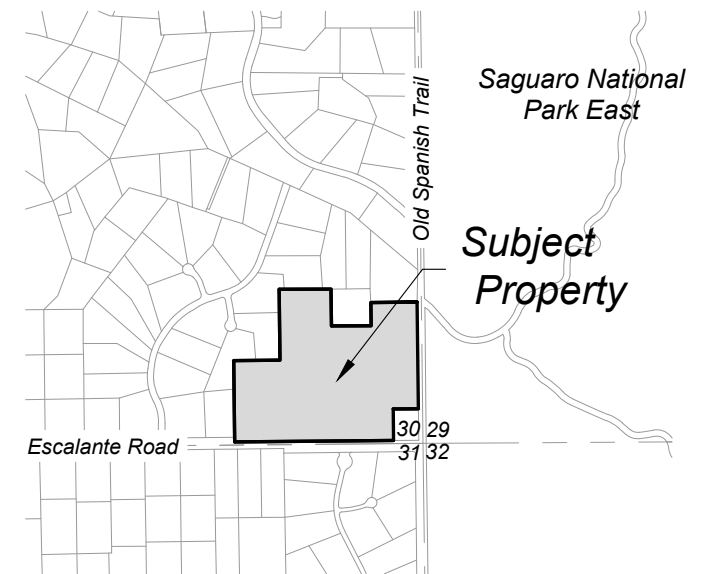
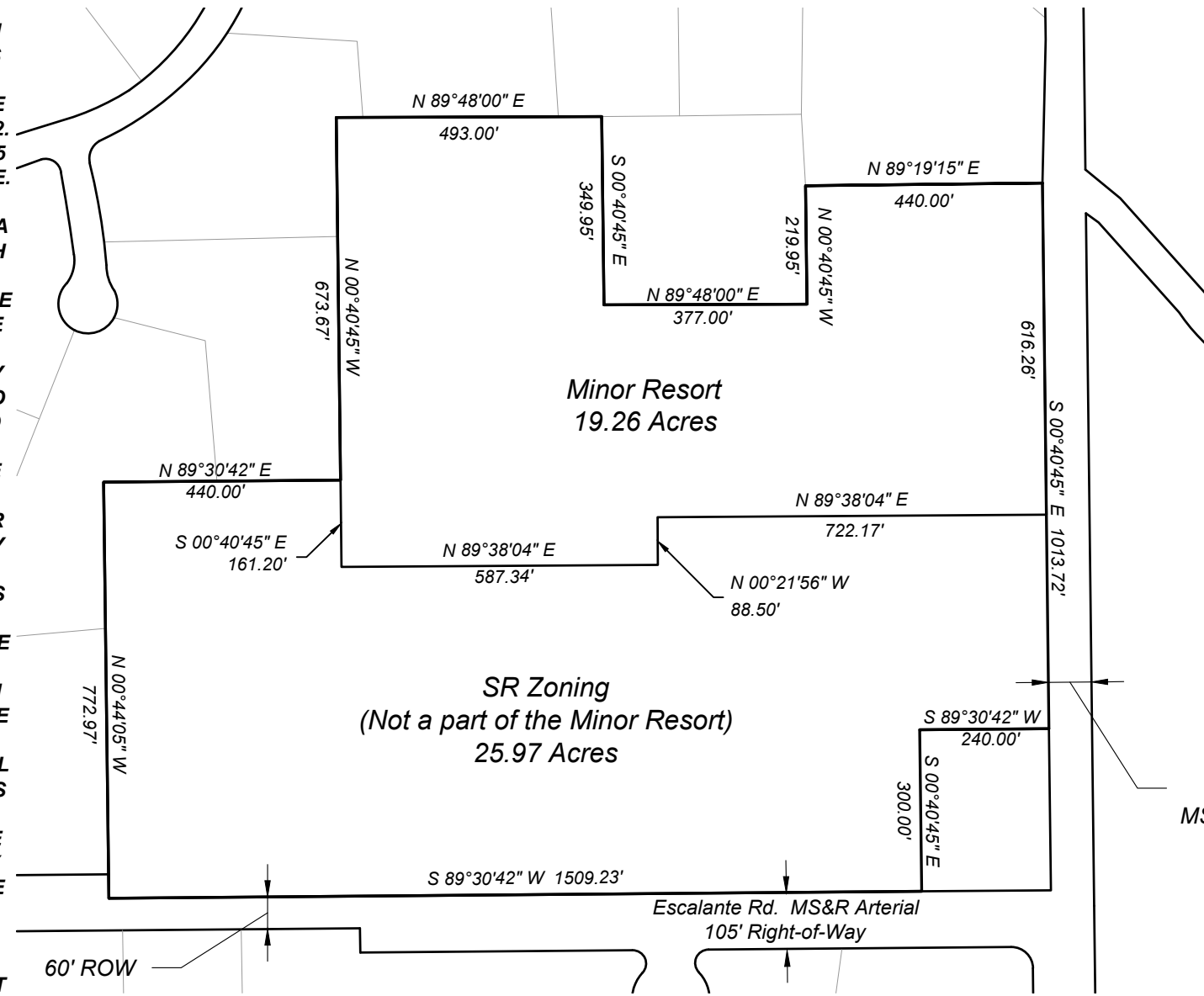
1. THE SUBJECT PROPERTY IS 45.23 ACRES
2. THE EXISTING ZONING IS SR
3. THE MAJOR STREETS AND ROUTES PLAN DESIGNATES OLD SPANISH TRAIL AND ESCALANTE ROAD AS ARTERIALS. OLD SPANISH TRAIL IS ALSO A SCENIC ROUTE.
4. THE BUFFER OVERLAY ZONE (BOZO) AFFECTS ALL OF THE PROPERTY EXCEPT FOR THE 7.8 ACRES IDENTIFIED ON SHEET #2. THIS EXEMPT PROPERTY WAS A SEPARATE PARCEL, LESS THAN 25 ACRES IN AREA, AT THE TIME OF THE ADOPTION OF BOZO (I.E. AUGUST 11, 1998) AND THEREFORE EXEMPT.
5. THE PROPERTY CONTAINS THREE REGULATORY WASHES (I.E. WITH A FLOW OF 100 CFS OR GREATER), INCLUDING THE ESCALANTE WASH ALONG THE SOUTH BOUNDARY. NONE IS A FEMA WASH.
6. THE ONLY PORTION OF THE PROPERTY THAT IS SUBJECT TO THE CONSERVATION LANDS SYSTEM (CLS) IS THAT WITHIN THE ESCALANTE WASH, DESIGNATED AS IMPORTANT RIPARIAN (IRA)
7. THE RIPARIAN HABITAT ORDINANCE DESIGNATES THE PROPERTY WITHIN AND ADJACENT TO THE ESCALANTE WASH AS IRA AND XERORIPARIAN C. THIS AREA IS ALSO DESIGNATED AS FLOOD CONTROL RESOURCE AREA.
8. THE CRITICAL AND SENSITIVE BIOLOGICAL COMMUNITIES MAP (THE 'SHAW' MAP) SHOWS THE ENTIRE PROPERTY TO BE CLASS II HABITAT.
9. THERE ARE NO EXISTING PUBLIC TRAILS WITHIN THE PROPERTY, NOR ARE THERE ANY PROPOSED PUBLIC TRAILS WITHIN THE PROPERTY PER THE EASTERN PIMA COUNTY MASTER TRAILS PLAN.
10. THE PIMA PROSPER PLAN DESIGNATES THE PROPERTY AS RESOURCE SENSITIVE
11. THE PORTION OF THE SUBJECT PROPERTY OUTSIDE OF THE PROPOSED MINOR RESORT BOUNDARIES WILL REMAIN SR.
 - a. THIS PROPERTY CONTAINS 8 RESIDENTIAL RENTAL UNITS WHICH WERE DEEMED BY THE SUPERIOR COURT ON MAY 3, 2018 TO HAVE GRANDFATHERED RIGHTS.
 - b. THE SUPERIOR COURT DECISION RULED THAT 5 OF THE RENTAL UNITS MADE UP A TOURIST COURT AND THE REMAINING 3 UNITS MADE UP A GUEST RANCH, ALL A BUSINESS USE.
 - c. FUTURE PLANS FOR THE RENTAL UNITS, THE ALLOWABLE EXPANSION UNITS, AND THE REMAINING SR ZONED PROPERTY OUTSIDE OF THE MINOR RESORT BOUNDARIES WILL BE DETERMINED SEPARATELY AT SOME TIME IN THE FUTURE.

MINOR RESORT NOTES

1. THIS AREA IS THE SUBJECT OF A TYPE II CONDITIONAL USE PERMIT (CUP) FOR A MINOR RESORT AND WILL REMAIN SR
2. THE DESIGNATED AREA IS 19.26 ACRES
3. THE TOTAL NUMBER OF GUEST ROOMS IS 49
4. FORTY-SIX GUEST ROOMS ARE LOCATED WITHIN CASITAS AND THREE ARE LOCATED ON THE SECOND FLOOR OF THE BIKE BARN BUILDING
5. THE BUFFER OVERLAY ZONE (BOZO) REGULATIONS AFFECTING OPEN SPACE AND OTHER MATTERS ARE ADDRESSED ON SHEET #4.
6. ZONING SETBACKS AND LANDSCAPE BUFFERYARDS ARE PROVIDED, WHERE APPROPRIATE, WITHIN THE MINOR RESORT BOUNDARIES.
7. THE PARKING REQUIRED IS 79 AT 1 SPACE PER GUEST ROOM @ 49 PLUS 1 SPACE FOR EVERY 2 EMPLOYEES @ 60. THE PARKING PROVIDED IS 79 INCLUDING 3 HANDICAPPED SPACES.
8. ALL BUILDINGS ARE ONE STORY IN HEIGHT UNLESS NOTED AS TWO STORIES.
9. ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE PROPOSED BUILDINGS AND DRIVEWAYS ARE TO BE MOVED.
10. ANY STRUCTURAL ENCROACHMENT INTO THE REGULATORY FLOODPLAIN OR EROSION HAZARD SETBACK AS SHOWN ON SHEETS 2 AND 3 WILL BE MITIGATED IN COMPLIANCE WITH THE PIMA COUNTY FLOODPLAIN MANAGEMENT ORDINANCE AND THE PIMA COUNTY DRAINAGE DESIGN STANDARDS.

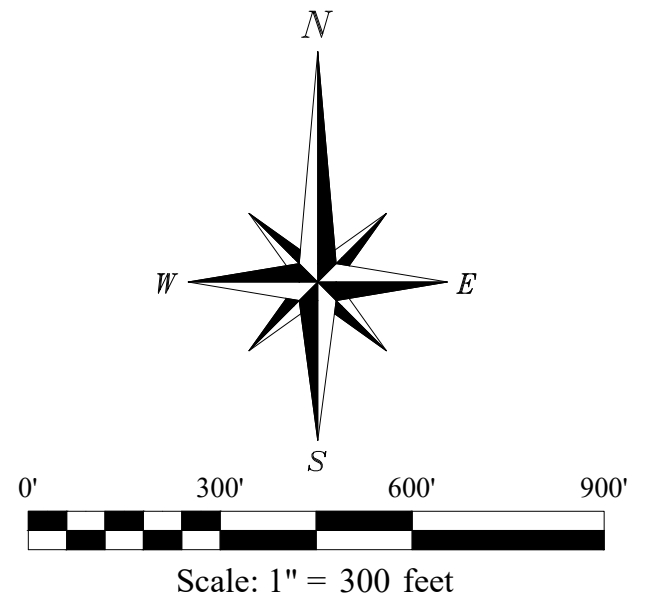
11. THE PROJECT WILL INCORPORATE SUFFICIENT STORMWATER RUNOFF DETENTION IN ACCORD WITH THE PIMA COUNTY STORMWATER DETENTION DESIGN STANDARDS.
12. THE PARKING LOT AMENITY LANDSCAPE REQUIREMENTS WILL BE MET AND DEMONSTRATED IN THE FINAL DEVELOPMENT PLAN. THESE REQUIREMENTS WILL TAKE INTO CONSIDERATION THE PLAN TO CONSTRUCT A SHADE STRUCTURE, WITH SOLAR COLLECTORS, OVER THE PARKING LOT.
13. BICYCLE PARKING WILL BE PROVIDED FOR THE GUESTS ADJACENT TO THE CASITAS AND FOR NON-GUESTS NEAR THE BIKE BARN BUILDING.

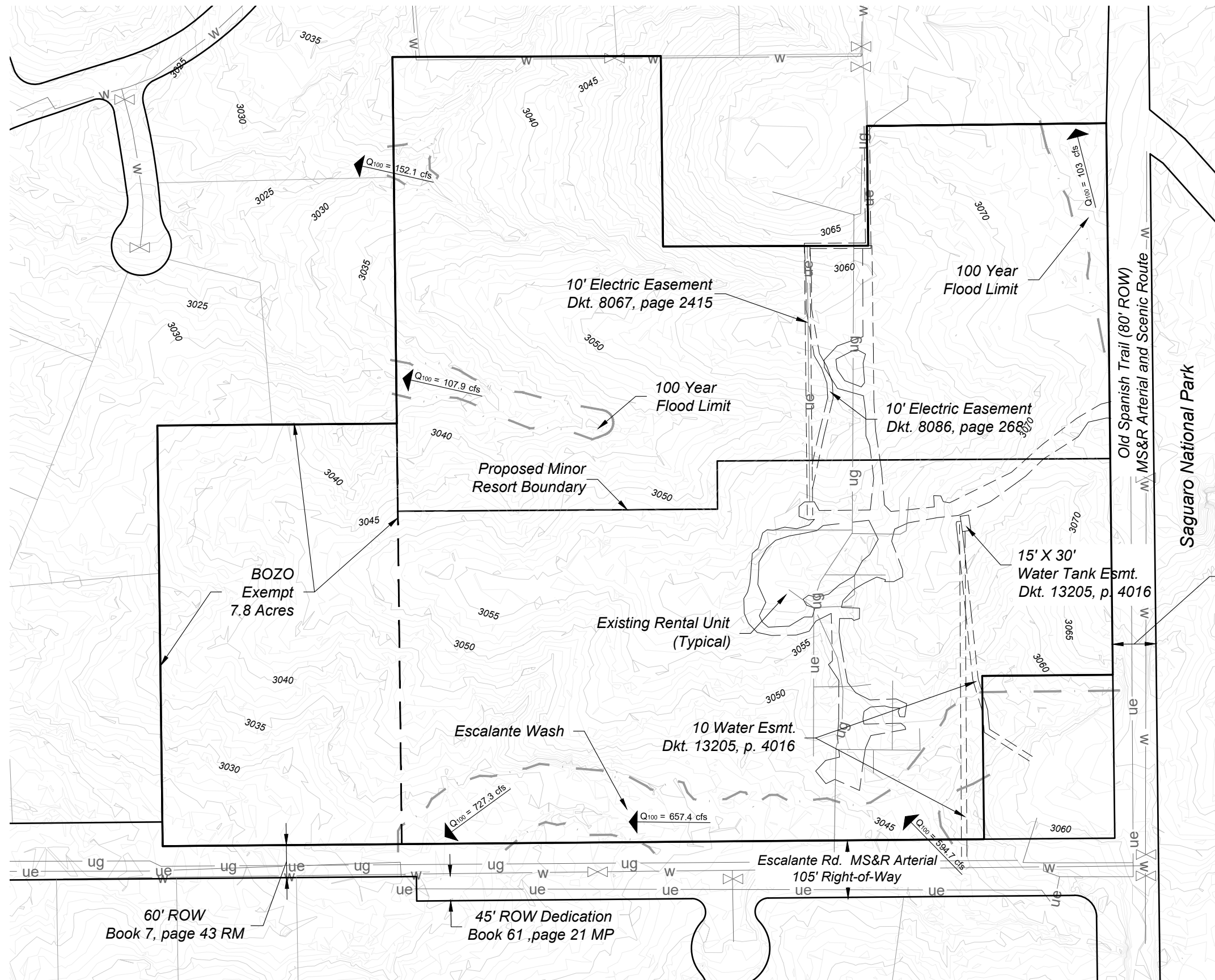
Map of Parcel 205-62-159G



Location Map
Section 30,
Township 14 South, Range 16 East,
Gila and Salt River Meridian,
Pima County, Arizona
Scale: 3" = 1 Mile

80' ROW
Old Spanish Trail
MS&R Arterial and Scenic Route





Notes :

1. The Only Flood Lines shown are those for Regulatory Washes.

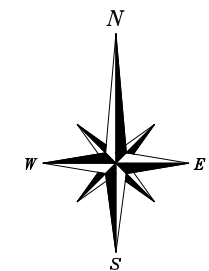
Legend:

UG = Underground Gas
 UE = Underground Electric
 W = Water
 Q = Quantity of flow in Cubic Feet per Second, in the 100 Year Storm.

Credits:

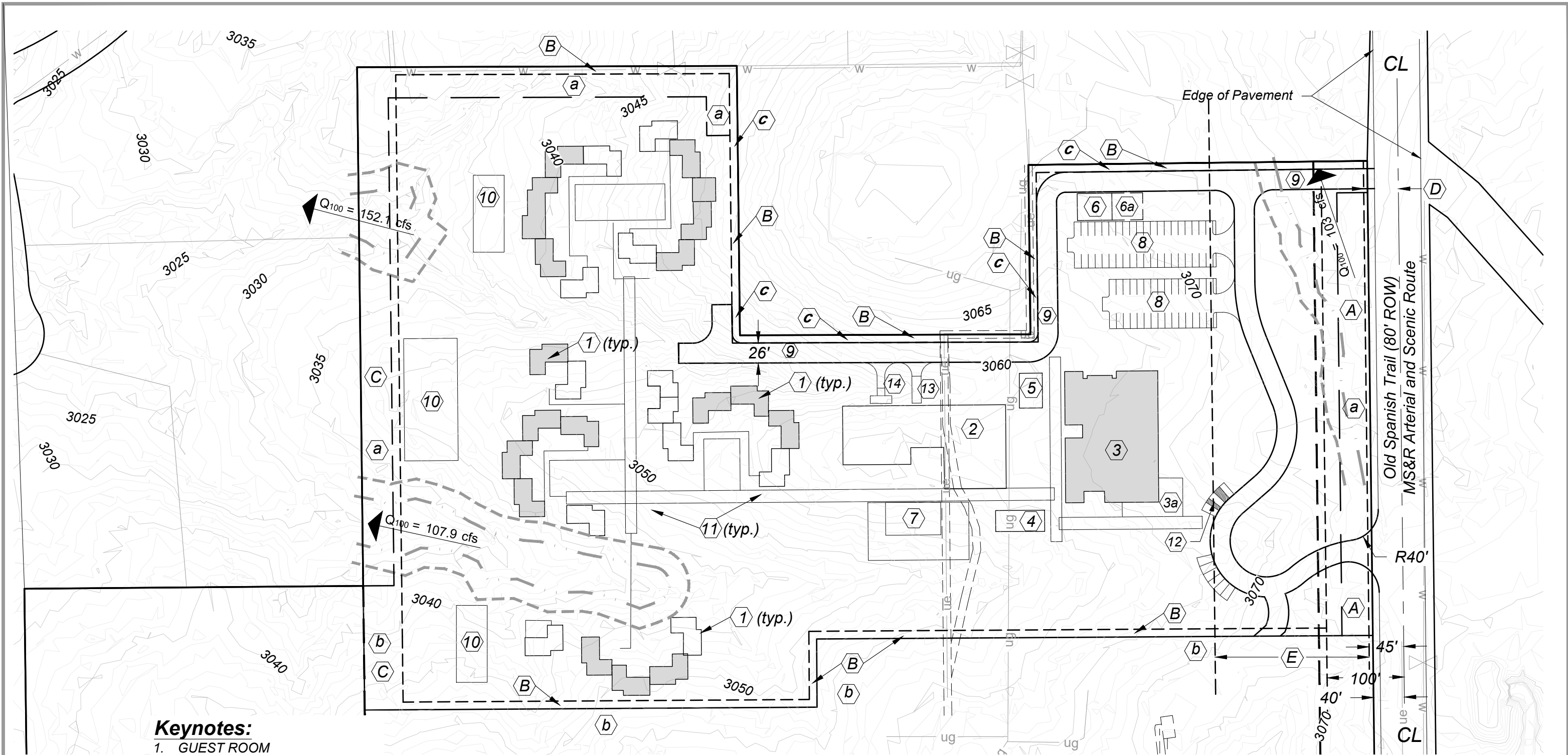
1. The Boundary Survey was performed by Hawkeye Land Surveying Co.
2. The Hydrology work was performed by CMG Drainage Engineering, Inc.

80' ROW
 Road Proceedings #621
 Book 5, page 18 RM



Scale: 1" = 200 feet
 Contour Interval = 1'

**Parcel 159G
 Existing Conditions Map**



Keynotes:

- 1. GUEST ROOM
- 2. RANCH HOUSE
- 3. BIKE BARN
- 3a. OUTDOOR EATING AREA
- 4. RECEPTION
- 5. MANAGEMENT OFFICE
- 6. MAINTENANCE BUILDING
- 6a. MAINTENANCE YARD
- 7. POOL
- 8. PARKING LOT
- 9. FIRE LANE
- 10. SEPTIC FIELD (PRELIMINARY)
- 11. WALKWAY
- 12. HANDICAPPED SPACE
- 13. LOADING ZONE SPACE
- 14. DUMPSTER

Zoning Setbacks:

- A. 100 ft. Scenic Route Setback from Centerline per Zoning Code Table 18.77.030
- B. 10 ft. Side Yard Setback
- C. 50 ft. Rear Yard Setback
- D. Future MS&R R/W Line
- E. 200 ft. Scenic Route Affected Area

Credits:

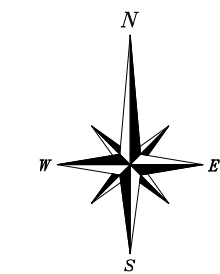
- 1. The Site Planning work was performed by John Riggs AIA.

Bufferyard Setbacks:

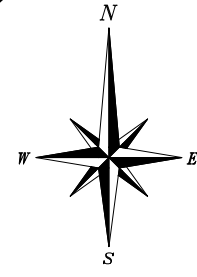
- a. 40 ft. Bufferyard D
- b. No Bufferyard adjacent to non-residential SR
- c. 10 ft. Bufferyard D

Legend:

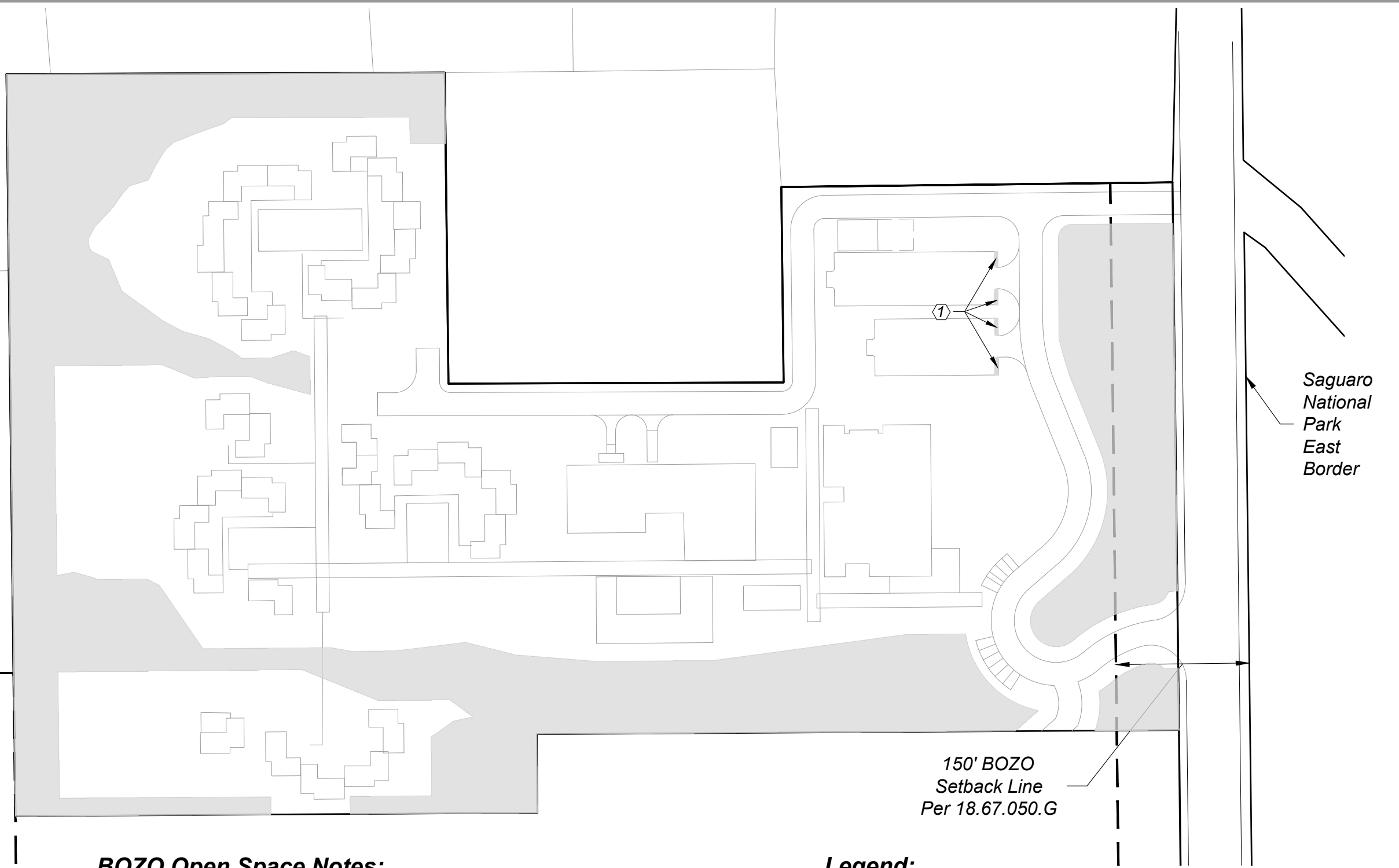
- - - - - 100 Year Flood Limit Line for Regulatory Wash
- · - · - Erosion Hazard Setback Line
- Two Story Building



Scale: 1" = 125'
C.I. = 1'



Scale: 1" = 125 feet



BOZO General Notes:

1. ALL BUILDINGS SHALL COMPLY WITH THE COLOR & LIGHT REFLECTIVITY REQUIREMENTS OF ZONING CODE (ZC) SECTION 18.67.050.C
2. ALL LIGHTING SHALL COMPLY WITH THE RESTRICTIONS IN ZC SECTION 18.67.050.E
3. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND PER ZC SECTION 18.67.050.H
4. ALL LANDSCAPING SHALL BE WITH PLANTS ON THE BOZO APPROVED PLANT LIST PER ZC SECTION 18.67.050.I

BOZO Open Space Notes:

1. BOZO Open Space required is 5.78 Acres, per 18.67.050.N and based on 30% of the applicable BOZO area of 19.26 acres.
2. BOZO Open Space provided is 5.85 Acres (30%).

Legend:

BOZO Natural Open Space

Keynote Table:

1. Parking Lot Screening per BOZO Section 18.67.050.F

150' BOZO
Setback Line
Per 18.67.050.G

Saguaro
National
Park
East
Border

Bozo Compliance Map