

TENTATIVE DESTINATION RESORT MASTER PLAN

Section 4.083

- 2. Ten (10) paper copies and one electronic copy of a tentative resort master plan containing the information required by Section 4.084.*

Fifteen copies and one electronic version of the Tentative Destination Resort Master Plan were submitted to the Curry County Planning Department along with this application packet. The extra five copies were provided at the request of the County Planning staff.

A map was also included to comply with Subsection 3 of Section 4.083.

The following is each subsection of Section 4.084 of the Curry County Zoning Ordinance followed by an explanation of how the requirement has been met and/or where to find the information in the Master Plan.

The tentative plan must include the following:

- 1. The words "Tentative Destination Resort Master Plan" the township, range, section, and tax number(s) of the property, the date, north point and scale of the plan and name and address of the person who prepared the plan*

A packet is included in the application which is titled Tentative Destination Resort Master Plan. The required information is included in the packet.

- 2. The approximate areas and number of acres to be developed for commercial uses, visitors oriented accommodations, residential uses, recreational uses, common areas and open space, and any portions of the tract that will not be developed or used as part of the tract.*

Page 17 of the Master Plan provides the types of uses and the number of acres in each of the uses. The project covers a total of 443 acre of which 401, or 92.5% is open space.

- 3. The location, inventory, and strategy for the protection of any designated Goal 5 resources on the tract.*

A complete Goal 5 analysis was prepared during the mapping of the site which determined that there are no Goal 5 resources on the tract of the proposed destination resort. Therefore, no further information is provided in this application packet.

4. *The general location of proposed pedestrian, equestrian and bicycle paths and trails.*

Page 18 of the Master Plan provides a circulation plan for roads and trails. In addition, there will be cart paths which will be limited to use by the golfers.

5. *The location, width and name of all existing roads on or abutting the property, and whether the roads are public or private; and the approximate location, width and grade of any proposed new road, and whether it will be public or private.*

Page 18 of the Master Plan provides the names and approximate location of the roads within the project. Page 18 shows a typical section design for the roads and cart paths. All of the roads will be privately owned and maintained by the resort owner.

6. *The location, width and purpose of all existing and proposed easements. The reference number of all recorded easements shall be noted. All reservations or restrictions relating to the easements shall be indicated.*

All of the easements are shown on the preliminary subdivision plat which is part of this application packet.

7. *The location of approved, or approximate location of proposed, areas for subsurface sewage disposal, any community sewer system, sewer line and easements.*

Page 29 of the Master Plan shows the approximate location of the sewage treatment plant and drain field. A letter from Del Cline, DEQ Onsite Wastewater Specialist is included in the application packet which who recommends that "...the project should move forward to obtain appropriate Curry County Planning Department approval." Prior to making this recommendation Mr. Cline had reviewed the preliminary site plan and visited the site.

8. *The location of all existing utilities on or abutting the property, and the approximate location of proposed new utilities.*

The only existing utilities on or abutting the site is phone, cable and electric. The approximate locations of these utilities are shown on pages 31-37 of the Master Plan. All utilities on-site will be located underground. Off-site utilities will remain overhead in the current locations.

9. *Topographic information for any area with slopes exceeding 15 percent. Contour intervals shall be ten feet or smaller.*

Pages 12 and 13 provide topographical maps with 5-foot contours. Page 12 shows areas which have been identified as needing further geological review prior to development of any structures or infrastructure. A geological report prepared by Terra Firma Geological Services is included in the application packet.

Page 13 has a colored graphic of the approximate location of slopes exceeding 25%. Slopes exceeding 15% can easily be calculated from the topographical maps provided in the Master Plan.

10. *The location of all rivers, streams, wetlands, drainage ways, and ditches, floodways and flood plains shown on the Federal Insurance Rate Maps that are within the site. The approximate location of any areas which are subject to inundation or storm water overflow should also be shown.*

Pages 7 & 14 of the Master Plan depict the location of the streams, drainage ways, etc. A wetland report was prepared by J.R Dunlevy Co. and is included in the application packet.

11. *The approximate location of proposed fire safety protection system components, including fire safety area(s), fire evacuation routes, and fire hydrants or other water supply available for fighting fire.*

A fire suppression and evacuation plan is on page 21 of the Master Plan. In addition letters from the Deputy State Fire Marshal and the Pistol River Fire Chief are included in the application packet.

12. *If the resort is proposed to be developed in phases, the approximate boundary of each phase shall be clearly delineated and labeled.*

The project is planned to be developed in five phases. Each of the phases is described on pages 40-45 of the Master Plan.

13. *The approximate location of stormwater management facilities.*

A map of the stormwater management facilities is included in this application packet.