



# SUNCADIA

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*Preliminary Site and Utility  
Engineering Summary*  
Kittitas County CDS

**Phase 1 Division 15  
Site Development Plan**

**Suncadia  
Master Planned Resort**

**New Suncadia, L.L.C.  
Cle Elum, Washington**

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Information presented in this document pertains to the proposed roads, illumination, drainage, water and sewer facilities, and solid waste management program to serve the Phase 1 Division 15 plat.

Information on the proposed roads reflects the requirements of Exhibit J to the Development Agreement. Information on storm drainage reflects the requirements of the Department of Ecology Stormwater Management Manuals, the 1999 Master Drainage Plan and preliminary stormwater engineering for Phase 1.

Information on the proposed water supply, storage and distribution system, is taken from the 2013 Water System Plan as revised January 2016. The development will be served by the Suncadia Water Company, a Class A water system regulated by the Department of Health.

Information on the proposed sewage collection, treatment and disposal system is taken from preliminary engineering for Phase 1 and the March 2000 Site Engineering Technical Summary document for the MPR (Appendix A of the FEIS).

Discussed in this part of Phase 1 Division 15 are parking, access, and illumination.

### Parking

Each residence in the division would include dedicated on-site parking that would vary per individual residence.

### Access

**PRIMARY ACCESS:** As illustrated on the General Site Plan, primary access to the project site from Bullfrog Road will be provided via Suncadia Trail.

### Illumination

Street lighting is provided along Suncadia Trail. Additional lighting is provided in the Lodge at Suncadia southern parking lot.

### Introduction

The preliminary Stormwater Management Plan for The Phase 1 Division 15 of the Suncadia Master Planned Resort (MPR) is described in this part. The Stormwater Management Plan reflects application of design guidelines detailed in the Department of Ecology Stormwater Management Manuals as well as information presented in the April 1999 (Rev. July 1999) Master Drainage Plan (MDP) that was prepared by W&H Pacific for the MPR. The MDP outlines stormwater design procedures, guidelines, and protocols for the development.

Updates to the MDP include;

- (1) adoption of the drainage standards set forth in Washington State Department of Ecology's Stormwater Management Manual for Western Washington August 2001 (DOE SMM),
- (2) an addendum to the MDP dated August 2002 that provides (a) water quality protocol information for golf course areas that discharge to surface waters, and (b) revision of golf course water quality protocol summary information for infiltration to conform with the detailed protocol information.

Design specifics addressed in this part include:

- Runoff rate/volume estimation methodology
- Infiltration facility collection and conveyance
- Water quality treatment
- Overflow routing
- Conceptual Stormwater Plan

The proposed land use for the resort is shown in the General Site Plan for Phase 1. Phase 1 Division 15 is located south of The Lodge at Suncadia and southwest of Suncadia Trail. The Suncadia stormwater system will be owned, operated, and maintained by either the Suncadia Residential Owners Association, or the Suncadia Community Council, depending on the location within the resort. Construction of facilities will be by Suncadia, LLC.

### Conceptual Drainage Plan

Stormwater runoff for the Phase 1 Division 15 lots, access tract, and future development tract will be collected and conveyed to Suncadia Trail and continue to the previously constructed downstream regional facility in the Prospector golf course. For further detail, see the Suncadia Resort Core Stormwater Conveyance Technical Information Report, dated May 16, 2006 (Basins 4 and 5). The western portion of the lot open space area will continue to flow to the west, matching natural topography.

The majority of the project area has a soil classification of Qow which consists of glacial outwash deposits – outwash soils. The western portion of the lot open space area has a soil classification of Qgm which consists of glacial moraine deposits – till soils. For additional information regarding the existing geology and soils information, see the EIS Technical Report for Geology, Groundwater and Soils prepared by AESI and dated June 29, 1999.

### Infiltration and Detention Facilities

As noted above in the Conceptual Drainage Plan narrative, no infiltration or detention facilities are proposed on site. The proposed project will be conveyed to existing offsite infiltration and detention facilities.

### Water Quality Treatment

No water quality treatment is proposed on site. Runoff from the impervious access tract will be conveyed offsite to the existing Phase 1 water quality facilities. All water quality facilities have been sized to treat the water quality storm. The water quality storm is that storm for which all storms equal or smaller in size account for 90 percent of the average annual runoff. For Phase 1, the water quality design storm is 1.68 inches in 24-hours.

### Overflow Routes

Each existing stormwater facility in Phase 1 has a controlled overflow structure. The overflow discharges to an overflow drainage swale or enclosed pipe where it is conveyed to a downstream facility or controlled dispersion area. In the case of infiltration ponds, overflow routes are provided to the next downstream infiltration facility where feasible. This provides for the infiltration of stormwater even if one facility is partially clogged or out of operation.

### Source of Water Supply

The development will be served by the Suncadia Water Company, a Class A water system regulated by the Department of Health. The Suncadia Water Company has included this parcel in their comprehensive planning and will provide a water availability letter.

### Phase 1 Division 15 Water System Description

The preliminary transmission and distribution system for the project site is illustrated on the enclosed Conceptual Utility Plan. The water for the development will be supplied by the MPR water reservoirs. The reservoirs are located in the northeast section of the MPR.

Water services for the proposed 10 lots will be provided by three existing stubs that tie to the 8-inch water main in Suncadia Trail. All homes will be fire sprinkled.

Fire flow calculations were developed using a flow of 1500 gallons per minute at 20 pounds per square inch (psi) pressure. The Resort is served by Fire District 7. A fire station for District 7 is located on the Resort at 31 Firehouse Road, at the northwest intersection of Bullfrog Road.

### General Description

The Phase 1 Division 15 project consists of 10 detached resort residential vacation homes and a future development tract spaced on 7.17 acres. The collected raw wastewater from developed portions of the site will be conveyed by means of on-site force main sewer and gravity sewer to the existing sanitary sewer system in Suncadia Trail. Wastewater will further continue to off-site gravity sewers to the Waste Water Treatment Plant (WWTP) in Cle Elum.

## **Part 6**

## **Solid Waste Management Plan**

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Suncadia Solid Waste Management Policy

Solid Waste Management is currently being performed per the Solid Waste Management Plan dated April 13, 2006.