

LETTER OF TRANSMITTAL



33400 8th Ave S. Ste 205
 Federal Way, WA 98003
 (253) 838-6113 Fax: (253) 838-7104

DATE: <u>7/18/2018</u>	JOB NO. <u>998-722-016</u>
ATTN: <u>Lindsey Osbolt, Planning Official</u>	
RE: <u>Suncadia Phase 3 Division 14</u>	
<u>Revised SDP Materials</u>	

TO: Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

VIA Mail
 Email
 Courier
 To be picked up
 Overnight mail

WE ARE SENDING YOU:

Prints Plans CAD Disk
 Copy of Letter Change Order Original drawings
 Other - PDF

COPIES	DATE	SHT. NO.	DESCRIPTION
1	7/18/2018	1	Site Development Plan Exhibit
1	7/18/2018	1	Conceptual Utility Plan Exhibit
1	7/18/2018	3	Revised Preliminary Plat Sheets

THESE ARE TRANSMITTED as checked below:

For approval For review and comment
 For your use For your signature
 As requested _____

REMARKS The updated PDF files include building envelopes and verification that all parking is
to be provided onsite per lot.

COPY TO: Brianne Kelsey, Suncadia SIGNED: Laura Bartenhagen, PE

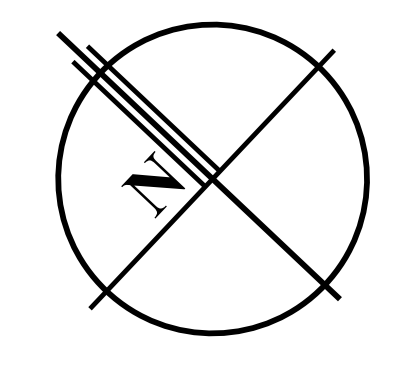


SUNCADIA

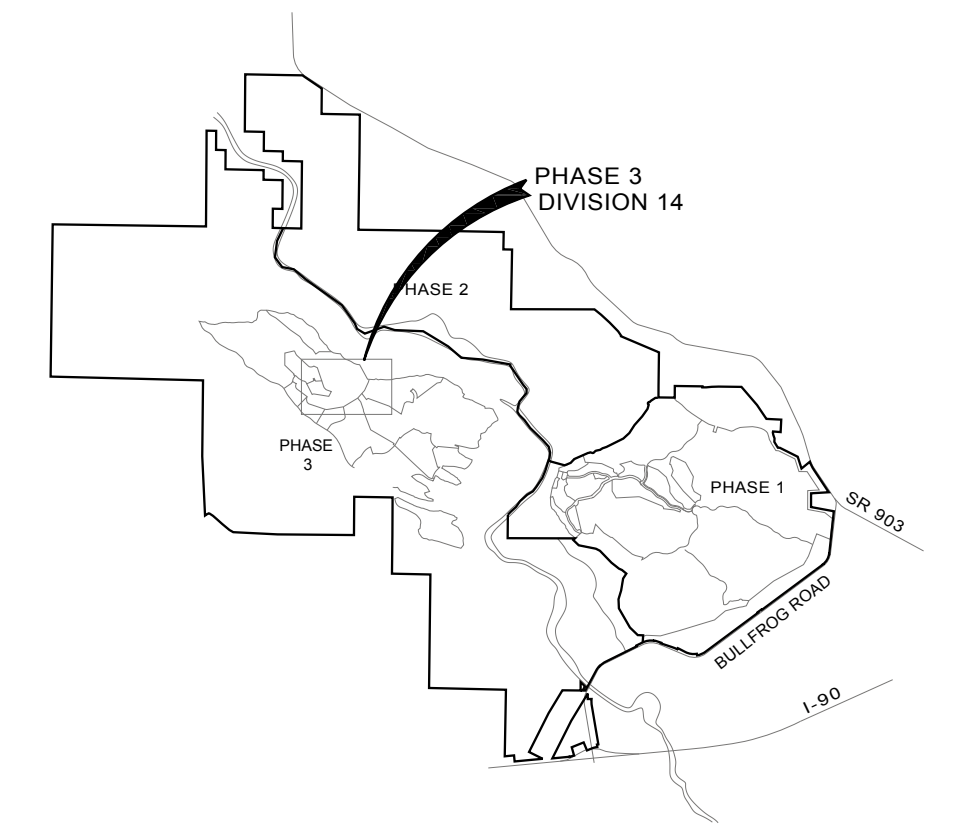
RESORT • COMMUNITY • LEGACY

LAND USE LEGEND	
	DETACHED RESORT RESIDENTIAL
	COMMUNITY / RECREATIONAL OPEN SPACE TRACTS
	MANAGED OPEN SPACE TRACTS - EASTON RIDGE
	NATURAL OPEN SPACE - CLE ELUM RIVER CORRIDOR
	OTHER NATURAL OPEN SPACE
	ROAD RIGHT OF WAY
	FUTURE DEVELOPMENT TRACT
	PROPOSED LAKES / PONDS / STREAMS
	GOLF COURSE OPEN SPACE
	REPLATTED ORIGINAL TRACTS IN DIV. 1-5
	ACCESS TRACTS
	GEOMORPHIC FLOODPLAIN
	TRAIL
	MPR PROPERTY BOUNDARY LINE
	DIVISION BOUNDARY LINES
	ELEVATION CONTOUR
	DELINEATED WETLANDS AND BUFFERS

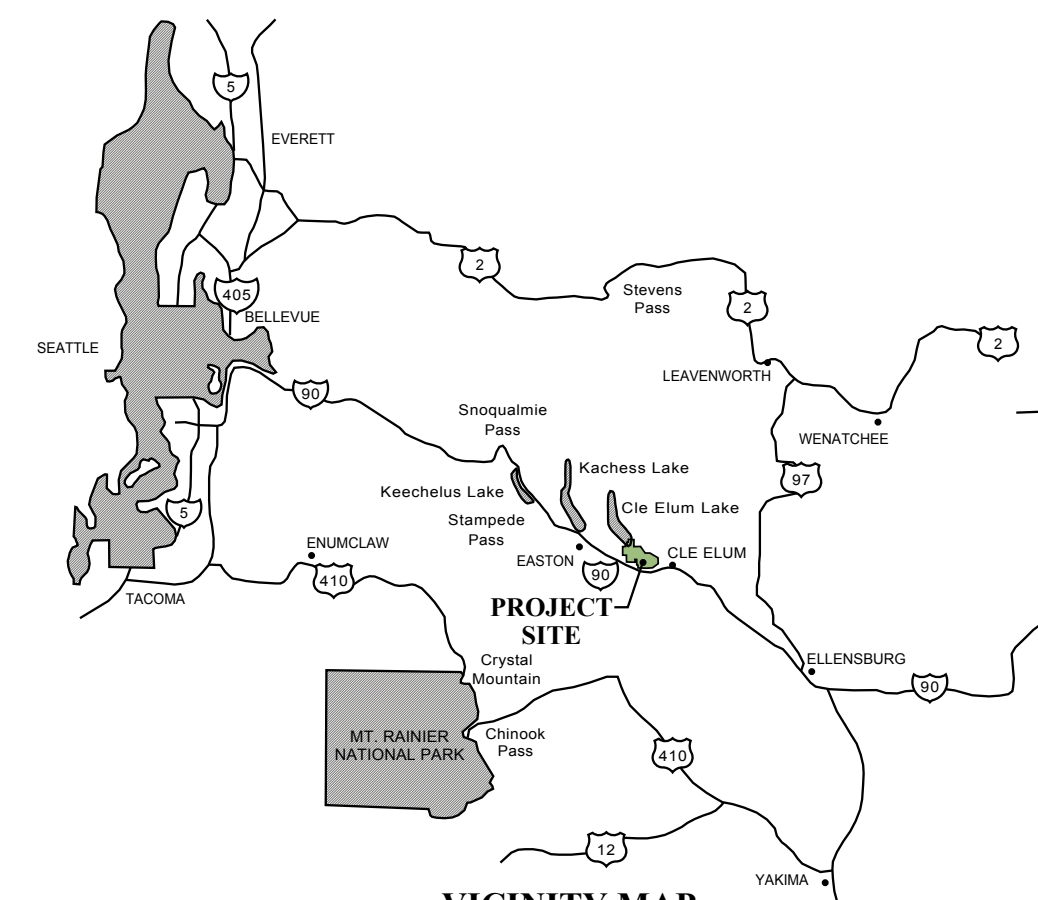
ROAD	CONCEPTUAL MASTER PLAN CLASSIFICATION	TYPE	WIDTH, FT. (PAVED TRAVEL)	R.O.W. WIDTH, FT.
ROAD A / ROAD B	SECONDARY TRAFFIC CIRCULATION	MINOR RESIDENTIAL	20	35



SCALE: 1" = 100'



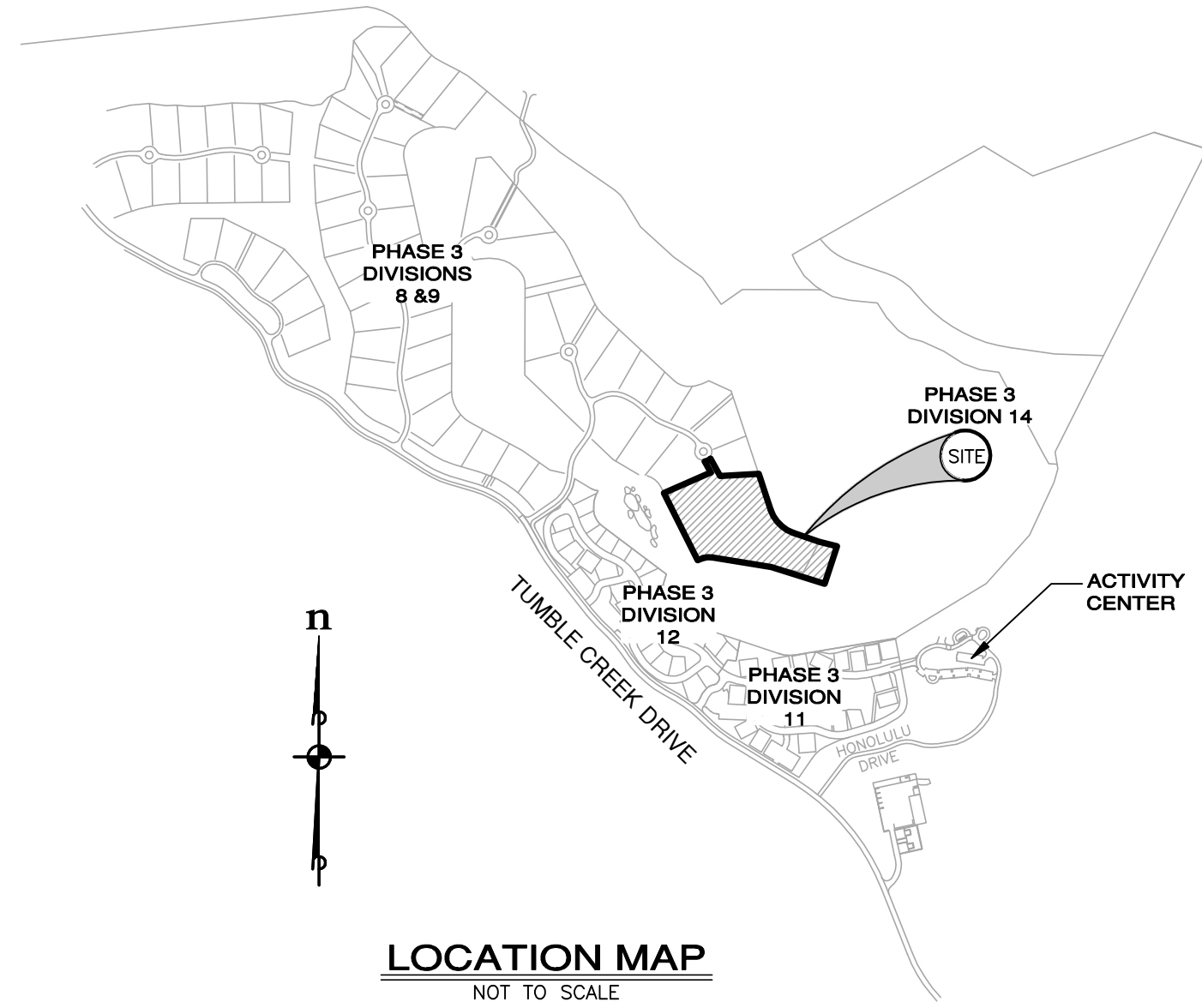
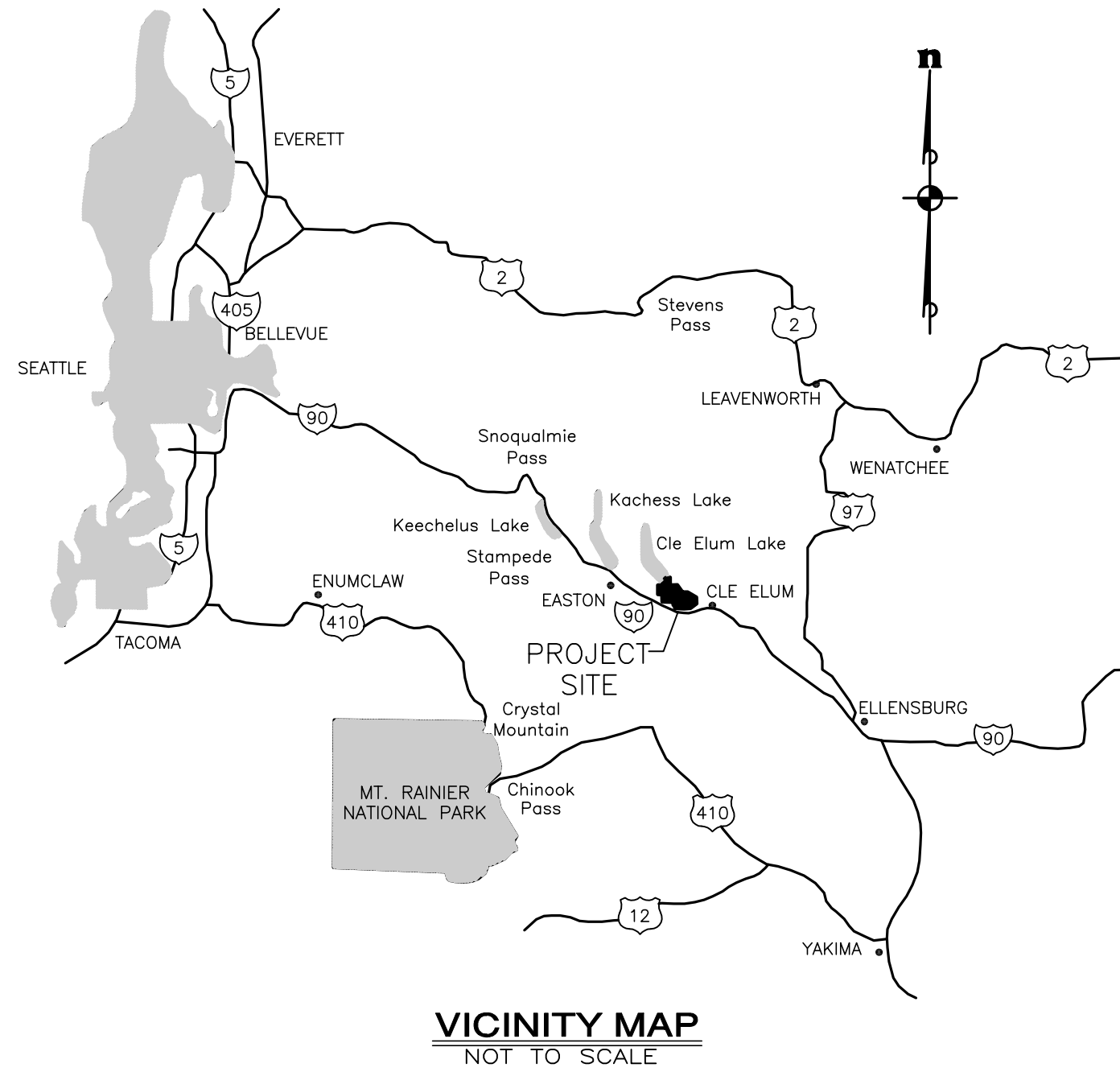
VICINITY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

Site Development Plan Phase 3 Division 14 Tumble Creek July 18, 2018

**A PORTION OF SECTIONS 14 AND 23, TWP. 20 N., RGE., 14 E., W.M.,
KITITAS COUNTY, WASHINGTON**



BASIS OF HORIZONTAL & VERTICAL DATUMS

BASIS OF HORIZONTAL DATUM:
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83/91.
PROJECT IS REFERENCED VIA GPS TO NGS CONTROL POINTS "EASTON" (PID SX0662) AND "U358" (PID SX0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

BASIS OF VERTICAL DATUM:
NGVD '29
BENCH MARK DISK L 525 1982, LOGO MARK - NGS NGVD 29 ELEVATION = 2026.05 LOCATION:
SET IN TOP NORTH END OF WEST CURB OF THE INTERSTATE 90 HIGHWAY OVERPASS ALONG STATE HIGHWAY 903.

OWNER

NEW SUNCADIA LLC, A DELAWARE LIMITED LIABILITY COMPANY
770 SUNCADIA TRAIL
CLE ELUM, WASHINGTON 98922
TELEPHONE (509) 649-3000
FACSIMILE (509) 649-6251

GENERAL NOTES

VACATION HOMESITES RANGING IN SIZE FROM 0.31 ACRES TO 0.79 ACRES.

TOTAL ACREAGE PHASE 3, DIVISION 14 = 6.97 ACRES
TOTAL LOT ACREAGE = 5.51 ACRES
TOTAL NUMBER OF LOTS = 10
TOTAL NUMBER OF TRACTS = 3

WATER & SEWER NOTES

SEE PRELIMINARY SITE AND UTILITY ENGINEERING SUMMARY.

LEGAL DESCRIPTION

TRACT A OF THAT CERTAIN SURVEY RECORDED _____, 2018, UNDER AUDITOR'S FILE NO. _____ AND FILED IN BOOK ___ OF SURVEYS, PAGES ___ AND ___, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING TRACT Z-1 AND A PORTION OF TRACT G-1, PLAT OF "SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK)", AUDITOR'S FILE NO. 200506220001, BEING A PORTION OF SECTIONS 14 AND 23, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

TAX PARCEL NO.

20-14-14050-0021

REVISIONS		
NO.	DESCRIPTION/DATE	BY

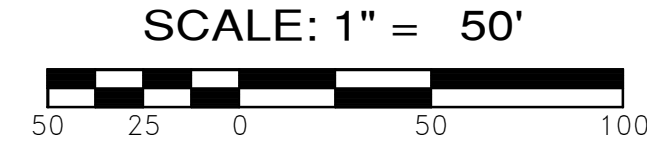
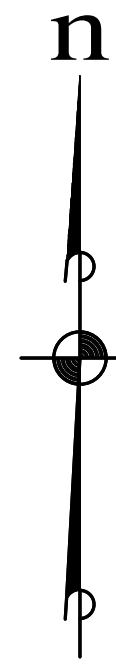
ESM CONSULTING ENGINEERS LLC
39400 8th Ave S, Suite 205
Federal Way, WA 98003
www.esmcivil.com
Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture
FEDERAL WAY (206) 838-5113
EVERETT (425) 297-8900

NEW SUNCADIA LLC
SUNCADIA PHASE 3 DIVISION 14
PRELIMINARY PLAT
KITITAS COUNTY WASHINGTON

JOB NO.:	998-722-017
DWG. NAME:	PP-01
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	03/19/2018
PRINT DATE:	

SHEET
PP-01

A PORTION OF SECTIONS 14 AND 23, TWP. 20 N., RGE., 14 E., W.M.,
KITITAS COUNTY, WASHINGTON



TRACT LEGEND
 S SERVICE
 AC ACCESS TRACT
 OS OPEN SPACE TRACT

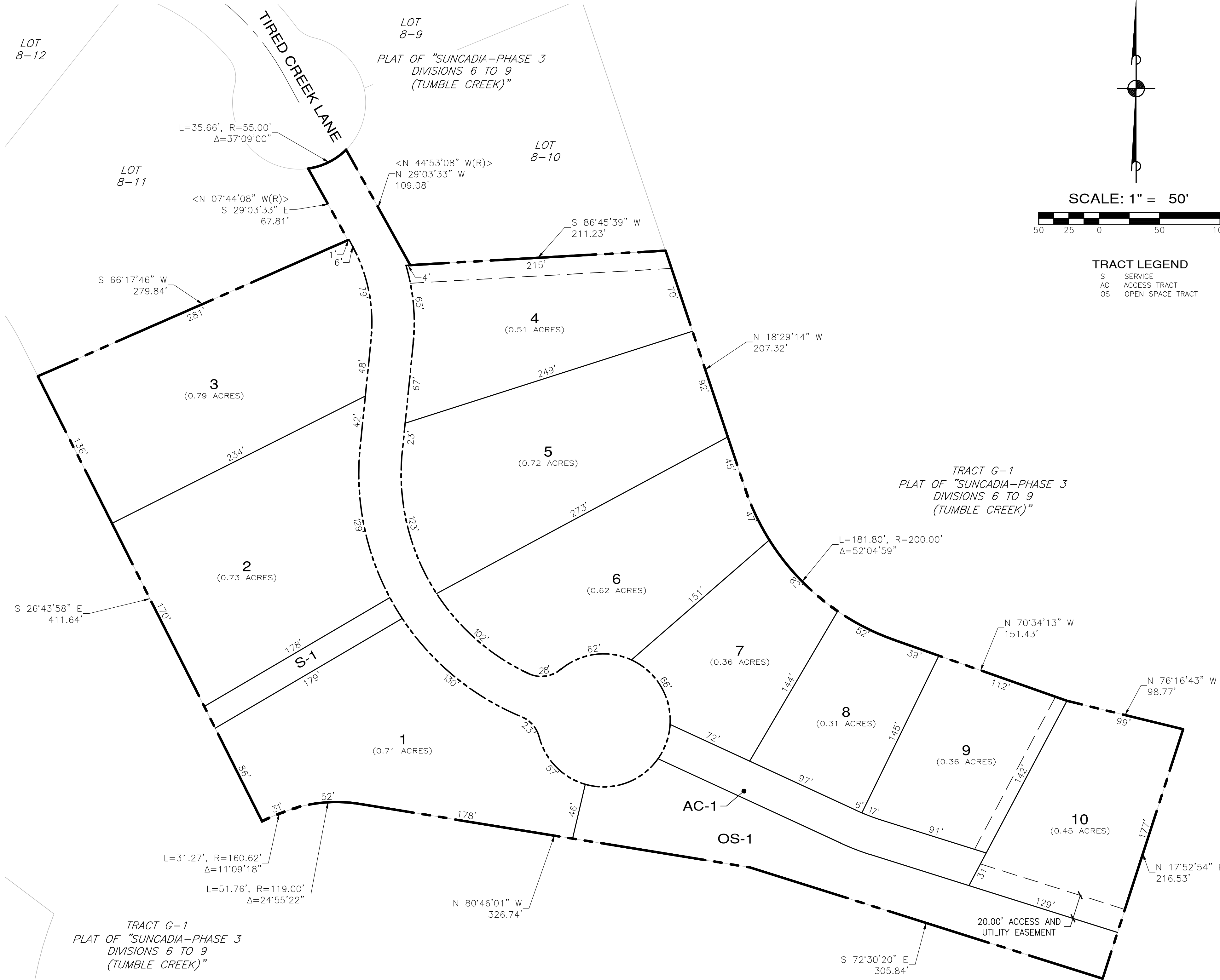
REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
 39400 8th Ave S, Suite 205
 Federal Way, WA 98003
 (206) 839-4113
 (206) 297-9660
 www.esmcivil.com
 Civil Engineering | Land Surveying | Project Management
 Public Works | Land Planning | Landscape Architecture

NEW SUNCADIA LLC
SUNCADIA PHASE 3 DIVISION 14
 PRELIMINARY PLAT
 KITITAS COUNTY WASHINGTON

JOB NO.:	998-722-017
DWG. NAME:	PP-02
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	03/19/2018
PRINT DATE:	
SHEET	
PP-02	

Plotted: 7/17/2018 11:19 AM File: \\esmb\enr\esmb-jobs\998\722\017\PP-02.dwg

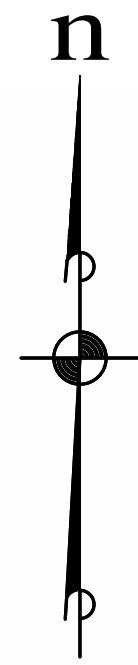


TRACT G-1
 PLAT OF "SUNCADIA-PHASE 3
 DIVISIONS 6 TO 9
 (TUMBLE CREEK)"

TRACT G-1
 PLAT OF "SUNCADIA-PHASE 3
 DIVISIONS 6 TO 9
 (TUMBLE CREEK)"

A PORTION OF SECTIONS 14 AND 23, TWP. 20 N., RGE., 14 E., W.M.,
KITTITAS COUNTY, WASHINGTON

REVISIONS		
NO.	DESCRIPTION/DATE	BY



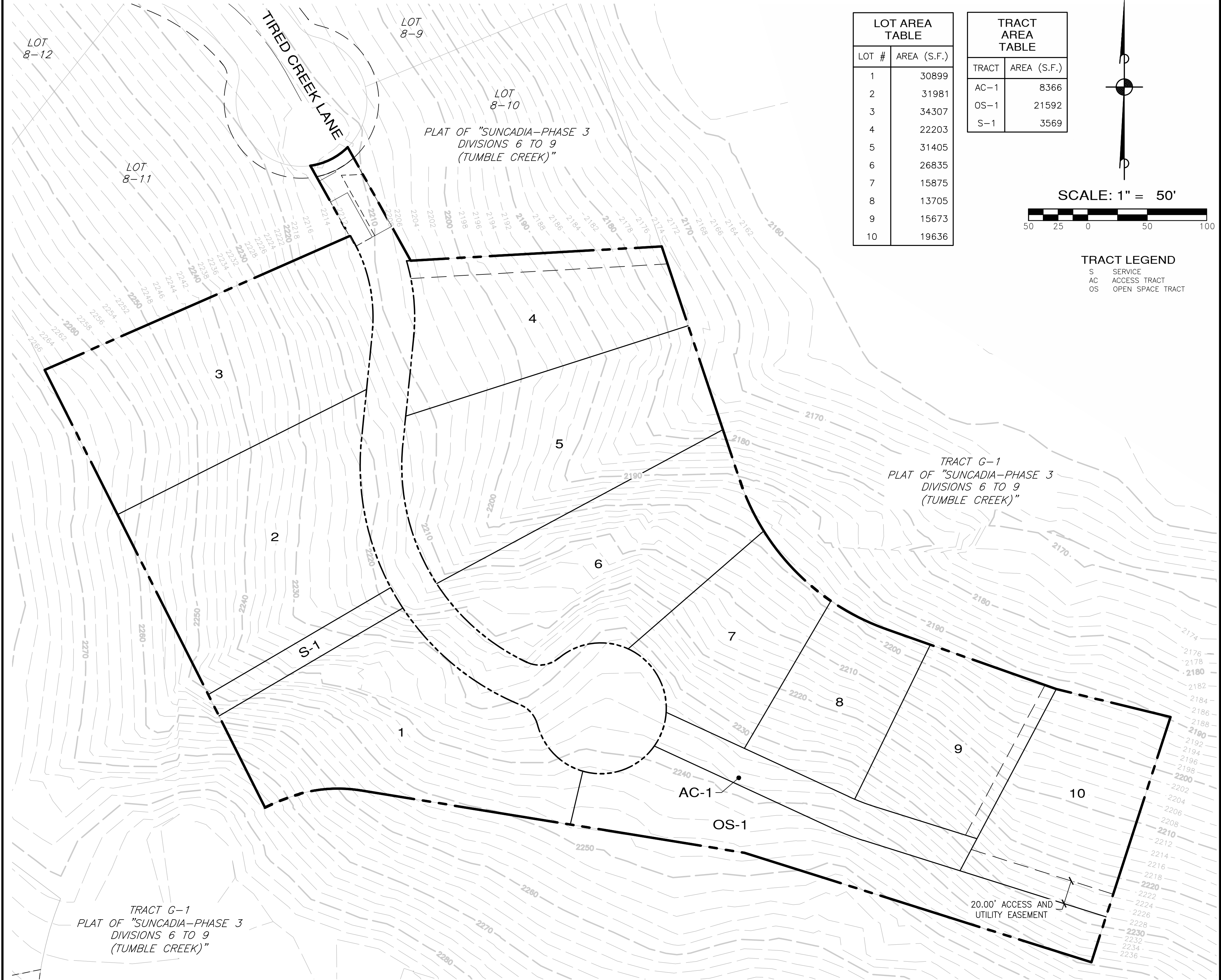
SCALE: 1" = 50'



LOT AREA TABLE	
LOT #	AREA (S.F.)
1	30899
2	31981
3	34307
4	22203
5	31405
6	26835
7	15875
8	13705
9	15673
10	19636

TRACT AREA TABLE	
TRACT	AREA (S.F.)
AC-1	8366
OS-1	21592
S-1	3569

TRACT LEGEND
 S SERVICE
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 OS OPEN SPACE TRACT



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NEW SUNCADIA LLC
SUNCADIA PHASE 3 DIVISION 14
 PRELIMINARY PLAT
 KITTITAS COUNTY WASHINGTON

JOB NO.:	998-722-017
DWG. NAME:	PP-03
DESIGNED BY:	JJH
DRAWN BY:	LGB
CHECKED BY:	
DATE:	03/19/2018
PRINT DATE:	
SHEET	
PP-03	

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