

Talisman Townhomes
Resort Core, Tract B
PROJECT NARRATIVE

Parcel #956001

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Kittitas County CDS

Prepared by:
Encompass Engineering & Surveying
407 Swiftwater Blvd
Cle Elum, WA 98922
Project #18088



I. PROJECT OVERVIEW

Information required by Section 5.1(h) of the MountainStar Development Agreement is provided below.

II. SUBMITTAL REQUIREMENTS FOR SITE DEVELOPMENT PLAN PER 5.1(H).

A proposed Site Development Plan for the Suncadia project, or Phase or Sub phase thereof, shall include the following:

1. *A vicinity map showing the location of the Resort area encompassed within such plan.*

A vicinity map has been provided on Sheet 1 of the Preliminary Plat. Location maps have been provided on Sheet 1 of the Preliminary Plat and Sheet C1.0 of the Preliminary civil drawings.

2. *A map of the applicable site drawn to an appropriate scale depicting the following:*

i. *Arrangement of land uses by type (Master Planned Resort Accommodation Units, including Short-Term Visitor Accommodation Units, Visitor-Oriented Amenities, Developed On-Site Recreation Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.*

See Preliminary civil drawing C1.0 for the proposed layout of the twenty-four 2-story condominium buildings with associated parking and open space.

ii. *Boundaries and lot lines for all parcels and lots.*

See Preliminary plat Sheet 2 for proposed boundaries and lot lines for all parcels and lots.

iii. *Elevation contours at intervals drawn to an appropriate scale for the Resort area encompassed within the plan.*

See Preliminary civil drawing C2.0 for elevation contours.

iv. *Names and dimension of public road bounding or near the site.*

See Preliminary plat Sheet 2 for the name (Big Hill Drive) and dimension (60-ft ROW) of the road bounding the site.

v. *Preliminary engineering plans, including site grading, road improvements, drainage and public utilities extensions.*

See Preliminary civil drawing C2.0 and the Preliminary Site and Utilities Summary.

vi. The location of all buildings identified by type of use.

See Preliminary civil drawing C1.0 for the location of building and land use summary.

vii. The location and number of off-street parking areas, including type of surfacing and the approximate number of spaces to be provided.

See Preliminary civil drawing C1.0 for the location of building and land use summary.

viii. The location, type and dimension, and names of roads and driveways.

See Preliminary civil drawing C1.0 for the location of building and land use summary.

ix. The location, type and dimensions, of developed On-Site Recreational Facilities.

None are proposed beyond open space shown on Preliminary civil drawing C1.0.

x. The location and calculations of the total area of Open Space and percentages

See Preliminary civil drawing C1.0 for open space and land use summary.

xi. Proposed location of fire protection facilities.

Proposed locations of fire protection facilities include maximum 300-ft radius with final locations confirmed by the Fire Marshall.

3. A statement describing the development plan in relationship to adjacent development and natural features.

The proposed project is generally bounded by Big Hill Drive and a residential development on the north side, a man-made walking path and pond on the south side, the resort swim and fitness center to the west, and the intersection of Big Hill Drive and Suncadia Trail to the east.

4. A description of the Master Planned Resort Accommodation Units (including Short-Term Visitor Accommodation Units), Visitor-Oriented Amenities, developed On-Site Recreation Facilities, Open Space and other Permitted Uses proposed by Trendwest for the Resort area encompassed within the Site Development Plan.

The proposed Talisman Townhomes projects consist of 24 townhome residential units with individual driveways accessed by a tract and open space areas. The project site is 1.27-acre in size.

5. *A description of plans for landscaping (including tree planting) and restoring natural areas affected by construction and plans for the preservation of Open Space.*

The plans for landscaping include preserving existing trees to the maximum extent feasible with an update to the approved MPR Land Stewardship plan (“LSP”) submitted for approval. Landscaping for individual lots will follow the MPR conditions of approval. Open space areas will largely be left in their natural form or restored after construction. A walking pathway may be installed in the open space to promote walking and circulation.

6. *Provisions to ensure permanence and maintenance of Open Space*

The property consists of three community/recreation open space tracts which will be maintained per the MPR conditions of approval and proposed CC&R’s.

7. *A description outlining future land ownership patterns within the development, including any planned homeowners’ associations, and proposed CC&R’s if any.*

The proposed project will be governed by MPR conditions of approval and proposed CC&R’s.

8. *Proposed plans for (i) water supply, including demand and supply assumptions and methodologies used to develop such plan; (ii) water supply storage and distribution systems; (iii) sewage collection, treatment and disposal; (iv) surface water management; and (v) solid waste management.*

i. Water supply – a water availability certificate will be provided by Suncadia to ensure the supply is adequate for the proposed demand. An existing water supply stub is provided for the property per Preliminary civil sheet C2.0

ii. Water supply storage and distribution systems – See response 8(i) above and Preliminary civil sheet C2.0 for conceptual water distribution layout.

9. *A staging plan describing the timing or sequence of construction for all the elements of the Site Development Plan, including Developed On-Site Recreational Facilities and Visitor-Oriented Amenities.*

Staging and timing of construction has not been finalized; however, there is a tentative plan per Table below with the Divisions shown on Preliminary civil sheet C1.0.

Item	Schedule
Division 1 – Foundation Only Permit	Fall 2019
Division 1 – Building Permit	Spring 2019
Division 2 – Building Permit	Spring 2019
Division 3 – Building Permit	Spring 2019
Division 4 – Building Permit	Spring 2020
Division 5 – Building Permit	Spring 2020

- 10. Results of monitoring as required by the MountainStar MPR Conditions and Section 4.1(g)(4) above as of the date of submittal of the Site Development Plan.*

Results of monitoring as required are to be confirmed by Suncadia. No additional monitoring has been required or requested as of the date of submittal of the preliminary plat package.

- 11. A statement identifying any deviation(s) between such plan and the MountainStar Resort Conceptual Mast Plan or, alternatively, and if applicable, an approved General Site Plan.*

Not applicable.

- 12. Any appropriate environmental documentation.*

Environmental documentation specific to the proposed development is provided in the SEPA checklist submitted as part of the preliminary plat package. No additional environmental review has been requested or required as of the date of submittal of the preliminary plat package.