

DATE	DESCRIPTION	BY	CHK'D

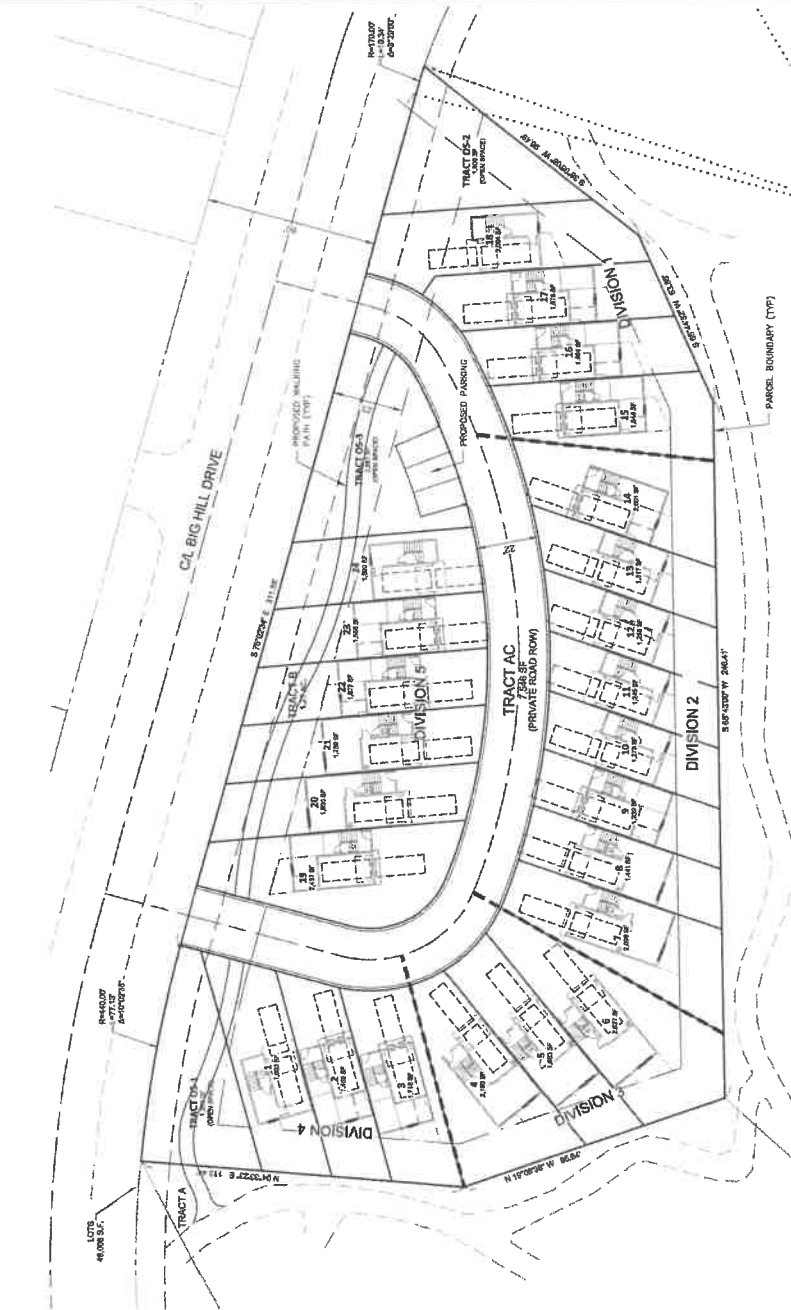


TALISMAN TOWNHOMES, LLC
TALISMAN TOWNHOMES, LLC
PRELIMINARY PLAT SUBMITTAL

Engcompass
ENGINEERING & SURVEYING
1450 Highway 200, Suite 207 • Junction, WA 98222 • Phone: (509) 832-7433 • Fax: (509) 832-7434
1450 Highway 200, Suite 207 • Junction, WA 98222 • Phone: (509) 832-7433 • Fax: (509) 832-7434

DATE	DESCRIPTION	BY	CHK'D

TRACT B, TALISMAN TOWNHOMES
PTN. OF NW 1/4 OF THE SE 1/4 OF SECTION 10, T.23 N., R. 15 E., W.1M.
KITITAS COUNTY, STATE OF WASHINGTON



RECEIVED
SEP 25 2018
Kititas County CDS

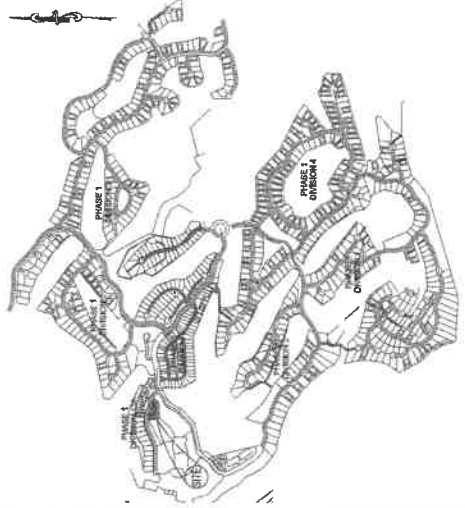
CONCEPTUAL SITE PLAN
SCALE: 1" = 20'

DESIGN SUMMARY	
LOTS	24
NUMBER OF LOTS	24
AVERAGE SIZE	1,750 S.F.
SMALLEST LOT	1,245 S.F.
LARGEST LOT	2,847 S.F.
ACCESS ROAD	22 FT
WIDTH	240 FT
APPROXIMATE LENGTH	66 FT
BIG HILL DRIVE	66 FT
ROW WIDTH	66 FT

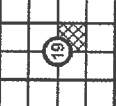
LAND USE SUMMARY:
SINGLE FAMILY LOTS = 0.85 ACRES
PAVED ROADS = 0.17 ACRES
PAVED PARKING AREAS = 0.01 ACRES
OPEN SPACE = 0.14 ACRES
TOTAL AREA = 1.27 ACRES

PROJECT TEAM:
OWNER: TALISMAN TOWNHOMES, LLC
JUNCTION, WA 98202
PHONE: 253-851-8383
ENGINEER/SURVEYOR: ENCOMPASS ENGINEERING & SURVEYING
1450 HIGHWAY 200, SUITE 207
JUNCTION, WA 98222
PHONE: 509-832-7433
FAX: 509-832-7434

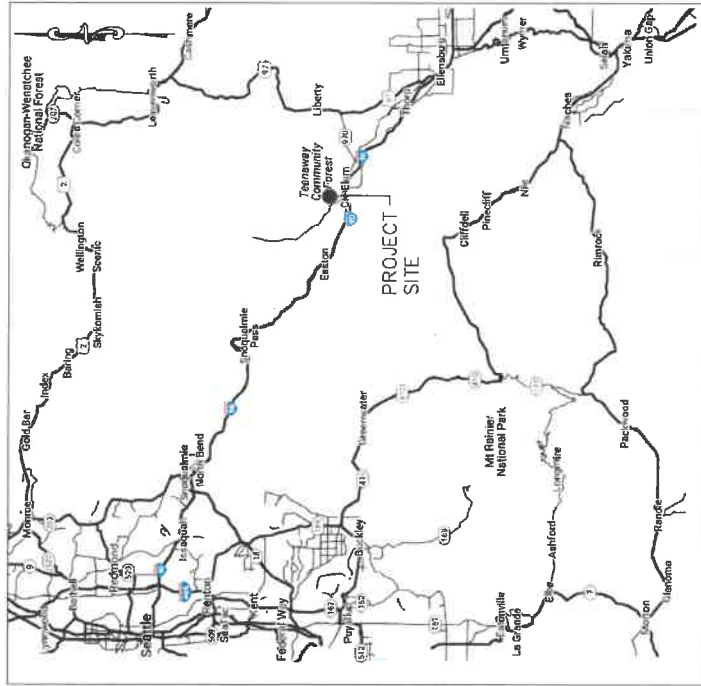
WATER AND SEWER NOTES:
SEE SEWER AND WATER UTILITY SUMMARY SHEET FOR COMPLETION UTILITY DRAW



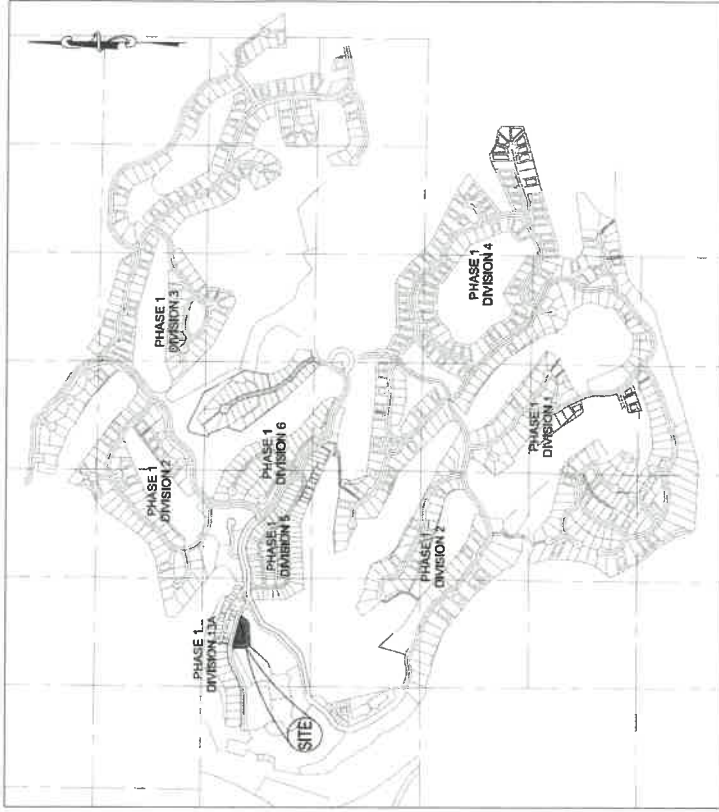
LOCATION MAP
NOT TO SCALE



**A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITITAS COUNTY, WASHINGTON**



**VICINITY MAP
NOT TO SCALE**



**LOCATION MAP
NOT TO SCALE**

LEGAL DESCRIPTION:

SUNCADIA RESORT CORE, BINDING SITE PLAN NO. 1, TRACT B

BASIS OF HORIZONTAL & VERTICAL DATUM:

BASIS OF HORIZONTAL DATUM:

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, MAD 83/91
PROJECT REFERENCE POINTS TO NGS CONTROL POINTS EASTON (PID: SX0662)
AND TULSA (PID: SX0455). THE DISTANCES SHOWN ARE GROUND DISTANCES,
TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR
OF 0.998870387.

BASIS OF VERTICAL DATUM:

NGVD 29

BENCH MARK DISK L 525 1982, LOGO MARK - NGS NGVD 9 ELEVATION = 2026.05
LOCATION: SET IN TOP NORTH END OF WEST CURB OF THE INTERSTATE 90 HIGHWAY
OVERPASS ALONG STATE HIGHWAY 903.

OWNER-DEVELOPER:

TALUSMAN TOWNHOMES, LLC
7320 W. CANTON WAY
TACOMA, WA 98402
PHONE: 253-851-8383

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GENERAL NOTES:

VACATION HOMES RANGING IN SIZE FROM 0.029 ACRES TO 0.06 ACRES.

TOTAL AREA SUNCADIA RESORT CORE, BINDING SITE PLAN, TRACT B = 1.27 ACRES

TOTAL NUMBER OF LOTS: 24

TOTAL NUMBER OF TRACTS: 4

WATER & SEWER NOTES:

SEE PRELIMINARY SITE & UTILITY ENGINEERING INFORMATION

TAX MAP NO:

20-15-19057-0005

PARCEL NO:

956001



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Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

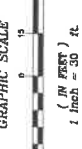
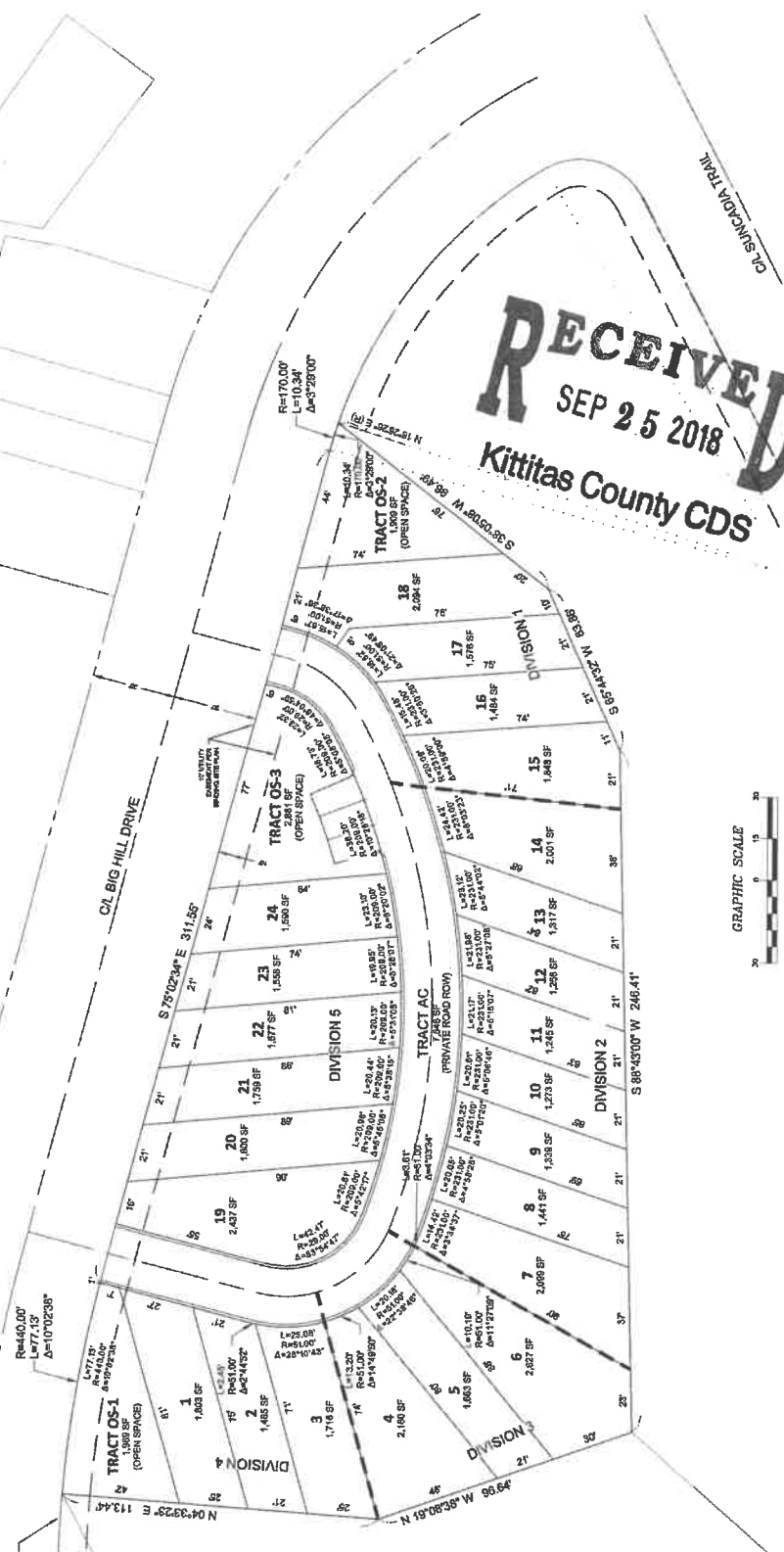


PRELIMINARY PLAT FOR TOWNHOMES A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. WASHINGTON	
KITITAS COUNTY	JOB NO. 18088
DWN BY TJS	DATE 09/2018
CHKD BY DLP	SCALE N/A
	SHEET 1 OF 2

A PORTION OF SECTION 19, T. 20 N., R. 15 E., W.M.,
KITITAS COUNTY, WASHINGTON

OWNER: [Name]
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [ZIP]

LOTS
48,008 S.F.



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PRELIMINARY PLAT PREPARED FOR TAX MAP PURPOSES A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITITAS COUNTY, WASHINGTON	
DWN BY	TJS
DATE	09/20/18
SCALE	1" = 60'
CHKD BY	DLP
JOB NO.	18088
SHEET	2
OF	2