

Site Development Plan for Suncadia River Ridge II

Information required by Section 5.1(h) of the Development Agreement for the Phase 2 Division 5 (River Ridge II) Site Development Plan is provided as shown below.

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

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

A Site Development Plan (SDP) for River Ridge II is provided herein. A vicinity map is included on the SDP as required. See the full size SDP Exhibit included in this report.

(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 Recreational Facilities, Open Space and other Permitted Uses), including descriptions of land use and approximate percentage of land in each use category.***

River Ridge II plat will have 64 detached residential lots (primarily second or vacation homes), and open space.

- (ii) *Boundaries and lot lines for all parcels and lots.***

Refer to the Site Development Plan Exhibit for boundary configuration of the River Ridge platted lots and open space tracts.

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

Refer to the Site Development Plan Exhibit for elevation contours.

- (iv) *Names and dimensions of public roads bounding or near the site.***

See the Vicinity Map on the Site Development Plan exhibit for this information. The primary access to the site will be provided off the existing Swiftwater Drive roadway.

- (v) ***Preliminary engineering plans, including site grading, road improvements, drainage and public utility extensions.***

Refer to the Preliminary Site and Utility Engineering Summary of this document for River Ridge II preliminary planning for road improvements, drainage and public utility extensions. Site grading will be associated with roadways and development of the parcel. Roadways follow natural grades to the extent possible as an element of the site design. This design object will minimize the amount of earthwork involved in road construction.

- (vi) ***Location of all buildings identified by type of use.***

Refer to the Site Development Plan Exhibit.

- (vii) ***Location and number of off-street parking areas, including type of surfacing; and the approximate number of spaces to be provided.***

Each residence in River Ridge II would include dedicated on-site parking that would vary per individual residence.

- (viii) ***The location, type and dimensions, and names of roads and driveways.***

The location and names of roads are shown on the Site Development Plan Exhibit. Dimensions of roads are given in the Preliminary Site and Utility Engineering Summary Part 2.

- (ix) ***The location, type and dimensions, of Developed On-Site Recreational Facilities.***

Refer to the Site Development Plan exhibit and section (4), below.

- (x) ***The locations and calculations of the total area of Open Space and percentages.***

Locations of open space areas are shown on the Site Development Plan exhibit, and are quantified on Exhibit M, included with this Application.

- (xi) ***Proposed location of fire protection facilities.***

Refer to the Conceptual Utility Plan Exhibit for fire hydrant locations. The water system for the site will connect to the water main in Swiftwater Drive. 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. 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.

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

The property slopes generally to the southeast. The property is located on the west side of Phase 1, northeast side of Phase 3, and east side of Phase 2 Division 2.

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

This Site Development Plan includes the following elements (defined terms from the Development Agreement in parentheses):

- a) Vacation Homesites and Associated Roadways and Service Tracts
- b) Natural Open Space

The River Ridge II Vacation Homesites consist of detached resort residential units detached resort residential lots that range from 13,500 to 52,800 square feet. A vacation or second home at Suncadia is considered a Short Term Accommodation Unit unless its owner(s), or any one of them, is either (i) registered to vote at such unit's Suncadia address or (ii) receives its/their Kittitas County annual property tax assessment at such unit's Suncadia address, in which case such unit shall be considered a permanent residence.

(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.

Since this Site Development Plan is consistent with the approved LSP and Phase 1A, Addendum an amendment specific to this plan has not been submitted. The following activities, which are discussed in more detail below, will implement the approved Land Stewardship Plan (LSP) by Raedeke Associates, Inc. completed February 2018.

- 1) Road edges
- 2) Areas around the homes

Road edges and drainage ditches

These disturbances will appear in the form of cut and fill banks. Generally, the approach to their restoration will be by hydro seeding of an approved mix, with an optional application of wildflower overseed. Where disturbances are identified as falling within specifically targeted wildlife habitats, restoration will include compatible species as listed in the approved LSP.

In all cases, the recommendations of the Noxious Weed Control portion of the LSP will be implemented.

Unirrigated sites

Where landscapes are installed (including hydro seeded areas) “establishment” watering will occur as necessary to reestablish the area.

Open Space

Open space areas are identified on the Site Development Plan. Largely, these areas will be left in their natural form. In some cases, compatible species will be planted in open space areas to provide additional screening. The approved LSP will ensure the long term health of the open space area.

Irrigated areas around the Homesites

Irrigation is allowed on a limited basis under the CC&Rs, and the use of natural vegetation will be emphasized.

(6) Provisions to ensure permanence and maintenance of Open Space

The property consists of three community/recreation open space tracts which will be owned and maintained as provided by the CC&Rs.

A form (Exhibit M) summarizing the open space is also included with this application.

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

Suncadia in this plat is or will be governed by extensive covenants, conditions, and restrictions on community, residential, and commercial activities, all of which are or will be filed of record.

(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.

Refer to the Preliminary Site and Utility Engineering Summary in the application document for a description and illustration of the proposed River Ridge utility infrastructure.

(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.

The anticipated timing of construction of the River Ridge elements is outlined below.

Element	Schedule
Utilities	2 nd , 3 rd Quarters 2019
Roadways	2 nd , 3 rd Quarters 2019
Homes	2019 – 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.

Monitoring reports as required by the MountainStar MPR Conditions, specifically Section E-1(a), and Section 4.1(g)(4) of the Development Agreement are on-going and are to be reviewed prior to or concurrent with SDP approval and final consistency review.

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

There are no deviations between the River Ridge II Site Development Plan, the Phase 2 General Site Plan, revised June 29, 2006, and the Phase 2 Division 3 Site Development Plan Application as submitted, March 6, 2017.

(12) Any appropriate environmental documentation.

Environmental documentation for this Site Development Plan is provided by the SEPA checklist submitted concurrent with this SDP. No additional environmental review is required.