

Site Development Plan for Suncadia Phase 3 Divisions 15 & 16

The development Agreement by and between Kittitas County and Suncadia, Section 5.1(h), requires the following information to be provided in this Site Development Plan Application:

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

A Site Development Plan (SDP) for Phase 3 Divisions 15 & 16 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.*

Phase 3 Divisions 15 & 16 construction consists of 105 detached residential lots (primarily second or vacation homes), roadways, a lake amenity, as well as open space and service tracts.

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

Refer to the Site Development Plan Exhibit for boundary configuration of Phase 3 Divisions 15 & 16 and the location of its improvements.

(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 from Tumble Creek Drive.

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

Refer to the Site Development Plan exhibit in Section 2, the Preliminary Site and Utility Engineering Summary in Section 4, and the Conceptual Utility Plan in Section 5 of this submittal for preliminary planning for parking improvements,

drainage and utility extensions. Site grading will be associated with the development of the parcel only.

(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 both divisions 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 Tumble Creek Drive and extend north along Tumble Creek Drive and continue east along Easton Ridge Trail to loop into Phase 3 Division 9. 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 Phase 3 Divisions 15 & 16 project site consists of relatively flat terraces that slope to the southeast. The divisions are located at the west end of Tumble Creek Drive, northwest of Divisions 6-9 and the Tumble Creek Golf Course.

(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 105 detached resort residential lots spaced on 293.03 acres and associated roadways. Also included are a lake amenity and open space and service tracts.

(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.

Unirrigated sites

Where landscapes are installed (including hydro seeded areas) “establishment” watering will occur, as needed to reestablish desired vegetation cover levels. For a period of two growing seasons following installation, hand watering with a watering truck may be provided, as necessary. Also as necessary, a second hydroseed application a year after the first application may be completed, to obtain the desired vegetation cover along the road edge.

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.

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 Phase 3 Divisions 15 & 16 project site includes 256.1 acres of open space tracts of varying types, as described in Exhibit M. These open space tracts will be conveyed to the Tumble Creek Village Association.

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

The property 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 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 Site Development Plan elements is outlined below.

Element	Schedule
Roads	2 nd Quarter 2019
Utilities	2 nd Quarter 2019
Homes	2019 – 2022

(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 Phase 3 Site Development Plan approved March 16, 2004 and the proposed development, other than roadway and lot configurations that have been slightly altered.

(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.