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Kittitas County **CPS**

Talisman Townhomes
Resort Core, Tract B

**PRELIMINARY SITE AND UTILITY
ENGINEERING SUMMARY**

Parcel #956001

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



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I. INTRODUCTION

Parcel #956001 is located on the south side of Big Hill Drive in the Suncadia Master Planned Resort (MPR). Specifically, Kittitas County Map Number 20-15-19057-0005. More generally, the project is located in the NW ¼ of the SE ¼ of Section 19, T.20 N., R. 15 E., W.M.

The purpose of this summary is to provide preliminary information related to the project's access road, illumination, stormwater management, water, and sewer facilities proposed to serve the Talisman Townhomes.

II. PROJECT INFORMATION

The existing parcel is 1.27 acres and is currently a vacant lot. Frontage improvements along Big Hill Drive were previously constructed including curb and utilities (storm, water, and sewer). Utility stubs for storm, sewer, and water were provided for the parcel during previous right-of-way improvements.

Kittitas County Plat	TBD
Owner Name	Talisman Townhomes, LLC
Average Lot Size	1,719 sq. ft.
Lots to be served	24
Terrain	Mild Rolling
New or Existing Road(s)	Construction of New Access Road
Road Name(s)	N/A
Road Maintenance Agreement	TBD
Contractor	TBD

a. Roadway Classifications

Roadway classification and design criteria are listed in MPR Agreement Exhibit J. The proposed Talisman Townhomes access road is shown on Preliminary civil sheet C1.0. The proposed access road would have two 10-ft wide lanes with 1-ft thickened edge gravel shoulders for a total of 22-ft in width.

Primary access to the Townhomes site is from Big Hill Drive via Suncadia Trail. Suncadia Trail ties into the publicly owned county road (Bullfrog Road) southwest of Roslyn.

b. Illumination

Any street lighting design will conform to the principals of preserving dark skies while providing lighting levels appropriate for roadway safety and security. Alternative luminary

styles will be considered during project design. Street lighting will conform to the following planning criteria:

- Use of full-cutoff shielding on outdoor light fixtures;
- Mounting of light fixture luminaries at a height of not greater than 30 feet
- Establishment of roadway lighting standards based on needed light distribution and the luminance of roadway surfaces
- Use of high-pressure sodium (HPS) outdoor lights per change to C-26 approved by County Commissioners May 4, 2004
- Use of timer or photo-cell controls to regulate when and where lighting would occur; and
- Avoiding unnecessary lighting of building facades

c. Stormwater Management Plan

The Suncadia stormwater system is privately owned, operated and maintained by the MPR. Storm drainage requirements are per the MPR Agreement Exhibit J, the 1999 Master Drainage Plan (MDP), and revisions to the MDP listed below.

- MDP Revisions:

- Adoption of the drainage standards per WA Department of Ecology's Stormwater Management Manual for Western Washington, August 2001 (SWMMWW, 2001)
- An addendum to the MDP dated August 2002 that provides (a) water quality protocol information for golf course areas that discharge to surface waters, and (b) revision of golf course water quality protocol summary information for infiltration to conform with the detailed protocol information.

Stormwater from Big Hill Drive and the northern setback area will be captured in roadside swales and conveyed southeast through the swales and culverts to new catch basins. Limited infiltration within the swales is anticipated to promote flow control and water quality treatment. Stormwater from within the site will be captured along the thickened edge roadway shoulders and conveyed east to new catch basins. Limited infiltration in landscaped and open space areas is anticipated to promote infiltration and water quality treatment. The new catch basins will tie into the MPR's storm drain system along Big Hill Drive which flows to the storm system in Suncadia Trail, then to the downstream regional facility in Prospector Golf Course. Because the proposed site will flow to one of the MPR's regional stormwater facilities, flow control and water quality treatment facilities will not be provided, beyond the proposed

swales and landscaping/open space, on the Talisman project site and are already accounted for by the MPR.

Soil in the project area is classified as Roslyn ashy sandy loam. This soil belongs to hydrologic soil group B which will promote infiltration. Additional information regarding geology and soils can be found in the Technical Report for Geology, Groundwater and Soils prepared by AESI dated June, 1999.

Per Suncadia Development Agreement, Exhibit F-1. B-10: Construction Impacts, the applicant will submit a Stormwater Pollution Prevention Plan (SWPPP) or apply for an erosivity waiver. Erosion control Best Management Practices (BMPs) will include but is not limited to stabilized construction entrance, silt fences, and catch basin inlet protection. The proposed stormwater swales may be used to control stormwater runoff during construction; however, the swales should only be excavated to within 0.5-ft of the final grade. After the site has been stabilized the final 0.5-ft could be excavated to remove fines associated with construction stormwater runoff and establish final grades.

Per Suncadia Development Agreement, Exhibit J, permanent stormwater control facilities shall be maintained and operated by the contractor on site during the entire period of the construction in compliance with Chapter 12.70 'Storm Water Management Standards and Guidelines'.

d. Water System Plan

The proposed project will be served by the Suncadia Water Company. Water supply, storage and distribution system are per the June 2001 MPR Water System Plan and the July 2002 Reservoir, Pumping and Transmission Design Reports that were approved by the WA Department of Health for a Class A water system.

The preliminary water system for the Talisman Townhomes is shown on Preliminary civil sheet C2.0. The project proposed to construct an 8-inch diameter main that will connect to the water main stub along Big Hill Drive. Hydrants will be placed at a maximum of 300 feet spacing or as required by the Fire Marshall.

e. Sewer System Plan

Sewer systems for the Townhomes shall be constructed per the Suncadia Development Agreement Exhibit F-1, Section D: Health and Sanitation Conditions. The proposed project consists of 24 residential townhomes. The collected raw wastewater from the Talisman Townhomes will be conveyed by means of an 8-inch diameter gravity sewer main connected to an existing sanitary sewer main stub along Big Hill Drive.