

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

LP-17 - ~~0000000000~~ 00005

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

APPLICATION FEES:

- \$600.00 Kittitas County Community Development Services (KCCDS)
- \$70.00 Kittitas County Department of Public Works

- \$670.00 Total fees due for this application (One check made payable to KCCDS)**

FOR STAFF USE ONLY

<p>Application Received by (CDS Staff Signature):</p> <p style="font-size: 2em; text-align: center;">SM</p>	<p>DATE:</p> <p style="font-size: 1.5em; text-align: center;">4/3/17</p>	<p>RECEIPT#</p> <p style="font-size: 1.5em; text-align: center;">N/A</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="color: blue; font-weight: bold; margin: 0;">RECEIVED</p> <p style="color: red; font-weight: bold; margin: 0;">APR 03 2017</p> <p style="color: blue; font-weight: bold; margin: 0;">Kittitas County CDS</p> </div>
DATE STAMP IN BOX			

A. BACKGROUND

1. Name of proposed project, if applicable: Trailhead Town Homes (Suncadia, Phase 1, Division 12A)
2. Name of applicant: **Highway 9 Office Park Center, LLC**
3. Address and phone number of applicant and contact person: **9623 32nd Street SE, Ste. D112
Lake Stevens, WA 98258-5783
509-674-6569**
4. Date checklist prepared: **August 31, 2016**
5. Agency requesting checklist: **Kittitas County Community Development Services**
6. Proposed timing or schedule (including phasing, if applicable):
Construction is anticipated to begin Summer 2016 and be completed by 2018.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
**MountainStar MPR Draft EIS, Volumes I-III, July 1999. ("DEIS")
MountainStar MPR Final EIS, Volumes 1-4, April 2000. ("FEIS")
MountainStar MPR EIS Addendum, March 2002. ("EIS Addendum")
MountainStar Properties/Cle Elum UGA FEIS, February 2002. ("Cle Elum EIS")**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
No
10. List any government approvals or permits that will be needed for your proposal, if known.
**Department of Ecology NPDES permit
Building permit for residential construction**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
Phase 1 Division 12A is a 14 lot preliminary plat comprised of 1.50 acres located within Phase 1 of the Suncadia Master Planned Resort (MPR). Land uses will include detached residential lots, roads, utilities, parking areas.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The project is located in Kittitas County, Washington, southwest of the City of Roslyn and northwest of the City of Cle Elum. The project is located off of Suncadia Trail in the SE ¼ of the SW ¼ of Section 19, Township 20 North, Range 15 East, W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site
(circle one): Flat, rolling, hilly, steep slopes,
mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?
2.5%.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Soils generally include glacial moraine deposits consisting primarily of till.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No indications.**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **General grading for road, utilities, homesites, driveways and open space areas will be done in phases. Approximately 1.5 acres of land will be disturbed. A balance of cut/fill material, approximately 2,300cy, will be disturbed. Any fill material used for road construction or structural fill will most likely come from a local ECP pit.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion could occur as a result of clearing of trees and vegetation necessary for roads, utilities, and home construction.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 1 acre.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Erosion will be controlled during construction with silt fencing, a rockered construction entrance, and sediment traps if necessary. Disturbed soil will be covered with straw, mulching, and/or seeding.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Construction equipment emissions and wind-blown dust/debris would be a result during construction. Minimal long term emissions from automobiles would be expected upon project completion. Wood-burning stoves and fireplaces are not permitted in the homes.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No
- b. Proposed measures to reduce or control emissions or other impacts to air, if any:
Methods used during construction would include periodic watering to control dust and covering

stockpiles of excavated soil during windy and rainy periods.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff from impervious surfaces will be collected and conveyed through underground piping to offsite runoff control facilities. Runoff from individual lots will be mitigated by dispersion and infiltration.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Potential spills or leakage from automobiles could enter the stormwater conveyance system.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No

c. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Stormwater runoff will be collected and treated for water quality using best management practices (BMP's) as approved by the Department of Ecology. Water quality BMP's include bio-infiltration, storm filter systems, and biofiltration swales.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

All vegetation within the roadway and building envelopes will be cleared for houses, roads, and utility construction.

c. List threatened and endangered species known to be on or near the site.

Section 3.4 and Appendix E of the DEIS contain information on threatened and endangered species. No federal or state threatened or endangered plant species were identified on the MPR site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Much of the site will remain in nature vegetation. Any enhancement will be done per Suncadia's CCRs and/or development agreement.**

e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: **deer**, bear, **elk**, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. **None known. Refer to Suncadia EIS.**

c. Is the site part of a migration route? If so, explain. **Unknown, refer to Suncadia EIS.**

d. Proposed measures to preserve or enhance wildlife, if any: **Addressed in Suncadia EIS.**

- e. List any invasive animal species known to be on or near the site. **None known, refer to Suncadia EIS.**

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
The energy needs of the project will be met using either electricity or natural gas or a combination of both for heating, cooling, and appliances.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No
- d. What kinds of energy conservation features are included in the plans of this proposal?
Building construction will conform to local and state energy codes.
List other proposed measures to reduce or control energy impacts, if any:
None known other than compliance with local and state energy codes.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
Hazards during and after completion of the project would be typical for those of residential and recreational uses.
- 1) Describe any known or possible contamination at the site from present or past uses.
None known.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
Nearby underground natural gas transmission piping could be considered hazardous.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
Some toxic or hazardous chemicals during construction might be stored and/or used. Some products might be stored or used during normal residential use.
 - 4) Describe special emergency services that might be required.
Fire protection and medical services would be provided by local jurisdictions. Special emergency services are not anticipated.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
Construction contractors would be expected to follow standard safety practices during construction to reduce and control environmental health hazards. Long term measures would be provided by local police, fire, and medical agencies.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Other than local traffic, no known sources of noise exist that may affect this project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
In the short term, an increase in noise associated with the construction of roads, utilities, and homes would occur. Long term noise would include sounds associated with a residential community such as traffic, garbage collection, and outdoor recreational use.

- 3) Proposed measures to reduce or control noise impacts, if any:
Construction noise will be limited to the hours allowed by the Kittitas County noise ordinance.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The site is currently undeveloped. Adjacent properties include residential and golf course use. The proposed project will not affect current land uses on adjacent or nearby properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any?
The site was historically used for commercial forestry.

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No

- c. Describe any structures on the site. **None**

- d. Will any structures be demolished? If so, what? **No**

- e. What is the current zoning classification of the site? **Master Planned Resort**

- f. What is the current comprehensive plan designation of the site? **Rural Recreation**

- g. If applicable, what is the current shoreline master program designation of the site? **N/A**

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No, refer to Suncadia EIS.**

- i. Approximately how many people would reside or work in the completed project? **Approximately 28 to 70 people would reside in the proposed residential project.**

- j. Approximately how many people would the completed project displace? **None**

- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal is within the MPR and is consistent with the September 2000 Conceptual Master Plan approved by Kittitas County, the Master Planned Resort development agreement adopted by Kittitas County ordinance, and the Phase 1 General Site Plan.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
14 high-income housing units will be provided.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any:
None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Proposed structures would be a maximum of two stories or up to a maximum of approximately 40 feet above ground elevation, depending on existing topography. Principal exterior building materials would include wood, metal, concrete, and stone for walls. Metal or composition shingles would be used for roofing materials.
- b. What views in the immediate vicinity would be altered or obstructed?
No significant views would be obstructed. Views would be altered as the forested setting would change to a developed landscape intermixed with a roadway, building rooftops and facades, vehicles, and landscaping.
- d. Proposed measures to reduce or control aesthetic impacts, if any:
Proposed measures include compliance with Suncadia architectural design guidelines and requirements. Areas set aside for open space and common area will reduce the visual impact of development.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Indoor lighting and vehicle headlights may be visible during evening hours.
- e. Could light or glare from the finished project be a safety hazard or interfere with views?
It is not anticipated that light or glare would be a safety hazard or interfere with views.
- f. What existing off-site sources of light or glare may affect your proposal?
None known.
- d. Proposed measures to reduce or control light and glare impacts, if any:

Use of natural construction materials, non-reflecting surfaces, and vegetative buffers would reduce or control light and glare impacts. Residential lighting would be reduced or controlled through implementation of MPR codes, covenants, and restrictions, and architectural design guidelines that specify down-lighting and shaded fixtures for exterior lighting.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Recreational opportunities in the immediate vicinity include golf, swimming, hiking, fishing, and an activity center.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposed project will not displace existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Measures outlined in the MPR Conditions of Approval will be adhered to.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. **None known, refer to Suncadia EIS.**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None known, refer to Suncadia EIS.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **Refer to Suncadia EIS**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None anticipated. A forest practice permit was acquired to do necessary clearing.**

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
**Suncadia Trail serves the site, eventually connecting to Bullfrog Road and SR903.
The internal plat road will have direct access to Suncadia Trail.**
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
No. There is no public transit near the site.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
**There are no additional parking spaces proposed other than dedicated parking for each residence.
No parking is eliminated.**
- g. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
A new internal road will be constructed.

h. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Using general ADT standard measurements, 240 trips per day is anticipated with peak volumes falling on weekends and holidays due to second home owners. During construction, trucks will be the main source of traffic. After construction, it will be standard residential traffic. Refer to Suncadia EIS for methods and more detailed transportation studies completed for the Master Plan Development.

i. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

Appropriate traffic control (signage) and compliance with applicable standards.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

There will be an increased need for fire and police protection, health care, and schools associated with this project depending on the short or long term residency of each owner.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Measures outlined in the MPR Conditions of Approval will be adhered to.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, sewer, electricity, natural gas, telephone, cable television, refuse collection are proposed for the project.

Suncadia Water Company will provide water

Suncadia Environmental Company will provide sewer services.

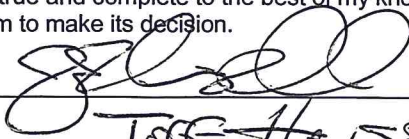
Power and natural gas will be provided by PSE

Refuse collection will be provided by Waste Management.

Telephone and cable television is provided by Axis Communications

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee: Jeff Hansen

Position and Agency/Organization: _____

Date Submitted: 4/3/17

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Trailhead Town Homes

Project Narrative

RECEIVED
APR 03 2017
Kittitas County CDS

The Trailhead Town Homes project is proposed for development on what was originally the "Phase 3" site on the Trailhead Condominium Binding Site Plan project.

The Ownership group is proposing a town home project consisting of 14 homes in 7 buildings on individual lots accessed via private road and driveway.

The project is on 4.76 acres within the Village Core of the Suncadia Resort.

Water & Sewer will be provided via the Suncadia Water & Sewer systems that are ready to serve this parcel. PSE will provide gas and electric service. Atlas Networks will provide telephone, internet and TV.

The individual town homes will be sold as Single Family Residences.

A Homeowner's Association will be created to manage the access, private roads and driveways within the project. The HOA will also be used as a conduit for cooperative management with the Suncadia HOA and the adjacent Trailhead Condominiums.

The attached site plan shows the proposed town home lots and the private roads/driveway areas.

Each town home will have 2 stories. Main floor living area will consist of 889 sf. Upper floor living area will be 1,243 sf, for a total of 2,142 sf per town home. There will be 4 bedrooms and 4 ½ baths per town home. 2 car garages will be 418 sf each, for a total of 2,560 sf per town home and 5,120 sf per building.

The site plans and floor plans/elevations have been reviewed and approved by Suncadia.