

Development Agreement Expansion Area (Red Hash)

Current Town Limit Boundary (Blue Line)

OPEN SPACE/ BIORETENTION AREA (CONCEPTUAL)

Parcel 3322170360 Zoned R3 Annexed into Town

PROJECT SITE:
TOTAL AREA: 18.0 AC
OPEN SPACE: 5.4 AC
APPROX 30%
APPROXIMATE IMPERVIOUS SURFACE:
30%-35% OF TOTAL SITE AREA (NEW DEVELOPMENT AREAS ONLY)

POTENTIAL HOUSING UNITS

- APARTMENTS - 2 LOTS
24-36 UNITS
 - SR HOUSING - 1 LOT
12-16 UNITS
 - LOFT HOUSING - 7 LOTS
4,500-6,500 SF
 - SINGLE FAMILY - 60 LOTS
LOTS 3,000-7,000 SF
 - TINY HOUSE LOTS - 12-20 LOTS
LOTS UNDER 1,800 SF
- (POSSIBLE ADUs NOT INCLUDED)
TOTAL ERUs NOT TO EXCEED 137

PUBLIC STREETS / TRAILS

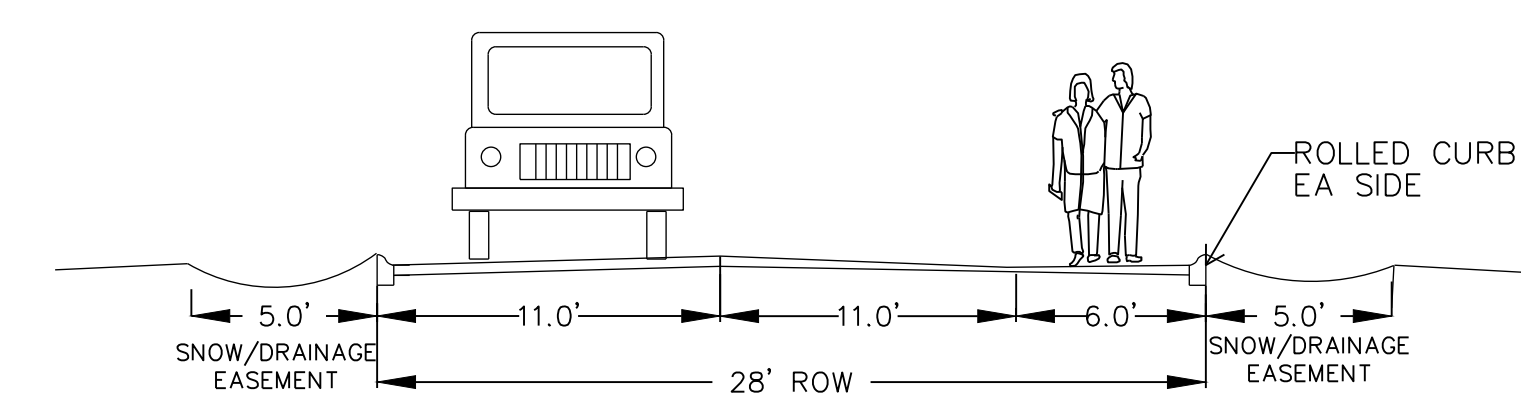
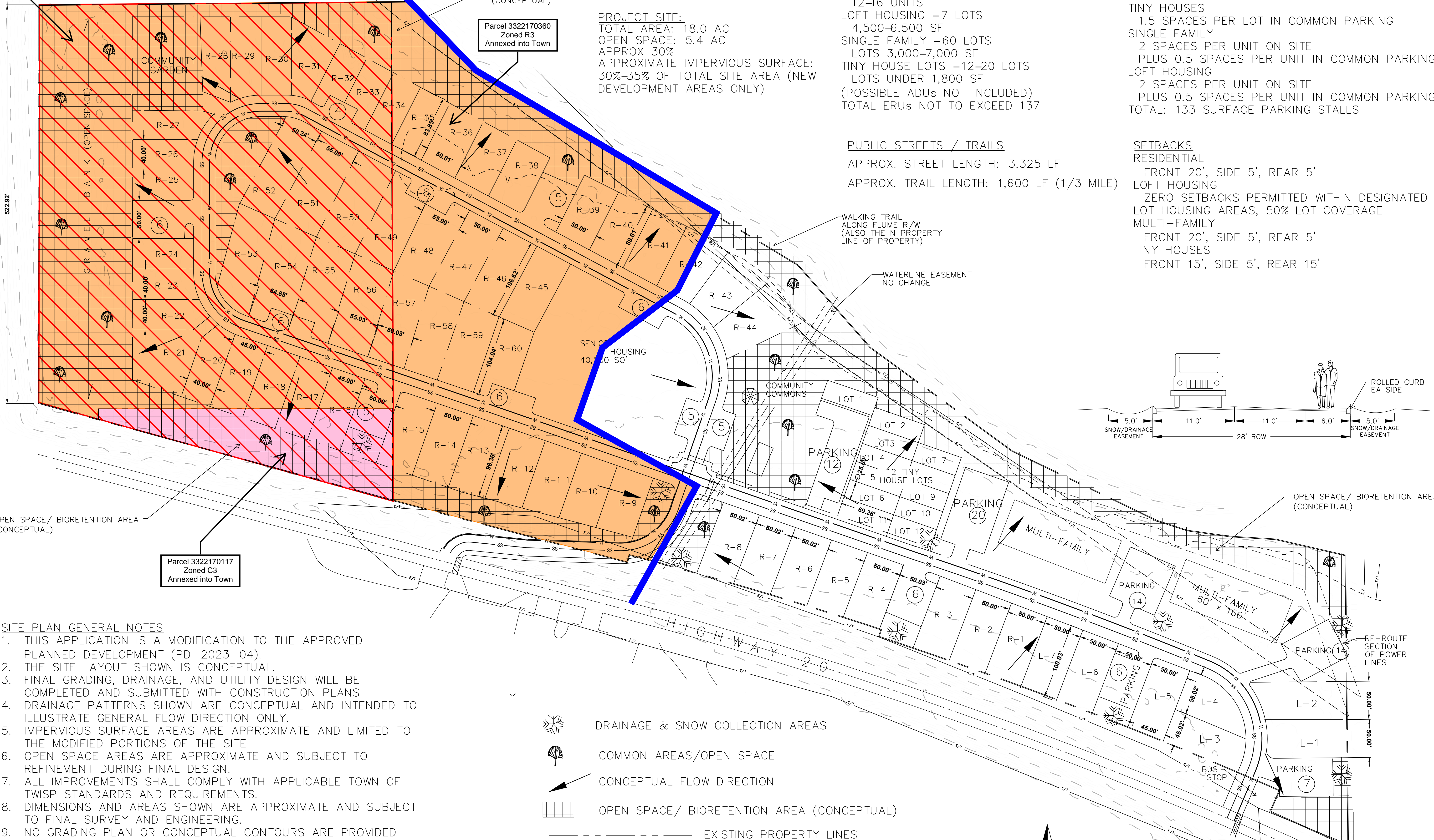
- APPROX. STREET LENGTH: 3,325 LF
- APPROX. TRAIL LENGTH: 1,600 LF (1/3 MILE)

PARKING

- NO ON-STREET PARKING
 - APARTMENTS & SR HOUSING
1.5 SPACES PER UNIT ON SITE
 - TINY HOUSES
1.5 SPACES PER LOT IN COMMON PARKING
 - SINGLE FAMILY
2 SPACES PER UNIT ON SITE
PLUS 0.5 SPACES PER UNIT IN COMMON PARKING
 - LOFT HOUSING
2 SPACES PER UNIT ON SITE
PLUS 0.5 SPACES PER UNIT IN COMMON PARKING
- TOTAL: 133 SURFACE PARKING STALLS

SETBACKS

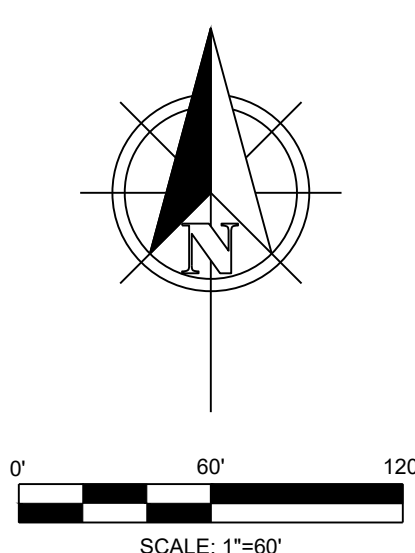
- RESIDENTIAL
FRONT 20', SIDE 5', REAR 5'
- LOFT HOUSING
ZERO SETBACKS PERMITTED WITHIN DESIGNATED LOT HOUSING AREAS, 50% LOT COVERAGE
- MULTI-FAMILY
FRONT 20', SIDE 5', REAR 5'
- TINY HOUSES
FRONT 15', SIDE 5', REAR 15'



SITE PLAN GENERAL NOTES

- THIS APPLICATION IS A MODIFICATION TO THE APPROVED PLANNED DEVELOPMENT (PD-2023-04).
- THE SITE LAYOUT SHOWN IS CONCEPTUAL.
- FINAL GRADING, DRAINAGE, AND UTILITY DESIGN WILL BE COMPLETED AND SUBMITTED WITH CONSTRUCTION PLANS.
- DRAINAGE PATTERNS SHOWN ARE CONCEPTUAL AND INTENDED TO ILLUSTRATE GENERAL FLOW DIRECTION ONLY.
- IMPERVIOUS SURFACE AREAS ARE APPROXIMATE AND LIMITED TO THE MODIFIED PORTIONS OF THE SITE.
- OPEN SPACE AREAS ARE APPROXIMATE AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
- ALL IMPROVEMENTS SHALL COMPLY WITH APPLICABLE TOWN OF TWISP STANDARDS AND REQUIREMENTS.
- DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY AND ENGINEERING.
- NO GRADING PLAN OR CONCEPTUAL CONTOURS ARE PROVIDED AT THIS STAGE. DRAINAGE INTENT IS ILLUSTRATED THROUGH FLOW DIRECTION ONLY. STORMWATER RUNOFF IS INTENDED TO BE MANAGED ON-SITE WITHIN LANDSCAPE AND OPEN SPACE AREAS FOR DETENTION AND INFILTRATION. NO OFF-SITE DISCHARGE IS PROPOSED. FINAL DESIGN WILL BE PROVIDED WITH CONSTRUCTION PLANS.

- DRAINAGE & SNOW COLLECTION AREAS
- COMMON AREAS/OPEN SPACE
- CONCEPTUAL FLOW DIRECTION
- OPEN SPACE/ BIORETENTION AREA (CONCEPTUAL)
- EXISTING PROPERTY LINES
- PROJECT BOUNDARY



CONSTRUCTION MONITORING NOTE

TESTING SHALL OBTAIN AND BE FAMILIAR WITH THE APPROVED CERTIFICATION THAT ALL TESTING AND INSPECTIONS ARE IN CONTRACTOR SHALL VERIFY THAT ALL CONSTRUCTION JURISDICTIONAL STANDARDS. ACCORDANCE WITH THE APPROVED PLANS AND REGISTERED PROFESSIONAL ENGINEER SHALL PROVIDE PLANS, SPECIFICATIONS AND REPORTS. WHEN COMPLETE, THE REGISTERED PROFESSIONAL ENGINEER COMPANY PROVIDING AND DOCUMENTED UNDER THE DIRECT SUPERVISION OF A INSPECTIONS, MONITORING AND TESTING SHALL BE PERFORMED

SITE PLAN

COMPLETE DESIGN INC.
10000 15th Avenue NE, Suite 100, Redmond, WA 98073
PHONE: 509.754.1111 FAX: 509.754.1112
WWW.COMPLETEDESIGN.COM
PROJECT NO: 23-0146

AUSTIN WILLS
REGISTERED PROFESSIONAL ENGINEER
4/30/2026

PROJECT INFORMATION
TAX PARCEL NO: 3322170359
PARCEL OWNER: MILL TOWN TWISP, LLC
SITE ADDRESS: 20265B HIGHWAY 20
TWISP, WA

PROJECT NAME
MILL TOWN
LANDSCAPING PLAN
OKANOGAN COUNTY

811
Know what's below. Call before you dig.