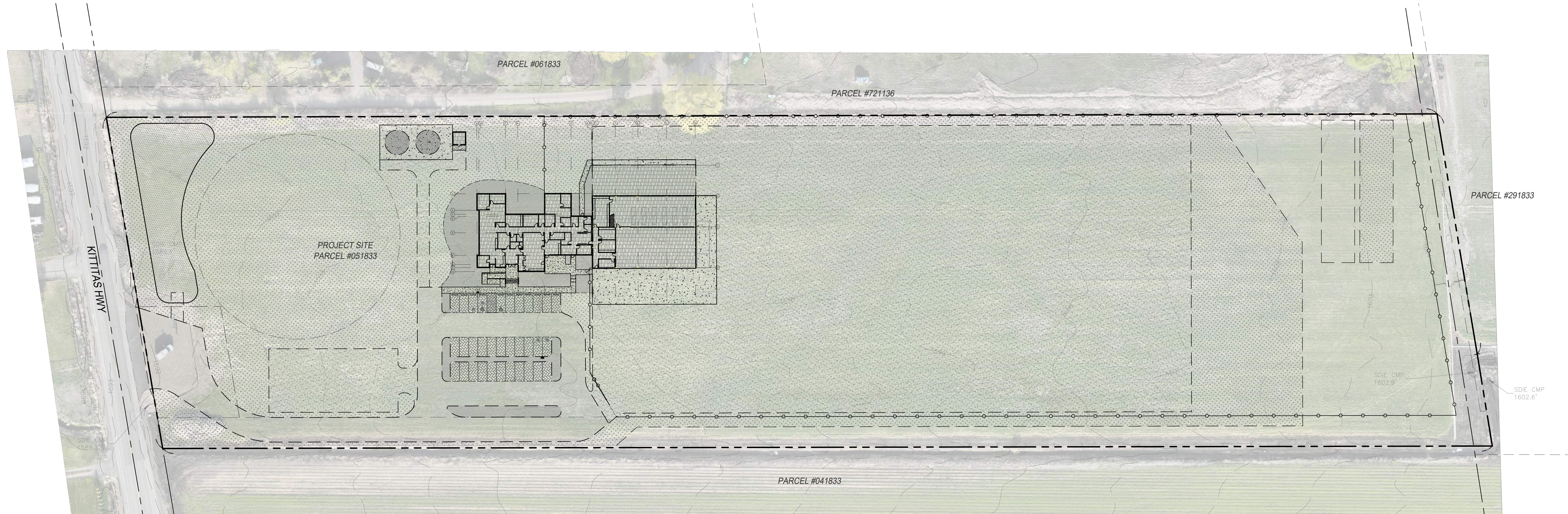


**KITTITAS CO CDS
RECEIVED
03/19/2026**

MAPD MANASTASH ARCHITECTURE
PLANNING & DEVELOPMENT
421 N PEARL ST., STE 100
ELLENSBURG, WA 98926
P: 208.240.4580
E: MARC@MAPD.CO



SHEET INDEX:

TITLE	NO.
COVER SHEET & OVERALL SITE LAYOUT	C1.0
OVERALL SITE PLAN	C3.0
SITE LAYOUT & HORIZONTAL CONTROL PLAN - SOUTH	C3.1
SITE LAYOUT & HORIZONTAL CONTROL PLAN - MID	C3.2
SITE LAYOUT & HORIZONTAL CONTROL PLAN - NORTH	C3.3
OVERALL GRADING & DRAINAGE PLAN	C4.0
GRADING & DRAINAGE PLAN - SOUTH	C4.1
GRADING & DRAINAGE PLAN - MID	C4.2
GRADING & DRAINAGE PLAN - NORTH	C4.3
OVERALL SEWER & SEPTIC SYSTEM PLAN	C6.0
SANITARY SEWER & SEPTIC SYSTEM PLAN - MID	C6.1
SANITARY SEWER & SEPTIC SYSTEM PLAN - NORTH	C6.2
SANITARY SEWER & SEPTIC SYSTEM DETAILS	C6.3
OVERALL WATER SYSTEM PLAN	C7.0
WATER SYSTEM PLAN	C7.1
WATER TANK & WELL HOUSE PLAN	C7.2
CONSTRUCTION DETAILS	C8.0

PROJECT
PHASE
50% DD

REVISIONS

**KITTITAS PUD #1
NEW HEADQUARTERS**
2471 KITTITAS HWY
ELLENSBURG, WA 98926

DRAWN BY DH

DESIGNED BY DH

DATE 03/13/26

SCALE AS SHOWN

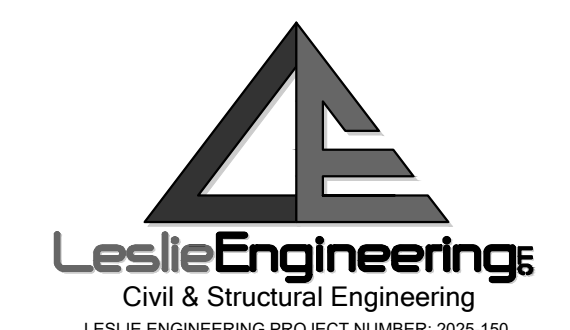
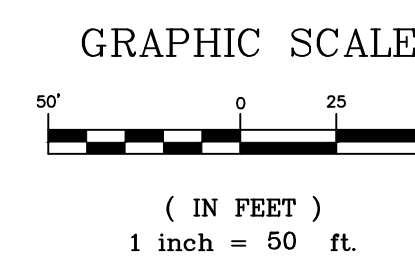
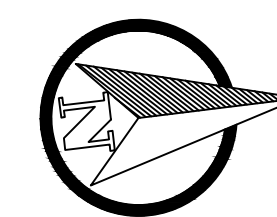
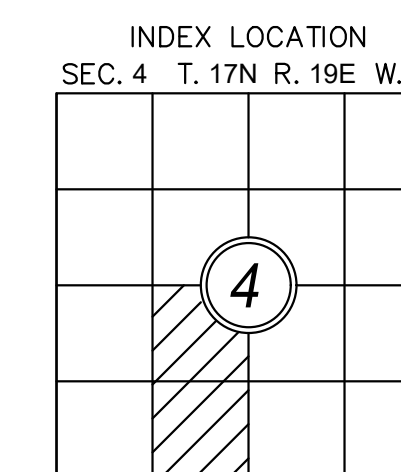
COVER SHEET & OVERALL
SITE LAYOUT

C1.0

TOPOGRAPHIC AND BOUNDARY NOTE:

TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION SHOWN HEREON WAS PREPARED BY ENCOMPASS ENGINEERING & SURVEYING, 110 S. DAKES AVENUE, SUITE 250, CLE ELUM, WA 98922 IN APRIL 2025. TOPOGRAPHIC & BOUNDARY SURVEY WAS PROVIDED TO LESLIE ENGINEERING ON MAY 16, 2025.

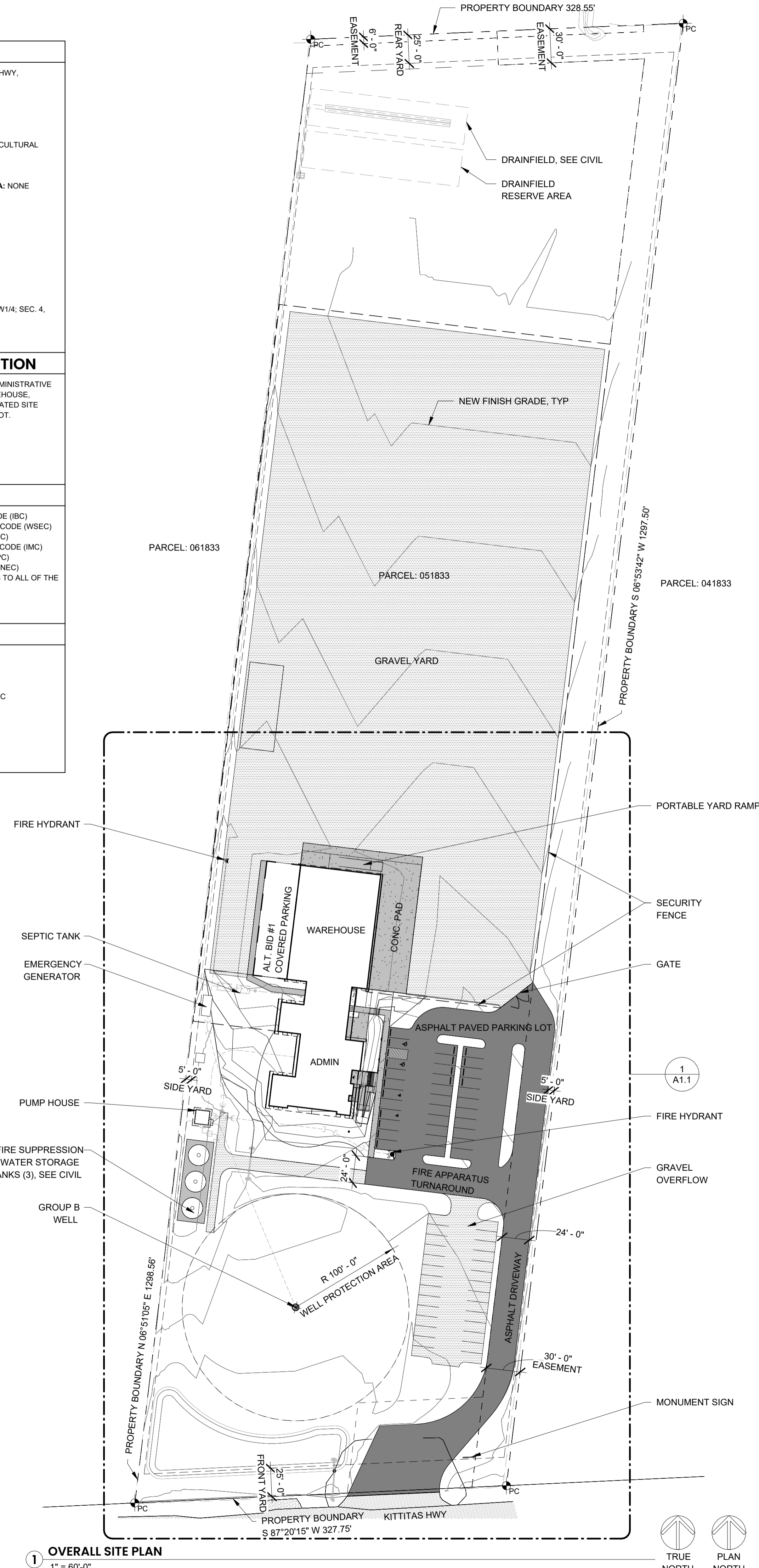
LESLIE ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF EXISTING INFORMATION SHOWN HEREON.



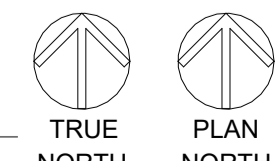
**KITTITAS CO CDS
RECEIVED
03/19/2026**

<p>OWNER'S TEAM</p> <p>OWNER: KITTITAS PUBLIC UTILITY DISTRICT #1 1400 VANTAGE HWY ELLENSBURG, WA 98926 CONTACT: PHONE: (509) 260-2300 EMAIL:</p> <p>SURVEYOR: ENCOMPASS ENGINEERING & SURVEYING 110 SOUTH OAKES AVE, SUITE 201 CLE ELUM, WA 98922 CONTACT: PHONE: (509) 674-7433 EMAIL:</p> <p>GEOTECHNICAL ENGINEER: BUDINGER & ASSOCIATES 1101 N FANCHER RD SPOKANE VALLEY, WA 99212 CONTACT: JOHN FINNEGAN PHONE: (509) 535-8841 EMAIL: JFINNEGAN@BUDINGERINC.COM</p>
<p>DESIGN TEAM</p> <p>ARCHITECT: MAPD - MANASTASH ARCHITECTURE PLANNING & DEVELOPMENT 421 N PEARL ST, SUITE 100 ELLENSBURG, WA 98926 CONTACT: MARC BROWN PHONE: (206) 240-4580 EMAIL: MARC@MAPD.CO</p> <p>CIVIL ENGINEER: LESLIE ENGINEERING 502 N. 40TH AVE, SUITE 3 YAKIMA, WA 98908 CONTACT: DARKO HRLJE PHONE: (509) 225-7704 EMAIL: DARKO@LESLIEENGINEERING.COM</p> <p>STRUCTURAL ENGINEER: SWENSON SAY FAG&T 414 N PEARL ST, SUITE 1 ELLENSBURG, WA 98926 CONTACT: ZANE KANYER PHONE: (206) 228-3416 EMAIL: ZKANYER@SSFENGINEERS.COM</p> <p>MECHANICAL & PLUMBING ENGINEER: KARTCHNER ENGINEERING 101 S STEVENS ST #201 SPOKANE, WA 99201 CONTACT: JOHN GOERTZEN PHONE: (509) 922-0383 EMAIL: JOHN@KARTCHNERENGINEERING.COM</p> <p>ELECTRICAL ENGINEER: TRAVIS FITZMAURICE WARTELE BALANGUE ENGINEERS 1200 WESTLAKE AVE N SUITE 509 SEATTLE, WA 98109 CONTACT: KEVIN WARTELE PHONE: (206) 285-7228 EMAIL: KEVIN@TF-WB.COM</p>

<p>PROPERTY DATA</p> <p>PROJECT ADDRESS: 4271 KITTITAS HWY, ELLENSBURG, WA 98926</p> <p>PRE-APPLICATION MEETING: PM-26-00001</p> <p>ZONING DESIGNATION: A-20 - AGRICULTURAL ZONE</p> <p>ENVIRONMENTALLY CRITICAL AREA: NONE</p> <p>PARCEL SIZE: 9.65 ACRES</p> <p>TAX PARCEL NUMBER: 051833</p> <p>MAP NUMBER: 17-19-04030-0010</p> <p>LEGAL DESCRIPTION: PTN. SE1/4 SW1/4; SEC. 4, TWP. 17, RGE. 19</p>
<p>PROJECT DESCRIPTION</p> <p>THE PROJECT INCLUDES A NEW ADMINISTRATIVE HEADQUARTERS, MATERIALS WAREHOUSE, MATERIAL STORAGE YARD, ASSOCIATED SITE INFRASTRUCTURE, AND PARKING LOT.</p>
<p>CODE DATA</p> <p>2021 INTERNATIONAL BUILDING CODE (IBC) 2021 WASHINGTON STATE ENERGY CODE (WSEC) 2021 INTERNATIONAL FIRE CODE (IFC) 2021 INTERNATIONAL MECHANICAL CODE (IMC) 2021 UNIFORM PLUMBING CODE (UPC) 2023 NATIONAL ELECTRICAL CODE (NEC) WASHINGTON STATE AMENDMENTS TO ALL OF THE ABOVE</p>
<p>DESIGN CRITERIA</p> <p>GROUND SNOW LOAD: 35 PSF ROOF SNOW LOAD: 30 PSF WIND SPEED: 110 MPH, EXPOSURE C SEISMIC ZONE: C FROST DEPTH: 24 IN CLIMATE ZONE: 5</p>



1 OVERALL SITE PLAN
1" = 60'-0"



MAPD MANASTASH ARCHITECTURE
PLANNING & DEVELOPMENT

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PROJECT PHASE
DESIGN DEVELOPMENT

REVISIONS

KITTITAS PUD #1 HEADQUARTERS

4271 KITTITAS HWY,
ELLENSBURG, WA 98926

DRAWN BY: JL
DESIGN BY: MB
DATE: 03/16/26
SCALE: AS NOTED

OVERALL SITE PLAN

A1.0