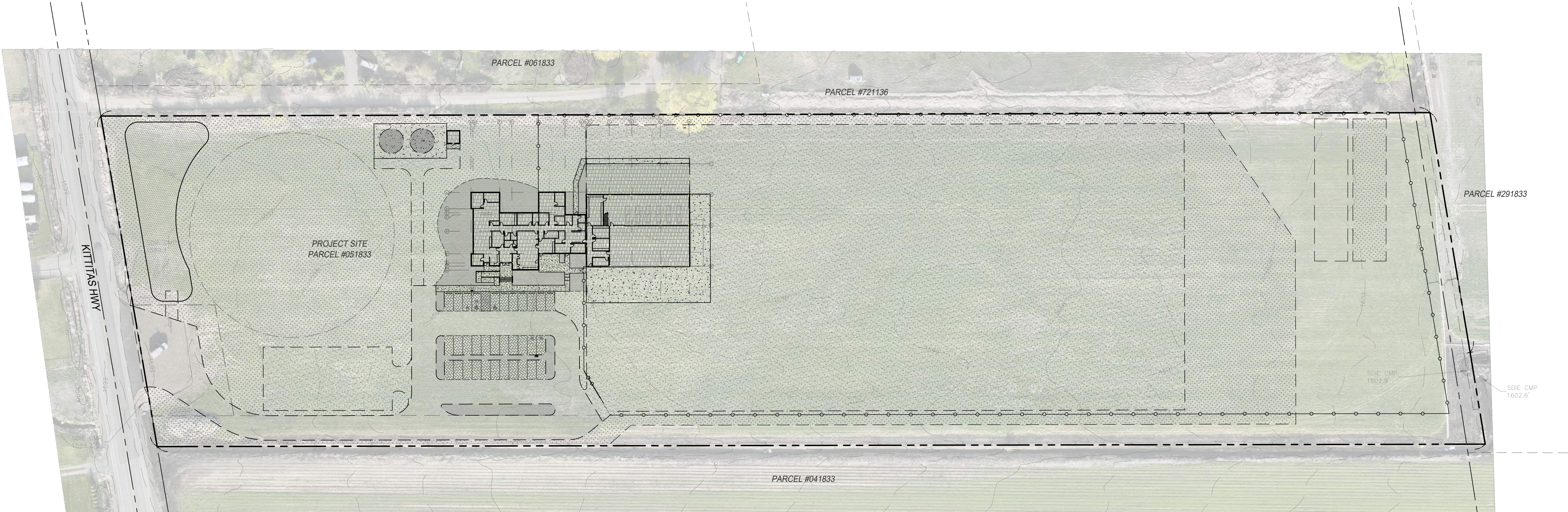


KITTITAS CO CDS
RECEIVED
03/19/2026

PORTION OF THE E 1/2 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 17N., RANGE 19E., WM
KITTITAS COUNTY, STATE OF WASHINGTON

MAPD MANASTASH ARCHITECTURE
PLANNING & DEVELOPMENT
421 IN PEARL ST. STE 100
ELLENBURG, WA 98926
P 208 240 4580
E MARC@MAPD.CO



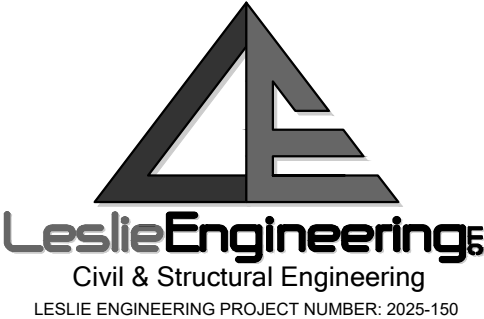
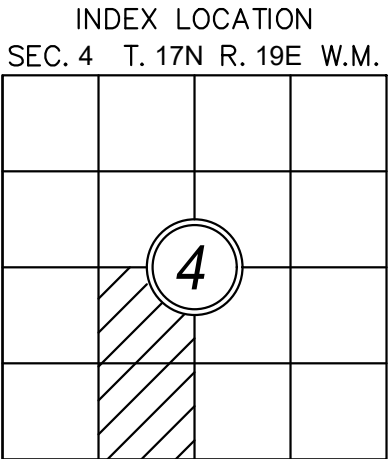
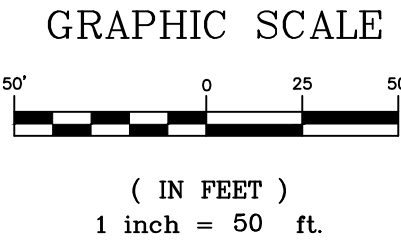
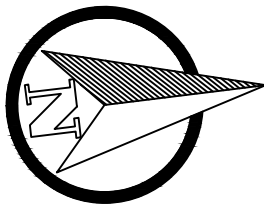
SHEET INDEX:

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

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.



PROJECT
PHASE
50% DD
REVISIONS

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

DRAWN BY DH
DESIGNED BY DH
DATE 03/13/26
SCALE AS SHOWN

COVER SHEET
& OVERALL
SITE LAYOUT

C1.0

KITTITAS CO CDS
RECEIVED
03/19/2026

OWNER'S TEAM

OWNER:
KITTITAS PUBLIC UTILITY DISTRICT #1
1400 VANTAGE HWY
ELLENSBURG, WA 98926
CONTACT:
PHONE: (509) 260-2300
EMAIL:

SURVEYOR:
ENCOMPASS ENGINEERING & SURVEYING
110 SOUTH OAKES AVE, SUITE 201
CLE ELUM, WA 98922
CONTACT:
PHONE: (509) 674-7433
EMAIL:

GEOTECHNICAL ENGINEER:
BUDINGER & ASSOCIATES
1101 N FANCHER RD
SPOKANE VALLEY, WA 99212
CONTACT: JOHN FINNEGAN
PHONE: (509) 535-8841
EMAIL: JFINNEGAN@BUDINGERINC.COM

DESIGN TEAM

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

CIVIL ENGINEER:
LESLIE ENGINEERING
502 N. 40TH AVE, SUITE 3
YAKIMA, WA 98908
CONTACT: DARKO HRLE
PHONE: (509) 225-7704
EMAIL: DARKO@LESLIEENGINEERING.COM

STRUCTURAL ENGINEER:
SWENSON SAY FAGET
414 N PEARL ST, SUITE 1
ELLENSBURG, WA 98926
CONTACT: ZANE KANYER
PHONE: (206) 228-3416
EMAIL: ZKANYER@SSFENGINEERS.COM

MECHANICAL & PLUMBING ENGINEER:
KARTCHNER ENGINEERING
101 S STEVENS ST #201
SPOKANE, WA 99201
CONTACT: JOHN GOERTZEN
PHONE: (509) 922-0383
EMAIL: JOHN@KARTCHNERENGINEERING.COM

ELECTRICAL ENGINEER:
TRAVIS FITZMAURICE WARTELLE BALANGUE
ENGINEERS
1200 WESTLAKE AVE N SUITE 509
SEATTLE, WA 98109
CONTACT: KEVIN WARTELLE
PHONE: (206) 285-7228
EMAIL: KEVIN@TF-WB.COM

PROPERTY DATA

PROJECT ADDRESS 4271 KITTITAS HWY,
ELLENSBURG, WA 989265

PRE-APPLICATION MEETING
PM-26-00001

ZONING DESIGNATION: A-20 - AGRICULTURAL ZONE

ENVIRONMENTALLY CRITICAL AREA: NONE

PARCEL SIZE: 9.65 ACRES

TAX PARCEL NUMBER: 051833

MAP NUMBER: 17-19-04030-0010

LEGAL DESCRIPTION: PTN. SE1/4 SW1/4; SEC. 4,
TWP. 17, RGE. 19

PROJECT DESCRIPTION

THE PROJECT INCLUDES A NEW ADMINISTRATIVE HEADQUARTERS, MATERIALS WAREHOUSE, MATERIAL STORAGE YARD, ASSOCIATED SITE INFRASTRUCTURE, AND PARKING LOT.

CODE DATA

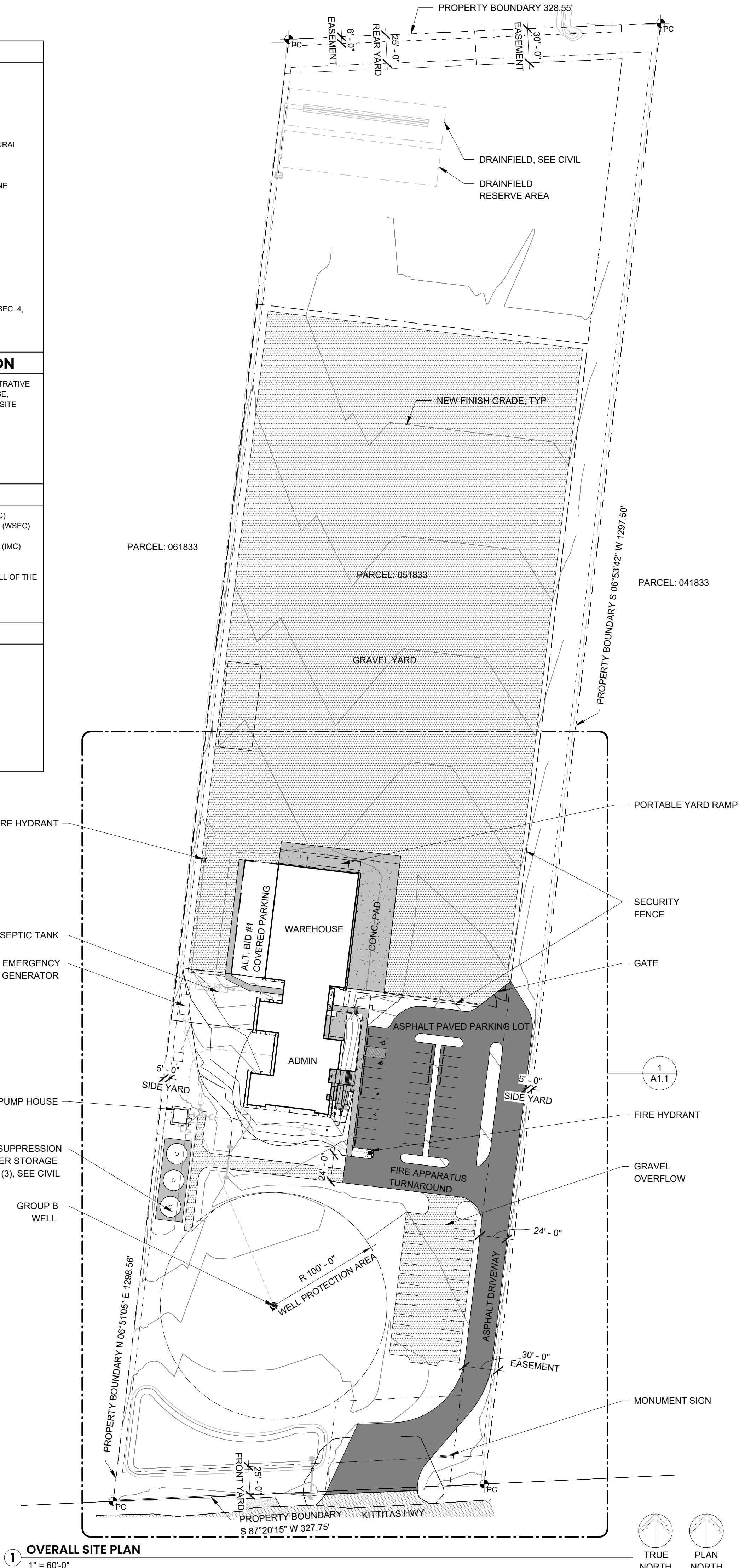
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 WASHINGTON STATE ENERGY CODE (WSEC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 UNIFORM PLUMBING CODE (UPC)
2023 NATIONAL ELECTRICAL CODE (NEC)
WASHINGTON STATE AMENDMENTS TO ALL OF THE
ABOVE

DESIGN CRITERIA

GROUND SNOW LOAD: 35 PSF

ROOF SNOW LOAD: 30 PSF

WIND SPEED: 110 MPH, EXPOSURE C



MAPD MANASTASH ARCHITECTURE
PLANNING & DEVELOPMENT

421 N PEARL ST, STE 100
ELLENSBURG, WA 98926
P 206 240 4580
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PROJECT PHASE
DESIGN DEVELOPMENT

REVISIONS

**KITTITAS PUD #1
HEADQUARTERS**

4271 KITTITAS HWY,
ELLENSBURG, WA 98926

DRAWN BY JL

DESIGN BY ME

DATE 03/16/26

SCALE AS NOTED

OVERALL SITE PLAN

A1.0