

**PROJECT NARRATIVE FOR CRITICAL AREA REVIEW P25-128**

**For Glacier Car Wash – Ellensburg, WA**

The Application proposes to construct a new 4650 sf automatic car wash facility with associated vacuum stations, parking, landscaping, roadway improvements and utilities. The site is known as Lot 3E of the Lakeside II Short Plat and comprises 1.08 acres. The vacant, grassed building pad will be cleared and graded for the new development. A new access driveway is proposed onto Opportunity Street. Drainage will include a new infiltration pond within the west portion of the property with an outfall to an existing ditch along the east side of Lakeshore Way. We do not know of any steep slopes, wetlands or sensitive areas onsite or within the immediate vicinity. The 100yr floodplain does encroach into portions of the subject parcel. Fill in the floodplain is proposed; the building structure will be at least 1-foot above the FEMA floodplain elevation.