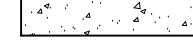
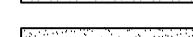
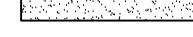
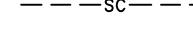
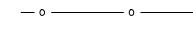


File: 25014-CIVIL-Ellensburg.dwg Date: Oct22,2025 09:04 AM

EXISTING	PROPOSED	PROPERTY LINE
— - - - -	— - - - -	R.O.W. CENTERLINE
— - - - -	— - - - -	EASEMENT
		CONCRETE
		A.C. PAVING
		GRAVEL
		LANDSCAPE
— - - - -	— - - - -	SAWCUT LINE
— o — — —	— o — — —	FENCE (CHAINLINK)
+ 90.00	90.00	SPOT ELEVATION
— - - - - w - - -	— - - - - w - - -	WATER MAIN
		DOMESTIC WATER
— - - - - s - - -	— - - - - s - - -	SEWER MAIN
— - - - - d - - -	— - - - - d - - -	STORM DRAIN
		FIRE HYDRANT
		WATER METER
		GATE VALVE
		SEWER MANHOLE
		STORM CB
		STORM MANHOLE
— - - - - e - - -	— - - - - up - - -	ELECTRICAL LINE
— - - - - t - - -	— - - - - ut - - -	TELEPHONE LINE
— - - - - g - - -	— - - - - g - - -	GAS LINE
		POWER VAULT

This map shows the location of the 'SITE' (indicated by an arrow) relative to several roads and landmarks. The 'SITE' is located on S Opportunity St., which runs parallel to Canyon Rd. To the west is W Umptanum Rd. To the east are E Umptanum Rd. and S Ruby. To the south is Bull Ditch. To the north is S Chest. The map also shows the confluence of Bull Ditch and Wilson Creek - East Branch. Major roads shown include I-90, SR 97, and SR 109. Other points of interest include Anderson Hay and Grain, Arby's, Taco Bell, Super 8, Holiday Inn Express, Red Lion Hotel & Conference Center, and Buzz Inn.

—	PRELIMINARY SITE PLAN	10/20/25
—	NO REVISION	DATE

TERRAFORM DESIGN GROUP, INC.

PROJECT NO.
TDG # 25014
DRAWN BY:
AD
CHECKED BY:
JD

GLACIER CAR WASH - ELLENSBURG

SHEET TITLE
SITE PLAN

SHEET NO.
C1

N

TEAM

JODY MILLER
(3) 537-6116
jodymillerconstruction.com

TER
A DESIGN GROUP, INC.
AVENUE SW
A 98136
EDRO DEGUZMAN, PE
6) 795-9023
o@terraformadesigngroup.com

HN GROUP
JUN BACKSTROM
3) 922-9037
@helixdesigngroup.com

ING AGENCIES

AGE, WATER, SEWER, STORM, ELECTRIC, GAS
ELLENSBURG
PERSON STREET, ELLENBURG, WA 98296

KAI BJARKE, ASSISTANT PLANNER
bjarkek@ellensburgwa.gov

CRAIG JONES, DEVELOPMENT COORDINATOR
jonesc@ci.ellensburg.wa.us

DARIN YUSI, GAS ENGINEER
yusid@ci.ellensburg.wa.us

PAUL MEYER, ELECTRICAL ENGINEER
meyerp@ci.ellensburg.wa.us

ITION
LEY FIRE & RESCUE
DAN JOHNSON, FIRE PREVENTION CAPTAIN
prevention@kyfr.org

PROPERTY INFO

OE6C11E

NOT DETERMINED

DESCRIPTION
LOT 3E OF LAKESHIDE II SHORT PLAT

ATUM

DATA

1.08 ACRES
COMMERCIAL HIGHWAY
E: CAR WASH
EA: 4650 SF
LER: NO
IGHT: 23 FT
ING: 4650 * 1/300= 15.5 STALLS
ARKING: 20 STALLS

URBED AREA: 43,485 SF = 0.998 AC
DUS AREA: 0 SF
VIOUS AREA: 25,976 SF
IMPERVIOUS AREA: +25 976 SF

+ REPLACED IMPERVIOUS: 25.976 SF

STRIAN PLAZA
DEVELOPMENT AREA + 1% GFA= 481 SF

EDESTRIAN PLAZA= 507 SF

1. **What is the primary purpose of the study?** (Please check one box)

10/22/25 | PRELIMINARY

