Encompass
ENGINEERING & SURVEYING

Memorandum

To: City of Ellensburg
From: Cameron Curtis, Encompass Engineering & Surveying
Date: December 3, 2025
RE: 2519 N Airport Road Preliminary Plat

This memo provides a brief overview of the conceptual stormwater plan for the 2519 N Airport Road Preliminary Plat. See following page for modeling exhibits, and the accompanying conceptual civil site plan. Stormwater will be divided and managed in two basins. One for the half street improvements along Airport Road, and the other for the private road.

Stormwater will be treated and detained using a combination of BMP F6.10: Detention Ponds and BMP T5.40 Biofiltration Swale found in the 2024 Stormwater Management Manual for Eastern Washington. Runoff will be piped to the detention pond where it will be stored and released into the Biofiltration Swale at less than the predeveloped rate.

The road will have a normal crown sending runoff to the curb, and the sidewalks will be graded to also send runoff to the curb. Stormwater will flow down each curb line to the west where it will enter catch basins and be piped to a bioretention pond. Total impervious surface for the road will be around 11,500 square feet.

Stormwater for the half street improvements along Airport Road will be managed similar to the Bill Sparks Preliminary Plat that borders this lot to the north. While the road widening will not add this much impervious surface, the entire half street will flow to the curb regardless and has been included in the design. Half street impervious surface is about 9,500 square feet.

Runoff will flow from the centerline of Airport Road to the curb, and periodic curb inlets will allow water to enter the Bioretention Swale. As the road has a longitudinal slope, the runoff will want to move downstream and bypass most of the potential storage. There will be check dams in the swale to mitigate for this, along with overflow structures for larger events to move water downstream.

Runoff modeling, treatment, and detention methods were taken from the Stormwater Management Manual for Eastern Washington. The runoff and detention amounts were modeled using Autodesk's Storm and Sanitary analysis. The design storms analyzed for preliminary modeling were the 10 year (1.4 inches) and the 25 year (1.8 inches).

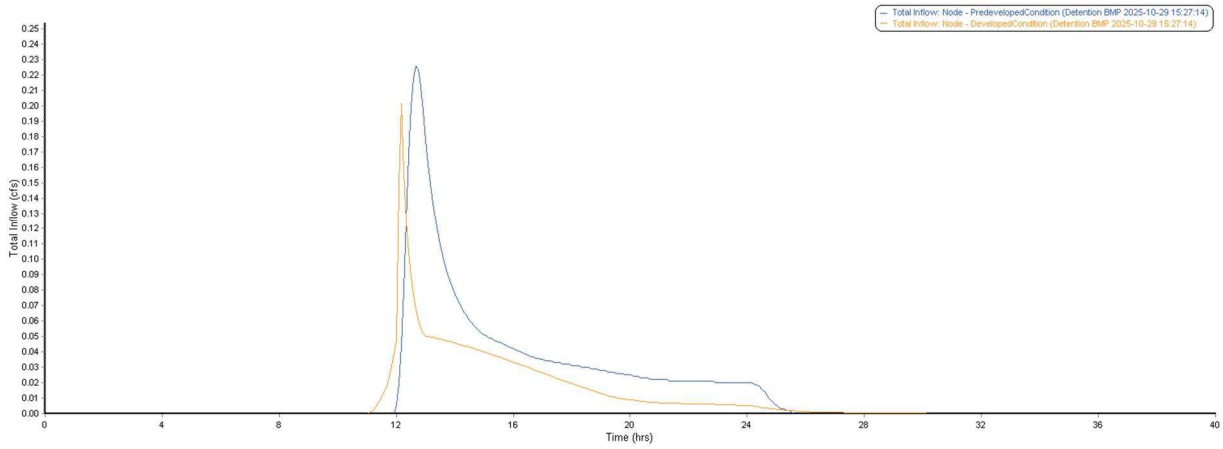
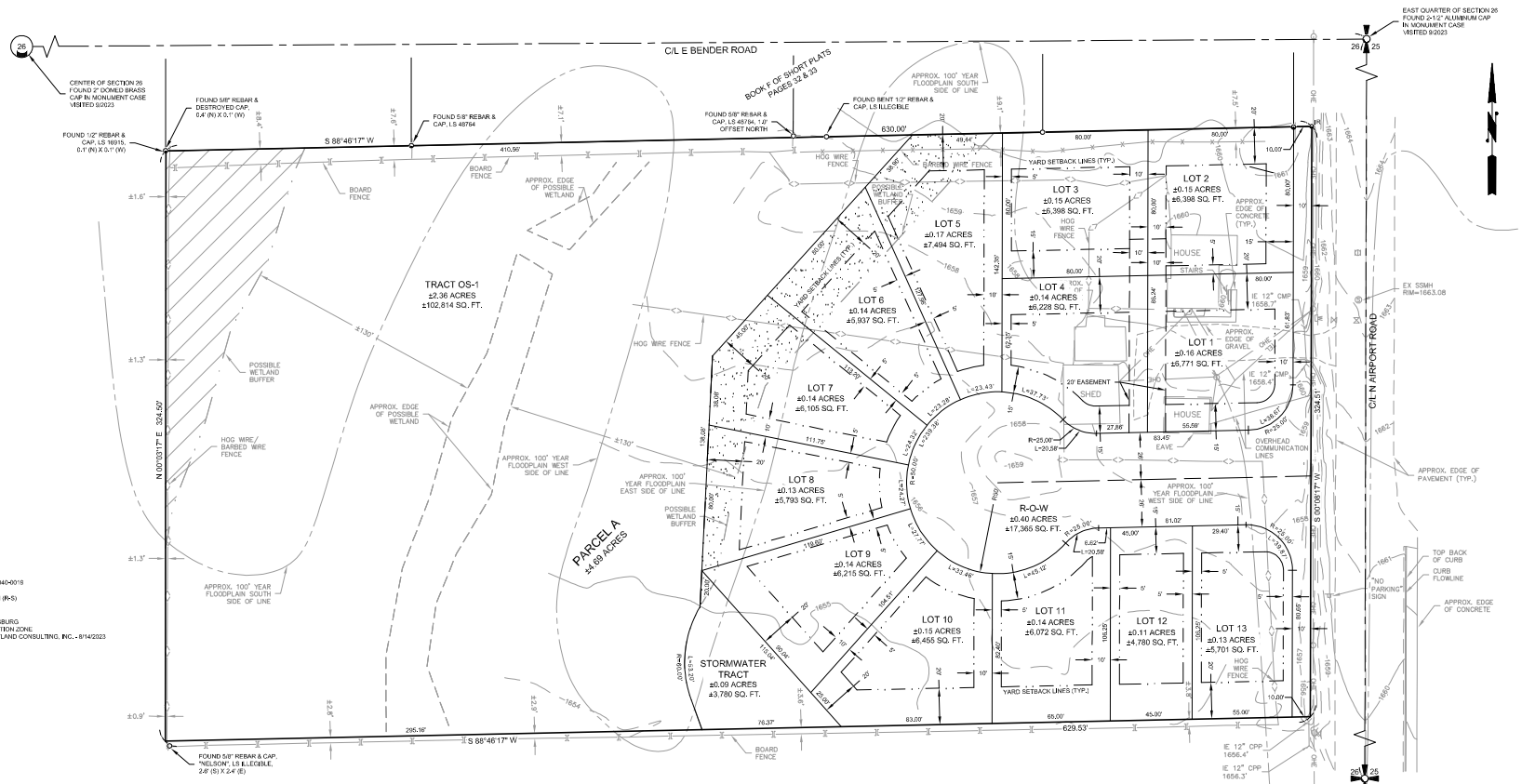


Figure 1: Predeveloped Flow (Blue) and Developed Flow (Orange) for 25-year, 24-hour event

2519 N AIRPORT ROAD

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 26, T. 18 N., R. 18 E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON



PARCEL INFORMATION:

PARCEL NO.	MAP NO.
281133	18-18-26040-0018

ZONE: RESIDENTIAL SUBURBAN (R-S)
WATER: CITY OF ELLENSBURG
SEWER: CITY OF ELLENSBURG
ELECTRIC/GAS: CITY OF ELLENSBURG
AOZ: ZONE 5 - AIRPORT OPERATION ZONE
WETLAND STUDY: SEWALL WETLAND CONSULTING, INC. - 8/14/2023

SETBACKS:
FRONT: 15'
REAR: 20'
SIDE: 5/10'

SINGLE FAMILY

ADDRESS:

2519 N AIRPORT ROAD
ELLENSBURG, WA 98926

SURVEY NOTES AND STATEMENT OF TOPOGRAPHIC MAP ELEMENTS (WAC 332-130-145):

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCEL S AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH THE CITY OF ELLENSBURG.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GNSS & A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
   - BOOK 44 OF SURVEYS, PAGE 215, AFN: 202208160035
   - BOOK D OF SHORT PLATS, PAGES 22 & 23, AFN: 545436
   - BOOK F OF SHORT PLATS, PAGES 32 & 33, AFN: 199905180029

   AND THE SURVEYS REFERENCED THEREON, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. THE CONTOURS SHOWN HEREON ARE BASED ON DIRECT FIELD OBSERVATIONS COMPLETED ON OCTOBER 12, 2023. CONTOUR INTERVAL - ONE FOOT.
6. THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE ACCURATE TO ONE-HALF OF THE CONTOUR INTERVAL.
7. LOCATION OF EXISTING AND OBSERVABLE UTILITIES ARE FROM DIRECT FIELD OBSERVATIONS.
8. AGREED UPON SCOPE OF UTILITY INVESTIGATION BETWEEN THE PROJECT OWNER/AGENT AND SURVEYOR IS TO CAPTURE THE LOCATION OF EXISTING AND OBSERVABLE UTILITIES.
9. THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EPOCH 2010, SOUTH ZONE, DERIVED FROM RTK GPS OBSERVATIONS FROM THE WSRN USING THE FOLLOWING STATION:

STATION DESIGNATION	LATITUDE	LONGITUDE
LINH	N 47°07'01.19121"	W 120°32'18.54535"

10. ALL DISTANCES SHOWN HERON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999867711. MULTIPLY THE GROUND DISTANCE BY THE CSF TO OBTAIN GRID DISTANCE.

VERTICAL DATUM & CONTOUR INTERVAL:

VERTICAL DATUM: NAVD 88

CONTOUR INTERVAL: 1 FOOT

LEGAL DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE - CHICAGO TITLE INSURANCE COMPANY - FILE NO. 600686AM:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF THE RIGHT OF WAY OF THE COUNTY ROAD WHICH IS 344.5 FEET SOUTH OF A POINT 30 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER OF QUARTER SECTION; AND RUNNING THENCE SOUTH 88°36' WEST, 630.0 FEET; THENCE SOUTH 0°00' EAST, 324.5 FEET; THENCE NORTH 88°36' EAST, 629.6 FEET TO A POINT 30 FEET WEST OF THE EAST BOUNDARY LINE OF SAID SECTION, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE RIGHT OF WAY OF SAID COUNTY ROAD, AND THENCE NORTH, ALONG THE WEST BOUNDARY LINE OF SAID RIGHT OF WAY 324.5 FEET TO THE POINT OF BEGINNING.

WETLAND BUFFER AVERAGING:

GIVE 7,854.14 SQ. FT.

TAKE 7,854.14 SQ. FT.

LEGEND

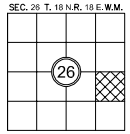
- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- (26) CENTER OF SECTION, AS NOTED
- FOUND 1/2" REBAR & CAP, LS 16915, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR, NO CAP
- FIRE HYDRANT
- OHE — OVERHEAD ELECTRICAL LINE

LEGEND

- W WATER MARKER POST
- S SANITARY SEWER MANHOLE
- POWER POLE
- GAS VALVE
- WATER VALVE
- IE INVERT ELEVATION
- CPP CORRUGATED PLASTIC PIPE
- CMP CORRUGATED METAL PIPE

SCALE: 1" = 30'

INDEX LOCATION
SEC. 26 T. 18 N.R. 18 E.W.M.



REVISIONS		
DESCRIPTION	BY	DATE

PRELIMINARY

REBECCA HOUGHTON

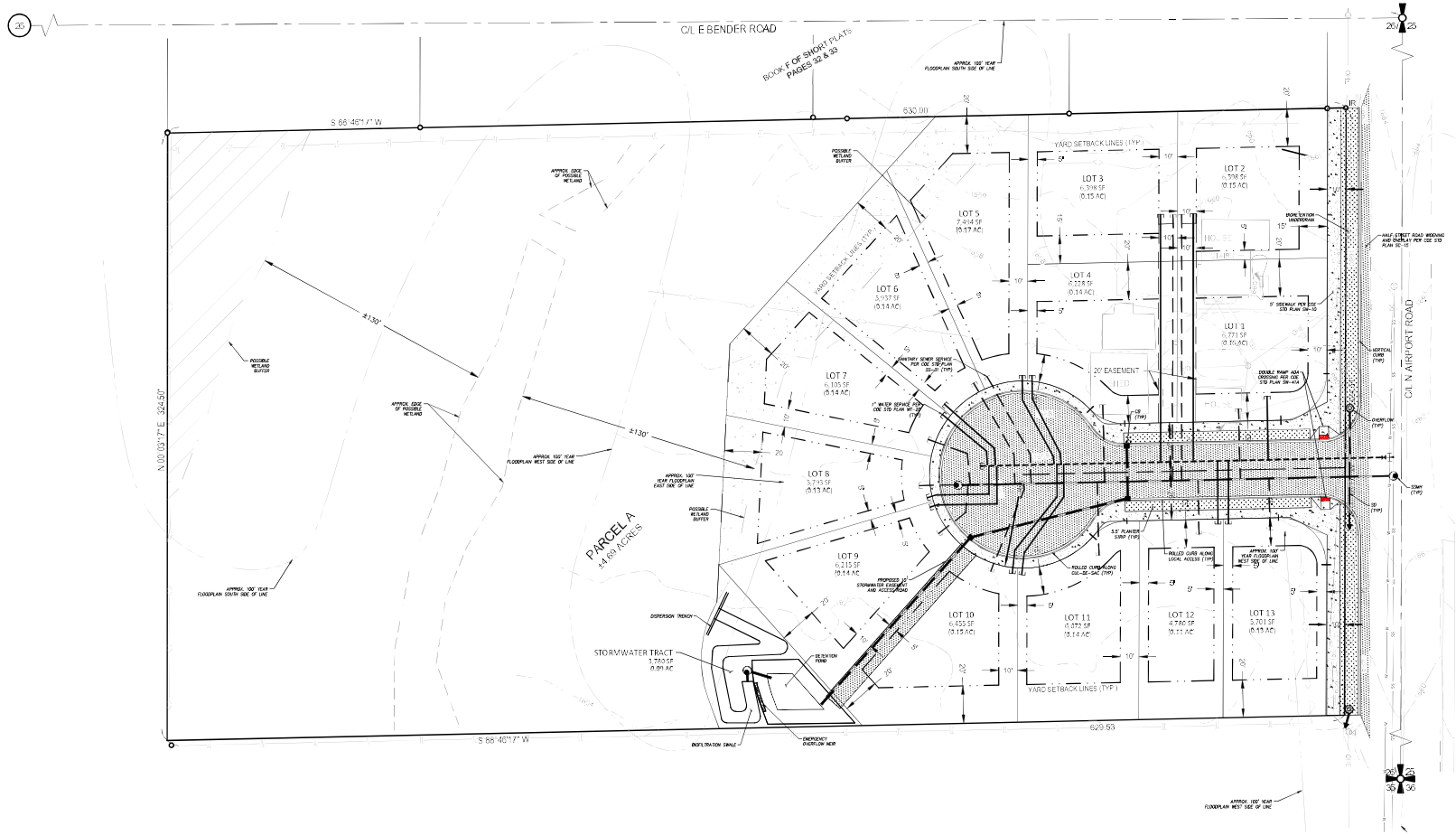
PRELIMINARY PLAT

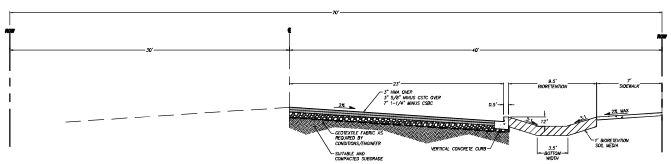
Encompass
ENGINEERING & SURVEYING
165 NE Juniper Street, Suite 102 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
110 South Cedar Ave., Suite 230 • Cle Elum, WA 98922 • Phone: (509) 674-7433

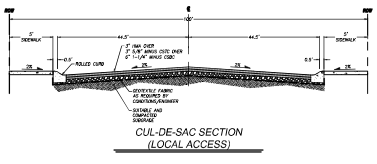
JOB NO.	230841
DATE	09/2025
SCALE	1"=30'
DESIGNED	N/A
DRAWN	G.W.
CHECKED	M.K.K.
APPROVED	M.K.K.
SHEET	1 of 1

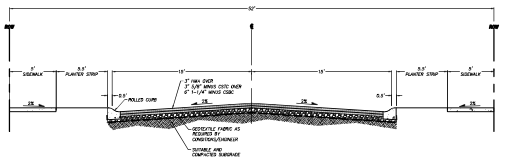
2519 N AIRPORT ROAD

A PORTION OF SECTION 26, T. 18 N., R. 18 E., W.M.
CITY OF ELLENSBURG, STATE OF WASHINGTON









SCALE: 1" = 30'

INDEX LOCATION
SEC. 26 T. 18 N.R. 18 E.W.M.

REVISIONS		
DESCRIPTION	BY	DATE

CONCEPTUAL CIVIL
REBECCA HOUGHTON

PRELIMINARY SITE PLAN

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO.	20841
DATE	NOV 2025
SCALE	AS SHOWN
DESIGNED	RT
DRAWN	BT
CHECKED	CK/MK
APPROVED	RT
SHEET	1

J:\23\20841 – Rebecca Houghton\ENGINEERING\PLAN SHEETS\PRELIMINARY PLANS\20841 SITE PLAN.dwg 12/3/2025 11:08:30 AM