



Site Plan Review Committee
COMMUNITY DEVELOPMENT DEPT.
360-330-7662

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LEGAL DEPARTMENT
360-330-7675

City Attorney
Kyle Manley
kmanley@cityofcentralia.com

SITE PLAN REVIEW COMMITTEE

Meeting Agenda

Monday, May 20, 2024

Join Zoom meeting:

<https://us02web.zoom.us/j/85356833930?pwd=aFJUanFIRXFwWWM1d0xCQnBqQmxodz09>

Meeting ID: 853 5683 3930 Passcode: 770823

Join by mobile: #1-253-215-8782

Applicants should be at the meeting and prepared to discuss their development.
The public is invited to participate in all Site Plan Review meetings.

9:00 AM STAFF REVIEW TIME
1. Weekly Permit List

10:00 AM – Pre-Application Conference

Project Name: Beacon Building
Applicant/Owner: John Farleigh, Cecil & Associates, LLC
Property Address: 2000 Northpark Drive
Contact Phone: 206-450-3068
Email: johnf@cecilnassoc.com
Zone: PMP, Port Master Plan
M-1, Light Industrial District
Comp. Plan: HI, Heavy Industrial; LI, Light Industrial;
GC, Commercial General
Parcel Information: 023922-000-000 & 023923-001-000, 2 AC
Request: Install portable office and laydown area
for storage of building products.

10:30 AM – Pre-Application Conference

Project Name: Meridian Subdivision
Applicant/Owner: Crystal Mattson, Mattson Land Consulting
Property Address: 321 Meridian Avenue
Contact Phone: 253-228-7462
Email: mattsonlandconsult@icoud.com
Zone: R:15, Medium-High Density Residential
Comp. Plan: M-HDR, Medium-High Density Residential
Parcel Information: 002833-046-004 & 002833-050-004, 1.1 AC
Request: Subdivide 2 lots into 7 lots.



05/09/2024 - 05/16/2024

Permit #	Permit Date	Building /L and Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240303	5/15/2024		Reroof	416 Kearney St	Re-roof	Ken Slater
20240302	5/15/2024	Building Permit	Mechanical	1900 Cooks Hill Rd	Installing a 2-ton heat pump system for dirty room	Neal Evans
20240301	5/15/2024		Reroof	3114 Merry Ln.	Tear off Re Roof	Ken Slater
20240300	5/14/2024		Duplex - Remodel	819 landing way	Reroof Betty's half of the duplex	Becca Turner
20240299	5/14/2024	Building Permit	Accessory Building	2019 Delano Road	Detached garage 24'x24'x8' 2'x4' const., wood siding, comp roof	Bill Newkirk
20240298	5/13/2024	Building Permit	Accessory Building Remodel	826 N Pearl Street	Exisiting 3-bay carport, remove & replace roof, rotted support beams, rafters, and siding and repaint	Stephen Bowie
20240297	5/13/2024	Building Permit	Mechanical	600 Centralia College Blvd	Install 16-ton VRF heat pump on roof. Install new DX coil in the existing MUA ductwork. System will be controlled with AHU integration kit.	Sunset Air
20240296	5/10/2024	Building Permit	Mechanical	3505 Russell Rd	Replacing air handler, heat pump & tstat.	Black Hills Home Service
20240295	5/10/2024	Building Permit	Multi-family Remodel	617 w 1st	Interior remodel	Dylan DeYoung

Total Records: 9

5/16/2024



SITE PLAN REVIEW COMMITTEE

Pre-Application Conference Request

MEETING DATE: Every Monday; excluding holidays and subject to number of submittals

TIME: 10:00 AM, each submittal will be given approximately 30 minutes.

LOCATION: Online via Zoom

Parcel Number(s): 023922000000 and 023923001000

Site Address: 2000 Northpark Drive

Applicant/Agent: John Farleigh, PE, Cecil & Associates, LLC

Phone and Email: 206-450-3068 johnf@cecilnassoc.com

Description of Proposal (attach a separate sheet if needed): Installation of portable office building plus new parking and gravel laydown area for outdoor storage of building products including roofing, decking, and HVAC.

Submittal Requirements:

- ☐ Conceptual site plan showing existing and proposed uses and structures.
- ☐ Details on anticipated utility needs (water meter size, sewer capacity, power loads, etc.)
- ☐ Details on anticipated traffic impacts (existing roads, vehicles trips per day, etc.)

[Anticipating six employees, site deliveries and customer trips. Operation hours are Monday-Friday, 7 am to 4 pm.](#)

The purpose of the pre-application conference is to acquaint the applicant with the review procedures and applicable Centralia Municipal code provisions. It is not a full comprehensive technical review. Comments from staff are not binding and are not to be construed as approvals, waivers, variances, etc.

Submittals must be complete and received no later than 3:00 PM on the Wednesday preceding the next meeting date in order to be added to the next meeting agenda. Submittals may be made via digital or paper copies. If you have studies and/or additional information that may aid in our review of the project, please include those with your submittal.

NORTHPARK WAREHOUSE SITE IMPROVEMENTS

2000 NORTHPARK DRIVE
CENTRALIA, WA 98531
PRELIMINARY COORDINATION

MAY 2, 2024

BASES OF ELEVATION

NAME: HOLDING PUBLISHED: WISOT MONUMENT IS. NO. 8712, DEUCANTON
COW-C #1 AN ELEVATION OF 102.578 MFT

TO CONVERT ELEVATIONS TO NGVD 29, SUBTRACT 1.485 MFT FROM ELEVATION
GIVEN HEREIN.

BASIS OF HEARING

HOLDING BEARINGS AND DISTANCES PER PORT OF CENTRALIA INDUSTRIAL PARK
RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 212743

LEGAL DESCRIPTION

PARCELA Nº. 03782200000 (PARTELA, UTALE)
 10.0000 ha. TOPOGRAFIA: 1000 M. ALTURA: 1000 M. COORDENADAS: 10° 15' N 75° 15' W. SANCARÁ, AZUAY

PARCELS NO. 021823001000 (PARTIAL LEGALS)
SECTION 36 TOWNSHIP 15N RANGE 03E PT. 11 180' N 320' GOV LOT 8-11 N
SUNDRA RMC

VICINITY MAP
NTS

OWNER/APPLICANT:
NORTHWAY CONSTRUCTION, INC.
1433 VALENTINE AVENUE SE. #102
PACIFIC, WA 98047
KYLE FRY
(253) 735-8100
EMAIL: kyle@northwayinc.com

CIVIL ENGINEER:
CECIL & ASSOCIATES, LLC
19535 97TH AVE NE
BOTHELL, WA 98011
JOHN FARLEIGH, P.E.
(206) 450-3068
EMAIL: johnf@cecilnassop.com

SURVEYOR:
FORESIGHT SURVEYING, INC.
1583 N NATIONAL AVENUE
CHEHALIS, WA 98532
JOHN GOODMAN, PLS
(360) 748-4000

SEWER/WATER:
CITY OF CENTRALIS

POWER:
PUCKET SOUND ENERGY

EARTHWORK QUANTITIES

Cur: 3,000 CV
Full: 3,000 CV
AREA OF DISTURBANCE: 145,000 SQ

QUANTITIES ARE ESTIMATES FOR PERMANENT PURPOSES ONLY.
THE CONTRACTOR SHALL PROVIDE INDEPENDENT EARTHWORK
ESTIMATES BASED ON APPROVED PLANS.

SITE INFORMATION

JURISDICTION: PORT OF CENTRAL AND CITY OF CENTRAL

[illegible]

STN. ADDRESS: 1000 NORTHWIND DRIVE &
1927 SANDRA AVE

ZONING: R-100T (ARTIST'S PLAN) (PMP)

PROJECT DESCRIPTION

INSTALLATION OF PARKING/STAGING AREA AND ASSOCIATED
CONCRETE AND UTILITY WORK.

INADVERTENT DISCOVERY NOTE

FROM TO THE COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITIES, THE DEVELOPER SHALL SUBMIT AN INDEPENDENT DISCOVERY PLAN (IDP) THAT WILL BE FOLLOWED BY CONSTRUCTION PERSONNEL DURING ALL GROUND DISTURBING ACTIVITIES. THE IDP SHALL POSSIBLY CLARIFY OR ELUCIDATE ANY UNCLARIFIED OR UNCERTAIN CONSTRUCTION ACTIVITIES OR ACTIVITIES BEING UNDERTAKEN OUTSIDE THE CONSTRUCTION AREA. THE IDP SHALL BE LOCATED WITHIN THE AREA AND A LARGE ENOUGH FORMETER ESTABLISHED IN ORDER TO MAINTAIN THE INTEGRITY OF THE SITE. THE PORT OF CENTRALIA SHALL IMMEDIATELY BE CONSULTED FOR FURTHER DIRECTION.

ABBREVIATIONS

BSL = BUILDING SETBACK LINE	FW = TOP WALL
DFS = DRAIN FLOOR AREA	RM = BOTTOM WALL
FF = FROST FREE (ELEVATION)	TC = TOP CURB
DS = DOWNPOUT	EC = BOTTOM CURB
SDS = SLOPE DRAIN FLASQUET	TOP = EXISTING DRAIN PLAN
BLD = BUILDING	FS = TOP FINISH
BE = EXISTENT ELEVATION	RE = BOTTOM FINISH
EL = ELEVATION	LF = LAMB. FEET
WFL = HOT TO SUE	DS = DRAINAGE AREA (SQUARE FEET)
TH = THICK	

Sheet List Table

Sheet Number	Sheet Title
(0.00)	TITLE SHEET
(1.00)	SITE SUMMARY
(2.00)	TRIC PLAN
(3.00)	TRIC DETAILS
(4.00)	STIC PLAN
(5.00)	STIC & STREET DETAILS
(6.00)	STIC & STREET DETAILS
(7.00)	DRAINAGE PLAN
(8.00)	DRAINAGE DETAILS
(9.00)	DRAINAGE DETAILS
(10.00)	INFILTRATION FACILITY DETAILS
(11.00)	UTILITY PLAN
(12.00)	SEWER DETAILS
(13.00)	WATER DETAILS

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NORTH PARK WAREHOUSE
SITE IMPROVEMENTS

TITLE SHEET

C0.00



30 15 0 30 60
SCALE IN FEET

SURVEY DATA

EQUIPMENT USED: TRIMBLE R12 RTK GPS AND 30 SECOND TOTAL STATION
METHOD: CLOSED (GROUND) TRAVERSE WITH ACCURACIES AND CLOSURES
RECORDING THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN
WAC CHAPTER 33-100-000

CITY OF CENTRALIA TOPOGRAPHIC SURVEY

PORTION OF THE SW 1/4 SE 1/4 SEC 36, T 15 N, R 3 W, W.M.

LEWIS COUNTY, WASHINGTON

BASIS OF BEARING

HOLDING BEARINGS AND DISTANCES PER PART OF CENTRALIA INDUSTRIAL
PARK RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 110146

BASIS OF ELEVATION

NAVD 83 HOLDING PUBLISHED HEIGHT MONUMENT IS NG 8713 DESIGNATION
COMING AT AN ELEVATION OF 115.07 USF
TO CONVERT ELEVATIONS TO NAVD 83, SUBTRACT 3.42 USF FROM ELEVATION
SHOWN HEREON

LEGEND

LINE TYPE	DESCRIPTION
Centerline	Centerline
Street Right-of-Way	Street Right-of-Way
Easement Line	Easement Line
Section Line	Section Line
Lot Line	Lot Line
Site Boundary	Site Boundary

EXISTING AS LOCATED

SYMBOL	DESCRIPTION
Electrical	Electrical
Gas	Gas
Water	Water
Sanitary Sewer	Sanitary Sewer
Storm Drain	Storm Drain
Overhead	Overhead
Electrical	Electrical

SYMBOL	DESCRIPTION
BM	BENCHMARK
BL	BOLLARD
U	UTILITY HOLE
W	WATER VALVE
P	POWER METER
PT	POWER TRANSFORMER
JB	POWER JUNCTION BOX
EB	ELECTRICAL BOX
SW	SANITARY SEWER MANHOLE
SD	STORM DRAIN CATCH BASIN
SDW	STORM DRAIN WHORL
WM	WATER METER
WV	WATER VALVE
PI	PINE WOODPOST
ICV	IRRIGATION CONTROL VALVE
BOX	BOX

- 1. 5000 RM ELEV = 158.17
12" PVC IN (S) 157.87 E
12" PVC IN (S) 157.87 E
12" PVC OUT (S) 158.00 E
- 2. 5000 RM ELEV = 158.17
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- 7. 5000 RM ELEV = 158.17
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- 14. 5000 RM ELEV = 158.17
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- 16. 5000 RM ELEV = 158.17
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- 17. 5000 RM ELEV = 158.17
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- 18. 5000 RM ELEV = 158.17
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- 19. 5000 RM ELEV = 158.17
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- 20. 5000 RM ELEV = 158.17
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12" PVC IN (S) 157.87 E
12" PVC OUT (S) 158.00 E

PORT OF CENTRALIA INDUSTRIAL PARK PHASE 1
VOL. 1, PAGE 57

PORT OF CENTRALIA INDUSTRIAL PARK PHASE 1
VOL. 1, PAGE 57

DESIGNED BY: B. RAUS
DRAWN BY: M. NOWELS
CHECKED BY: J. GOODMAN
APPROVED BY: J. GOODMAN

DESIGNED BY:
B. RAUS
DRAWN BY:
M. NOWELS
CHECKED BY:
J. GOODMAN
APPROVED BY:
J. GOODMAN



FORESIGHT
SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

100 CENTRALIA AVE
CENTRALIA, WA 98531
PHONE (509) 325-1111
FAX (509) 325-1112
WWW.FORESIGHTSURVEYING.COM

SUBMITTED BY:

DATE:

REVIEWED BY:

DATE:

SCALE:

1" = 30'

FILENAME:

15-3W-36 5382 BEACON BASE

CONTRACT NO.:

5382

DATE:

03/07/2024

CITY OF CENTRALIA
TOPOGRAPHIC SURVEY
APN: 023823001000, 023823004000,
023823005000, 023823006000 &
023823007000

DRAWING NO.:
15-3W-36 5382 BEACON BASE
LOCATION ID:
15-3W-36 5382 BEACON BASE
SHEET NO.:
REV:
1 OF 1

2140 NORTHPARK DRIVE

2120 NORTHPARK DRIVE

N89°25'02"E

EX BUILDING

5' CONCRETE WALKWAY

5' CONCRETE WALKWAY

8" THICK CONCRETE OVER 4" CSTC APRON TO DOOR

PORTABLE OFFICE BUILDING

8" THICK CONCRETE OVER 4" CSTC APRON TO DOOR

CONCRETE VERTICAL CURB, SEE C2.11

ADA STALLS SEE C2.11

ASPHALT PAVEMENT SEE SHEET C2.11

CRUSHED ROCK SURFACING

CRUSHED ROCK SURFACING

RELOCATED STREET SIGN & MAILBOXES

APN: 023923000000

APN: 023923001000

APN: 023923005000

APN: 023923006000

APN: 023923007000

APN: 023923008000

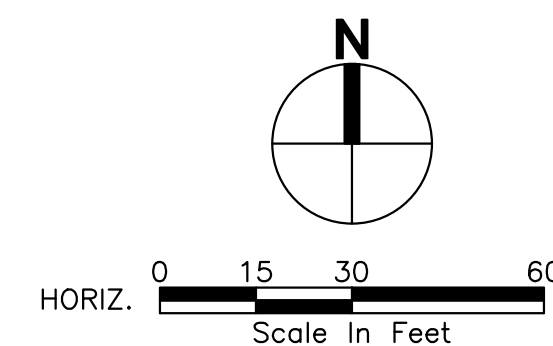
ACCESS EASEMENT PER ROS 3151514 AND 3294648

PROPERTY LINE

10/1/2020

	PROPERTY LINE
	ROAD CENTERLINE
	EASEMENT LINE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	6" CRUSHED SURFACING BASE COURSE

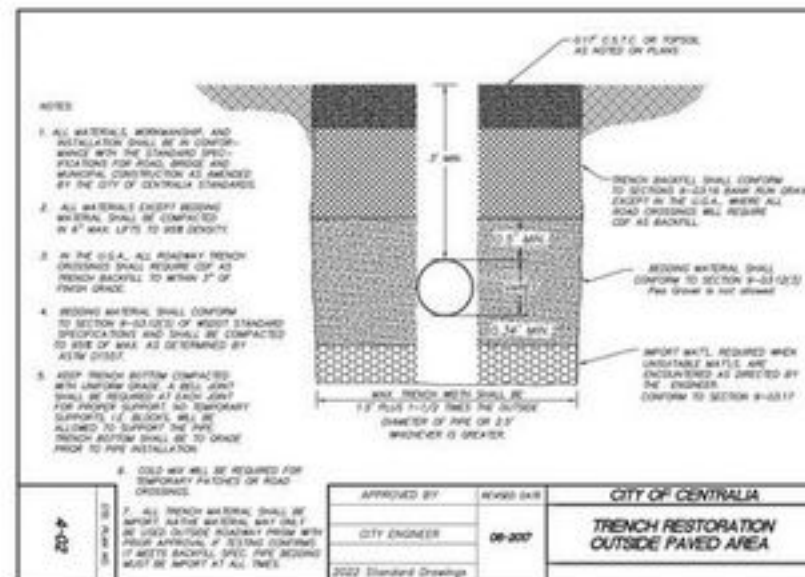
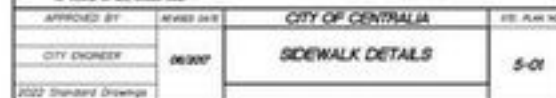
1. ALL WORK IN THE PUBLIC R/W REQUIRES A ROW WORK PERMIT. CONTRACTOR TO PROVIDE TRAFFIC CONTROL AND OBTAIN REQUIRED PERMITS.
2. THE CONTRACTOR SHALL COORDINATE INSPECTION OF SUBGRADE BELOW PAVEMENT AND STRUCTURES, FURNISH INSPECTION/COMPACTION REPORTS TO OWNER AND TENANTS AS REQUESTED.

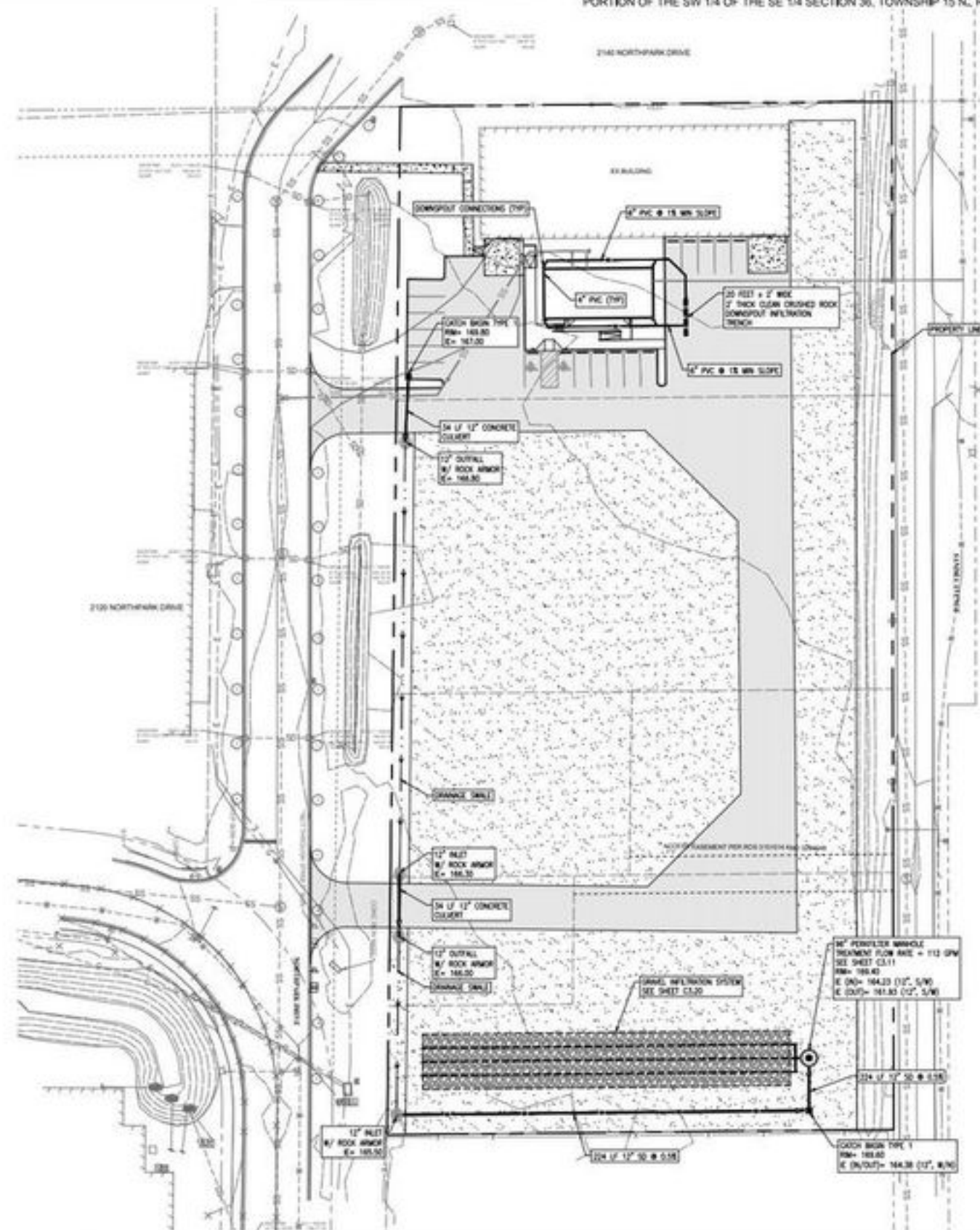


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C2.00	NORTHSPARK WAREHOUSE SITE IMPROVEMENTS	SITE PLAN	Client: BEACON BUILDING PRODUCTS JOHN FARLEIGH, PE Contact:	CECIL ASSOCIATES PO BOX 598 BOTHELL, WA 98011 (206) 434-3495 www.cecilassoc.com	JOHN CLAYTON FARLEIGH STATE OF WASHINGTON 60438 REGISTERED PROFESSIONAL ENGINEER	24-010 Project No.		REVISIONS
						Drawn By		
						Designed By		
						JCF		
						Approved By		
						5/2/2024 Date		
						No.	1	
							PROJECT COORDINATION Description	
							5/2/24 Date	

APPROVED BY	WALSH DUB	CITY OF CENTRALIA	
CITY ENGINEER	08-2007	STREET CONSTRUCTION GENERAL NOTES	1 OF 1
2002 Standard Drawings			





LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- PROPOSED EASEMENT LINE
- FOUNDATION DRAIN LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- UNDERGROUND POWER
- GAS LINE

DRAINAGE NOTES

1. THE CONTRACTOR SHALL COORDINATE DOWNSPOUT LOCATIONS. PROVIDE CONNECTION PER DETAIL ON SHEET C3.10.
2. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS OF UNDERGROUND UTILITY INSTALLATION INCLUDING ACTUAL (AS-BUILT) PIPE ELEVATIONS, RM ELEVATIONS, AND PLACEMENT. FURNISH TO OWNER AND CIVIL ENGINEER FOR PERMITTING CLOSURE.
3. THE INFILTRATION FACILITIES HAVE BEEN DESIGNED TO INFILTRATE AT A LONG-TERM INFILTRATION RATE OF 8.9 INCHES/HR. THE CONTRACTOR SHALL COORDINATE INSTALLATION WITH GEOTECH OF RECORD TO FIELD VERIFY PERFORMANCE OF FACILITY. FURNISH "APPROVAL LETTER" FROM GEOTECH TO CIVIL ENGINEER FOR PROJECT CLOSURE.
4. DO NOT ALLOW CONSTRUCTION STORMWATER IN THE PERMANENT INFILTRATION FACILITY OR SUBGRADE SOILS. TURBID RUNOFF CAN COMPROMISE THE LONG-TERM INFILTRATION PERFORMANCE OF THE FACILITY. COMPROMISED SOILS SHALL BE OVER EXCAVATED AND REPLACED AT CONTRACTOR'S EXPENSE.
5. SEE SHEETS C3.10 & C3.11 FOR DRAINAGE DETAILS.
6. INSTALL RECTANGULAR VINYL GRATES ON ALL CATCH BASINS UNLESS NOTED OTHERWISE. SEE SHEET C3.10.

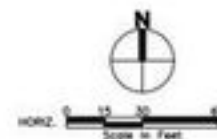


CECIL ASSOCIATES
INC.
PO BOX 348 BOOTHILL, NC 28011
(704) 454-3495
www.cecilassociates.com

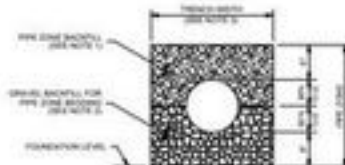
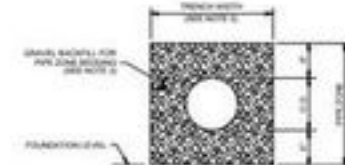
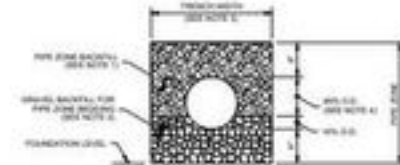
DRAINAGE BUILDING PRODUCTS
DRAINAGE BUILDING PRODUCTS
DRAINAGE BUILDING PRODUCTS

NORTHSPARK WAREHOUSE
SITE IMPROVEMENTS
DRAINAGE PLAN

C3.00



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- NOTES**
1. SEE STANDARD SPECIFICATIONS SECTION 7-08.3/3.1 FOR PIPE ZONE BACKFILL.
 2. SEE STANDARD SPECIFICATIONS SECTION 6-03.0/3.1 FOR GRAVEL BACKFILL FOR PIPE ZONE BEDDING.
 3. SEE STANDARD SPECIFICATIONS SECTION 2-04.4 FOR MEASUREMENT OF TRENCH WIDTH.
 4. FOR SANITARY SEWER INSTALLATION, CONCRETE PIPE SHALL BE BEDDED TO SPRING LINE.

- 4 PIPE ZONE BEDDING AND TRENCH BACKFILL DETAIL
- N.T.S.

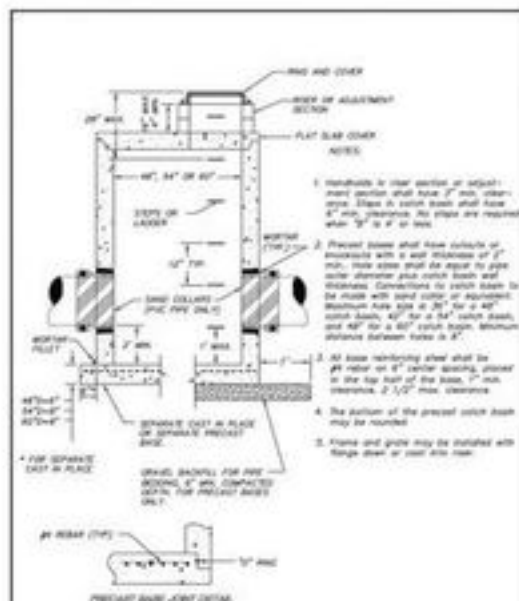
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DRAINAGE DETAILS

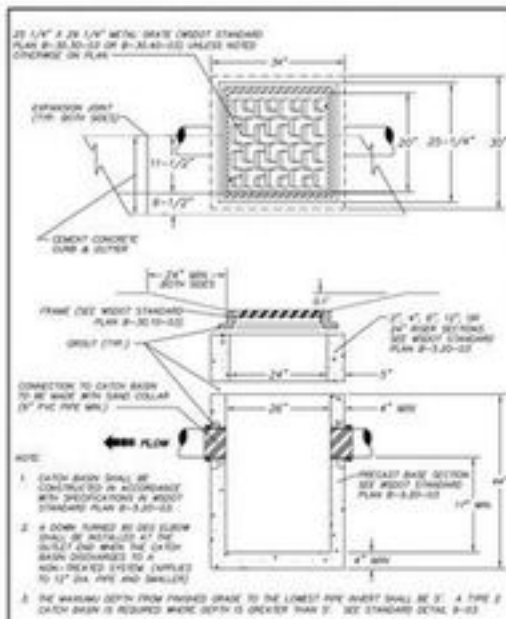
C3.10

10. All vehicular and non-vehicular loads shall be in accordance with City of Charlotte standards and the most recent copy of the MDOT/MTA Standard Specifications for Road, Bridge and Municipal Construction.
11. Temporary measures/traffic measures shall be required for the duration of the project.
12. The contractor must comply with all permits and other requirements of the City of Charlotte or other governing authority or agency.
13. A preconstruction meeting shall be held with the City of Charlotte prior to the start of shoring.
14. All plans show means, methods, sequences and safety/shoring/shield walls shall be stated for each span and approved by an engineering or geotechnical firm capable of providing the design. The contractor shall be responsible for the final design. Shoring shall be inspected by the City prior to the start of construction and shall be maintained throughout construction.
15. Storm drain pipe shall meet the following requirements (use only those which apply):
 - a. Pipe concrete pipe conforming to MCOE 10.06, Class 3
 - b. Corrugated concrete pipe conforming to MCOE 10.06, Class 3
 - c. PVC pipe conforming to MCOE 3.04A (2006) OR, HDPE or Poly or poly or HDPE, Class 1 conforming to MCOE 3.04B (2006) OR, HDPE or Poly or poly or HDPE, Class 1
 - d. All pipe with joints and gaskets conforming to MCOE 3.04B (2006) or MCOE 3.04C (2006)
 - e. All pipe shall be conforming to MCOE 3.03, however limit on street use on spans.
16. Special structures, soil/water separation and shield walls shall be installed per plans and manufacturer's recommendations.
17. Provide traffic control plan(s) as required in accordance with MCOE.
18. Cut the underground (under) Center 1-800-424-5555 a maximum of 48 hours prior to City construction.
19. When construction require "test verifications", correction permits will be approved by the contractor and Village Staff within 48 hours prior to starting construction.
20. All Storm lines will be top-surveyed verified and pressure tested in accordance with Division 3 of the MDOT/MTA Standard Specifications prior to placing in concrete with the above-referenced test verifications. The contractor shall be responsible for the payment of all test fees. The contractor shall be responsible for the payment of all test fees. The contractor shall be responsible for the payment of all test fees.
21. Testing of the Storm main will include "leakage" inspection of the main in the contractor's expense. Immediately prior to the inspection enough water will be run into the storm pipe to maintain a minimum of 10 feet of water in the pipe. The contractor shall be responsible for the payment of all test fees. The contractor shall be responsible for the payment of all test fees. The contractor shall be responsible for the payment of all test fees.
22. Testing of the Storm main will include "leakage" inspection of the main in the contractor's expense. Immediately prior to the inspection enough water will be run into the storm pipe to maintain a minimum of 10 feet of water in the pipe. The contractor shall be responsible for the payment of all test fees. The contractor shall be responsible for the payment of all test fees. The contractor shall be responsible for the payment of all test fees.

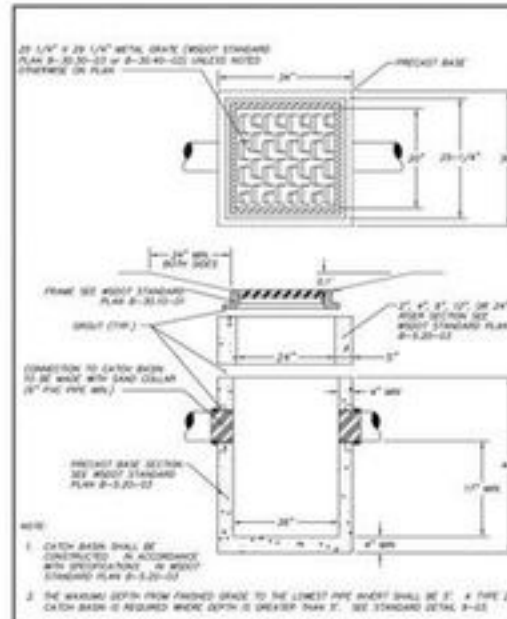
APPROVED BY	00000 JAY	CITY OF CENTRALIA	
CITY ENGINEER	06/2007	STORM DRAINAGE INSTALLATION GENERAL NOTES	1 of 1
2007 Standard Drawings			



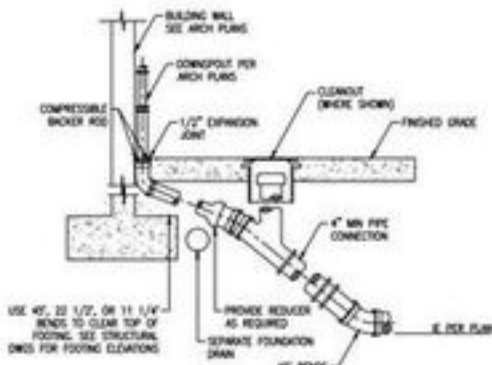
APPROVED BY	WWD DVS	CITY OF CENTRALIA	CTS PLAN NO.
CITY ENGINEER	83808	CATCH BASIN TYPE 2	9-03
2002 Standard Drawings			



APPROVED BY:	04-0000-040	CITY OF CENTRALIA	SEE PLAN 4
CITY ENGINEER	00000	CATCH BASIN TYPE I IN PAVEMENT AREA	9-01
2000 Standard Drawings			

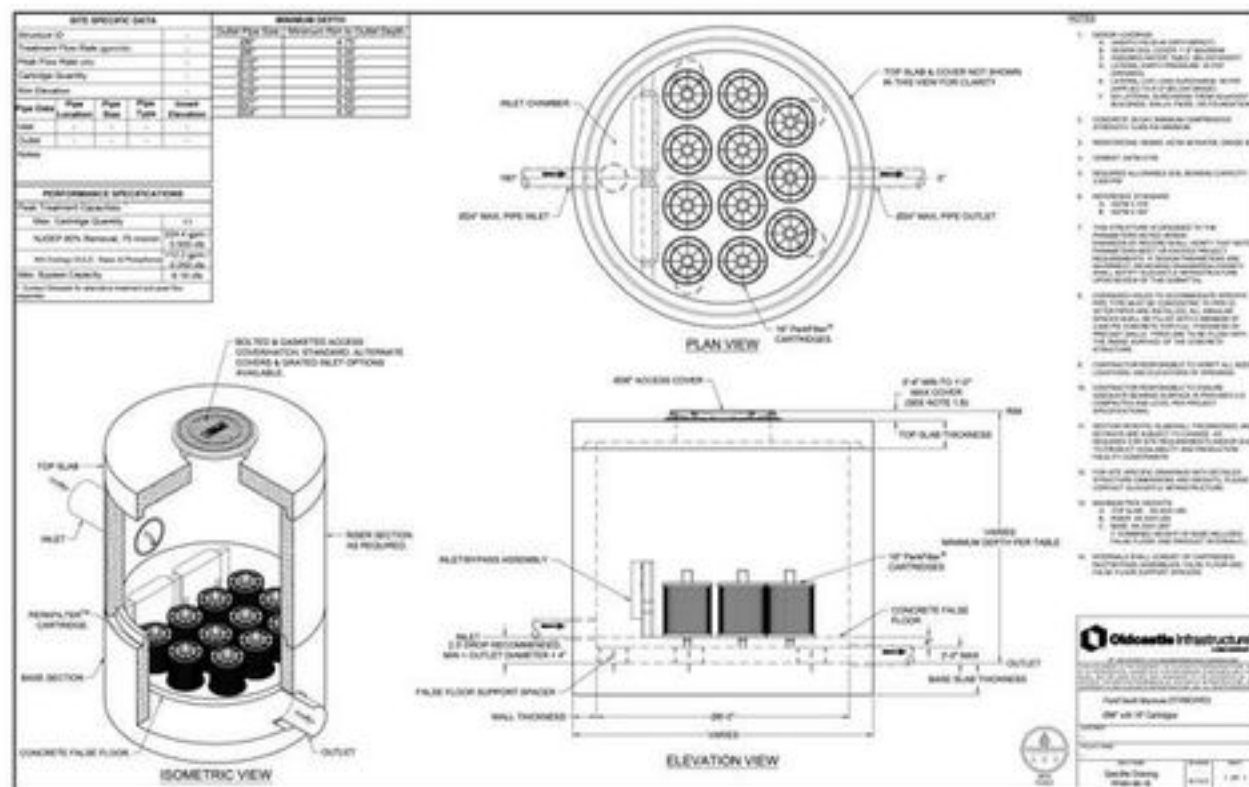


APPROVED BY	APPROVED DATE	CITY OF CENTRALIA	DATE
CITY ENGINEER	06/20/07	CATCH BASIN TYPE 1 OUTSIDE PAVEMENT AREA	9-02
2002 Standard Drawings			



5 DOWNSPOUT CONNECTION DETAIL
- N.T.S.

4 PIPE ZONE BEDDING AND TRENCH BACKFILL DETAIL
- N.T.S.



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	10/20/2023

PROJECT INFORMATION

Project No.	2023-001
Client	Northpark Warehouse
Location	Site Improvements
Drawn By	J. Smith
Checked By	J. Smith
Approved By	J. Smith
Scale	1" = 1'-0"

CECIL ASSOCIATES

PO BOX 358 BETHELL, WA 98011
(206) 434-3495
www.cecilassoc.com

DRAINAGE DETAILS

C3.11

SANTARY SEWER MAIN INSTALLATION GENERAL NOTES			
1. A pre-construction conference must be held with the City prior to start of construction.			
2. Underground utilities shown are for the convenience of the contractor only. It is the contractor's responsibility to use the "one-call" numbers (1-800-424-5557) 48 hours before construction is started.			
3. All materials and construction shall be in accordance with the current edition of the WSDOT standard specifications for roads, bridges and municipal construction and City of Centralia standards.			
4. Erosion control measures shall be taken during construction to prevent erosion of existing and proposed facilities.			
5. Pipe for sanitary sewer shall conform to Section 7-17.2 of the current standard specifications for roads, bridges and municipal construction published jointly by WSDOT and the State Chapter of AASHTO and be one of the following:			
a. Ductile iron pipe shall conform to Section 9-05.10 and AASHTO A21.01 or AASHTO A21.02 and shall be cast-in-place concrete pipe.			
b. Polypropylene (PPC) pipe shall conform with the provisions of WSDOT Section 9-05.12, 9"-12" A21.01, 12"-18" A21.02, 18"-24" A21.03, 24"-30" A21.04, 30"-36" A21.05, 36"-42" A21.06, 42"-48" A21.07, 48"-54" A21.08, 54"-60" A21.09, 60"-66" A21.10, 66"-72" A21.11, 72"-78" A21.12, 78"-84" A21.13, 84"-90" A21.14, 90"-96" A21.15, 96"-102" A21.16, 102"-108" A21.17, 108"-114" A21.18, 114"-120" A21.19, 120"-126" A21.20, 126"-132" A21.21, 132"-138" A21.22, 138"-144" A21.23, 144"-150" A21.24, 150"-156" A21.25, 156"-162" A21.26, 162"-168" A21.27, 168"-174" A21.28, 174"-180" A21.29, 180"-186" A21.30, 186"-192" A21.31, 192"-198" A21.32, 198"-204" A21.33, 204"-210" A21.34, 210"-216" A21.35, 216"-222" A21.36, 222"-228" A21.37, 228"-234" A21.38, 234"-240" A21.39, 240"-246" A21.40, 246"-252" A21.41, 252"-258" A21.42, 258"-264" A21.43, 264"-270" A21.44, 270"-276" A21.45, 276"-282" A21.46, 282"-288" A21.47, 288"-294" A21.48, 294"-300" A21.49, 300"-306" A21.50, 306"-312" A21.51, 312"-318" A21.52, 318"-324" 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WATER MAIN INSTALLATION
GENERAL NOTES

- All workmanship and material shall be in accordance with the City of Centralia standards and the most current copy of the State of Washington Specifications for Road, Bridge and Municipal Construction, Washington Department of Health regulations and American Water Works Association standards.
- All water lines 12" and larger shall be made of ductile iron, thickness class 52 and a rated working pressure of 250 PSI conforming to AWWA C151. All pipe shall be cement mortar lined per AWWA C104 with push on joints conforming to AWWA C111. Water lines under 12" diameter may be P.V.C. C-900 DR14.
- Fittings shall be class 250 cement mortar lined ductile iron with mechanical joint or ANSI flanges. All bolted fittings shall be dressed with Anti-Seize product for protection. All ductile iron fitting connection(s) shall be completed by the use of mega-lugs. When connecting to an existing inline water main, all connections will be made using a Ductile Iron (DI) sleeve, with mega-lugs, or Romac Alpha coupling except when connecting to a AC main where a Hymax coupler (or equal) will be used.
- Gate valves shall be resilient wedge, NRS (Non-Rising Stem) with O-ring seals. Valve ends shall be mechanical joint or ANSI flanges. Valves shall conform to AWWA (ulast) 509 std. Valves shall be Mueller, M & H, Clew, Watervous, Kennedy or American Air. Existing valves shall be operated by City employees only.
- All NBCC Gate Valves must have brass handles.
- A valve stem riser shall be installed on all valves where the depth from finish grade to the top of the valve exceeds 1.5'.
- Fire hydrants shall be 3-port M & H Reliant Style 125, Mueller Centurion, 5 1/4" with steamer port thread of 498. The distance between operating nut and break away flange shall be 32 inches in vertical measurement. All hydrant shoes shall be epoxy coated. Each hydrant shall be provided with a Storz coupler on the steamer port. All hydrants shall be bagged until system is approved.
- Brass wedges shall be installed in all ductile iron joints for continuity, two (2) per section of pipe. P.V.C. pipe, C.T.S. HDPE sch. 200 psi pipe shall be installed with a toning (tracer) wire. Toning wire shall be UL listed, type UF, solid core, 12 gauge insulated copper and shall be taped to the top of the pipe to prevent movement during backfilling. The wire shall be laid loosely enough to prevent stretching and damage. The wire shall be brought up and tied off at valve body or meter setting.
- The contractor shall maintain a min. cover of 30 inches and a max. cover of 36 inches over the pipe at all times.
- All water mains shall be staked for grade and alignment by the design engineer or a licensed land surveyor. All vertical control shall be established using the 1988 USGS Datum.
- All new water mains shall be filled and chlorinated for a minimum of 24 hrs prior to flushing. Contractor shall coordinate with the City to have lines filled and flushed.
- Bacteria sampling of potable water lines shall be performed by the City prior to hydrostatic pressure testing. Contractor shall provide an approved sampling bottle from the Lewis County Health Dept., 360 NW North St, Chehalis, WA 98532.
- All pipe and appurtenances shall be hydrostatically tested at 225 PSI (min.) for 15 minutes and witnessed by the City. Fire line testing behind the metering vault shall be coordinated with Riverside Fire authority.
- Service lines of 3/4" and 1" shall be type "K" copper or copper tubing size (C.T.S.) Blue HDPE Polyethylene, 200 psi pipe. Galvanized fittings shall not be used in construction of service lines. Note: In soil sensitive areas, service lines may be constructed of HDPE-u200psi. Toning (tracer) wire is required when using HDPE pipe water mains/services. Services larger than 1" may be Blue HDPE or brass.
- For any water main tap to existing City mains where the contractor encounters a coupling or existing assemblies, the contractor shall provide a minimum of 18" of clearance from coupling or assemblies to edge of tapping sleeve and the tapping process shall be witnessed by the City with 2 days prior notice.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	02/2020	WATER MAIN INSTALLATION GENERAL NOTES	1 OF 2
2022 Standard Drawings			

WATER MAIN INSTALLATION
GENERAL NOTES

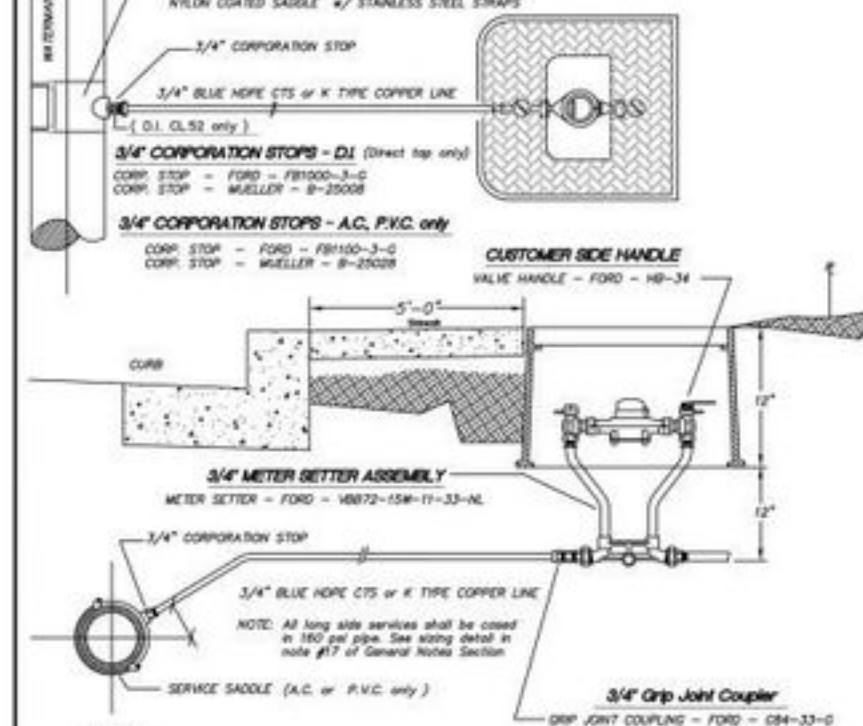
- Where the water line crosses a sanitary sewer, the water line shall be above the sewer line whenever possible, with a separation of at least 18 inches between the invert of the water line and the crown of the sewer pipe. If this criteria can not be achieved the sewer pipe shall be cased within ductile iron pipe for a distance of 10 feet either side of the water line.
- All "LONG SIDE SERVICES" shall be cased in 160 psi pipe.
- Water services noted as "long side" shall require a schedule 160 PVC pipe as a casing to cross the R.O.W.
- 3/4" service - casing dia. 1.5" 1.5" service - casing dia. 3" 1" service - casing dia. 2" 2" service - casing dia. 3"
- ALL ASBESTOS PIPE WORKMANSHIP MUST FOLLOW THE GUIDE LINES SET FORTH BY THESE AGENCIES: Southwest Washington Air Pollution Control Authority (SWAPCA) and Labor and Industries (L&I).
- Call the Underground Location Center at 1-800-424-5555 or 811 at least 48 hours before any excavation.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	02/2020	WATER MAIN INSTALLATION GENERAL NOTES	2 OF 2
2022 Standard Drawings			

METER BOX ASSEMBLY

Corbin Heavy Mod 1254 MSBC
DUCTILE IRON COVER w/ FLIP READER LIDS, # 1254 MSBC

DOUBLE STRAP SERVICE SADDLE

ROMAC INDUSTRIES - 2" DIA. 302N
NYLON COATED SADDLE w/ STAINLESS STEEL STRAPS

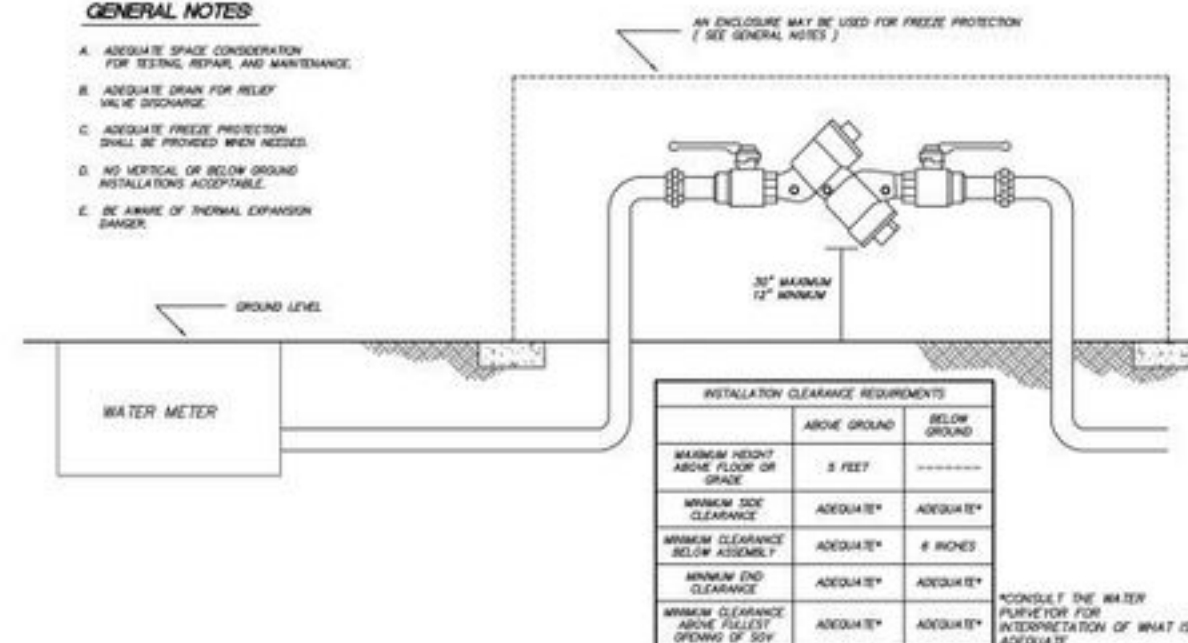
NOTES:

- ALL SERVICE SADDLES SHALL HAVE RUBBER GASKET, I.P. THREADS AND NYLON COATED.
- IN APPROVED SOIL SENSITIVE AREAS HDPE MAINS AND SERVICE LINES ARE REQUIRED. A TONING (tracer) WIRE, UL LISTED, TYPE UF, SOLID CORE, 12 GAUGE INSULATED COPPER IS REQUIRED. AN IDEAL TWISTER DR PLUS WIRE CONNECTOR, MODEL 60 IS REQUIRED TO CONNECT TRACER WIRES TOGETHER (i.e. tracer wire extension from spool to spool, service to main, main to main at intersections, and hydrant to main installations). Blue HDPE CTS shall be substituted for type K copper in service lines.
- DUCTILE IRON MAINS SHALL BE DIRECT TAPPED ONLY.
- ASBESTOS CEMENT (A.C.) AND PVC MAINS SHALL REQUIRE A SADDLE FOR TAPPING.
- STAINLESS STEEL PIPE STIFFENERS ARE REQUIRED WHERE HDPE PIPE IS USED.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	02/2020	3/4" SINGLE METER SERVICE STANDARD	2-02
2022 Standard Drawings			

GENERAL NOTES

- ADEQUATE SPACE CONSIDERATION FOR TESTING, REPAIR, AND MAINTENANCE.
- ADEQUATE DRAIN FOR RELIEF VALVE DISCHARGE.
- ADEQUATE FREEZE PROTECTION SHALL BE PROVIDED WHEN NEEDED.
- NO VERTICAL OR BELOW GROUND INSTALLATIONS ACCEPTABLE.
- BE AWARE OF THERMAL EXPANSION DANGER.



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	06-2007	REDUCED PRESSURE BACKFLOW ASSEMBLY (Above Ground Installation)	
2022 Standard Drawings			

24-510
Project No.
Drawn By
Designed By
Approved By
5/2/24
Date



CECIL ASSOCIATES
PO BOX 598 BOWEN, WA 98011
(206) 484-3495
www.cecilassoc.com

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BEACON BUILDING PRODUCTS
JOHN FARLEIGH, PE
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NORTH PARK WAREHOUSE
SITE IMPROVEMENTS
WATER DETAILS

CALL BEFORE
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UNDERGROUND SERVICE (USA)

C4.11

2000 Northpark Drive Vicinity Map



Project site: 2000 Northpark Drive

Legend

- Power_100708
- Sewer_100708
- Storm_100708
- Water_100708





SITE PLAN REVIEW COMMITTEE (SPRC) Pre-Application Conference Request

MEETING DATE: Every Monday (except holidays and subject to submittals)

TIME: Meetings begin at 10:00 am and are approximately 30 minutes long. All meetings are scheduled on a first-come basis.

MEETING LOCATION: Centralia Public Works Office (City Light), 1100 N. Tower, Centralia

Parcel Number(s): 002833046004 002833050004

Site Address: 321 Meridian Ave Centralia, WA 98531 1406 Crescent Ave Centralia, WA 98531

Applicant/Agent: Crystal Mattson-Mattson Land Consulting

Phone: 253-228-7462 **Email:** mattsonlandconsult@icloud.com

Name/Type of Business (if applicable): Mattson Land Consulting

Brief Description of Proposal (attach separate sheet if needed):

short plat 2 parcels. divide 1 parcel into 3 parcels and the other parcel into 4 parcels for a total of 7 parcels. Bring in utilities for the 7 new parcels and record a utility easement to service the new parcels.

- ☐ Description of Proposal (1 – digital or paper copy)
- ☐ Conceptual Site Plan showing existing and proposed uses/structures (1 – digital or paper copy)
- ☐ Supporting documents including studies (1 – digital or paper copy)

SUBMITTAL REQUIREMENTS:

Submittal items must be received no later than 3 PM on the Wednesday preceding the next meeting date, in order to be added on the following weeks' agenda.

The purpose of the pre-application conference is to acquaint the applicant with the review procedures and applicable Centralia Municipal Code provisions to the proposal. A minimum of one meeting is required for all project permit applications related to the same project action.

The SPRC Pre-Application Conference is available to applicants for projects requiring a land use review or if you have utility or other questions about a specific property. The meeting will include representatives from engineering, public works, water, waste-water, electric, stormwater, planning, and building.

MATTSON LAND CONSULTING LLC
253-228-7462

Rock Holdings

ADDRESSES: 321 Meridian Ave Centralia, WA 98531

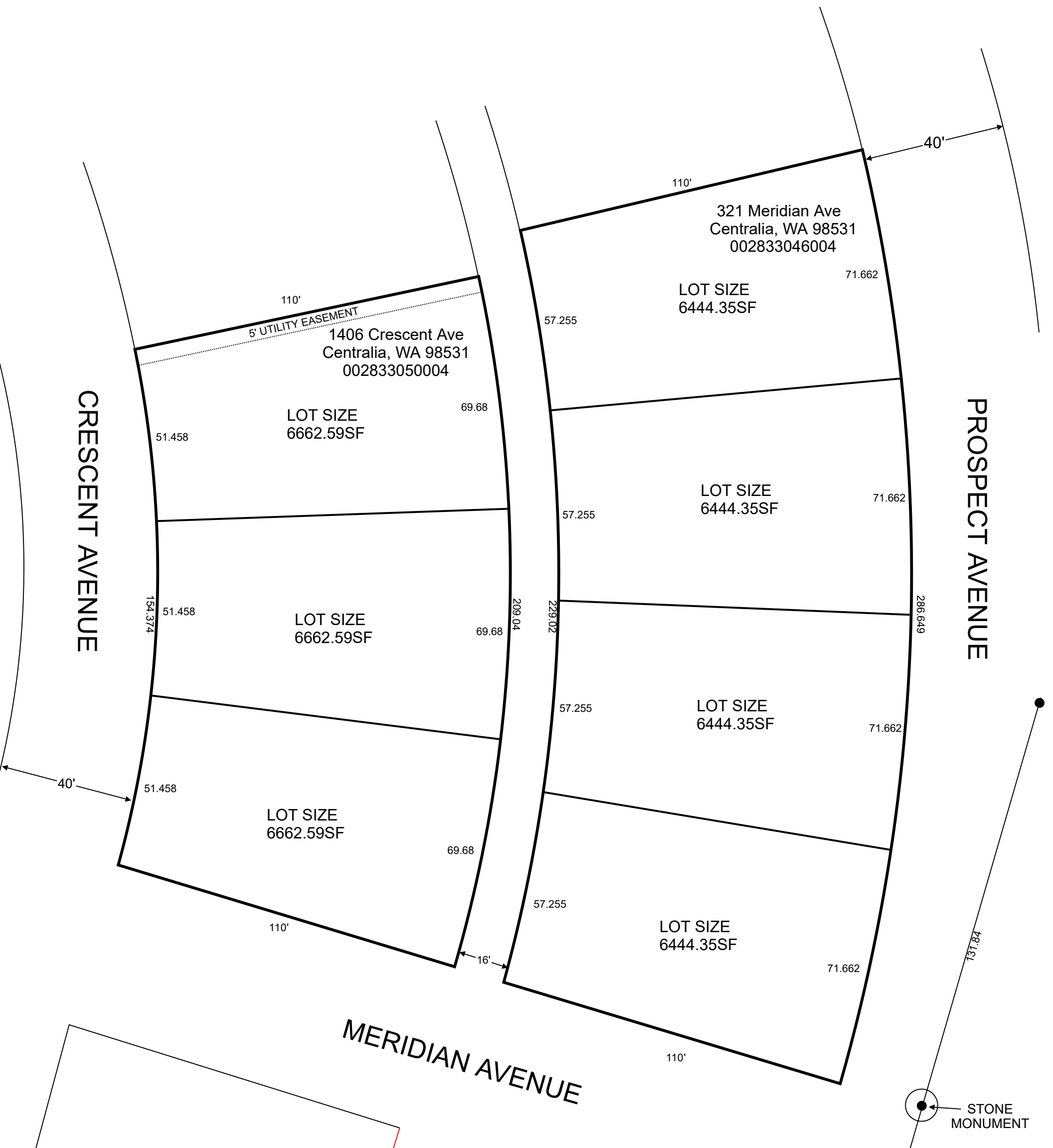
1406 Crescent Ave Centralia, WA 98531

PARCELS: 002833046004

002833050004

SCALE: 1"=30'

MAY 8, 2024



321 Meridian Avenue Vicinity Map



Legend

- Power_100708
- Sewer_100708
- Storm_100708
- Water_100708

