



Site Plan Review Committee

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City Attorney
Kyle Manley
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SITE PLAN REVIEW COMMITTEE

Meeting Agenda

Monday, April 29, 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
2. Russell Road Short Plat Layout
3. Russell Road Subdivision

10:00 AM – Pre-Application Conference

Project Name: **Centralia College Pedestrian Mall**

Applicant/Owner: Garner Miller, msgs/Carve Architects

Property Address: Rock and Walnut Streets

Contact Phone: 360-943-6774

Email: Garnerm@carvearch.com

Zone: OSPF, Open Space Public Facilities

Comp. Plan: PF, Public Facility

Parcel Information: 0004000-041-001

Request: Close the street to vehicular traffic, resurface with brick pavers and install pedestrians gates.



SITE PLAN REVIEW COMMITTEE

Meeting Agenda – Page 2

Monday, April 29, 2024

10:30 AM – Site Plan Review

Project Name: Kresky Landing

Applicant/Owner: Lee & Associates, Richard Peterson
Property Address: 1350 Kresky Avenue
Contact Phone: 425-260-4439
Email: rpeterson@lee-associates.com
Zone: R:20, High Density Residential
Comp. Plan: HDR, High Density Residential
Parcel Information: Six parcels, approximately 15 acres
Request: Final civil plan approval for PUD construction.

11:00 AM – Site Plan Review

Project Name: Woodland Glen Planned Unit Development

Applicant/Owner: Drew Harris, Momentum Civil
Property Address: Duffy Street / Seminary Hill Road
Contact Phone: 253-319-1504
Email: drewh@momentumcivil.com
Zone: R:4, Low Density Residential
Comp. Plan: LDR, Low Density Residential
Parcel Information: Seven parcels, approximately 48 acres
Request: Revised lot layout review and preliminary approval.



04/18/2024 - 04/25/2024

Permit #	Permit Date	Building/L and Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240269	4/25/2024		Mechanical	1509 View Ave	Install Trane gas furnace	Chehalis Sheet Metal
20240268	4/24/2024	Building Permit	Plumbing	1201 Marion St	Natural gas water heater	Robert Windon
20240267	4/24/2024	Building Permit	Mechanical	215 North Rock Street / Apartments #2 & #3	Install 18,000 BTU Ventless Natural Gas Wall Heaters Battery Ignition	C.D.W. Construction LLC
20240266	4/23/2024	Building Permit	Plumbing	916 N Pearl Street	Remove/Replace gas water heater	Ryan Ridley
20240265	4/23/2024	Building Permit	Deck	919 S Pearl Street	Front porch	Mario Marquez
20240264	4/22/2024	Building Permit	Reroof	605 S Gold Street	Reroof	Cheyanne Murphy
20240263	4/22/2024	Building Permit	Commercial - Remodel	2308 N Pearl Street	Reside north side of the building - existing metal siding replaced with fiber cement siding	Dave Abarta
20240262	4/22/2024	Building Permit	Accessory Building	3416 Russell Road	Carport	Ron Riccardo
20240261	4/21/2024	Building Permit	Deck	3303 Cooks Hill Road	12'x20' deck with stair on front of house	Christopher Clark
20240260	4/19/2024	Building Permit	Single Family Remodel	328 N Street	Full interior remodel - new electrical, new plumbing, insulation, drywall, windows, and interior finishes	Todd Custer
20240259	4/19/2024	Building Permit	Reroof	518 Girard Street	Reroof	Hector Ojeda
20240258	4/18/2024	Building Permit	Sign	400 Centralia College Boulevard	Installing/Attaching four signs to the fence at the Baseball/Softball Complex at the Centralia College	Sign Pro

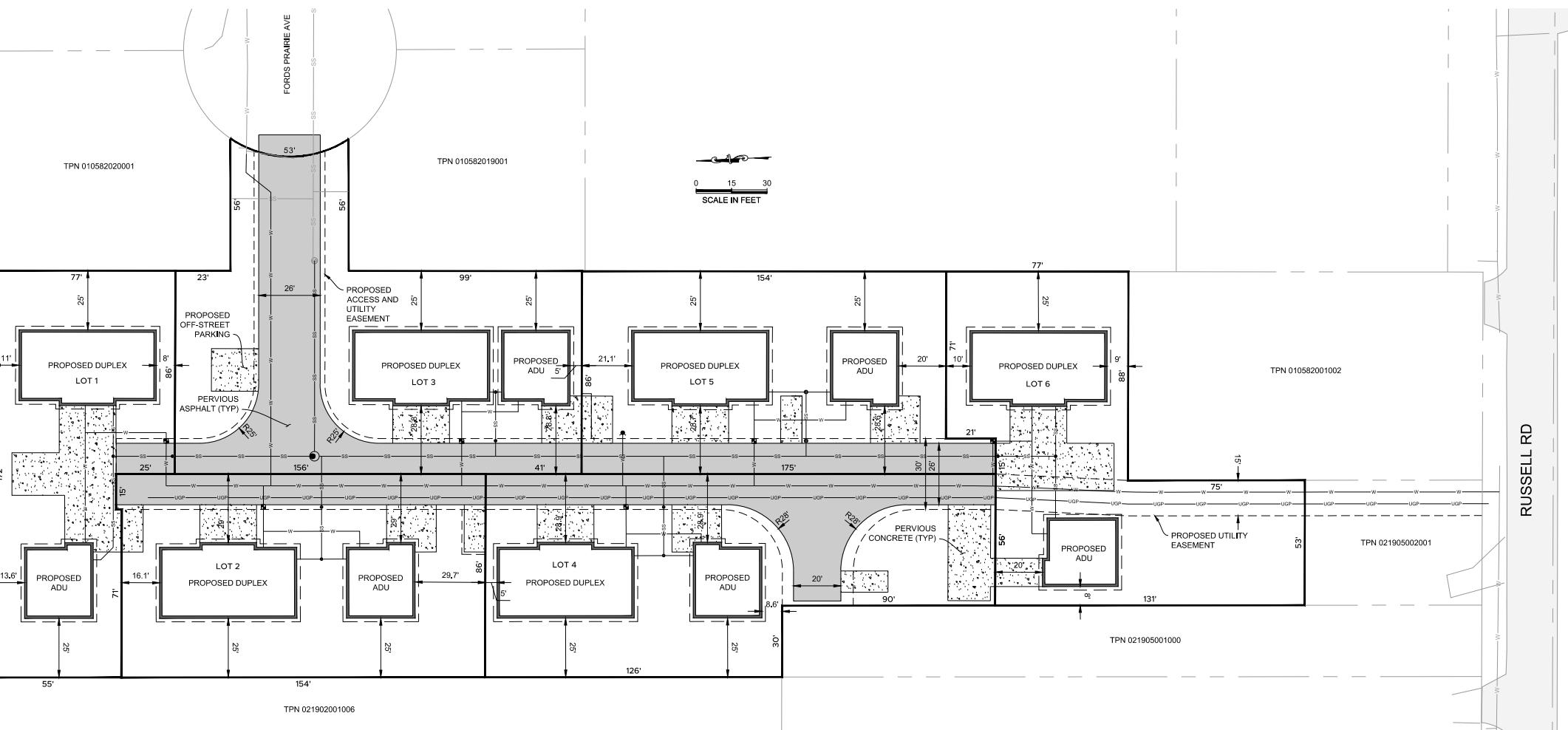
20240257	4/18/2024	Building Permit	Plumbing	916 Seminary Hill Road	Water Heater Replacement	Christopher & Amanda Adamson
20240256	4/18/2024	Building Permit	Boundary Line Adjustment	1622 Lum Road	BLA	Joe Gillum
20240255	4/18/2024	Building Permit	Commercial - Remodel	405 N Tower Avenue	Awning: Sand rusted area, clean gutters, paint white (classic white #2829)	Samuel Cots
20240254	4/18/2024	Building Permit	Demolition	415 S King Street	Demo of home	Centralia College

Total Records: 17

4/25/2024

PRELIMINARY SITE PLAN

PROPOSED DUPLEX
SHORT SUBDIVISION
LEWIS COUNTY TPN 021905002002



VICINITY MAP
NOT TO SCALE

SITE DATA

PARCEL #: 021905002002
SITE ADDRESS: 0 RUSSELL RD
CENTRALIA, WA 98531
GROSS ACREAGE: 1.94 AC (PER SURVEY DATA)
ZONING: R4
EXISTING USE: VACANT
PRESIDING JURISDICTION: CENTRALIA, WA

NOTES

STORMWATER MGMT - PERVIOUS PAVEMENT FOR ROAD & DRIVEWAY RUNOFF
- INFILTRATION TRENCHES FOR ROOF RUNOFF
PARKING - EACH DUPLEX WILL HAVE TWO GARAGE STALLS AND ADDITIONAL OFF-STREET PARKING STALLS AS SHOWN.
- EACH ADU WILL HAVE ONE GARAGE STALL AND ADDITIONAL OFF-STREET PARKING STALLS AS SHOWN.

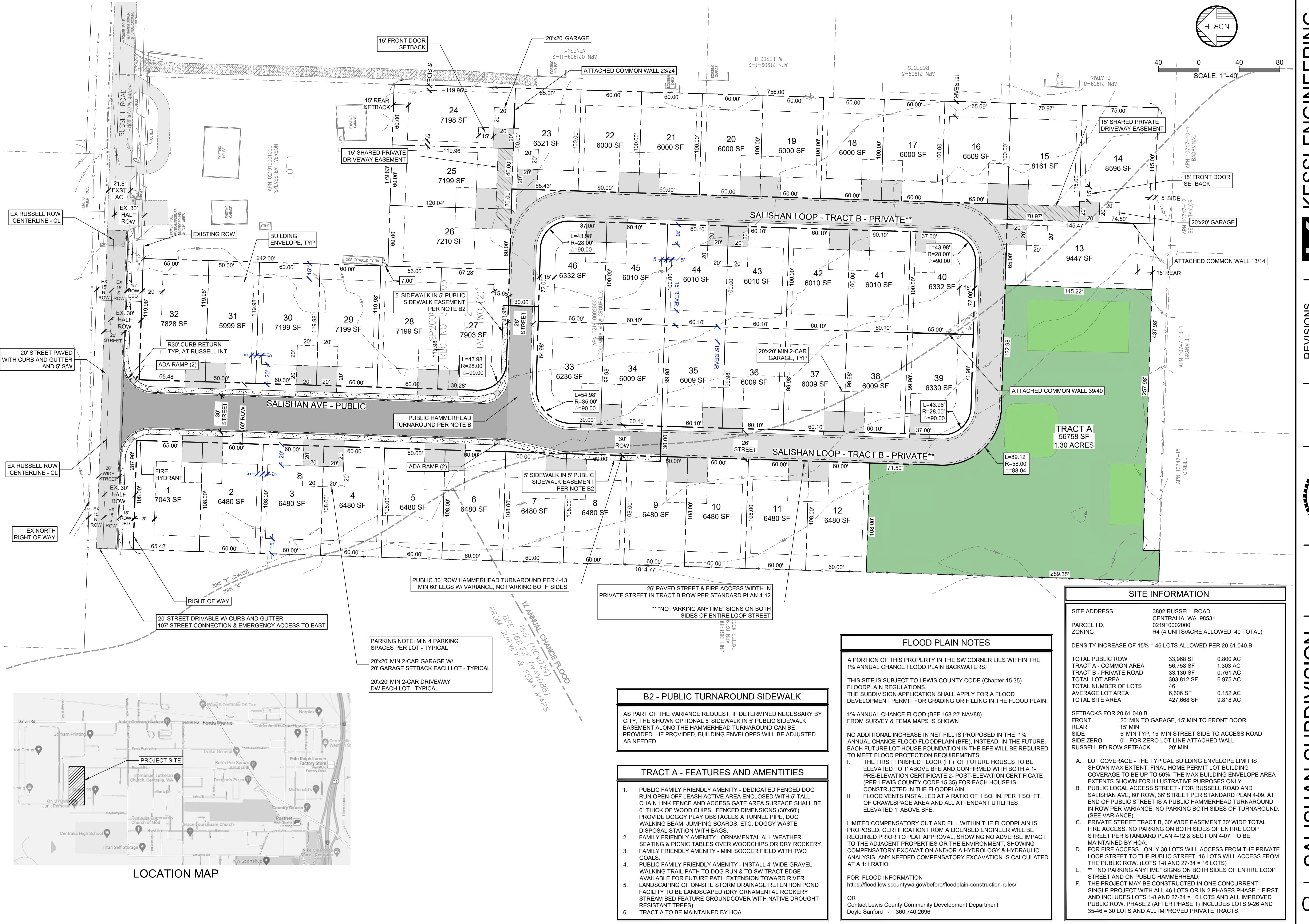
LOT	GROSS AREA (SF)	NET AREA (SF)	**IMPERVIOUS SURFACE (SF)	IMPERVIOUS LOT COVERAGE
1	11,289	10,917	3,153	29%
2	13,262	10,917	3,153	29%
3	17,305	10,897	3,153	29%
4	15,796	11,053	3,153	29%
5	13,517	10,896	3,153	29%
6	13,345	13,345	3,153	24%

* NET AREA IS GROSS AREA MINUS ACCESS EASEMENT AREA.

** EXCLUDES ROAD, DRIVEWAY, AND PARKING AREAS, WHICH WILL ALL BE PERVIOUS PAVEMENT.

PROJ. NO.:	MA301
REVIEWED BY:	NDT
DESIGNED BY:	NDT
DRAWN BY:	RCB
DATE:	04-23-2024

Know what's BELOW
Call 811 before you dig.





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): 0004000041001

Site Address: 600 Centralia College Blvd.

Applicant/Agent: Garner Miller, msgs|Carve Architects

Phone and Email: Garnerm@carvearch.com

Description of Proposal (attach a separate sheet if needed): _____

The College is closing 1 block of Rock Street and 1 block of Walnut Street to vehicular traffic, and resurfacing with brick pavers to extend the pedestrian mall. Pedestrian gates will be installed at the north end of Rock St. block and east end of Walnut St. Block. Sidewalk will be replaced along 1 block of King street, and City light will be replacing electrical power lines with new pedestrian lighting. New street trees will be installed in the parking lot island behind the library.

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.)

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 aide in our review of the project, please include those with your submittal.

CENTRALIA COLLEGE SITE WALKWAY CREEK BED IMPROVEMENTS CONSTRUCTION DOCUMENTS

REFERENCED SURVEYS

- BLA NO. BL 2018-0037, AFN 3481192.
- ROS, AFN 3425535.
- ROS, AFN 3021312.
- ROS, AFN 9113767.
- WASHINGTON'S 12TH ADDITION TO CENTRALIA, AFN 2002247.
- WASHINGTON'S 15TH ADDITION TO CENTRALIA, AFN 2002291.
- WASHINGTON'S 16TH ADDITION TO CENTRALIA, AFN 2002356.
- ROS, AFN 3121581.
- ROS, AFN 3066623.

DATUM

HORIZONTAL - WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/2011 BASED ON GPS TIES TO MONUMENTS AND POST-PROCESSED THROUGH OPUS SOLUTIONS.

VERTICAL - NAVD 88 BASED ON GPS TIES TO WSDOT MONUMENT "CHERRY" WITH AN ELEVATION OF 184.99.

UTILITY NOTE

UTILITIES SHOWN HEREON ARE FROM FIELD MAPPING VISIBLE SURFACE APPURTENANCES, AND MAPPING UTILITY PAINT MARKS FROM A UTILITY LOCATING SERVICE. BURIED UTILITIES ARE ONLY SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

SURVEY NOTES

- INSTRUMENT USED: SOKKIA IX 3" TOTAL STATION AND TOPCON VR GPS.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-145.
- SURVEY COMPLETED 12/12/2023.
- ALL MONUMENTS SHOWN AS FOUND VISITED 12/2023.
- PURPOSE OF TOPOGRAPHIC MAPPING IS FOR FUTURE DEVELOPMENT OF SITE.
- CONTOURS WERE ESTABLISHED FROM FIELD MAPPING, 1' CONTOURS SHOWN.
- MTN2COAST (M2C) WAS RETAINED BY MSGS ARCHITECTS TO COMPLETE A TOPOGRAPHIC SURVEY AND TO ESTABLISHED RIGHT-OF-WAY OF A PORTION OF S KING ST AS SHOWN.
- MTN2COAST (M2C) WAS RETAINED BY MSGS ARCHITECT TO COMPLETE A TOPOGRAPHIC SURVEY OF A PORTION OF S ROCK ST AND W WALNUT ST AS SHOWN.
- MTN2COAST (M2C) WAS RETAINED BY MSGS ARCHITECTS TO COMPLETE A TOPOGRAPHIC SURVEY OF A PORTION OF THE PARKING LOT FOR THE KIRK LIBRARY ADJACENT TO W PEAR ST.
- THIS IS NOT A BOUNDARY SURVEY, RIGHT-OF-WAY SHOWN PER FOUND MONUMENTS AND RECORD SURVEYS.
- NO RECORD OF SURVEY MAP WAS RECORDED FOR THIS PROJECT.

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- E6.02 ELECTRICAL DETAILS
- E6.03 ELECTRICAL DETAILS
- ED1.01 ELECTRICAL SITE PLAN DEMO

CONTACT LIST

OWNER:
CENTRALIA COLLEGE
600 CENTRALIA COLLEGE BLVD
CENTRALIA, WA 98531
CONTACT: RICK PERKINS
PHONE: (360) 736-9391
EMAIL: rick.perkins@centralia.edu
CIVIL ENGINEER:
LDC, INC.
321 CLEVELAND AVE SE, STE 209
TUMWATER, WASHINGTON 98501
CONTACT: TYRELL BRADLEY, PE
PHONE: (360) 634-2066
FAX: (425) 482-2893
EMAIL: tbradley@ldcorp.com

SURVEYOR:
MTN2COAST, LLC
2320 MOTMAN RD SW SUITE 106
TUMWATER, WA 98512
CONTACT: SETH PRIGGE, PLS
PHONE: (360) 688-1949
EMAIL: seth@mtn2coast.com
ARCHITECT:
MSG ARCHITECTS
510 CAPITOL WAY S
OLYMPIA, WA 98501
CONTACT: GARNER MILLER AIA
PHONE: (360) 943-6774
EMAIL: garnerm@msgarch.com

PROJECT INFORMATION

TAX PARCEL: 0004000001001
SITE ADDRESS: 600 CENTRALIA COLLEGE BLVD
CENTRALIA, WA 98531
CURRENT ZONING: OSPF
PARCEL AREA: 27.85 ACRES
WATER/SEWER: CITY OF CENTRALIA
POWER: CENTRALIA CITY LIGHT
GAS: CASCADE NATURAL GAS

DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY MTN2COAST, LLC IN JANUARY 2024. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.



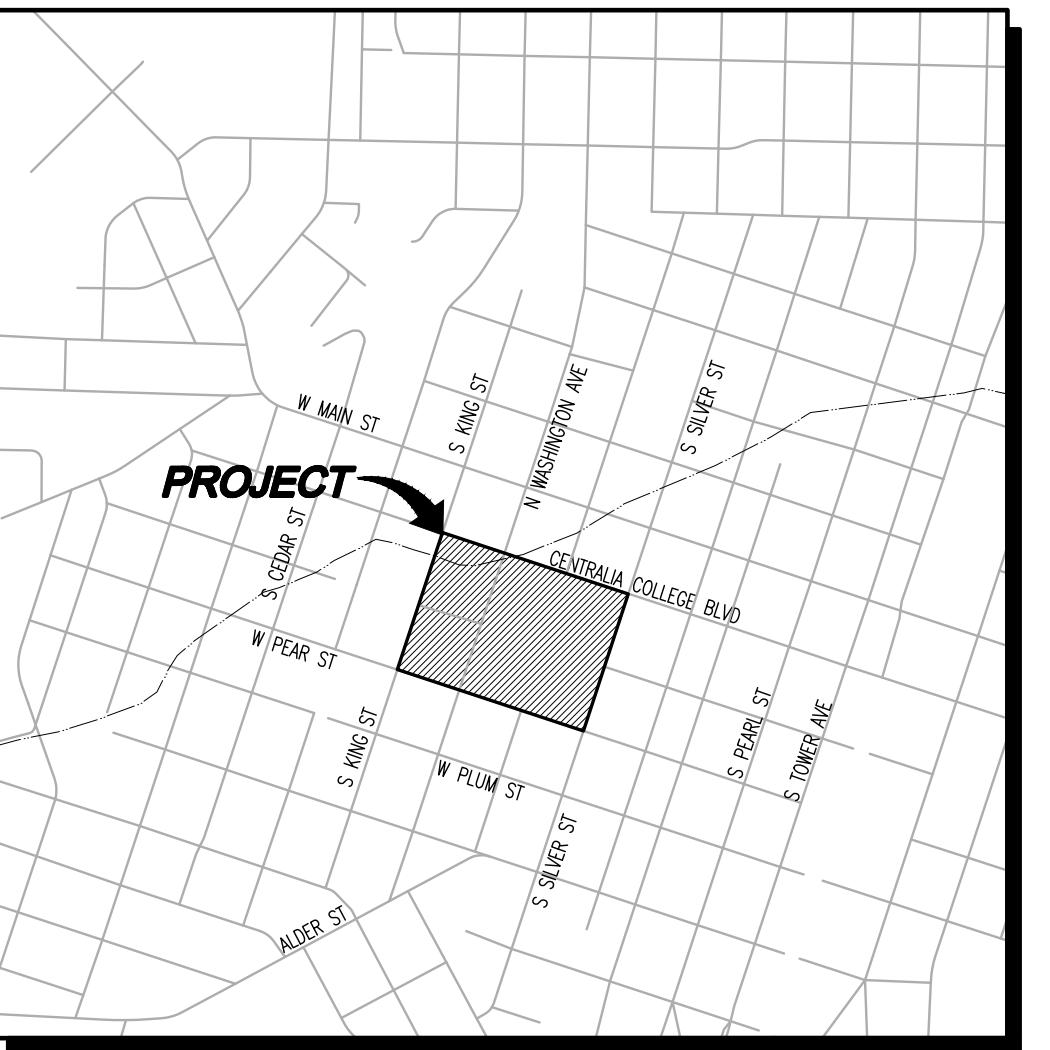
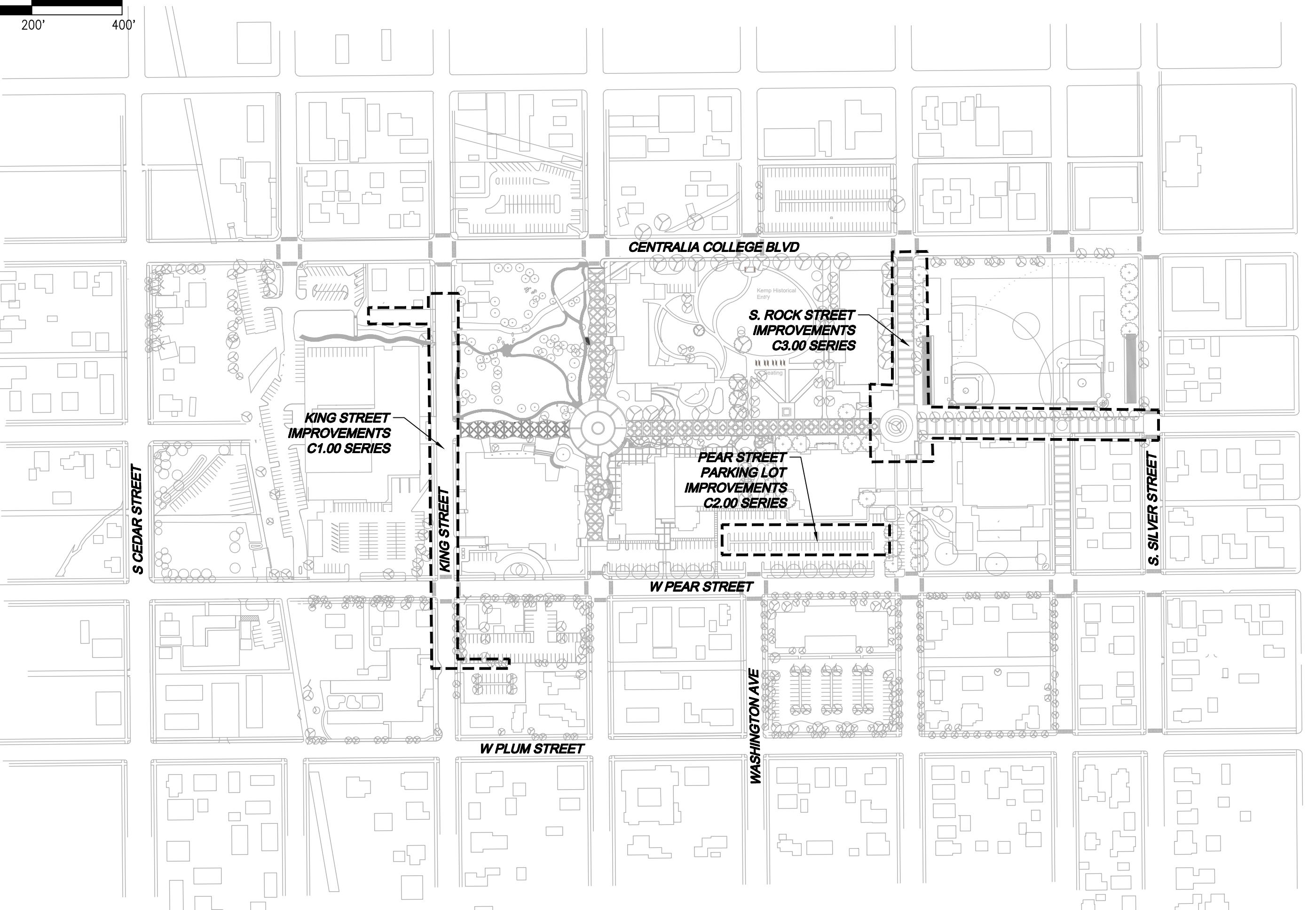
CENTRALIA COLLEGE
SITE WALKWAY CREEK BED IMPROVEMENTS
600 CENTRALIA BOULEVARD, CENTRALIA, WASHINGTON 98531
State Project Number 2024-147 G (1-1)
COVER SHEET

CONSTRUCTION
DOCUMENTS
04/2024

No.	Description	Date

C0.00

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VICINITY MAP

SCALE: 1"=1000'

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Engineering
Planning

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