



**Site Plan Review Committee**  
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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, msgsr/Carve Architects  
**Property Address:** Rock and Walnut Streets  
**Contact Phone:** 360-943-6774  
**Email:** [Garnerm@carvearch.com](mailto: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](mailto: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](mailto: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	Cheyenne 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

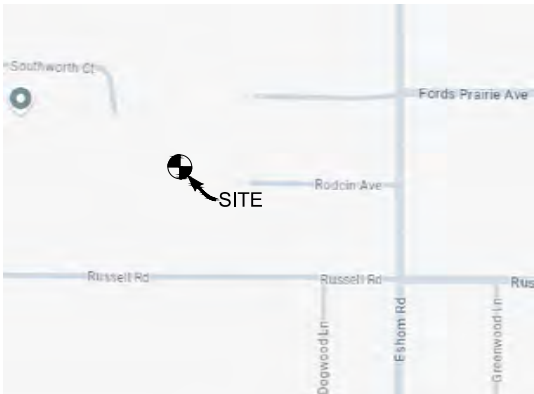
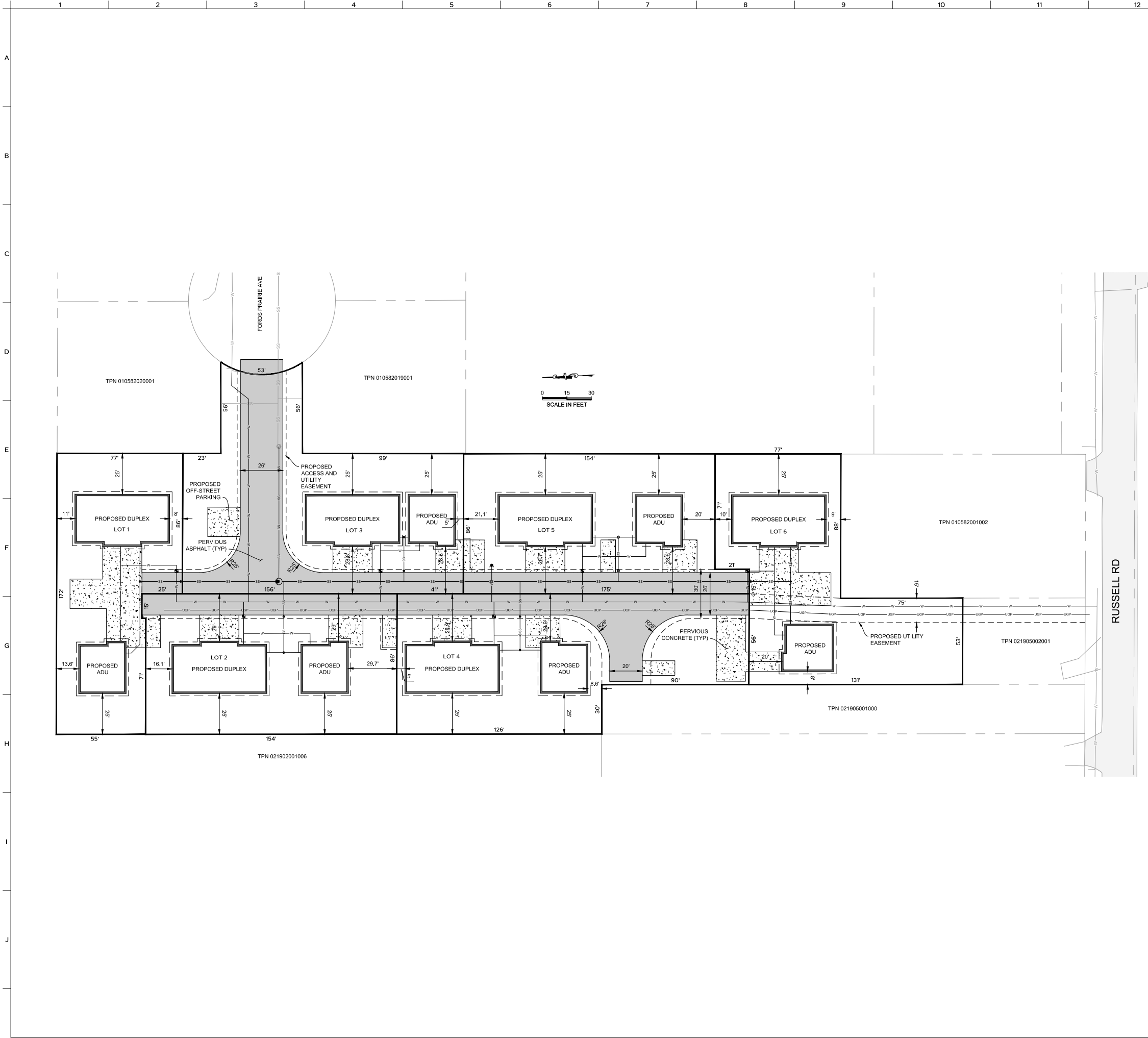
20240257	4/18/2024	Building Permit	Plumbing	916 Seminary Hill Road	Water Heater Replacement	Christopher & Amanda Adamson
20240256	4/18/2024	Building Permit	Boundary Line Adjustment	1622 Lum Road	BLA	Joe Gillum
20240255	4/18/2024	Building Permit	Commercial - Remodel	405 N Tower Avenue	Awning: Sand rusted 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



FILE NAME:Z:\P\MA301\CAD\Sheets\MA301 Parcel Layout.dwg DATE/TIME:4/23/2024 10:18:44 AM



VICINITY MAP  
NOT TO SCALE

SITE DATA

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

NOTES

- STORMWATER MGMT - PERVIOUS PAVEMENT FOR ROAD & DRIVEWAY RUNOFF
- INFILTRATION TRENCHES FOR ROOF RUNOFF
  - 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.
- PARKING

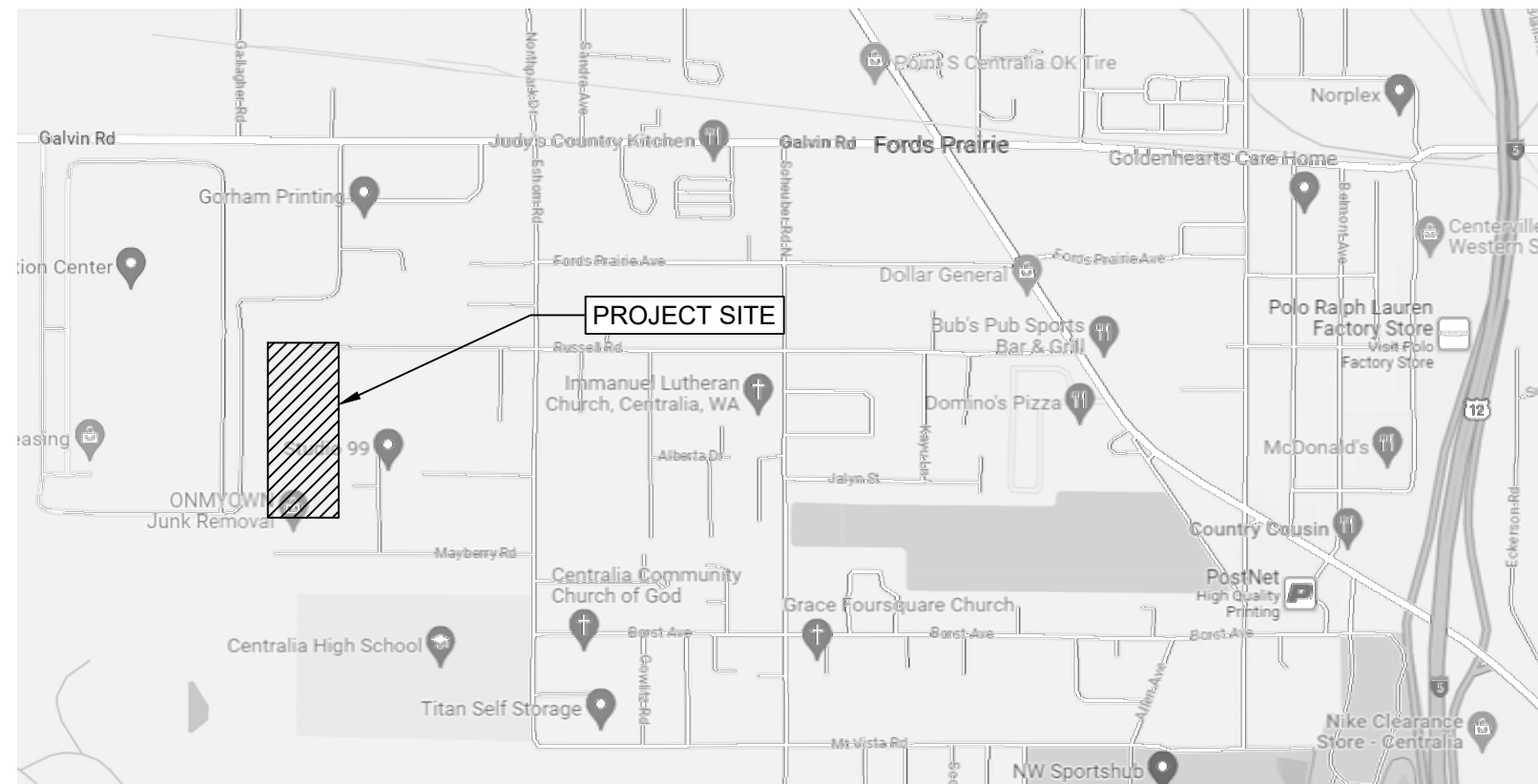
LOT	GROSS AREA (SF)	*NET AREA (SF)	**IMPERVIOUS SURFACE (SF)	IMPERVIOUS LOT COVERAGE
1	11,289	10,917	3,153	29%
2	13,262	10,917	3,153	29%
3	17,305	10,897	3,153	29%
4	15,796	11,053	3,153	29%
5	13,517	10,896	3,153	29%
6	13,345	13,345	3,153	24%

\* 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.





LOCATION MAP



**B2 - PUBLIC TURNAROUND SIDEWALK**

AS PART OF THE VARIANCE REQUEST, IF DETERMINED NECESSARY BY CITY, THE SHOWN OPTIONAL 5' SIDEWALK IN 5' PUBLIC SIDEWALK EASEMENT ALONG THE HAMMERHEAD TURNAROUND CAN BE PROVIDED. IF PROVIDED, BUILDING ENVELOPES WILL BE ADJUSTED AS NEEDED.

**TRACT A - FEATURES AND AMENITIES**

- PUBLIC FAMILY FRIENDLY AMENITY - DEDICATED FENCED DOG RUN OPEN OFF LEASH ACTIVE AREA ENCLOSED WITH 5' TALL CHAIN LINK FENCE AND ACCESS GATE AREA SURFACE SHALL BE 6" THICK OF WOOD CHIPS. FENCED DIMENSIONS (30x60'). PROVIDE DOGGY PLAY OBSTACLES A TUNNEL PIPE, DOG WALKING BEAM, JUMPING BOARDS, ETC. DOGGY WASTE DISPOSAL STATION WITH BAGS.
- FAMILY FRIENDLY AMENITY - ORNAMENTAL ALL WEATHER SEATING & PICNIC TABLES OVER WOODCHIPS OR DRY ROCKERY.
- FAMILY FRIENDLY AMENITY - MINI SOCCER FIELD WITH TWO GOALS.
- PUBLIC FAMILY FRIENDLY AMENITY - INSTALL 4' WIDE GRAVEL WALKING TRAIL PATH TO DOG RUN & TO SW TRACT EDGE AVAILABLE FOR FUTURE PATH EXTENSION TOWARD RIVER.
- LANDSCAPING OF ON-SITE STORM DRAINAGE RETENTION POND FACILITY TO BE LANDSCAPED (DRY ORNAMENTAL ROCKERY STREAM BED FEATURE GROUND COVER WITH NATIVE DROUGHT RESISTANT TREES).
- TRACT A TO BE MAINTAINED BY HOA.

**FLOOD PLAIN NOTES**

A PORTION OF THIS PROPERTY IN THE SW CORNER LIES WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN BACKWATERS.

THIS SITE IS SUBJECT TO LEWIS COUNTY CODE (Chapter 15.35) FLOODPLAIN REGULATIONS.

THE SUBDIVISION APPLICATION SHALL APPLY FOR A FLOOD DEVELOPMENT PERMIT FOR GRADING OR FILLING IN THE FLOOD PLAIN.

1% ANNUAL CHANCE FLOOD (BFE 168.22' NAV88) FROM SURVEY & FEMA MAPS IS SHOWN

NO ADDITIONAL INCREASE IN NET FILL IS PROPOSED IN THE 1% ANNUAL CHANCE FLOOD FLOODPLAIN (BFE), INSTEAD, IN THE FUTURE, EACH FUTURE LOT HOUSE FOUNDATION IN THE BFE WILL BE REQUIRED TO MEET FLOOD PROTECTION REQUIREMENTS:

- THE FIRST FINISHED FLOOR (FF) OF FUTURE HOUSES TO BE ELEVATED TO 1' ABOVE BFE AND CONFIRMED WITH BOTH A 1-PRE-ELEVATION CERTIFICATE 2- POST-ELEVATION CERTIFICATE (PER LEWIS COUNTY CODE 15.35) FOR EACH HOUSE IS CONSTRUCTED IN THE FLOODPLAIN.
- FLOOD VENTS INSTALLED AT A RATIO OF 1 SQ. IN. PER 1 SQ. FT. OF CRAWLSPACE AREA AND ALL ATTENDANT UTILITIES ELEVATED 1' ABOVE BFE.

LIMITED COMPENSATORY CUT AND FILL WITHIN THE FLOODPLAIN IS PROPOSED. CERTIFICATION FROM A LICENSED ENGINEER WILL BE REQUIRED PRIOR TO PLAT APPROVAL, SHOWING NO ADVERSE IMPACT TO THE ADJACENT PROPERTIES OR THE ENVIRONMENT, SHOWING COMPENSATORY EXCAVATION AND/OR A HYDROLOGY & HYDRAULIC ANALYSIS. ANY NEEDED COMPENSATORY EXCAVATION IS CALCULATED AT A 1:1 RATIO.

FOR FLOOD INFORMATION  
<https://flood.lewiscountywa.gov/before/floodplain-construction-rules/>

OR  
Contact Lewis County Community Development Department  
Doyle Sanford - 360.740.2696

SITE INFORMATION			
SITE ADDRESS		3802 RUSSELL ROAD	
PARCEL I.D.		CENTRALIA, WA 98531	
ZONING		021910002000	
		R4 (4 UNITS/ACRE ALLOWED, 40 TOTAL)	
DENSITY INCREASE OF 15% = 46 LOTS ALLOWED PER 20.61.040.B			
TOTAL PUBLIC ROW	33,968 SF	0.800 AC	
TRACT A - COMMON AREA	56,758 SF	1.303 AC	
TRACT B - PRIVATE ROAD	33,130 SF	0.761 AC	
TOTAL LOT AREA	303,812 SF	6.975 AC	
TOTAL NUMBER OF LOTS	46		
AVERAGE LOT AREA	6,606 SF	0.152 AC	
TOTAL SITE AREA	427,668 SF	9.818 AC	
SETBACKS FOR 20.61.040.B			
FRONT	20' MIN TO GARAGE, 15' MIN TO FRONT DOOR		
REAR	15' MIN		
SIDE	5' MIN TYP, 15' MIN STREET SIDE TO ACCESS ROAD		
SIDE ZERO	0' - FOR ZERO LOT LINE ATTACHED WALL		
RUSSELL RD ROW SETBACK	20' MIN		
A. LOT COVERAGE - THE TYPICAL BUILDING ENVELOPE LIMIT IS SHOWN MAX EXTENT. FINAL HOME PERMIT LOT BUILDING COVERAGE TO BE UP TO 50%. THE MAX BUILDING ENVELOPE AREA EXTENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.			
B. PUBLIC LOCAL ACCESS STREET - FOR RUSSELL ROAD AND SALISHAN AVE, 60' ROW, 36' STREET PER STANDARD PLAN 4-09. AT END OF PUBLIC STREET IS A PUBLIC HAMMERHEAD TURNAROUND IN ROW PER VARIANCE. NO PARKING BOTH SIDES OF TURNAROUND. (SEE VARIANCE)			
C. PRIVATE STREET TRACT B, 30' WIDE EASEMENT 30' WIDE TOTAL FIRE ACCESS. NO PARKING ON BOTH SIDES OF ENTIRE LOOP STREET PER STANDARD PLAN 4-12 & SECTION 4-07, TO BE MAINTAINED BY HOA.			
D. FOR FIRE ACCESS - ONLY 30 LOTS WILL ACCESS FROM THE PRIVATE LOOP STREET TO THE PUBLIC STREET. 16 LOTS WILL ACCESS FROM THE PUBLIC ROW. (LOTS 1-8 AND 27-34 = 16 LOTS)			
E. ** "NO PARKING ANYTIME" SIGNS ON BOTH SIDES OF ENTIRE LOOP STREET AND ON PUBLIC HAMMERHEAD.			
F. THE PROJECT MAY BE CONSTRUCTED IN ONE CONCURRENT SINGLE PROJECT WITH ALL 46 LOTS OR IN 2 PHASES PHASE 1 FIRST AND INCLUDES LOTS 1-8 AND 27-34 = 16 LOTS AND ALL IMPROVED PUBLIC ROW. PHASE 2 (AFTER PHASE 1) INCLUDES LOTS 9-26 AND 35-46 = 30 LOTS AND ALL IMPROVED PRIVATE TRACTS.			







## 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

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Parcel Number(s): 0004000041001

Site Address: 600 Centralia College Blvd.

Applicant/Agent: Garner Miller, msgslCarve 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:**

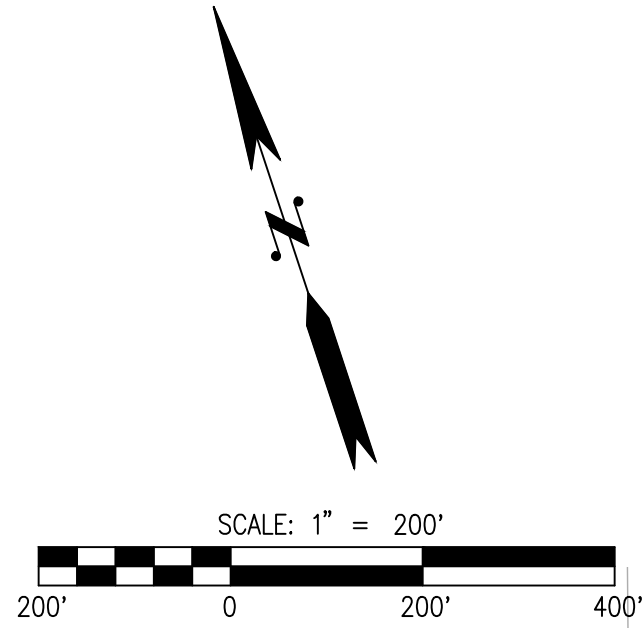
- ☐ Conceptual site plan showing existing and proposed uses and structures.
- ☐ Details on anticipated utility needs (water meter size, sewer capacity, power loads, etc.)
- ☐ Details on anticipated traffic impacts (existing roads, vehicles trips per day, etc.)

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



# CENTRALIA COLLEGE SITE WALKWAY CREEK BED IMPROVEMENTS CONSTRUCTION DOCUMENTS



## REFERENCED SURVEYS

1. BLA NO. BL 2018-0037, AFN 3481192.
2. ROS, AFN 3425535.
3. ROS, AFN 3021312.
4. ROS, AFN 9115767.
5. WASHINGTON'S 12TH ADDITION TO CENTRALIA, AFN 2002247.
6. WASHINGTON'S 15TH ADDITION TO CENTRALIA, AFN 2002291.
7. WASHINGTON'S 16TH ADDITION TO CENTRALIA, AFN 2002356.
8. ROS, AFN 3121581.
9. 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

1. INSTRUMENT USED: SOKKIA IX 3" TOTAL STATION AND TOPCON VR GPS.
2. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-145
3. SURVEY COMPLETED 12/12/2023
4. ALL MONUMENTS SHOWN AS FOUND VISITED 12/2023.
5. PURPOSE OF TOPOGRAPHICAL MAPPING IS FOR FUTURE DEVELOPMENT OF SITE.
6. CONTOURS WERE ESTABLISHED FROM FIELD MAPPING. 1' CONTOURS SHOWN.
7. 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.
8. 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.
9. 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.
10. THIS IS NOT A BOUNDARY SURVEY, RIGHT-OF-WAY SHOWN PER FOUND MONUMENTS AND RECORD SURVEYS.
11. NO RECORD OF SURVEY MAP WAS RECORDED FOR THIS PROJECT.

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- 3 C1.02 KING STREET DEMOLITION AND TESC PLAN
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- 5 C1.04 KING STREET SITE IMPROVEMENT PLAN
- 6 C1.05 KING STREET SITE IMPROVEMENT PLAN
- 7 C1.06 KING STREET GRADING AND DRAINAGE PLAN
- 8 C1.07 KING STREET GRADING AND DRAINAGE PLAN
- 9 C2.01 PEAR STREET PARKING LOT EXISTING CONDITIONS MAP
- 10 C2.02 PEAR STREET PARKING LOT DEMOLITION AND TESC PLAN
- 11 C2.03 PEAR STREET PARKING LOT SITE IMPROVEMENT PLAN
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- 20 C4.01 NOTES AND DETAILS
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- 26 E001 ELECTRICAL SYMBOLS AND ABB'S
- 27 E101 ELECTRICAL SITE PLAN
- 27 E102 ELECTRICAL SITE PLAN
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- 29 E601 ELECTRICAL DETAILS
- 30 E602 ELECTRICAL DETAILS
- 31 E603 ELECTRICAL DETAILS
- 32 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@ldccorp.com

**SURVEYOR:**  
MTN2COAST, LLC  
2320 MOTTMAN RD SW SUITE 106  
TUMWATER, WA 98512  
**CONTACT:** SETH PRIGGE, PLS  
PHONE: (360) 688-1949  
EMAIL: seth@mntn2coast.com

**ARCHITECT:**  
MSGs ARCHITECTS  
510 CAPITOL WAY S  
OLYMPIA, WA 98501  
**CONTACT:** GARNER MILLER AIA  
PHONE: (360) 943-6774  
FAX: (425) 482-2893  
EMAIL: garnerm@msgsaarch.com

## PROJECT INFORMATION

**TAX PARCEL:** 000400001001  
**SITE ADDRESS:** 600 CENTRALIA COLLEGE BLVD  
CENTRALIA, WA 98531

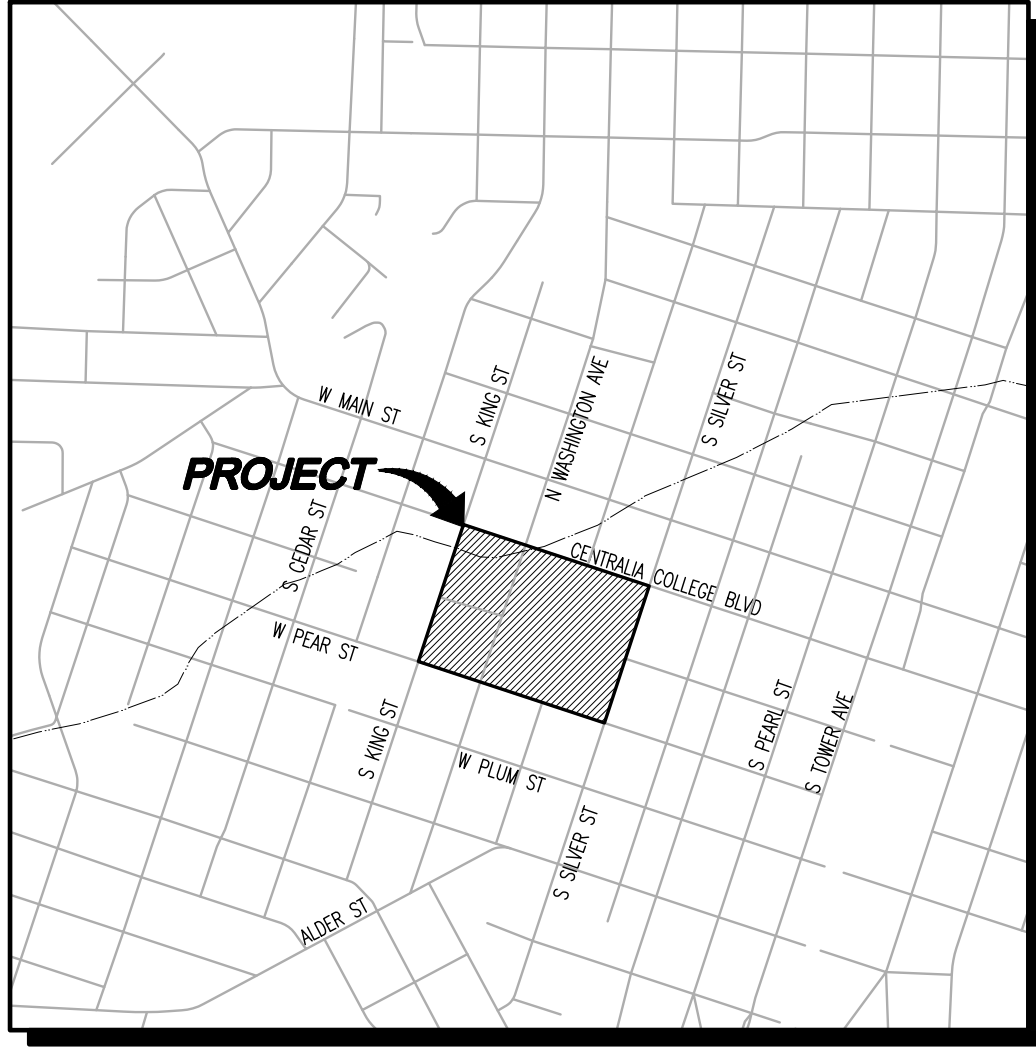
**CURRENT ZONING:** OSPF  
**PARCEL AREA:** 27.85 ACRES  
**WATER/SEWER:** CITY OF CENTRALIA  
**POWER:** CENTRALIA CITY LIGHT  
**GAS:** CASCADE NATURAL GAS

## 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.



## VICINITY MAP

SCALE: 1"=1000'

## LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS		ABBREVIATIONS	
SYMBOL	DESCRIPTION		
	MONUMENT	CB	CATCH BASIN
	CATCH BASIN	CL	CENTERLINE
	STORM DRAIN MANHOLE	CMP	CORRUGATED METAL PIPE
	SEWER MANHOLE	CP	CONCRETE PIPE
	BOLLARD	EL	ELEVATION
	SIGN	EXIST.	EXISTING
	TREE	FL	FLOWLINE
	LIGHT	IE	INVERT ELEVATION
	JUNCTION BOX	LCPE	LINE CORRUGATED POLYETHYLENE
	WATER VALVE	R	PROPERTY LINE
	WATER METER	PP	POWER POLE
	GAS VALVE	PVC	POLYVINYL CHLORIDE PIPE
	POWER POLE	R/W	RIGHT-OF-WAY
		STA	STATION
		SD	STORM DRAIN
		SS	SANITARY SEWER
		SSMH	SANITARY SEWER MANHOLE
		SWP	SOLID WALL POLYETHYLENE PIPE
		TYP	TYPICAL
		TBR	TO BE REMOVED
PROPOSED STORM SYMBOLS		PROPOSED WATER SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SD CAP		WATER CAP
	TYPE 1 CATCH BASIN, GRATED LID		CONCRETE BLOCKING
	TYPE 1 CATCH BASIN, SOLID LID		BUTTERFLY VALVE
	TYPE 2 CATCH BASIN, GRATED LID		11" BEND
	TYPE 2 CATCH BASIN, SOLID LID		45° BEND
	BEEHIVE MANHOLE COVER		90° BEND
	SQUARE YARD DRAIN		22" BEND
	ROUND YARD DRAIN		VALVE
	STORM CLEAN OUT		HYDRANT ASSEMBLY
	STORM PIPE		BLOW-OFF VALVE
PROPOSED SEWER SYMBOLS			REDUCER
SYMBOL	DESCRIPTION		AIR-VAC ASSEMBLY
	SEWER CAP		WATER METER
	SEWER CLEANOUT		WATER PIPE
	SEWER MANHOLE		
	SEWER PIPE	PROPOSED SURVEY SYMBOLS	
		SYMBOL	DESCRIPTION
			SURVEY MONUMENT IN PROPOSED ROAD



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

CONSTRUCTION  
DOCUMENTS  
04/2024

No.	Description	Date

# C0.00

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## SURVEY INFORMATION

## LEGAL DESCRIPTION

TRACTS 1,2,3, AND THAT PORTION OF TRACT 20 LYING EAST OF KRESKY ROAD IN JOHN GAVIN'S FIVE ACRE TRACTS TO THE CITY OF CENTRALIA AS RECORDED IN VOL. OF PLATS, PG. 114, TOGETHER WITH THOSE PORTIONS OF VACATED CENTRAL AVENUE, PACIFIC AVENUE, AND UNION STREET WHICH ATTACH BY OPERATION OF LAW, EXCEPT THE SOUTH 30 FEET OF VACATED UNION STREET ADJACENT AND NORTH OF SAID TRACT 20, EXCEPT ALSO THAT PORTION OF SAID TRACT 3 LYING SOUTHERLY OF FAIR STREET, EXCEPT ALSO KRESKY AVENUE, PACIFIC AVENUE, AND FAIR STREET.

LEWIS COUNTY, WASHINGTON  
VERTICAL DATUM  
NAVD83, ADJUSTED FROM NGVD 29; HOLDING AN ELEVATION OF 184.09  
USFT ON WSDOT PUBLISHED CONTROL MONUMENT KRESKY, MONUMENT ID 8623

BASIS OF BEARING  
HOLDING BEARINGS PER RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3091187, VOLUME 19 OF SURVEYS, PAGE 205

## GEOTECHNICAL NOTE

A GEOTECHNICAL REPORT WAS PREPARED FOR THIS PROJECT BY INSIGHT GEOLOGIC, ALL RETAINING WALL CONSTRUCTION, EARTHWORK, SUB-GRADE PREPARATION, AND PAVING ACTIVITIES SHALL COMPLY WITH THE PROJECT GEOTECHNICAL REPORT, STANDARD SPECIFICATIONS AND THE IBC.

## WORK IN CITY RIGHT-OF-WAY

CONTRACTOR TO OBTAIN RIGHT OF WAY PERMIT PRIOR TO ANY WORK WITHIN CITY RIGHT OF WAY. ALL WORK WITHIN CITY RIGHT OF WAY SHALL ADHERE TO CITY STANDARDS AS OUTLINED IN THE RIGHT OF WAY PERMIT.

## TOPOGRAPHIC NOTE

TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS PROVIDED BY FORESIGHT SURVEYING, INC. TOPOGRAPHIC INFORMATION WAS NOT FIELD VERIFIED BY RB ENGINEERING.

## LEGEND

EXISTING	PROPOSED	
— W —	— W —	WATER MAIN
— SS —	— SS —	SANITARY SEWER MAIN
— SD —	— SD —	STORM MAIN
— RD —	— RD —	ROOF DRAIN
— G —	— G —	GAS LINE
— UGP —	— UGP —	POWER LINE
— T —	— T —	TELEPHONE LINE
— TV —	— CATV —	CABLE TV LINE
— — — — —	— — — — —	ROADWAY CENTERLINE
— — — — —	— — — — —	RIGHT-OF-WAY LINE
— — — — —	— — — — —	EASEMENT LINE
— — — — —	— — — — —	FRONT/BACK OF CURB
— — — — —	— — — — —	EDGE OF GRAVEL SHOULDER
— — — — —	— — — — —	EDGE OF PAVEMENT
— — — — —	— — — — —	SITE PROPERTY LINE
— — — — —	— — — — —	LOT LINE
— — — — —	— — — — —	DITCHLINE
— — — — —	— — — — —	BUILDING SETBACK
— — — — —	— — — — —	SIDEWALK
— X — X —	— X — X —	SITE FENCE
— X — X —	— X — X —	SILT FENCE

## SYMBOLS

## EXISTING

## PROPOSED

## FIRE HYDRANT

## GATE VALVE

## REDUCER

## THRUST BLOCKING

## WATER METER BOX

## DOUBLE CHECK VALVE ASSEMBLY

## TYPE 1 STORM DRAIN CATCH BASIN

## TYPE 2 STORM DRAIN CATCH BASIN

## STORM DRAIN MANHOLE

## SURFACE FLOW DIRECTION

## SLOPE

## RIPRAP

## SPOT ELEVATION

## SEWER MANHOLE

## SEWER CLEANOUT

## JUNCTION BOX

## SERVICE DISCONNECT

## STREET LIGHT

## TRANSFORMER

## POWER VAULT

## POWER POLE

## POLE ANCHOR

## TELEPHONE VAULT

## TELEPHONE RISER

## GAS VALVE

## GAS METER

## BUSH/SHRUB

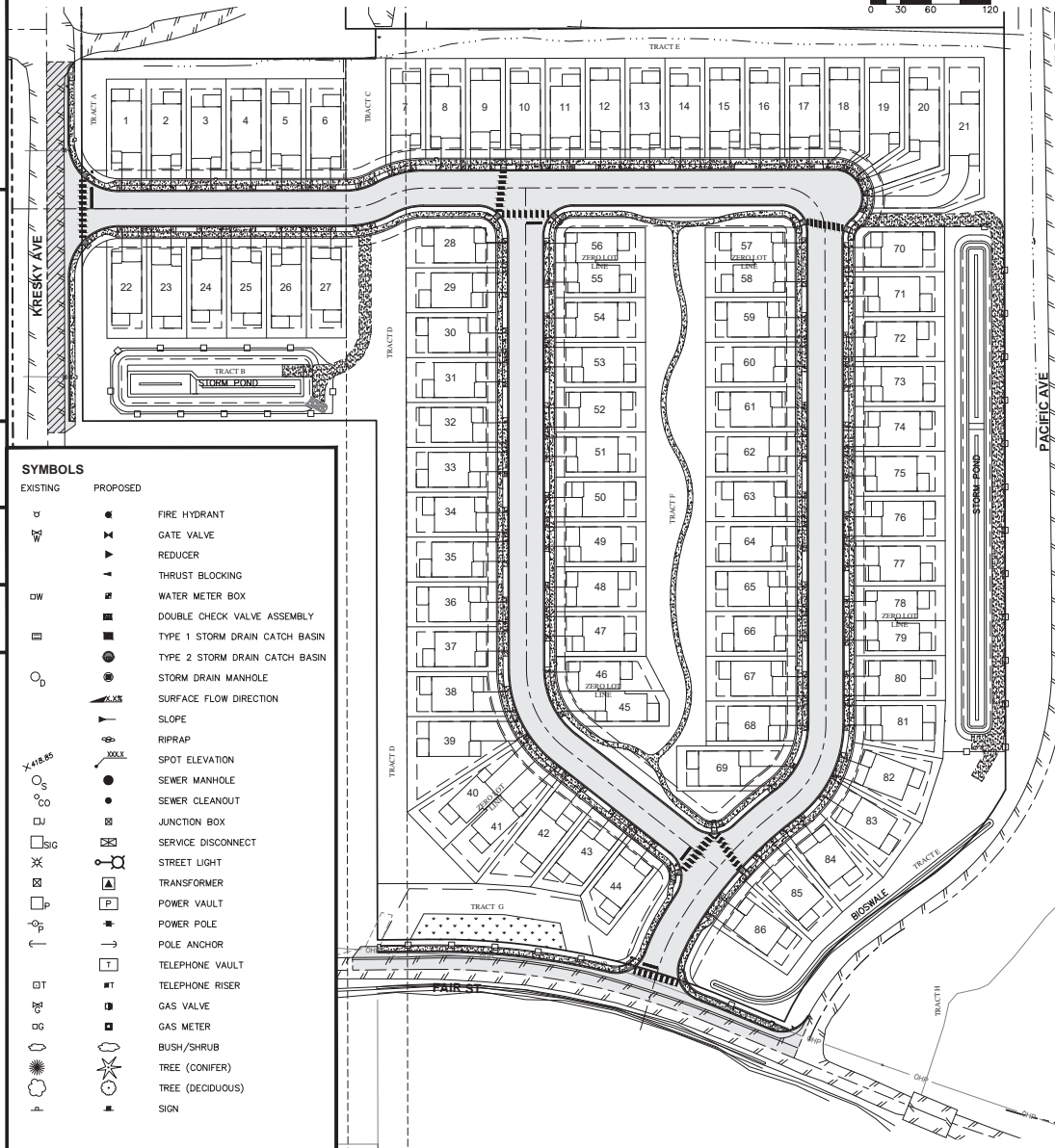
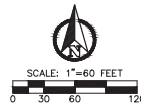
## TREE (CONIFER)

## TREE (DECIDUOUS)

## SIGN

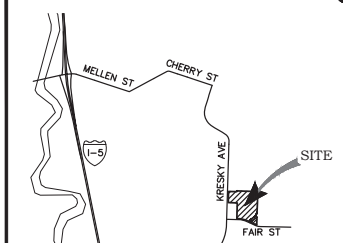
## KRESKY LANDING

SECTION 17, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.  
LEWIS COUNTY, WASHINGTON



## VICINITY MAP

N.T.S.



## PROJECT INFORMATION

APPLICANT:	LEE & ASSOCIATES RICHARD PETERSON 170 120TH AVE NE, SUITE 203 BELLEVUE, WA 98005 RPETERSON@LEE-ASSOCIATES.COM (425) 280-4439
ENGINEER:	ROBERT W. BALMELLI 91 SW 13TH ST. P.O. BOX 923 CHEHALIS, WA 98532-0923 (360) 740-8919 PHONE (360) 740-8912 FAX
SURVEYOR:	FORESIGHT SURVEYING, INC. 1583 N NATIONAL AVE CHEHALIS, WA 98532 (360) 748-4000
PARCEL NOS:	003417048873, 003417048086, 003417048085, 003417048820, 003417048079, 003417048872
SITE ADDRESS:	1350 KRESKY AVE CENTRALIA, WA 98531
LAND USE APPROVAL:	PUD 2023 0167 YES, NEILAND, 25' BUFFER CRITICAL AREAS: R20 - HIGH DENSITY RESIDENTIAL SETBACKS: MAX. BLDG. HEIGHT: DENSITY CALCULATION: 20 DU/ACRE (MAX.) 15.51AC-3.21 (ROAD)=12.3 AC NET 12.3 x 20 = 246 DU MAX. 86 DU / 12.3 AC = 7 DU/ACRE PROPOSED
PROPOSED DENSITY:	208506 SQ. FEET / 7.79 ACRES (30%) PERSONAL OPEN SPACE: 1703 SQ. FEET/UNIT - 0.04 ACRES (43%)
BUILDING SIZE/USE:	1835 SF / SINGLE-FAMILY BUILDING HEIGHT: 25 FT
NUMBER OF LOTS/UNITS:	86 LOTS (82 SINGLE, 4 DUPLEX) MIN. LOT AREA: 4000 SF MIN. LOT WIDTH: 45 FT MAX. LOT COVERAGE: 54% AVERAGE LOT SIZE: 4148 SF
TOTAL SITE AREA:	704335 SF / 16.17 ACRES
EXISTING IMPERVIOUS:	0 SF / 0 ACRES (0%)
NEW IMPERVIOUS:	322986 SF / 7.42 ACRES
REPLACED IMPERVIOUS:	0 SF / 0 ACRES
NEW+REPLACED IMPERV:	322986 SF / 7.42 ACRES (46%)
DISTURBED Pervious:	704335 SF / 16.17 ACRES
LANDSCAPE AREA:	381349 SF / 8.75 ACRES
TOTAL DISTURBED AREA:	704335 SF / 16.17 ACRES
STREET FRONTAGE:	784 LINEAR FEET
GRADING (CUT/FILL):	±17174 CY CUT / ±19896 CY FILL
STORMWATER REGS:	2019 WWHM LIST METHOD
SOIL CLASSIFICATION	NRCS
INFILTRATION:	ROOF ONLY
TREATMENT:	BASIC
FLOW CONTROL:	DETENTION
NPDES STORM PERMIT:	YES
ROAD CLASSIFICATION:	PUBLIC LOCAL ACCESS
DRIVEWAY WIDTH:	19.5' WIDE, MAX. ALLOWED = 30'
PARKING REQUIRED:	2 PER UNIT IN 20' X 20' ENCLOSED GARAGE
ADA REQUIRED:	N/A
PARKING PROVIDED:	172 TOTAL STALLS (2 OFF STREET PER LOT)
WATER SERVICE:	CENTRALIA PUBLIC WORKS (360) 330-7512
SEWER SERVICE:	CENTRALIA PUBLIC WORKS (360) 330-7512
FIRE DISTRICT:	RIVERSIDE FIRE AUTHORITY (360) 330-9856
SCHOOL DISTRICT:	CENTRALIA SCHOOL DISTRICT (360) 330-7600
POWER SERVICE:	CENTRALIA CITY LIGHT (360) 330-7512
GAS SERVICE:	PUGET SOUND ENERGY (888) 225-5773

APPROVED FOR CONSTRUCTION  
BY: CITY ENGINEER DATE: APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE.

NO.	DATE	REVISION
1	3.29.24	FIRST REVIEW COMMENTS
2	4.19.24	SECOND REVIEW COMMENTS

DESIGNED BY: CL	1
DRAWN BY: COL	2
CHECKED BY: RMB	
DATE: 12/13/2023	
SCALE: 1" = 60'	

KRESKY LANDING  
CENTRALIA, WA

CIVIL COVER SHEET AND  
SITE PLAN



RB Engineering  
DESIGN - PERMIT - MANAGE  
P.O. Box 833  
CHEHALIS, WA 98532  
OFF: (360) 740-8919  
EMAIL: info@rbengineering.com

811  
Know what's below.  
Call 811 before you dig.

JOB NUMBER  
22084  
DRAWING NAME  
22084\_C0.1\_COVR  
C0.1  
1 OF 37



Plot Date: 4/9/2024 1:40 PM  
Save Date: 4/9/2024 2:18 PM  
By: Kyle Murphy  
File Path: \\DDIP003-Cent040CAD\\Sheets\\Exhibits\\PrePlan\\2024-04-08 LOT LAYOUT - OVERALL.dwg

