

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

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**City Attorney**  
Kyle Manley  
[kmanley@cityofcentralia.com](mailto:kmanley@cityofcentralia.com)

**SITE PLAN REVIEW COMMITTEE****Meeting Agenda***Monday, March 11, 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:** **Harrison Retail Pharmacy****Applicant/Owner:** Chris Arnold, NW Permit Solutions**Property Address:** 1502 Harrison Avenue**Contact Phone:** 360-359-2967**Email:** [chris@nwpermitsolutions.com](mailto:chris@nwpermitsolutions.com)**Zone:** C-1, General Commercial District**Comp. Plan:** GC, Commercial General District**Parcel Information:** 002768-124-014, 1.99 acres**Request:** Convert existing residence to a pharmacy with drive-thru.



02/28/2024 - 03/07/2024

Permit #	Permit Date	Building/Land Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240140	3/6/2024	Building Permit	Solar Panels	204 Tilley Ave	15.20kW PV Roof Mount - Solar and Service	Leann Malloy
20240138	3/5/2024	Building Permit	Single Family - Remodel	212 S Silver Street	(ADU)Resheetrock entire structure, add kitchen & bath cabinet, refloor, replace siding as needed, foundation work. (Garage) Fixing garage where car ran into it.	Ken Schaffr
20240137	3/5/2024	Building Permit	Reroof	212 S Silver Street	Reroof garage & half of ADU	Ken Schaffr
20240136	3/5/2024	Building Permit	Solar Panels	624 Jefferson St	2.800kW PV Roof Mount - Solar	Stephanie Hawkins
20240135	3/5/2024	Building Permit	Demolition	105 N Tower Avenue	demo of flooring and mezzine area	Josh Cole
20240134	3/5/2024	Building Permit	Commercial - Remodel	1907 Johnson Road	Sheet Rock, Insulation, Plumbing	Stanley Shkuratoff
20240133	3/4/2024	Building Permit	Commercial - New Build	3408 HARRISON AVE	New Warehouse with Office	Garner Miller
20240132	3/4/2024	Building Permit	Accessory Building Remodel	303 A M Street	Cover/convert existing carport to garage. to be unheated, for security of personal property detached structure	John Wilkins
20240131	3/4/2024	Building Permit	Mechanical	222 N Oak St	Mitsubishi ductless system	Chehalis Sheet Metal

20240130	3/1/2024	Building Permit	Mechanical	923 L St	replacing gas furnace for new like and kind	Elissa Carbajal
20240128	3/1/2024	Building Permit	Single Family Residence - New	1861 Salzer Creek Drive	New SFR	Aleksandr Zagorodniy
20240127	2/29/2024	Building Permit	Single Family - Remodel	227 S Berry Street	add wall where previous wall was removed add beam frame in cover to window from kitchen to backroom- remove cabinets and counter top	Logan James
20240125	2/28/2024	Building Permit	Multi-family- New Build	3005 Russell Road	Construction of 4 plex, 3 plex and duplex	Brett Bates (Bella Rose Townhouses LLC)
20240124	2/28/2024	Building Permit	Mechanical	2527 Mt Vista Rd, Centralia	warranty heat pump replacement	Elissa Carbajal
20240123	2/28/2024	Building Permit	Mechanical	3417 Melody Court	gas furnace	Chehalis Sheet Metal

**Total Records: 18**

**3/7/2024**



## 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):** 003475001032

**Site Address:** 1502 Harrison Ave, Centralia, WA 98531

**Applicant/Agent:** NW PERMIT SOLUTIONS, LLC - CONTACT: CHRIS ARNOLD

**Phone:** 360-359-2967      **Email:** CHRIS@NWPERMITSOLUTIONS.COM

**Name/Type of Business (if applicable):** Retail Pharmacy

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

Existing building is C-1 zone we would like to modify/convert it to pharmacy space with a drive through.

- 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:

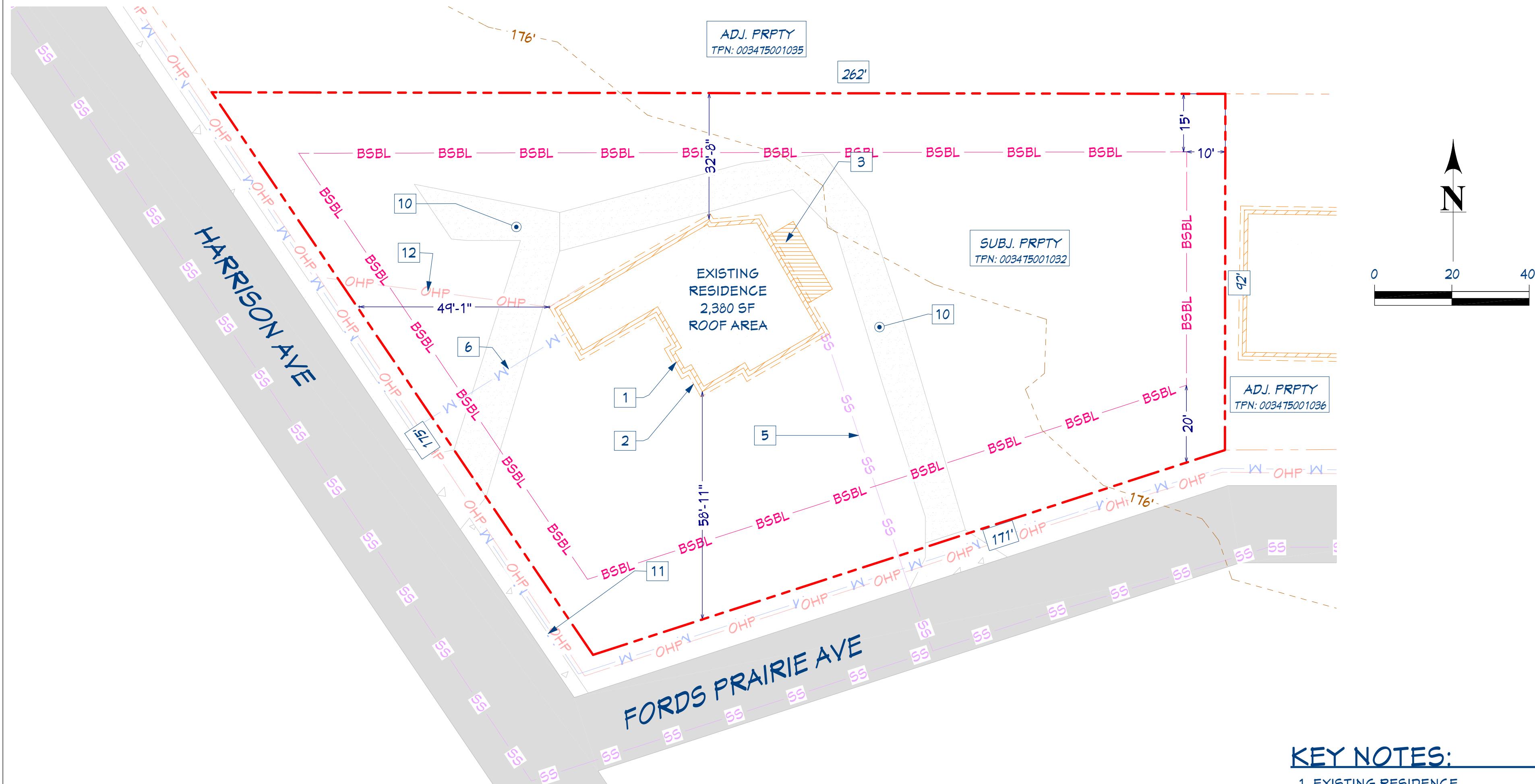
Submittal items must be received no later than 3 PM on the Wednesday *preceding* the next meeting date, in order to be added on the following weeks' agenda.

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.

PROJECT NAME:

# HARRISON ADDITION REMODEL



## PROJECT DATA:

## LEGAL DESCRIPTION:

SECTION 06 TOWNSHIP 14N RANGE 02W PT N2 NW4 LY ELY HARRISON AVE

Owner Name: AROW VENTURES LLC  
 Owner Address: 1945 GALENTA DR SW  
 TUMWATER, WA 98512

PARCEL NO.:  
PROPERTY TYPE:

ACRES:  
 JURISDICTION:  
 ADDRESS:

003475001032  
 COM  
 0.60 AC (26,316 SF)  
 CITY OF CENTRALIA  
 1502 HARRISON AVE  
 CENTRALIA, WA 98531

## ZONING:

C1

## MIN ADU SETBACKS:

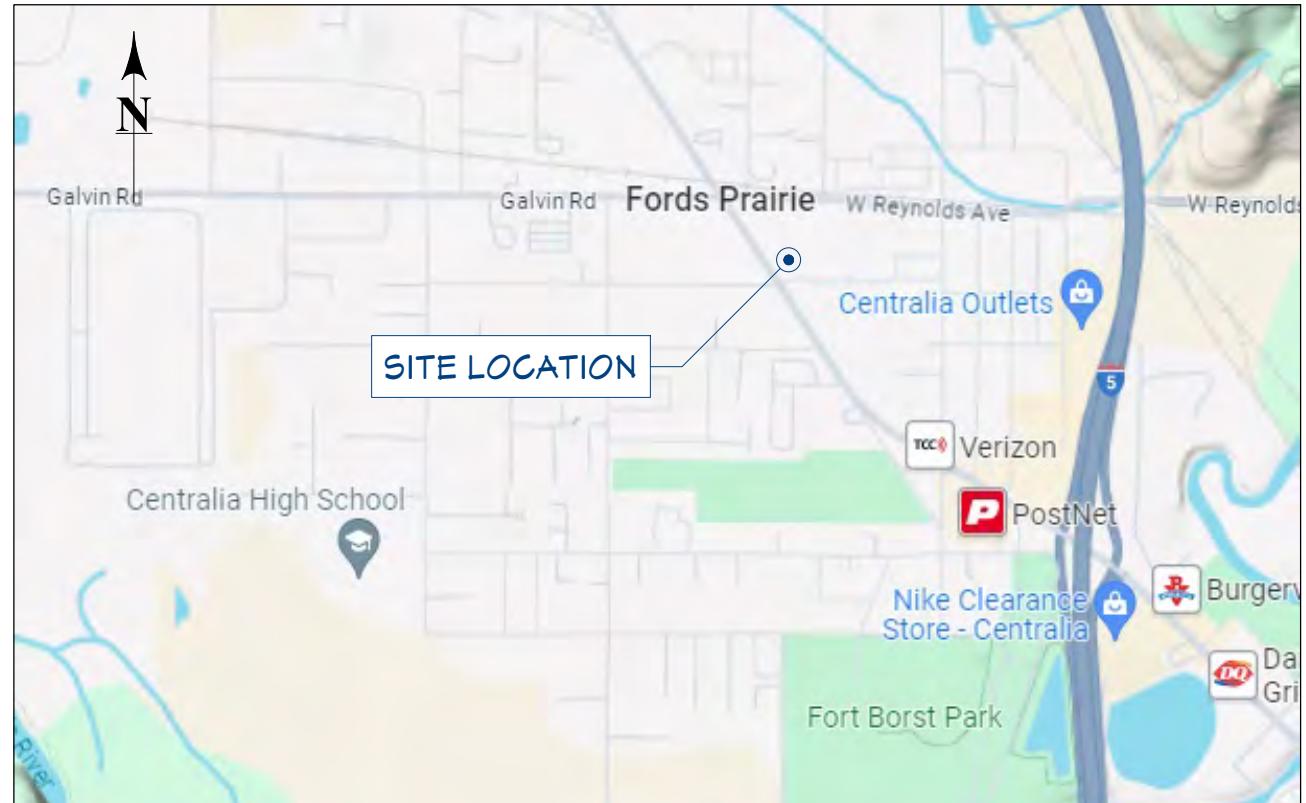
FRONT: 20'  
 SIDE: 10'  
 STREET SIDE: 10'  
 REAR: 15'

WATER:  
 SEWER/SEPTIC:  
 ROAD ACCESS:  
 STREET SURFACE:

PUBLIC  
 PUBLIC  
 PUBLIC  
 PAVED

## KEY NOTES:

- EXISTING RESIDENCE
- EXISTING RESIDENCE ROOF OVERHANG - 2,380 SF AREA (TOTAL)
- EXISTING DECK TO BE DEMO'D - 150 SF
- RESERVED
- EXISTING SEWERLINES (LOC. APPROX. CALL 811 TO VERIFY)
- EXISTING WATERLINES (LOC. APPROX. CALL 811 TO VERIFY)
- RESERVED
- RESERVED
- RESERVED
- EXISTING GRAVEL DRIVEWAY TO BE REPAVED - 2,662 SF
- EXISTING SIDEWALK
- EXISTING OVERHEAD POWERLINES
- RESERVED



## VICINITY MAP

N.T.S.

## IMPERVIOUS SURFACES

	H PROPOSED (SF)	I EXISTING (SF)
A MAIN STRUCTURE	2,458	
B ADDITION		
C ACCESSORY BUILDINGS (GARAGE, SHOP, SHED)		150
D DRIVEWAYS	9,679	2,662
E SIDEWALKS, PATHWAYS, PATIOS, DECKS		
F OTHER IMPERVIOUS AREAS		
G TO BE REMOVED		2,812
J TOTAL (A+B+C+D+E+F)	12,137	0
K TOTAL PROPOSED AND EXISTING (H + I) - (G)		11,103
L SQUARE FEET OF PARCEL (ONE ACRE = 43,560 SQ. FT.)		26,316
M PERCENTAGE OF IMPERVIOUS SURFACE COVERAGE (K DIVIDED BY L)		46.12%

PROJECT NAME:

HARRISON ADDITION  
REMODEL  
1502 HARRISON AVE  
CENTRALIA, WA 98531  
PARCEL NO.: 003475001032

PREPARED FOR:  
 NWPS  
 DESIGNED BY:  
 NWPS

DRAFTED BY:  
 MNC  
 DATE: 3/6/2024

SHEET TITLE:  
 EXISTING SITE PLAN  
 PROJECT NUMBER  
 24-025

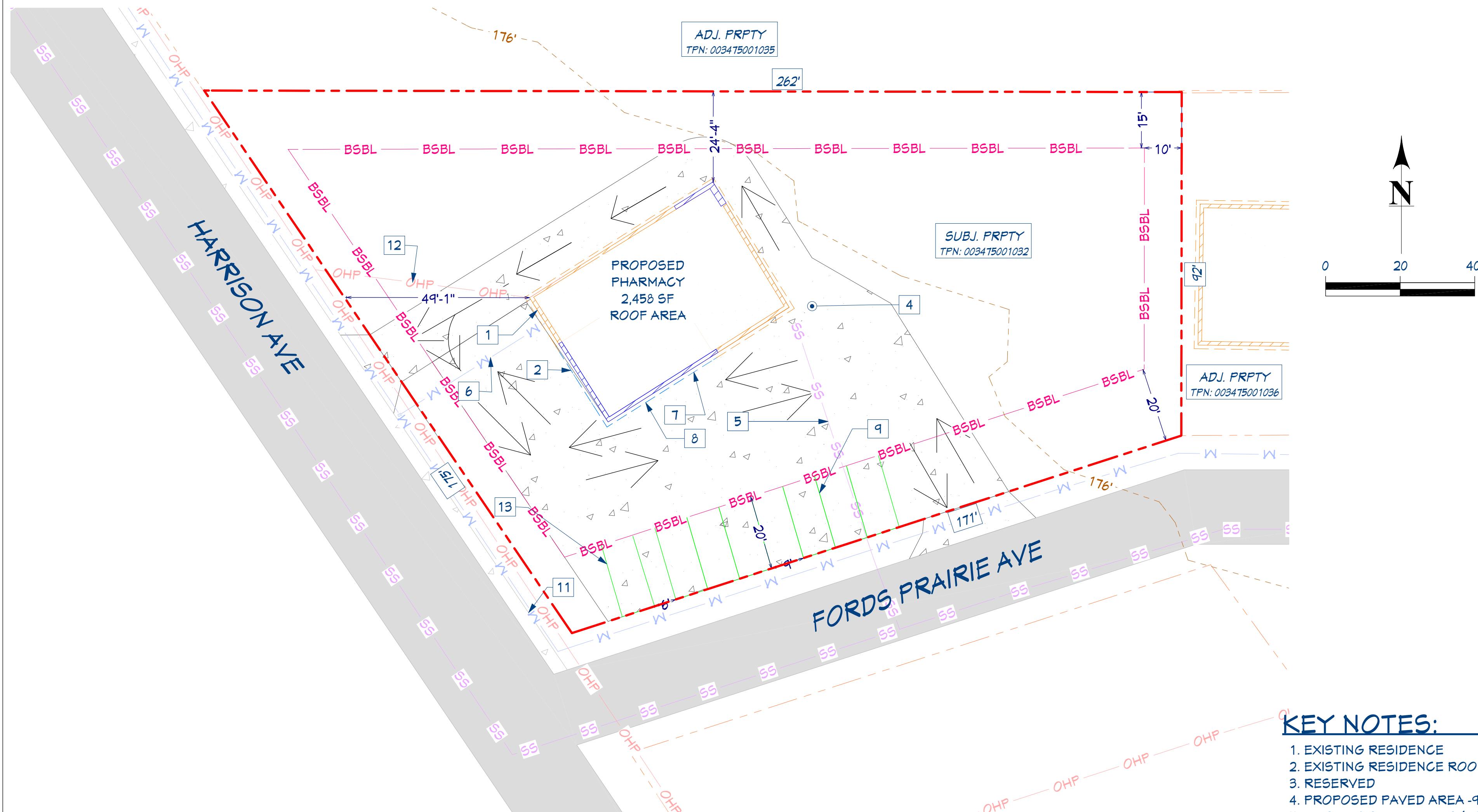
SHEET NUMBER:  
 C-1

## LINE TYPE LEGEND

BSBL	BSBL	BUILDING SETBACK LINE	GAS	GAS	NATURAL GAS
C/L	C/L	CONSTRUCTION LIMITS	OHP	OHP	OVERHEAD POWER
O	O	ROOF OVERHANG	UGP	UGP	UNDERGROUND POWER
—	—	ROOF OVERHANG	OT	OT	OVERHEAD TELEPHONE
—	—	SUBJECT PROPERTY	UT	UT	UNDERGROUND TELEPHONE
—	—	ADJACENT PROPERTY	—	—	DITCH/SWALE
—	—	EASEMENT	—	—	WOOD FENCE
SS	SS	SANITARY SEWER	—	—	CHAIN LINK FENCE
W	W	WATER	—	—	LANDSCAPE WALL

PROJECT NAME:

# HARRISON ADDITION REMODEL



## KEY NOTES:

1. EXISTING RESIDENCE
2. EXISTING RESIDENCE ROOF OVERHANG - 2,458 SF AREA (TOTAL)
3. RESERVED
4. PROPOSED PAVED AREA - 9,679 SF
5. EXISTING SEWER LINES (LOC. APPROX., CALL 811 TO VERIFY)
6. EXISTING WATERLINES (LOC. APPROX., CALL 811 TO VERIFY)
7. PROPOSED ADDITION
8. PROPOSED ADDITION ROOF OVERHANG - 2,458 SF AREA (TOTAL)
9. PROPOSED 9' x 20' PARKING SPOT (TYP.)
10. RESERVED
11. EXISTING SIDEWALK
12. EXISTING OVERHEAD POWERLINES
13. PROPOSED ADA PARKING

## PROJECT DATA:

### LEGAL DESCRIPTION:

SECTION 06 TOWNSHIP 14N RANGE 02W PT N2 NW4 LY ELY HARRISON AVE

Owner Name: AROW VENTURES LLC  
Owner Address: 1945 GALENTA DR SW  
TUMWATER, WA 98512

### PARCEL NO.:

### PROPERTY TYPE:

ACRES:

JURISDICTION:

ADDRESS:

### ZONING:

### MIN ADU SETBACKS:

003475001032

COM

0.60 AC (26,316 SF)

CITY OF CENTRALIA

1502 HARRISON AVE

CENTRALIA, WA 98531

C1

FRONT: 20'

SIDE: 10'

STREET SIDE: 10'

REAR: 15'

### WATER:

PUBLIC

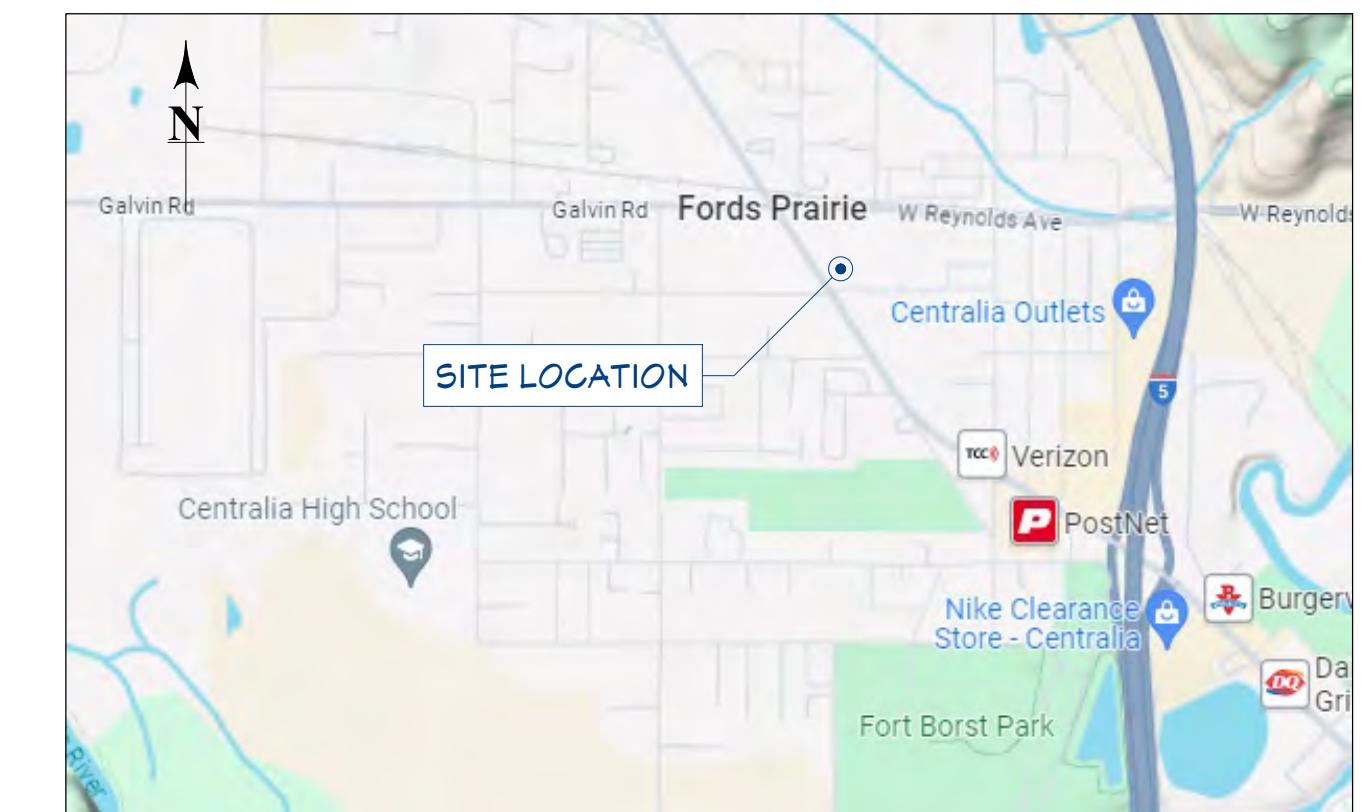
PUBLIC

PUBLIC

PAVED

## LINE TYPE LEGEND

BSBL	BSBL	BUILDING SETBACK LINE
C/L	C/L	CONSTRUCTION LIMITS
O	O	ROOF OVERHANG
—	—	ROOF OVERHANG
—	—	SUBJECT PROPERTY
—	—	ADJACENT PROPERTY
—	—	EASEMENT
SS	SS	SANITARY SEWER
W	W	WATER



## VICINITY MAP

N.T.S.

## IMPERVIOUS SURFACES

	H PROPOSED (SF)	I EXISTING (SF)
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PROJECT NAME: HARRISON ADDITION REMODEL  
PARCEL NO.: 1502 HARRISON AVE CENTRALIA, WA 98531  
PARCEL NO.: 003475001032

PROJECT NAME:

PREPARED FOR:

DESIGNED BY: NWPS

DRAFTED BY: MNC

DATE: 3/6/2024

SHEET TITLE:

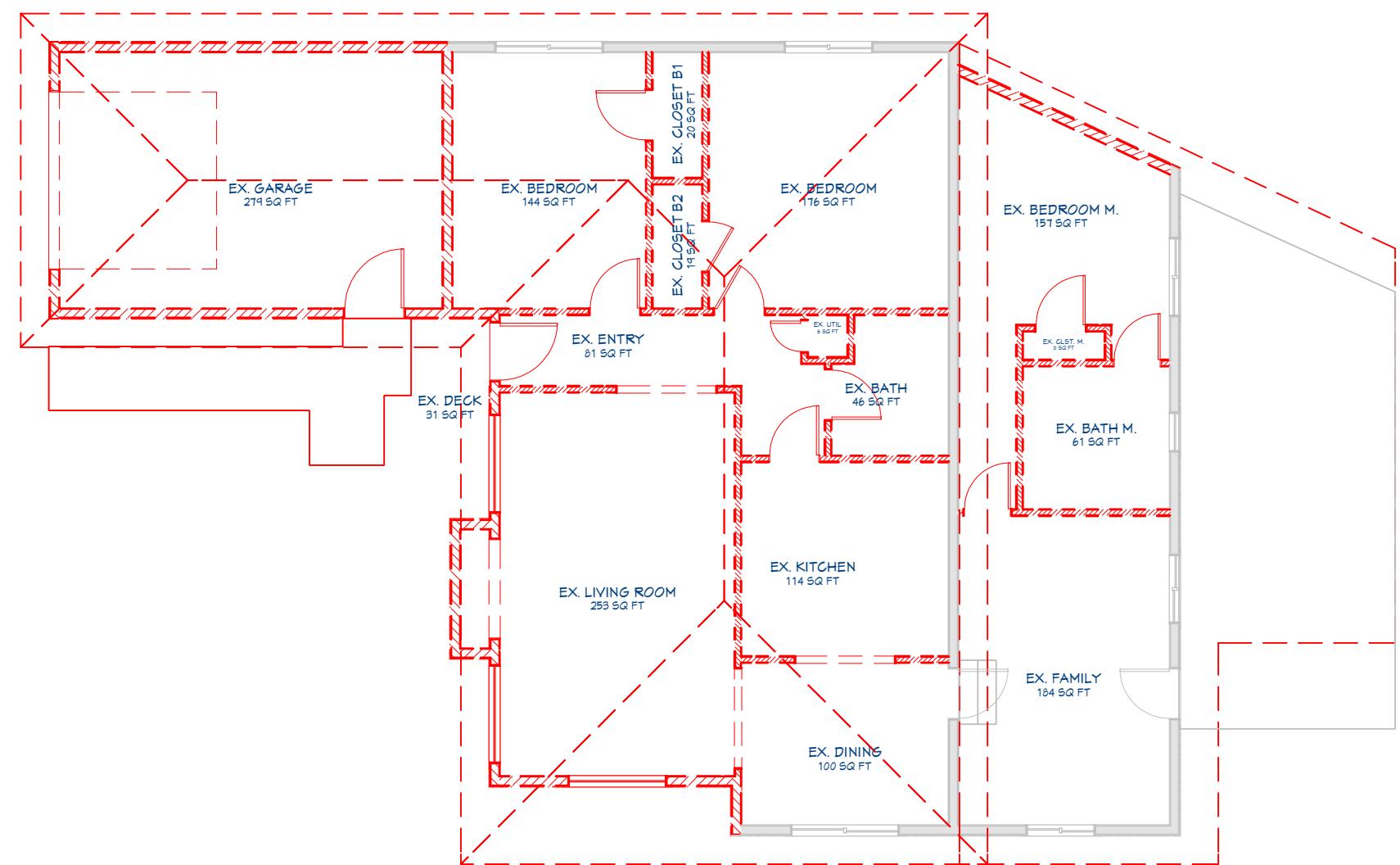
SITE PLAN

PROJECT NUMBER: 24-025

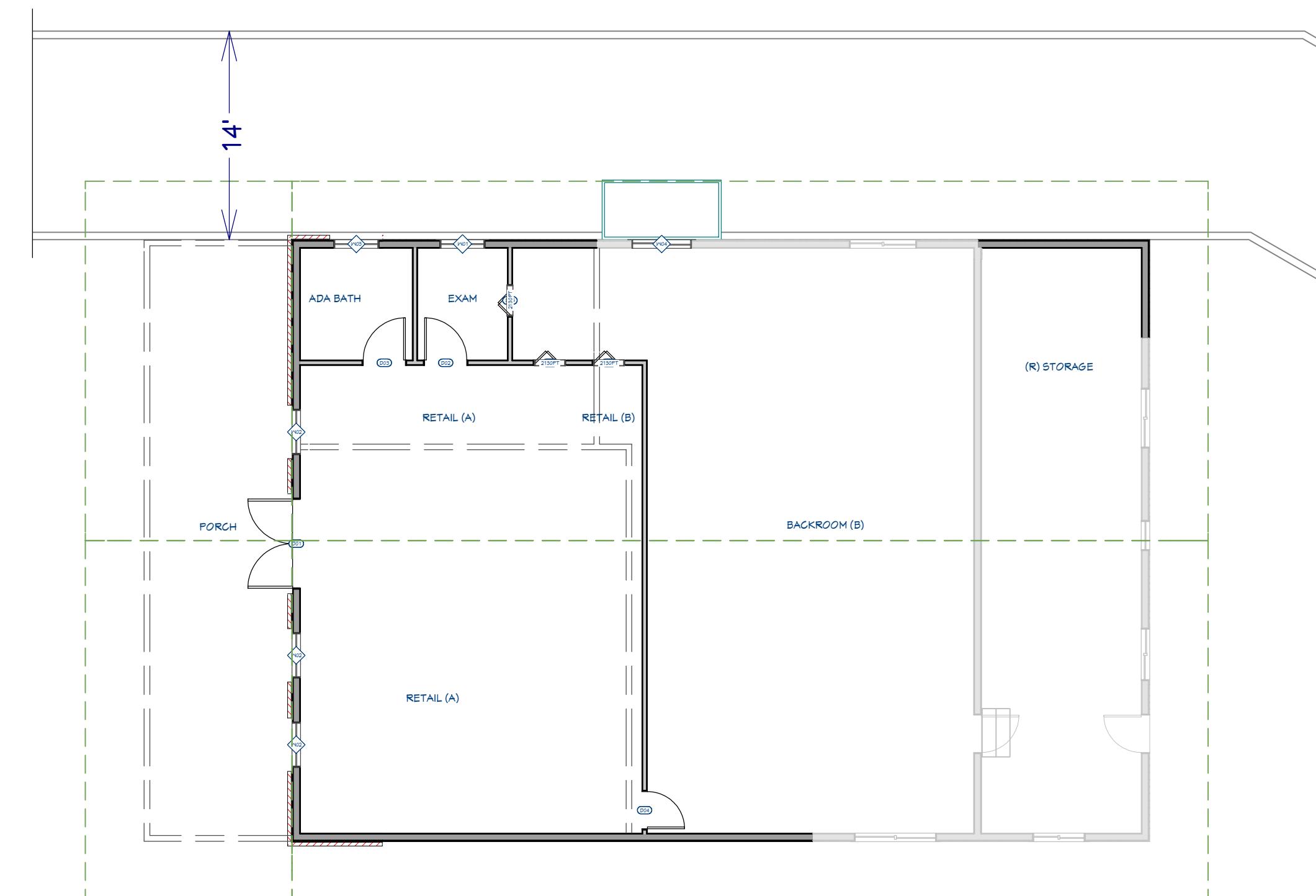
SHEET NUMBER:

C-2





1 EXISTING PLAN PREVIEW  
SCALE: 1/8 IN = 1 FT



2 PROPOSED PLAN PREVIEW  
SCALE: 1/8 IN = 1 FT

DRAFT: NOT FOR CONSTRUCTION

**A-2**

PROJECT NAME:

**ARROW VENTURES,  
LLC**

PREPARED FOR:

**NWPS**

DESIGNED BY:

**CHT**

DRAFTED BY:

**CHT**

DATE:

**3/7/2024**

SHEET TITLE:

**GENERAL  
NOTES & PLAN  
PREVIEW**

PROJECT NUMBER

**24-025**

SHEET NUMBER:

## ELEVATION NOTES:

NOTE:  
HEIGHT HAS BEEN CALCULATED PER  
EXISTING AVERAGE GRADE

NOTE:  
CONTRACTOR TO VERIFY ALL DIMENSIONS AND  
CONDITIONS OF PROJECT AND REPORT ANY  
OMISSIONS / DISCREPANCIES TO DESIGNER  
PRIOR TO COMMENCING WORK. DESIGNER SHALL  
NOT BE RESPONSIBLE FOR DISCREPANT  
CONDITIONS RESULTING FROM UNAUTHORIZED  
WORK PERFORMED BY THE CONTRACTOR.



HARRISON ADDITION  
REMODEL  
1502 HARRISON AVE  
CENTRALIA, WA 98531  
PARCEL NO.: 003475001032

ARROW VENTURES,  
LLC

PROJECT NAME:

PREPARED FOR:

DESIGNED BY:

DRAFTED BY:

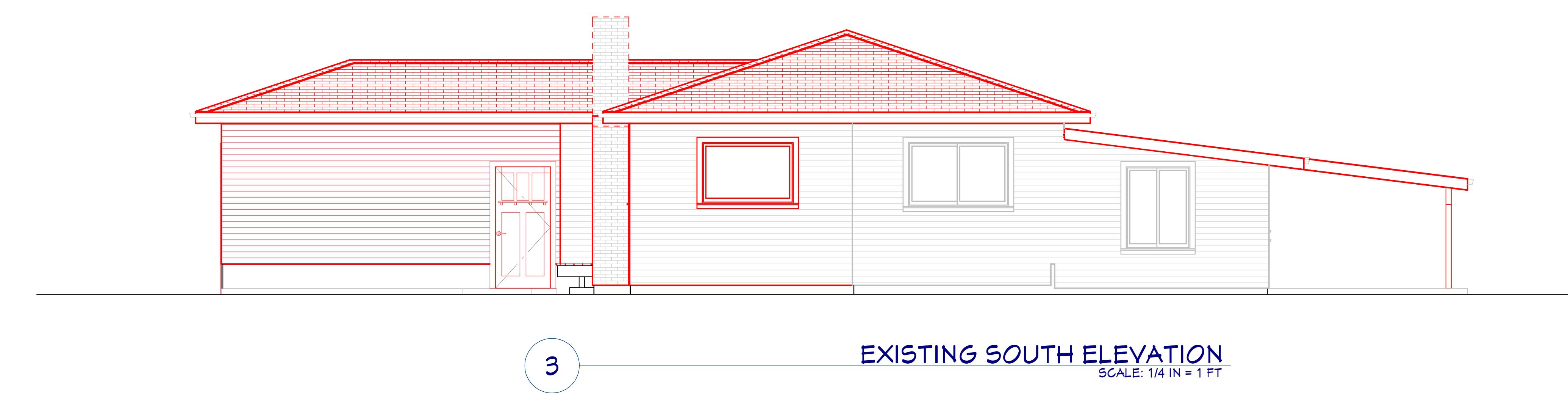
DATE:

SHEET TITLE:

PROJECT NUMBER:

SHEET NUMBER:

A-3



DRAFT: NOT FOR CONSTRUCTION

**ELEVATION NOTES:**

NOTE:  
HEIGHT HAS BEEN CALCULATED PER  
EXISTING AVERAGE GRADE

NOTE:  
CONTRACTOR TO VERIFY ALL DIMENSIONS AND  
CONDITIONS OF PROJECT AND REPORT ANY  
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WORK PERFORMED BY THE CONTRACTOR.



**NWPS**  
NW PERMIT SOLUTIONS  
NW, RW Johnson Blvd SW, Ste 112, Tumwater, WA 98512  
www.nwpermits.com  
360-359-2967

PROJECT NAME:  
**HARRISON ADDITION  
REMODEL**  
1502 HARRISON AVE  
CENTRALIA, WA 98531  
PARCEL NO.: 003475001032

PREPARED FOR:  
**ARROW VENTURES,  
LLC**

DESIGNED BY:  
**NWPS**

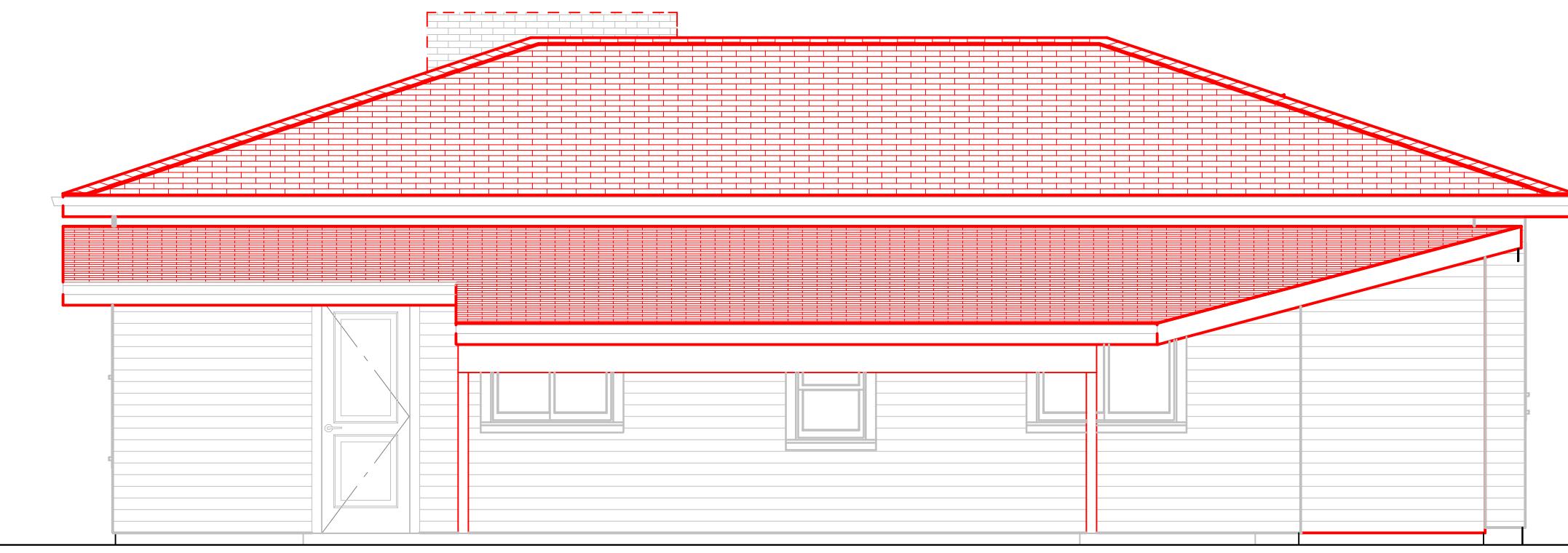
DRAFTED BY:  
**CHT**

DATE:  
**3/7/2024**

SHEET TITLE:  
**EXISTING  
ELEVATIONS**

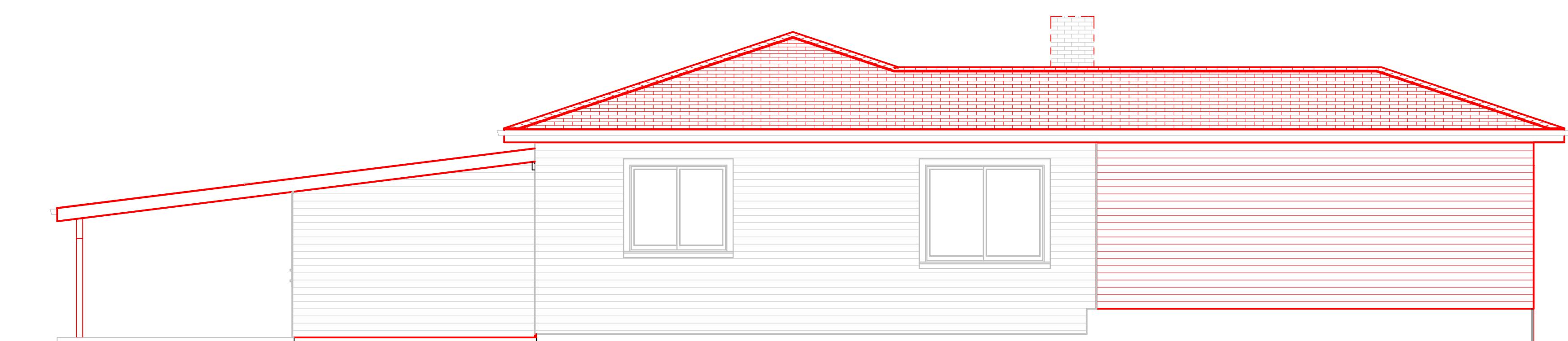
PROJECT NUMBER  
**24-025**

SHEET NUMBER:  
**A-4**



**EXISTING EAST ELEVATION**  
SCALE: 1/4 IN = 1 FT

4

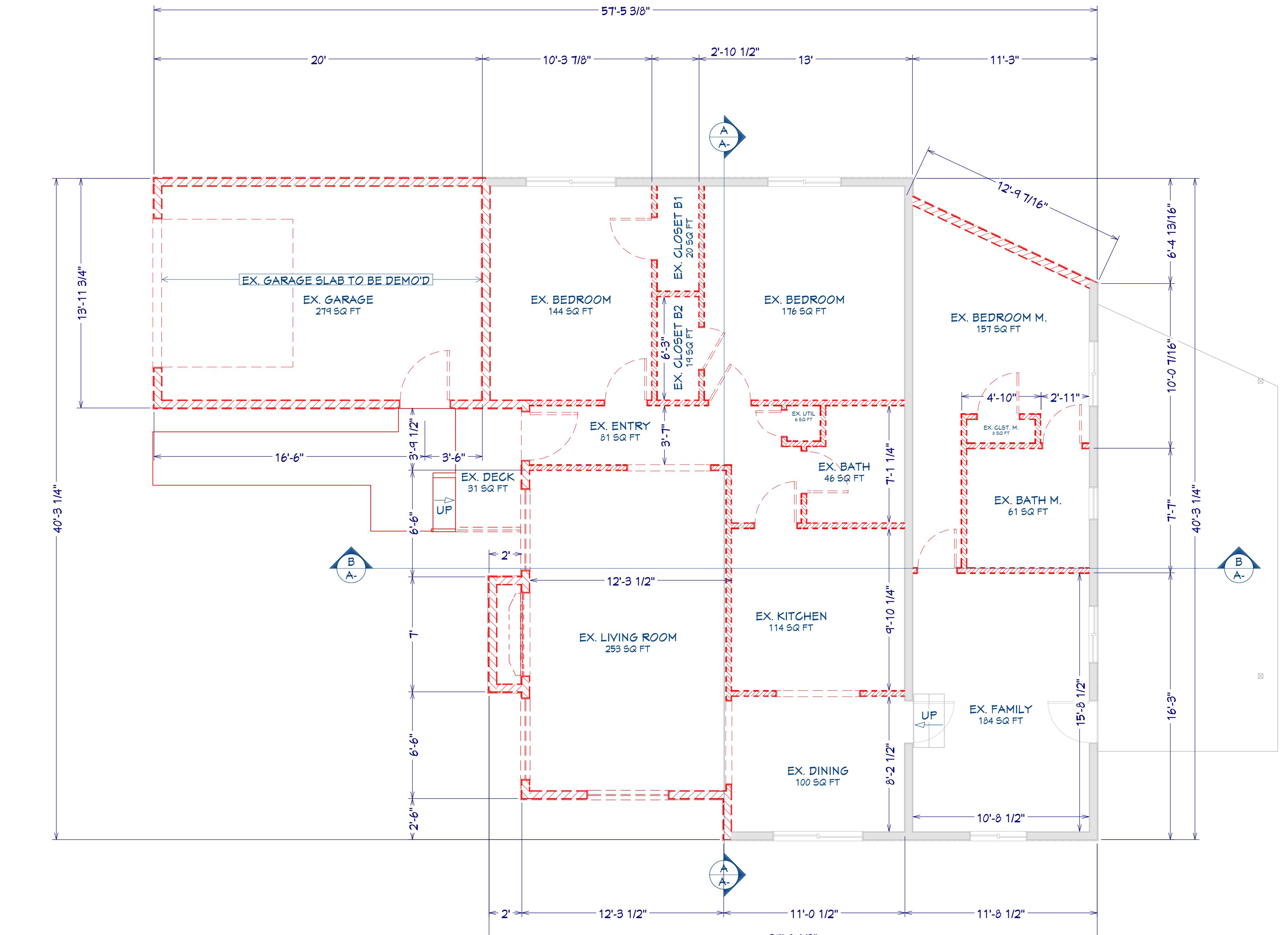


**EXISTING NORTH ELEVATION**  
SCALE: 1/4 IN = 1 FT

3

**DRAFT: NOT FOR CONSTRUCTION**

NOTE:  
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND  
REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING  
WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS  
RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.



1

DRAFT: NOT FOR CONSTRUCTION

**ARROW VENTURES,  
LLC**

HARRISON ADDITION  
REMODEL  
1502 HARRISON AVE  
CENTRALIA, WA 98531  
PARCEL NO.: 003475001032

PROJECT NAME:

PREPARED FOR:  
DESIGNED BY:  
NWPS

DRAFTED BY:  
CHT

DATE:

3/7/2024

SHEET TITLE:

EXISTING  
FLOOR  
LAYOUT

PROJECT NUMBER:  
24-025

SHEET NUMBER:

**A-5**

**NWPS**  
NW PERMIT SOLUTIONS  
2646 NW Johnson Blvd Ste 112, Tumwater, WA 98512  
www.nwpermitsolutions.com  
360-339-2987

# ARROWVENTURES, LLC

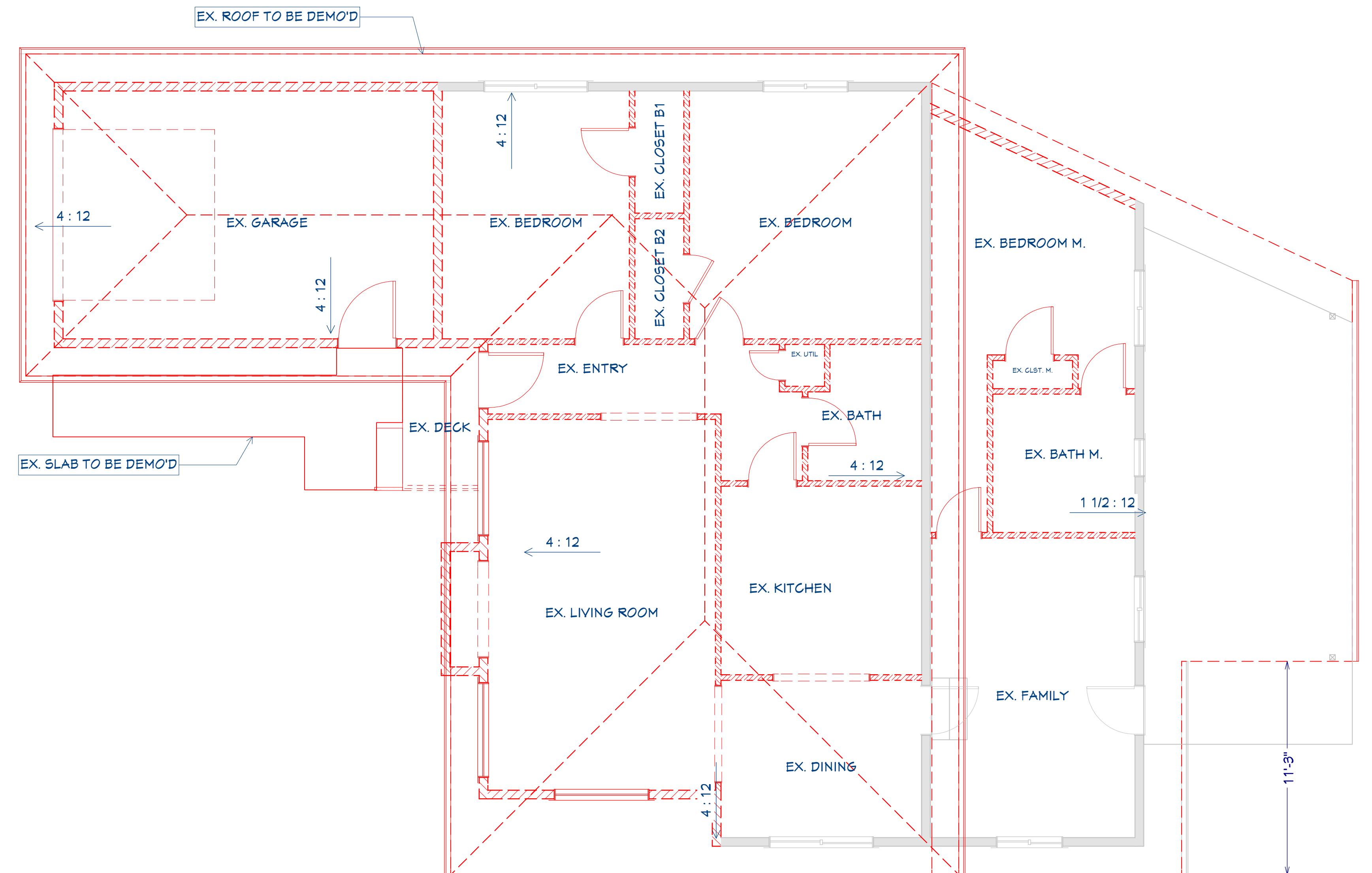
HARRISON ADDITION  
REMODEL  
1502 HARRISON AVE  
CENTRALIA, WA 98531  
PARCEL NO.: 003475001032

## EXISTING ROOF LAYOUT

ITEM NUMBER

NUMBER:

A-6



# EXISTING ROOF PLAN

1

# DRAFT: NOT FOR CONSTRUCTION



HARRISON ADDITION  
REMODEL  
1502 HARRISON AVE  
CENTRALIA, WA 98531  
PARCEL NO.: 003475001032

**ARROW VENTURES,  
LLC**

PREPARED FOR:  
**NWPS**

DESIGNED BY:  
**CHT**

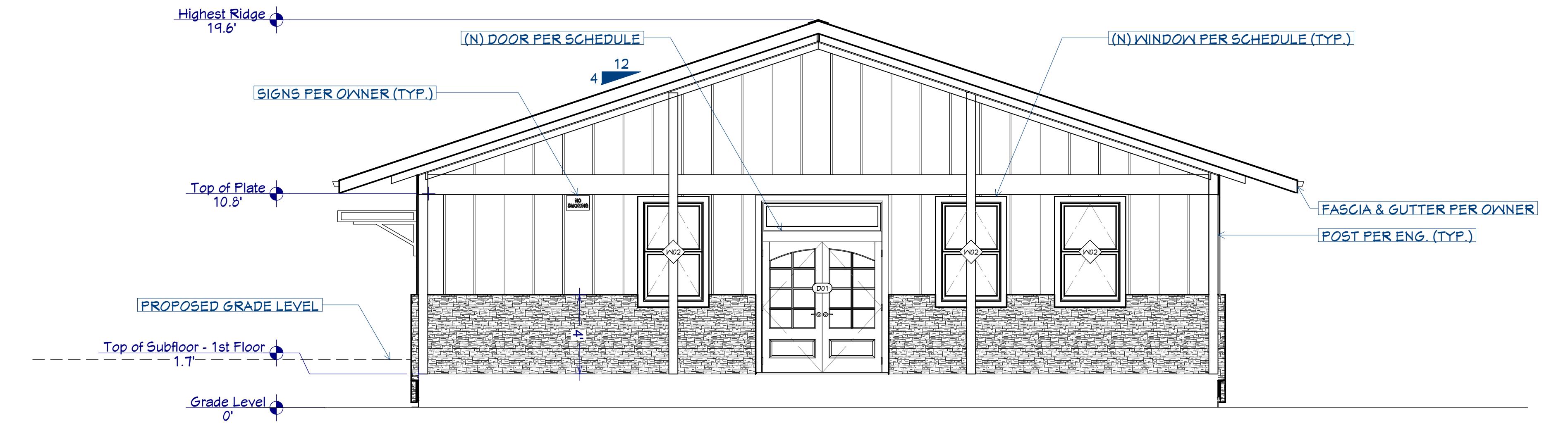
DRAFTED BY:  
**CHT**

DATE: **3/7/2024**

SHEET TITLE:  
**PROPOSED  
ELEVATIONS**

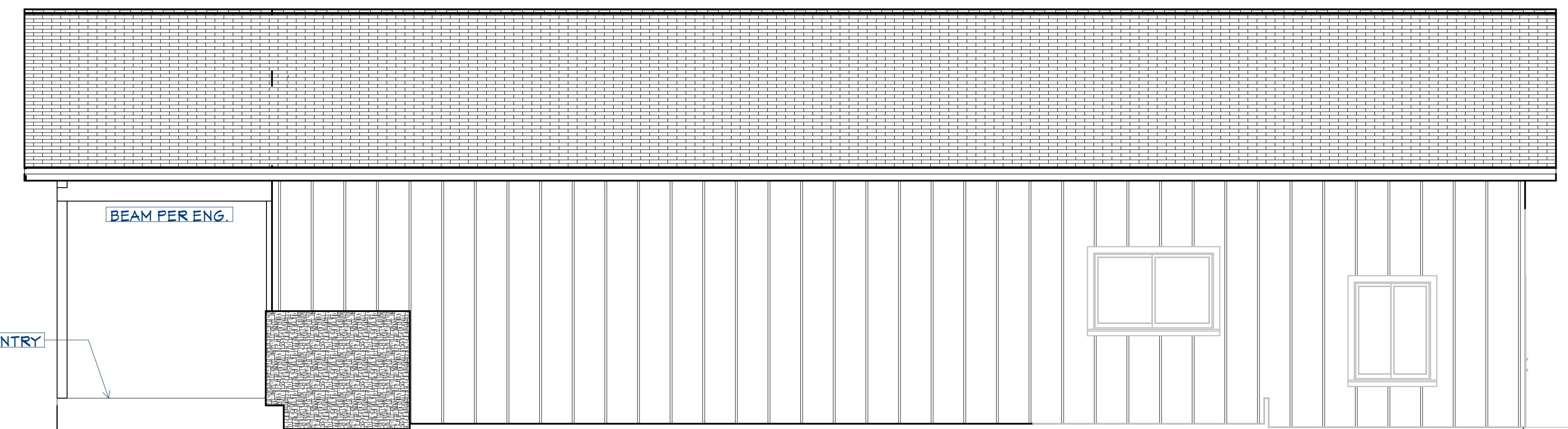
PROJECT NUMBER  
**24-025**

SHEET NUMBER:  
**A-7**



**PROPOSED WEST ELEVATION**  
SCALE: 1/4 IN = 1 FT

**1**



**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4 IN = 1 FT

**2**

**DRAFT: NOT FOR CONSTRUCTION**

**ARROW VENTURES,  
LLC**

PROJECT NAME:

HARRISON ADDITION  
REMODEL  
1502 HARRISON AVE  
CENTRALIA, WA 98531  
PARCEL NO.: 003475001032

PREPARED FOR:

**NWPS**

DESIGNED BY:

**CHT**

DATE:

3/7/2024

SHEET TITLE:

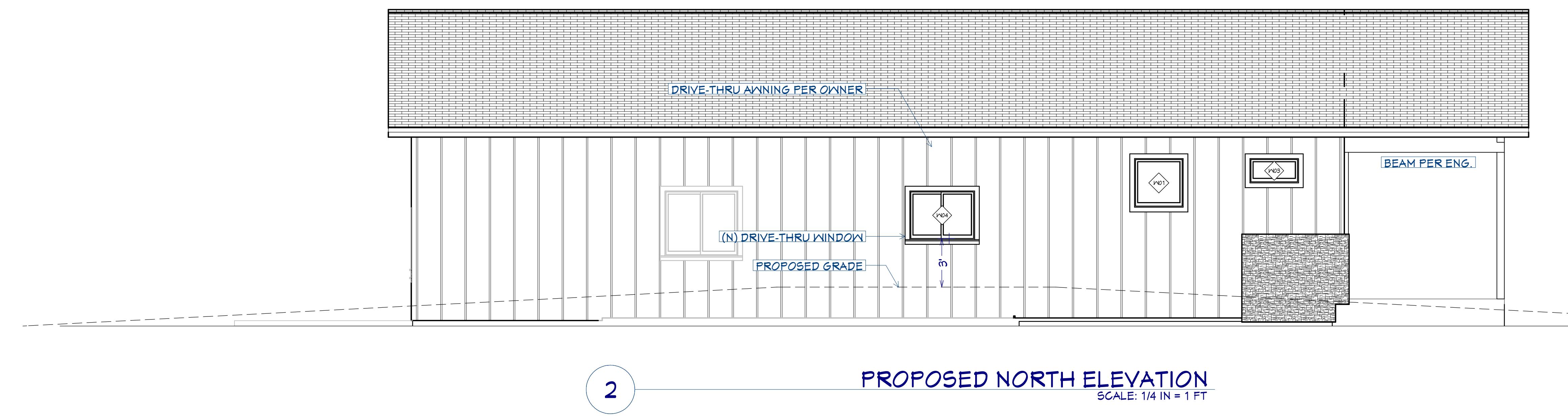
**PROPOSED  
ELEVATIONS**

PROJECT NUMBER

24-025

SHEET NUMBER:

**A-8**



**DRAFT: NOT FOR CONSTRUCTION**

PROJECT NAME:

PREPARED FOR:

DESIGNED BY:

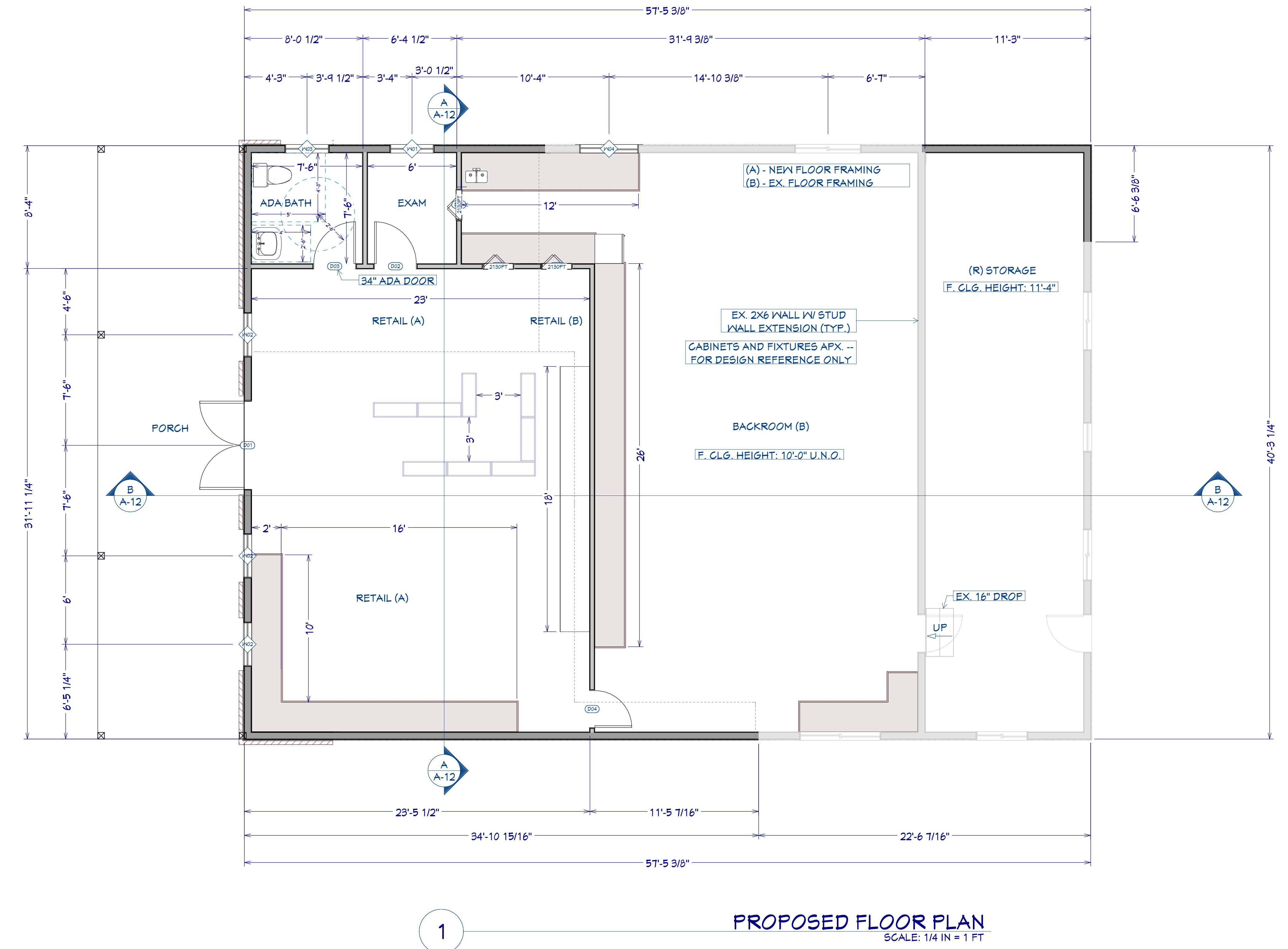
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DATE:

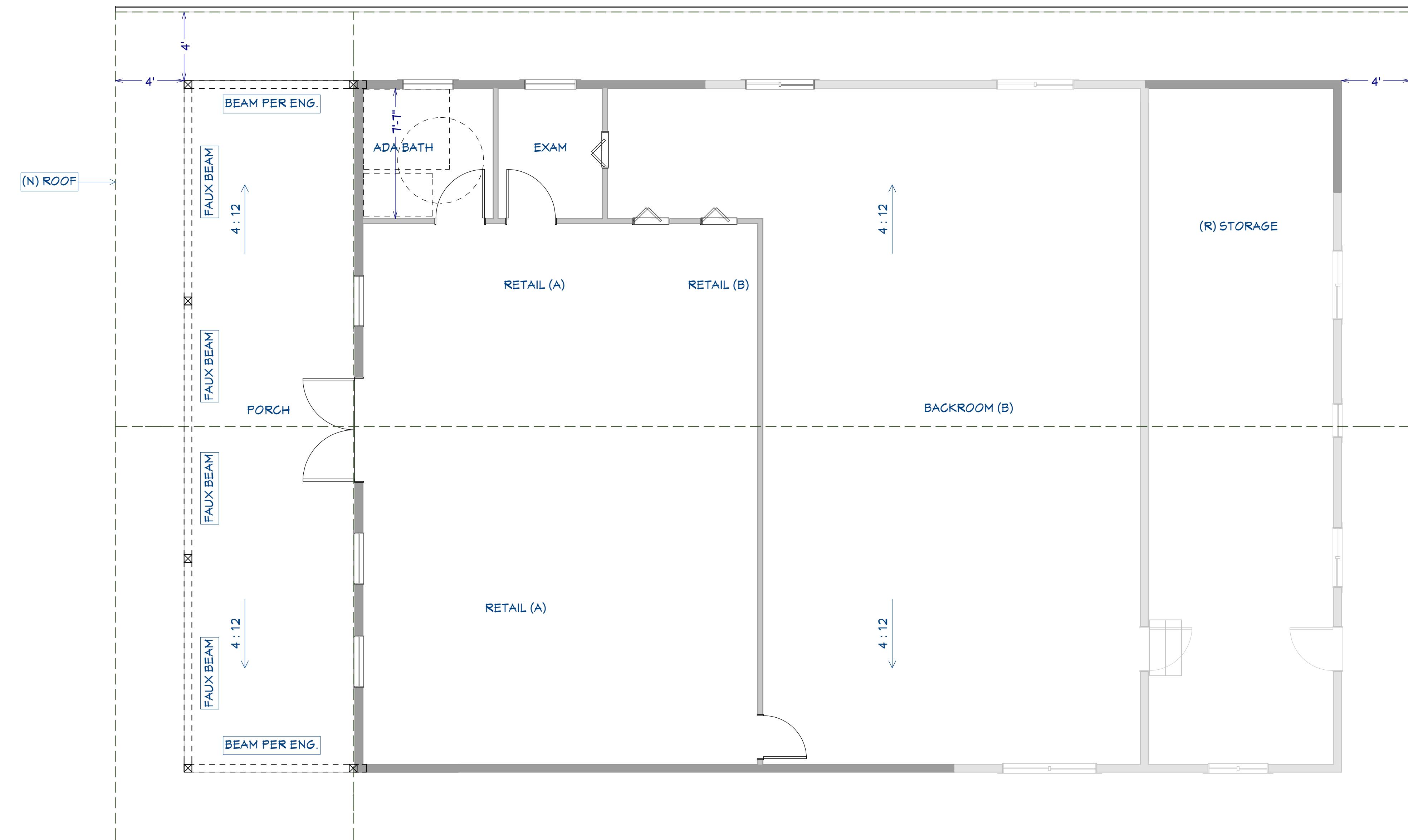
SHEET TITLE:

PROJECT NUMBER:

SHEET NUMBER:



DRAFT: NOT FOR CONSTRUCTION



1

PROPOSED ROOF PLAN  
SCALE: 1/4 IN = 1 FT

DRAFT: NOT FOR CONSTRUCTION

A-10

PROJECT NAME:

PREPARED FOR:

DESIGNED BY:

DRAFTED BY:

DATE:

SHEET TITLE:

PROJECT NUMBER:

24-025

SHEET NUMBER:

VICINITY MAP		LEGAL DESCRIPTION (ORIGINAL PARCEL)		SHORT PLAT SS: 9571	
<p>THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 2 WEST, W. M., IN LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE OLD PACIFIC HIGHWAY 570 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 6; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 261.90 FEET; THENCE SOUTH 91.0 FEET, MORE OR LESS, TO THE NORTH LINE OF LEISURE LANE, A STREET; THENCE SOUTH 80.31' WEST, ALONG THE NORTH-EASTERLY LINE OF SAID LEISURE LANE, 77.9 FEET, MORE OR LESS, TO THE EAST LINE OF SAID OLD PACIFIC HIGHWAY; THENCE NORTH-ERLY, ALONG THE EAST LINE OF SAID OLD PACIFIC HIGHWAY, 175.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.</p>		<p>SECTION NW 1/4 SEC. 6 TWP. 14 NORTH RANGE 2 WEST</p> <p>ORIGINAL TRACT ASSESSORS PARCEL NO. 3475-001-032</p> <p>DEDICATIONS:</p>		<p>SECTION NW 1/4 SEC. 6 TWP. 14 NORTH RANGE 2 WEST</p> <p>SCALE: 1" = 50' DATE: 1-11-96</p>	
<p>NORTHWEST CORNER SECTION 6 CONCRETE MON. W/ METAL PIN AS PER R.O.S. VOL. 7, PG. 163 (OCTOBER 1986) AND VOL. 11, PG. 53 (JANUARY 1993)</p> <p>(DETAIL "A")</p> <p>FOUND 1 1/2" REBAR AND CAP (LS#410785 N 55°32'26" E 0.17' FROM PROP. LINE)</p> <p>FOUND 1 1/2" IRON PIPE FROM ORIGINAL PLAT N 55°32'26" E 0.15' FROM PROP. LINE</p>		<p>NORTH QUARTER CORNER SECTION 6 FOUND PK W/ STRADDLES (AS PER R.O.S. VOL. 7, PG. 163) (ACK FOR R.P.'S IN THE FOLLOWING: POWER POLE-N33W 46.27' POWER POLE-S23E 49.58' POWER POLE-N21E 48.22' TELEGRAPH POLE-N85W 41.00' POWER POLE-S47W 65.44')</p> <p>SEE DETAIL "A"</p> <p>EXISTING HOUSE</p> <p>EXISTING CHAIN LINK FENCE</p> <p>FOUND 1" IRON PIPE FROM ORIGINAL PLAT</p> <p>FOUND 1/2" REBAR 30' INSIDE OF A 1" IRON PIPE FROM ORIGINAL PLAT</p>		<p>CONDITIONS OF APPROVAL:</p> <p>WATER: CITY WATER SERVICE IS AVAILABLE PROVIDED A WATER MAIN EXTENSION IS CONSTRUCTED BY THE PROPERTY OWNERS TO CITY STANDARDS FOR FIRE PROTECTION.</p> <p>WASTEWATER: CITY SANITARY SEWER IS AVAILABLE PROVIDED A SANITARY SEWER MAIN EXTENSION IS CONSTRUCTED BY THE PROPERTY OWNERS TO CITY STANDARDS.</p>	
<p>SECTION NW 1/4 SEC. 6 TWP. 14 NORTH RANGE 2 WEST</p> <p>OWNER 3130 SOUTH BAY, OLYMPIA WA, 98506</p> <p>ADDRESS</p> <p>DATE</p> <p>Short Plat No. SS: 9571</p> <p>SURVEYOR'S SIGNATURE OF SURVEYOR</p> <p>CERT. NO. 1/294</p> <p>SURVEYOR'S STAMP</p> <p>KENNETH L. FORD FORD SURVEYING P.O. BOX 1000 1000 1/2 10th Street Centralia, WA 98531 PHONE: (360) 754-2222 FAX: (360) 754-2222 E-MAIL: FORDSURVEYING@AOL.COM</p> <p>EXPIRES 5-27-96</p>		<p>AUDITOR'S CERTIFICATE 9601842</p> <p>Filed for record this <u>19</u> day of <u>Feb</u> 1996 at the request of:</p> <p>CITY OF CENTRALIA</p> <p>JOEL MILLS CITY ENGINEER DATE <u>2-4-96</u></p> <p>D. O'Donnell COUNTY AUDITOR</p> <p>SURVEYOR'S CERTIFICATE (IF SURVEYED)</p> <p>This map correctly represents a survey made by me or under my direction on conformance with the survey recording act at the request of:</p> <p>JOEL MILLS</p> <p>OWNER 3130 SOUTH BAY, OLYMPIA WA, 98506</p> <p>ADDRESS</p> <p>DATE</p> <p>Short Plat No. SS: 9571</p> <p>SURVEYOR'S STAMP</p> <p>SET 5/8" REBAR AND CAP (AS NOTED)</p>			

# 1502 Harrison Avenue Vicinity Map

