



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

Emil Pierson, CD Director
epierson@cityofcentralia.com

Hillary Hoke, Asst. Director
hhoke@cityofcentralia.com

Mike Watilo, Building Official
mwatilo@cityofcentralia.com

PUBLIC WORKS DEPARTMENT
360-330-7512

Kim Ashmore, PW Director
kashmore@cityofcentralia.com

Andy Oien, Asst. Director
aoien@cityofcentralia.com

City Engineering
Patty Page, City Engineer
ppage@cityofcentralia.com

Waste Water Department
Holly Fuller, Wastewater Operations Mgr.
hfuller@cityofcentralia.com

Dee Russell, Pretreatment
drussell@cityofcentralia.com

Water Department
Chris Stone, Water Operations Manager
cstone@cityofcentralia.com

City Light
ML Norton, CCL General Manager
mlnorton@cityofcentralia.com

Dave Hayes, Electrical Engineering
dhayes@cityofcentralia.com

Administration
Kerissa Saucedo, Office Coordinator
ksauceda@cityofcentralia.com

RIVERSIDE FIRE AUTHORITY
360-330-9854

Kevin Anderson, Asst. Chief/Fire Marshal
kanderson@riversidefire.net

LEGAL DEPARTMENT
360-330-7675

City Attorney
Kyle Manley
kmanley@cityofcentralia.com

SITE PLAN REVIEW COMMITTEE

Meeting Agenda

Monday, March 4, 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 – Site Plan Review

Project Name: WinCo Foods
Applicant/Owner: JSA Civil, LLC / WinCo Foods, LLC
Property Address: 1005 S Yew Street
Contact Phone: Brandon Johnson, JSA, 360-269-6346
Email: brandon.johnson@jsa-civil.com
Zone: PMP, Port Master Plan
Comp. Plan: GC, Commercial General District
Parcel Information: 003487-007-001, 8.14 AC
Request: Final civil plan approval and infrastructure for future grocery store.

10:30 AM – Site Plan Review

Project Name: Rich Masters Subdivision
Applicant/Owner: Brandon Johnson, JSA / Tenino Land Co.
Property Address: 0 Cooks Hill Road
Contact Phone: Brandon Johnson, JSA, #360-269-6346
Email: brandon.johnson@jsa-civil.com
Zone: R:4, Low Density Residential / UGA
Comp. Plan: LDR, Low Density Residential
Parcel Information: 022120-002-000, 15.8 acres
Request: Final civil plan approval for 22 lot subdivision.



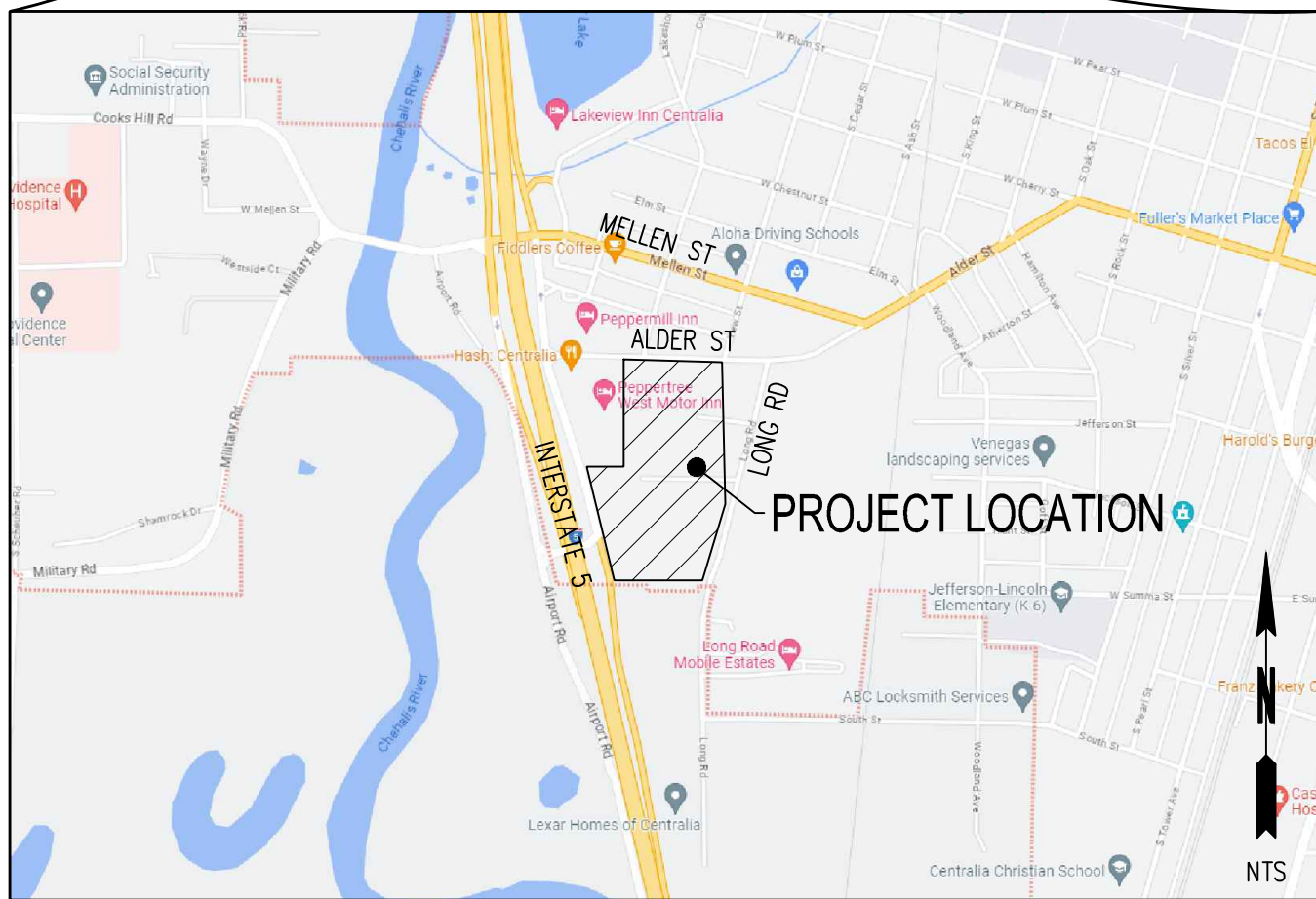
02/22/2024 - 02/29/2024

Permit #	Permit Date	Building /Land Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20240125	2/28/2024	Building Permit	Multi-family-New Build	3005 Russell Road	Construction of 4 plex, 3 plex and duplex	Brett Bates
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
20240122	2/27/2024	Building Permit	Reroof	1114 Eshom Rd	Tear off re roof	Ken Slater
20240121	2/27/2024	Building Permit	Reroof	118 W Pine St	Tear off Re-roof	Ken Slater
20240119	2/26/2024	Building Permit	Mechanical	825 F Street	replacing gas furnace and adding on new AC	Elissa Carbajal
20240118	2/26/2024	Building Permit	Accessory Building Remodel	410 W Pear Street	Building a wall to divide the living space to add an additional bedroom to the upstairs unit	Mark Dunagan
20240117	2/26/2024	Building Permit	Fill and Grade	2001 Johnson Road	2023 Annual Report for Lakeside Industries Centralia Division Fill Project Grading Permit #EG2010-5 and SEPA #SEPA2009-2	Amanda Neice, Environmental Planner, Lakeside Industries
20240116	2/23/2024	Building Permit	Commercial - Remodel	115 S Silver Street	Remodel bathrooms, adding dishwashers, replacing heaters with cadet heaters, ada bathroom downstairs	MDK Construction
20240115	2/23/2024	Building Permit	Demolition	115 S Silver Street	Demo tubs, toilets, bath vanities, electrical panels, and baseboard heating	MDK Construction
20240114	2/23/2024	Building Permit	Reroof	3007 Borst Ave Unit 1-64	Tear off re roof building B	Ken Slater
20240113	2/22/2024	Building Permit	Mechanical	614 F St	install 3-zone ductless heat pump	Elissa Carbajal
20240112	2/22/2024	Building Permit	Demolition	328 N Street	Demo after fire damage	Heritage Restoration

20240111	2/22/2024	Building Permit	Plumbing	210 N Railroad Avenue	Installed an ice machine, opened wall and ran new water line. Attached drain to existing sink ptrap. Plugged unit into existing power	Fourson's Construction
20240110	2/22/2024	Building Permit	Sign	1501 S Gold St	Installation of Pole Sign	Seth Taylor
20240109	2/22/2024	Building Permit	Commercial - Remodel	404 S Tower Avenue	Caretaker Residence: Sheetrock finishing & plumbing (hot water heater & valve)	ARW Holding LLC

Total Records: 17

2/29/2024



WINCO FOODS, LLC
650 N ARMSTRONG PLACE
BOISE, ID 83704
PHONE: 208.672.2066

JSA CIVIL, LLC
111 TUMWATER BLVD SE, SUITE C210
TUMWATER, WA 98512
PHONE: 360.269.6346
CONTACT: BRANDON JOHNSON, PE

TAIT & ASSOCIATES, INC
707 N. 27TH STREET
BOISE, ID 83702
PHONE: 208.345.2428
CONTACT: SUSAN DILLINGHAM

SCJ ALLIANCE
8730 TALLON LN NE, SUITE 200
LACEY, WA 98516
PHONE: 360.352.1465
CONTACT: TRENT GRANTHAM, PLA

TERRACON CONSULTANTS, INC.
21905 64TH AVE, SUITE 100
MOUNTLAKE TERRACE, WA 98043
PHONE: 425.771.3304
CONTACT: DAVID BASKA, PE

MNT2COAST, LLC
2320 MOTTMAN RD SW, SUITE 106
TUMWATER, WA 98512
PHONE: 360.688.1949
CONTACT: SETH PRIGGE, PLS

CITY OF CENTRALIA
PHONE: 360.330.7662

SEWER
CITY OF CENTRALIA PUBLIC WORKS
PHONE: 360.330.7512

WATER
CITY OF CENTRALIA PUBLIC WORKS
PHONE: 360.330.7512

PHONE: 360.330.7512

PHONE: 800.321.4123

ADDRESS: 1005 S YEW STREET
CENTRALIA, WA 98531
PARCEL: ---
ACRES: ±9.68
ZONING: PMP - PORT MASTER

BOUNDARY LINE ADJUSTMENT MAP UNDER REVIEW, LEGAL
DESCRIPTION TO BE PROVIDED ON FINAL BLA.

SEE SURVEY

THE CONTRACTOR SHALL UTILIZE APPROPRIATE Dewatering SYSTEMS AND TECHNIQUES TO MAINTAIN THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND/OR SURFACE RUNOFF SO AS NOT TO ADVERSELY AFFECT CONSTRUCTION PROCEDURES OR CAUSE EXCESSIVE DISTURBANCE OF UNDERLYING NATURAL GROUND. THE CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM THE FAILURE OF THE Dewatering OPERATIONS OR FROM A FAILURE TO MAINTAIN ALL THE AREAS OF WORK IN A SUITABLE DRY CONDITION, UNLESS OTHERWISE SPECIFIED, CONTINUE Dewatering UNINTERRUPTED UNTIL THE STRUCTURES, PIPES, AND APPURTENANCES TO BE BUILT HAVE BEEN PROPERLY INSTALLED, BACKFILLED, AND COMPACTED. WHERE SUBGRADE MATERIALS ARE UNABLE TO MEET THE SUBGRADE DENSITY REQUIREMENTS DUE TO IMPROPER Dewatering TECHNIQUES, REMOVE AND REPLACE THE MATERIALS AS DIRECTED BY THE ENGINEER.

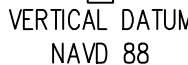
THE CONTRACTOR SHALL PROVIDE ALL FLAGGERS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL CONSTRUCTION SIGNS, WARNING SIGNS, DETOUR SIGNS, AND OTHER TRAFFIC CONTROL DEVICES NECESSARY TO WARN AND PROTECT THE PUBLIC AT ALL TIMES FROM INJURY OR DAMAGE AS A RESULT OF THE CONTRACTOR'S OPERATIONS THAT MAY OCCUR IN HIGHWAYS, ROADS, OR STREETS. NO WORK SHALL BE DONE ON OR ADJACENT TO THE ROADWAY UNLESS ALL NECESSARY SIGNS AND TRAFFIC CONTROL DEVICES ARE IN-PLACE. THE CONTRACTOR SHALL MAINTAIN A HIGH TRAFFIC FLOW THROUGHOUT THE PROJECT/STATION ALONG THE ROAD. FOR BOTH VEHICLES AND PEDESTRIAN TRAFFIC, THE ROAD SHALL BE MAINTAINED AT ALL TIMES, EXCEPT WHERE THE CONTRACTOR OBTAINS PERMISSION TO TEMPORARILY CLOSE A SIDEWALK. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF CENTRALIA FOR REVIEW AND APPROVAL PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY.

A NATIONAL POLLUTION ELIMINATION SYSTEM (NPDES) STORMWATER DISCHARGE PERMIT HAS BEEN APPLIED FOR FROM THE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. THIS PERMIT SHALL BE TRANSFERRED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. PLEASE NOTE THAT APPROVAL OF TRANSFER MAY TAKE UP TO 30 DAYS TO PROCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE TRANSFER OF THE NPDES PERMIT AND PREPARE A SITE SPECIFIC CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CONTRACT _____ FOR COORDINATION OF THE TRANSFER OF THE PERMIT. CONTRACTOR SHALL INCLUDE IN THEIR BIDS THE EFFORT TO COMPLY WITH ALL PERMIT CONDITIONS AND REQUIREMENTS WHICH INCLUDES, BUT IS NOT LIMITED TO: WEEKLY INSPECTIONS BY A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL), COMPLETING AND SUBMITTING DISCHARGE MONITORING REPORTS (DMRS) TO THE DEPARTMENT OF ECOLOGY, UPDATING THE SWPPP AS NECESSARY THROUGHOUT THE LIFE OF THE PROJECT, ETC/ THE CONTRACTOR SHALL SUBMIT THE NOTICE OF TERMINATION (NOT) PAPERWORK TO THE DEPARTMENT OF ECOLOGY ONCE THE SITE IS FULLY STABILIZED.

$$1'' = 100'$$

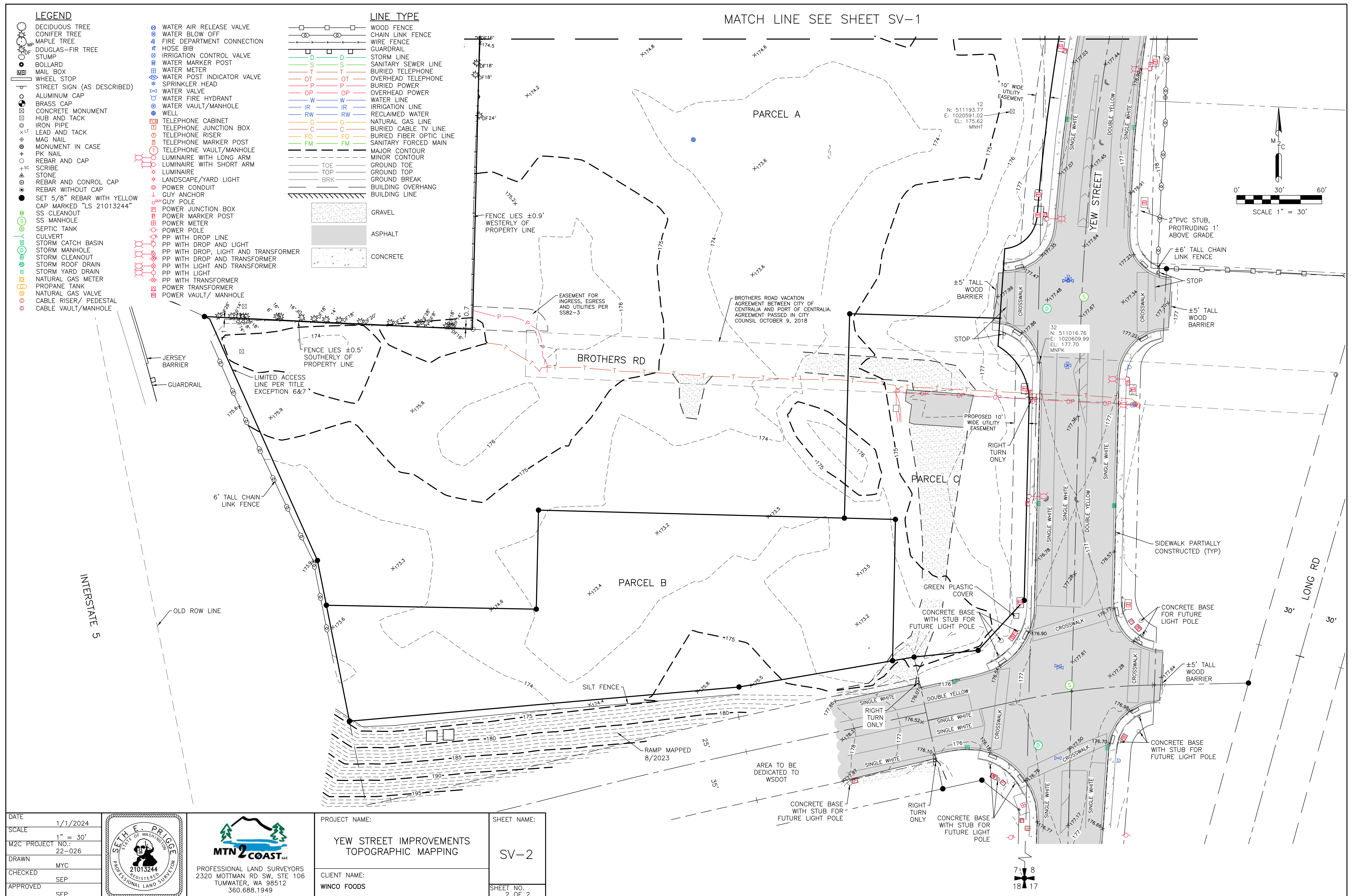
Date _____

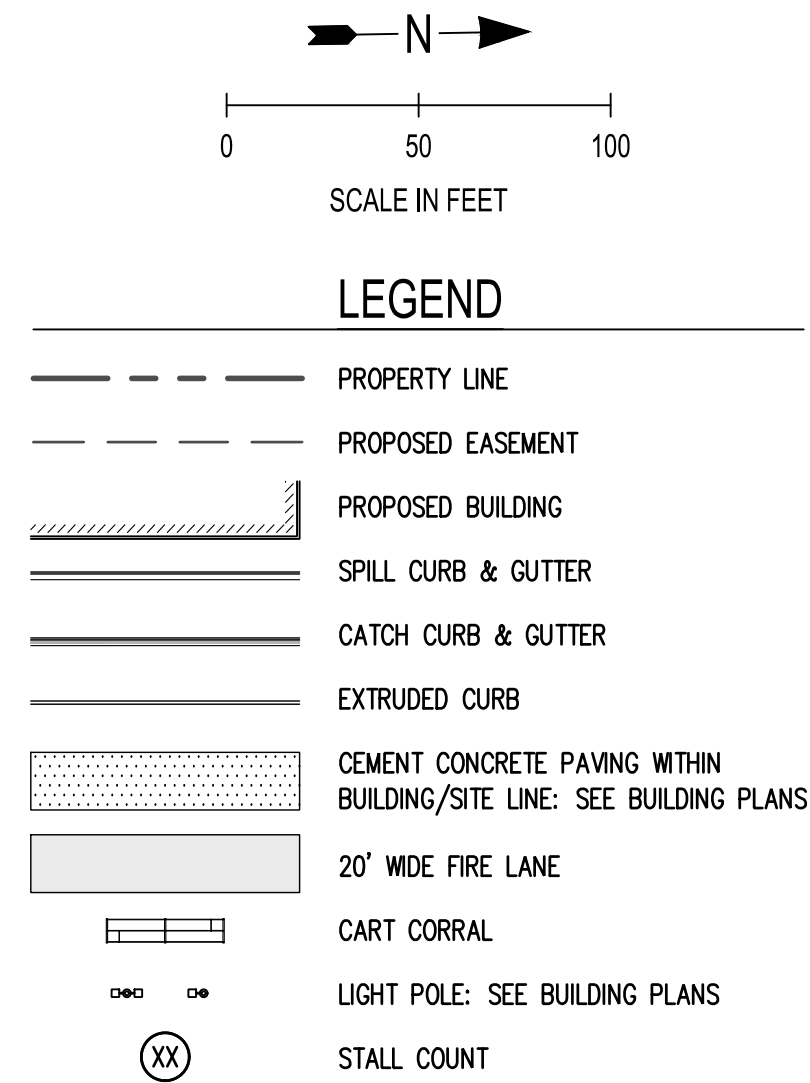
Approval expires 1 year from above date



THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVISIONS	
PROJECT NO. 123.001	
DRAWN C. DAHM	
CHECKED BY W. DUNLAP	
SUBMITTAL DATES	
OTB DATE	02/28/2024
JSA CIVIL Engineering Planning Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98512	
STAMP	
	
02/28/2024	
WINCO FOODS STORE NO. 174 1005 S YEW ST. CENTRALIA, WA SEC 7 TOWN 14 N R02W	
WinCo FOODS	
SHEET TITLE	
COVER SHEET	
SHEET	
CV-01	





1. PROPOSED BUILDING: SEE BUILDING PLANS
2. ACCESSIBLE PARKING STALLS: SEE SP-04
3. TYPICAL PARKING STALL: SEE SP-04
4. DIRECTIONAL ARROW: SEE SP-04
5. CART CORRALS: PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
6. LANDSCAPE ISLAND: SEE LANDSCAPE AND IRRIGATION PLANS
7. LOADING DOCKS: SEE BUILDING PLANS
8. DRY AND WET COMPACTORS: SEE BUILDING PLANS
9. 4" WIDE DIAGONAL STRIPPING AT 24" O.C.
2 COATS OF WHITE PAINT (MIN)
W/ 7 MIL DFT PER COAT
10. AREA RESERVED FOR FUTURE BUILDING
11. 5' WIDE PEDESTRIAN PATH: SEE SP-04
12. PROPOSED GUARDRAIL: SEE BUILDING PLANS
13. GENERATOR PAD: SEE BUILDING PLANS
14. REPLACE EXISTING FENCE, MATCH EXISTING FENCE STYLE
15. SCREEN WALL: SEE BUILDING PLANS
16. 3S' FLAG POLE, APPROVED BY WINCO: SEE BUILDING PLANS
17. RAISED CONCRETE SIDEWALK AT GRADE WITH BUILDING FFE: SEE CG-04
18. PROPOSED UTILITY EASEMENT
19. PROTECTIVE BOLLARD (PIPE BUMPER): SEE ARCHITECTURAL PLANS
20. DETECTABLE WARNING SURFACE

REVISIONS	
PROJECT NO.	123.001
DRAWN:	C. DAHM
CHECKED BY:	W. DUNLAP
SUBMITTAL DATES	
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STAMP	 02/28/2024
WINCO FOODS STORE NO. 174 1005 S YEW ST. CENTRALIA, WA SEC 7 TOWN 14 N R02W	
WinCo Foods	
SHEET TITLE	
SITE PLAN	
SHEET	
SP-01	

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Approval expires 1 year from above date



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R:\V - PROJECTS\125 1741 & ASSOCIATES, INC\123.001 WNC CENTRALIA, WA\ACAD\123.001 SP-03.DWG

CALL BEFORE YOU DIG

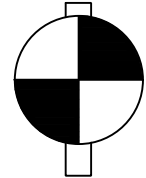
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Approved For Construction

City Engineer

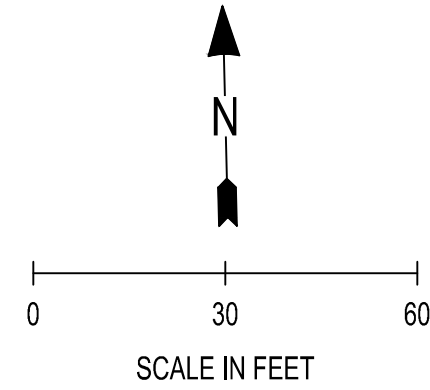
Date

Approval expires 1 year from above date



VERTICAL DATUM
NAVD 88

MATCHLINE, SEE SP-02



LEGEND

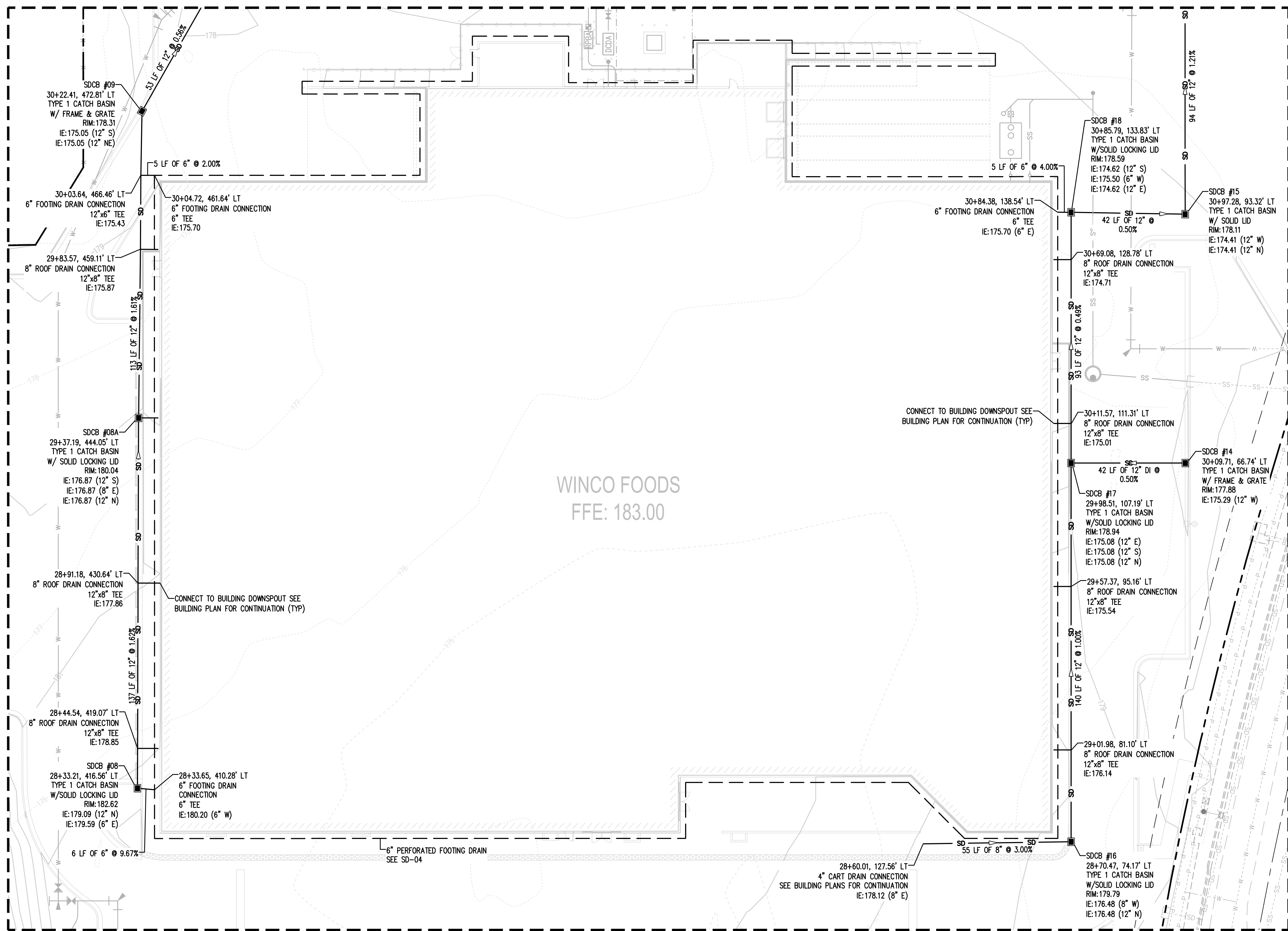
- PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED BUILDING
- SPILL CURB & GUTTER
- CATCH CURB & GUTTER
- EXTRUDED CURB
- CONCRETE PAVING WITHIN BUILDING/
SITE LINE, SEE BUILDING PLANS
- CEMENT CONCRETE SIDEWALK
PER SECTION ON SP-04
- LIGHT DUTY ASPHALT PAVEMENT
PER SECTION ON SP-04
- HEAVY DUTY ASPHALT PAVEMENT
PER SECTION ON SP-04
- RECTANGULAR STRUCTURE COLLAR AS
NOTED PER DETAIL ON SP-05

X CONSTRUCTION NOTES

- SPILL CURB & GUTTER: SEE SP-04
- CATCH CURB & GUTTER: SEE SP-04
- SEE BUILDING PLANS FOR ADDITIONAL SURFACING DETAILS NEAR BUILDING
- EXTRUDED CURB: SEE SP-05
- MATCH INTO EXISTING CURB
- ACCESSIBLE PARKING STALLS: SEE SP-04
- CONCRETE SPEED BUMP: SEE BUILDING PLANS
- TRANSITION BETWEEN CURB & GUTTER AND EXTRUDED CURB
- TRANSITION BETWEEN SPILL CURB AND CATCH CURB
- MATCH INTO EXISTING SIDEWALK
- PERPENDICULAR TYPE B CURB RAMP
PER WSDOT STD. PLAN F-40.15-04: SEE SP-05
- NEW DRIVEWAY APPROACH. CONNECT TO ONGOING IMPROVEMENTS ON YEW AND ALDER. AS-BUILT LOCATIONS OF THE ONGOING FRONTAGE IMPROVEMENTS TO BE INCORPORATED WITHIN THESE DRAWINGS FOLLOWING CONSTRUCTION COMPLETION.
- TRANSFORMER AND PAD: SEE BUILDING PLANS
- INSTALL SIGN R3-5R (RIGHT TURN ONLY) ON POST PER SIGN INSTALLATION DETAIL SEE SP-05
- INSTALL SIGN R5-1 (DO NOT ENTER) ON POST PER SIGN INSTALLATION DETAIL SEE SP-05
- INSTALL SIGN R1-1 (STOP SIGN) ON POST PER SIGN INSTALLATION DETAIL SEE SP-05
- INSTALL WHITE 12" STOP BAR, PLASTIC PAVEMENT MARKING MATERIAL TO MEET WSDOT STD. SPEC 9-34.3
- INSTALL CROSSWALK, 12"x72" STRIPES AT 48" O.C., PLASTIC PAVEMENT MARKING MATERIAL TO MEET WSDOT STD. SPEC 9-34.3
- DETECTABLE WARNING SURFACE
- SEE BUILDING PLANS FOR RAMP AND HANDRAIL
- SIDEWALK FLUSH WITH PAVEMENT
- FUTURE PAVING AND WORK ASSOCIATED WITH A FUTURE DEVELOPMENT PHASE SHOWN AS REFERENCE ONLY

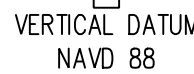
REVISIONS	
PROJECT NO. 123.001	
DRAWN C. DAHM	
CHECKED W. DUNLAP	
SUBMITTAL DATES	
OTB DATE 02/28/2024	
JSA CIVIL Engineering Planning Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98512	
STAMP BRANDON L. JOHNS STATE OF WASHINGTON PROFESSIONAL ENGINEER 02/28/2024	
WINCO FOODS STORE NO. 174 1005 S YEW ST. CENTRALIA, WA SEC 7 TOWN 14 N R02W	
WinGo Foods	
SHEET TITLE PAVING & HORIZONTAL CONTROL PLAN SOUTH	
SHEET SP-03	

REVISONS	
PROJECT NO. 123.001	
DRAWN BY C. DAHM	
CHECKED BY W. DUNLAP	
SUBMITTAL DATES	
07/10 DATE 02/28/2024	
JSA CIVIL Engineering Planning Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98512	
STAMP BRANDON L. JOHNS STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER 02/28/2024	
WINCO FOODS STORE NO. 174 1005 S YEW ST. CENTRALIA, WA SEC 7 TOWN 14 N R02W	
WinCo FOODS	
SHEET TITLE OVERALL UTILITY PLAN	
SHEET UT-01	

 $1'' = 20'$

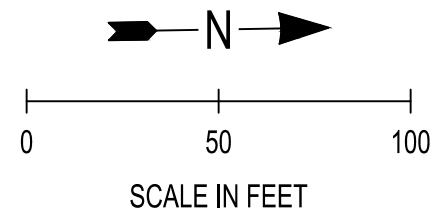
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SHEET

SD-02



_____ PROPERTY LINE
 _____ PROPOSED EASEMENT
 -----W----- EXISTING WATER LINE
 _____SD_____ STORM LINE
 _____SS_____ SEWER LINE
 _____W_____ PVC C900 DR14 WATER LINE
 UNLESS OTHERWISE NOTED
 _____WS_____ HDPE WATER SERVICE LINE
 UNLESS OTHERWISE NOTED
 _____FP_____ DI GLASS 52 FIRE LINE
 UNLESS OTHERWISE NOTED

- 
 • DOMESTIC WATER METER
 PER CITY OF CENTRALIA STD. PLAN 2-05: SEE WT-04

 • IRRIGATION METER
 PER CITY OF CENTRALIA STD. PLAN 2-03: SEE WT-04

 FIRE HYDRANT
 PER CITY OF CENTRALIA STD. PLAN 2-12
 SEE WT-04

 FIRE DEPARTMENT CONNECTION
 SEE WT-05

 WATER FITTINGS & THRUST BLOCKING
 PER CITY OF CENTRALIA STD. PLAN 2-10
 SEE WT-04

 GATE VALVE IN BOX
 PER CITY OF CENTRALIA STD. PLAN 2-09
 SEE WT-04

 2" BLOW-OFF
 PER CITY OF CENTRALIA STD. PLAN 2-08-A
 SEE WT-04

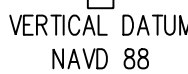
 1" AIR/VACUUM RELEASE
 PER CITY OF CENTRALIA STD. PLAN 2-13
 SEE WT-04

1. PRIMARY POWER SERVICE LINES REQUIRE 30" MINIMUM COVER AND CDF ENCASEMENT

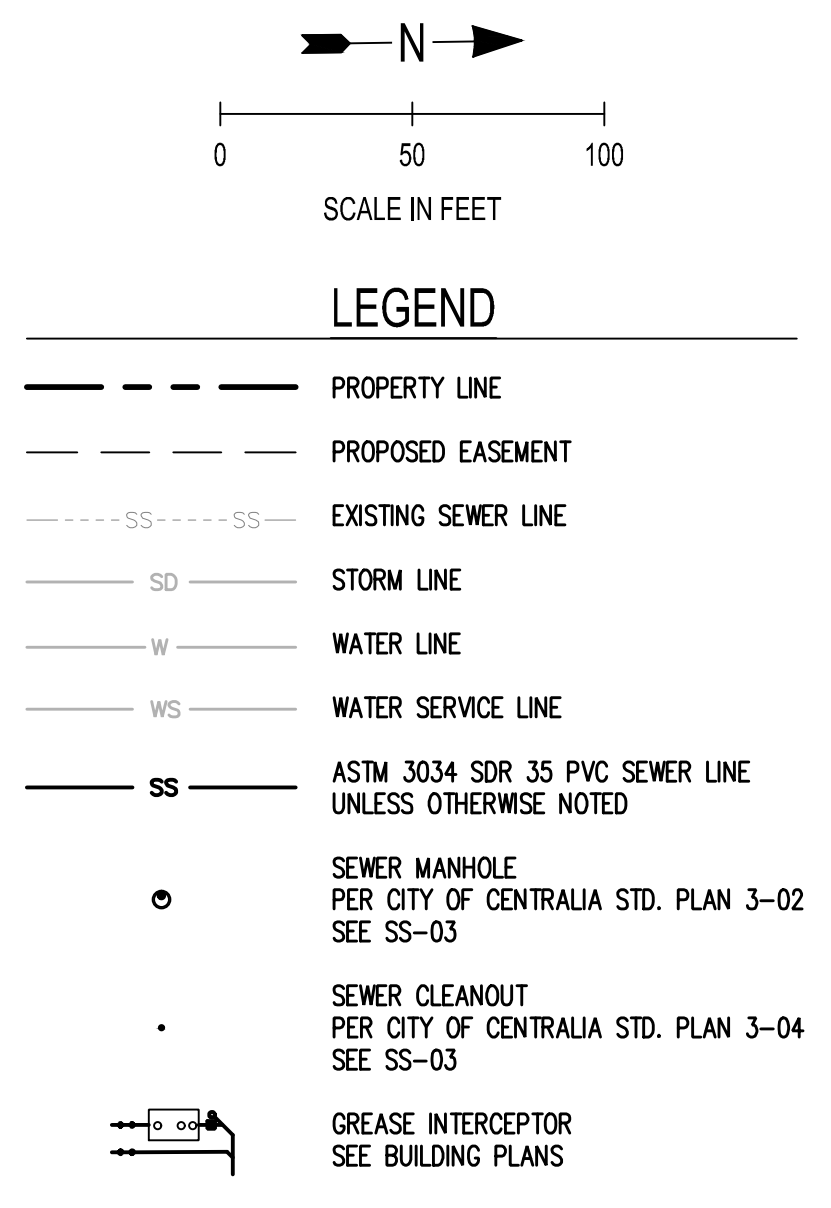


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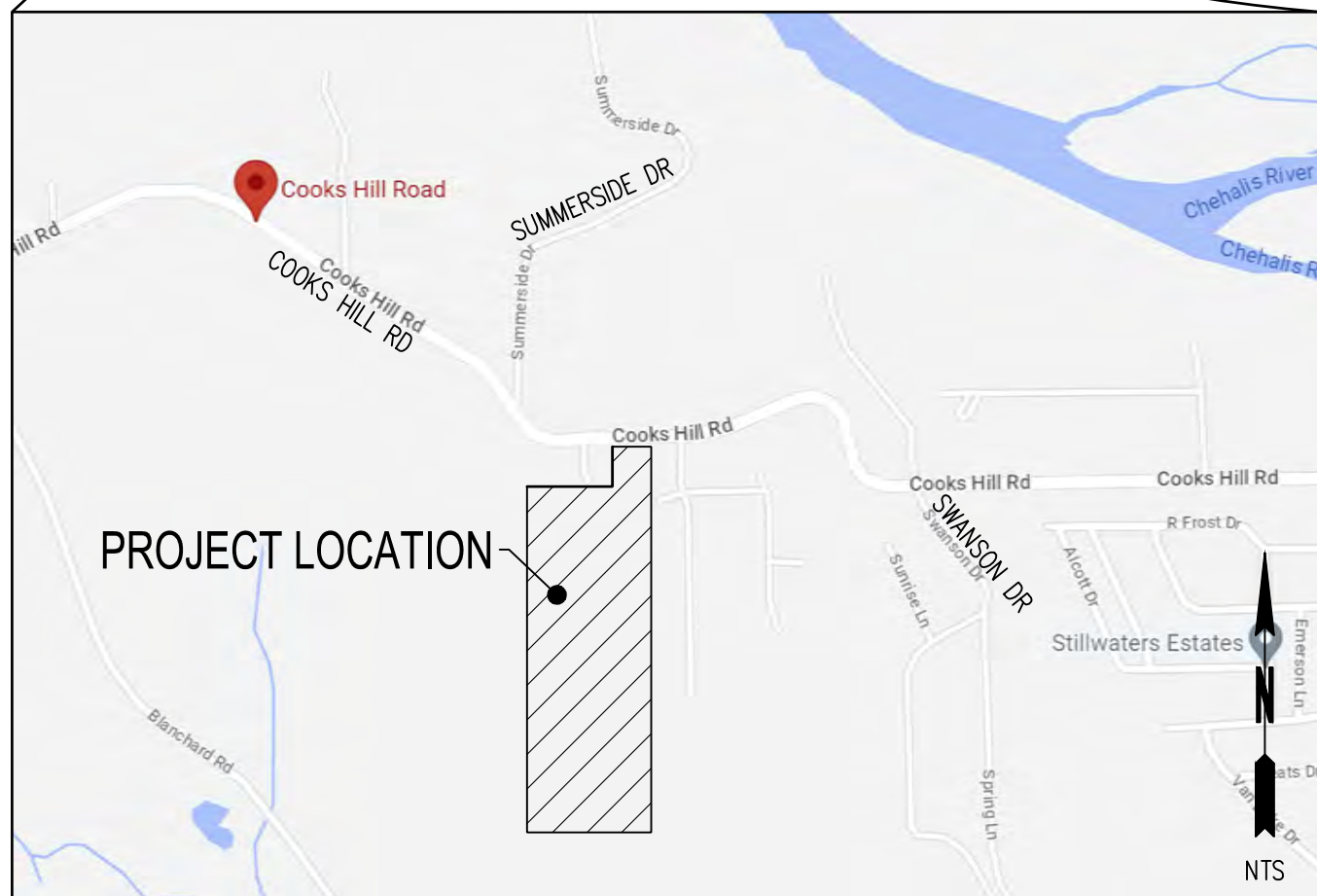


REVISIONS	
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JSA CIVIL Engineering Planning Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98512	
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WINCO FOODS STORE NO. 174 1005 S YEW ST. CENTRALIA, WA SEC 7 TOWN 14 N R02W	
WinCo FOODS	
SHEET TITLE	
WATER PLAN	
SHEET	
WT-01	



WinCo FOODS

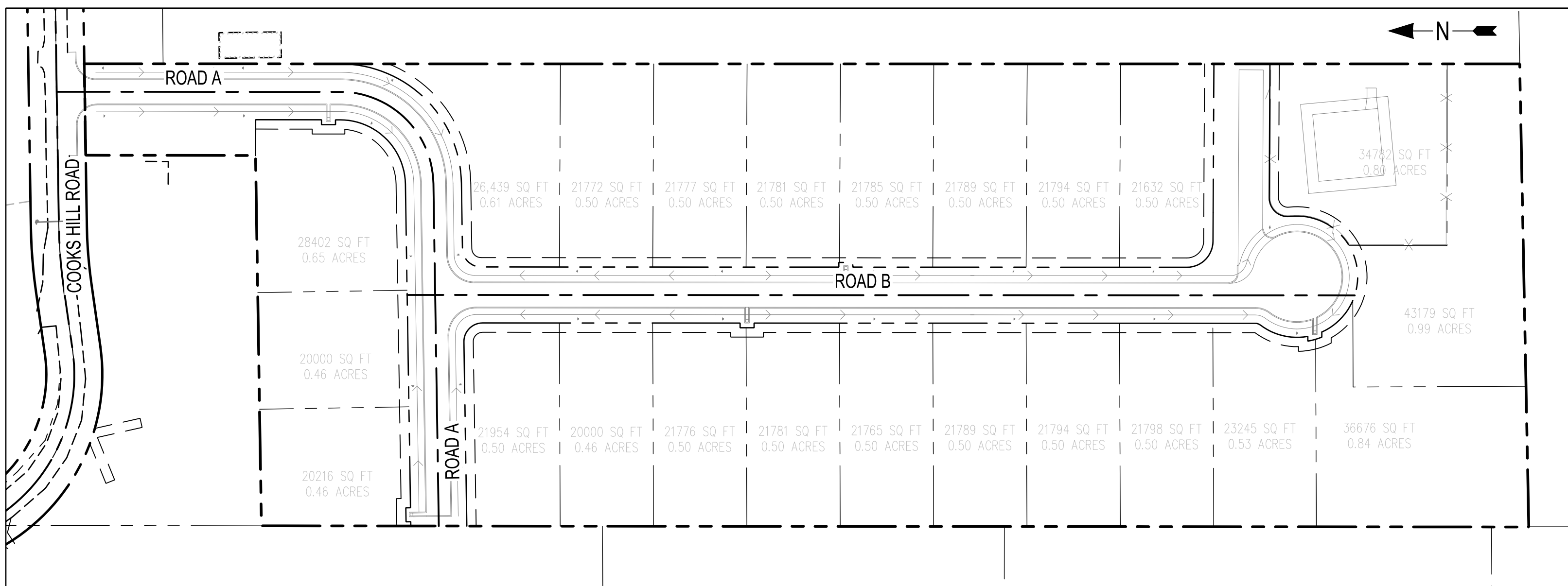
CENTRALIA, WA



NAVD 88

SHEET INDEX	
SHEET	TITLE
CV-01	COVER SHEET
GN-01	GENERAL NOTES & DETAILS
EX-01	EXISTING CONDITIONS
EC-01	EROSION CONTROL & DEMOLITION PLAN
EC-02	EROSION CONTROL DETAILS
SP-01	SITE PLAN
SP-02	ROADWAY SECTIONS
UT-01	MASTER UTILITY PLAN
PP-01	ROADWAY AND WATER PLAN & PROFILE
PP-02	ROADWAY AND WATER PLAN & PROFILE
PP-03	ROADWAY AND WATER PLAN & PROFILE
PP-04	ROADWAY AND WATER PLAN & PROFILE
PP-05	ROADWAY AND WATER PLAN & PROFILE
WT-01	WATER DETAILS
WT-02	WATER DETAILS
SD-01	STORMWATER PLAN
SD-02	STORMWATER PLAN
SD-03	STORMWATER PROFILES
SD-04	STORMWATER PROFILE & DETAILS
IL-01	ILLUMINATION & CHANNELIZATION PLAN
IL-02	ILLUMINATION DETAILS
LS-00	SHEET LAYOUT
LS-01	LANDSCAPE PLAN
LS-02	LANDSCAPE PLAN
LS-03	LANDSCAPE PLAN
LS-04	LANDSCAPE PLAN
LS-05	LANDSCAPE SPECS & DETAILS
IR-00	IRRIGATION COVER SHEET
IR-01	IRRIGATION PLAN
IR-02	IRRIGATION PLAN
IR-03	IRRIGATION PLAN
IR-04	IRRIGATION PLAN
IR-05	IRRIGATION DETAILS

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1"=100

Approved by Lewis County _____ County Engineer _____ Date Approval expires one year from above date	Approved by the City of Centralia _____ City Engineer _____ Date Approval expires one year from above date
---	--

VERTICAL DATUM
NAVD 88

REVISIONS	
PROJECT NO. 100.014	
DRAWN R. SATAK	
CHECKED C. SEVERS	
SUBMITTAL DATES	
OTB DATE	
JSA CIVIL Engineering Planning Management 111 TUMWATER BLVD SE, SUITE C210 TUMWATER, WA 98501	
STAMP	
02/20/2024	

RICH MASTERS PLAT
0 COOKS HILL ROAD
CENTRALIA, WA

TENINO LAND COMPANY, LLC
17348 MARSH AVE SW
TENINO WA, 98589

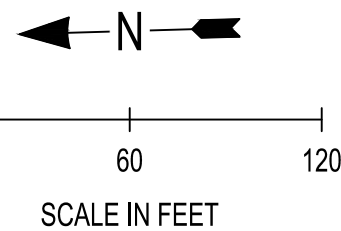
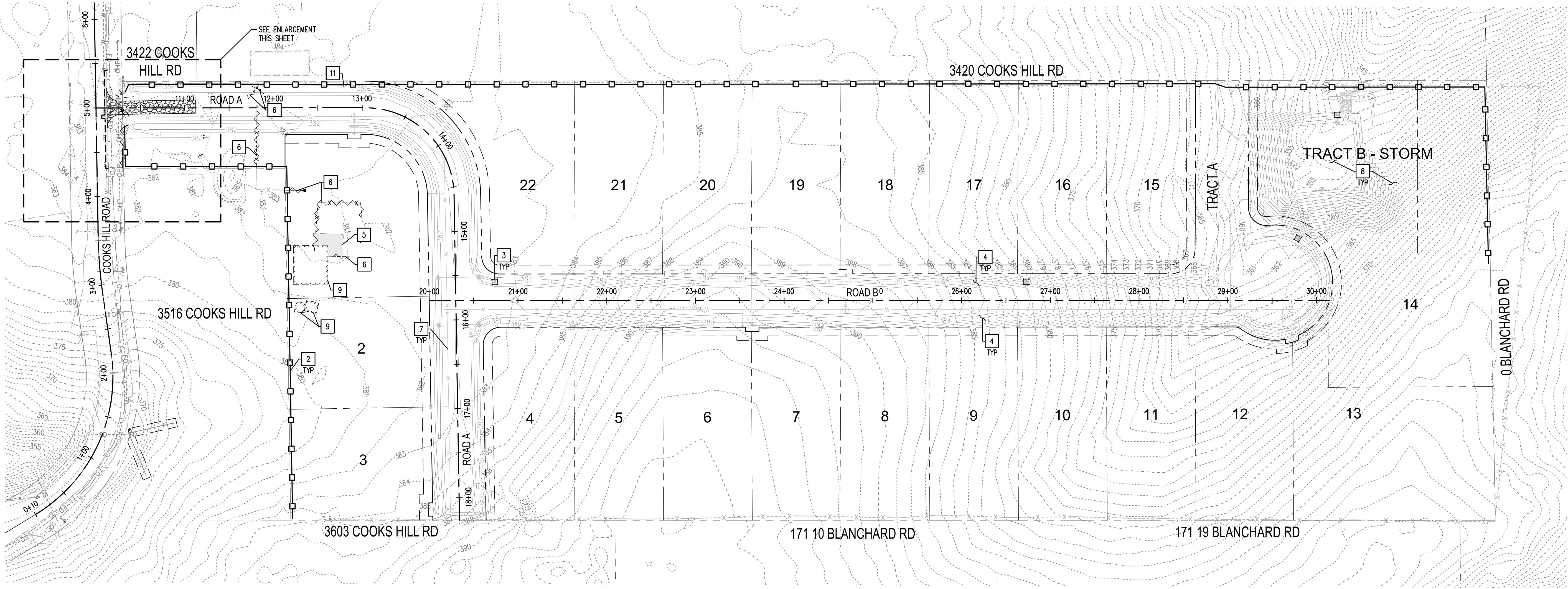
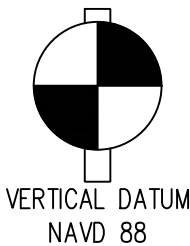
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CV-01

FEB 20, 2024, 3:34:07PM - User: bshness
N:\2 - PROJECTS\100 TODD HANSEN\100.014 RICH MASTERS SUBDIVISION\ACAD\100.014 EC-01.DWG

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	PROPOSED LOT LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING CHANNELIZATION
	EXISTING WATER LINE
	EXISTING POWER LINE
	EXISTING STORM LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING FIBER OPTICS LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING PHONE RISER
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED CATCH BASIN
	SILT FENCE
	REMOVE AND DISPOSE OF EXISTING FENCE
	INLET PROTECTION
	TEMPORARY CONSTRUCTION ENTRANCE
	ASPHALT, SIDEWALK, CONCRETE, CURB & GUTTER, AND BASE MATERIAL TO BE REMOVED, INCLUDING HAUL TO A CONTRACTOR PROVIDED WASTE SITE

[X] CONSTRUCTION NOTES

- INSTALL TEMPORARY CONSTRUCTION ENTRANCE: SEE DETAIL 9-10 ON SHEET EC-02
- INSTALL SILT FENCE: SEE DETAIL 9-04 ON SHEET EC-02
- INSTALL STORM DRAIN INLET PROTECTION: SEE DETAIL 9-06 ON SHEET EC-02
- INSTALL STRAW WATTLE CHECK DAMS AS NECESSARY: SEE DETAIL 9-07 ON SHEET EC-02. REMOVE STRAW WATTLES AFTER THE SITE AND SWALE HAVE BEEN STABILIZED.
- REMOVE AND DISPOSE OF EXISTING CONCRETE TO CONTRACTOR PROVIDED WASTE SITE
- REMOVE AND DISPOSE OF EXISTING FENCE/GATE TO CONTRACTOR PROVIDED WASTE SITE. ADD NEW FENCE CORNER POSTS AS NECESSARY.
- PROPOSED SITE IMPROVEMENTS SHOWN FOR REFERENCE ONLY
- STORM POND MAY BE UTILIZED AS A SEDIMENTATION BASIN UNTIL THE SITE HAS BEEN STABILIZED. IF UTILIZED, THE CONTRACTOR SHALL LEAVE THE BOTTOM 1-FOOT OF THE FACILITY ABOVE FINAL GRADE UNTIL THE SITE HAS BEEN STABILIZED.
- REMOVE AND DISPOSE OF EXISTING BUILDING TO CONTRACTOR PROVIDED WASTE SITE
- PREVIOUSLY ABANDONED EXISTING SEPTIC SYSTEM. REMOVE TANKS AND DRAINFIELD PER WASHINGTON STATE DEPARTMENT OF HEALTH GUIDELINES AS NECESSARY.
- REMOVE EXISTING CEDAR HEDGE.
- ADJUST WATER VALVE TO GRADE, IF NECESSARY.
- PROTECT EXISTING UTILITY IN PLACE. REPLACE IN-KIND IF DAMAGED

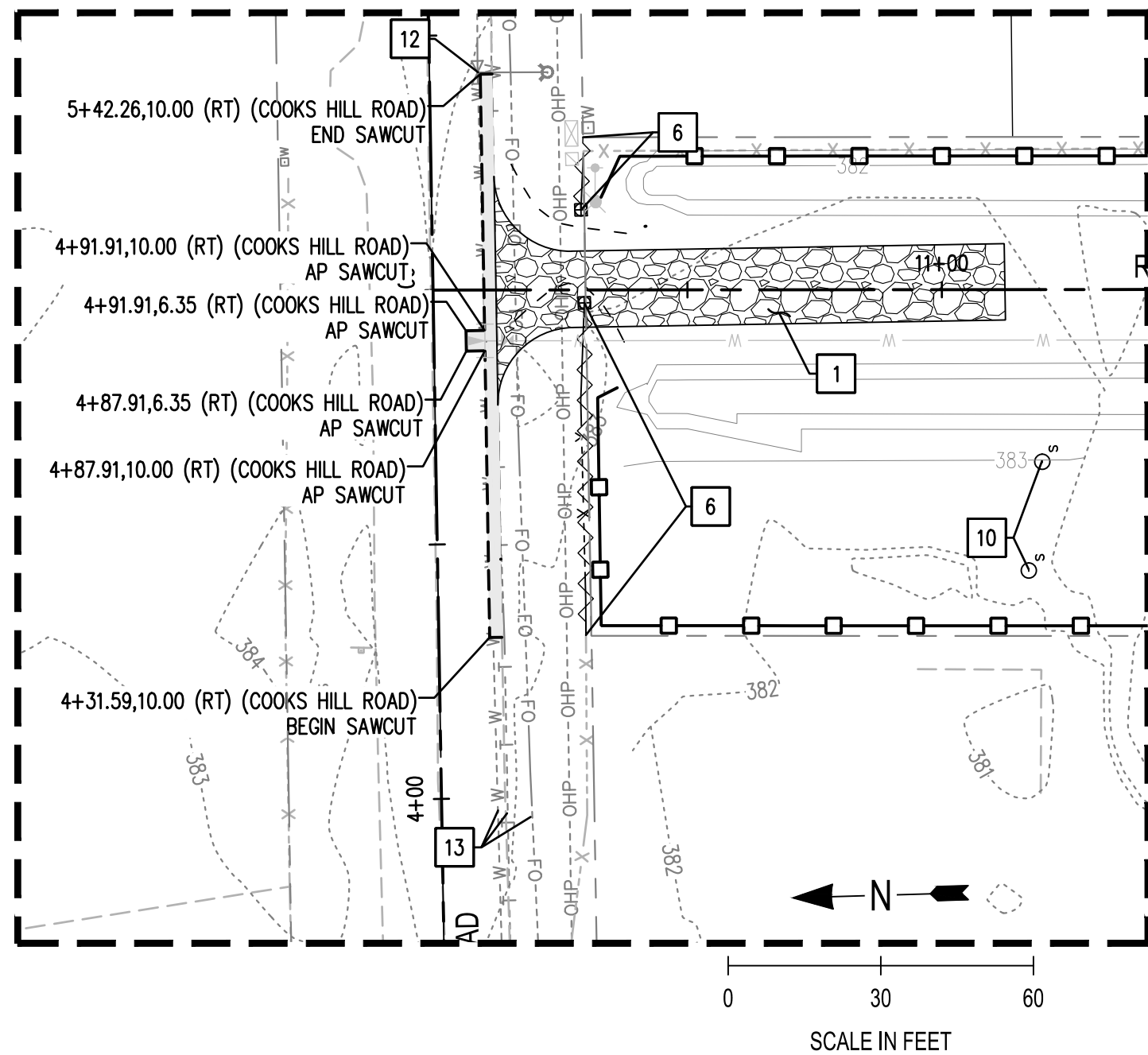
REQUIRED EROSION CONTROL MEASURES

CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES FOR ALL SLOPES DURING AND AFTER CONSTRUCTION PER THE TABLE BELOW

SLOPE	
4:1-2:1 (25%-50%)	TENSAR ROLLMAX SC150BN
2:1-1:1 (50%-100%)	TENSAR ROLLMAX C125BN

GENERAL NOTES

- CONTRACTOR SHALL SECURE ALL STORAGE AREAS
- ALL EXCAVATION MATERIAL SHALL BE HAULED OFF FROM PROJECT AREA TO A CONTRACTOR PROVIDED WASTE SITE. STOCKPILING OF MATERIAL AT PROJECT SITE IS NOT ALLOWED
- RESTORE ALL DISTURBED AREAS TO ITS PRE-CONSTRUCTION CONDITION OR BETTER. HYDROSEED DISTURBED PERVIOUS AREAS. CONTRACTOR SHALL WATER HYDROSEED AREAS DAILY UNTIL GERMINATION IS ACHIEVED. SEE EC-02 FOR SEEDING NOTES
- EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION. THESE CONTROL MEASURES SHALL BE EFFECTIVE TO PREVENT STORM-WATER RUNOFF FROM CARRYING SOIL AND OTHER POLLUTANTS INTO SURFACE WATER OR STORM-DRAINS THAT LEAD TO WATERS OF THE STATE. SAND, SILT, CLAY PARTICLES, AND SOIL WILL DAMAGE AQUATIC HABITAT AND ARE CONSIDERED TO BE POLLUTANTS.
- THE CONTRACTOR SHALL STAGE THE REMOVAL OF VEGETATION ON THE PROJECT SITE TO PROVIDE FOR SITE EROSION CONTROL. ONLY AREAS REQUIRING IMMEDIATE GRADING SHALL BE CLEARED. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION IN ACCORDANCE WITH THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, VOLUME II CONSTRUCTION STORMWATER POLLUTION PREVENTION.
- SAWCUT ASPHALT TO NEAT EDGE
- ALL LANDSCAPE/LAWN AREAS SHALL BE TREATED WITH POST CONSTRUCTION SOIL PER BMP T5.13 ON LS-05



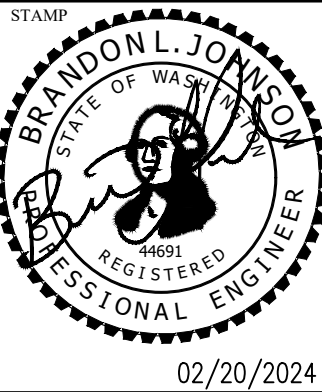
Approved by Lewis County	Approved by the City of Centralia
County Engineer _____ Date _____	City Engineer _____ Date _____
Approval expires one year from above date	Approval expires one year from above date

REVISIONS

PROJECT NO.
100.014
DRAWN
R. SATAK
CHECKED
C. SEVERS
SUBMITTAL DATES

OTB DATE
-

JSA CIVIL
Engineering | Planning | Management
111 TUMWATER BLVD SE, SUITE C210
TUMWATER, WA 98501



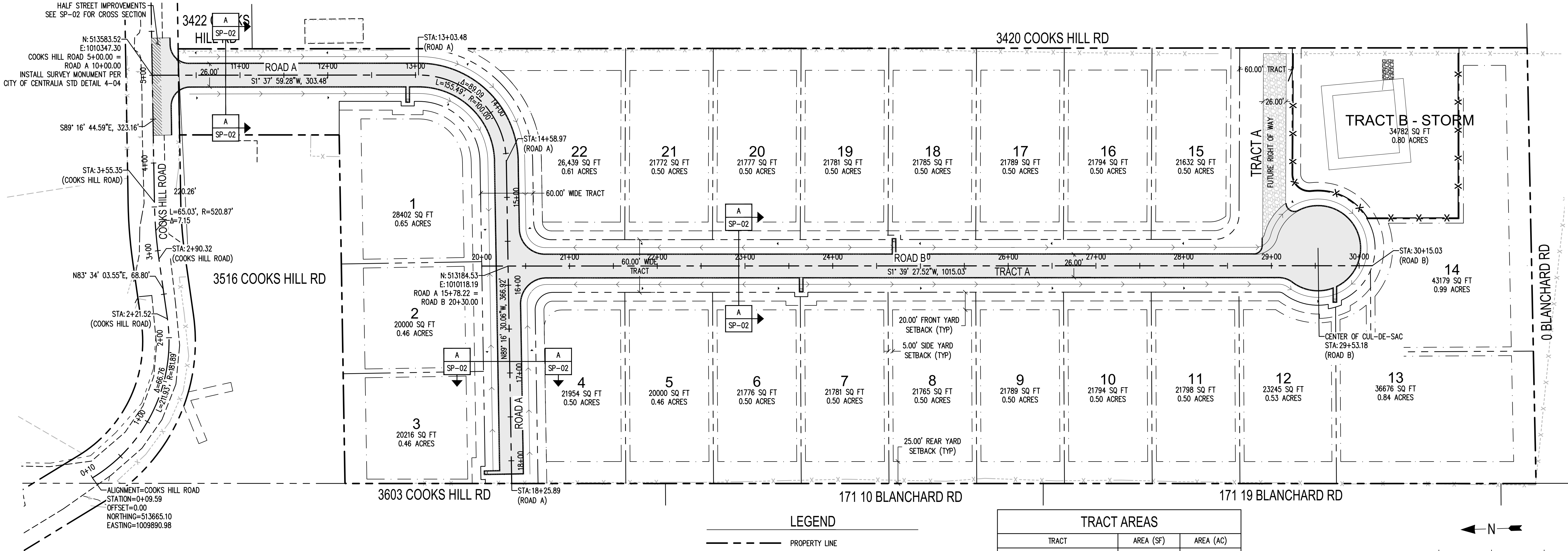
RICH MASTERS PLAT
0 COOKS HILL ROAD
CENTRALIA, WA

TENINO LAND COMPANY, LLC
17348 MARSH AVE SW
TENINO WA, 98589

SHEET TITLE
EROSION CONTROL
& DEMOLITION PLAN

SHEET

EC-01

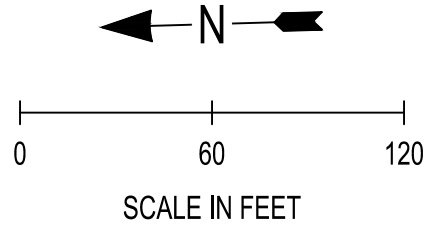


- LEGEND**
- PROPERTY LINE
 - RIGHT OF WAY
 - EASEMENT LINE
 - PROPOSED LOT LINE
 - SETBACK LINE
 - ROADWAY CENTER LINE
 - EXISTING CHANNELIZATION
 - 6" TALL POND FENCING AND GATE - FINAL FENCING TYPE AND GATE LOCATION SHALL BE COORDINATED WITH THE ENGINEER AND OWNER PRIOR TO INSTALLATION
 - SWALE
 - ASPHALT PAVEMENT
SEE SP-02 FOR ROADWAY SECTIONS
 - GRIND AND OVERLAY
SEE SP-02 FOR DETAIL
 - R7-1D "NO PARKING ANY TIME" SIGN
MIN 150' SPACING
LOCATION PER WSDOT STD. PLAN G-20.10-03
SIGN INSTALLATION IN DITCH SECTION

TRACT AREAS		
TRACT	AREA (SF)	AREA (AC)
TRACT A - ROADWAY & UTILITIES	130,348	2.99
TRACT B - STORM	50,300	1.15

GENERAL NOTES

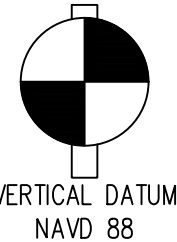
1. ALL ROADWAYS SHALL BE STRIPED. CENTERLINE SHALL BE 4" YELLOW PAINTED CENTERLINE STRIPE PER WSDOT LONGITUDINAL MARKING PATTERNS STD PLAN M-20.10-04. EDGE LINE SHALL BE 4" WHITE PAINTED EDGE LINE PER STD PLAN M-20.10-04. STRIPING AND FOG LINE STRIPING SHALL BE COMPLETED AFTER PAVING.



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N:\PROJECTS\100 TOWN HANSEN\100.014 RICH MASTERS SUBDIVISION\ACAD\100.014 SP-01.DWG

CALL BEFORE YOU DIG

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Approved by Lewis County	Approved by the City of Centralia
County Engineer _____ Date _____	City Engineer _____ Date _____
Approval expires one year from above date	Approval expires one year from above date

REVISIONS

PROJECT NO.	100.014
DRAWN	R. SATAK
CHECKED	C. SEEVERS
SUBMITTAL DATES	
OTB DATE	

JSA CIVIL
Engineering | Planning | Management
111 TUMWATER BLVD SE, SUITE C210
TUMWATER, WA 98501

STAMP

02/20/2024

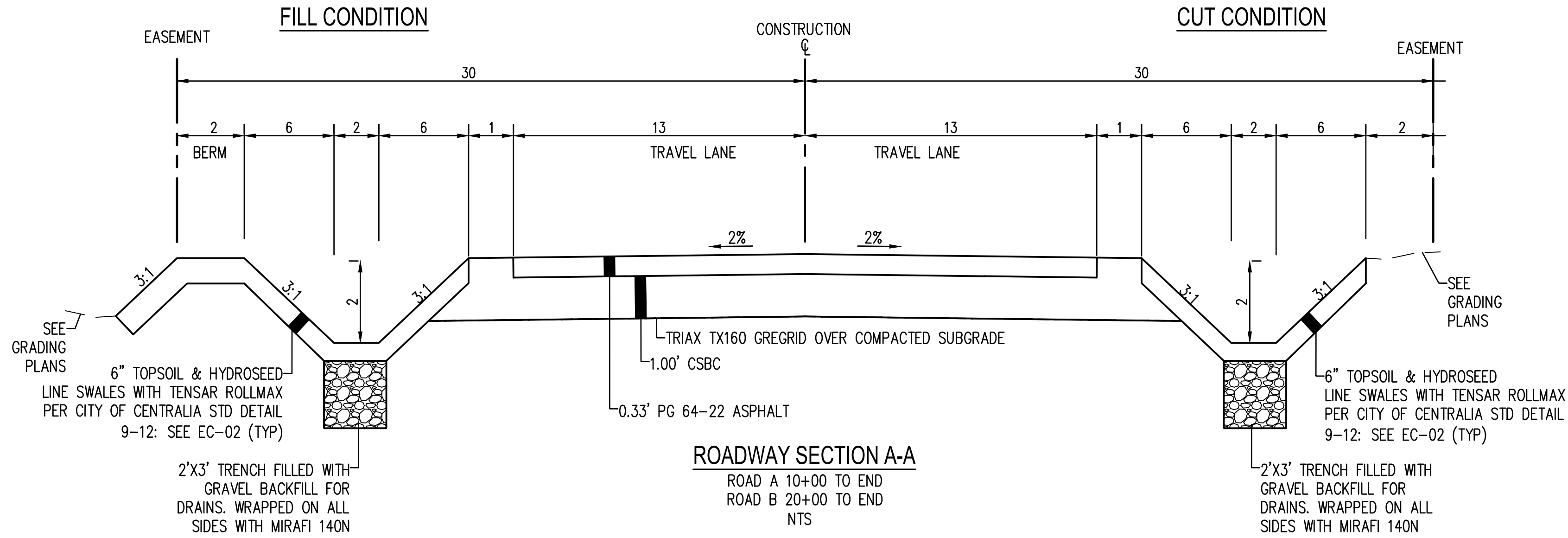
RICH MASTERS PLAT
0 COOKS HILL ROAD
CENTRALIA, WA

TENINO LAND COMPANY, LLC
17348 MARSH AVE SW
TENINO WA 98589

SHEET TITLE
SITE PLAN

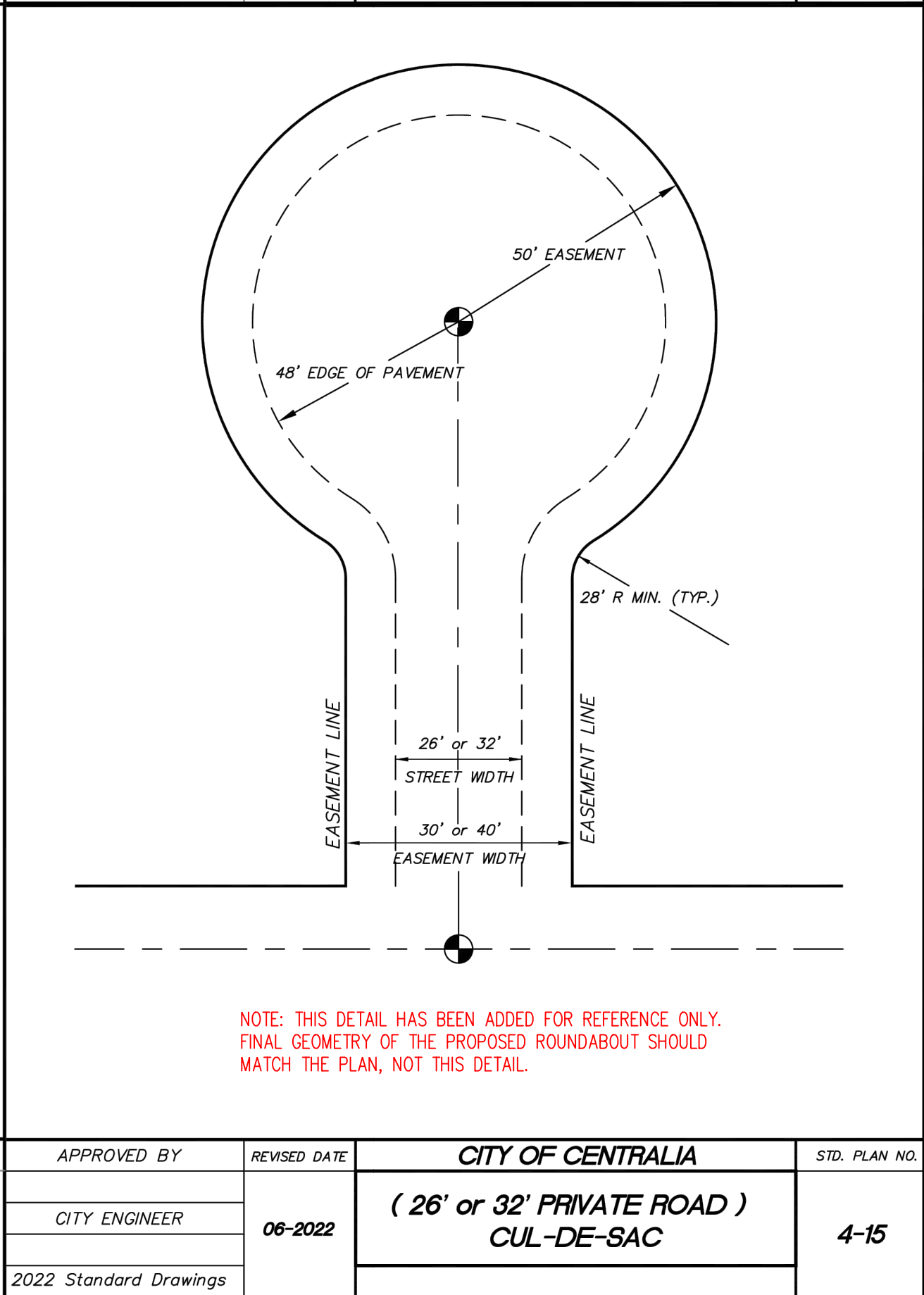
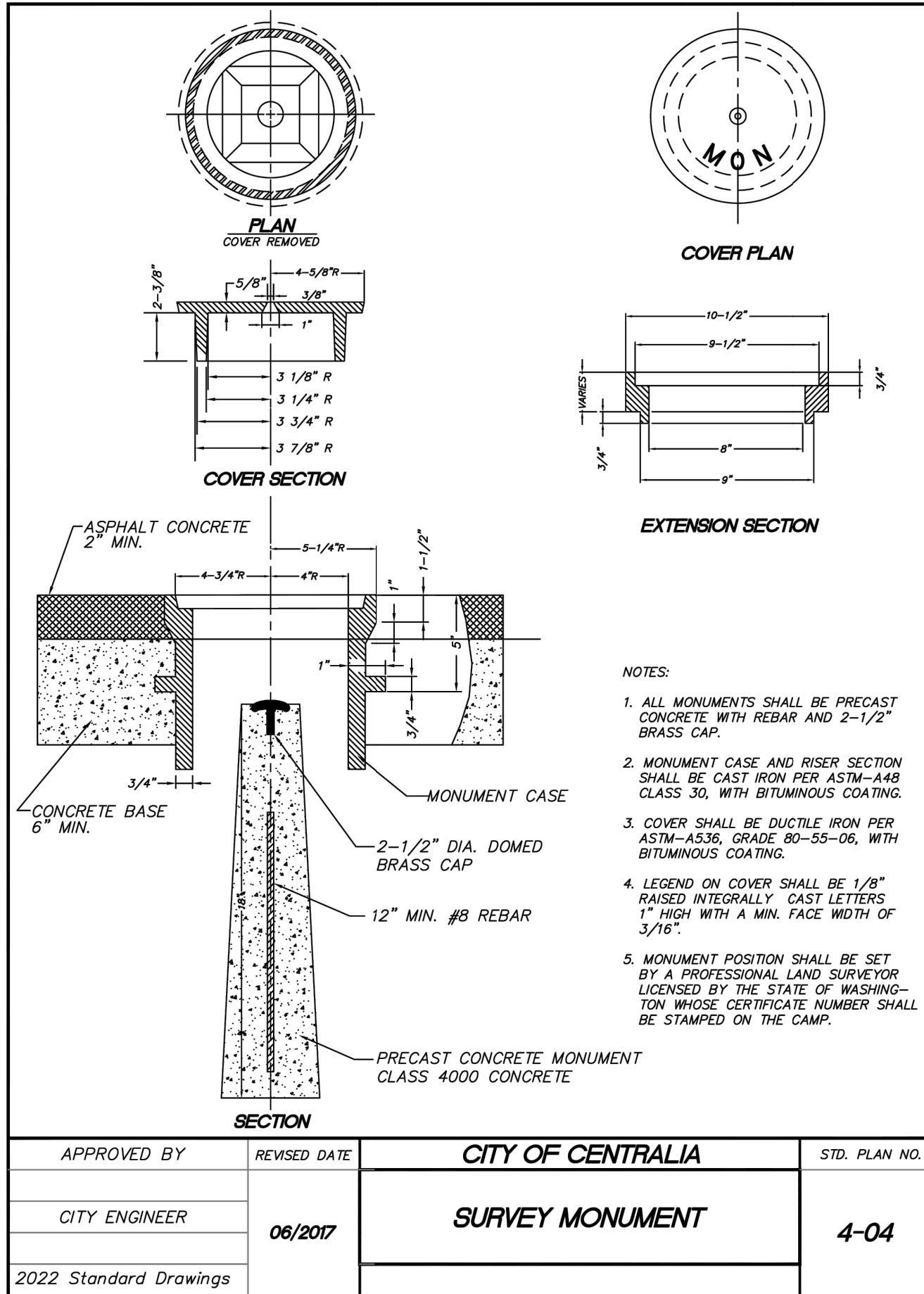
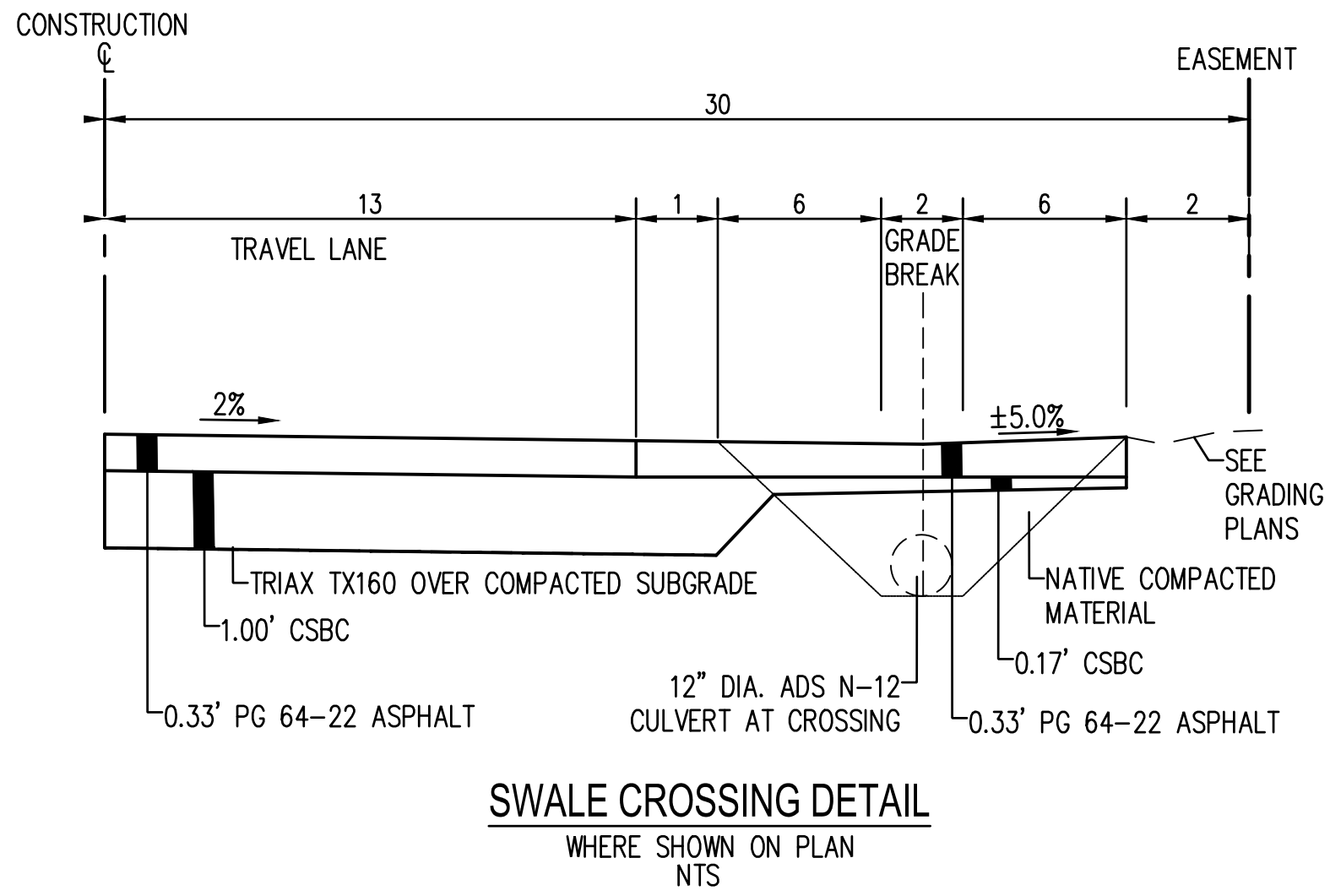
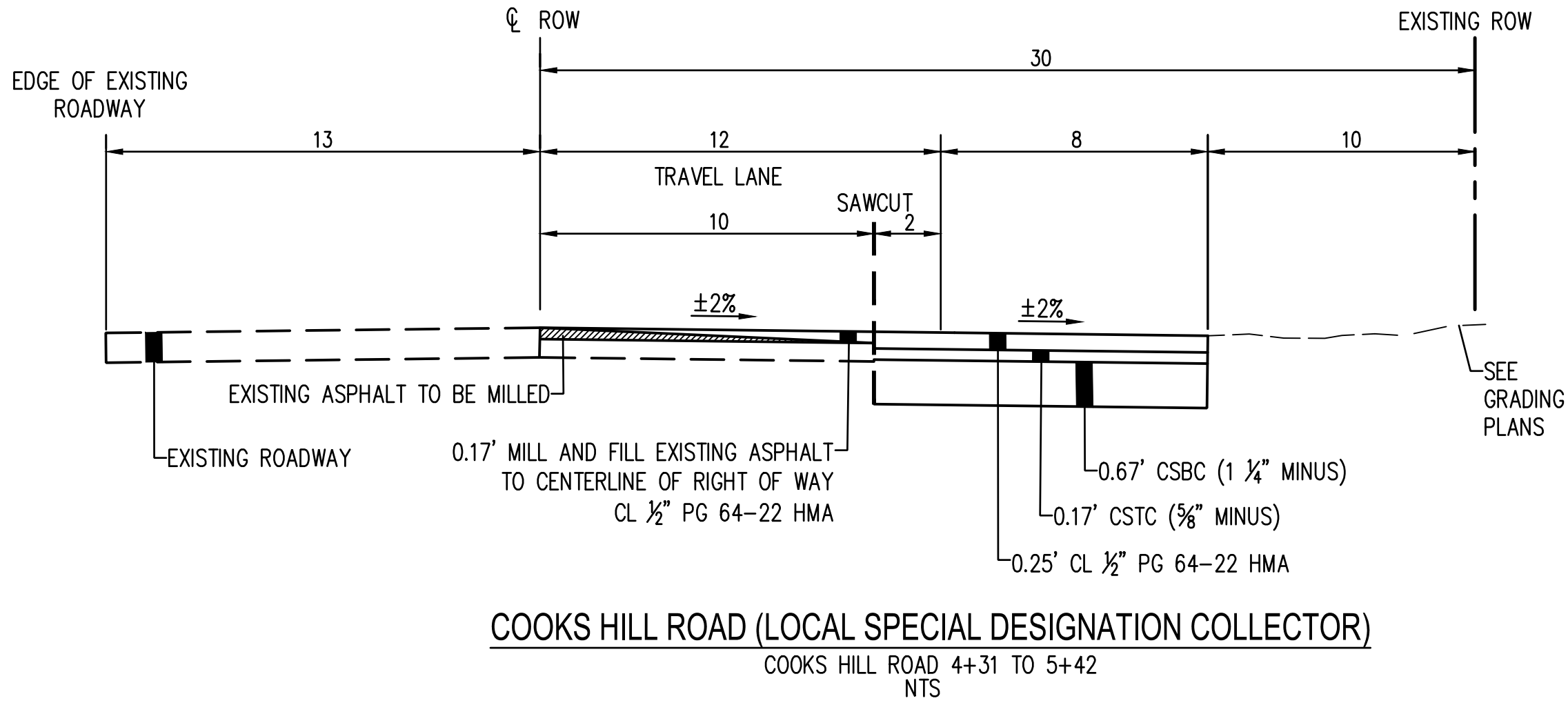
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SP-01

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GENERAL NOTES

- CENTERLINE STRIPING AND FOG LINE STRIPING SHALL BE COMPLETED AFTER PAVING.



STREET CONSTRUCTION GENERAL NOTES

- All workmanship and materials shall be in accordance with City of Centralia standards and the most current edition of the WSDOT/APWA Standard Specifications for Road, Bridge and Municipal Construction.
- The contractor shall be responsible for all traffic control in accordance with MUTCD. Prior to disruption of any traffic, traffic control plans shall be prepared and submitted to the City for approval. No work shall commence until all approved traffic control is in place.
- All street grades, sidewalk grades, and any other vertical and/or horizontal alignment shall be staked by an engineering or surveying firm capable of such work. All vertical control shall be established using the 1988 USGS Datum.
- Where new asphalt joins existing, the existing asphalt shall be cut to a neat vertical edge and tacked with Asphalt Emulsion Type CSS-1 in accordance with the Standard Specifications. The new asphalt shall be feathered back over existing to provide for a seal at the saw cut location and the joint sealed with grade AR-4000W paving asphalt.
- Compaction requirements of trench restoration, subgrade and pavement shall be in accordance with the current edition of the W.S.D.O.T. Standard Specifications.
- Form and subgrade inspection by the City is required before pouring concrete. Twenty-four hours notice is required for form inspection.
- Testing and sampling frequencies shall be as described in the Centralia Design and Development Guidelines.
- The City provides for the manufacture and installation of street name and regulatory signs at the contractor's/developer's expense. Signs shall be requested at the time construction begins.
- The contractor shall obtain a right-of-way permit from the Engineering Department prior to doing any construction in the right-of-way.
- All temporary patches will require application of cold mix asphalt. Cold mix will be maintained daily or as required by the City Engineer to assure a smooth driving surface.
- All patches will be permanently paved within 2 weeks of first opening the trench.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	06-2017	STREET CONSTRUCTION GENERAL NOTES	1 OF 1
2022 Standard Drawings			

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06-2022	(26' or 32' PRIVATE ROAD) CUL-DE-SAC	4-15
2022 Standard Drawings			

Approved by Lewis County	Approved by the City of Centralia
County Engineer _____ Date _____	City Engineer _____ Date _____
Approval expires one year from above date	Approval expires one year from above date

REVISIONS

PROJECT NO.
100.014

DRAWN
R. SATAK

CHECKED
C. SEVERS

SUBMITTAL DATES

OTB DATE
—

JSA CIVIL
Engineering | Planning | Management
111 TUMWATER BLVD SE, SUITE C210
TUMWATER, WA 98501

STAMP
BRANDON L. JOHNSON
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
02/20/2024

RICH MASTERS PLAT
0 COOKS HILL ROAD
CENTRALIA, WA

TENINO LAND COMPANY, LLC
17348 MARSH AVE SW
TENINO WA, 98589

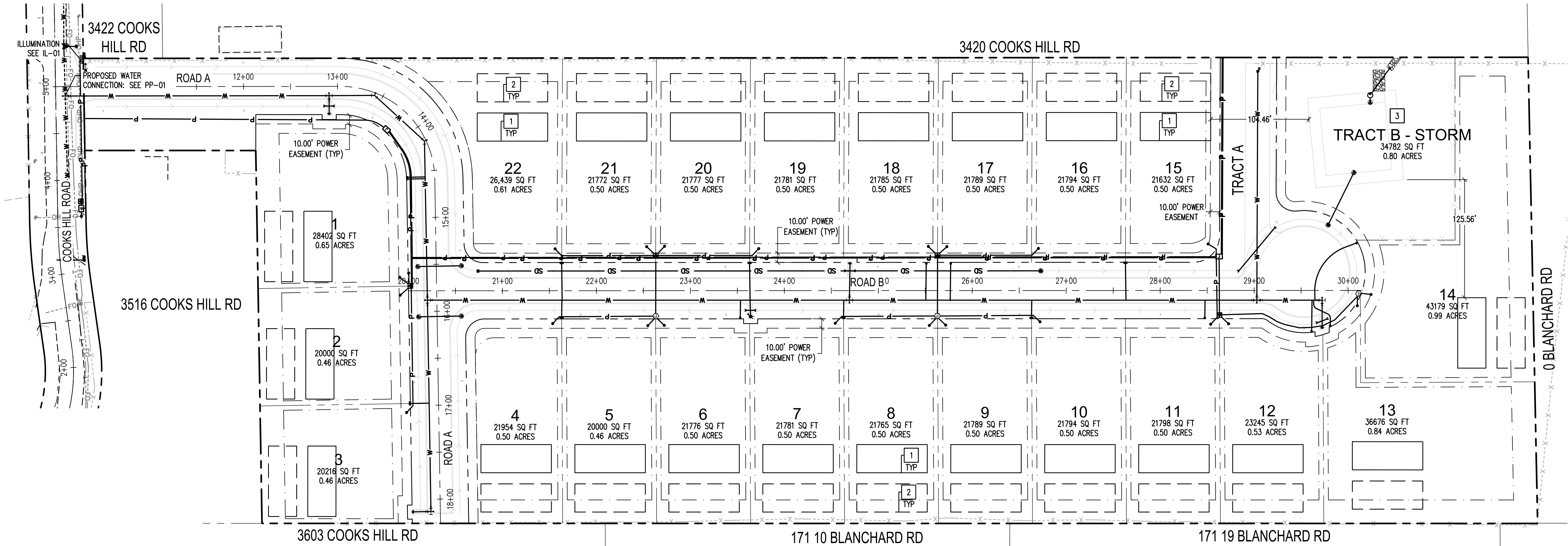
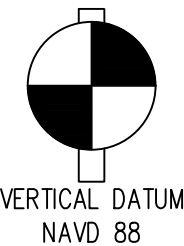
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ROADWAY SECTIONS

SHEET
SP-02

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LEGEND

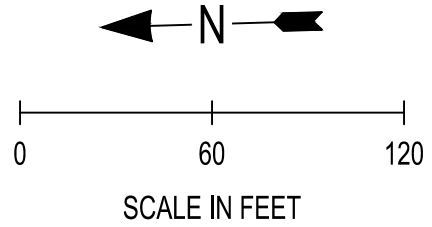
- PROPERTY LINE
- - - EASEMENT LINE
- - - PROPOSED LOT LINE
- - - SETBACK LINE
- == SEPTIC DRAINFIELD (PRIMARY/RESERVE)
- - - EXISTING CHANNELIZATION
- W---W--- EXISTING WATER LINE
- FO---FO--- EXISTING FIBER LINE
- T---T--- EXISTING PHONE LINE
- OHP---OHP--- EXISTING OVERHEAD POWER LINE
- SD---SD--- EXISTING STORM LINE
- ⋈ EXISTING FIRE HYDRANT
- ⋈ EXISTING WATER VALVE
- ⋈ EXISTING WATER METER
- ⋈ EXISTING POWER POLE
- ⋈ EXISTING PHONE RISER
- SD STORM LINE
- W WATER LINE
- ⊙ STORM CATCH BASIN
- WATER METER
- FIRE HYDRANT
- P SITE ELECTRICAL, BY CENTRALIA CITY LIGHT.

CONSTRUCTION NOTES

- SEPTIC DRAINFIELD AREA
LOCATIONS MAY BE ADJUSTED BY SEPTIC DESIGNER
AT TIME OF BUILDING PERMIT APPLICATION
- SEPTIC RESERVE AREA
LOCATIONS MAY BE ADJUSTED BY SEPTIC DESIGNER
AT TIME OF BUILDING PERMIT APPLICATION
- PROPOSED STORMWATER POND: SEE SD SHEETS

GENERAL NOTES

- ALL DRAINFIELDS SHALL BE LOCATED A MINIMUM OF 100 FEET AWAY FROM ANY EXISTING WATER WELLS OFFSITE AND THE STORMWATER POND



Approved by Lewis County	Approved by the City of Centralia
County Engineer _____ Date _____	City Engineer _____ Date _____
Approval expires one year from above date	Approval expires one year from above date

REVISIONS

PROJECT NO.
100.014

DRAWN
R. SATAK

CHECKED
C. SEVERS

SUBMITTAL DATES

OTB DATE
-

JSA CIVIL

Engineering | Planning | Management

111 TUMWATER BLVD SE, SUITE C210
TUMWATER, WA 98501

STAMP

BRANDON L. JOHNSON
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
49691

02/20/2024

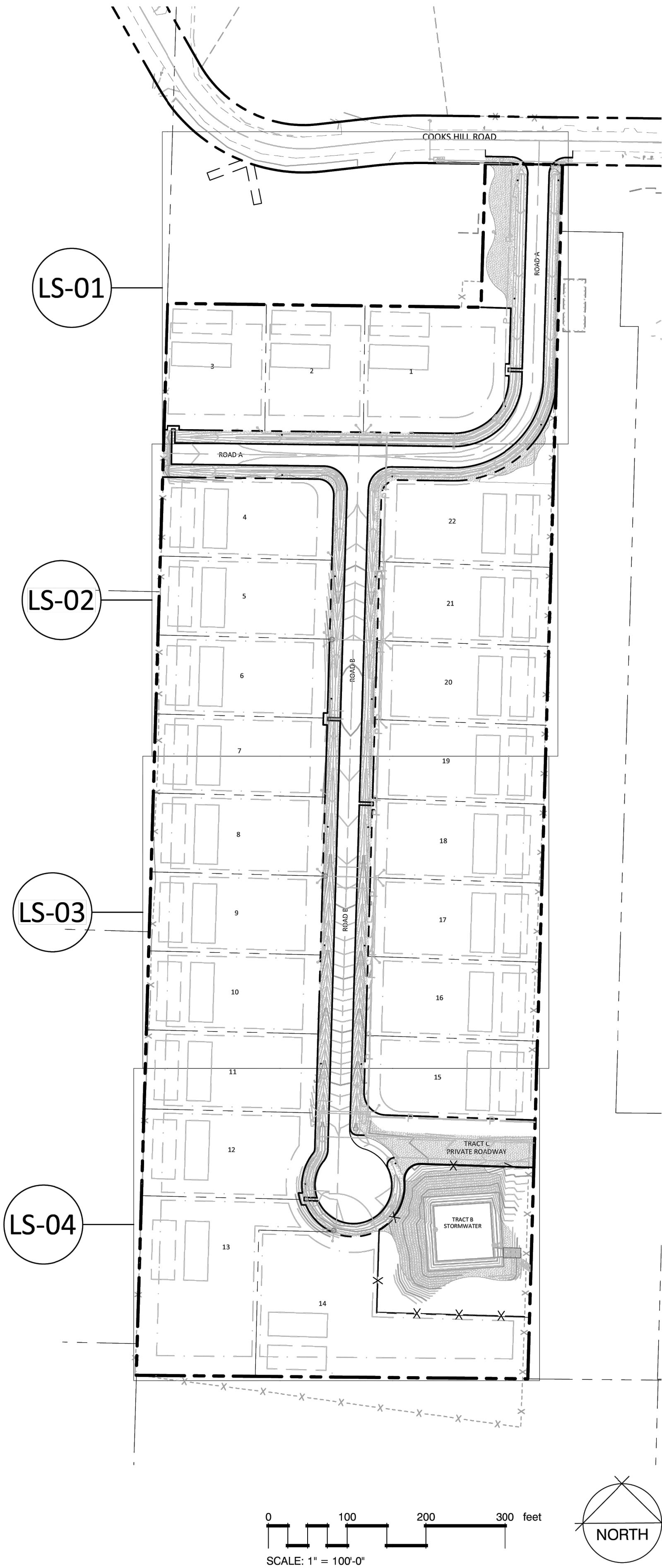
RICH MASTERS PLAT
0 COOKS HILL ROAD
CENTRALIA, WA

TENINO LAND COMPANY, LLC
17348 MARSH AVE SW
TENINO WA 98589

SHEET TITLE
MASTER UTILITY
PLAN

SHEET
UT-01

Dec 10, 2023 7:17:05pm - User: angela.vos
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PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
TREES			
	1	BLUE ATLAS CEDAR CEDRUS ATLANTICA 'GLAUCA'	8' HEIGHT MIN.
	13	KOUSA DOGWOOD CORNUS KOUSA	2" CAL., 10-12' HT. B&B/CONT.
	33	NORWEGIAN SUNSET MAPLE ACER TRUNCATUM X PLATANOIDES 'KEITHSFORM'	2" CAL., 12-15' HT. B&B
	13	PRINCESS DIANA SERVICEBERRY AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA'	10'-12' HT. MULTI-STEM, B&B/CONT.
	9	STERLING SILVER LINDEN TILIA TOMENTOSA 'STERLING'	2" CAL., 10-12' HT. B&B/CONT.
	44	VILLAGE GREEN ZELKOVA ZELKOVA SERRATA 'VILLAGE GREEN'	2" CAL., 10-12' HT. B&B/CONT.
	2	VINE MAPLE ACER CIRCINATUM	8'-10' HT. & SPREAD, MULTI STEM
	3	WESTERN RED CEDAR THUJA PLICATA	5'-6' HT., B&B/CONT.
SHRUBS			
	18	ABBOTSWOOD POTENTILLA POTENTILLA FRUTICOSA 'ABBOTSWOOD'	2 GAL
	23	BLUE PACIFIC SHORE JUNIPER JUNIPERUS CONFERTA 'BLUE PACIFIC'	5 GAL
	17	GLOW GIRL BIRCHLEAF SPIREA SPIRAEA BETULIFOLIA 'GLOW GIRL'	2 GAL
	22	POINT REYES CEANOTHUS CEANOTHUS GLORIOSUS	1 GAL
	6	RED HEART ROSE OF SHARON HIBISCUS SYRIACUS 'RED HEART'	5 GAL
	10	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM 'SKYROCKET'	5 GAL
	17	VICTORIA WILD LILAC CEANOTHUS X 'VICTORIA'	5 GAL
	17	WILD MOCKORANGE PHILADELPHUS LEWISII	2 GAL
ORNAMENTAL GRASSES			
	12	LIGHTNING STRIKE FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'LIGHTNING STRIKE'	1 GAL

CONCEPT PLANT SCHEDULE

	BIO-SWALE PLANT MIX (1 GAL. CONT., PLANT IN LIKE GROUPS OF 3, 5, OR 9)	23,682 SF			
	SLOUGH SEDGE / CAREX OBNUPTA	1,970	1 GAL	50% @ 30" oc	
	BLAZING STAR / LIATRIS SPICATA	616	1 GAL	10% @ 24" oc	
	FOXI PAVEMENT ROSE / ROSA RUGOSA 'FOXI PAVEMENT'	310	1 GAL	20% @ 48" oc	
	SNOW PAVEMENT ROSE / ROSA RUGOSA 'SNOW PAVEMENT'	310	1 GAL	20% @ 48" oc	
	NATIVE SHRUB MIX (1 GAL. CONT., PLANT IN LIKE GROUPS OF 3, 5, OR 9)	6,309 SF			
	MASSACHUSETTS KINNIKINNICK / ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	54	1 GAL	10% @ 42" oc	
	CASCADE SUNRISE™ SALAL / GAULTHERIA SHALLON 'GAULSID12'	215	1 GAL	40% @ 42" oc	
	COMPACT OREGON GRAPE / MAHONIA AQUIFOLIUM 'COMPACTA'	108	1 GAL	20% @ 42" oc	
	WESTERN SWORD FERN / POLYSTICHUM MUNITUM	108	1 GAL	20% @ 42" oc	
	COMMON WHITE SNOWBERRY / SYMPHORICARPOS ALBUS	41	1 GAL	10% @ 48" oc	

REVISIONS

Δ	1	2			
DATE	10/17/2023	12/11/2023			
BY	A. VOS	A. VOS			

REVISER PER CITY COMMENTS & SITE PLAN CHANGES

REVISER PER CITY COMMENTS & SITE PLAN CHANGES

SCJ ALLIANCE
CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE:

RICH MASTERS PLAT
CENTRALIA, WA

PROJECT NAME:

SEAL:

DESIGNER:
A. VOS

DRAWN BY:
A. VOS

APPROVED BY:
J. GLANDER

DATE:
AUGUST 2023

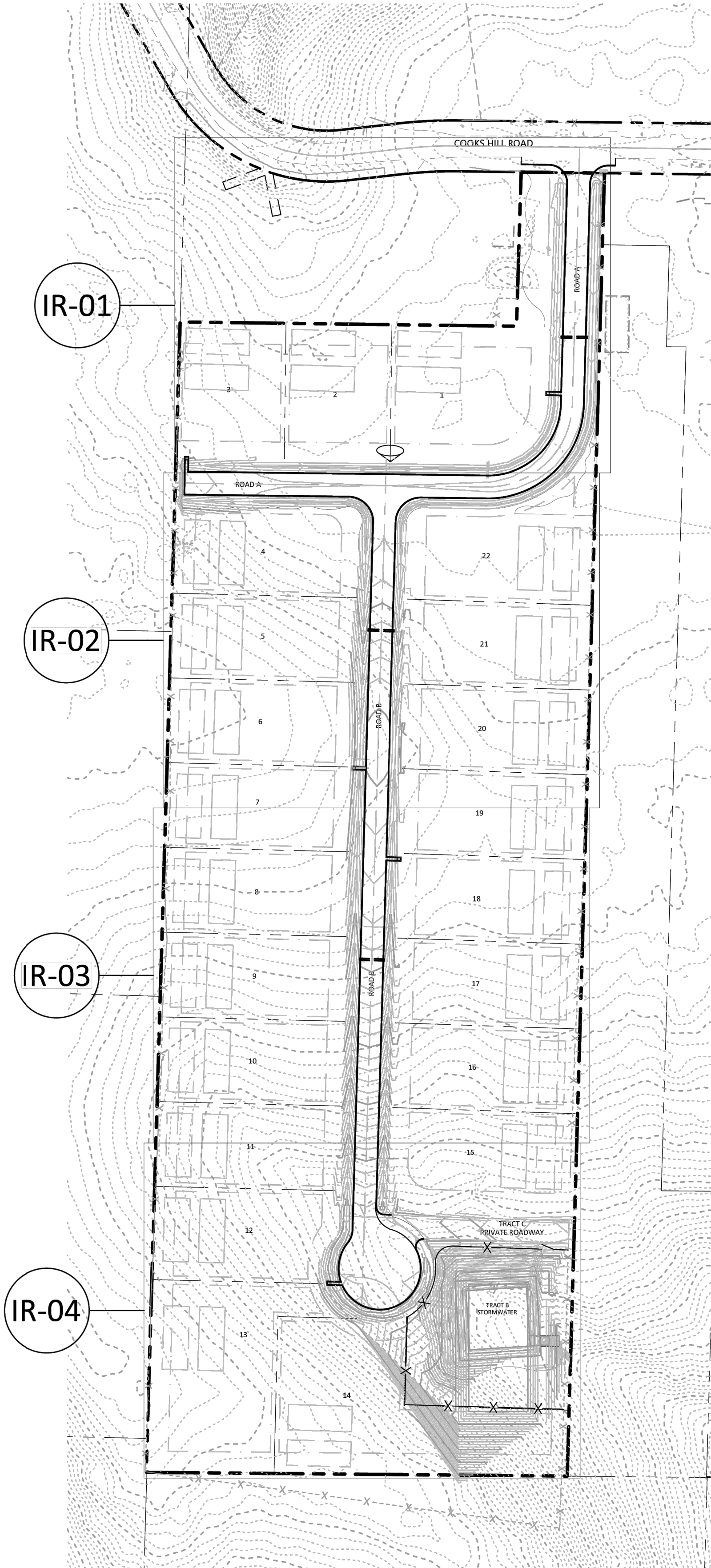
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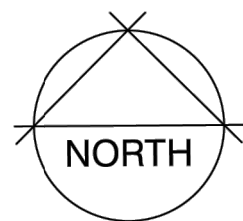
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LS-00

SHEET NO:
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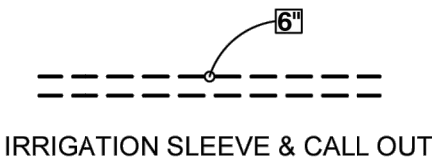
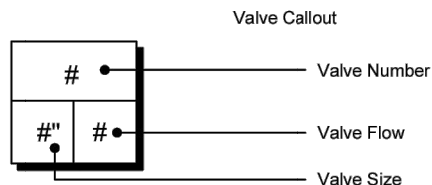


0 100 200 300 feet
SCALE: 1" = 100'-0"



IRRIGATION SCHEDULE (ALL SHEETS)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	HUNTER MP CORNER PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	40	6/IR-05
	HUNTER MP STRIP PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40	6/IR-05
	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40	6/IR-05
	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40	6/IR-05
	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40	6/IR-05
	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1400 SERIES ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE. CHECK VALVE AND SAND SOCK. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2 GPM.	20	10/IR-05
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		DETAIL
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.		7/IR-05
	PIPE TRANSITION POINT PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING		8/IR-05
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-CS-053-12 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.		9/IR-05
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		DETAIL
	RAIN BIRD PEB 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.		5/IR-05
	RAIN BIRD 3-RC 3/4IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.		3/IR-05
	SUPERIOR AV 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., AND 2IN., RED BRASS ANGLE SHUT OFF VALVES WITH CROSS HANDLE.		1/IR-05
	DRAIN VALVE		4/IR-05
	FEBCO 850 1-1/4" DOUBLE CHECK BACKFLOW PREVENTION, 1/2IN. TO 2IN.		2/IR-05
	RAIN BIRD ESPLXME2-LXMM-LXMMPED W/ (2) ESPLXMSM12 36 STATION, TRADITIONALLY WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (2) ESPLXMSM12 - 12-STATION EXPANSION MODULES. INSTALL IN LXMM-LXMMPED POWDER COATED, METAL WALL-MOUNTED CABINET W/ PEDESTAL		11/IR-05
	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.		
	WATER METER 1" P.O.C. @ 1" METER PER CIVIL PLANS. FIELD VERIFY LOCATION AND PRESSURE. SYSTEMDESIGNED AT 67 PSI MIN.		
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21		
	IRRIGATION MAINLINE: PVC SCHEDULE 40		
	PIPE SLEEVE: PVC CLASS 200 SDR 21		



IRRIGATION SPECIFICATIONS

- THIS PLAN IS DIAGRAMMATIC; ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN SHRUB BEDS WHERE POSSIBLE AND SHALL FOLLOW THE PLAN AS CLOSE AS IS PRACTICAL.
- LOCATE ALL MAINLINES WITHIN THE PROJECT LIMITS.
- PIPE SIZES ARE CONSTANT BETWEEN PIPE SIZE CALL-OUTS. ALL LATERIAL PIPES SHALL BE INSTALLED AT 12" DEPTH AND 24" DEPTH UNDER PAVED AREAS. MAINLINE PIPE SHALL BE INSTALLED AT 18" BELOW GRADE AND 24" BELOW PAVED AREAS.
- REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- ALL PIPING AND WIRING UNDER PAVED AREAS SHALL BE HOUSED IN CLASS 200 PVC SLEEVES INSTALLED AT A 24" DEPTH. SIZE SLEEVES AS NEEDED TO ACCOMMODATE PIPE AND WIRES, UNLESS OTHERWISE SPECIFIED ON DRAWING.
- CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED TO OBTAIN FULL COVERAGE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE NOZZLE CHANGES AS NEEDED AT NO ADDITIONAL COST. ADJUST HEAD POSITIONS AND ADD OR DELETE HEADS AS NEEDED DEPENDING ON ACTUAL FIELD CONDITIONS.
- ALL MANUAL, GATE AND ELECTRICAL VALVES AND OTHER UNDERGROUND EQUIPMENT SHALL BE HOUSED IN NELSON, AMETEK OR EQUAL RECTANGULAR VALVE BOXES.
- NO IN-LINE WIRE SPLICES ALLOWED. SUPPLY VALVE BOXES AT ALL ELECTRICAL JUNCTIONS. TAPE AND BUNDLE WIRES EVERY 25 LINEAR FEET.
- CONTRACTOR IS RESPONSIBLE FOR COMPLETE SYSTEM DRAINAGE. INSTALL KING BROS. 1/2" AUTOMATIC DRAIN VALVES AT LATERAL LINE LOW POINT(S). INSTALL MANUAL DRAINS AT ALL MAINLINE LOW POINT(S) AND WHERE INDICATED ON PLAN. CONTRACTOR SHALL PROVIDE ADJUSTABLE CHECK VALVES ON ANY IRRIGATION HEAD THAT EXPERIENCES LOW HEAD DRAINAGE.
- ALL THREADED PIPE CONNECTIONS SHALL BE MADE USING TEFLON TAPE WRAPPED AT LEAST THREE TIMES AROUND PIPE THREADS.
- ALL GATE AND ELECTRIC VALVES SHALL BE INSTALLED WITH UNIONS ON THE DOWNSTREAM END OF THE VALVE (REFER TO DETAILS).
- ALL PIPE SHALL HAVE A FIRM UNIFORM BEARING FOR THE ENTIRE LENGTH OF EACH LINE. FREE OF ROCKS OR DEBRIS. ALL TRENCHES CONTAINING PIPE AND/OR WIRES SHALL BE BACKFILLED WITH CLEAN TOPSOIL, FREE OF ALL LUMBER, RUBBISH AND ROCKS OVER 1" IN SIZE, OR CLEAN SAND IF CLEAN TOPSOIL IS NOT AVAILABLE.
- CONTRACTOR SHALL PROVIDE OWNER WITH ONE SET OF AS-BUILT RECORD DRAWINGS SHOWING EXACT ACTUAL LOCATIONS OF ALL SPRINKLER EQUIPMENT. CONTRACTOR SHALL ORIENT OWNER WITH COMPLETE SYSTEM AND CONTROLLER OPERATIONS, AND WINTERIZATION PROCEDURES.
- CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT SHOWN ON THE PLANS AND INDICATED IN THE SPECIFICATIONS TO ACHIEVE PROPER OPERATION OF SAID EQUIPMENT. ALL EQUIPMENT INSTALLATIONS, ELECTRICAL AND PLUMBING CONNECTIONS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES, THESE SPECIFICATIONS, AND THE MANUFACTURERS RECOMMENDATIONS WHETHER INDICATED ON THE DRAWINGS OR NOT.
- CONTRACTOR SHALL INCLUDE IN HIS BID ONE FALL WINTERIZATION AND ONE SPRING ACTIVATION OF IRRIGATION SYSTEM. THESE ACTIVITIES SHALL BE INCLUDED AS PART OF OWNER ORIENTATION PROCEDURES. ANY DAMAGE TO THE IRRIGATION SYSTEM OR THE LANDSCAPE AS A RESULT OF FAILURE TO COMPLY WITH THESE REQUIREMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL GUARANTEE IN WRITING ON HIS COMPANY LETTERHEAD ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE FULL YEAR FOLLOWING ACCEPTANCE OF SYSTEM INSTALLATION.
- BACKFLOW PREVENTOR SHALL BE INSPECTED AND TESTED BY A CERTIFIED BACKFLOW DEVICE INSPECTOR. PROVIDE OWNER WITH ONE COPY OF APPROVAL CERTIFICATE.

VALVE SCHEDULE

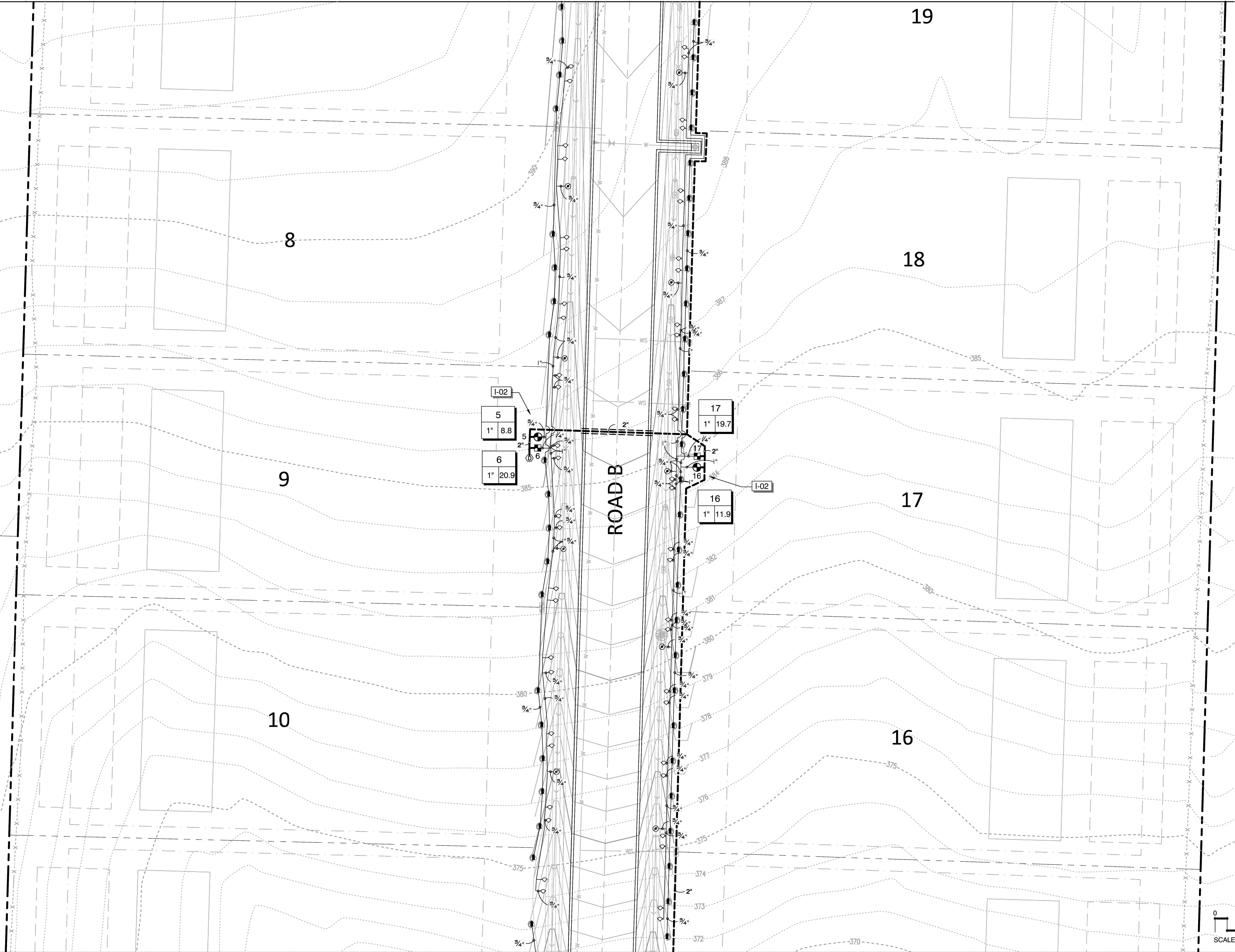
NUMBER	MODEL	SIZE	TYPE	GPM
1	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	16.58
2	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	13.08
3	RAIN BIRD PEB	1"	TURF ROTARY	14.86
4	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	18.8
5	RAIN BIRD PEB	1"	TURF ROTARY	8.8
6	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	20.92
7	RAIN BIRD PEB	1"	TURF ROTARY	22.3
8	RAIN BIRD XCZ-100-LC	1"	BUBBLER	17.76
9	RAIN BIRD PEB	1"	AREA FOR DRIPLINE	11.25
10	RAIN BIRD XCZ-100-LC	1"	TURF ROTARY	22.59
12	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	14.56
13	RAIN BIRD PEB	1"	TURF ROTARY	22.99
14	RAIN BIRD PEB	1"	TURF ROTARY	17.13
15	RAIN BIRD XCZ-100-LC	1"	BUBBLER	4.16
16	RAIN BIRD PEB	1"	TURF ROTARY	11.88
17	RAIN BIRD XCZ-100-LC	1"	BUBBLER	19.72
18	RAIN BIRD PEB	1"	TURF ROTARY	14.08
19	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	17.34
20	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	14.09
21	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	13.31
22	RAIN BIRD PEB	1"	TURF ROTARY	19.77
23	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	12.98
24	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	15.64
25	RAIN BIRD PEB	1"	TURF ROTARY	26.55
26	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	12.54
27	RAIN BIRD XCZ-100-LC	1"	BUBBLER	13.78
28	RAIN BIRD PEB	1"	TURF ROTARY	15.4

BY	DATE	REVISIONS	 SCJ ALLIANCE CONSULTING SERVICES 8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516 P: 360.352.1465 SCJALLIANCE.COM	PROJECT NAME RICH MASTERS PLAT CENTRALIA, WA
A. VOS	10/17/2023	1 REVISED PER CITY COMMENTS & SITE PLAN CHANGES		
A. VOS	12/1/2023	2 REVISED PER CITY COMMENTS & SITE PLAN CHANGES		
SHEET TITLE: IRRIGATION COVER SHEET				
SEAL:				
DESIGNER: A. VOS				
DRAWN BY: A. VOS				
APPROVED BY: J. GLANDER				
DATE: AUGUST 2023				
JOB NO: 23-000560				
DRAWING FILE NO: 23-000560 X-IR				
DRAWING NO: IR-00				
SHEET NO: 7 OF 12				

Dec 10, 2023 6:56:15pm -- User: angela.vos
N:\PROJECTS\2275 USA CIVIL, LLC\23-000560 RICH MASTERS PLAT\23-000560 X-IR.DWG

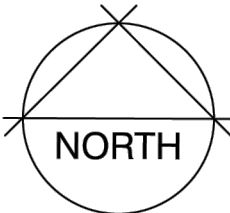
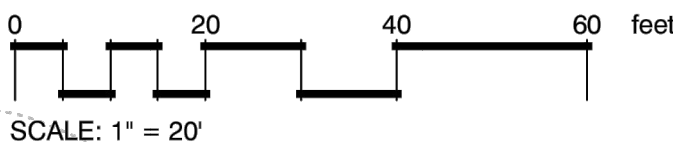
MATCHLINE - SEE SHEET IR-02

MATCHLINE - SEE SHEET IR-04



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
I-01	P.O.C. @ 1" METER PER CIVIL PLANS. FIELD VERIFY LOCATION AND PRESSURE. SYSTEM DESIGNED AT 67 PSI MIN.	
I-02	PLAN IS DIAGRAMMATIC. LOCATE ALL PIPE AND EQUIPMENT WITHIN LANDSCAPE AREAS AND RIGHT OF WAY	
I-03	PEDESTAL-MOUNT CONTROLLER THIS LOCATION. COORDINATE LOCATION WITH GEN/ELECT. CONTRACTOR WHO SHALL PROVIDE POWER	11/LS-05
I-04	MOUNT RAIN-FREEZE SENSOR TO BACK SIDE OF NEAREST STREET SIGN OR INSTALL 2" O.D. GALV. STEEL POST, AS NEEDED.	



SCJ ALLIANCE CONSULTING SERVICES 8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516 P: 360.352.1465 SCJALLIANCE.COM		
RICH MASTERS PLAT CENTRALIA, WA		
SHEET NO: 10 OF 12		
SHEET TITLE: ---		
PROJECT NAME: ---		
DESIGNER: A. VOS		
DRAWN BY: A. VOS		
APPROVED BY: J. GLANDER		
DATE: AUGUST 2023		
JOB NO: 23-000560		
DRAWING FILE NO: 23-000560 X-IR		
DRAWING NO: IR-03		
SHEET NO: 10 OF 12		
REVISIONS		
DATE	BY	DESCRIPTION
10/17/2023	A. VOS	REVISED PER CITY COMMENTS & SITE PLAN CHANGES
12/11/2023	A. VOS	REVISED PER CITY COMMENTS & SITE PLAN CHANGES

