



Site Plan Review Committee
Michael Thomas, City Manager

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DEPARTMENT**
360-330-7662

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SITE PLAN REVIEW COMMITTEE Meeting Agenda

Monday, February 3, 2025

Join Zoom meeting:

<https://us02web.zoom.us/j/89118869218?pwd=11a9b4quXhUyVEgEEoUwe9dV7gehqr.1>

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

Meeting ID: 891 1886 9218 Passcode: 926458

All applicants should join the meeting at 10 AM as time frames are estimations only and subject to change. The public is invited to participate.

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

10:00 AM – Site Plan Review (pgs. 2-20)

Project Name:	Northpark Warehouse
Applicant/Owner:	Beacon Building / Port of Centralia
Property Address:	2000 Northpark Drive
Contact Phone:	John Farleigh, Cecil + Associates 206.484.3495
Email:	johnf@cecilnassoc.com
Zone:	PMP, Port Master Plan M-1, Light Industrial
Comp. Plan:	PMP, Port Master Plan LI, Light Industrial
Parcel Information:	Six parcels, 3.67 AC
Request:	Final civil plan approval.



SITE PLAN REVIEW COMMITTEE

Meeting Agenda – Page 2

Monday, February 3, 2025

10:30 AM – Site Plan Review (pgs. 21-25)

Project Name: Borst Avenue Multi-Family

Applicant/Owner: Bob, RB Engineering / Bob Walters
Property Address: 2803 Borst Avenue
Contact Phone: 360.740.8919
Email: Robertb@rbengineers.com
Zone: R:15, Medium-High Density Residential
Comp. Plan: MHDR, Medium High Density Residential
Parcel Information: 002554-006-010, 1.14 AC
Request: Deviation request for sewer size standards.

11:00 AM – Pre-Application Conference (pgs. 26-31)

Project Name: Walnut Street ADUs

Applicant/Owner: Clint Kalich, Windom Holdings, LLC / James Ritchey
Property Address: 1110 W Walnut Street
Contact Phone: 509.720.7893
Email: pwreconomist@gmail.com
Zone: R:8, Medium Density Residential
Comp. Plan: MDR, Medium Density Residential
Parcel Information: 000737-000-000, 0.23 AC
Request: Construct two ADUs with intent to condo.

Permit Report

January 22 - 30, 2025

Permit #	Permit Date	Building/L and Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20250035	1/22/2025	Building	Single Family Residence - New	1496 Salzer Creek Lot 86	Stock Plan 2378 Single Family Residence with Attached Garage	Century Communities
20250037	1/22/2025	Building	Single Family - Remodel	613 Jackson Street	Frame in door; replace window with a sliding glass door.	Bartlett Finkbiner
20250038	1/22/2025	Building	Plumbing	3010 Zenkner Valley	Replumb the entire home	Ferrand Beutler
20250040	1/23/2025	Building	Mechanical	511 N Iron St	install gas line	Chehalis Sheet Metal
20250041	1/24/2025	Building	Single Family Residence - New	1488 Salzer Creek Dr Lot 84	Stock Plan 1959 Single Family Residence with Attached Garage	Century Communities
20250042	1/24/2025	Building	Single Family Residence - New	1486 Salzer Creek Dr Lot 83	Stock Plan 2621 Single-Family Residence with Attached Garage	Century Communities
20250043	1/24/2025	Building	Single Family Residence - New	1482 Salzer Creek Dr Lot 82	Stock Plan 2378 Single-Family Residence with Attached Garage	Century Communities
20250044	1/27/2025	Building	Single Family - Addition	130 Harmony Hill Lane	Sunroom Addition At Rear Of Home	Steve Wohld
20250045	1/28/2025	Building	Mechanical	817 W Pine Street	Remove/Replace 50 gallon gas water heater	Fast Water Heater Company
20250047	1/29/2025	Building	Commercial - Addition	2308 N Pearl St	Construct 3600 sf addition over existing concrete area	Calvary Church
20250049	1/29/2025	Building	Commercial - Addition	219 S Tower Ave	Hang banner	Mad Hatter

C0.00



BASIS OF BEARING

HOLDING BEARINGS AND DISTANCES PER PORT OF CENTRALIA INDUSTRIAL
PARK RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 1121149.

BASIS OF ELEVATION:

NAVD 88: HOLDING PUBLISHED WSDOT MONUMENT ID. NO. 6712, DESIGNATION
CGM-C AT AN ELEVATION OF 172.578 USFt
TO CONVERT ELEVATIONS TO NGVD 29, SUBTRACT 3.425 USFt FROM ELEVATION
SHOWN HEREON.

- | | | |
|----|-----------------|----------------|
| 1 | SSMH RIM | ELEV = 169.19' |
| | 12" PVC IN (S) | 161.81' E |
| | 10" PVC IN (E) | 161.61' E |
| | 12" PVC OUT (S) | 161.50' E |
| 2 | SSMH RIM | ELEV = 170.75' |
| | 12" PVC IN (N) | 160.17' E |
| | 8" PVC IN (E) | 160.21' E |
| | 12" PVC OUT (S) | 160.12' E |
| 3 | SSMH RIM | ELEV = 169.92' |
| | 12" PVC IN (N) | 159.25' E |
| | 12" PVC OUT (S) | 159.16' E |
| 4 | SSMH RIM | ELEV = 170.61' |
| | 12" PVC IN (NE) | 157.87' E |
| | 12" PVC IN (E) | 157.97' E |
| | 12" PVC OUT (S) | 157.72' E |
| 5 | SSMH RIM | ELEV = 170.74' |
| | 8" PVC IN (NE) | 163.92' E |
| | 8" PVC OUT (SW) | 160.95' E |
| 6 | SSMH RIM | ELEV = 169.79' |
| | 8" PVC IN (NE) | 159.40' E |
| | 8" PVC OUT (S) | 159.20' E |
| 7 | SSMH RIM | ELEV = 170.08' |
| | 8" PVC IN (N) | 156.45' E |
| | 8" PVC OUT (S) | 156.35' E |
| 8 | SSMH RIM | ELEV = 170.63' |
| | 8" PVC IN (N) | 156.58' E |
| | 8" PVC IN (W) | 156.30' E |
| | 8" PVC OUT (S) | 156.37' E |
| 9 | SSMH RIM | ELEV = 169.90' |
| | 8" PVC IN (N) | 157.36' E |
| | 8" PVC OUT (S) | 157.26' E |
| 10 | SSMH RIM | ELEV = 169.90' |
| | 8" PVC IN (N) | 157.36' E |
| | 8" PVC OUT (S) | 157.26' E |
| 11 | SSMH RIM | ELEV = 170.17' |
| | 8" PVC IN (W) | 159.48' E |
| | 8" PVC OUT (E) | 159.33' E |
| 1 | SDCB RIM | ELEV = 169.07' |
| | 8" PVC OUT (W) | 166.87' E |
| | SUMP | 165.05' |
| 2 | SDCB RIM | ELEV = 169.23' |
| | 8" PVC OUT (W) | 166.50' E |
| | SUMP | 165.03' |
| 3 | SDCB RIM | ELEV = 169.28' |
| | 8" PVC IN (W) | 166.48' E |
| | 8" PVC OUT (E) | 166.53' E |
| | SUMP | 165.40' |
| 4 | SDCB RIM | ELEV = 169.50' |
| | 8" PVC OUT (W) | 166.58' E |
| | SUMP | 165.64' |
| 5 | SDCB RIM | ELEV = 169.60' |
| | 8" PVC IN (W) | 166.62' E |
| | 8" PVC OUT (SE) | 166.61' E |
| | SUMP | 165.57' |
| 6 | SDCB RIM | ELEV = 169.68' |
| | 8" PVC OUT (W) | 166.84' E |
| | SUMP | 165.51' |
| 7 | SDCB RIM | ELEV = 169.60' |
| | 8" PVC IN (W) | 166.70' E |
| | 8" PVC OUT (E) | 166.71' E |
| | SUMP | 165.67' |
| 8 | SDCB RIM | ELEV = 169.93' |
| | 8" PVC OUT (W) | 167.02' E |
| | SUMP | 165.74' |
| 9 | SDCB RIM | ELEV = 169.83' |
| | 8" PVC IN (W) | 166.82' E |
| | 8" PVC OUT (SE) | 166.81' E |
| | SUMP | 165.41' |
| 10 | SDCB RIM | ELEV = 169.07' |
| | 8" PVC OUT (W) | 166.87' E |
| | SUMP | 165.06' |
| 11 | SDCB RIM | ELEV = 169.08' |
| | 12" PVC IN (NW) | 166.77' E |
| | 8" PVC IN (E) | 166.63' E |
| | 12" PVC OUT (S) | 166.57' E |
| | SUMP | 165.56' |
| 12 | SDMH RIM | ELEV = 171.52' |
| | 12" PVC IN (N) | 165.13' E |
| | 24" RCP IN (W) | 164.53' E |
| | 8" PVC IN (S) | 164.70' E |
| | 24" RCP OUT (S) | 164.34' E |
| | SUMP | 164.28' |

LEGEND

CENTERLINE	---	R/W	RIGHT-OF-WAY
STREET R/W LINE	==	CLEF	CHAIN LINK FENCE
EASEMENT LINE	- - - -	DRW	DRIVEWAY
SECTION LINE	---	S/W	SIDEWALK
LOT LINE	---	CONC	CONCRETE
SITE BOUNDARY	=====		

EXISTING AS LOCATED

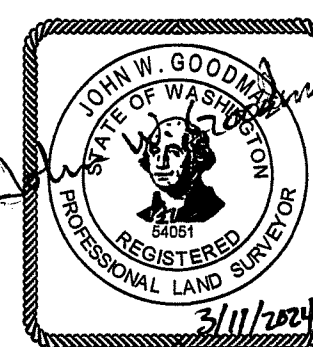
ELECTRICAL	_____	E _____
GAS	_____	G _____
WATER	_____	W _____
SANITARY SEWER	_____	SS _____
STORM DRAIN	_____	SD _____
<u>OVERHEAD</u>		
ELECTRICAL	_____	OF _____

- | | |
|---|------------------------------|
|  | SIGN |
|  | BOLLARD |
|  | UTILITY HAND HOLE |
|  | GAS VALVE |
|  | POWER METER |
|  | POWER TRANSFORMER |
|  | POWER JUNCTION BOX |
|  | ELECTRICAL BOX |
|  | SANITARY SEWER MANHOLE |
| | |
|  | STORM DRAIN CATCH BASIN |
|  | STORM DRAIN MANHOLE |
|  | WATER METER |
|  | WATER VALVE |
|  | FIRE HYDRANT |
|  | IRRIGATION CONTROL VALVE BOX |

03/11/24 | 3:33 PM | J. GOODMAN
Z:\DATA\PROJECTS\15-3W-36\5382 FRY BEACON BLDG PROJ\15-3W-36 5382 BEACON BASE.DWG

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DATE					
PROJECT NAME					
PROJECT LOCATION					
PROJECT DESCRIPTION					
PROJECT STATUS					
PROJECT OWNER					
PROJECT MANAGER					
PROJECT TEAM					
PROJECT BUDGET					
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DESIGNED BY:	B. RAINS
DRAWN BY:	M. NOWELS
CHECKED BY:	J. GOODMAN
APPROVED BY:	J. GOODMAN



FORESIGHT
SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

1583 N NATIONAL AVE
CHEHALIS, WA 98532 OFFICE: (360) 748-4000

SUBMITTED BY:

DATE:

REVIEWED BY:

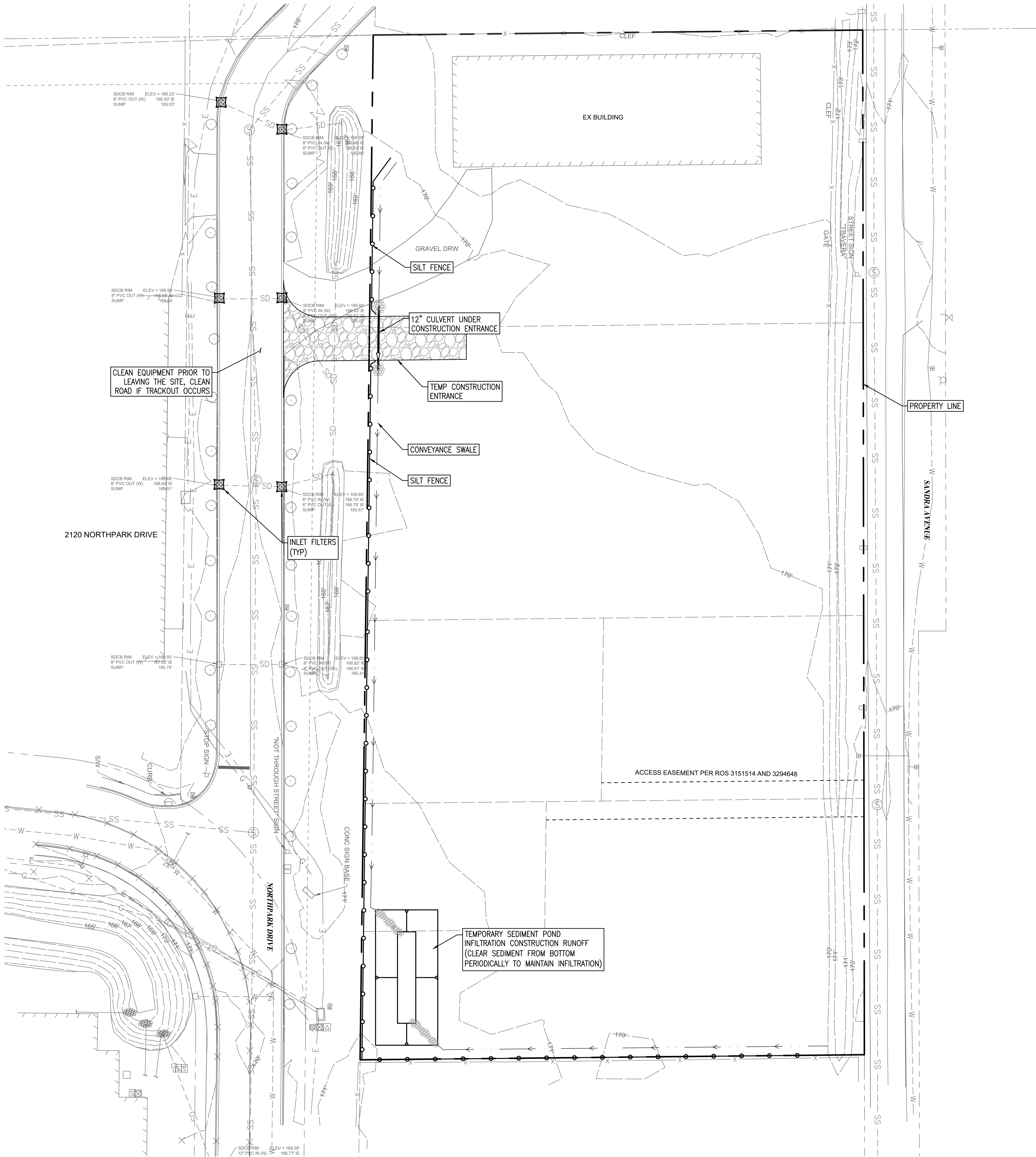
LINE IS 1" AT
FULL SCALE

DATE:

SCALE:	1" = 30'
FILENAME:	15-3W-36 5382 BEACON BASE
CONTRACT No.:	5382
DATE:	03/07/2024

CITY OF CENTRALIA
TOPOGRAPHIC SURVEY
APN: 023923001000, 023923004000,
023923005000, 023923006000 &
023923007000

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

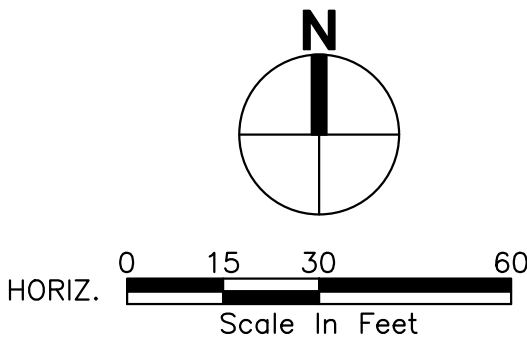


TESC LEGEND

- TEMP. SILT FENCE
- TEMP. SECURITY FENCE
- STORM LINE
- RIP/RAP CONSTRUCTION ENTRANCE
- CB INLET PROTECTION (FILTER)
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND POWER

CONSTRUCTION NOTES

- ALL WORK IN THE PUBLIC R/W REQUIRES A ROW WORK PERMIT. CONTRACTOR TO PROVIDE TRAFFIC CONTROL AND OBTAIN REQUIRED PERMITS.
- ALL UTILITIES SHALL BE COMPLETELY REMOVED UNDER STRUCTURES (ABANDONED UTILITIES UNDERGROUND IS ONLY PERMITTED OUTSIDE THE BEARING ZONE OF STRUCTURES).
- THE CONTRACTOR SHALL INCLUDE ALL PAVEMENT SAWCUTTING AS NECESSARY TO INSTALL UTILITY AND ROAD IMPROVEMENTS SHOWN THROUGHOUT THIS PLAN SET (TYP).
- SEE SHEET C1.10 FOR EROSION CONTROL NOTES AND DETAILS.
- THE PERMANENT INFILTRATION FACILITIES CANNOT BE USED FOR CONSTRUCTION RUNOFF. SEDIMENT CAN PLUG THE SUBGRADE AND REDUCE THE INFILTRATION PERFORMANCE. SEE SHEET C3.20 FOR INFILTRATION DESIGN.
- THIS PROJECT IS OVER AN ACRE AND REQUIRED TO OBTAIN A CONSTRUCTION STORMWATER GENERAL PERMIT FROM WA STATE DEPARTMENT OF ECOLOGY PRIOR TO GROUND DISTURBANCE. PROVIDE CITY WITH APPROVAL LETTER PRIOR TO START OF CONSTRUCTION. THE CITY WILL REQUIRE A COPY OF THE PERMIT PRIOR TO THE START OF CONSTRUCTION.



Approval for Construction

City Engineer _____ Date _____

Approval Expires One Year From Date Above

CALL BEFORE
YOU DIG 811
UNDERGROUND SERVICE (USA)

Client:
BEACON BUILDING PRODUCTS
1800 NORTH PARK DRIVE
800 MESKOPF AVENUE, STE 200
MCKINNEY, TX 75070

JOHN FARLEIGH, PE
Contact

BEACON BUILDING PRODUCTS
2000 NORTH PARK DRIVE

TESC PLAN

C1.00

REVISIONS

No	Description	Date
1	PROJECT COORDINATION	5/31/24
2	PORT OF CENTRALIA SITE PLAN REVIEW	8/22/24
3	CENTRALIA PERMIT SET	9/13/24
4	CENTRALIA PERMIT SET	1/7/25

24-010
Project No.

Drawn By

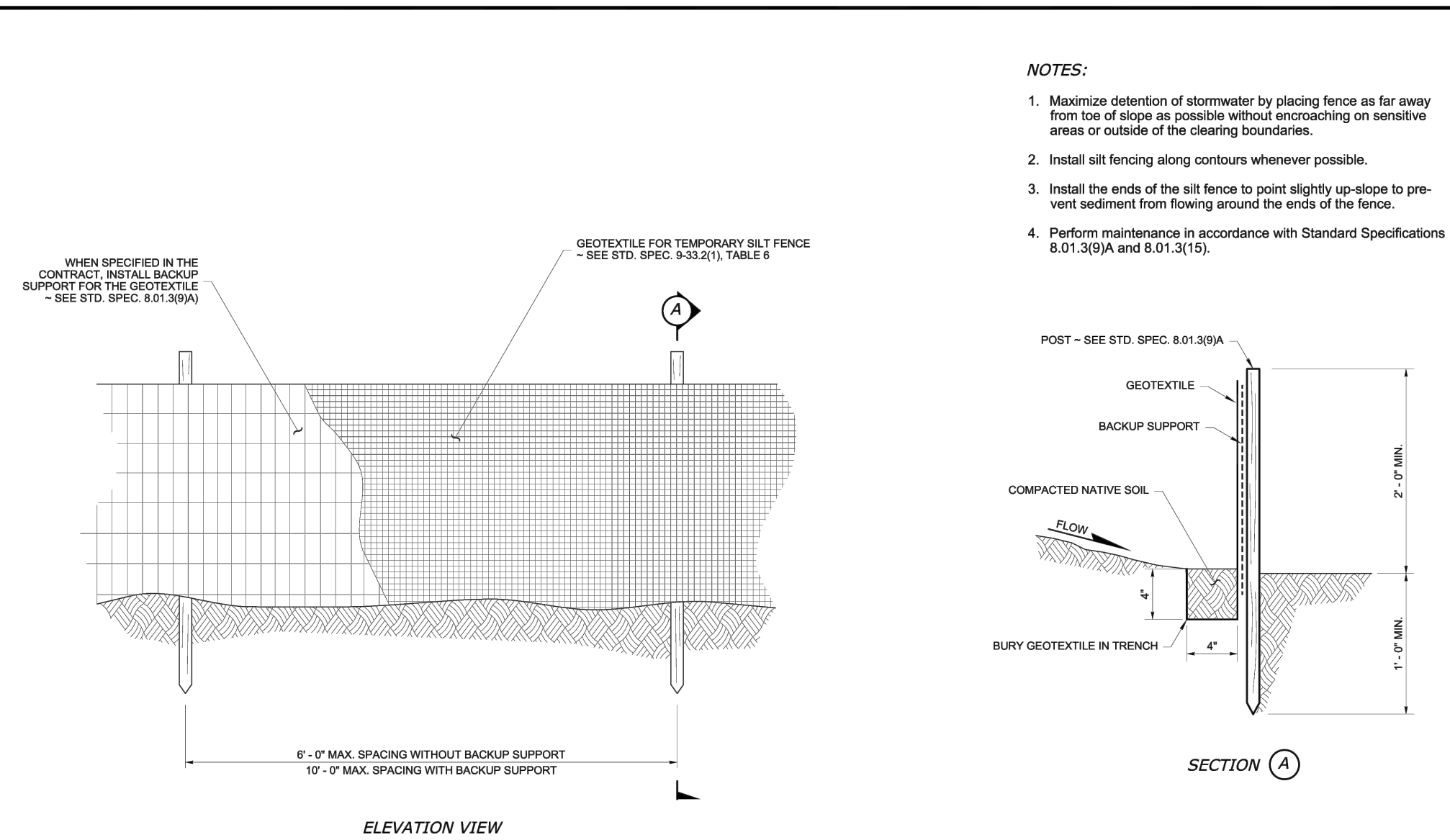
Designed By
JCF

Approved By
17/2025

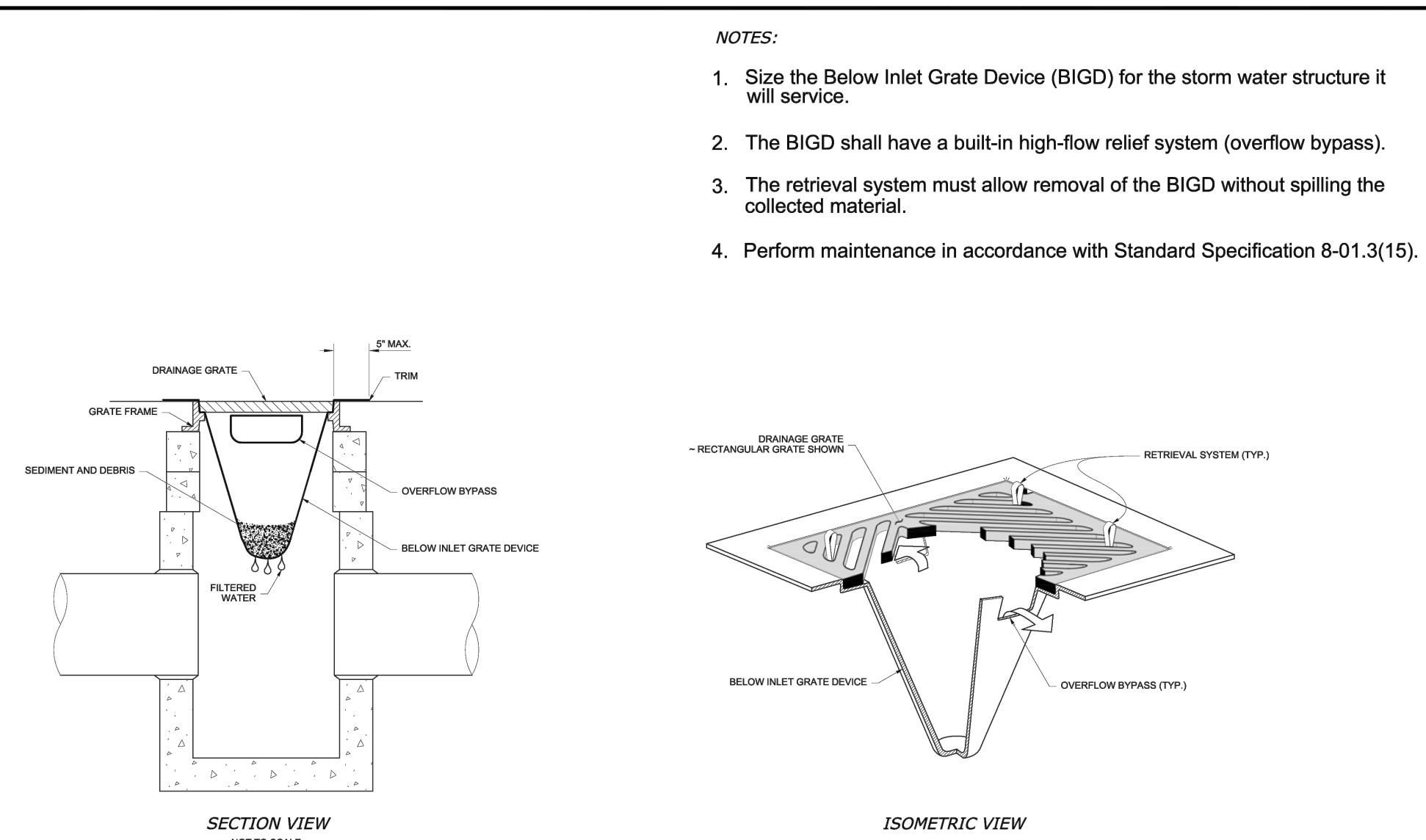
Date

CECIL ASSOCIATES

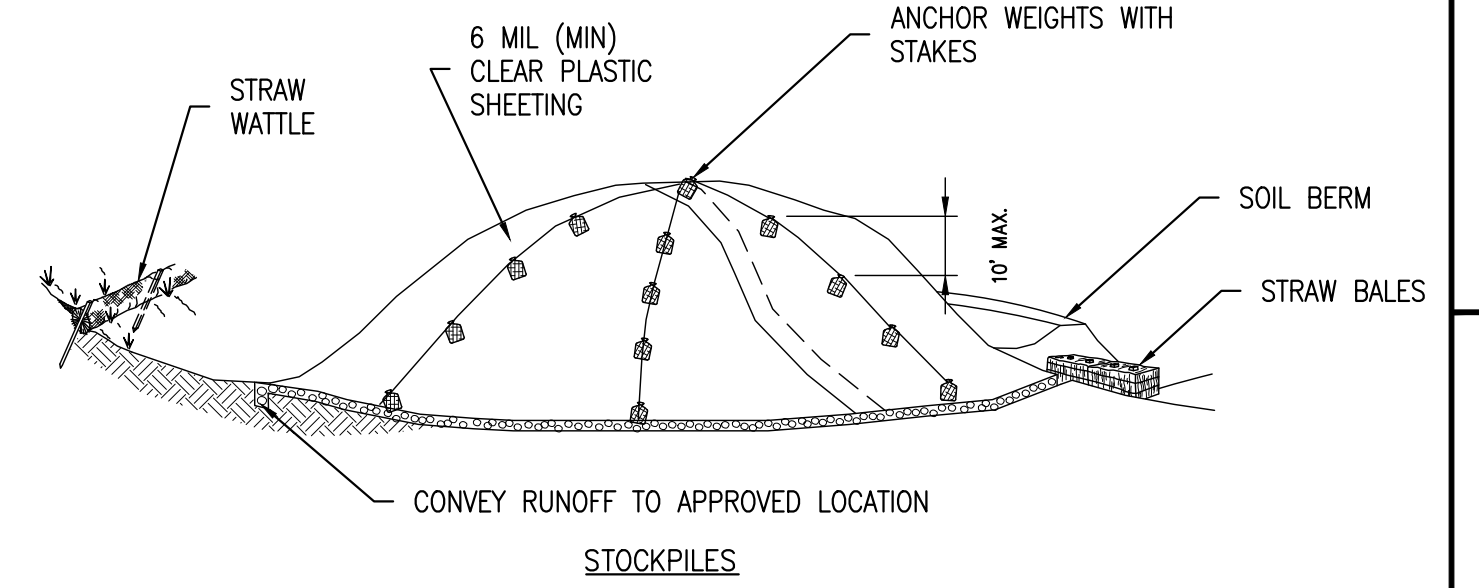
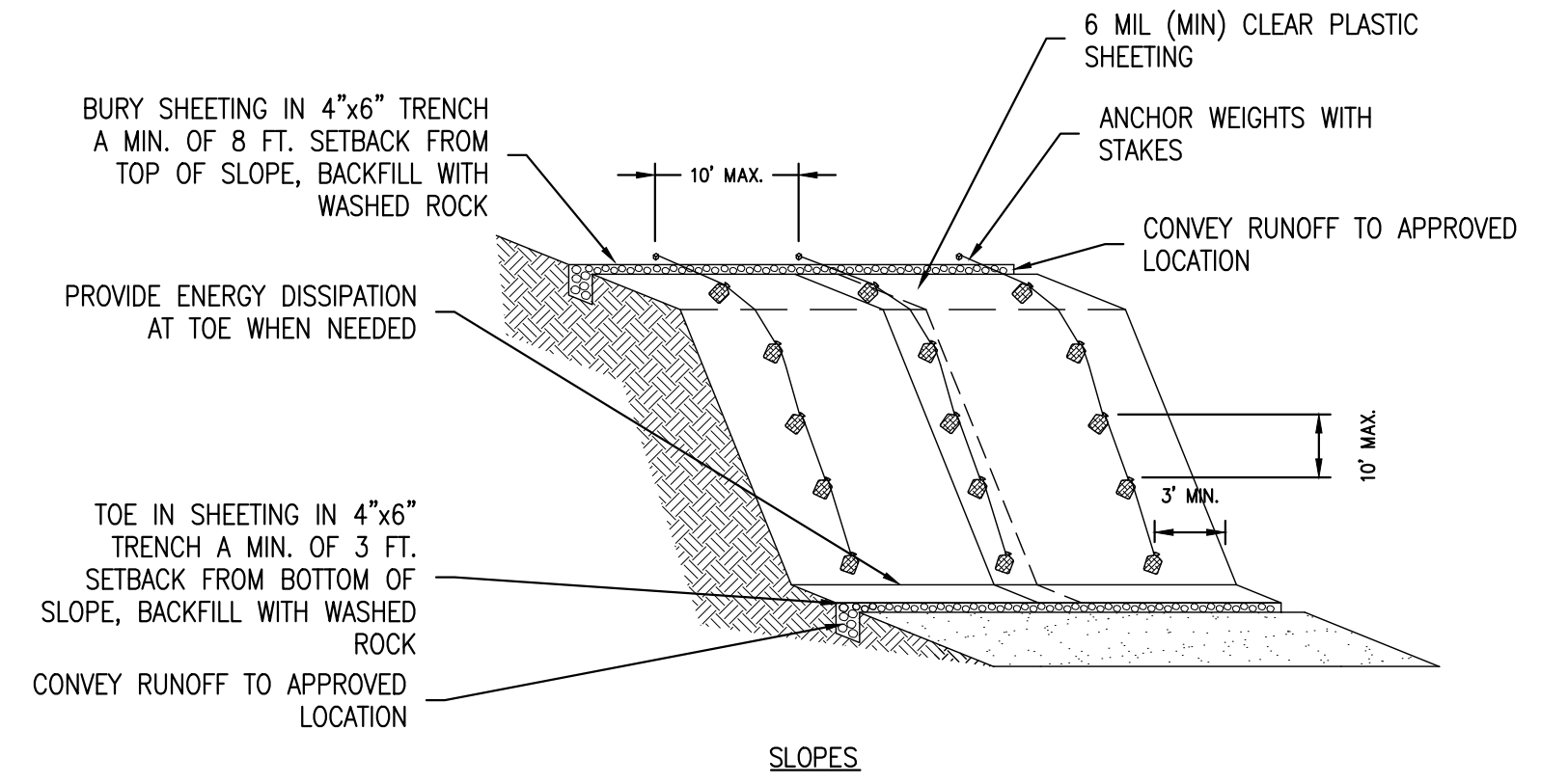
PO BOX 598 BOTHELL, WA 98011
(206) 484-3495
www.cecilnassoc.com



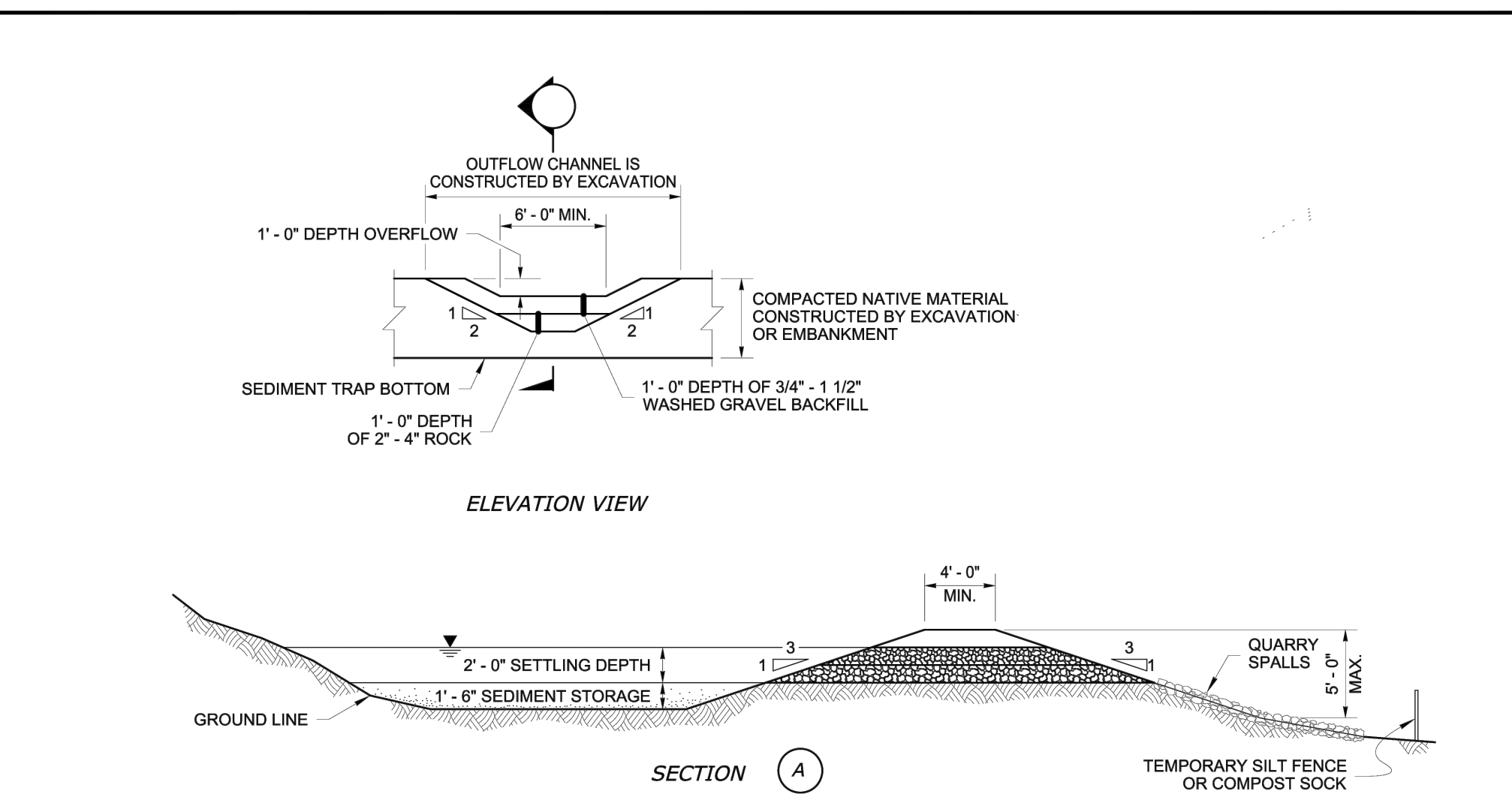
STD. PLAN NO. 9-04	APPROVED BY	REVISED DATE	CITY OF CENTRALIA
		06/2017	SILT FENCE
	CITY ENGINEER		
	2022 Standard Drawings		



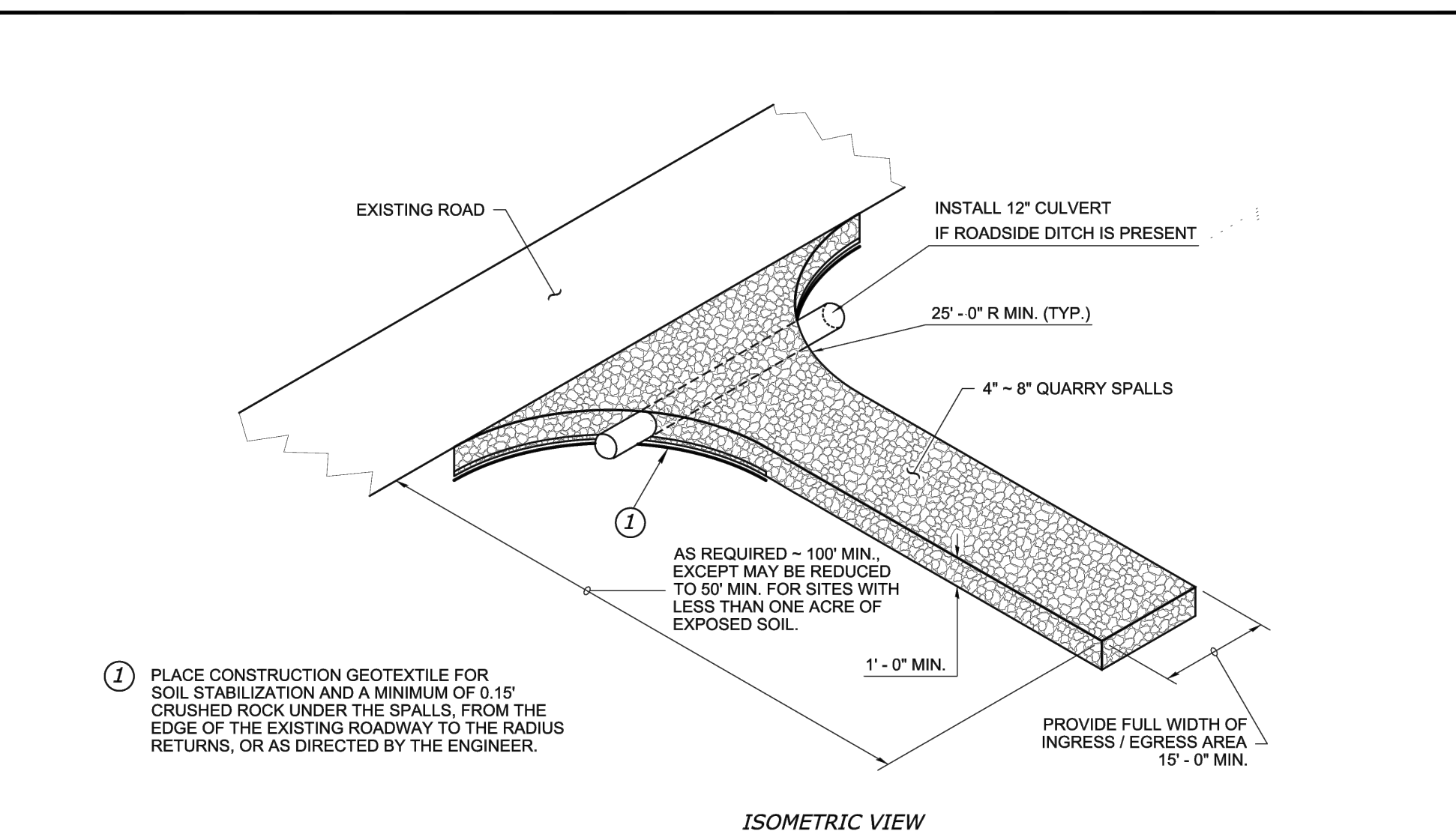
9-06	STD. PLAN NO.	APPROVED BY	REVISED DATE	CITY OF CENTRALIA
		CITY ENGINEER	06/2017	STORM DRAIN INLET PROTECTION
		2022 Standard Drawings		



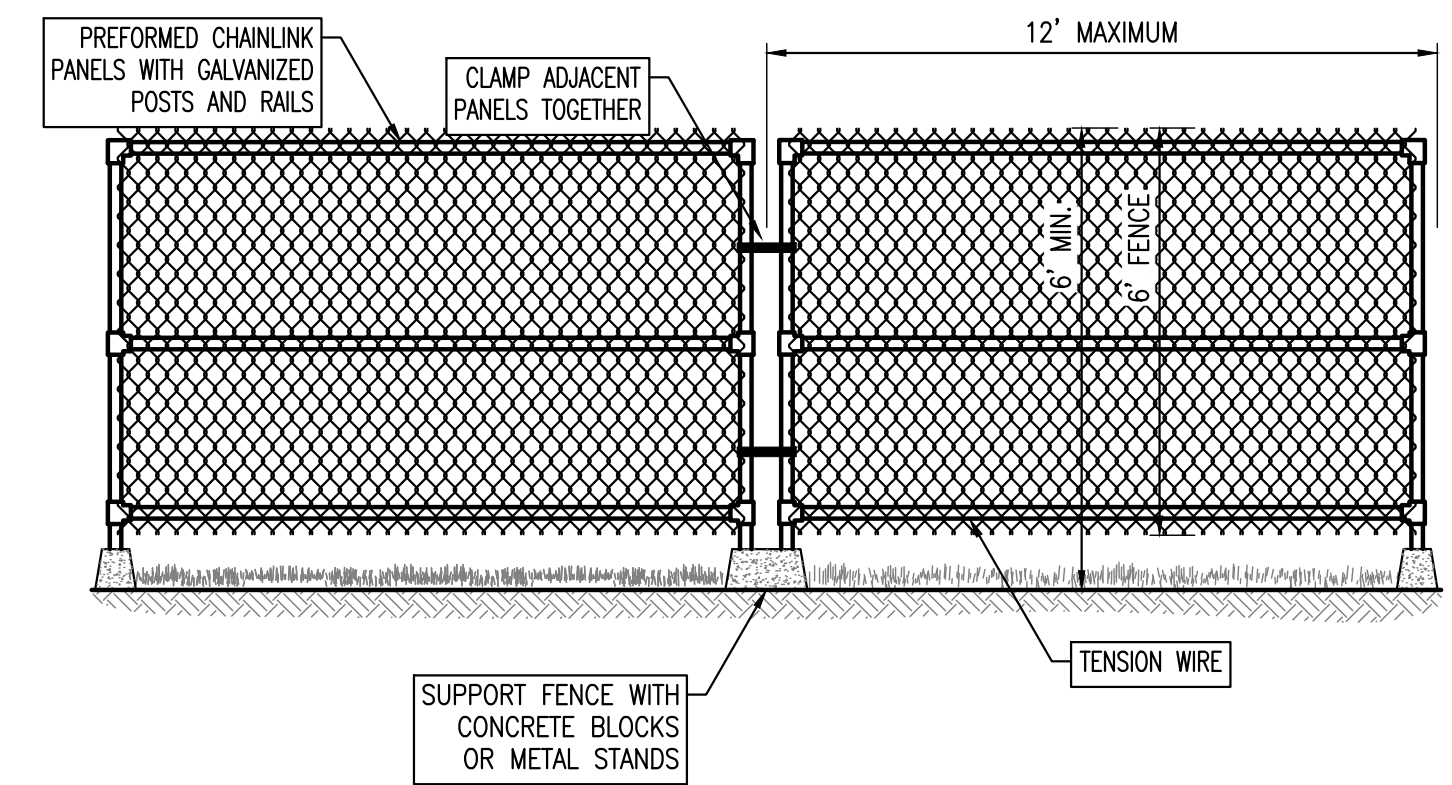
3 PLASTIC COVERING DETAIL
- NOT TO SCALE



9-11	STD. PLAN NO.	APPROVED BY	REVISED DATE	CITY OF CENTRALIA
			06/2017	TEMPORARY SEDIMENT TRAP
		CITY ENGINEER		
		2022 Standard Drawings		



9-10	STD. PLAN NO.	APPROVED BY	REVISED DATE	CITY OF CENTRALIA
			06/2017	TEMPORARY CONSTRUCTION ENTRANCE
		CITY ENGINEER		
		2022 Standard Drawings		



6 TEMPORARY CONSTRUCTION FENCE DETAIL
- NOT TO SCALE

Approval for Construction	
City Engineer	Date
Approval Expires One Year From Date Above	

**CALL BEFORE
YOU DIG 811**
UNDERGROUND SERVICE (USA)

[illegible]

Project No.
Drawn By
Designed By
JCF
Approved By
1/7/2025
Date



CECIL
+ ASSOCIATES

PO BOX 598 BOTHELL, WA 98011
(206) 484-3495
www.cecilnassoc.com

BEACON BUILDING PRODUCTS
MCKINNEY CORPORATE CENTER 1
6800 WEISKOPF AVENUE, STE 250
MCKINNEY, TX 75070

Contact

2000 NORTHPARK DRIVE

DETAILS

C1.10



- | | |
|---|-------------------------------------|
|  | PROPERTY LINE |
|  | ROAD CENTERLINE |
|  | EASEMENT LINE |
|  | SITE FENCE |
|  | PROPOSED ASPHALT |
|  | PROPOSED CONCRETE |
|  | 6" CRUSHED SURFACING
BASE COURSE |

CONSTRUCTION NOTES

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

Developed Land Cover Characteristics		
	SF	Acres
Property Area	152,155	3.493
Existing Warehouse Roof Area	10,194	0.234
New + Replaced Impervious Area	108,854	2.499
New Portable Office Roof Area	1,448	0.033
Offsite Driveway Apron Area	2,516	0.058
Total Impervious Area	123,012	2.824
Pasture Area	31,659	0.727
Total Area of Disturbance	154,671	3.551

REVISIONS		
No.	Description	Date
1	PROJECT COORDINATION	5/31/24
2	PORT OF CENTRALIA SITE PLAN REVIEW	8/22/24
3	CENTRALIA PERMIT SET	9/13/24
4	CENTRALIA PERMIT SET	1/7/25

24-010
Project No.
Drawn By
Designed By
JCF
Approved By
1/7/2025
Date



CECIL
+ ASSOCIATES

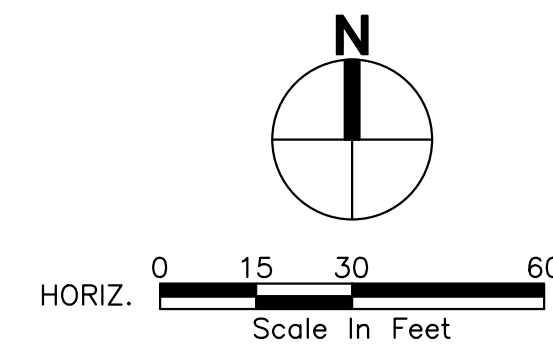
PO BOX 598 BOTHELL, WA 98011
(206) 484-3495
www.cecilnssoc.com

Client	BEACON BUILDING PRODUCTS MCKINNEY CORPORATE CENTER 1 6800 WEISKOPF AVENUE, STE 250 MCKINNEY, TX 75070
Contact	JOHN FARLEIGH, PE

BEACON BUILDING PRODUCTS
2000 NORTHPARK DRIVE

SITE PLAN

C2.00



Approval for Construction

City Engineer Date

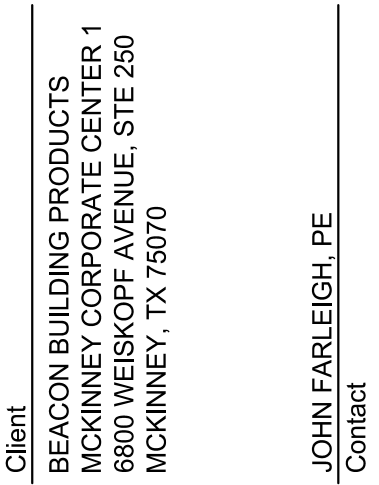
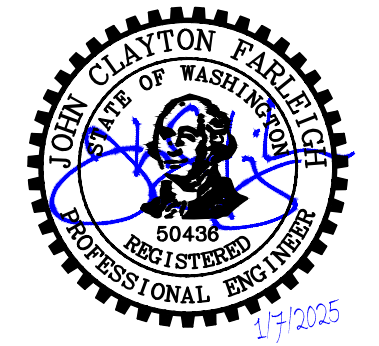
Approval Expires One Year From Date Above

**CALL BEFORE
YOU DIG 811**
UNDERGROUND SERVICE (USA)

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Australia PERM
Australia SITE
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24-010
Project No.
Drawn By
Designed By
JCF
Approved By
1/7/2025
Date



BEACON BUILDING PRODUCTS
2000 NORTHPARK DRIVE
SITE & STREET DETAILS

C2.10

**CALL BEFORE
YOU DIG 811**
UNDERGROUND SERVICE (USA)

1
—
CONCRETE VERTICAL CURB DETAIL
N.T.S.

1. MATERIALS AND INSTALLATION SHALL MEET CURRENT WSDOT SPECIFICATIONS AND REQUIRES CITY APPROVAL PRIOR TO USE.
2. COMPACTION SHALL BE 95% MAXIMUM DRY DENSITY PER ASTM D-1557.
3. GRAVEL BORROW SHALL HAVE LESS THAN 5% FINES (LESS THAN 5% PASSING THE No. 200 SIEVE).
4. DEPENDING ON CONSTRUCTION STAGING AND CONSTRUCTION SEQUENCING ASPHALT TREATED BASE (ATB) MAY BE SUBSTITUTED FOR CRUSHED BASE COURSE MATERIAL AS FOLLOWS: 4" OF CRUSHED ROCK CAN BE SUBSTITUTED WITH 3-INCHES OF ATB, AND 6" OF CRUSHED ROCK MAY BE SUBSTITUTED WITH 4" OF ATB. ATB SHOULD BE PLACED OVER A NATIVE OR STRUCTURAL FILL SUBGRADE COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY, AND 1-1/2" TO 2" THICKNESS OF CRUSHED ROCK TO ACT AS A WORKING SURFACE.
5. IF ATB OR FIRST LIFT OF ASPHALT IS USED AS A WORK SURFACE ALL CRACKS AND POTHOLES SHOULD BE REPAIRED PRIOR TO INSTALLING THE FINAL LIFT OF ASPHALT. DO NOT CUT INTO FINAL ASPHALT.

DISABLED ACCESSIBILITY SIGNAGE
ON 2x2 GALVANIZED, TELESOPING,
PERFORATED METAL POST WITH
CONCRETE ANCHOR BOLTS & BASE PLATE

ASPHALT PAVING FLUSH
TO CONCRETE SIDEWALK

CONCRETE WHEEL STOP

20'

9'

9'

INTERNATIONAL ACCESS SYMBOL
PAINTED ON PAVING, SEE
DETAIL ON THIS SHEET

RESERVED PARKING

STATE DISABLED PARKING PERMIT REQUIRED

RESERVED PARKING

STATE DISABLED PARKING PERMIT REQUIRED

VAN ACCESSIBLE

PAINTED BLUE BACKGROUND

PAINTED WHITE LOGO, SEE DETAIL THIS SHEET

3'

2'

each parking space reserved for persons with physical disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space consisting of a profile view of a wheelchair with occupant in white on dark blue background, the sign shall not be smaller than 70 square inches in area and, when in the path of travel, shall be centered between 3 and 5 feet at the head of the parking space. finished grade. signs may also be centered on the wall at the interior end of the parking space at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk.

AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED DISABLED
PARKING SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR
LICENSE PLATES ISSUED FOR THE PHYSICALLY DISABLED
PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED
VEHICLES MAY BE RECLAIMED AT _____ OR
OR BY TELEPHONING _____."

[illegible]

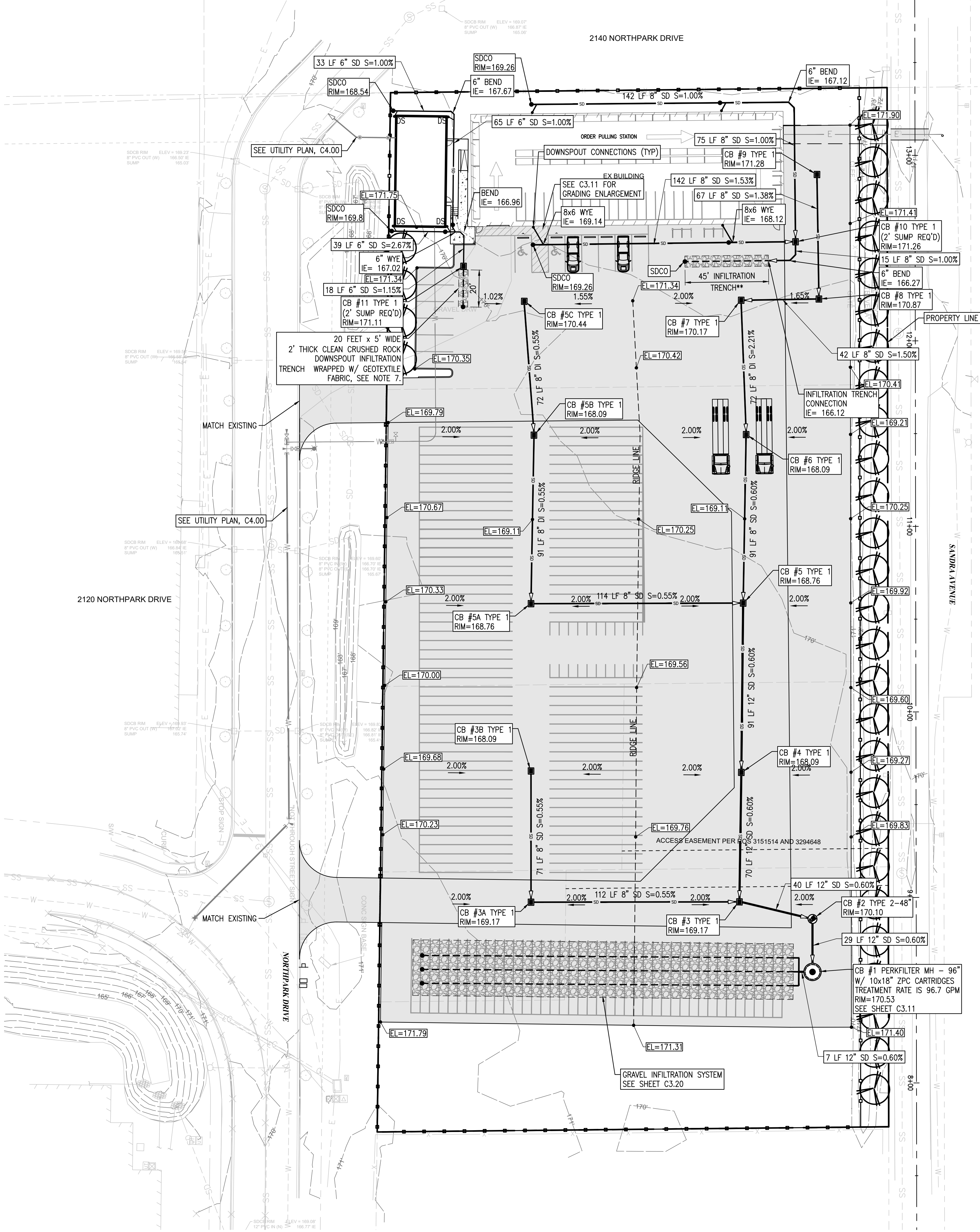
NOTE:
CONTRACTOR SHALL SALVAGE EXISTING WHEEL STOPS, EXAMINE
EXISTING WHEEL STOPS, AND REUSE ACCEPTABLE ITEMS.

Diagram illustrating the installation of a concrete wheel stop. The diagram shows a cross-section of the concrete wheel stop (labeled "CONCRETE WHEEL STOP W/(1) NO. 4 BAR (EA. END)") embedded into the asphalt paving section. The concrete stop is shown with a top surface and a bottom surface. The asphalt paving section is shown below the concrete stop. The diagram also indicates the application of epoxy resin to the contact surfaces ("APPLY EPOXY RESIN TO CONTACT SURFACES") and the embedment of the dowel ("EMBED DOWEL 6\" MIN.") into the asphalt paving section.

Approval for Construction

City Engineer Date

Approval Expires One Year From Date Above



LEGEND

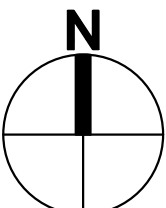
- PROPERTY LINE
- ROAD CENTERLINE
- PROPOSED EASEMENT LINE
- FOUNDATION DRAIN LINE
- SD STORM DRAIN LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- E UNDERGROUND POWER
- G GAS LINE

DRAINAGE NOTES

- THE CONTRACTOR SHALL COORDINATE DOWNSPOUT LOCATIONS. PROVIDE CONNECTION PER DETAIL ON SHEET C3.10.
- THE CONTRACTOR SHALL KEEP ACCURATE RECORDS OF UNDERGROUND UTILITY INSTALLATION INCLUDING ACTUAL (ASBUILT) PIPE ELEVATIONS, RIM ELEVATIONS, AND PLACEMENT. FURNISH TO CITY, OWNER, AND CIVIL ENGINEER FOR PERMITTING CLOSEOUT. THE CITY REQUIRES ASBUILTS PRIOR TO ISSUING OCCUPANCY.
- THE INFILTRATION FACILITIES HAVE BEEN DESIGNED TO INFILTRATE AT A LONG-TERM INFILTRATION RATE OF 8.9 INCHES/HR. THE CONTRACTOR SHALL COORDINATE INSTALLATION WITH GEOTECH OF RECORD TO FIELD VERIFY PERFORMANCE OF FACILITY. FURNISH "APPROVAL LETTER" FROM GEOTECH TO CIVIL ENGINEER FOR PROJECT CLOSEOUT.
- DO NOT ALLOW CONSTRUCTION STORMWATER IN THE PERMANENT INFILTRATION FACILITY OR SUBGRADE SOILS. TURBID RUNOFF CAN COMPROMISE THE LONG-TERM INFILTRATION PERFORMANCE OF THE FACILITY. COMPROMISED SOILS SHALL BE OVER EXCAVATED AND REPLACED AT CONTRACTORS EXPENSE.
- SEE SHEETS C3.10 & C3.11 FOR DRAINAGE DETAILS. SEE SHEET C3.30 FOR DRAINAGE PROFILES.
- INSTALL RECTANGULAR VANED GRATES ON ALL CATCH BASINS UNLESS NOTED OTHERWISE, SEE SHEET C3.10. OBTAIN CITY APPROVAL PRIOR TO INSTALLATION.
- SEE 2025 WSDOT STANDARD SPECIFICATIONS SECTION 9-33.1 FOR GEOTEXTILE REQUIREMENTS. NON-WOVEN WITH MODERATE SURVIVABILITY REQUIRED. GEOTEXTILE SHALL WRAP THE ENTIRE FACILITY.

STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DETAILS
CB #1 PERKFILTER MH - 96" W/ 10x18" ZPC CARTRIDGES TREATMENT RATE IS 96.7 GPM 8+59.92 55.95' LT	RIM=170.53 IE IN=163.68 (12" N) IE OUT=161.38 (12" W)
CB #2 TYPE 2-48" 8+88.65 55.91' LT	RIM=170.10 IE IN=163.85 (12" W) IE OUT=163.85 (12" S)
CB #3 TYPE 1 8+97.77 95.28' LT	RIM=169.17 IE IN=164.09 (12" N) IE IN=164.42 (8" W) IE OUT=164.09 (12" E)
CB #3A TYPE 1 8+97.77 207.58' LT	RIM=169.17 IE IN=165.04 (8" N) IE OUT=165.04 (8" E)
CB #3B TYPE 1 9+68.49 207.47' LT	RIM=168.09 IE OUT=165.43 (8" S)
CB #4 TYPE 1 9+67.55 94.13' LT	RIM=168.09 IE IN=164.51 (12" N) IE OUT=164.51 (12" S)
CB #5 TYPE 1 10+58.80 92.99' LT	RIM=168.76 IE IN=165.30 (8" N) IE IN=165.30 (8" W) IE OUT=165.06 (12" S)
CB #5A TYPE 1 10+58.67 207.32' LT	RIM=168.76 IE IN=165.93 (8" N) IE OUT=165.93 (8" E)
CB #5B TYPE 1 11+49.50 205.59' LT	RIM=168.09 IE IN=166.43 (8" N) IE OUT=166.43 (8" S)
CB #5C TYPE 1 12+21.66 210.70' LT	RIM=170.44 IE OUT=166.83 (8" S)
CB #6 TYPE 1 11+49.64 91.26' LT	RIM=168.09 IE IN=165.85 (8" N) IE OUT=165.85 (8" S)
CB #7 TYPE 1 12+22.05 93.80' LT	RIM=170.17 IE IN=167.45 (8" E) IE OUT=167.45 (8" S)
CB #8 TYPE 1 12+22.64 51.93' LT	RIM=170.87 IE IN=168.08 (8" N) IE OUT=168.08 (8" W)
CB #9 TYPE 1 12+89.76 52.84' LT	RIM=171.28 IE OUT=169.00 (8" S)
CB #10 TYPE 1 (2' SUMP REQ'D) 12+53.52 64.46' LT	RIM=171.26 IE IN=166.37 (8" N) IE IN=166.37 (8" W) IE OUT=166.37 (8" S)
CB #11 TYPE 1 (2' SUMP REQ'D) 12+40.60 243.42' LT	RIM=171.11 IE IN=166.75 (6" N) IE OUT=166.75 (6" S)

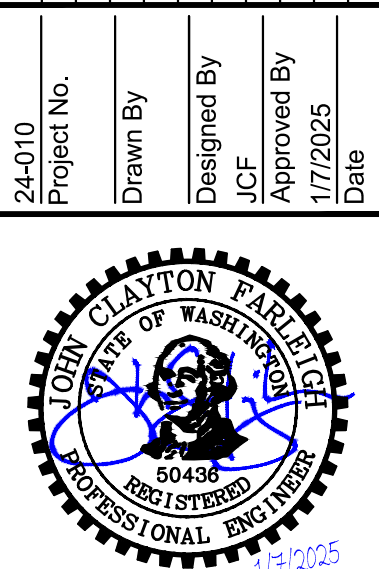


HORIZ. 0 15 30 60
Scale In Feet

Approval for Construction
City Engineer Date
Approval Expires One Year From Date Above

CALL BEFORE
YOU DIG 811
UNDERGROUND SERVICE (USA)

REVISIONS	Project No.	Drawn By	Designed By	Approved By	Project Coordination	Date
	24-010	JCF	JCF	JCF	JCF	1/7/25
						9/13/24
						8/22/24
						5/31/24



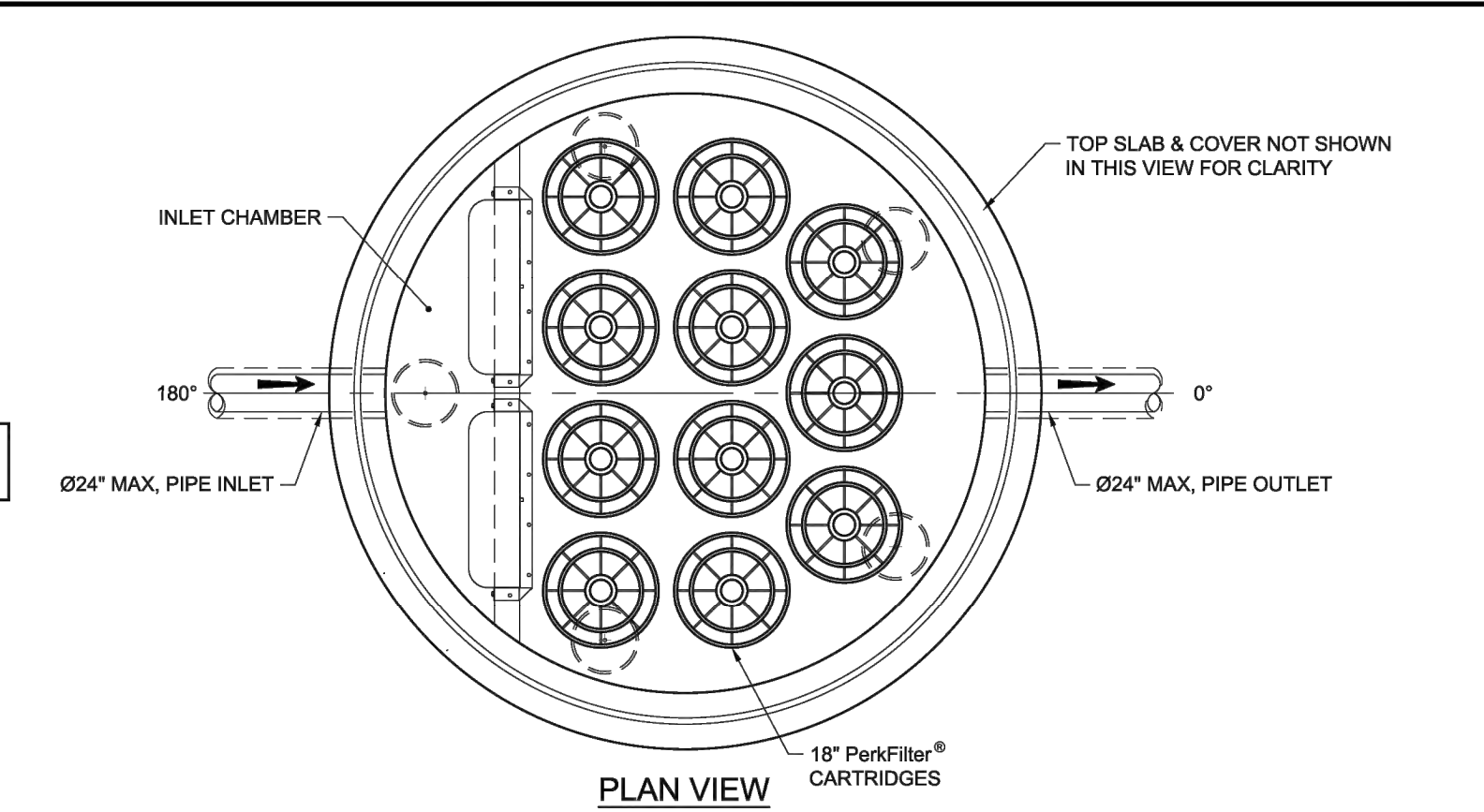
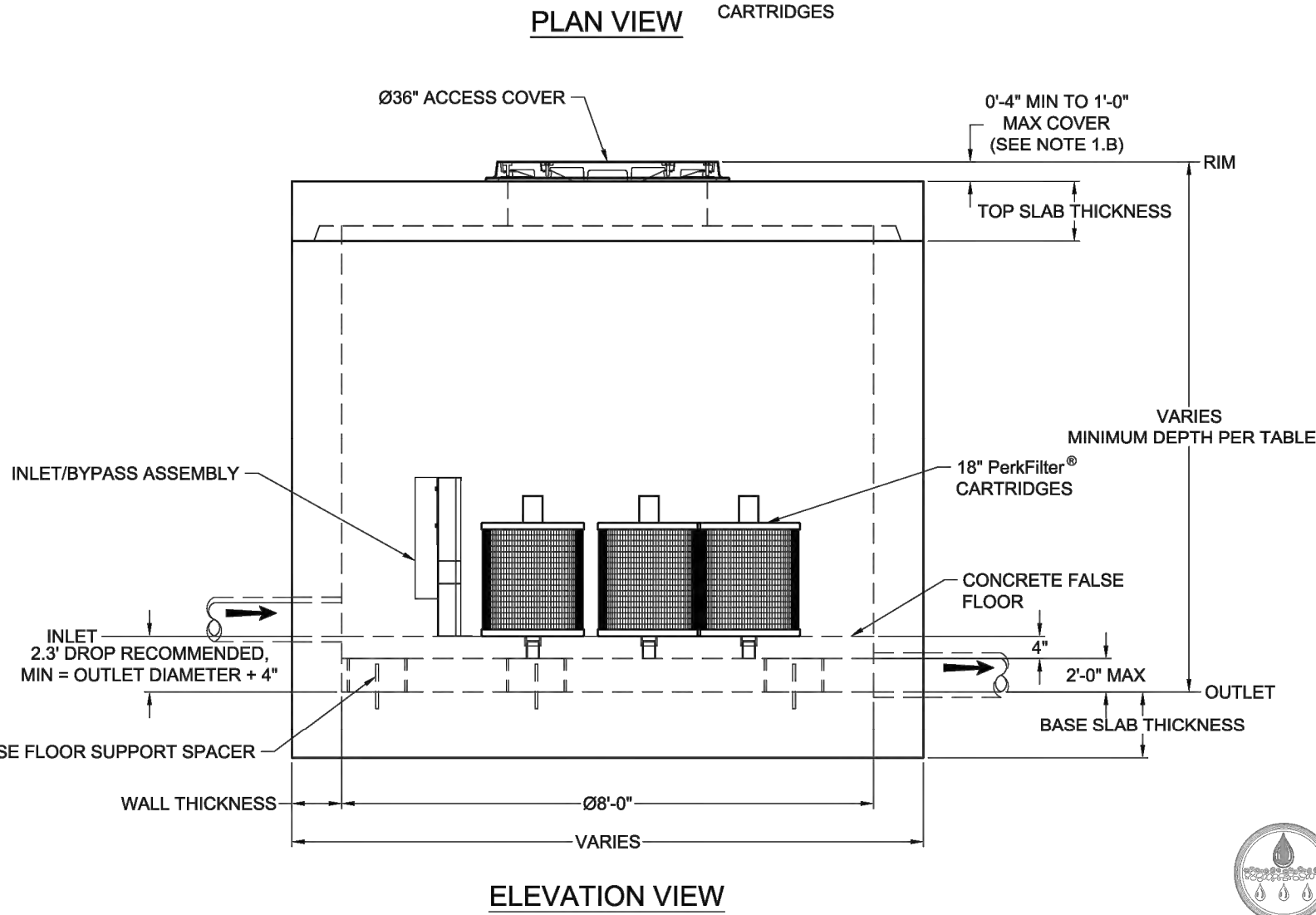
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(206) 484-3495
www.cecilassoc.com

Client: BEACON BUILDING PRODUCTS
2000 NORTH PARK DRIVE
800 WESKOP AVENUE, STE 250
MCKINNEY, TX 75070
JOHN FARLEIGH, PE
Contact

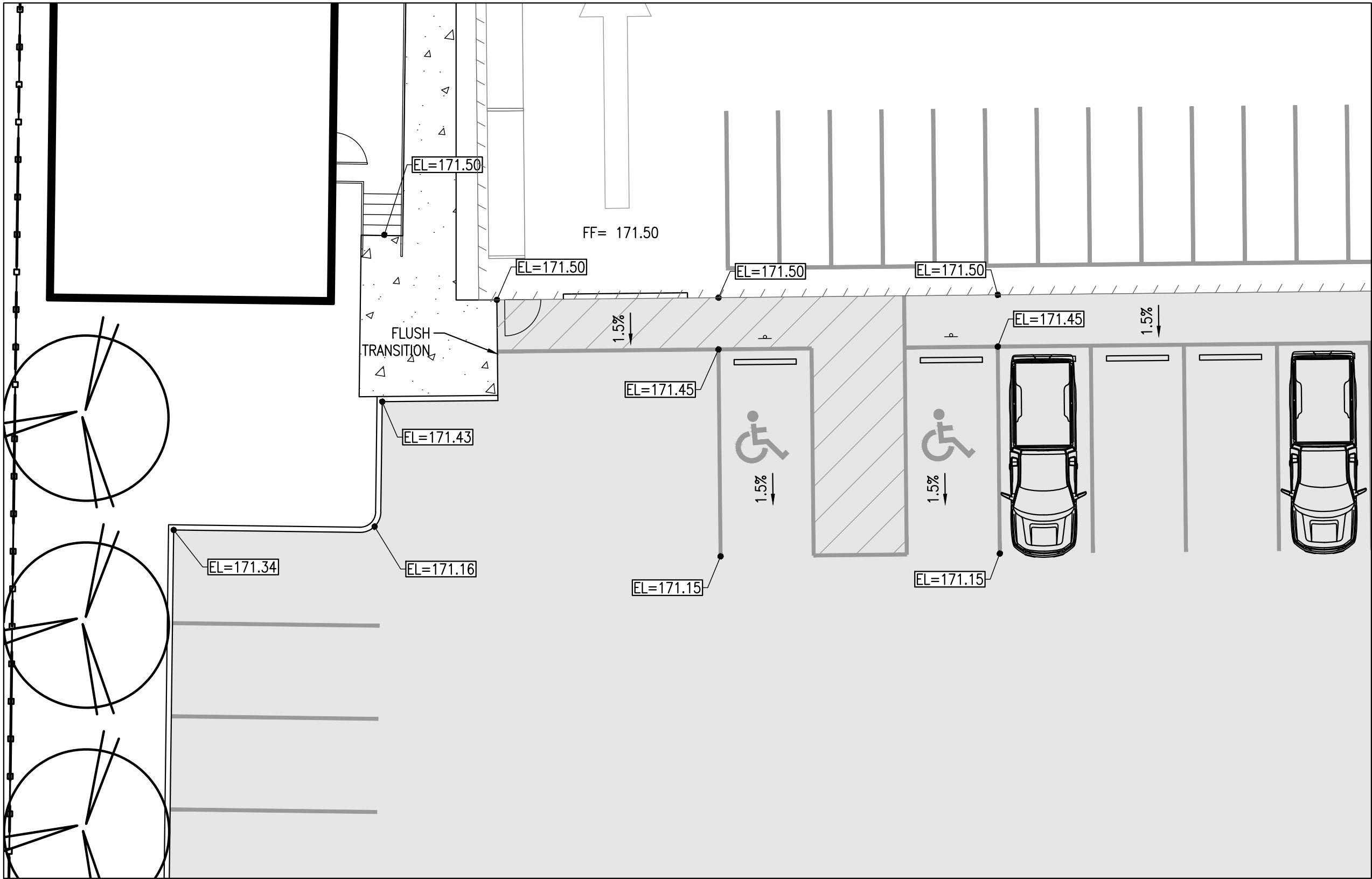
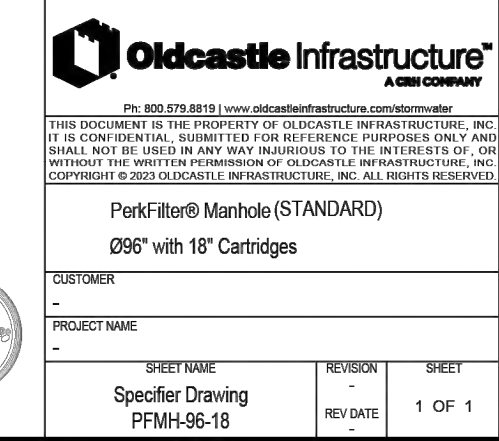
BEACON BUILDING PRODUCTS
2000 NORTH PARK DRIVE
GRADING & DRAINAGE PLAN
C3.00

MINIMUM DEPTH	
Outlet Pipe Size	Minimum Rim to Outlet Depth
Ø6"	4.75'
Ø8"	5.00'
Ø10"	5.00'
Ø12"	5.25'
Ø15"	5.75'
Ø18"	6.00'
Ø21"	6.25'
Ø24"	6.50'

CARTRIDGES SHALL BE
ZEOLITE-PERLITE-CARBON (ZPC) TYPE

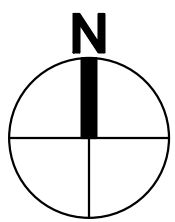


- NOTES:**
- DESIGN LOADINGS:
 - A. ASD/HI 108-2044 (WITH IMPACT)
 - B. LIVE LOAD COVER: 1" OF MINIMUM
 - C. ASSUMED WATER TABLE (BELOW FLOOR FINISH) - 10' (GARTH REVISION: 4/5/07)
 - D. (DRAINED)
 - E. (APPLIED TO 8" OF LOAD SURCHARGE: 60 PSF)
 - F. (APPLIED TO 8" OF BELOW GRADE)
 - G. (ALL OTHER SURCHARGES FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS)
 - CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
 - REINFORCING: ASTM A615/706, GRADE 60
 - CEMENT: ASTM C150
 - REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF (FROM THIS SUBMITTAL)
 - REFERENCE STANDARD:
 - A. ASTM C 678
 - B. ASTM C 697
 - THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. THE ENGINEER OR DESIGN SHALL VERIFY THAT NOTED PARAMETERS ARE MET. IF ANY OTHER REQUIREMENTS, IF RECORD (PARAMETERS ARE NOTED) ARE REQUIRED, THE ENGINEER SHALL NOTIFY CLDG/STATE INFRASTRUCTURE DIVISION OF THIS SUBMITTAL.
 - OVERHEAD LINES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNUAL MAXIMUM FREE FLOODING OF MINIMUM OF 3.00 PSF CONCRETE FOR FULL THICKNESS OF CONCRETE. PIPES SHALL BE INSTALLED WITH THE INSIDE SURFACE OF THE CONCRETE.
 - CONTRACTOR RESPONSIBLE TO VERIFY ALL SITES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
 - CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. CONCRETE AND/OR LEVEL, PER PROJECT SPECIFICATIONS).
 - SECTION HEADINGS, SLABWALL THICKNESSES, AND REINFORCING ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO THE AVAILABILITY AND PRODUCTION FACTOR CONSTRAINTS.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND DETAILS, PLEASE CONSULT THE PLASTIC INFRASTRUCTURE.
 - MAXIMUM POKK LOADS:
 - A. TOP SLAB: XXXXX LBS
 - B. SIDE WALL: XXXXX LBS
 - C. BASE: XXXXX LBS
 - D. MAXIMUM WEIGHT OF BASE INCLUDES FALSE FLOOR, AND PRODUCT (INTERNAL.)
 - INTERALS SHALL CONSIST OF CARTRIDGES, OR OTHER ASSEMBLY OF THE FLOOR AND FLOOR SUPPORT SPACERS.



1 GRADING PLAN ENLARGEMENT

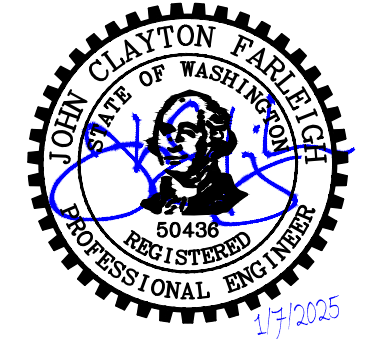
SCALE: 1"=10'



HORIZ.  Scale In Feet

REVISIONS		
4	CENTRALIA PERMIT SET	1/7/25
3	CENTRALIA PERMIT SET	9/13/24
2	PORT OF CENTRALIA SITE PLAN REVIEW	8/22/24
1	PROJECT COORDINATION	5/31/24
No.	Description	Date

24-010
Project No.
Drawn By
Designed By JCF
Approved By 1/17/2025
Date



Client	BEACON BUILDING PRODUCTS MCKINNEY CORPORATE CENTER 1 6800 WEISKOPF AVENUE, STE 250 MCKINNEY, TX 75070
Contact	JOHN FARLEIGH, PE

JACON BUILDING PRODUCTS
2000 NORTHPARK DRIVE

DRAINAGE DETAILS

C3.11

Approval for Construction

City Engineer Date

Approval Expires One Year From Date Above

**CALL BEFORE
YOU DIG 811**
UNDERGROUND SERVICE (USA)

Sanitary Sewer Collection System Plan View

Manhole Details:

- CB #1, PERKFILTER MH - 96"**
W/ 10x18" ZPC CARTRIDGES
TREATMENT RATE IS 96.7 GPM
RIM=170.53
IE IN=163.68 (12" N)
IE OUT=161.38 (12" W)
- CB #2, TYPE 2-48"**
RIM=170.10
IE IN=163.85 (12" W)
IE OUT=163.85 (12" S)
- CB #3, TYPE 1**
RIM=169.17
IE IN=164.09 (12" N)
IE IN=164.42 (8" W)
IE OUT=164.09 (12" E)
- CB #3A, TYPE 1**
RIM=169.17
IE IN=165.04 (8" N)
IE OUT=165.04 (8" E)

Pipe Segments:

- 112 LF 8" SD S=0.55%
- 40 LF 12" SD S=0.60%
- 29 LF 12" SD S=0.60%
- 7 LF 12" SD S=0.60%
- 12" CROSS IE= 161.34
- 12" PVC HEADER PIPE IE= 161.34
- 12x8" REDUCER (TYP) IE= 161.34

Other Features:

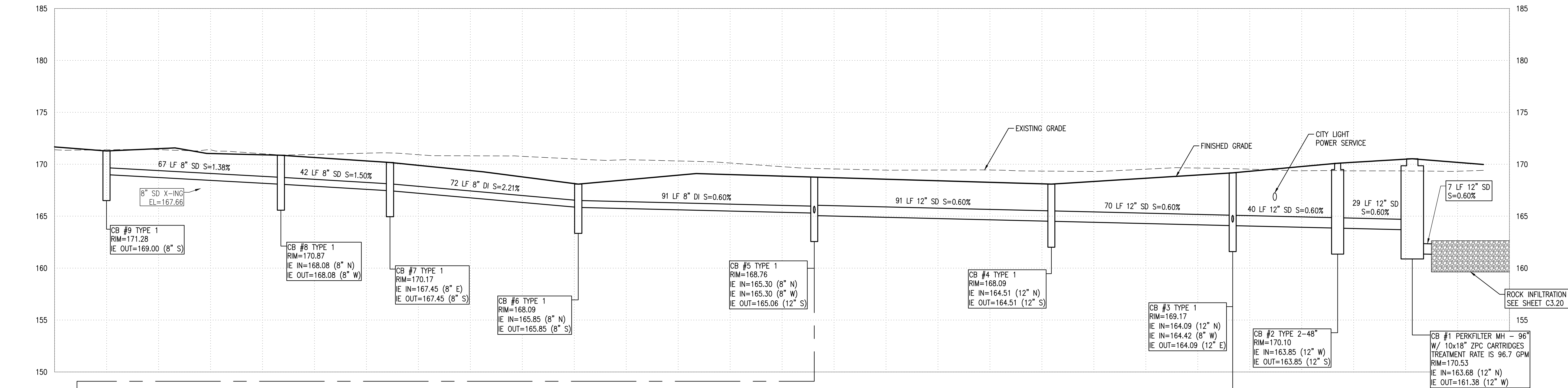
- 8" PERF. DISTRIBUTION LINES** IE= 161.34
- CLEANOUTS AT END OF EACH PERF (TYP)**
- UNDERGROUND POWER** SEE SHEET C4.00 INSTALLED PER CITY LIGHT REQUIREMENTS
- SOLID WALL PIPE REQUIRED OUTSIDE FABRIC WRAP**

Dimensions:

- Pit Dimensions: 205' x 30'
- Manhole Spacing: 174', 170', 174', 170'

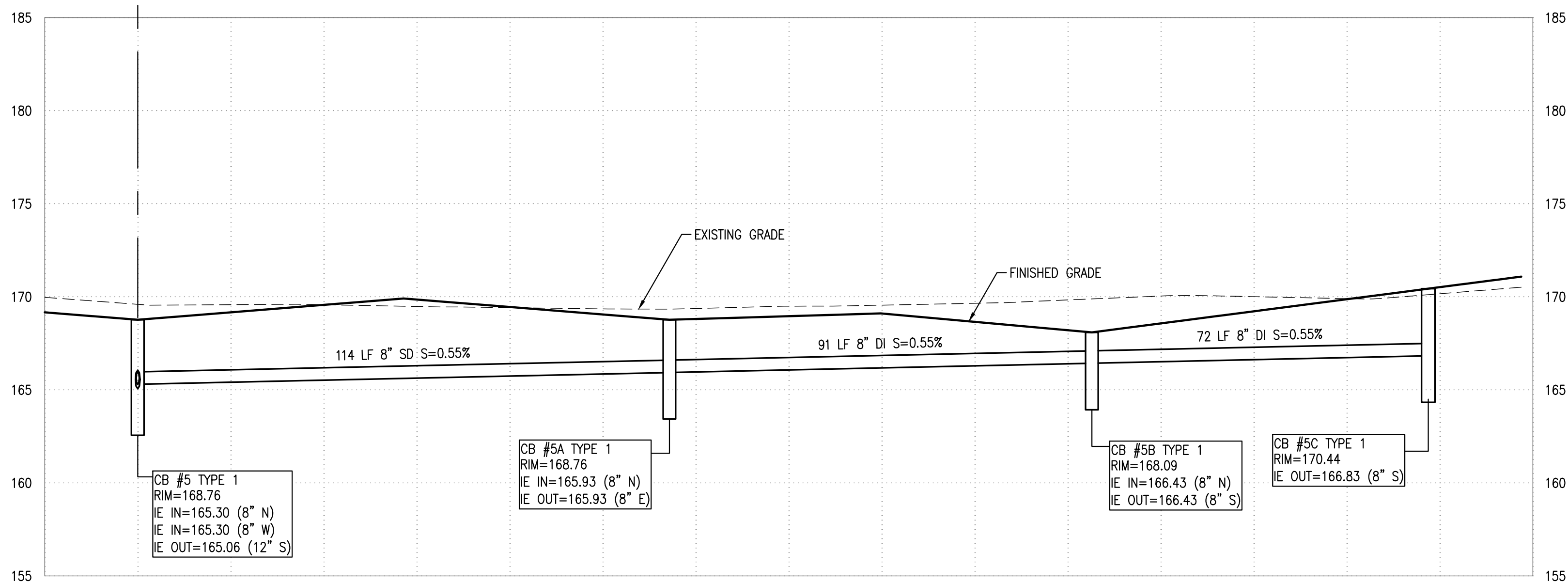
		Approval for Construction _____	
City Engineer _____		Date _____	
Approval Expires One Year From Date Above _____			
CALL BEFORE YOU DIG 811 UNDERGROUND SERVICE (USA)			

C3.20		BEACON BUILDING PRODUCTS 2000 NORTHPARK DRIVE	Client: BEACON BUILDING PRODUCTS MCKINNEY CORPORATE CENTER 1 6900 WEISKOPF AVENUE, STE 250 MCKINNEY, TX 75070		JOHN FARLEIGH, PE Contact:	CECIL ASSOCIATES PO BOX 588 BOTHELL, WA 98011 (206) 484-3485 www.cecilassoc.com	 <i>JCF</i>	24-010 Project No. Drawn By Designed By JCF Approved By PORT OF CENTRALIA SITE PLAN REVIEW Date 1/7/25	REVISIONS 1 / 7 / 25 CENTRALIA PERMIT SET 2 / 9 / 13 / 24 CENTRALIA PERMIT SET 3 / PORT OF CENTRALIA SITE PLAN REVIEW PROJECT COORDINATION No.	Date
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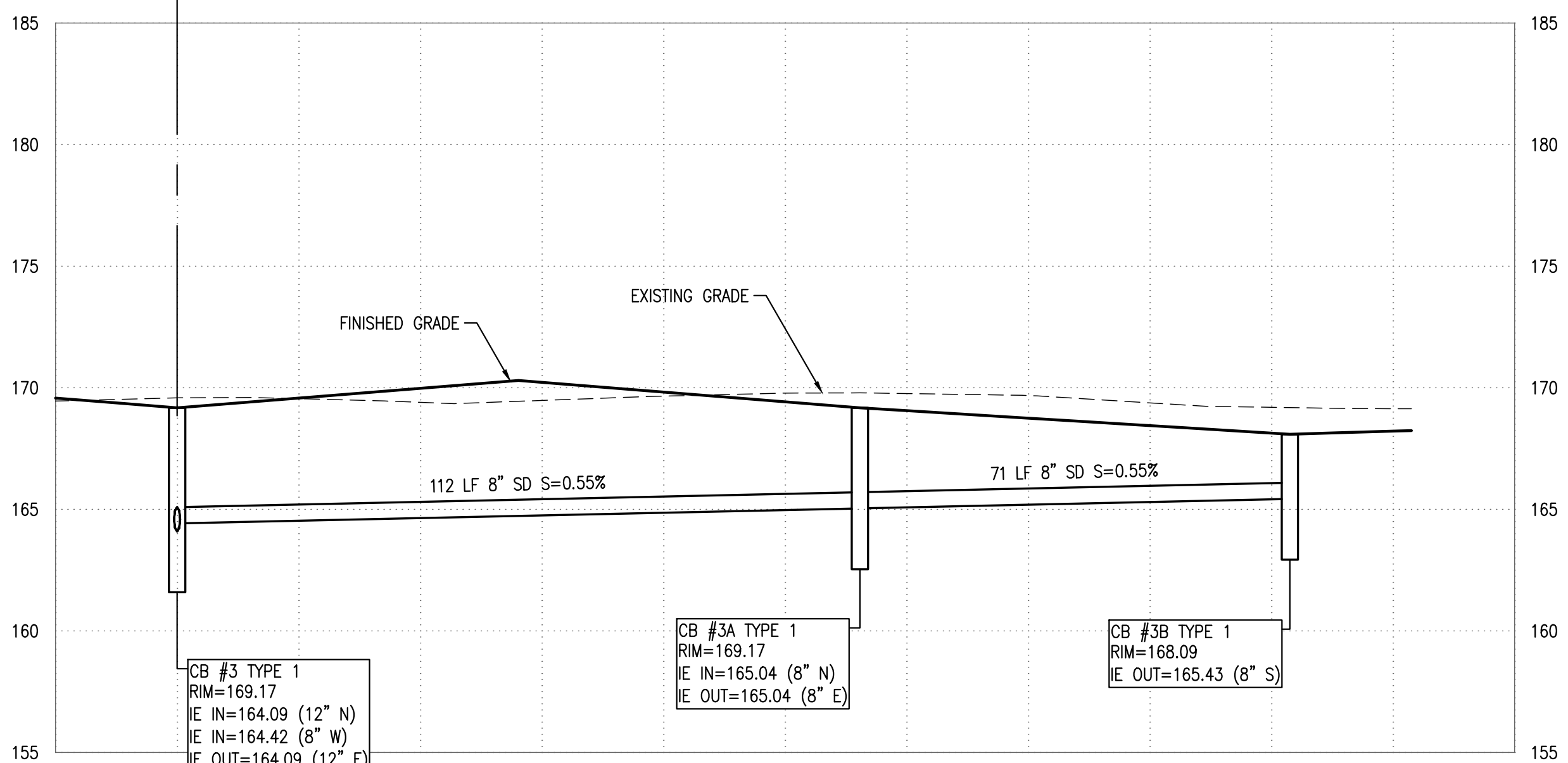
STORM PROFILE 1

SCALE: H: 1"=20'
V: 1"=5'



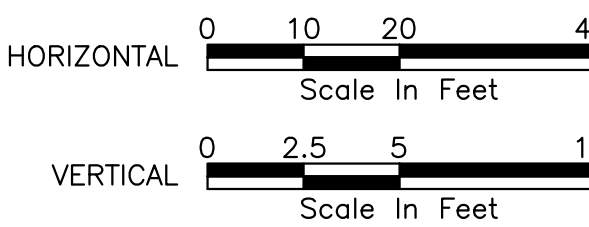
STORM PROFILE 2

SCALE: H: 1"=20'
V: 1"=5'



STORM PROFILE 3

SCALE: H: 1"=20'
V: 1"=5'



Approval for Construction
City Engineer _____ Date _____
Approval Expires One Year From Date Above

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UNDERGROUND SERVICE (USA)

REVISIONS			
No.	Description	Date	By
1	PROJECT COORDINATION	5/31/24	
2	PORT OF CENTRALIA SITE PLAN REVIEW	8/22/24	
3	CENTRALIA PERMIT SET	9/13/24	
4	CENTRALIA PERMIT SET	1/7/25	

24-010	Project No.	Drawn By	Designed By	Approved By	Date
			JCF	JCF	1/7/2025

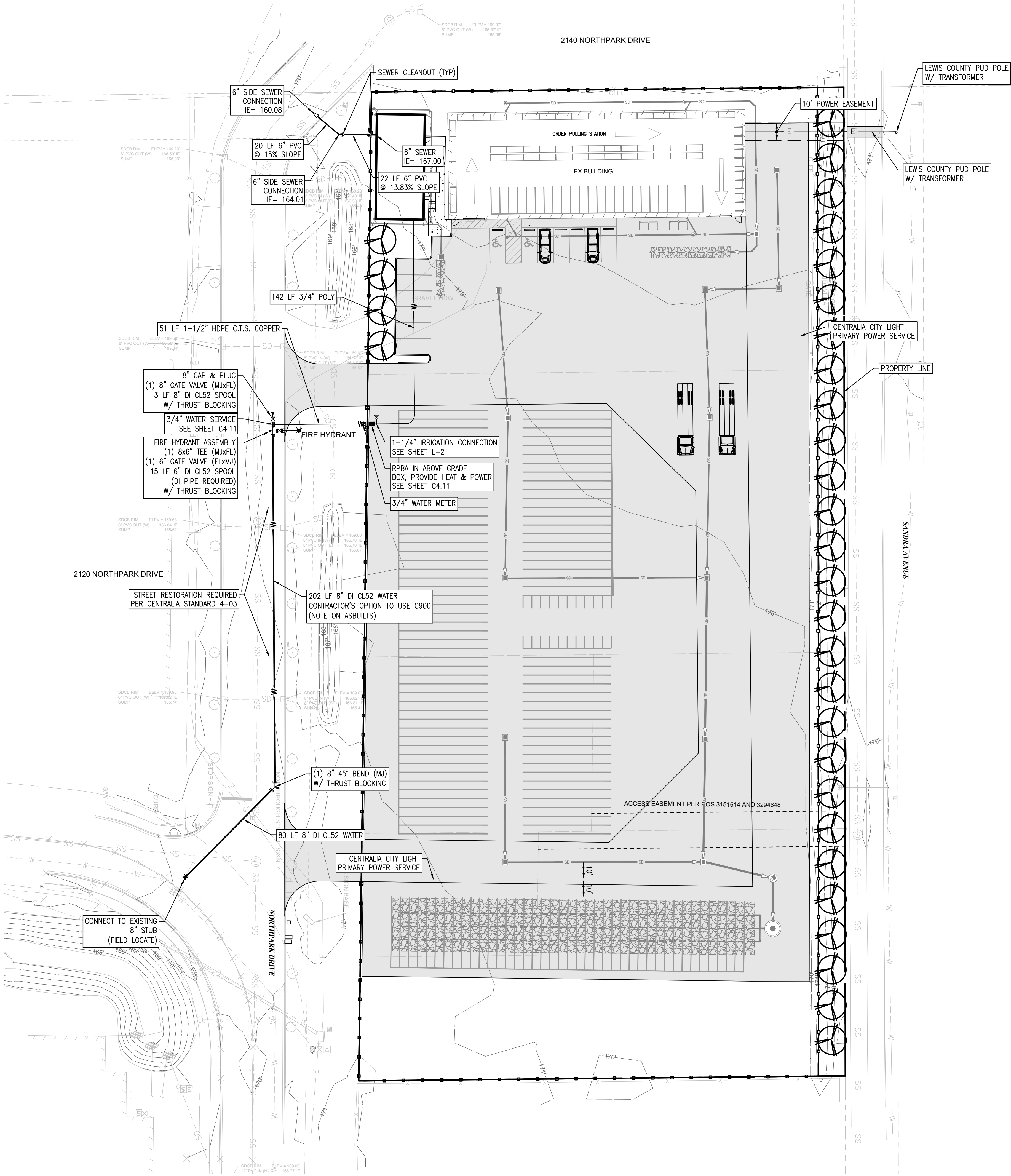


CECIL ASSOCIATES
P.O. BOX 598 BOMHELL, WA 98011
(206) 484-3495
www.cecilassoc.com

Client: BEACON BUILDING PRODUCTS
10000 NORTH PARK DRIVE
800 WESKOP AVENUE, STE 200
MCKINNEY, TX 75070
JOHN FARLEIGH, PE
Contact

BEACON BUILDING PRODUCTS
2000 NORTH PARK DRIVE
DRAINAGE PROFILES

C3.30

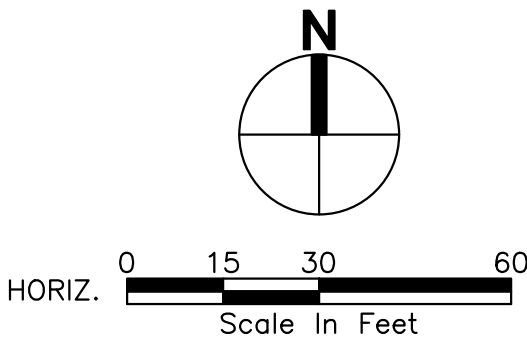


LEGEND	
	PROPERTY LINE
	ROAD CENTERLINE
	EASEMENT LINE
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	UNDERGROUND POWER
	GAS LINE

UTILITY NOTES

1. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH THE APPLICABLE CITY (OR UTILITY PURVEYOR) INSPECTOR TO DISCUSS UTILITY IMPROVEMENTS PRIOR TO CONSTRUCTION. VERIFY FIELD REPORTS AND INSPECTION REQUIREMENTS. FURNISH TESTING DOCUMENTS AS REQUIRED.
2. WASTEWATER: SHALL CONFORM TO ALL OF CITY OF CENTRALIA DESIGN AND DEVELOPMENT GUIDELINES.
3. THE REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) IS INSTALLED IN AN ABOVE GRADE ENCLOSURE. THE CONTRACTOR SHALL INSTALL A POWER CONNECTION FOR HEAT TAPE OR SPACE HEATER FOR THE SPACE.
4. SEWER: ALL 6" DIAMETER SIDE SEWER LINES SHALL BE INSTALLED AT 2% MINIMUM PIPE SLOPE. ALL 8" DIAMETER SIDE SEWER LINES SHALL BE INSTALLED AT 0.5% MINIMUM PIPE SLOPE.
5. VERIFY ALL PLUMBING POC'S PRIOR TO INSTALLATION OF UTILITY (DEPTH AND LOCATION).
6. STREET RESTORATION FOR UTILITY TRENCHES SHALL BE COMPLETED PER CENTRALIA STANDARD DETAIL 4-03. SEE SHEET C2.10.
7. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS OF UNDERGROUND UTILITY INSTALLATION INCLUDING ACTUAL (ASBUILT) PIPE ELEVATIONS, RIM ELEVATIONS, AND PLACEMENT. FURNISH TO CITY, OWNER, AND CIVIL ENGINEER FOR PERMITTING CLOSEOUT.

THE WAREHOUSE BUILDING IS NOT APPROVED FOR HIGH-PILE STORAGE (OVER 12 FEET TALL). SPRINKLERS ARE REQUIRED FOR HIGH PILE STORAGE.



Approval for Construction	
City Engineer	Date
Approval Expires One Year From Date Above	

CALL BEFORE
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UNDERGROUND SERVICE (USA)

REVISIONS	
No	Description
1	PROJECT COORDINATION
2	PORT OF CENTRALIA SITE PLAN REVIEW
3	CENTRALIA PERMIT SET
4	CENTRALIA PERMIT SET
1/7/25	
9/13/24	
8/22/24	
5/31/24	
	Date

24-010	Project No.
	Drawn By
	Designed By
JCF	Approved By
17/2025	Date



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

Client: BEACON BUILDING PRODUCTS
1000 NORTH PARK DRIVE
SUITE 100
800 WESKOPF AVENUE, STE 250
MCKINNEY, TX 75070

JOHN FARLEIGH, PE
Contact

BEACON BUILDING PRODUCTS
2000 NORTHPARK DRIVE

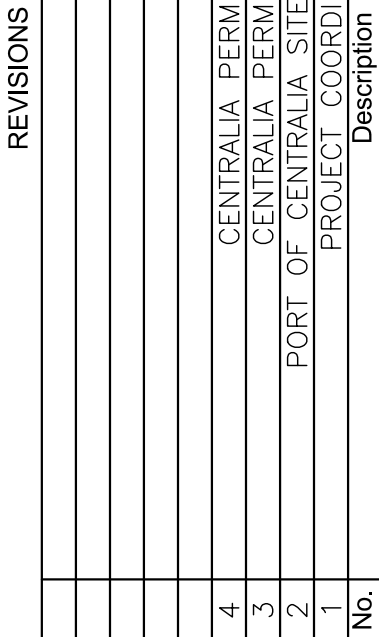
UTILITY PLAN

C4.00

SIDE SEWER REGULATIONS (Ord. 2051)
GENERAL NOTES

- Any work including installation, replacement and repair, on the sanitary sewer sewer requires an inspection permit. This must be obtained – in advance of the work – from the City utilities building at 1100 N. Tower Ave.
2. Inspection permit fees:
- | | |
|--|-----------|
| • *Single-family dwelling: | \$ 50.00 |
| • *Multiple-family dwellings: | \$ 75.00 |
| • *Commercial/Industrial: | \$ 100.00 |
| • Alteration, repair and abandonment of existing lateral | \$ 50.00 |
| • *1 & 1 Rehabilitation: No charge--must be approved by Public Works | \$ 100.00 |
| • *After hours or holiday inspections: | \$ 100.00 |
| • *Re-inspection: | \$ 50.00 |
| • Grinder pump connection permit | \$ 100.00 |
| • Grinder pumps commercial or industrial connection | \$ 150.00 |
3. For inspection, call the Public Works Office at (360) 330-7512. Inspections will be made 8:00 A.M. – Noon and 1:00 P.M. – 3:00 P.M.
4. "Side Sewer" means that part of the horizontal piping of a drainage system which extends from the end of the building drain and which receives the discharge of the building drain and conveys it to a public sewer, private sewer, individual sewage disposal system or other point of disposal.
5. All costs and expenses incident to the installation and connection, operation and maintenance and replacement of the side sewer shall be borne by the owner.
6. Pipes acceptable for side sewers: polyvinyl chloride(PVC) ASTM D 3034, SDR 35; cast iron soil pipe, federal spec. WWP-401; ductile iron, ANSI A 2151, thickness class 51. Not acceptable for side sewer: black ABS pipe, glued joint pipes, glued fittings.
7. Side sewer for single family dwelling shall be no less than 4" diameter from dwelling to property line and 6" from property line to public sewer. All multiple family, commercial and industrial side sewer lines shall be no less than 6" diameter between main and building. Each building must have a separate side sewer.
8. No 90 degree bends allowed.
9. A cleanout is required within 36" of all buildings and at intervals of not more than 100 feet. Cleanouts shall be extended to within 18" of surface and capped except where surface is paved: in paved area, cleanouts shall be extended flush with surface and plugged with an acceptable threaded metal plug. Laterals shall be straight lines between cleanouts.
10. Backwater valves--- The Uniform Plumbing Code requires backwater valves on building sewers where the finished floor is below the rim of the upstream manhole. Backwater valves, if they are installed, must be located within the building footprint upstream of the cleanout. The city is not responsible for their installation, maintenance, or operation.
11. Lines shall be laid on uniform slope not less than 1/4" per foot for 4" pipe and 1/8" per foot for 6" pipe. Pipe shall be bedded in and covered with suitable fine material. Alignment of both vertical and horizontal shall be straight and true.
12. Minimum cover for side sewers shall be 18" on private property.
13. Side sewer shall be water or air tested for their entire length. Inspection of the test must be witnessed by a Public Works employee before backfill(see#3). (See paragraph 15.10.240, ordinance 2051 for details.)
14. Contractor shall provide 24 hours notice when requesting inspection.
- Any questions regarding the above regulations may be directed to the Public Works Office (360) 330-7512

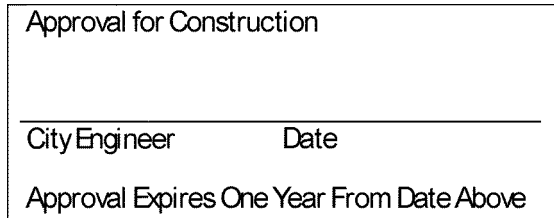
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	06-2023	SEWER MAIN INSTALLATION GENERAL NOTES	2 OF 2
2022 Standard Drawings			



Client	BEACON BUILDING PRODUCTS MCKINNEY CORPORATE CENTER 1 6800 WEISKOPF AVENUE, STE 250 MCKINNEY, TX 75070
Contact	JOHN FARLEIGH, PE

[illegible]

C4.10

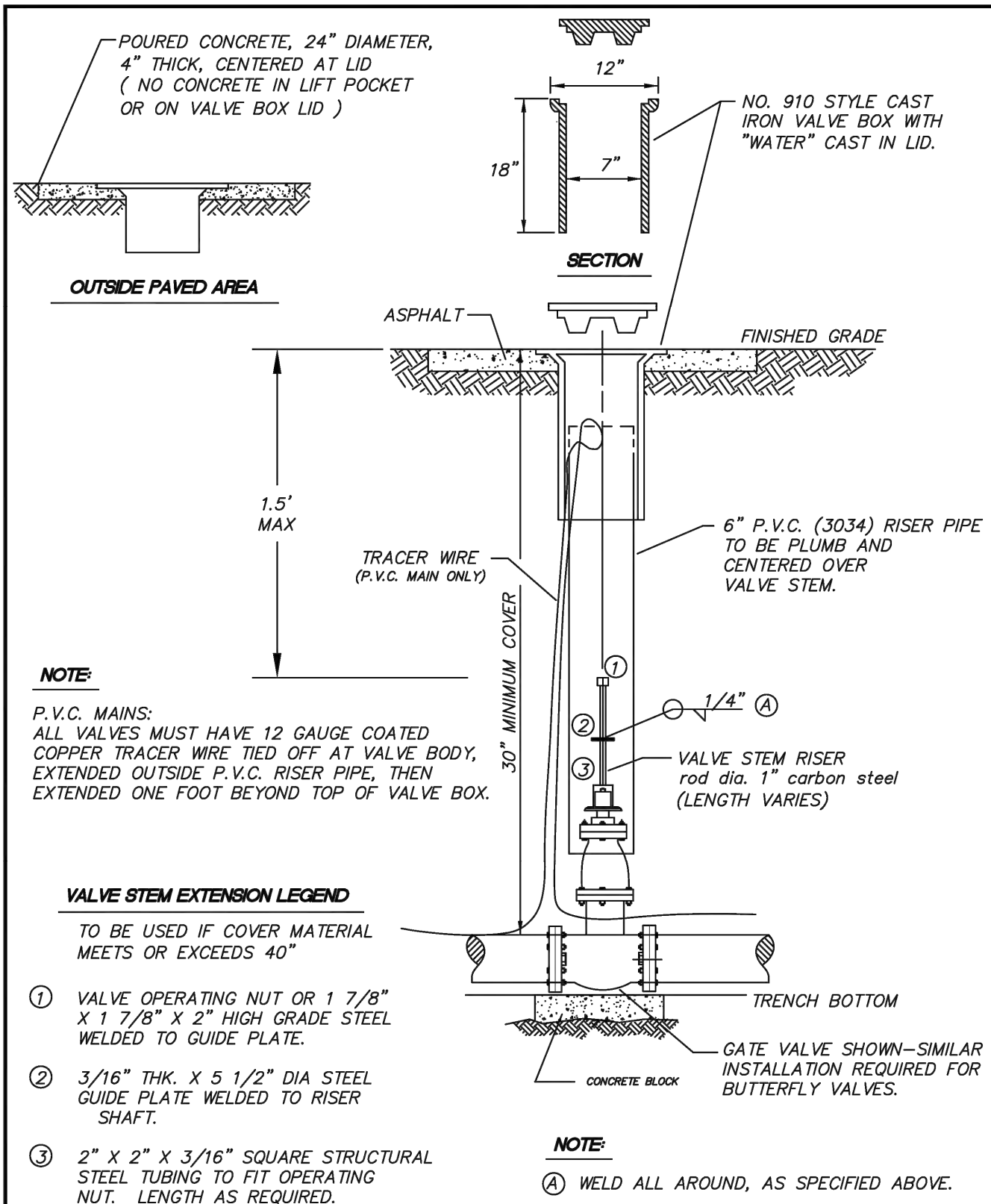


**CALL BEFORE
YOU DIG 811**
UNDERGROUND SERVICE (USA)

METER BOX ASSEMBLY
Carson Heavy Wall 1324 MSBC
DUCTILE IRON COVER w/ FLIP READER LIDS, # 1324 MSBC

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

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	08/2024	WATER MAIN INSTALLATION GENERAL NOTES	2 OF 2
2022 Standard Drawings			



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	02/2020	STANDARD VALVE BOX	2-09
2022 Standard Drawings			

24-010		REVISIONS	
Project No.			
Drawn By			
Designed By			
JCF	4.	CENTRALIA PERMIT SET	1/7/25
Approved By	3.	CENTRALIA PERMIT SET	9/13/24
	2.	P.O.T. CENTRALIA SITE PLAN REVIEW	8/22/24
17/2025	1.	PROJECT COORDINATION	5/31/24
Date	No.	Description	Date



CECIL
ASSOCIATES

PO BOX 598 BOTHELL, WA 98011
(206) 484-3495
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Contact	JOHN FARLEIGH, PE

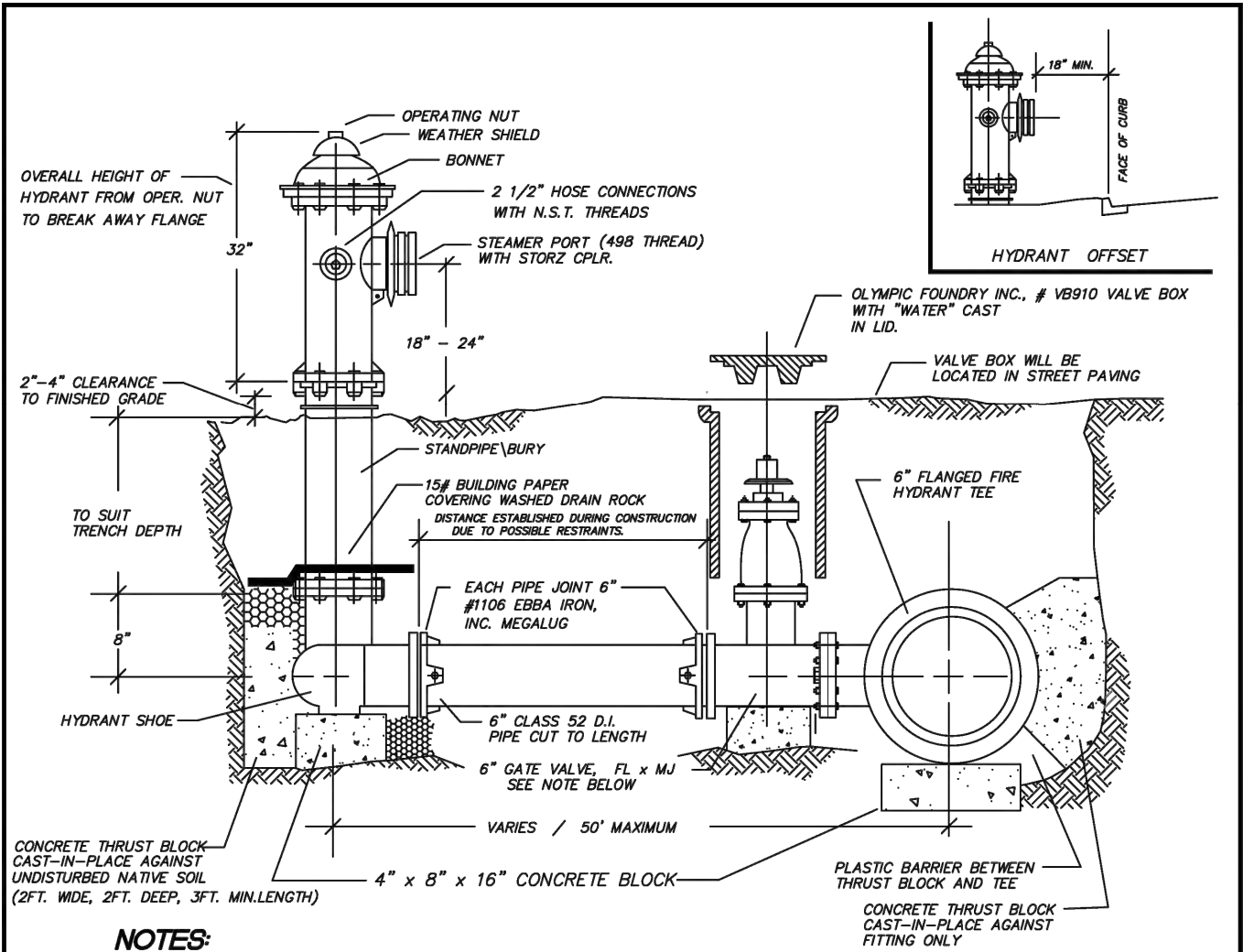
BEACON BUILDING PRODUCTS

2000 NORTHPARK DRIVE

WATER DETAILS

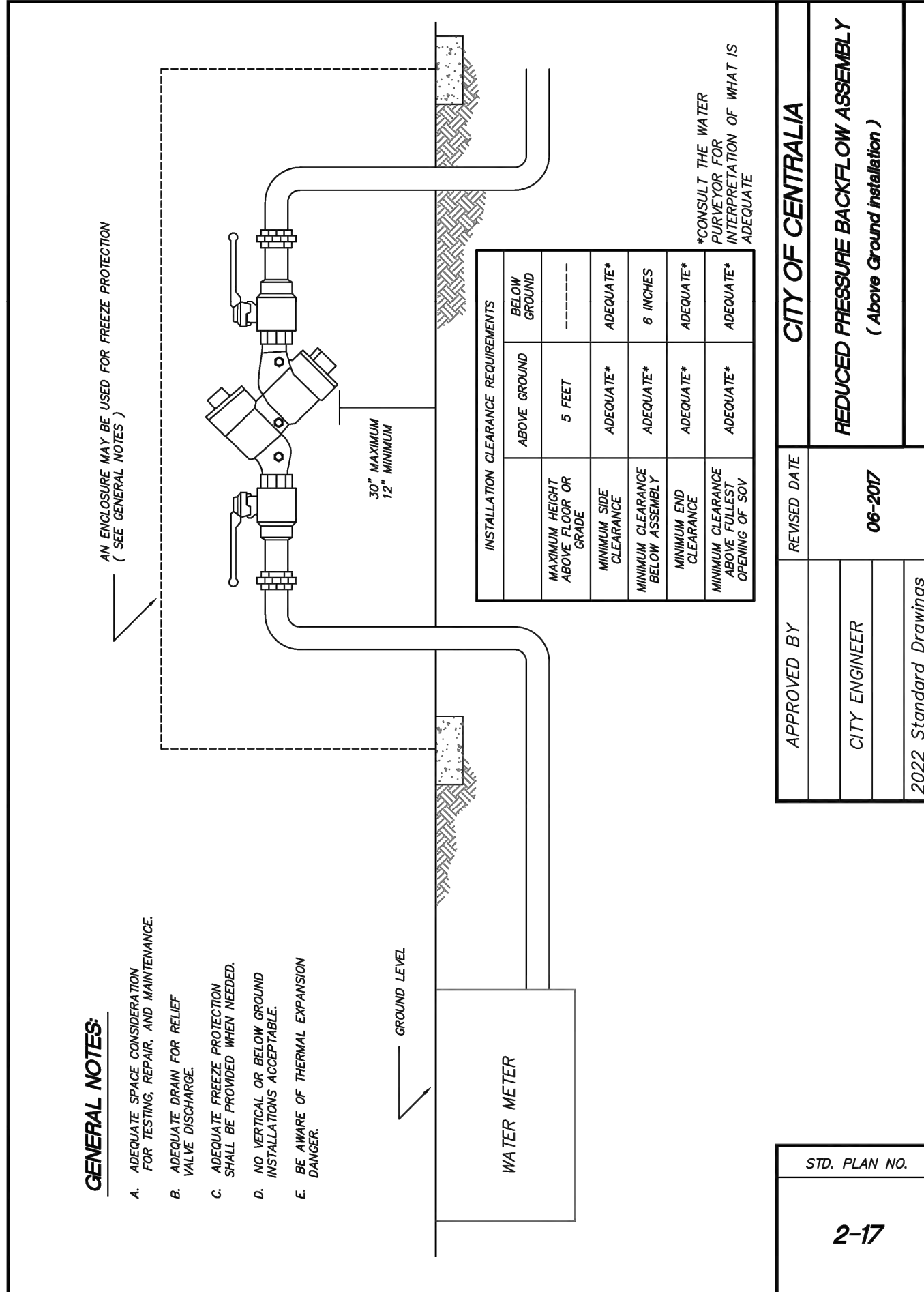
WATER DETAILS

C4.11



- ## NOTES:
- HYDRANTS SHALL BE LOCATED WITH A MINIMUM FIVE FOOT RADIUS UNOBSTRUCTED WORKING AREA PROVIDED, AND IN NO CASE SHALL BE LOCATED IN SIDEWALK.
 - HYDRANT SHALL BE WATERLOUS CLASSIC PAPER M687-250, DRESSER M&H RELIANT STYLE 129 OR MUELLER CENTURION. CHECK VERTICAL DISTANCE BETWEEN NUT AND BREAK AWAY FLANGE ($\frac{1}{2}$ - 3 1/2 inches).
 - HYDRANTS SHALL BE PAINTED SUNBURST YELLOW - HIGH GRADE ENAMEL, AFTER INSTALLATION
 - HYDRANTS SHALL HAVE A MINIMUM BURY OF 30 INCHES
 - GATE VALVES SHALL BE RESILIENT WEDGE NRS WITH 0-RING SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT BY ANSI FLANGES. VALVES SHALL CONFORM TO ANWA C515.
 - FILTER FABRIC MATERIAL SHALL BE USED IN CONJUNCTION WITH THE USE OF DRAIN ROCK. THE APPLICATION OF THE FILTER FABRIC MATERIAL SHALL MINIMIZE THE IMPACT OF THE NATIVE SOIL IN FUNCTION OF THE DRAIN ROCK.
 - ALL CONCRETE BOLTS TO FITTINGS SHALL HAVE ANTI-SEIZE COMPOUND APPLIED TO THE BOLTS
 - POURED IN PLACE CONCRETE BLOCKING, BLOCK SIZE - (2 FT. WIDE, 2 FT. DEEP, AND 2 FT. MIN. LENGTH TO UNDISTURBED NATIVE SOIL - NOTE LENGTH IS A VARIABLE DEPENDING UPON DISTANCE TO UNDISTURBED NATIVE SOIL.
 - ALL HYDRANTS SHALL HAVE EPOXY COATED SHOE.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	01/2024	FIRE HYDRANT DETAIL	2-12
2022 Standard Drawings			



THRUST LOADS

THRUST AT FITTINGS IN POUNDS AT 200 POUNDS PER SQUARE INCH OF WATER PRESSURE

PIPE DIAMETER	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	DEAD END OR TEES
4"	3,600	2,500	1,000	500	2,600
6"	8,000	4,400	2,300	1,200	5,700
8"	14,300	7,700	4,000	2,000	10,100
10"	22,300	12,100	6,200	3,100	15,800
12"	32,000	17,400	8,900	4,500	22,700
14"	43,600	23,600	12,100	6,100	30,800
16"	57,000	30,800	15,700	7,900	40,300

1. BLOCKING SHALL BE CEMENT CONCRETE CLASS "B" POURED IN PLACE AGAINST UNDISTURBED EARTH. FITTING SHALL BE ISOLATED FROM CONCRETE THRUST BLOCK WITH PLASTIC OR SIMILAR MATERIAL.
2. TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (S.F.):
EXAMPLE: 12" - 90 DEG. BEND IN SAND AND GRAVEL
32,000 LBS : 3000 LB/S.F. = 10.7 S.F. OF AREA
3. AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZE, PRESSURES AND CONDITIONS.
4. BLOCKING SHALL BE ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.
5. BLOCKING FOR PIPES LESS THAN 4" DIA. WILL USE 4" PIPE VALVE

SOIL	POUNDS PER SQUARE FOOT
MUCK, PEAT	0
SOFT CLAY	1,000
SAND	2,000
SAND & GRAVEL	3,000
SAND & GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	DATE
			Approval for Construction
CITY ENGINEER	06/2017	THRUST	
			City Engineer Date
2022 Standard Drawings			Approval Expires One Year From Date Above

**CALL BEFORE
YOU DIG 811**
UNDERGROUND SERVICE (USA)

PROJECT:
**NORTHPARK
WAREHOUSE
IMPROVEMENTS**
LOCATION:
**2000 NORTHPARK
DRIVE
CENTRALIA, WA
98531**

CLIENT:
**BEACON
BUILDING
PRODUCTS**

NO. DATE REVISION
08.21.2024 FOR PERMIT

DESIGNED CB
DRAWN CB
CHECKED CB

PROFESSIONAL SEAL
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
WILLIAM A. BROWN
CERTIFICATE NO. 501

DATE 08.19.2024

PROJECT NO. 202414

TITLE

**LANDSCAPE
PLAN**

SHEET NUMBER

L-1

PLANT SCHEDULE

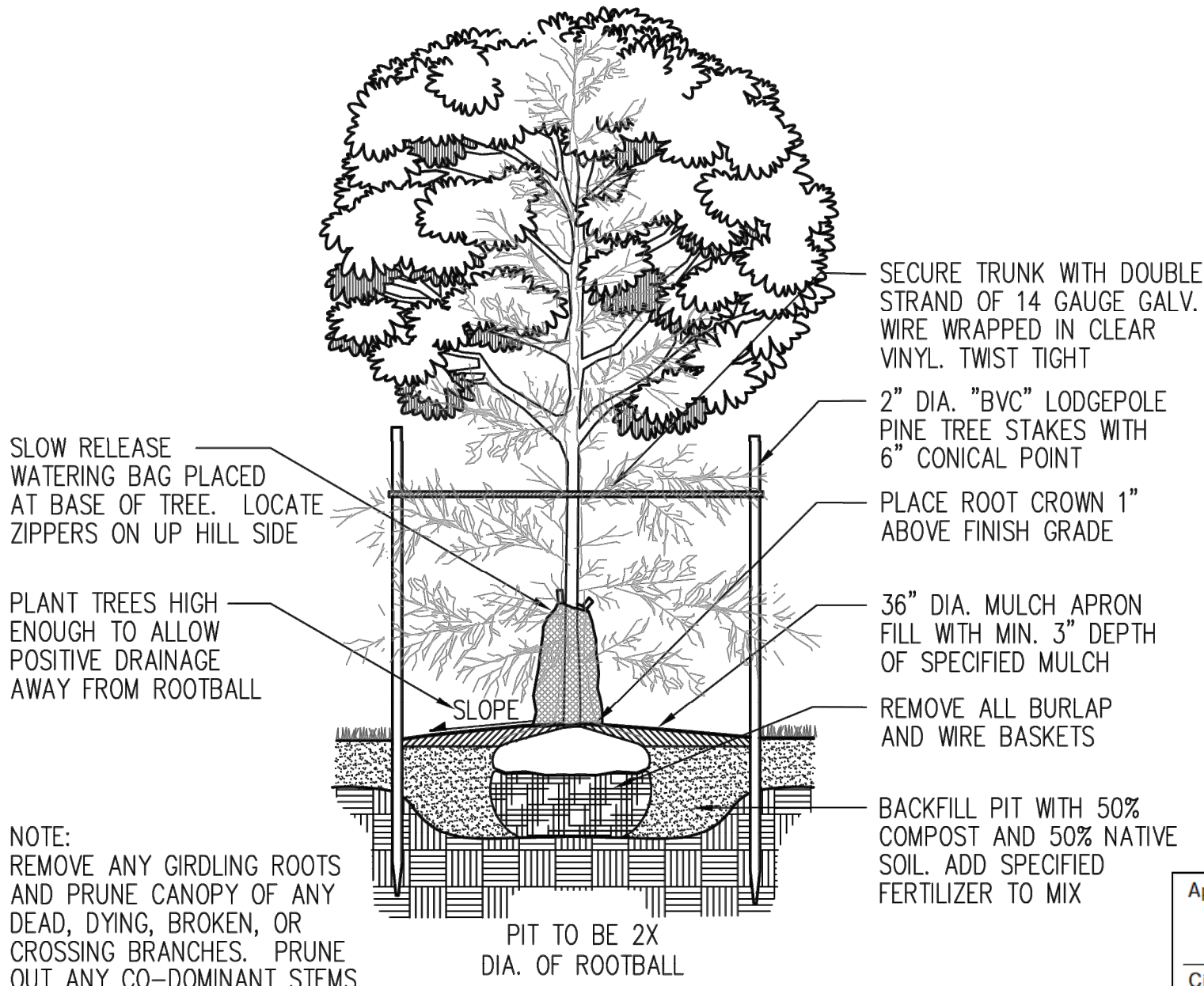
SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE
	DECIDUOUS TREES		
	CARPINUS BETULUS 'FASTIGATA' / PYRAMIDAL HORNBEAM	4	1-1/2" CAL., MIN. 6' HT.
	PYRUS CALLERYANA 'GLEN'S FORM' / FLOWERING PEAR	3	1-1/2" CAL., MIN. 6' HT.
	ZELCOVA SERRATA 'GREEN VASE' / ZELCOVA	22	1-1/2" CAL., MIN. 6' HT.
	EVERGREEN SHRUBS		
	BUXUS M. JAPONICA 'GREEN BEAUTY' / JAPANESE BOXWOOD	17	5 GAL.
	PRUNUS L. 'OTTO LUYKEN' / OTTO LUYKEN LAUREL	4	5 GAL.
	GROUNDCOVER		
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	TBD	4" POT @ 24" O.C.
	FINE LAWN HYDROSEED		5 LBS PER 1000 S.F.
	EROSION CONTROL HYDROSEED		5 LBS PER 1000 S.F.

LANDSCAPE LEGEND

- 6' HT. CHAIN LINK FENCE
- 3-12" DIA. RIVER ROCK MULCH.
MINIMUM 6" DEEP.

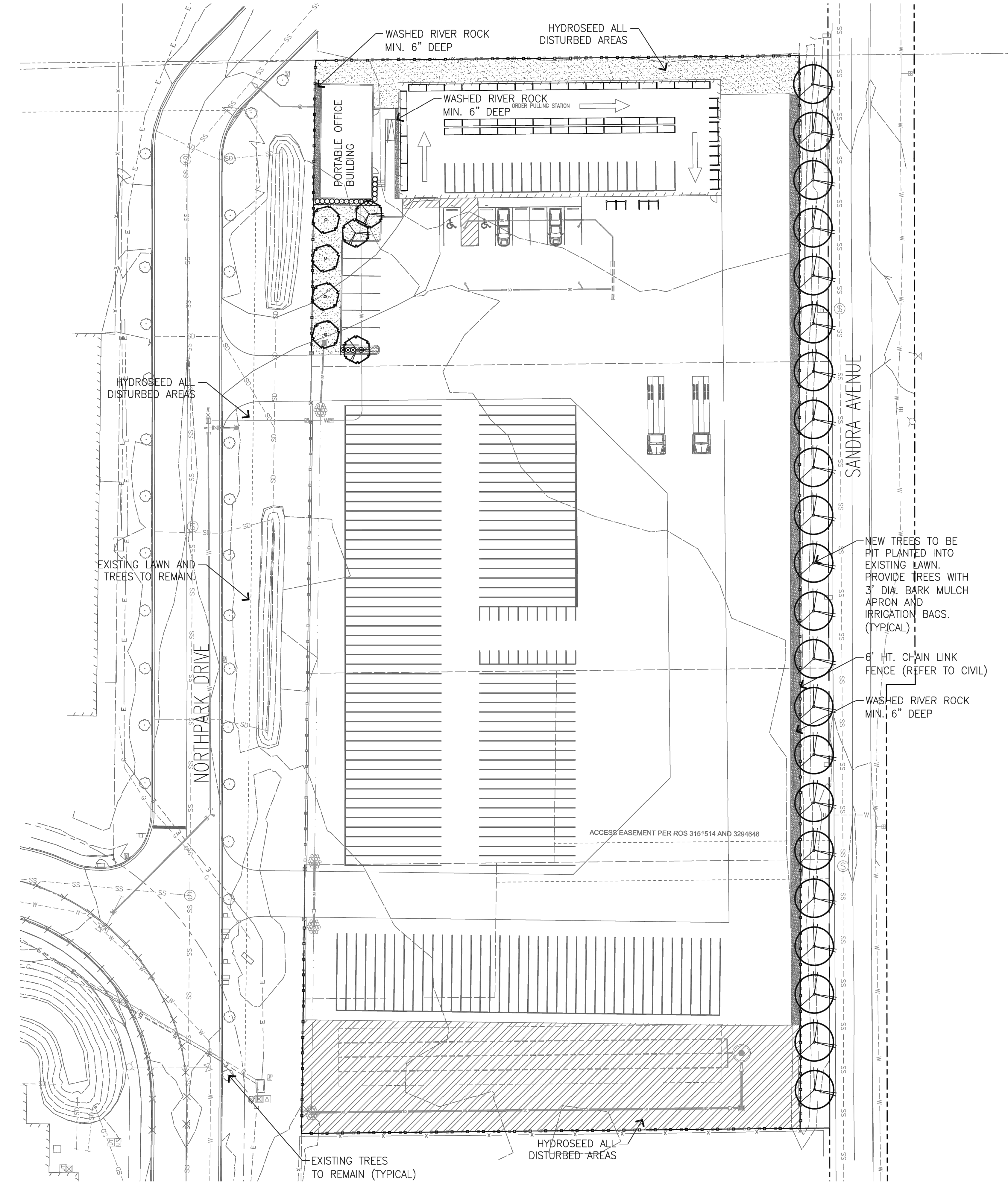
LANDSCAPE NOTES

- ALL NEW PLANTING BEDS TO HAVE THE EXISTING SOIL AMENDED ACCORDING TO THE FOLLOWING PROCEDURES: SCARIFY SUBSOIL TO A DEPTH OF ONE FOOT. IN PLANTING BEDS, PLACE THREE (3) INCHES OF COMPOST AND TILL INTO THE SUB GRADE TO A MINIMUM EIGHT (8) INCH DEPTH. TREES PLANTED IN HYDROSEED AREAS TO BE BACKFILLED WITH A 50% MIX OF EXISTING SOIL AND COMPOST, THOROUGHLY MIXED. IN LAWN AREAS, PLACE TWO (2) INCHES COMPOST AND TILL INTO THE SUB GRADE TO A MINIMUM OF EIGHT (8) INCH DEPTH.
- NEW PLANTER BEDS TO HAVE MEDIUM (3" MINUS) BARK MULCH INSTALLED TO A MINIMUM DEPTH OF 2". MAINTAIN A 6" MULCH FREE RING AROUND TRUNKS OF ALL TREES AND SHRUBS.
- GROUNDCOVER TO EXTEND UNDER ALL DECIDUOUS TREE CANOPIES AT THE SPECIFIED SPACING TO PROVIDE COMPLETE COVERAGE IN ALL PLANTING BEDS SHOWN TO RECEIVE GROUNDCOVER. GROUNDCOVER BENEATH EVERGREEN TREES TO MAINTAIN A 3' CLEARANCE FROM BASE OF TREE.
- TREES TO MAINTAIN A MINIMUM 8' CLEARANCE FROM FIRE HYDRANTS, BACKFLOW DEVICES, AND METERS. SHRUBS AND GROUNDCOVER TO MAINTAIN A MINIMUM 3' CLEARANCE FIRE HYDRANTS, BACKFLOW DEVICES, AND METERS.
- ALL NEW PLANTING TO BE FERTILIZED WITH STARTER FERTILIZER 2-4-2, OR APPROVED EQUAL, APPLIED AT MANUFACTURERS RECOMMENDED RATE. TREES AND SHRUBS TO BE FERTILIZED WITH AGSAFE 20-10-5, 21 GRAM PLANT TABS, APPLIED AT MANUFACTURERS RECOMMENDED RATE.
- LANDSCAPE DRAWINGS ARE BASED ON THE SITE PLANS PREPARED BY CECIL+ASSOCIATES. IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY FIELD CHANGES TO THE SITE PLAN THAT MAY REQUIRE ADJUSTMENT OF DESIGN.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE INFORMATION. IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT ON ANY ADVERSE DRAINAGE CONDITIONS WHICH MAY AFFECT HEALTH OF PLANT MATERIAL.
- WARRANTY ALL PLANTING FOR 1 YEAR FROM FINAL ACCEPTANCE. REPLACE PLANTING THAT HAS DIED OR DYING.
- ALL NEW LANDSCAPE (EXCLUDING R.O.W. AND TREES IN HYDROSEED AREAS) TO BE IRRIGATED WITH A AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES WITHIN R.O.W. AND HYDROSEED AREA TO HAVE A IRRIGATION WATER BAG. IRRIGATION PLAN TO BE SUBMITTED FOR FINAL PERMIT. IRRIGATION CONTRACTOR TO BE RESPONSIBLE FOR PERMITTING WATER BACKFLOW DEVICE, INSTALLING AND TESTING SYSTEM BEFORE PLANTING.

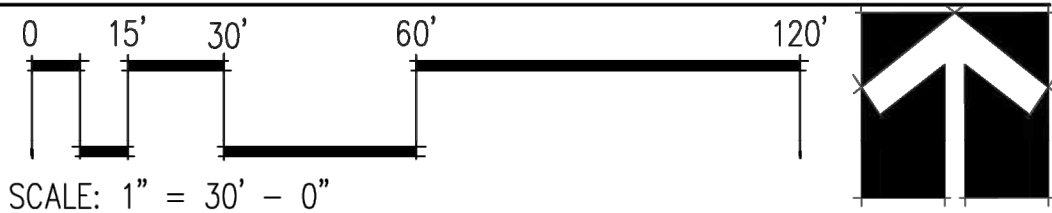


2 TREE PLANTING AND STAKING
NTS

Approval for Construction
City Engineer Date
Approval Expires One Year From Date Above



1 IRRIGATION PLAN
30 SCALE



PROJECT:
**NORTHPARK
WAREHOUSE
IMPROVEMENTS**
LOCATION:
**2000 NORTHPARK
DRIVE
CENTRALIA, WA
98531**

CLIENT:
**BEACON
BUILDING
PRODUCTS**

IRRIGATION SCHEDULE	
SYM.	DESCRIPTION
3/4"	3/4" Irrigation Meter (refer to Civil Drawings)
☐	Point of Connection: (1) 1" Bronze Gate Valve (1) 1" Febco 950XL3-S-U, Double Check Valve Assembly (1) Rain Bird 100 PEB, 1" Master Valve (1) Rain Bird 44-LRC, 1" Quick Coupler Valve
☐	Irrigation Controller: Rain Bird ESPME3-ESP-SM6, 10 Station Modular Irrigation Controller W/ Rain Bird WR2-RFC, Wireless Rain/Freeze Sensor
●	Rain Bird 100-PEB, 1" Automatic Valve w/ 1" Isolation Ball Valve
☐	Rain Bird 44-LRC, 1" Quick Coupler w/ rubber cap
—	Mainline, 1-1/4" Schedule 40 PVC
---	Lateral, (sized per pipe sizing chart) Class 200 PVC
---	Sleeving, Schedule 40 PVC (2x size of interior pipe, minimum 4")

1	ZONE #
5	G.P.M.
1"	VALVE SIZE

IRRIGATION SPRINKLER SCHEDULE				
SYM.	DESCRIPTION	P.S.I.	RAD.	G.P.M.
▲ R24	RAIN BIRD 1804-SAM-PRS-R-VAN24, 4" POP-UP ROTARY	30	19'	1.20
▼ R24	RAIN BIRD 1804-SAM-PRS-R-VAN24, 4" POP-UP ROTARY	30	19'	0.60
▲ 15	RAIN BIRD 1804-SAM-PRS-U15H, 4" POP-UP SPRAY	30	15'	1.85
▼ 15	RAIN BIRD 1804-SAM-PRS-U15Q, 4" POP-UP SPRAY	30	15'	0.92
▲ 12	RAIN BIRD 1804-SAM-PRS-U12H, 4" POP-UP SPRAY	30	12'	1.30
▼ 12	RAIN BIRD 1804-SAM-PRS-U12Q, 4" POP-UP SPRAY	30	12'	
☐ SST	RAIN BIRD 1806-SAM-PRS-15SST, 6" POP-UP SIDE STRIP SPRAY	30	4' X 30'	1.21
☐ RCS	RAIN BIRD 1806-SAM-PRS-15RCS, 6" POP-UP RIGHT CENTER SPRAY	30	4' X 15'	0.49
☐ LCS	RAIN BIRD 1806-SAM-PRS-15LCS, 6" POP-UP LEFT CENTER SPRAY	30	4' X 15'	0.49

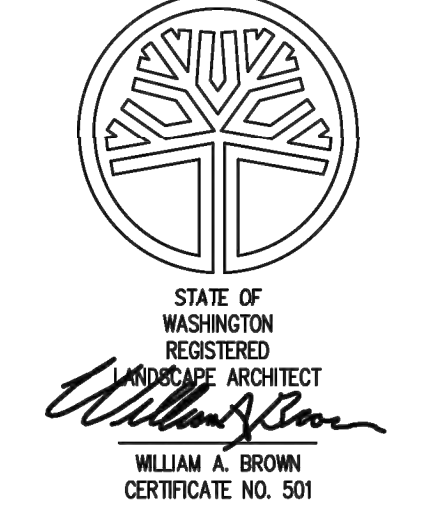
IRRIGATION NOTES

1. VERIFY EXISTING STATIC P.S.I. BEFORE INSTALLATION OF IRRIGATION. NOTIFY LANDSCAPE ARCHITECT IF P.S.I. IS LESS THAN 65 STATIC P.S.I.
2. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. PROTECT ALL NEW AND EXISTING UTILITIES. PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT BETWEEN PROPOSED WORK AND OBSTRUCTIONS.
3. HAND TRENCH WITHIN DRIPLINE OF EXISTING TREES TO REMAIN. REROUTE PIPING AS NEEDED TO MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS.
4. IRRIGATION CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PROPERTY, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS, PAVED SURFACES AND EXISTING LANDSCAPE AND IRRIGATION TO REMAIN DURING THE INSTALLATION OF THE LANDSCAPE AND IRRIGATION WORK. VERIFY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK AD PROTECT SAID UTILITIES.
5. IRRIGATION CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THIS WORK. ALL WORK TO BE INSTALLED PER LOCAL CODE REQUIREMENTS AND MANUFACTURE'S SPECIFICATIONS.
6. PRESSURIZE MAINLINE TO 100 P.S.I. FOR A PERIOD OF 2 HOURS. CHECK ALL JOINTS AND CONNECTIONS FOR LEAKS AND REPAIR AS REQUIRED. PROVIDE WRITTEN DOCUMENTATION THAT A PRESSURE TEST TO OWNERS REPRESENTATIVE, THAT TEST HAS BEEN COMPLETED WITH NO MORE THAN A 5 P.S.I. LOSS DURING THE TEST DURATION.
7. UPON THE COMPLETION OF IRRIGATION WORK, OPERATE THE SYSTEM IN THE PRESENCE OF THE OWNERS REPRESENTATIVE. ADJUST AS NEEDED TO PROVIDE FULL COVERAGE AND MINIMIZE OVER SPRAY.
8. GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, COMMENCING AT THE TIME OF FINAL ACCEPTANCE. THE GUARANTEE DOES NOT APPLY TO WORK OR DAMAGE DONE TO THE IRRIGATION SYSTEM BY OTHERS AFTER FINAL ACCEPTANCE.
9. PRIOR TO FINAL ACCEPTANCE, PROVIDE THE OWNER WITH A CLEARLY DRAWN REPRODUCIBLE RECORD DRAWING SHOWING OR NOTING ACTUAL LOCATIONS OF CONTROLLER, SENSOR, MAINLINE, VALVES, QUICK COUPLERS. RECORD DRAWING TO NOTE ACTUAL PRODUCTS INSTALLED IF DIFFERENT THAN ORIGINALLY SPECIFIED PRODUCTS.
10. REFER TO SHEET L-3 FOR IRRIGATION DETAILS.

NO.	DATE	REVISION
	08.21.2024	FOR PERMIT

DESIGNED	CB
DRAWN	CB
CHECKED	CB

PROFESSIONAL SEAL



DATE 08.19.2024

PROJECT NO. 202414

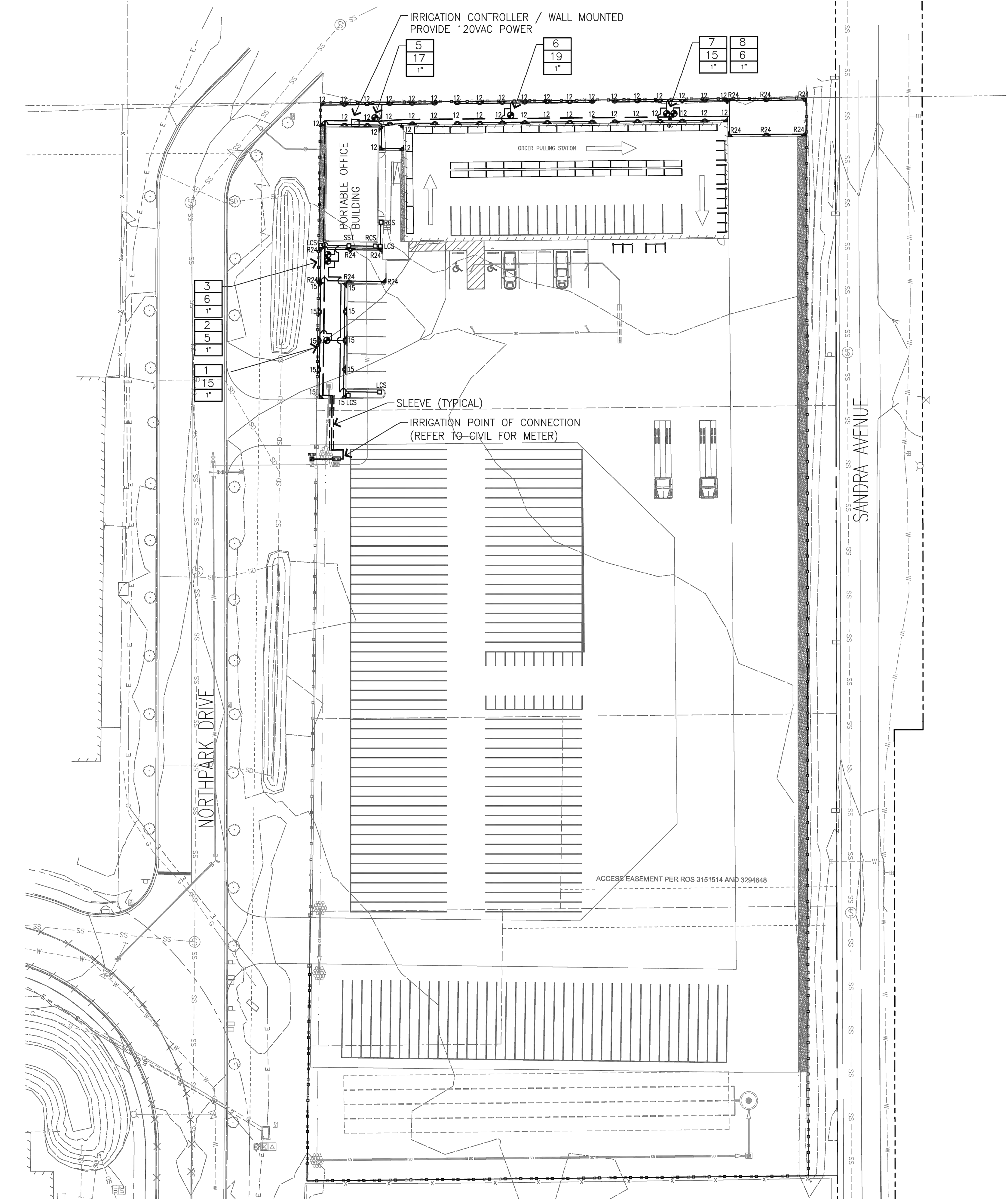
TITLE

IRRIGATION
PLAN

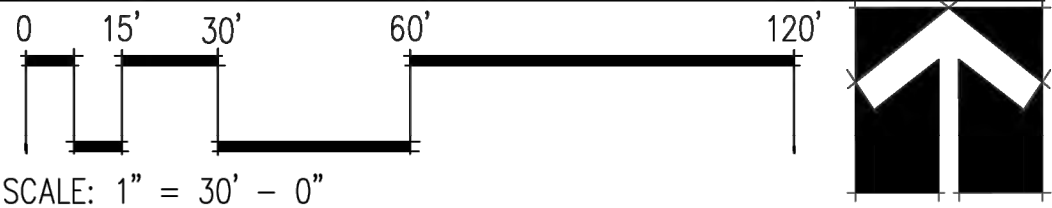
SHEET NUMBER

L-2

Approval for Construction	
City Engineer	Date
Approval Expires One Year From Date Above	

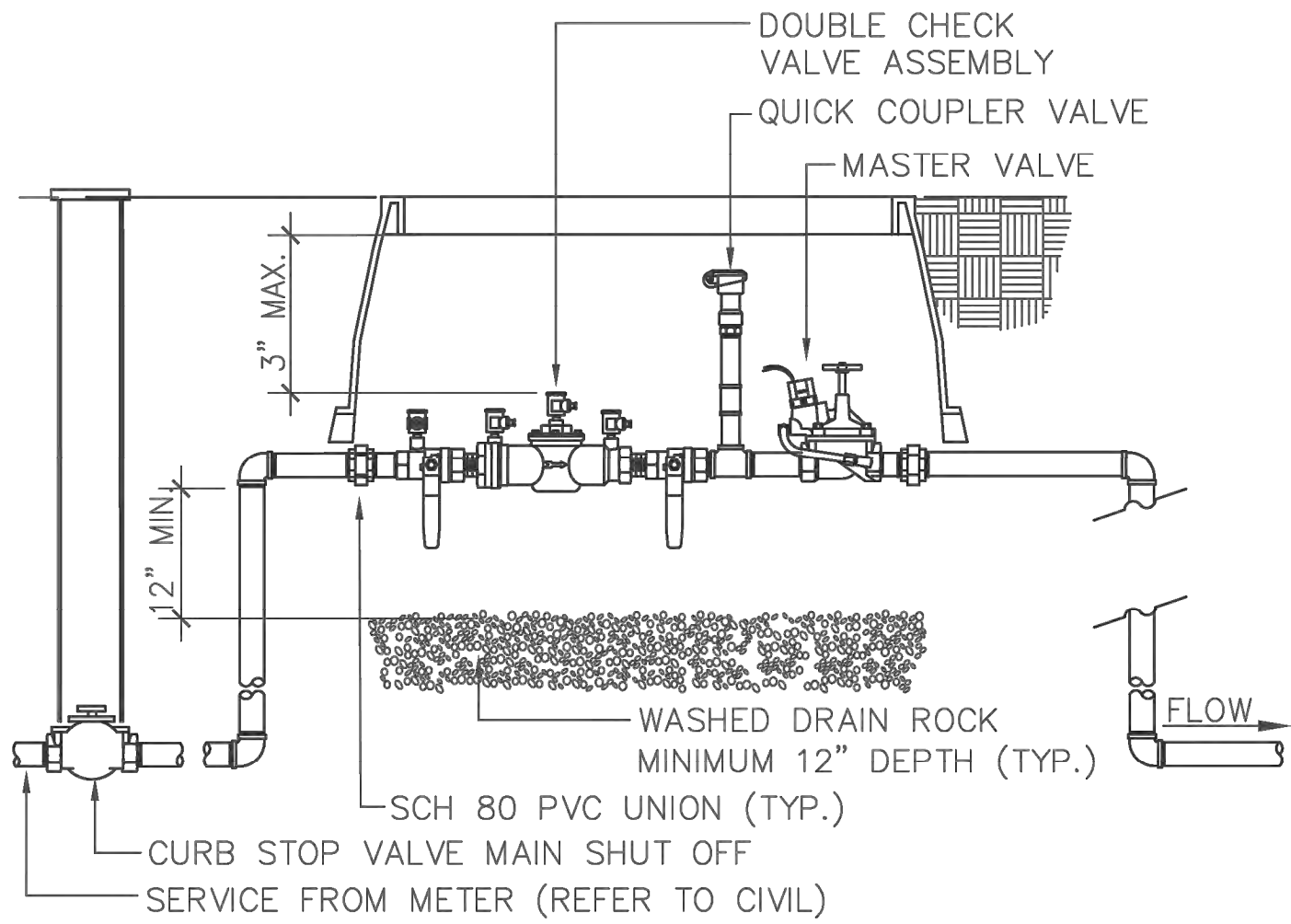


1 IRRIGATION PLAN
30 SCALE



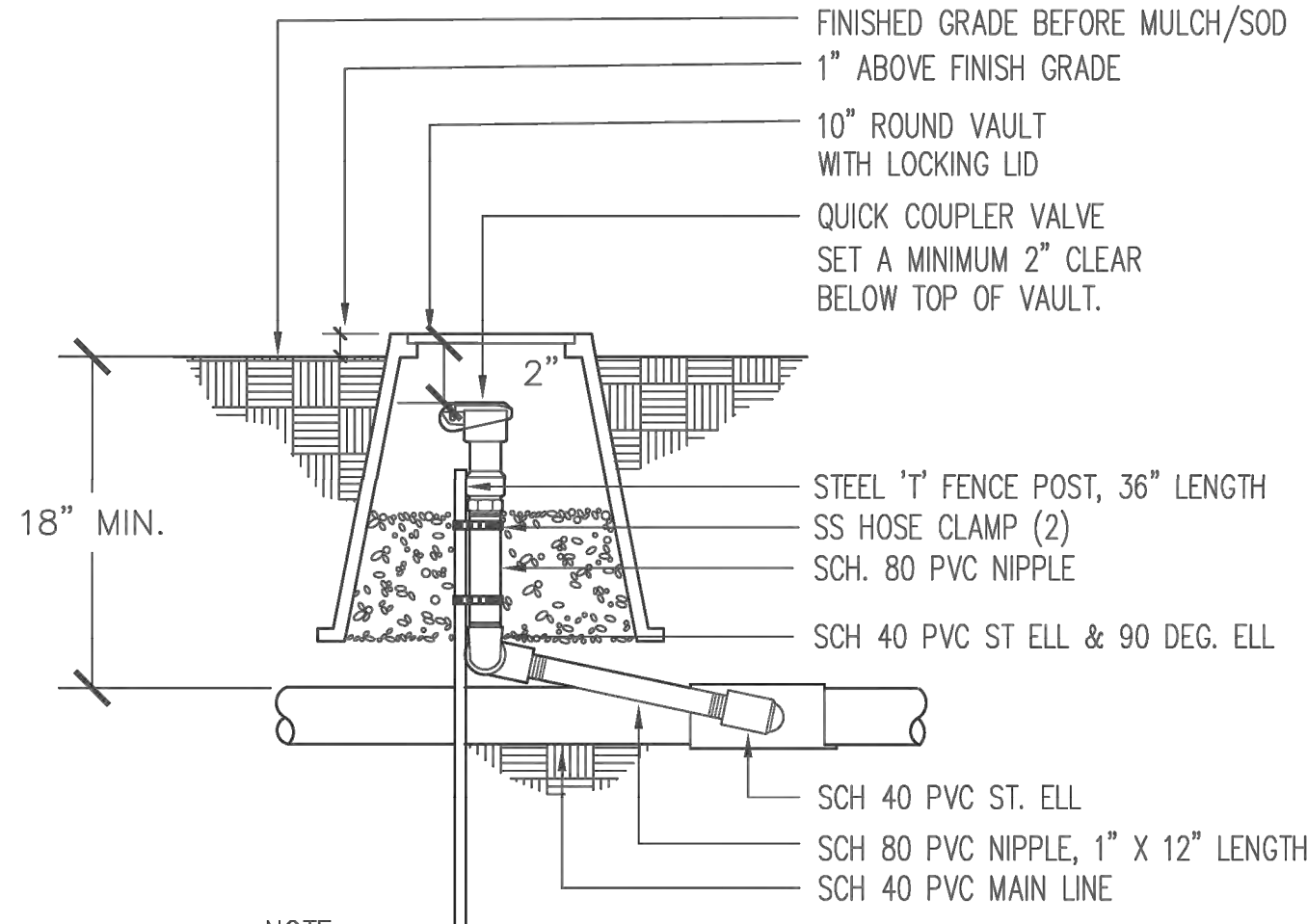
PROJECT:
**NORTHPARK
WAREHOUSE
IMPROVEMENTS**
LOCATION:
**2000 NORTHPARK
DRIVE
CENTRALIA, WA
98531**

CLIENT:
**BEACON
BUILDING
PRODUCTS**



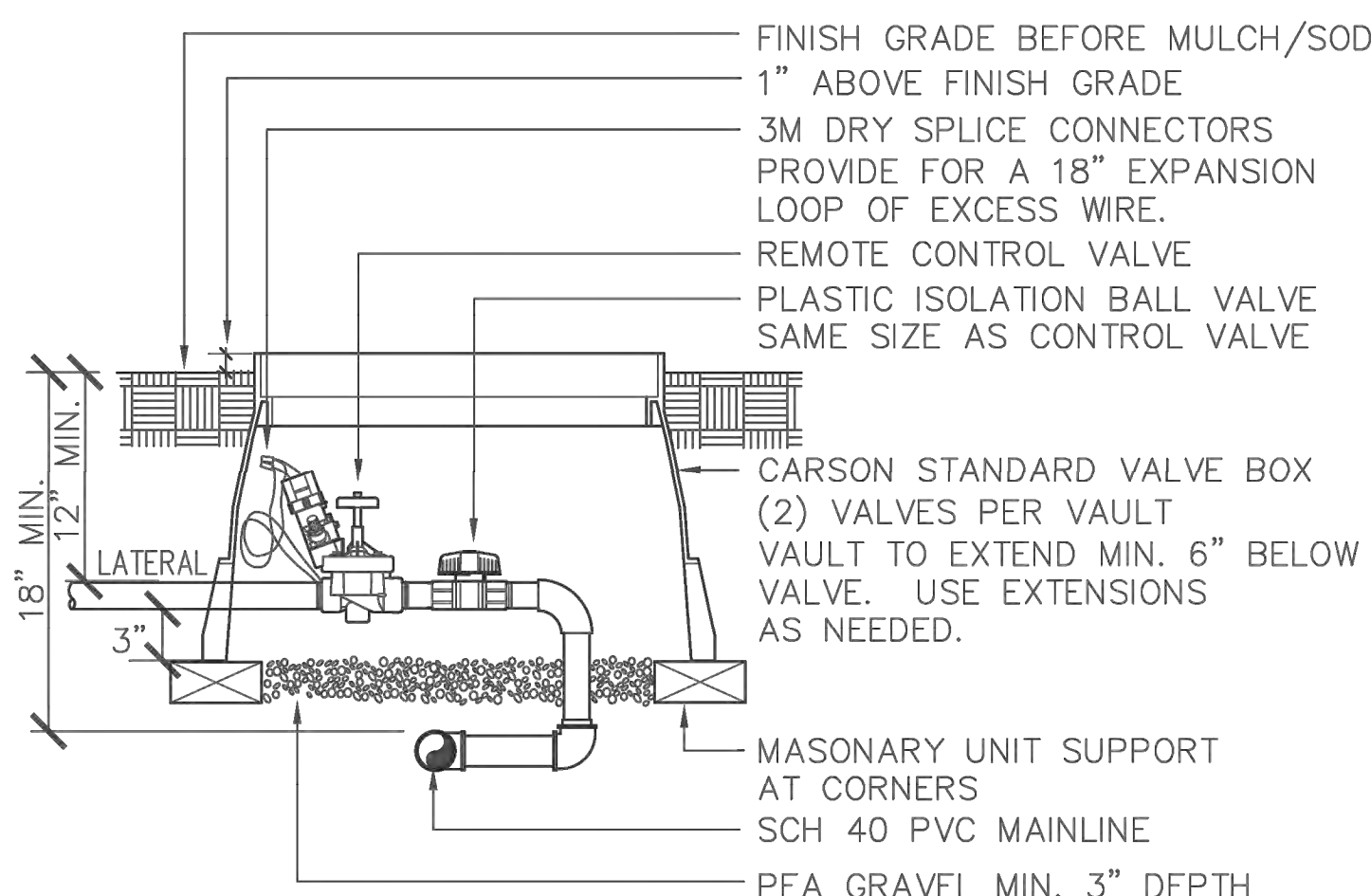
- NOTES:
1. VALVE BOX SHALL NOT REST ON PIPES.
 2. ALL PIPE AND FITTINGS WITHIN VAULT TO BE SCH 40 PVC SAME SIZE AS OUTLET LATERAL PIPE.
 3. TEST COCKS SHALL HAVE 12" CLEARANCE.

1 POINT OF CONNECTION
NTS



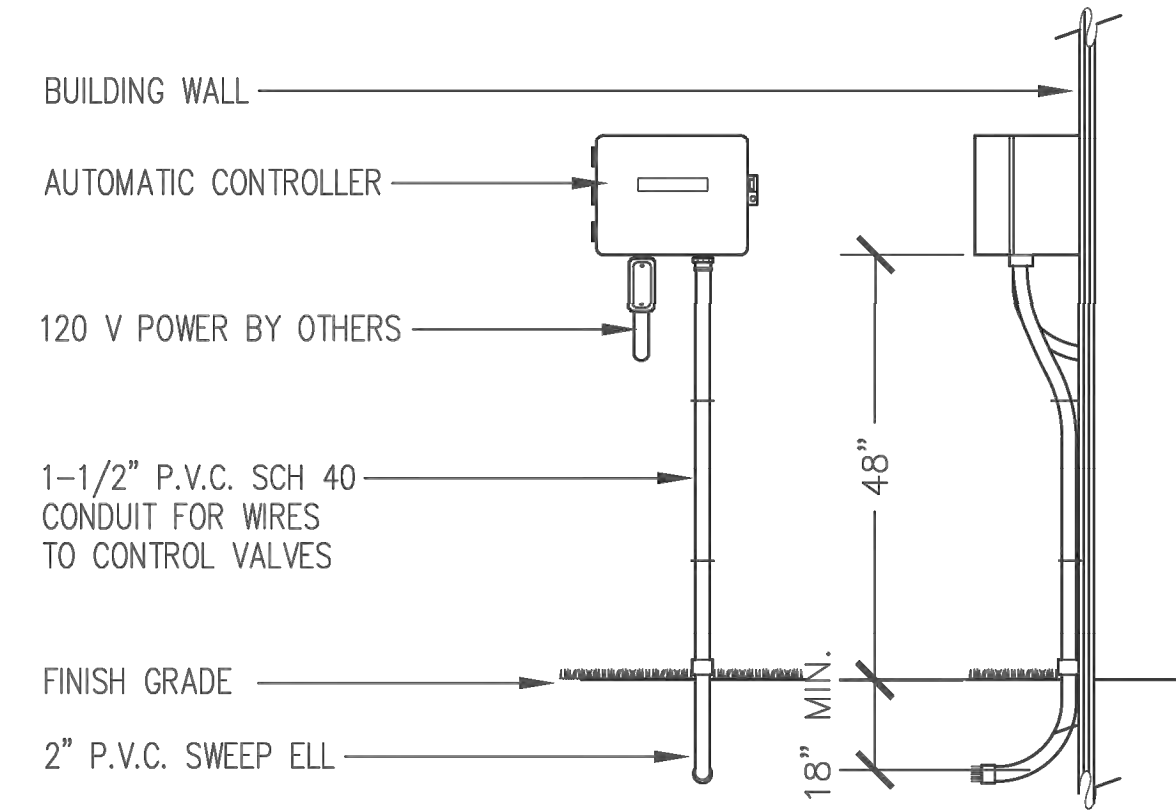
- NOTE:
1. VALVE BOX SHALL NOT REST ON PIPES.
 2. VALVE TO BE SET PLUM & CENTERED IN VALVE BOX.
 3. PROVIDE DRAIN ROCK TO A MINIMUM DEPTH OF 6".
 4. CONTRACTOR TO PROVIDE (1) EACH QCV KEY AND SWIVEL HOSE ELL.

2 QUICK COUPLER
NTS



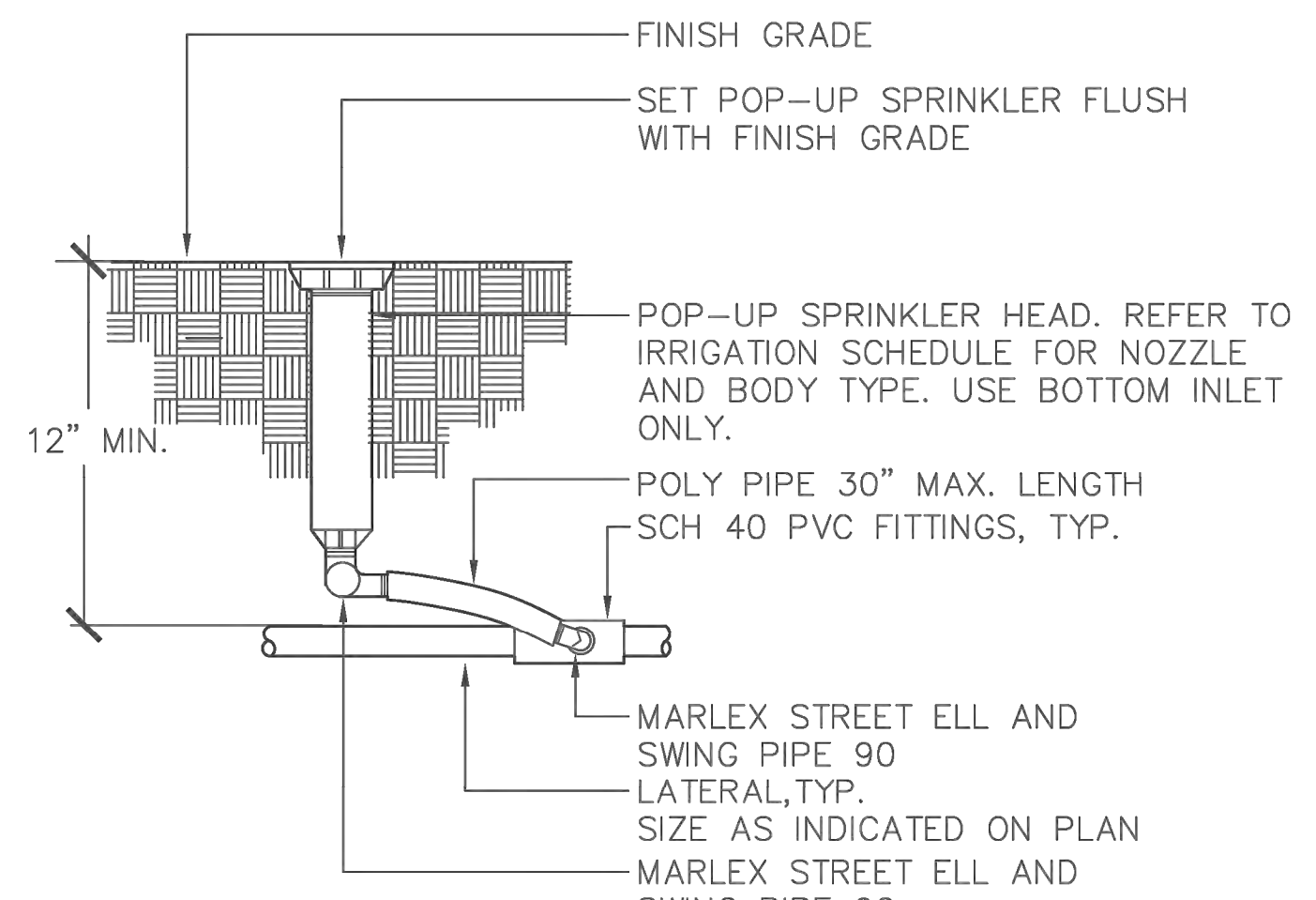
- NOTES:
1. VALVE BOX SHALL NOT REST ON PIPES.
 2. ALL PIPE AND FITTINGS WITHIN VAULT TO BE SCH 40 PVC SAME SIZE AS OUTLET LATERAL PIPE.
 3. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX.
 4. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.

3 AUTOMATIC VALVE
NTS



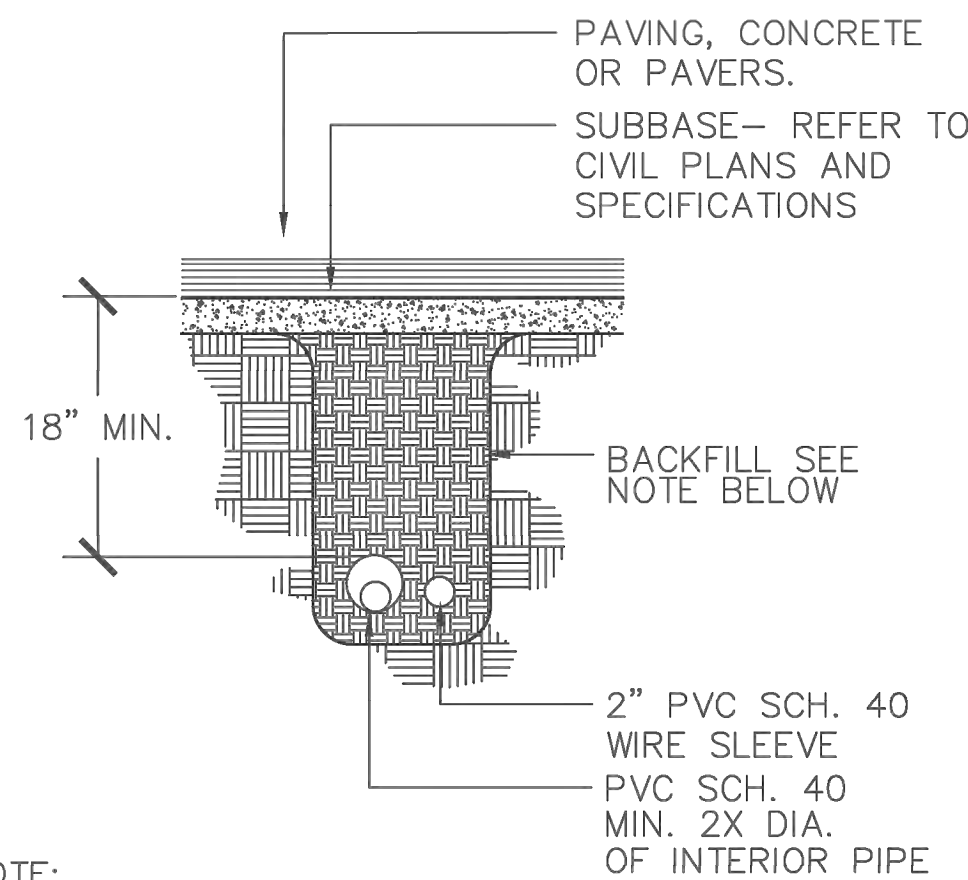
- NOTE:
1. INSTALL ALL WIRING PER LOCAL CODE

4 IRRIGATION CONTROLLER
NTS



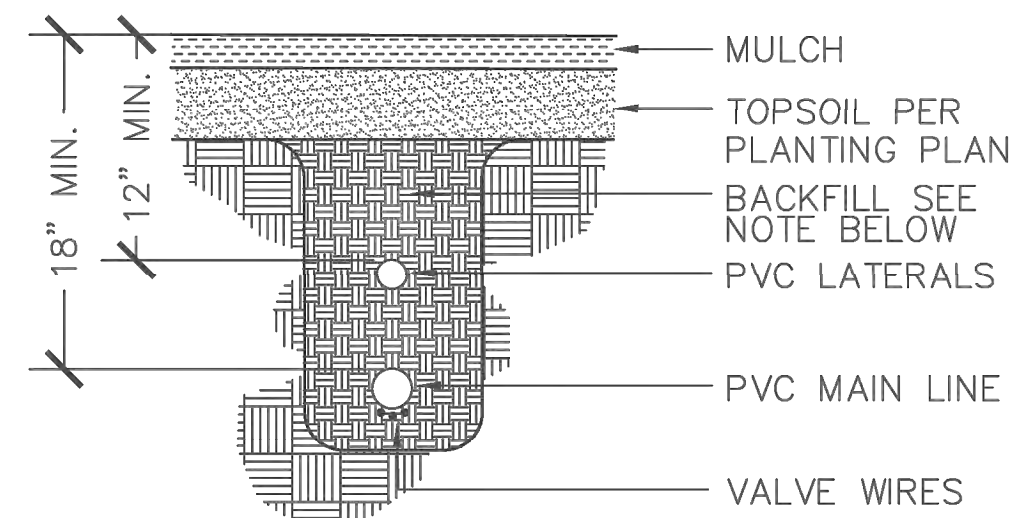
- NOTE:
1. USE BOTTOM INLET ONLY.

5 POP-UP HEAD
NTS



- NOTE:
1. BACKFILL TO BE FREE OF ROCK OR DEBRIS LARGER THAN 1" DIA. ABSOLUTELY NO ROCK OR DEBRIS SHALL BE PLACED DIRECTLY ADJACENT TO ANY PIPE.
 2. REPLACE DISTURBED OR DAMAGED LANDSCAPE.

6 SLEEVING
NTS



- NOTE:
1. BACKFILL TO BE FREE OF ROCK OR DEBRIS LARGER THAN 1" DIA. ABSOLUTELY NO ROCK OR DEBRIS SHALL BE PLACED DIRECTLY ADJACENT TO ANY PIPE.
 2. REPLACE DISTURBED OR DAMAGED LANDSCAPE.

7 TRENCHING
NTS

Approval for Construction
City Engineer Date
Approval Expires One Year From Date Above

NO. DATE REVISION
08.21.2024 FOR PERMIT

DESIGNED CB
DRAWN CB
CHECKED CB

PROFESSIONAL SEAL
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
WILLIAM A. BROWN
CERTIFICATE NO. 501

DATE 08.19.2024
PROJECT NO. 202414

TITLE
**IRRIGATION
DETAILS**

SHEET NUMBER
L-3

Beacon Building Products 2000 Northpark Drive Vicinity Map



Technical Memo

To: Patty Page PE
From: Bob Balmelli PE
CC: Project File
Date: January 28, 2025
Re: RBE No. 2097 – Borst Ave Multi-Family



Attached are our sewer calculations for the additional 6 MF units which brings a total of 16 units served by the existing 6" sewer line out to Borst Ave. The assumed slope on the existing pipe is 1%. Below is the summary of flow and Manning's Equation calculations showing the depth of flow for the peak sewer flow. Based on our analysis, the existing 6-inch sewer pipe can accommodate the additional 6 multi-family units during a peak flow event.

16 Unit Facility Flow Rates

Average Sewer Flow: 2.80 GPM

Peak Sewer Flow: 12.0 GPM = 0.027 CFS

6" Sewer Pipe at 1.0% Slope Flow Rates: Full Flow = 0.73 CFS, 40% Flow = 0.025 CFS

Full Flow Analysis – Mannings Equation

Inputs:

Pipe Diameter, d_o	0.500	ft
Manning Roughness, n ?	0.010	
Pressure slope (possibly equal to pipe slope), S_o	0.010	rise/run
Percent of (or ratio to) full depth (100% or 1 if flowing full)	1.000	fraction

Results:

Flow, Q	0.731	ft ³ /s
Velocity, v	3.725	ft/s
Velocity head, h_v	0.216	ft
Flow Area, A	0.196	ft ² /s
Wetted Perimeter, P	1.571	ft
Hydraulic Radius	0.125	ft

40% Flow Analysis – Mannings Equation**Inputs:**

Pipe Diameter, d_o	0.500	ft
Manning Roughness, n ?	0.010	
Pressure slope (possibly equal to pipe slope), S_o	0.010	rise/run
Percent of (or ratio to) full depth (100% or 1 if flowing full)	0.400	fraction

Results:

Flow, Q	0.246	ft^3/s
Velocity, v	3.361	ft/s
Velocity head, h_v	0.176	ft
Flow Area, A	0.073	ft^2/s
Wetted Perimeter, P	0.685	ft
Hydraulic Radius	0.107	ft

Sewer Flow Analysis

Project Description: Borst Ave. Multi-Family
Sewer Provider: City of Centralia

Generation¹

Facility Type	Design Unit	Units	Flow ² (gpd)	BOD (lb/day)	SS (lb/day)	Duration (hours)	Average Flow (gpm)
Multi Family	Person	40	100	0.20	0.20	24	2.78

Notes:

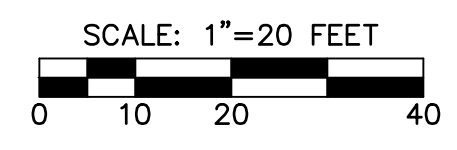
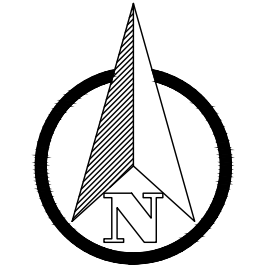
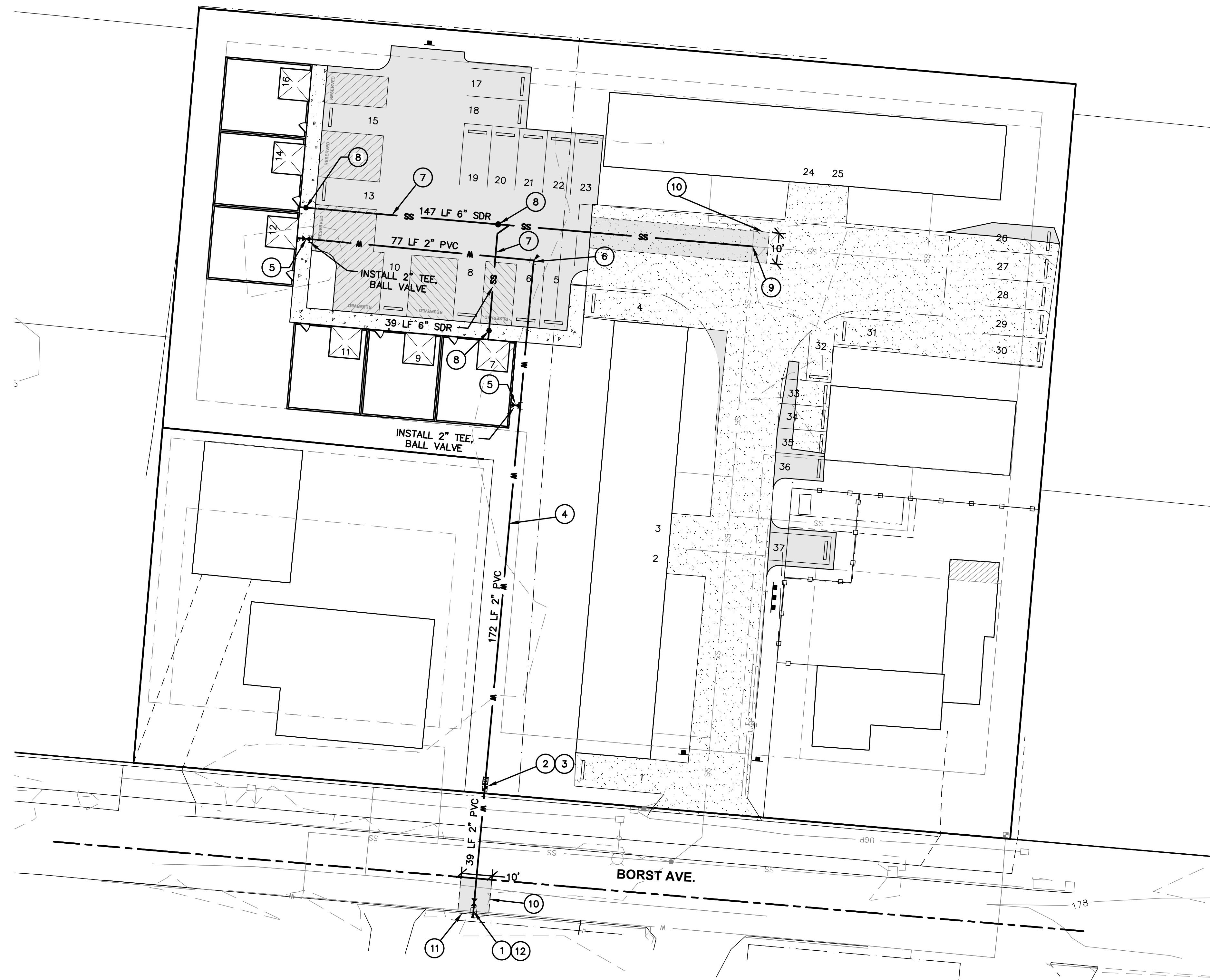
1. Table G2-1 from *Ecology's* Sewage Works Design
2. Includes normal infiltration
3. 2 Triplex and 3 Duplex Buildings - 2.5 Persons per Unit.

Average Sewer Flow: 2.78 gpm

Approx. Population: 40

Peaking Factor: 4.33

Design Sewerage Flow: 12.04 gpm



WATER/SEWER CONSTRUCTION NOTES:

- 1 CONTRACTOR TO COORDINATE WITH CITY OF CENTRALIA FOR WATER CONNECTION TO EXISTING 8-INCH WATER MAIN. CONTRACTOR TO MAKE 2-INCH LIVE TAP CONNECTION PER STANDARD DETAILS ON SHEET C3.3. PIPE TO BE BORED UNDER BORST AVE. VERIFY EXISTING UTILITY LOCATIONS/ DEPTHS PRIOR TO BORE.
- 2 PROVIDE AND INSTALL NEW 2-INCH DOMESTIC WATER METER SETTER PER PLAN AND STANDARD DETAIL ON SHEET C3.3.
- 3 PROVIDE AND INSTALL 2-INCH WILKENS DOUBLE CHECK VALVE IN NDS METER ACCESS BOX.
- 4 PROVIDE AND INSTALL NEW 2-INCH DIAMETER CL200 PE OR SDR26 PVC WATER MAIN PER PLAN. PROVIDE TRACER WIRE FOR WATER SERVICE LINE. BRING WIRE UP IN DCV BOX AND OUTSIDE BUILDINGS.
- 5 INSTALL 2" TEE, BALL VALVE AND STUB LINE FOR BUILDING SERVICE. COORDINATE WITH BUILDING PLUMBER FOR EXACT LOCATION.
- 6 INSTALL 90° BEND.
- 7 INSTALL NEW 6-INCH SDR 35 SEWER MAIN PER PLAN. SEWER TRACER WIRE IS REQUIRED ON ALL NEW SEWER MAINS AND SIDE SEWERS.
- 8 INSTALL 6-INCH Ø CLEAN OUT PER PLAN AND DETAIL ON SHEET C3.2.
- 9 CONNECT TO EXISTING SEWER LINE. CONTRACTOR TO POTHOLE AND VERIFY INLET ELEVATION PRIOR TO CONSTRUCTION START. NOTIFY ENGINEER IF DISCREPANCY FOUND.
- 10 SAWCUT AND TRENCH RESTORATION LIMITS FOR UTILITY CONNECTIONS. SEE DETAIL ON SHEET C3.3.
- 11 REPLACE EXISTING CURB TO NEAREST JOINT BEYOND SAWCUT LIMITS. SEE DETAIL ON SHEET C1.2.
- 12 ROW PERMIT SHALL BE REQUIRED FOR UTILITY CROSSING

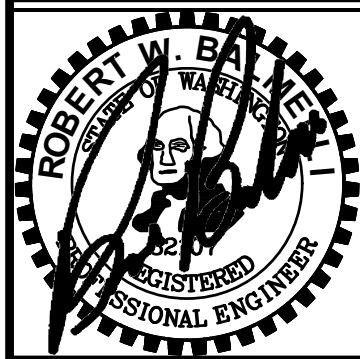
NO.	DATE	REVISION	
		DESIGNED BY:	1ST CITY REVIEW COMMENTS
1	6.6.22	RWB	
2	9.8.22	ZFW	SUBMIT FOR SIGNATURE
3	9.27.22	RWB	PARKING SPACES REDUCED (39 TO 37)
4	4.29.24		UPDATED DETAILS

DESIGNED BY:	RWB	DATE:	4/14/2022
DRAWN BY:	ZFW	SCALE:	1"=20'
CHECKED BY:	RWB		

**BORST AVENUE
MULTI-FAMILY**

LEWIS COUNTY WA.

**SANITARY SEWER SERVICE
AND WATER SYSTEM PLAN**



RB Engineering

DESIGN → PERMIT → MANAGE

P.O. Box 423
Centralia, WA 98532

OFF: (360) 740-8819
EMAIL: Centralia@RBEng.com

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

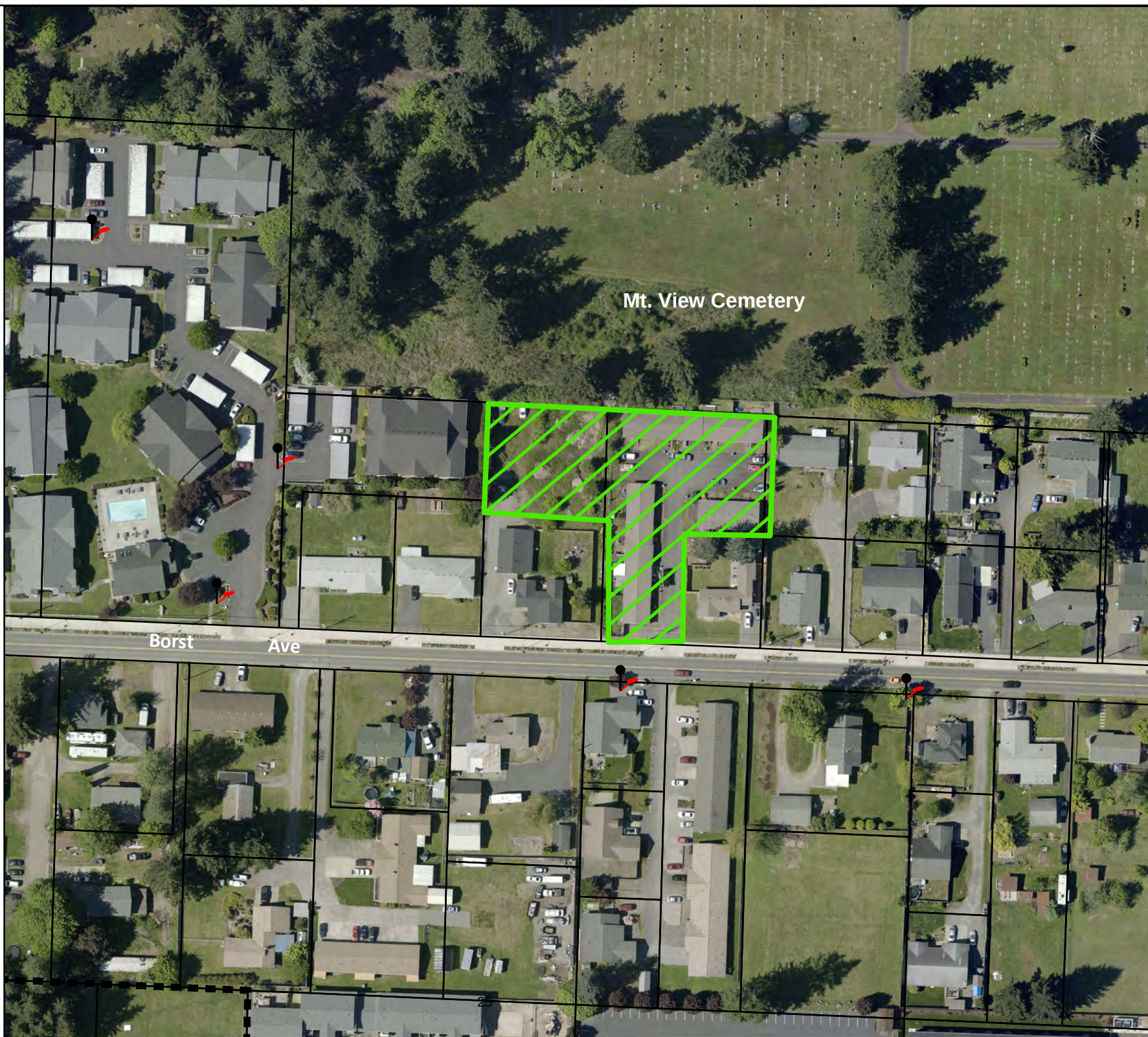
JOB NUMBER
20097

DRAWING NAME
20097_SSPL

C3.1
7 OF 11

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

2803 Borst Avenue Vicinity Map





PLANNING DEPARTMENT

Centralia City Hall, 2nd Floor
118 W. Maple Street
PO Box 609
Centralia, WA 98531

Phone: 360.330.7662
Fax: 360.330.7673
Website: cityofcentralia.com

Site Plan Review Application

Date: 01-27-2025
Applicant Name: Windom Holdings, LLC (Clint Kalich)
Parcel Number: 000737000000
Legal Description: Section 08 Township 14N Range 02W W 47' LOTS 1, 2 & E 50' LOT 8 BLK 80 WASHINGTONS ADD

AREA AND DISTANCE

Total amount of land? 0.23 acre Total amount of existing street frontage? 103'

LAND USE

What is the current Comprehensive Land Use Designation? R8

Indicate the current land use(s).

- | | | |
|-------------------------------------|--------------------|--------|
| ☐ | Commercial | |
| ☒ | Single Family Home | |
| ☐ | Multi-Family | |
| ☐ | Duplexes | #units |
| ☐ | Multiple Family | #units |

Describe any proposed non-residential uses.

Describe any proposed residential uses.

Intent is to add two ADUs on the property

For Official Use Only

SPR#

Page ____ of ____

Utilities

Indicate any utilities now existing on the property.

- | | |
|---|--|
| ☒ Streets – paved | ☐ Streets – unpaved |
| ☒ Sanitary Sewers | ☐ Septic |
| ☐ Storm Drains | ☒ Power |
| ☐ Irrigation Water | ☒ City water |
| ☐ Well | |

If using septic, has it been approved by Lewis County Environmental Health (LCEH)?

- ☐ Yes (Include documentation from LCEH.)
☐ No
☒ Not Applicable

If using a well, has it been approved as a Public Well by Lewis County Environmental Health (LCEH)?

- ☐ Yes (Include documentation from LCEH.)
☐ No
☒ Not Applicable

Indicate the method of extending the service of lots (structures).

- ☐ Underground Utility Easement
☐ Overhead Utility Easement
☒ Utilities in the Streets

IMPROVEMENTS

Do you plan to develop the proposed project as proposed or in a multi-phase development?

- ☒ As proposed ☐ Multi-phased development

If multi-phased, please describe.

Are there any deed restrictions on the lot?

- ☐ Yes ☒ No

If yes, please describe.

What is the arterial designation of the street presently serving the property?

- ☐ Secondary
☐ Collector
☒ Access
☐ Other (please specify):

I AM NOT SURE OF DESIGNATION, AS THE CITY'S TRANSPORTATION MAP DOES NOT CLASSIFY THIS WAY THAT I CAN TELL. THE MAP SHOWS LOCAL ROAD AND IS NOT AN ARTERIAL OR COLLECTOR

Applicant's Signature

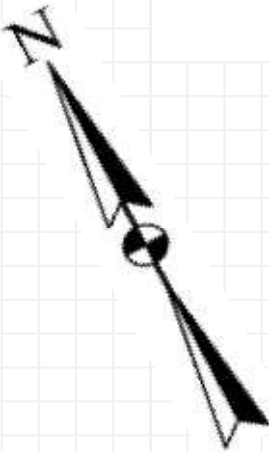
Date

Applicant's Signature

Date

Contact: Clint Kalich, Windom Holdings, LLC, 614 Newaukum Valley Road, Chehalis, WA 98532, pwreconomist@gmail.com, 509.720.7893

1110 West Walnut Street, Parcel 000737000000, Section 08 Township 14N Range 02W W 47' LOTS 1, 2 & E 50' LOT 8 BLK 80 WASHINGTONS ADD



R8 ZONING, 0.23 ACRE

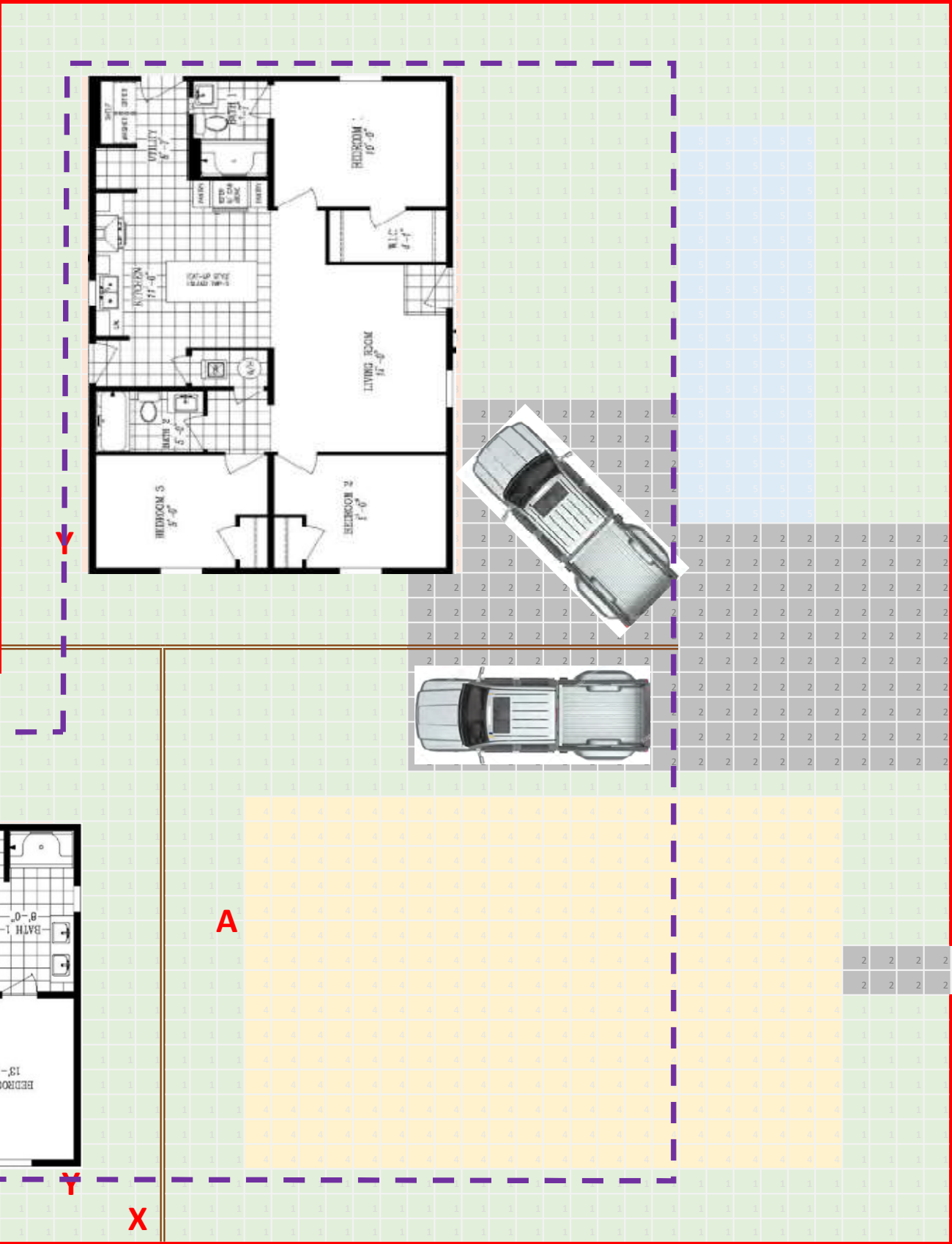
BUILDABLE AREA

Cover	sqft	Share	Legend
Grass	4,988	49%	
Pavement	1,336	13%	
Home	3,896	38%	
Total	10,220	100%	

New Storm-water	sqft	Width	Depth
	2,576	10.00	3.27
	cubft	Length	
	1,095	32.00	

1" = 10 feet & 1 Square = 2' x 2' = 4 sqft where printed on 11" x 17" paper

- A Current Service
- X New Pole
- Y New service pedestals



Walnut Street

Alley

Downspout Infiltration System Sizing Worksheet

Roof Area Calculation			
Structure	Length (f)	Width (f)	Total (sq.ft.)
House 1 (exist)	-	-	-
House 2 (new)	26.75	40.00	1,070
House 3 (new)	26.75	52.00	1,391
Garage 1 (exist)	-	-	-
Garage 2 (new)	-	-	-
Garage 3 (new)	-	-	-
Driveway 1 (exist)	-	-	-
Driveway 2 (new)	-	-	-
Driveway 3 (new)	-	-	-
Other	-	-	-
Total			2,461

Required Infiltrate Volume	
Roof Area (sq.ft.)	2,461
Using Caps?	No
Rate (cu.ft./sq.ft.)	0.425
Total (cu.ft.)	1,046

Infiltrate Trench Size				
Width (f)	Depth (f)	Quantity	Infiltration Chambers Used?	Length (f)
10.0	3.5	1	No	29.9

Infiltration Drywell Size			
Length (f, min 6')	Width (f, min 6')	Quantity	Depth (f)
10.0	32.0	1	3.3

1110 W Walnut Street Vicinity Map

