



Site Plan Review Committee
Michael Thomas, City Manager

**COMMUNITY DEVELOPMENT
DEPARTMENT**
360-330-7662

Emil Pierson, CD Director
epierson@cityofcentralia.com

Mike Watilo, Building Official
mwatilo@cityofcentralia.com

PUBLIC WORKS DEPARTMENT
360-330-7512

Kim Ashmore, PW Director
kashmore@cityofcentralia.com

Patty Page, City Engineer
ppage@cityofcentralia.com

CENTRALIA CITY LIGHT
360-330-7512
ML Norton, CCL General Manager
mlnorton@cityofcentralia.com

POLICE DEPARTMENT
360-330-7680
Andy Caldwell, Interim Chief
acaldwell@cityofcentralia.com

RIVERSIDE FIRE AUTHORITY
360-736-3975
Kevin Anderson, Chief
kanderson@riversidefire.net

LEGAL DEPARTMENT
360-330-7675
Kyle Manley, City Attorney
kmanley@cityofcentralia.com

SITE PLAN REVIEW COMMITTEE Meeting Agenda

Monday, January 27, 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)
2. Salishan Subdivision (pgs. 2-9)

10:00 AM – Site Plan Review (pgs. 10-12)

Project Name: Rich Masters / Providence Heights
Applicant/Owner: Brandon Johnson / Todd Hansen
Property Address: Barbara Lane/Everett Lane/Cooks Hill Rd
Contact Phone: Brandon, 360.269.6346
Email: brandon.johnson@jsa-civil.com
Zone: R:4, Low Density Residential
Comp. Plan: LDR, Low Density Residential
Parcel Information: 022120-002-000, 15.8 AC
Request: Final approval of a 22-lot subdivision.

10:30 AM – Pre-Application Conference (pgs. 13-15)

Project Name: Pacific Northwest Early Learning Center
Applicant/Owner: Fuller Designs / Bailey Williams
Property Address: 1202 - 1212 N Pearl Street
Contact Phone: 360.669.0063
Email: pnwearlylearningcenter@gmail.com
Zone: LBD, Limited Business District
Comp. Plan: LBD, Limited Business District
Parcel Information: Four parcels, 0.93 AC
Request: Demolish four structures and a playground, construct new childcare building, expand and/or resurface parking lots.

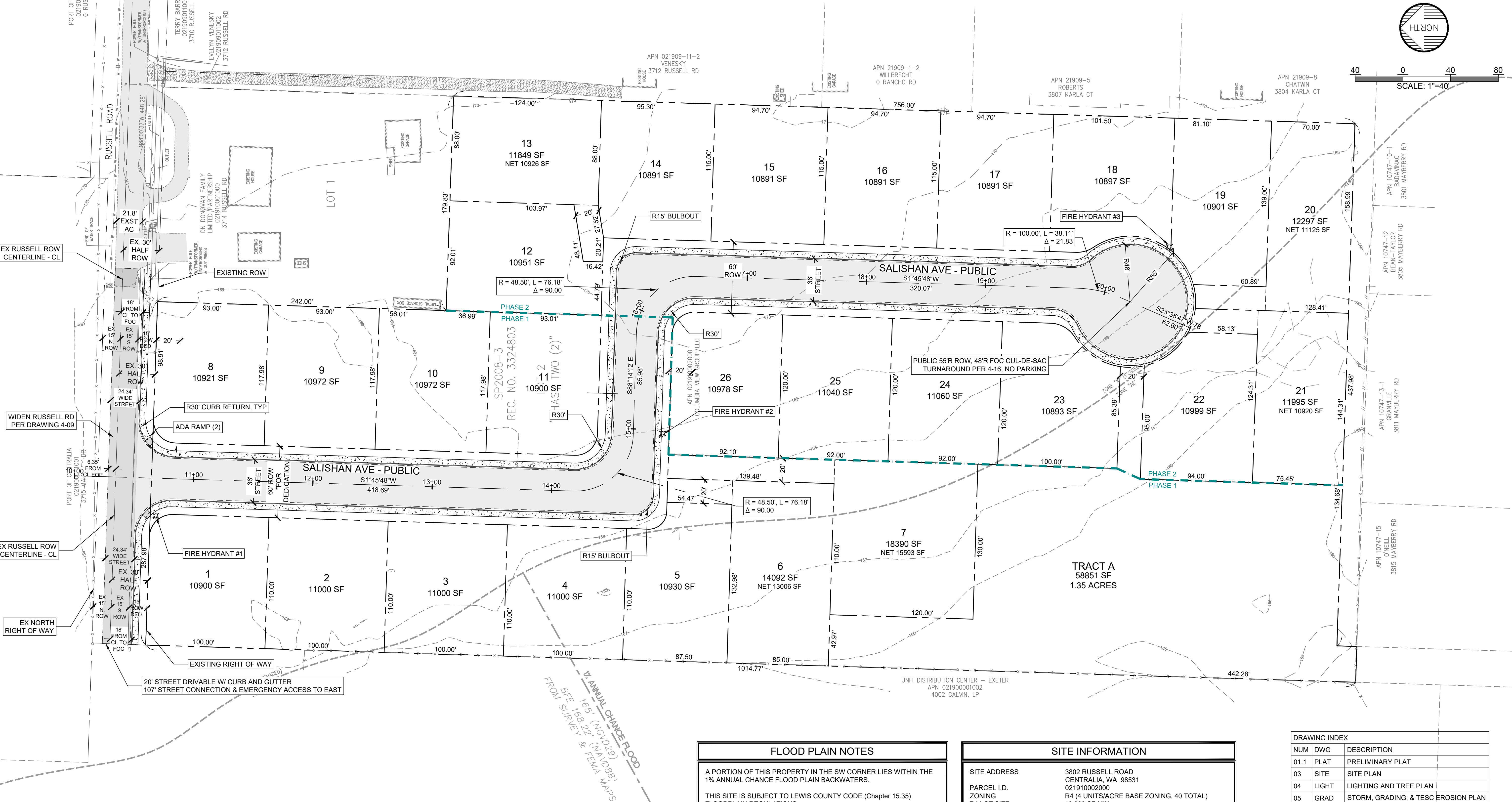
Permit Report

01/09/2025 - 01/22/2025

Permit #	Permit Date	Building/ Land Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20250034	1/22/2025	Building Permit	Single Family Residence - New	1496 Salzer Creek Drive	Construct new single family residence with attached garage	Amber Cronister
20250032	1/21/2025	Building Permit	Single Family - Remodel	512 W Pear St	Replace 4 rafters on lean-to in front of garage	Andrew Bailey
20250030	1/17/2025	Building Permit	Foundation Only	927 H St	Voluntary foundation repair, no change in footprint	Ashley Haney
20250029	1/17/2025	Building Permit	Mechanical	724 Hamilton Ave	Retro ductless 1 head	CSM Heating & Cooling
20250027	1/17/2025	Building Permit	Single Family - Remodel	715 Park Way	#1-bathroom install shower. #2-bathroom remodel everything	Terry Billman for St. Mary's Parish
20250025	1/16/2025	Building Permit	Mechanical	3200 Galvin Rd	replacing gas furnace like and kind	Elissa Carbajal
20250024	1/16/2025	Building Permit	Commercial - Remodel	712 HARRISON AVE	Build new trellis feature above entrance of building	Mike Baily
20250023	1/15/2025	Building Permit	Commercial - Remodel	201 S Pearl Street	Install hair wash station, washer and standard sink for beauty salon.	Lee Ingram
20250022	1/14/2025	Building Permit	Commercial - Addition	600 Centralia College Blvd.	Installing 2 sets of bleachers and 1 press box at Bob Peters Field	Jacob Dunnington
20250021	1/14/2025	Building Permit	Mechanical	1520 Lum Road	Install Trane heat pump system	Chehalis Sheet Metal
20250020	1/13/2025	Building Permit	Accesory Building	1212 B St	Add a cover over existing concrete patio	Romulo Yanez
20250017	1/9/2025	Building Permit	Demolition	1110 S Gold St	Remove interior non bearing walls	Craig Johnson



LOCATION MAP



FLOOD PLAIN NOTES

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

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

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

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

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

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

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

FOR FLOOD INFORMATION
<https://flood.lewiscountywa.gov/before/floodplain-construction-rules/>
Contact Lewis County Community Development Department
Doyle Sanford - 360.740.2696

SITE INFORMATION

SITE ADDRESS 3802 RUSSELL ROAD
CENTRALIA, WA 98531
PARCEL I.D. 021910002000
ZONING R4 (4 UNITS/ACRE BASE ZONING, 40 TOTAL)
R4 LOT SIZE 10,890 SF MIN
LOT FRONTAGE 40' MIN OR 20' FLAGSTEM

RUSSELL RD DEDICATED ROW 4,320 SF 0.099 AC
PUBLIC ROW 66,539 SF 1.530 AC
TRACT A - COMMON AREA 58,851 SF 1.351 AC
TOTAL LOT AREA 302,178 SF 6.937 AC
TOTAL NUMBER OF SFR LOTS 26
AVERAGE LOT AREA 11,622 SF 0.267 AC
TOTAL SITE AREA 427,668 SF 9.818 AC

SETBACKS FOR 20.61.040.B
FRONT 20' MIN TO GARAGE, 15' MIN TO FRONT DOOR
REAR 25' MIN
SIDE 5' MIN TYP
ROW SETBACK 20' MIN
HEIGHT 35' MAX

- LOT COVERAGE - THE TYPICAL BUILDING ENVELOPE LIMIT IS SHOWN MAX EXTENT. FINAL HOME PERMIT LOT BUILDING COVERAGE TO BE UP TO 50%. THE MAX BUILDING ENVELOPE AREA EXTENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
- PUBLIC LOCAL ACCESS STREET - FOR RUSSELL ROAD AND SALISHAN AVE, 60' ROW, 36' STREET PER STANDARD PLAN 4-09. AT END OF PUBLIC STREET IS A PUBLIC TURNAROUND. NO PARKING ON TURNAROUND.
- FOR FIRE ACCESS. LOTS WILL ACCESS FROM THE PUBLIC ROW.
- ** "NO PARKING ANYTIME" SIGNS ON ON PUBLIC TURNAROUND.
- THE PROJECT MAY BE CONSTRUCTED IN ONE CONCURRENT SINGLE PROJECT WITH ALL LOTS OR IN 2 PHASES, PHASE 1 FIRST AND INCLUDES LOTS 1-11 AND PUBLIC ROW, PHASE 2 (AFTER PHASE 1) INCLUDES LOTS 12-26.
- TRACT A TO BE MAINTAINED BY HOA OR CITY IF DEDICATED TO THE CITY.

DRAWING INDEX		
NUM	DWG	DESCRIPTION
01.1	PLAT	PRELIMINARY PLAT
03	SITE	SITE PLAN
04	LIGHT	LIGHTING AND TREE PLAN
05	GRAD	STORM, GRADING, & TESC EROSION PLAN
06	UTIL	PRELIMINARY UTILITY PLAN
07	P&P	PLAN AND PROFILE
08	OFFSAN	OFFSITE SANITARY PLAN AND PROFILE
09	OFFSAN	OFFSITE SANITARY PLAN AND PROFILE

CENTRALIA COMMUNITY DEVELOPMENT	CENTRALIA ENGINEERING
CENTRALIA PLANNING COMMISSION	CENTRALIA MAYOR
LEWIS COUNTY BOARD OF COUNTY COMMISSIONERS	LEWIS COUNTY AUDITOR
LEWIS COUNTY TREASURER	
CIVIL ENGINEER	OWNER

SALISHAN SUBDIVISION

01.1 PLAT

PROJECT #0156

DATE: 12/17/2024

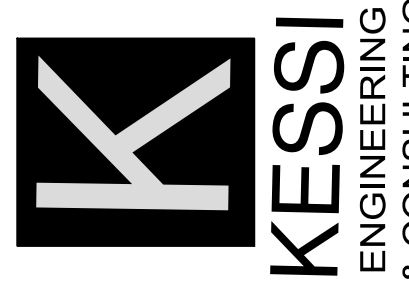


DRAWN BY: PFH
DESIGNED BY: J.K.
CHECKED BY: J.K.

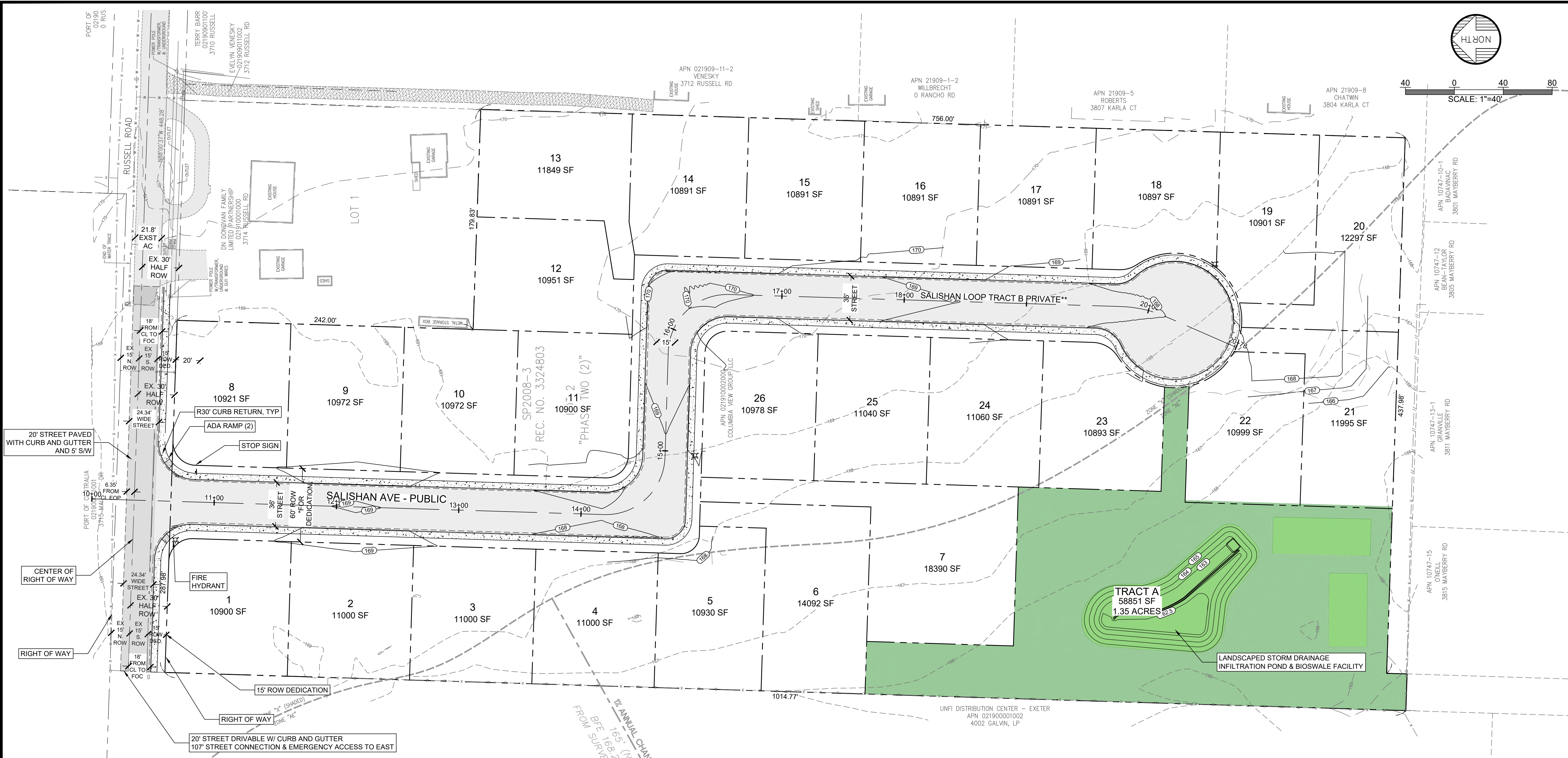
REVISIONS

1
2
3
4
5

KESSI ENGINEERING



PLANNING CONSULTING
CIVIL ENGINEERING PROJECT MANAGEMENT
6400 NE HWY 99 #G-169 VANCOUVER, WA 98665
(360) 991-9300 Email: info@kessiengineering.com
www.kessiengineering.com



SITE INFORMATION

SITE ADDRESS 3802 RUSSELL ROAD
CENTRALIA, WA 98531
PARCEL I.D. 021910002000
ZONING R4 (4 UNITS/ACRE BASE ZONING, 40 TOTAL)
R4 LOT SIZE 10,890 SF MIN
LOT FRONTAGE 40' MIN OR 20' FLAGSTEM

RUSSELL RD DEDICATED ROW 4,320 SF 0.099 AC
PUBLIC ROW 66,639 SF 1.530 AC
TRACT A - COMMON AREA 58,851 SF 1.351 AC
TOTAL LOT AREA 302,178 SF 6.937 AC
TOTAL NUMBER OF SFR LOTS 26
AVERAGE LOT AREA 11,622 SF 0.267 AC
TOTAL SITE AREA 427,668 SF 9.818 AC

SETBACKS FOR 20.61,040.B
FRONT 20' MIN TO GARAGE, 15' MIN TO FRONT DOOR
REAR 25' MIN
SIDE 5' MIN TYP
ROW SETBACK 20' MIN
HEIGHT 35' MAX

- A. LOT COVERAGE - THE TYPICAL BUILDING ENVELOPE LIMIT IS SHOWN MAX EXTENT. FINAL HOME PERMIT LOT BUILDING COVERAGE TO BE UP TO 50%. THE MAX BUILDING ENVELOPE AREA EXTENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
B. PUBLIC LOCAL ACCESS STREET - FOR RUSSELL ROAD AND SALISHAN AVE, 60' ROW, 36' STREET PER STANDARD PLAN 4-09. AT END OF PUBLIC STREET IS A PUBLIC TURNAROUND. NO PARKING ON TURNAROUND.
C. FOR FIRE ACCESS, LOTS WILL ACCESS FROM THE PUBLIC ROW.
D. ** "NO PARKING ANYTIME" SIGNS ON ON PUBLIC TURNAROUND.
E. THE PROJECT MAY BE CONSTRUCTED IN ONE CONCURRENT SINGLE PROJECT WITH ALL LOTS OR IN 2 PHASES. PHASE 1 FIRST AND INCLUDES LOTS 1-11 AND PUBLIC ROW. PHASE 2 (AFTER PHASE 1) INCLUDES LOTS 12-26.
F. TRACT A TO BE MAINTAINED BY HOA OR CITY IF DEDICATED TO THE CITY.

- TRACT A COMMON AREA OPEN SPACE
(VOLUNTARY OPTIONAL BY BUILDER) FEATURES AND AMENITIES
- (OPTIONAL) PUBLIC FAMILY FRIENDLY AMENITY - DEDICATED FENCED DOG RUN OPEN OFF LEASH ACTIVE AREA ENCLOSED WITH FENCE. FENCED DIMENSIONS (30'x60'). PROVIDE DOGGY PLAY OBSTACLES. DOGGY WASTE DISPOSAL STATION WITH BAGS.
 - (OPTIONAL) FAMILY FRIENDLY AMENITY - ALL WEATHER SEATING PICNIC TABLES.
 - (OPTIONAL) FAMILY FRIENDLY AMENITY - MINI SOCCER FIELD WITH TWO GOALS.
 - (OPTIONAL) PUBLIC FAMILY FRIENDLY AMENITY - INSTALL 4' WIDE WALKING TRAIL PATH TO SW TRACT EDGE AVAILABLE FOR FUTURE PATH EXTENSION TOWARD RIVER.
 - LANDSCAPING OF ON-SITE STORM DRAINAGE INFILTRATION POND FACILITY TO BE LANDSCAPED EITHER GRASS OR DRY ORNAMENTAL ROCKERY STREAM BED FEATURE GROUND COVER WITH NATIVE DROUGHT RESISTANT TREES.
 - TRACT A TO BE MAINTAINED BY HOA OR CITY IF DEDICATED TO CITY.

SITE PLAN NOTES

- ALSO SEE PROJECT NARRATIVE FOR INFORMATION
- LOT COVERAGE - UP TO A MAX OF 50% LOT COVERAGE ALLOWED FOR EACH LOT AT TIME OF BUILDING PERMIT. HOWEVER, THE MAX BUILDING ENVELOPE EXTENTS AREA SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
 - GARBAGE - EACH LOT WILL HAVE ITS OWN INDIVIDUAL GARBAGE RECEPTACLE WHICH WILL BE STORED IN THE GARAGE.
 - PARKING SPACES - EACH LOT WILL HAVE ITS OWN 20'X20' DRIVEWAY WITH 2 DEDICATED OFF STREET PARKING SPOTS, AS WELL AS 20'X20' GARAGE WITH 2 PARKING SPOTS INSIDE THE GARAGE FOR A TOTAL OF 4 PARKING SPACES PER LOT.
 - SEE ARCHITECTURAL DRAWINGS FOR TYPICAL FRONT AND SIDE ELEVATIONS AND EXTERIOR ARCHITECTURAL TREATMENTS.

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE

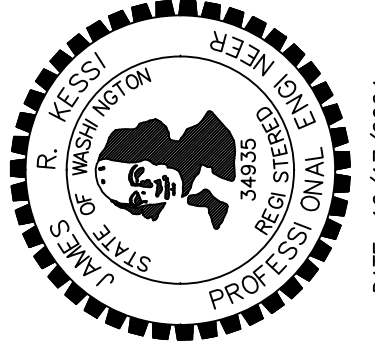
SALISHAN SUBDIVISION

03 SITE

SITE PLAN

PROJECT #0156

DATE: 12/17/2024



DRAWN BY: PFH
DESIGNED BY: J.K.
CHECKED BY: J.K.

REVISIONS

1
2
3
4
5



KESSI ENGINEERING

PLANNING CONSULTING
CIVIL ENGINEERING PROJECT MANAGEMENT
6400 NE HWY 99 #G-169 VANCOUVER, WA 98665
(360) 991-9300 Email: info@kessiengineering.com
www.kessiengineering.com



TRACT A COMMON AREA OPEN SPACE (VOLUNTARY OPTIONAL BY BUILDER) FEATURES AND AMENITIES	
1.	(OPTIONAL) PUBLIC FAMILY FRIENDLY AMENITY - DEDICATED FENCED DOG RUN OPEN OFF LEASH ACTIVE AREA ENCLOSED WITH FENCE. FENCED DIMENSIONS (30'x60'). PROVIDE DOGGY PLAY OBSTACLES. DOGGY WASTE DISPOSAL STATION WITH BAGS.
2.	(OPTIONAL) FAMILY FRIENDLY AMENITY - ALL WEATHER SEATING PICNIC TABLES.
3.	(OPTIONAL) FAMILY FRIENDLY AMENITY - MINI SOCCER FIELD WITH TWO GOALS.
4.	(OPTIONAL) PUBLIC FAMILY FRIENDLY AMENITY - INSTALL 4' WIDE WALKING TRAIL PATH TO SW TRACT EDGE AVAILABLE FOR FUTURE PATH EXTENSION TOWARD RIVER.
5.	LANDSCAPING OF ON-SITE STORM DRAINAGE INFILTRATION POND FACILITY TO BE LANDSCAPED EITHER GRASS OR DRY ORNAMENTAL ROCKERY STREAM BED FEATURE GROUNDCOVER WITH NATIVE DROUGHT RESISTANT TREES.
6.	TRACT A TO BE MAINTAINED BY HOA OR CITY IF DEDICATED TO CITY.

STREET TREES NOTES PRIOR TO HOUSE OCCUPANCY BY BUILDER

- PLANT STREET TREES WITH THE HOUSE AT THE TIME OF HOUSE BUILDING PERMIT PER CITY STANDARDS IN PLANTER STRIP PLANT AT AVERAGE 30 FOOT ON CENTER SPACING. USE CLERODENDRUM TRICHOTOM, RUBUS CALYCINOIDES, OR ACER BUERGERANUM (TRIDENT MAPLE) OR EQUIVALENT.
- DROUGHT RESISTANT TREE IN PLANTER STRIP AND PROVIDE POLY PROPYLENE WEED BARRIER UNDER ALL DECORATIVE ROCK AND TREE ROOT BARRIER, AT 0.08" OR 2MM THICK, ABUTTING SIDEWALK EDGES AND CURB NEAR TREE.
- BEHIND CURB OR IN PLANTER STRIP BETWEEN CURB AND SIDEWALK, INSTALL DECORATIVE ROUND ROCK WITH WEED MATTING, OR PLANT NATIVE & DROUGHT RESISTANT 1 TO 5 GAL. SHRUBS, GROUNDCOVER, TURF, AND/OR LAWN AT THE DISCRETION OF THE DEVELOPER, IN PLANTER STRIP.
- STREET TREES - NEW STREET TREES WILL BE PLANTED ALONG STREET FRONTAGE. ALL TREES WILL BE DROUGHT RESISTANT AND PLANTED AFTER THE CONSTRUCTION IS COMPLETED AT THE TIME OF HOME OCCUPANCY BY THE HOME BUILDER.

SITE INFORMATION			
SITE ADDRESS		3802 RUSSELL ROAD CENTRALIA, WA 98531	
PARCEL I.D.		021910002000	
ZONING		R4 (4 UNITS/ACRE BASE ZONING, 40 TOTAL)	
R4 LOT SIZE		10,890 SF MIN	
LOT FRONTAGE		40' MIN OR 20' FLAGSTEM	
RUSSELL RD DEDICATED ROW		4,320 SF	0.099 AC
PUBLIC ROW		66,639 SF	1.530 AC
TRACT A - COMMON AREA		58,851 SF	1.351 AC
TOTAL LOT AREA		302,178 SF	6.937 AC
TOTAL NUMBER OF SFR LOTS		26	
AVERAGE LOT AREA		11,622 SF	0.267 AC
TOTAL SITE AREA		427,668 SF	9.818 AC
SETBACKS FOR 20.61,040.B			
FRONT		20' MIN TO GARAGE, 15' MIN TO FRONT DOOR	
REAR		25' MIN	
SIDE		5' MIN TYP	
ROW SETBACK		20' MIN	
HEIGHT		35' MAX	
A. LOT COVERAGE - THE TYPICAL BUILDING ENVELOPE LIMIT IS SHOWN MAX EXTENT. FINAL HOME PERMIT LOT BUILDING COVERAGE TO BE UP TO 50%. THE MAX BUILDING ENVELOPE AREA EXTENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.			
B. PUBLIC LOCAL ACCESS STREET - FOR RUSSELL ROAD AND SALISHAN AVE. 60' ROW, 36' STREET PER STANDARD PLAN 4-09. AT END OF PUBLIC STREET IS A PUBLIC TURNAROUND. NO PARKING ON TURNAROUND.			
C. FOR FIRE ACCESS. LOTS WILL ACCESS FROM THE PUBLIC ROW.			
D. ** "NO PARKING ANYTIME" SIGNS ON ON PUBLIC TURNAROUND.			
E. THE PROJECT MAY BE CONSTRUCTED IN ONE CONCURRENT SINGLE PROJECT WITH ALL LOTS OR IN 2 PHASES. PHASE 1 FIRST AND INCLUDES LOTS 1-11 AND PUBLIC ROW. PHASE 2 (AFTER PHASE 1) INCLUDES LOTS 12-26.			
F. TRACT A TO BE MAINTAINED BY HOA OR CITY IF DEDICATED TO THE CITY.			

STREET LIGHT PLAN LEGEND	
SYMBOL	NAME
	STREET LIGHT PER CPU STANDARDS WITH TYP. PHOTOMETRIC ILLUMINATION

ONSITE SHRUB & GROUND COVER LEGEND	
SYMBOL	BOTANICAL/Common NAME
	*TURF/LAWN OR LANDSCAPING GROUNDCOVER - PERENNIAL RYEGRASS BLEND TO BE INSTALLED AS GROUND COVER. HAND SEED OR HYDROSEED
	LANDSCAPING - FRONT, REAR & SIDE YARD - WITH HOUSE CONSTRUCTION

* LAWN/GRASS/TURF/SYNTHETIC TURF OR DECORATIVE LANDSCAPE RIVER GRAVEL MAY BE PLANTED INSTEAD OF GROUNDCOVER

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE
APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE

SALISHAN SUBDIVISION

LIGHTING AND
TREE PLAN

04 LIGHT

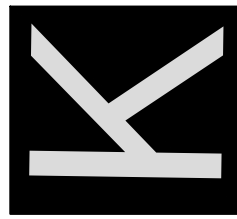
REVISIONS

DRAWN BY:	1
PFH	2
DESIGNED BY:	3
J.K.	4
CHECKED BY:	5
J.K.	



PROJECT #0156
DATE: 12/17/2024

KESSI ENGINEERING

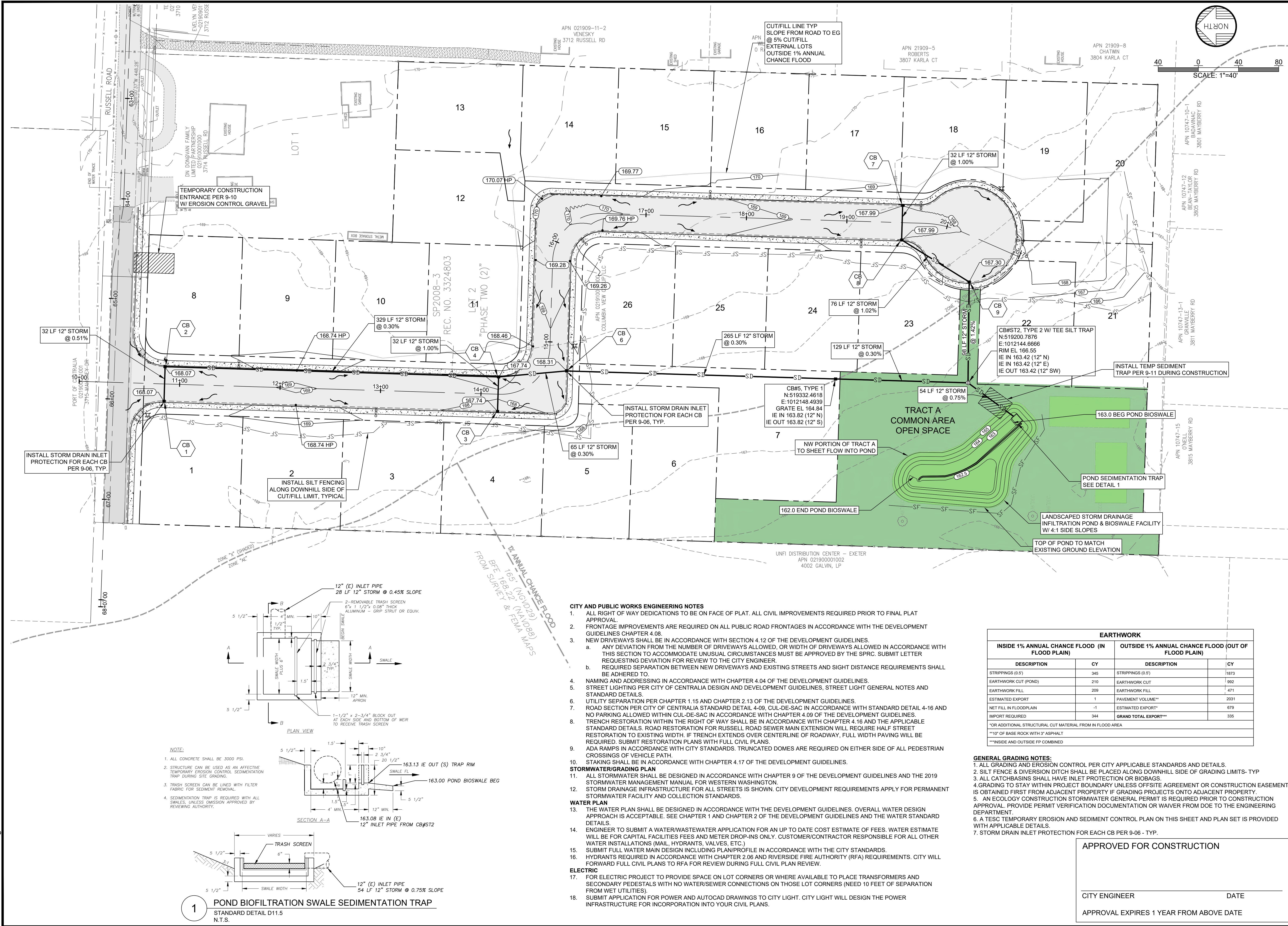


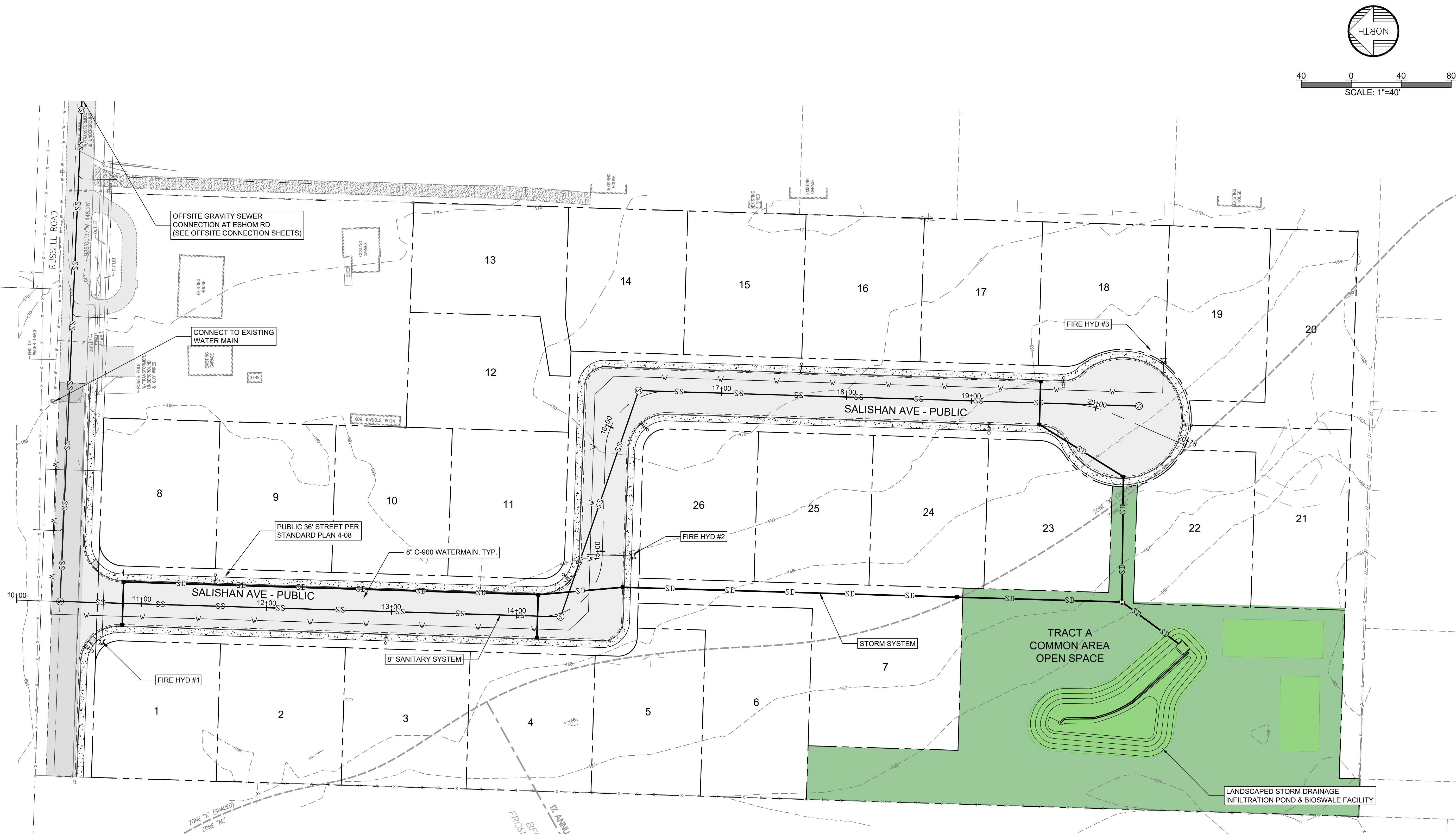
KESSI
ENGINEERING
& CONSULTING

PLANNING CONSULTING

CIVIL ENGINEERING PROJECT MANAGEMENT

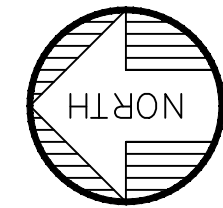
6400 NE HWY 99 #G-169 VANCOUVER, WA 98665
(360) 991-9300 Email: info@kessi-engineering.com
www.kessi-engineering.com





APPROVED FOR CONSTRUCTION

CITY ENGINEER _____ DATE _____
APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE

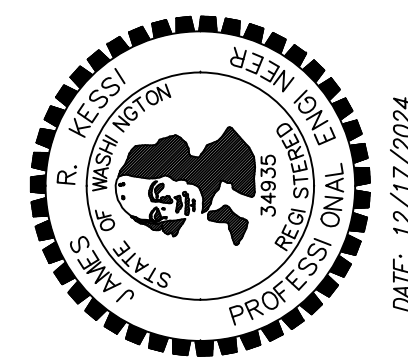


40 0 40 80

SCALE: 1"=40'

06	SALISHAN SUBDIVISION
UTIL	PRELIMINARY UTILITY PLAN

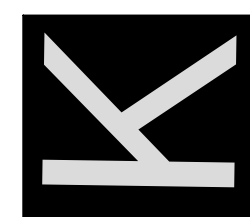
PROJECT
#0156
DATE:
12/17/2024



REVISIONS

1					
2					
3					
4					
5					

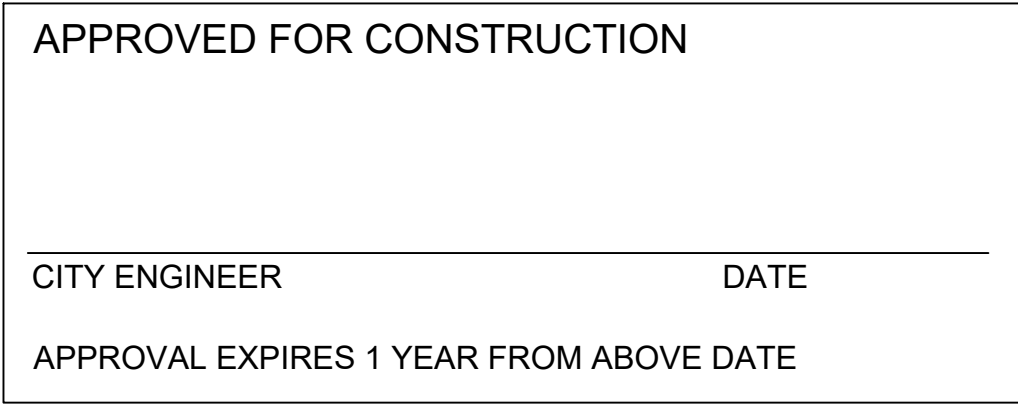
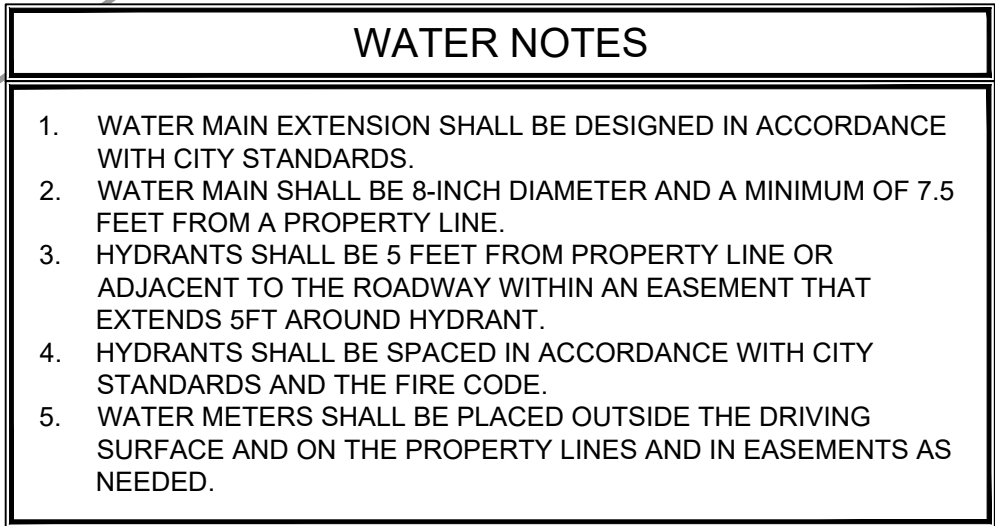
DRAWN BY:	
PFH	
DESIGNED BY:	
J.K.	
CHECKED BY:	
J.K.	

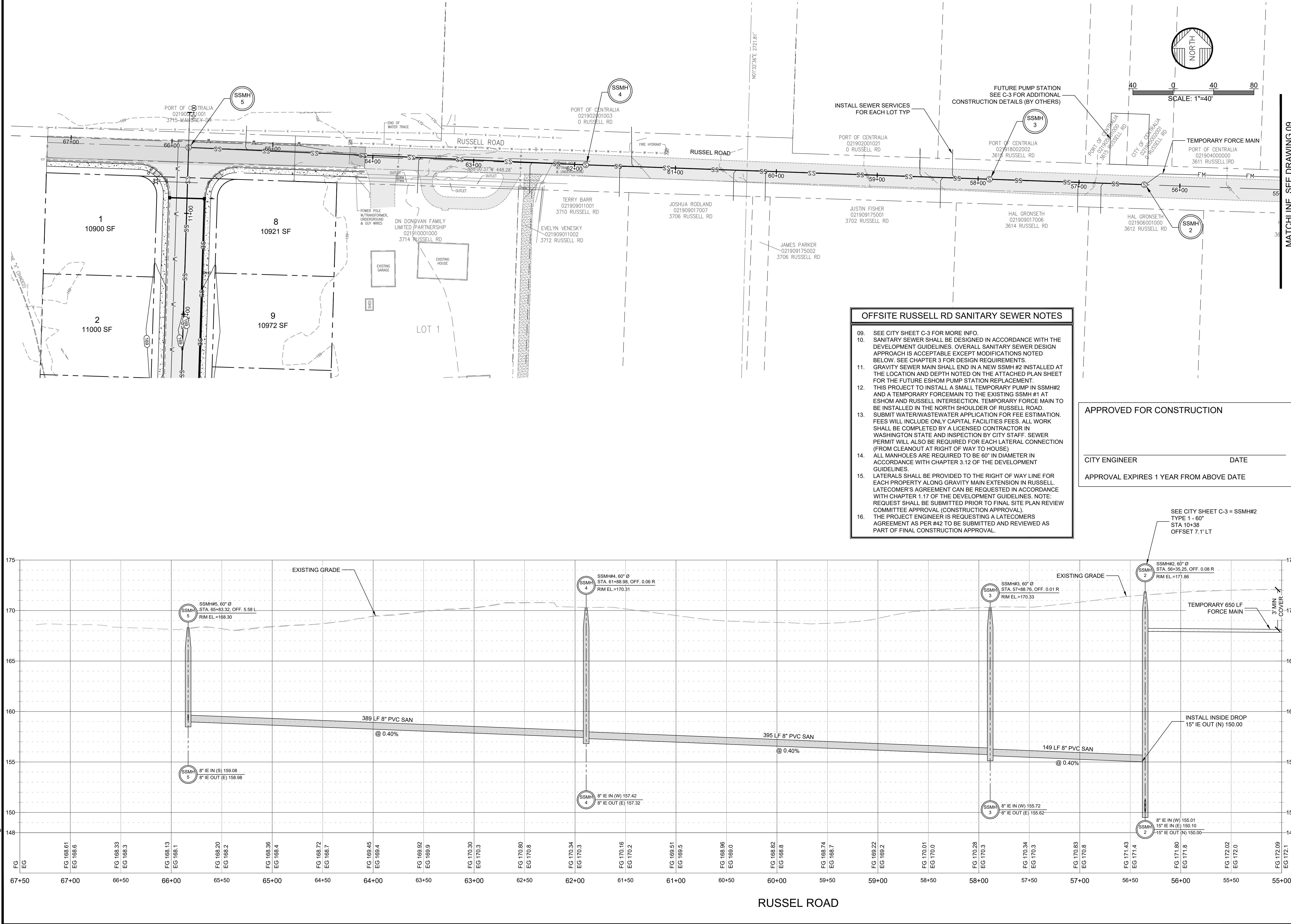


KESI
ENGINEERING
& CONSULTING

KESSI ENGINEERING

PLANNING CONSULTING
CIVIL ENGINEERING PROJECT MANAGEMENT
1400 NE HWY 99 #G-159 VANDOVER, WA 98665
360/991-9300 Email: info@kessiconsulting.com
www.kessiconsulting.com





K**KESSI ENGINEERING & CONSULTING**

PLANNING
CIVIL ENGINEERING
CONSULTING
PROJECT MANAGEMENT

6400 NE HWY 99 #G-169 VANCOUVER, VA 98665
(360) 991-9300 Email: info@kessiconsulting.com
www.kessiconsulting.com

REVISIONS

1	2	3	4	5	
DRAWN BY:	P.F.H.	DESIGNED BY:	J.K.	CHECKED BY:	J.K.

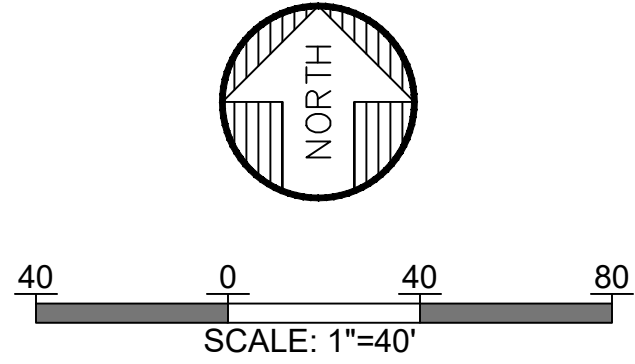
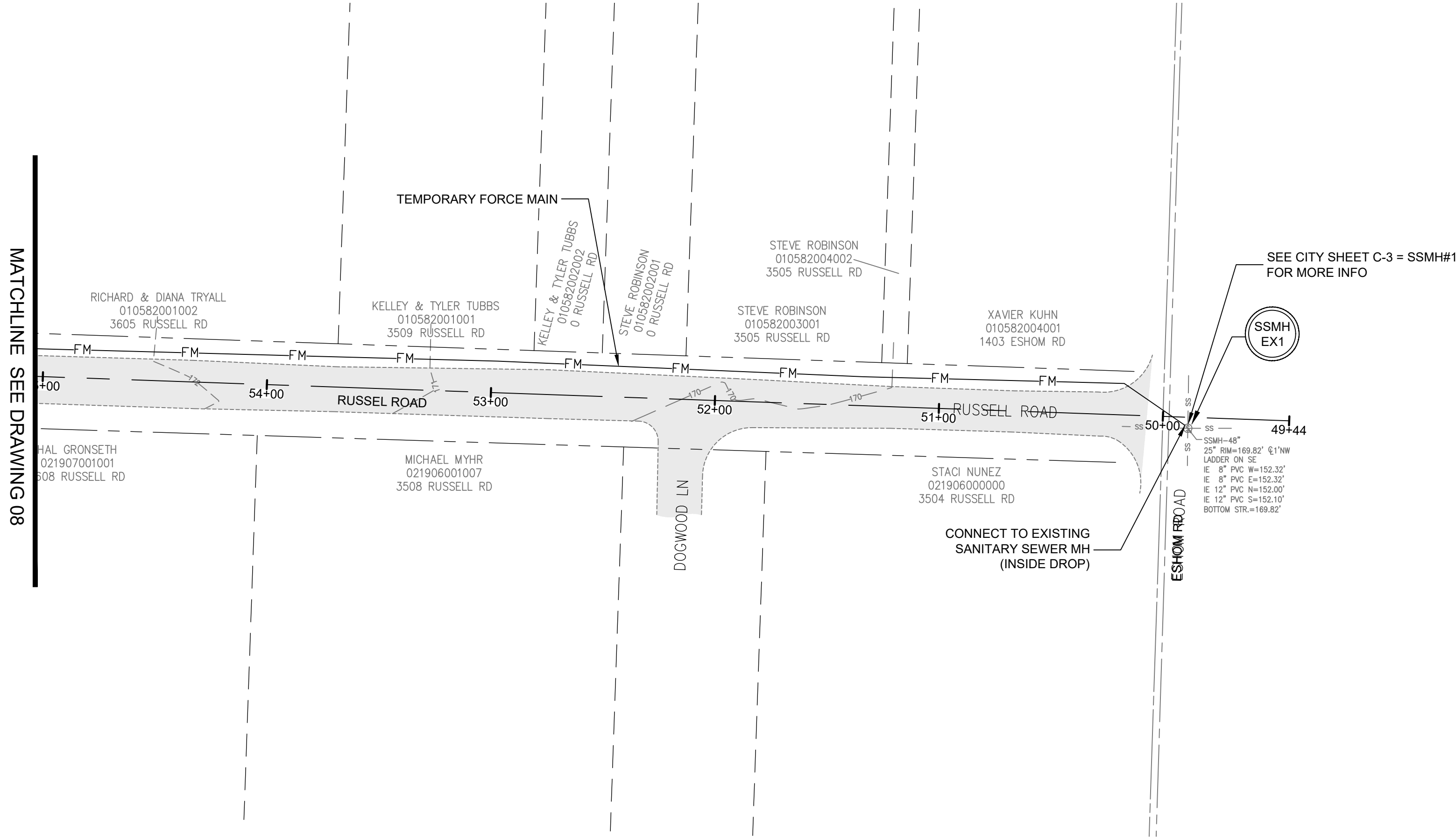
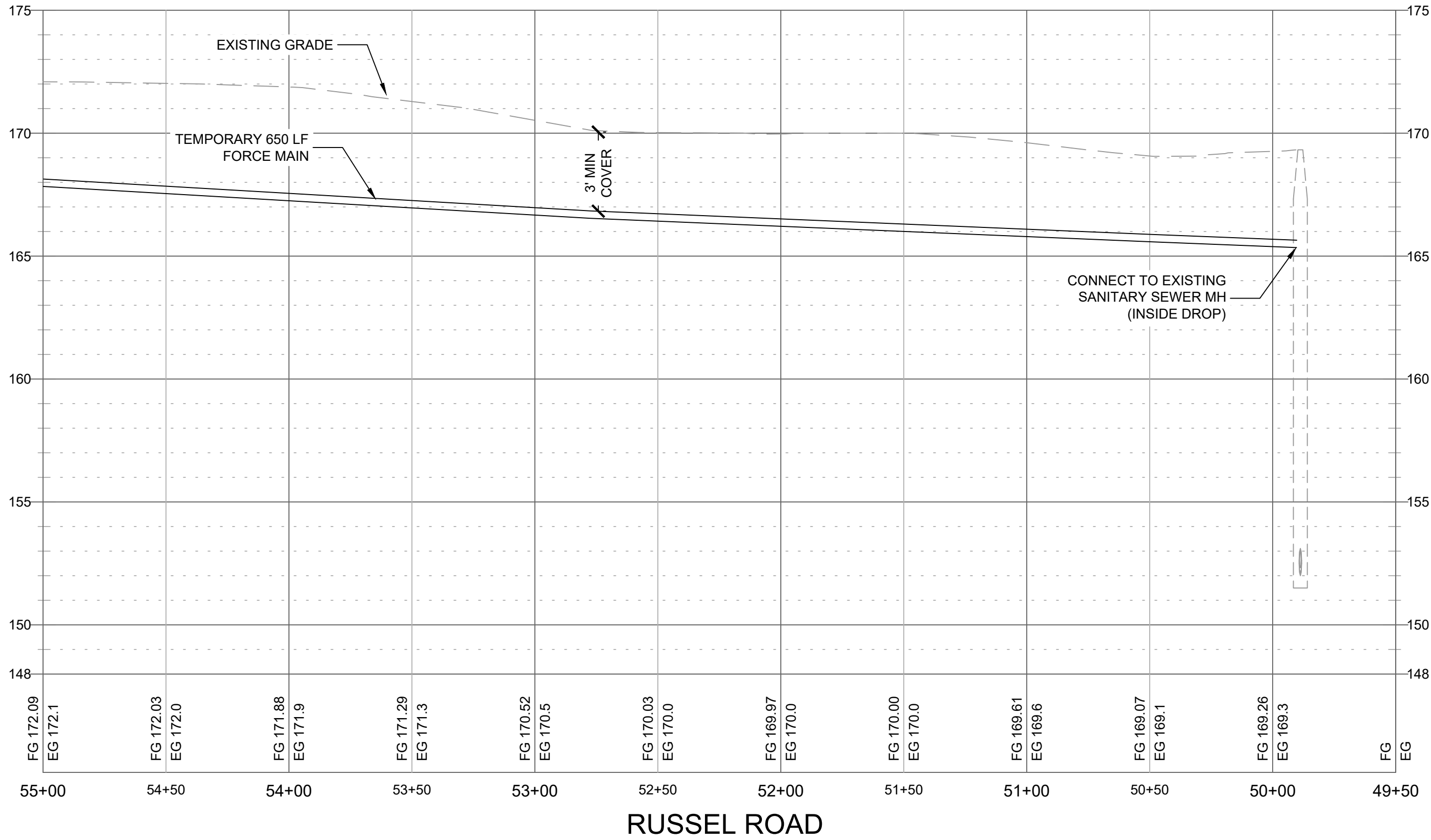
PROJECT
#0156

DATE:
12/17/2024

SALISHAN SUBDIVISION

OFFSITE SANITARY
PLAN AND PROFILE

08 OFFSAN



APPROVED FOR CONSTRUCTION	
CITY ENGINEER	DATE
APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE	

SALISHAN SUBDIVISION

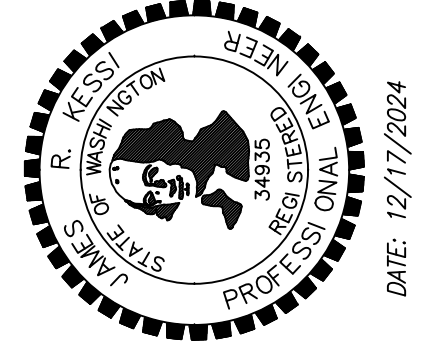
OFFSITE SANITARY

PLAN AND PROFILE

09 OFFSAN

PROJECT #0156

DATE: 12/17/2024



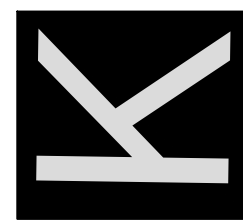
DRAWN BY: PFH

DESIGNED BY: J.K.

CHECKED BY: J.K.

REVISIONS

1	
2	
3	
4	
5	



KESSI
ENGINEERING
& CONSULTING

KESSI ENGINEERING

PLANNING CONSULTING

CIVIL ENGINEERING PROJECT MANAGEMENT

6400 NE HWY 99 #G-169 VANCOUVER, WA 98665
(360) 991-9300 Email: info@kessiconsulting.com
www.kessiconsulting.com

PLAT OF PROVIDENCE HEIGHTS
SUBDIVISION NO. 2022 0729

A PORTION OF THE SW1/4 OF THE NW1/4 & THE NW1/4 OF THE SW1/4
SECTION 12, TOWNSHIP 14 NORTH, RANGE 3 WEST, W.M.

ORIGINAL LEGAL DESCRIPTION

LOT B OF BOUNDARY LINE ADJUSTMENT NO. 2019-0601, RECORDED
DECEMBER 11, 2019 UNDER AUDITOR'S FILE NO. 3514844, IN VOLUME 4 OF
BOUNDARY LINE ADJUSTMENTS, PAGE 39, RECORDS OF LEWIS COUNTY,
WASHINGTON, BEING LOCATED WITHIN THE WEST HALF OF SECTION 12,
TOWNSHIP 14 NORTH, RANGE 3 WEST, W.M., LEWIS COUNTY, WASHINGTON.

TPN: 022120002000

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, TODD HANSEN, OWNER OF DRP HOLDINGS LLC THE
UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED HEREBY DECLARE THIS PLAT AND
DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, SEWER EASEMENTS,
ETC., OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR
ANY AND ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY
PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS
AND TRACTS SHOWN HEREON IN THE REASONABLE ORIGINAL GRADING OF ALL STREET, AVENUES,
DRIVES, COURTS, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS
ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS
ARE GRADED. ALSO ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED
WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE
AND MAINTENANCE OF SAID ROADS.

TRACT A IS FOR FUTURE PUBLIC ROAD CONNECTION, TRACT B IS A STORMWATER TRACT, TRACT C IS
PRIVATE ROAD TRACT (EVERETTE LN & BARBARA LN). TRACT A, B AND C ARE HEREBY DEDICATED TO
THE PROVIDENCE HEIGHTS HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF I HAVE SET MY HAND THIS ____ DAY OF ____, 20__.

DRP HOLDINGS LLC (TODD HANSEN)

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

ON THIS ____ DAY OF ____, 2024, BEFORE ME PERSONALLY APPEARED TODD HANSEN
TO ME KNOWN TO BE THE OWNER OF THE DRP HOLDINGS LLC THAT EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID
LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT
AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

(SEAL)

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT _____
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

NARRATIVE

MTN2COAST (M2C) WAS RETAINED TO COMPLETE A FINAL PLAT
MAP OF CITY OF CENTRALIA TAX PARCEL NUMBER:
022120002000. SAID PARCEL BEING LOT B OF BOUNDARY
LINE ADJUSTMENT NO. 2019 0601, SURVEY BY SCHINNEL.
M2C HELD BOUNDARY AND SECTION SUBDIVISION PER
SCHINNEL SURVEY. FOUND MONUMENTS FIT OR FELL WITHIN
REASON WITH CALCULATED BOUNDARY.

M2C FOUND MONUMENT 7 (BUTLER CAP) 1.7' EASTERLY OF
CALCULATED SOUTHEAST CORNER. M2C DETERMINED THIS WAS
MARKING THE SOUTHWEST CORNER OF THE ADJACENT
PARCEL. THERE IS A GAP BETWEEN THE PLATED PARCEL AND
THE PARCEL TO OUR EAST DUE TO DIFFERENT
ESTABLISHMENT OF EACH PARCEL'S LEGAL DESCRIPTION.
SCHINNEL SURVEY (RS1) HELD PARCEL EAST LINE 30 RODS
(495.00') FROM WEST LINE SECTION 12 PER DEED AFN
3492029. BUTLER SURVEY (RS 3 AND 4) HELD ITS PARCEL
WEST LINE BASED ON SECTION SUBDIVISION PER DEED AFN
3464333. THENCE THE DIFFERENCES IN THE ESTABLISHMENT
CREATED A GAP. SAID GAP IS ALSO SHOWN IN BUTLER'S
SURVEY TO THE EAST.

SURVEY NOTES

1. INSTRUMENT USED: SOKKIA IX 3" TOTAL STATION
AND TOPCON VR GPS.
2. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS
OF WAC 332-130-090
3. SURVEY COMPLETED 9/11/2024.
4. ALL MONUMENTS SHOWN AS FOUND VISITED 8/2024.
5. MTN2COAST (M2C) WAS RETAINED BY TODD HANSEN
TO COMPLETE A FINAL PLAT MAP OF THE DESCRIBED
PROPERTY. M2C USED CLOSED LOOP TRAVERSE TO
SET PRIMARY CONTROL ON SITE AND GPS RTK TO
TIE SECTION MONUMENTS.
6. BOUNDARY AND COOKS HILL RD CALCULATED PER
REFERENCED SURVEY 1.

RS(X) REFERENCED SURVEYS

1. 2019 SCHINNEL SURVEY, BLA NO. 2019 0601, AFN 3514844.
2. 2015 ROY SURVEY, ROS, AFN 3437906.
3. 2020 BUTLER SURVEY, ROS, AFN 3537801.
4. 2023 BUTLER SURVEY, ROS, AFN 3597901.
5. 1980 HOBBS SURVEY, ROS, VOL 4 PG 134, AFN 2001012.
6. 1990 BUTLER SURVEY, VOL 9 PG 168, ROS, AFN 1043230.
7. 1992 FRAZIER SURVEY, ROS, VOL 10 PG 118.
11. 1997 BUTLER SURVEY, ROS, AFN 3023996.
12. 2002 BUTLER SURVEY, ROS, AFN 3151855.
13. 1999 FRAZIER SURVEY, ROS, AFN 3064452.
14. 2002 BLUHM SURVEY, ROS, AFN 3152324.
15. 1996 BLUHM SURVEY, ROS, AFN 3013831.
16. 2005 FRAZIER SURVEY, LARGE LOT, LLS 05-0021, AFN 3236462.

APPROVALS

EXAMINED AND APPROVED THIS ____ DAY OF ____, A.D., 20__.

CITY OF CENTRALIA ENGINEERING

EXAMINED AND APPROVED THIS ____ DAY OF ____, A.D., 20__.

CITY OF CENTRALIA COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS ____ DAY OF ____, A.D., 20__.

CITY OF CENTRALIA PLANNING COMMISSION

EXAMINED AND APPROVED THIS ____ DAY OF ____, A.D., 20__.

MAYOR, CITY OF CENTRALIA

EXAMINED AND APPROVED THIS ____ DAY OF ____, A.D., 20__.

LEWIS COUNTY BOARD OF COUNTY COMMISSIONERS

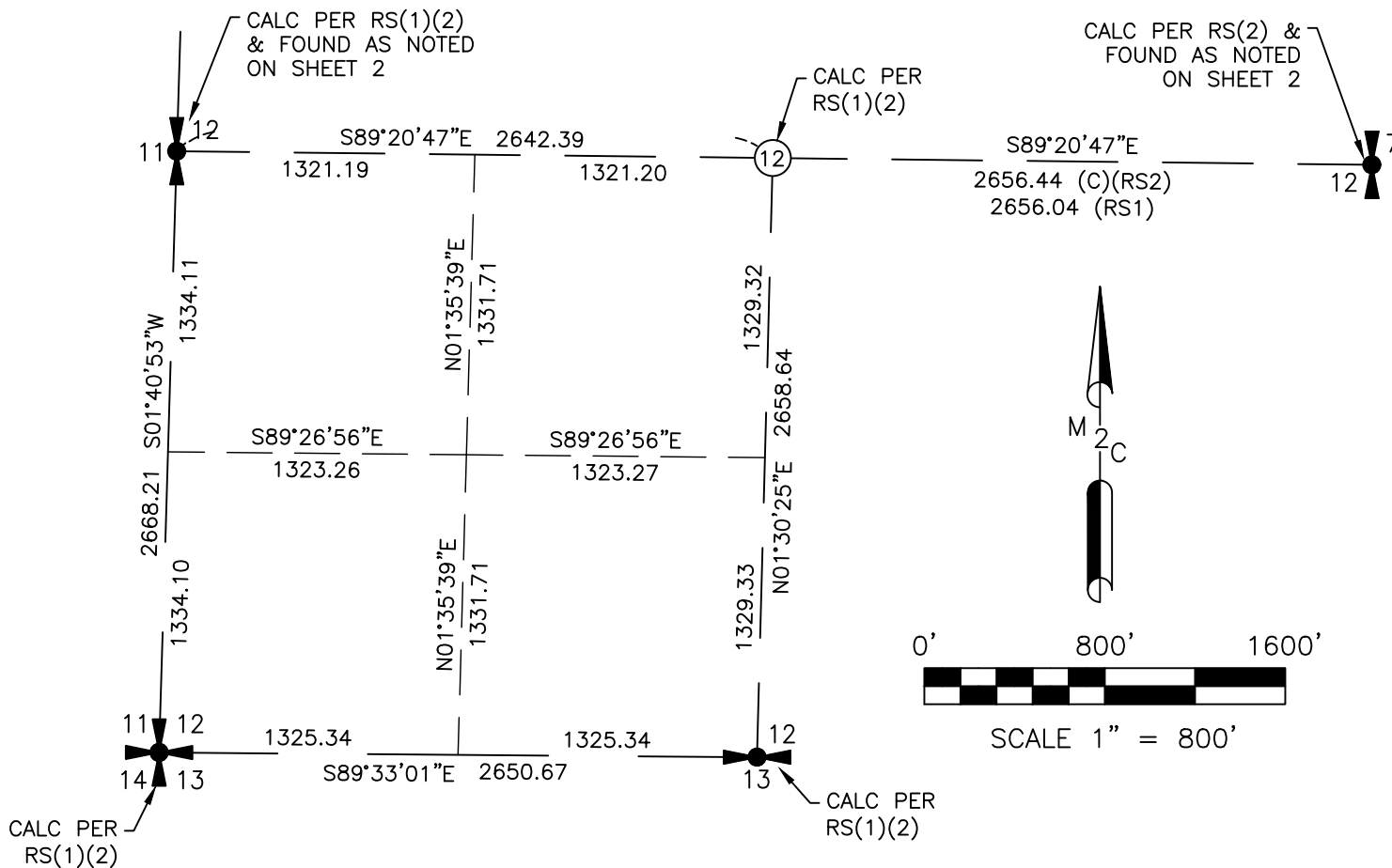
I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN
FULLY PAID TO AND INCLUDING THE YEAR OF 20__.

LEWIS COUNTY TREASURER DATE

2 1
11 12
CALC PER
RS(1)(2)

N01°43'15"E
2661.92

SECTION SUBDIVISION



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE
REQUEST OF
MTN2COAST, LLC.

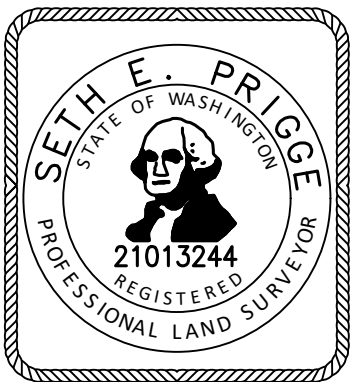
LEWIS COUNTY AUDITOR

AUDITOR'S FILE NUMBER _____

SURVEYOR'S CERTIFICATE

I, SETH E. PRIGGE, HEREBY CERTIFY THAT THIS PLAT OF
PROVIDENCE HEIGHTS IS BASED ON AN ACTUAL SURVEY AND
SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 14 NORTH,
RANGE 3 WEST, W.M., THAT THE DISTANCES AND COURSES SHOWN
HEREON ARE CORRECT, THAT THE LOT CORNERS HAVE BEEN
STAKED ON THE GROUND WITH 5/8" REBAR WITH PLASTIC
SURVEYOR'S IDENTIFICATION CAP.

SETH E. PRIGGE, PLS #21013244

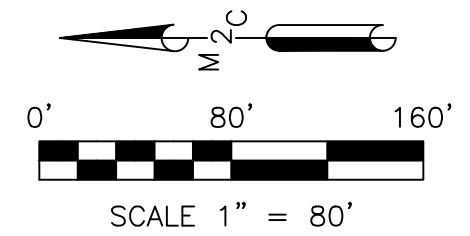


PLAT OF PROVIDENCE HEIGHTS

DRAWN BY MYC	DATE 12/13/2024	JOB NUMBER 24-121
CHECKED BY PBJ	SCALE 1"=800'	SHEET NUMBER SV-1 OF 2
AUDITORS INDEX SW1/4 NW1/4, NW1/4 SW1/4, SEC 12, T14N, R3W, W.M.		

PLAT OF PROVIDENCE HEIGHTS SUBDIVISION NO. 2022 0729

A PORTION OF THE SW1/4 OF THE NW1/4 & THE NW1/4 OF THE SW1/4
SECTION 12, TOWNSHIP 14 NORTH, RANGE 3 WEST, W.M.



BASIS OF BEARING

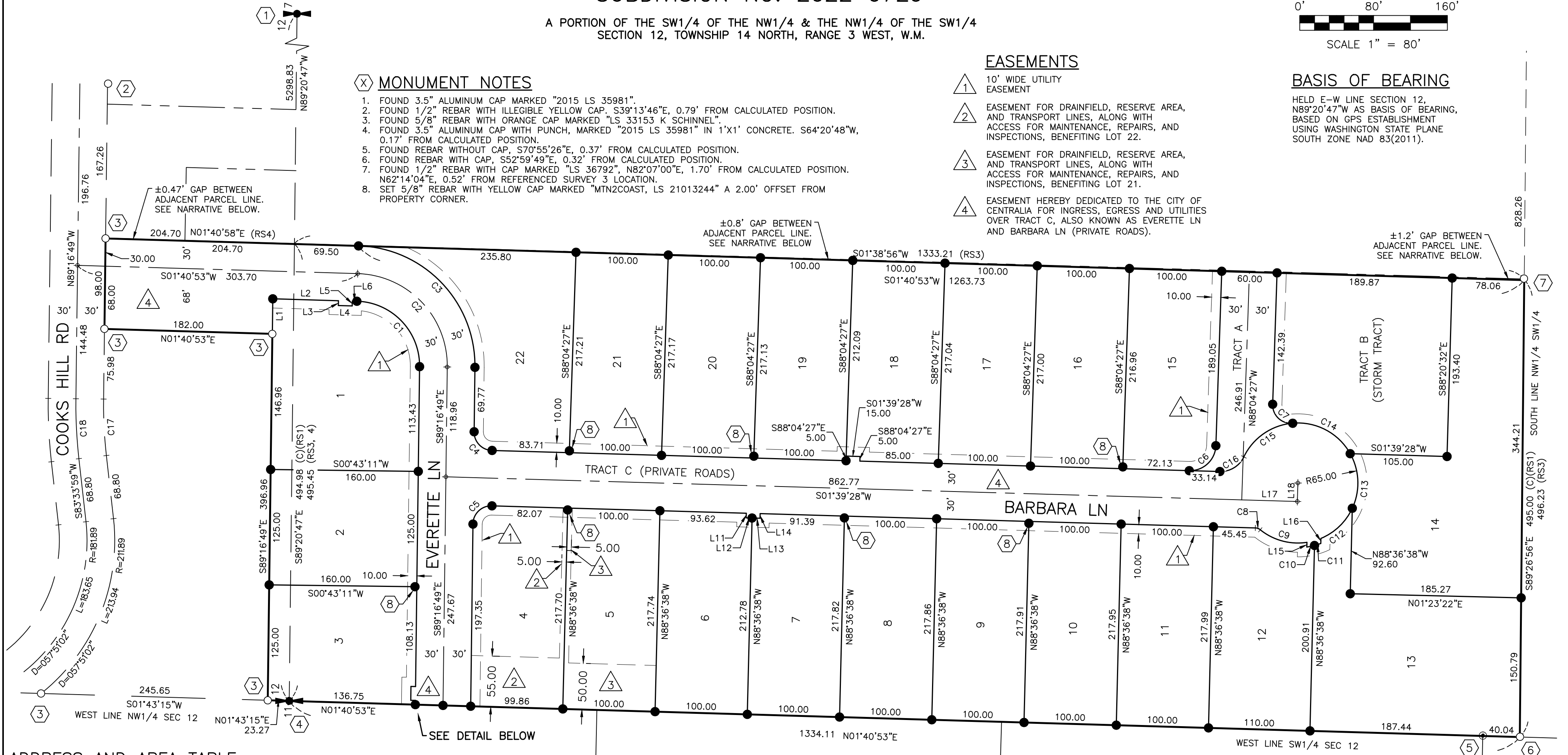
HELD E-W LINE SECTION 12,
N89°20'47"W AS BASIS OF BEARING,
BASED ON GPS ESTABLISHMENT
USING WASHINGTON STATE PLANE
SOUTH ZONE NAD 83(2011).

EASEMENTS

- 1 10' WIDE UTILITY EASEMENT
- 2 EASEMENT FOR DRAINFIELD, RESERVE AREA, AND TRANSPORT LINES, ALONG WITH ACCESS FOR MAINTENANCE, REPAIRS, AND INSPECTIONS, BENEFITING LOT 22.
- 3 EASEMENT FOR DRAINFIELD, RESERVE AREA, AND TRANSPORT LINES, ALONG WITH ACCESS FOR MAINTENANCE, REPAIRS, AND INSPECTIONS, BENEFITING LOT 21.
- 4 EASEMENT HEREBY DEDICATED TO THE CITY OF CENTRALIA FOR INGRESS, EGRESS AND UTILITIES OVER TRACT C, ALSO KNOWN AS EVERETTE LN AND BARBARA LN (PRIVATE ROADS).

MONUMENT NOTES

1. FOUND 3.5" ALUMINUM CAP MARKED "2015 LS 35981".
2. FOUND 1/2" REBAR WITH ILLEGIBLE YELLOW CAP, S39°13'46"E, 0.79' FROM CALCULATED POSITION.
3. FOUND 5/8" REBAR WITH ORANGE CAP MARKED "LS 33153 K SCHINNEL".
4. FOUND 3.5" ALUMINUM CAP WITH PUNCH, MARKED "2015 LS 35981" IN 1'x1' CONCRETE. S64°20'48"W, 0.17' FROM CALCULATED POSITION.
5. FOUND REBAR WITHOUT CAP, S70°55'26"E, 0.37' FROM CALCULATED POSITION.
6. FOUND REBAR WITH CAP, S52°59'49"E, 0.32' FROM CALCULATED POSITION.
7. FOUND 1/2" REBAR WITH CAP MARKED "LS 36792", N82°07'00"E, 1.70' FROM CALCULATED POSITION. N62°14'04"E, 0.52' FROM REFERENCED SURVEY 3 LOCATION.
8. SET 5/8" REBAR WITH YELLOW CAP MARKED "MTN2COAST, LS 21013244" A 2.00' OFFSET FROM PROPERTY CORNER.

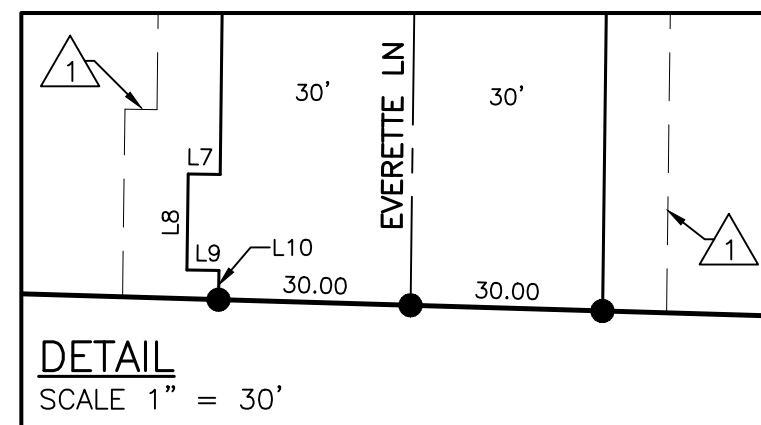


ADDRESS AND AREA TABLE

LOT NO.	ADDRESS (CENTRALIA, WA 98531)	AREA (SQ. FT./ACRES)
1	3431 EVERETTE LANE	28,288 0.65
2	3435 EVERETTE LANE	20,000 0.46
3	3441 EVERETTE LANE	20,142 0.46
4	801 BARBARA LANE	21,925 0.50
5	821 BARBARA LANE	21,772 0.50
6	841 BARBARA LANE	21,744 0.50
7	901 BARBARA LANE	21,737 0.50
8	921 BARBARA LANE	21,784 0.50
9	941 BARBARA LANE	21,788 0.50
10	961 BARBARA LANE	21,793 0.50
11	1001 BARBARA LANE	21,797 0.50
12	1021 BARBARA LANE	23,233 0.53
13	1041 BARBARA LANE	36,735 0.84
14	1040 BARBARA LANE	43,131 0.99
15	1000 BARBARA LANE	21,528 0.49
16	960 BARBARA LANE	21,698 0.50
17	940 BARBARA LANE	21,702 0.50
18	920 BARBARA LANE	21,632 0.50
19	900 BARBARA LANE	21,711 0.50
20	840 BARBARA LANE	21,715 0.50
21	820 BARBARA LANE	21,719 0.50
22	800 BARBARA LANE	26,360 0.61
TRACT A	N/A	12,163 0.28
TRACT B	N/A	34,552 0.79
TRACT C	N/A	118,599 2.72

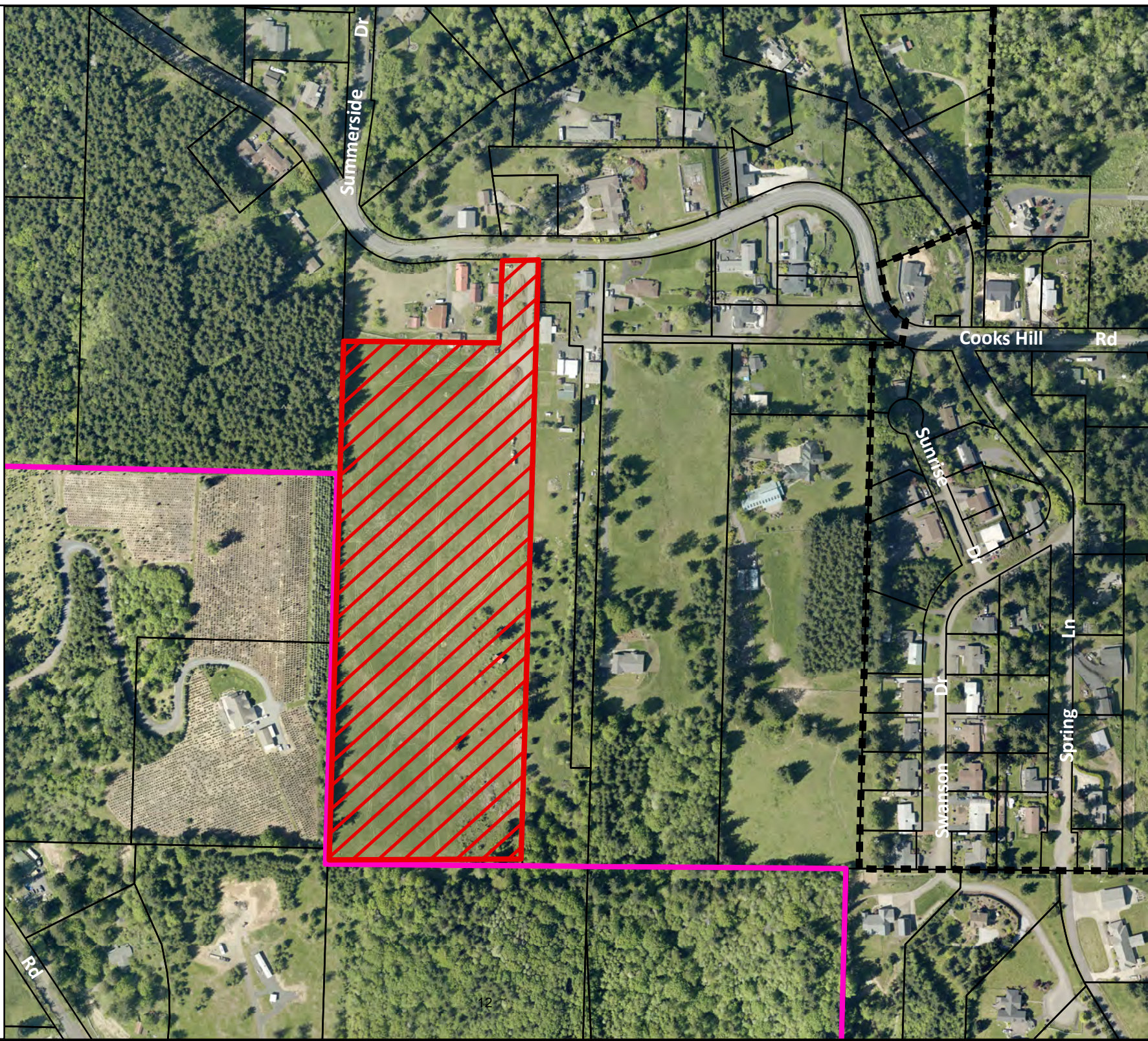
LINE AND CURVE TABLE

LINE TABLE			CURVE TABLE			
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA
L1	37.99	S89°16'49"E	C1	108.78	70.00	089° 02' 18"
L2	71.15	S01°40'53"W	C2	155.40	100.00	089° 02' 18"
L3	5.20	S89°16'49"E	C3	202.02	130.00	089° 02' 18"
L4	15.00	S01°40'53"W	C4	31.09	20.00	089° 03' 44"
L5	5.20	N89°16'49"W	C5	31.74	20.00	090° 56' 16"
L6	5.04	S01°40'53"W	C6	43.85	28.00	089° 43' 55"
L7	5.00	S00°43'30"W	C7	33.82	20.00	096° 53' 13"
L8	15.00	S89°16'49"E	C8	5.84	9.00	037° 09' 15"
L9	5.00	N00°43'30"E	C9	53.85	65.00	047° 28' 10"
L10	4.57	S89°16'49"E	C10	8.50	70.00	006° 57' 18"
L11	5.00	S88°36'38"E	C11	7.15	70.00	005° 51' 00"
L12	6.38	S01°39'28"W	C12	48.32	65.00	042° 35' 40"
L13	8.62	S01°39'28"W	C13	61.45	65.00	054° 09' 53"
L14	5.00	N88°36'38"W	C14	74.49	65.00	065° 39' 35"
L15	5.07	N88°36'38"W	C15	67.22	65.00	059° 15' 00"
L16	5.43	N88°36'38"W	C16	32.19	28.00	065° 52' 08"
L17	60.29	S01°39'28"W	C17	61.28	490.87	007° 09' 12"
L18	19.98	N88°20'32"W	C18	65.03	520.87	007° 09' 12"

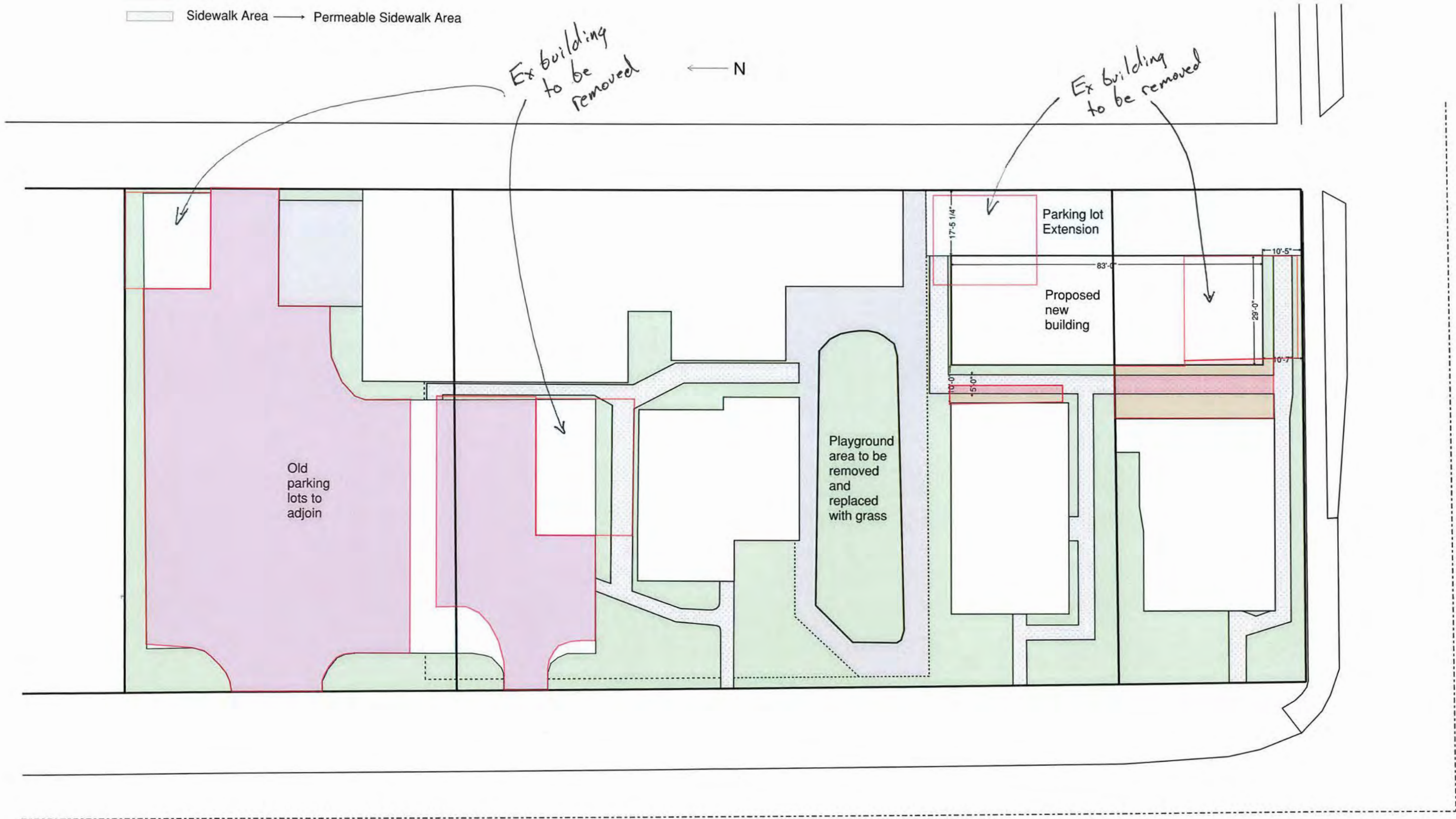




Rich Masters / Providence Heights Subdivision Vicinity Map

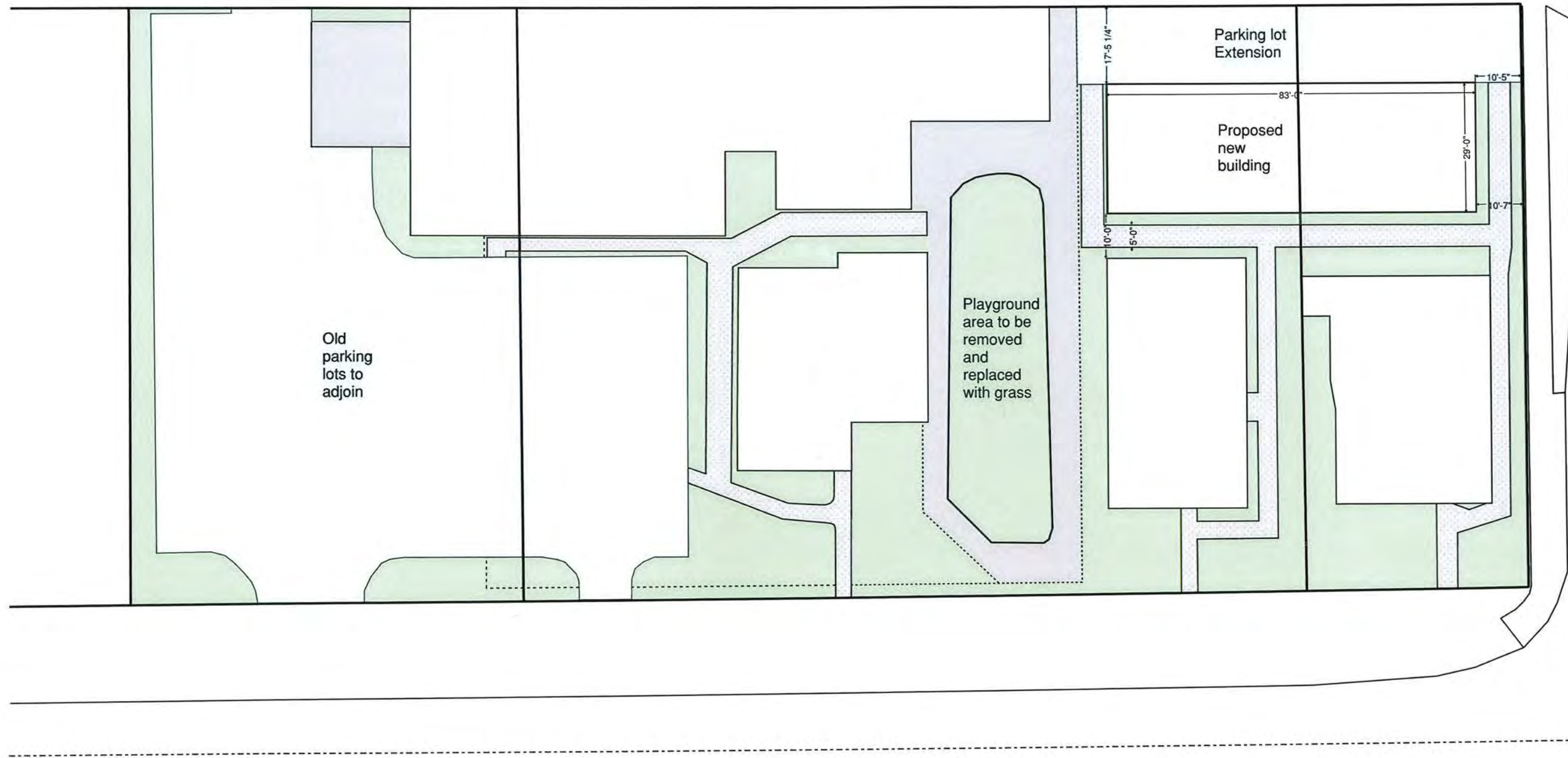


- Grass Area
- Pavement Area
- Sidewalk Area → Permeable Sidewalk Area



- Grass Area
- Pavement Area
- Sidewalk Area → Permeable Sidewalk Area

← N



1212 N Pearl Street - Vicinity Map



Legend

- Power_100708
- Sewer_100708
- Storm_100708
- Water_100708

