



**Site Plan Review Committee**  
Michael Thomas, City Manager

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

Emil Pierson, CD Director  
[epierson@cityofcentralia.com](mailto:epierson@cityofcentralia.com)

Mike Watilo, Building Official  
[mwatilo@cityofcentralia.com](mailto:mwatilo@cityofcentralia.com)

**PUBLIC WORKS DEPARTMENT**  
360-330-7512

Kim Ashmore, PW Director  
[kashmore@cityofcentralia.com](mailto:kashmore@cityofcentralia.com)

Patty Page, City Engineer  
[ppage@cityofcentralia.com](mailto:ppage@cityofcentralia.com)

**CENTRALIA CITY LIGHT**  
360-330-7512  
ML Norton, CCL General Manager  
[mnorton@cityofcentralia.com](mailto:mnorton@cityofcentralia.com)

**POLICE DEPARTMENT**  
360-330-7680  
Andy Caldwell, Chief  
[acaldwell@cityofcentralia.com](mailto:acaldwell@cityofcentralia.com)

**RIVERSIDE FIRE AUTHORITY**  
360-736-3975  
Terry Ternan, Fire Marshal  
[tternan@riversidefire.net](mailto:tternan@riversidefire.net)

**LEGAL DEPARTMENT**  
360-330-7675  
Kyle Manley, City Attorney  
[kmanley@cityofcentralia.com](mailto:kmanley@cityofcentralia.com)

## **SITE PLAN REVIEW COMMITTEE Meeting Agenda**

*Monday, June 2, 2025*

Join Zoom meeting: [Public Link](#)  
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 are invited to participate.**

**9:00 AM      STAFF REVIEW TIME**  
1. Weekly Permit List (pgs. 1-3)

### **10:00 AM – Site Plan Review (pgs. 4-33)**

<b>Project Name:</b>	<b>The Ponds PUD</b>
Applicant/Owner:	Bob Balmelli, RB Engineering
Property Address:	2200 Cooks Hill Road
Contact Phone:	360.740.8919
Email:	<a href="mailto:robertb@rbengineers.com">robertb@rbengineers.com</a>
Zone:	R:4, Low Density Residential
Comp. Plan:	LDR, Low Density Residential
Parcel Information:	022118-011-001, 13.88 AC
Request:	Road deviation request to reduce the 200-foot separation requirement to 160-foot centerline to centerline.

### **10:30 AM – Site Plan Review (pg. 34)**

<b>Project Name:</b>	<b>Yew Street Gate</b>
Applicant/Owner:	Gerardo Ayala
Property Address:	710 S Yew Street
Contact Phone:	360.508.1287
Email:	Not provided
Zone:	R:8 Medium Density Residential
Comp. Plan:	MDR, Medium Density Residential
Parcel Information:	003576-000-000, 0.36 AC
Request:	Allow installation of an access gate within 40-feet of an intersection.

# Permit Report

Permit #	Permit Date	Building/ Land Use	Permit Type	CONSTRUCTION SITE ADDRESS	Description of work being done under this permit	Applicant Name
20250317	5/19/2025	Building Permit	Single Family Residence - New	1454 Salzer Creek Loop/ Lot 46	Lot 46 - New Single Family Residence 3 Bed 2.5 Bath Total SF 1907, Garage SF 436, Porch/Patio SF 142	Briana Gorman
20250318	5/19/2025	Building Permit	Single Family Residence - New	1448 Salzer Creek Loop/ Lot 47	New Single Family Residence 2 story 3 bed 2.5 bath 1907 sq ft heated, 436 sq ft garage, 124 sq. ft. covered entry porch, 100 sq. ft. cover patio. Stock Plan 1959 B GL Lot 47	Briana Gorman
20250319	5/19/2025	Building Permit	Single Family Residence - New	1440 Salzer Creek Loop/Lot 48	NEW SINGLE FAMILY RESIDENCE 2 STORY 3 BED 2.5 BATH 1586 SF HEATED, 391 SF GARAGE, 82 ST COVERED ENTRY PORCH, 100 SF COVERED PATIO STOCK PLAN 1535	Briana Gorman
20250320	5/19/2025	Building Permit	Single Family Residence - New	1434 Salzer Creek Loop/ Lot 49	NEW SFR 2 STORY 4 BED 2.5 BATH 2447 SF HEATED, 391 SF GARAGE Left, 116 ST COVERED ENTRY PORCH, 100 SF COVERED PATIO STOCK PLAN 2378 ELEV C LOT 49	Briana Gorman
20250323	5/19/2025	Building Permit	Single Family Residence - New	1424 Salzer Creek Loop/ Lot 50	New SFR 2 story 3 bed 2.5 bath 1907 sf heated, 436 sf garage, 124 sf covered entry porch, 100 sf covered patio. Stock Plan 1797B GR	Briana Gorman
20250324	5/19/2025	Building Permit	Multi-family-New Build	3219 Russell Road	New Triplex	Brandon Johnson
20250325	5/20/2025	Building Permit	Single Family Residence - New	1406 Salzer Creek Loop/Lot 51	NEW SFR 2 STORY, 3 BED 2.5 BATH 2015 SF HEATED, 458 SF GARAGE, 127 SF COVERED ENTRY PORCH, 100 SF REAR COVER PATIO. STOCK PATIO 1959A GARAGE LEFT LOT 51	Briana Gorman

20250326	5/20/2025	Building Permit	Single Family Residence - New	1402 Salzer Creek Loop/ Lot 52	NEW SFR 2 STORY 4 BED 2.5 BATH 2447 SF HEATED 391 SF GARAGE 116 SF COVERED ENTRY PORCH 100 SF COVERED PATIO STOCK PLAN 2378 ELEV. C LOT 52	Briana Gorman
20250327	5/20/2025	Land Use	SEPA	City limits of Centralia	2025 City of Centralia Comprehensive Plan Update	Emil Pierson, Community Development Director
20250329	5/21/2025	Building Permit	Change of Occupancy Inspection	1106 W Main Street	Change of Occupancy to Tire Store	Jose Luis Garcia Mendez
20250331	5/21/2025	Building Permit	Single Family Residence - New	1392 Salzer Creek Loop/ Lot 53	New SFR 2 Story 3 bed 2.5 bath 1586 sf heated 391 sf garage 82 covered entry porch 100 sf covered rear patio stock plan 1535 elev. B Lot 53	Briana Gorman
20250332	5/21/2025	Building Permit	Single Family Residence - New	1380 Salzer Creek Loop/ Lot 54	New SFR 2 story 3 bed 2.5 bath 2015 sf heated 458 sf garage 127 sf covered entry porch 100 sf covered rear patio stock plan 1959C Garage Right Lot 54	Briana Gorman
20250333	5/21/2025	Building Permit	Single Family Residence - New	1399 Salzer Creek Loop/Lot 31	New SFR 2 Story 3 Bed 2.5 Bath 1907 Sf Heated 436 sf garage 124 covered entry porch 100 sf rear covered patio Stock Plan 1797A Garage Right Lot 31	Briana Gorman
20250334	5/21/2025	Building Permit	Single Family Residence - New	1383 Salzer Creek Loop/Lot 30	New SFR 2 story 3 bed 2.5 bath 1586 sf heated 391 sf garage 82 sf covered entry porch 100 sf covered rear patio Stock patio 1535 elev C Lot 30	Briana Gorman
20250335	5/21/2025	Building Permit	Single Family Residence - New	1367 Salzer Creek Loop/ Lot 29	New SFR 2 story 3 bed 2.5 bath 2015 sf heated 458 sf garage 127 sf covered entry porch 100 sf rear covered patio stock plan 1959B garage right lot 29	Briana Gorman

20250336	5/21/2025	Building Permit	Single Family Residence - New	1351 Salzer Creek Loop/ Lot 28	New SFR 2 story 4 bed 2.5 2447 sf heated 391 sf garage 116 sf covered entry porch 100 sf covered rear patio stock plan 2378 elev C Lot 28	Briana Gorman
20250337	5/21/2025	Building Permit	Plumbing	3134 Zenkner Valley Road	Roughing in new bathroom & kitchen.	Michael Ang
20250338	5/21/2025	Building Permit	Mechanical	200 S Yew St	Heat pump installation	Elissa Carbajal
20250330	5/21/2025	Building Permit	Demolition	3108 Fords Prairie Ave	Full structure residential demo	Brady Helland
20250339	5/22/2025		Mechanical	1317 Stillwaters Ave	Replace heat pump	Crystal Waltz
20250340	5/22/2025	Building Permit	Mechanical	1317 Stillwaters Ave.	Replace heat pump	Crystal Waltz
20250341	5/22/2025	Building Permit	Demolition	824 G Street	Demo interior for remodel	Jaswinder Kaur, JAS Enterprises
20250342	5/22/2025	Building Permit	Mechanical	209 W Main Street	Install York Heat Pump	Chehalis Sheet Metal
20250343	5/23/2025	Building Permit	Manufactured Home (single wide) Placement	1112 S Yew Street, Sp. 13	Manufactured Home Installation	Jennifer Craig
20250349	5/27/2025	Building Permit	Single Family Residence - New	202 E Van Buren	Roof, plumbing, insulation, sheetrock, floors, stairs. Rebuild Garage	Isidro Dominguez





**DESIGN → PERMIT → MANAGE**

March 17, 2025

Patty Page, PE  
City of Centralia Engineer  
1100 N. Tower Ave  
Centralia, WA 98531  
[ppage@cityofcentralia.com](mailto:ppage@cityofcentralia.com)

Re: The Ponds – Access Deviation Request  
RBE NO. 21101

Dear Patty:

I am writing to formally request a deviation regarding The Ponds access points to Cooks Hill Road for our proposed development as outlined in Section 4.11.3 of the City of Centralia Development Guidelines.

Our project involves the construction of a multi-family residential development located at 2200 Cooks Hill Road. We acknowledge the standard requirement for access points to be spaced at least 200 feet apart. However, due to the unique characteristics of our property and surrounding area, we are seeking permission to position two access points approximately 160 feet centerline to centerline. Below is our justification for this deviation request:

1. Site Constraints: The geometry of the property and the large onsite wetland and buffer necessitates the placement of two access points less than 200 feet apart. We have placed the access points 160 feet apart to adequately service the 42 residential unit development while ensuring safety and accessibility for residents and visitors. The two access points have been designed to maximize the distance between the two points.

2. Traffic Considerations: The secondary road is a City requirement because the project exceeds 30 residential units. The project will utilize and designate a main entrance on the west driveway approach which is also wider than the secondary approach. We estimate 90% of the site traffic will utilize this main access as it provides direct access to new residential units. RBE staff reviewed existing site distances at both entrances and determined their location provide adequate intersection site distance and will not impact public safety for traffic on Cooks Hill Road.

In conclusion, we believe that allowing our proposed access points to be closer than 200 feet apart will significantly benefit our development and surrounding community without compromising safety or traffic operations. We respectfully request the Department's consideration of this deviation and would be happy to provide any additional information or documentation needed to support our request.

Sincerely,

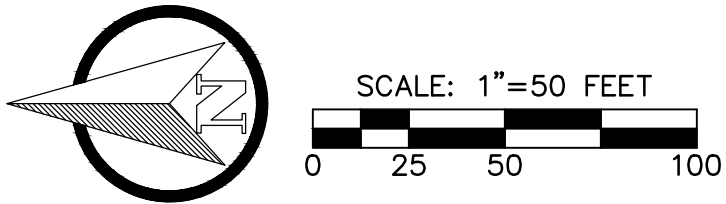
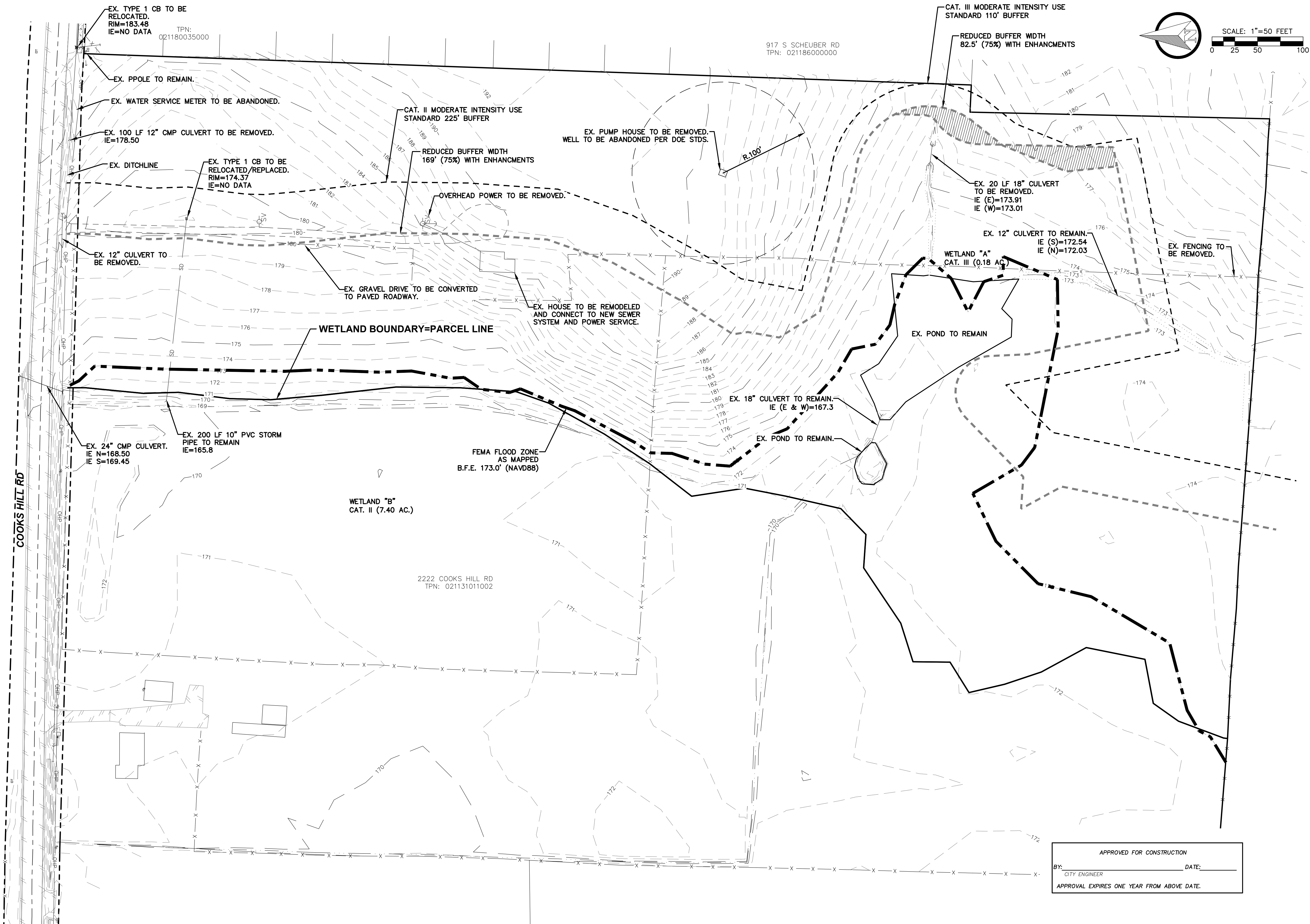
Robert W. Balmelli PE  
President

cc: Project file









REVISION	
NO.	DATE
1	3.17.25
2	4.24.25

DESIGNED BY: CLA/RWB	
DRAWN BY: CLA/ALE	
CHECKED BY: RWB	
DATE: 03/14/2025	
SCALE: 1"=50'	

**THE PONDS PUD**

**EXISTING SITE TOPOGRAPHY AND UTILITIES**

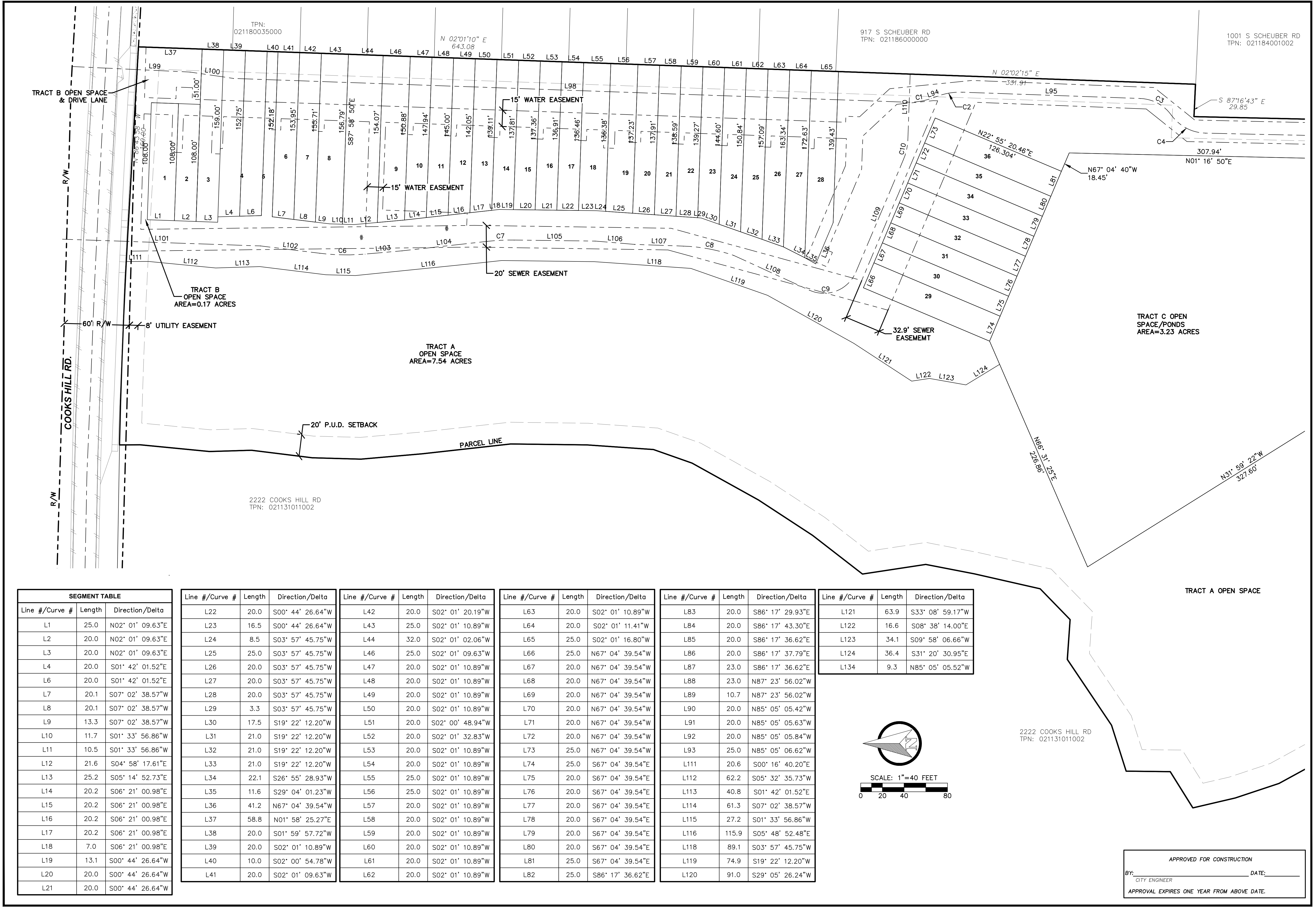
**RB Engineering**  
DESIGN → PERMIT → MANAGE  
P.O. Box 923  
Chehalis, WA 98532  
OFF: (360) 740-8819  
EMAIL: [info@rbengineering.com](mailto:info@rbengineering.com)

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

JOB NUMBER: 21101  
DRAWING NAME: C0.2\_EXPL  
**C0.2**  
2 OF 29

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





SEGMENT TABLE		
Line #/Curve #	Length	Direction/Delta
L1	25.0	N02° 01' 09.63"E
L2	20.0	N02° 01' 09.63"E
L3	20.0	N02° 01' 09.63"E
L4	20.0	S01° 42' 01.52"E
L6	20.0	S01° 42' 01.52"E
L7	20.1	S07° 02' 38.57"W
L8	20.1	S07° 02' 38.57"W
L9	13.3	S07° 02' 38.57"W
L10	11.7	S01° 33' 56.86"W
L11	10.5	S01° 33' 56.86"W
L12	21.6	S04° 58' 17.61"E
L13	25.2	S05° 14' 52.73"E
L14	20.2	S06° 21' 00.98"E
L15	20.2	S06° 21' 00.98"E
L16	20.2	S06° 21' 00.98"E
L17	20.2	S06° 21' 00.98"E
L18	7.0	S06° 21' 00.98"E
L19	13.1	S00° 44' 26.64"W
L20	20.0	S00° 44' 26.64"W
L21	20.0	S00° 44' 26.64"W

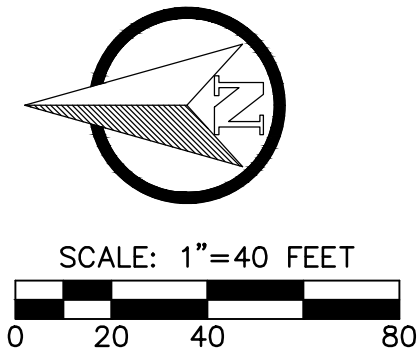
Line #/Curve #	Length	Direction/Delta
L22	20.0	S00° 44' 26.64"W
L23	16.5	S00° 44' 26.64"W
L24	8.5	S03° 57' 45.75"W
L25	25.0	S03° 57' 45.75"W
L26	20.0	S03° 57' 45.75"W
L27	20.0	S03° 57' 45.75"W
L28	20.0	S03° 57' 45.75"W
L29	3.3	S03° 57' 45.75"W
L30	17.5	S19° 22' 12.20"W
L31	21.0	S19° 22' 12.20"W
L32	21.0	S19° 22' 12.20"W
L33	21.0	S19° 22' 12.20"W
L34	22.1	S26° 55' 28.93"W
L35	11.6	S29° 04' 01.23"W
L36	41.2	N67° 04' 39.54"W
L37	58.8	N01° 58' 25.27"E
L38	20.0	S01° 59' 57.72"W
L39	20.0	S02° 01' 10.89"W
L40	10.0	S02° 00' 54.78"W
L41	20.0	S02° 01' 09.63"W

Line #/Curve #	Length	Direction/Delta
L42	20.0	S02° 01' 20.19"W
L43	25.0	S02° 01' 10.89"W
L44	32.0	S02° 01' 02.06"W
L46	25.0	S02° 01' 09.63"W
L47	20.0	S02° 01' 10.89"W
L48	20.0	S02° 01' 10.89"W
L49	20.0	S02° 01' 10.89"W
L50	20.0	S02° 01' 10.89"W
L51	20.0	S02° 00' 48.94"W
L52	20.0	S02° 01' 32.83"W
L53	20.0	S02° 01' 10.89"W
L54	20.0	S02° 01' 10.89"W
L55	25.0	S02° 01' 10.89"W
L56	25.0	S02° 01' 10.89"W
L57	20.0	S02° 01' 10.89"W
L58	20.0	S02° 01' 10.89"W
L59	20.0	S02° 01' 10.89"W
L60	20.0	S02° 01' 10.89"W
L61	20.0	S02° 01' 10.89"W
L62	20.0	S02° 01' 10.89"W

Line #/Curve #	Length	Direction/Delta
L63	20.0	S02° 01' 10.89"W
L64	20.0	S02° 01' 11.41"W
L65	25.0	S02° 01' 16.80"W
L66	25.0	N67° 04' 39.54"W
L67	20.0	N67° 04' 39.54"W
L68	20.0	N67° 04' 39.54"W
L69	20.0	N67° 04' 39.54"W
L70	20.0	N67° 04' 39.54"W
L71	20.0	N67° 04' 39.54"W
L72	20.0	N67° 04' 39.54"W
L73	25.0	S67° 04' 39.54"E
L74	25.0	S67° 04' 39.54"E
L75	20.0	S67° 04' 39.54"E
L76	20.0	S67° 04' 39.54"E
L77	20.0	S67° 04' 39.54"E
L78	20.0	S67° 04' 39.54"E
L79	20.0	S67° 04' 39.54"E
L80	20.0	S67° 04' 39.54"E
L81	25.0	S67° 04' 39.54"E
L82	25.0	S86° 17' 36.62"E

Line #/Curve #	Length	Direction/Delta
L83	20.0	S86° 17' 29.93"E
L84	20.0	S86° 17' 43.30"E
L85	20.0	S86° 17' 36.62"E
L86	20.0	S86° 17' 37.79"E
L87	23.0	S86° 17' 36.62"E
L88	23.0	N87° 23' 56.02"W
L89	10.7	N87° 23' 56.02"W
L90	20.0	N85° 05' 05.42"W
L91	20.0	N85° 05' 05.63"W
L92	20.0	N85° 05' 05.84"W
L93	25.0	N85° 05' 06.62"W
L111	20.6	S00° 16' 40.20"E
L112	62.2	S05° 32' 35.73"W
L113	40.8	S01° 42' 01.52"E
L114	61.3	S07° 02' 38.57"W
L115	27.2	S01° 33' 56.86"W
L116	115.9	S05° 48' 52.48"E
L118	89.1	S03° 57' 45.75"W
L119	74.9	S19° 22' 12.20"W
L120	91.0	S29° 05' 26.24"W

Line #/Curve #	Length	Direction/Delta
L121	63.9	S33° 08' 59.17"W
L122	16.6	S08° 38' 14.00"E
L123	34.1	S09° 58' 06.66"W
L124	36.4	S31° 20' 30.95"E
L134	9.3	N85° 05' 05.52"W



APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY ENGINEER

APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE.

REVISION

NO.	DATE	1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
1	3.17.25		
2	4.24.25		

DESIGNED BY: CLA/RWB  
DRAWN BY: CLA/ALE  
CHECKED BY: RWB  
DATE: 03/14/2025  
SCALE: 1"=40'

THE PONDS PUD

CITY OF CENTRALIA

WA.

HORIZONTAL CONTROL PLAN

NORTH

**RB Engineering**

DESIGN → PERMIT → MANAGE

811

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

P.O. Box 923  
Centralia, WA 98532

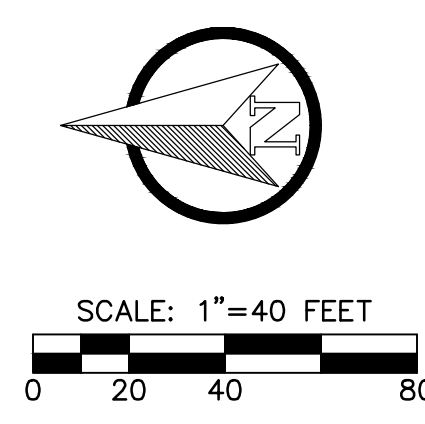
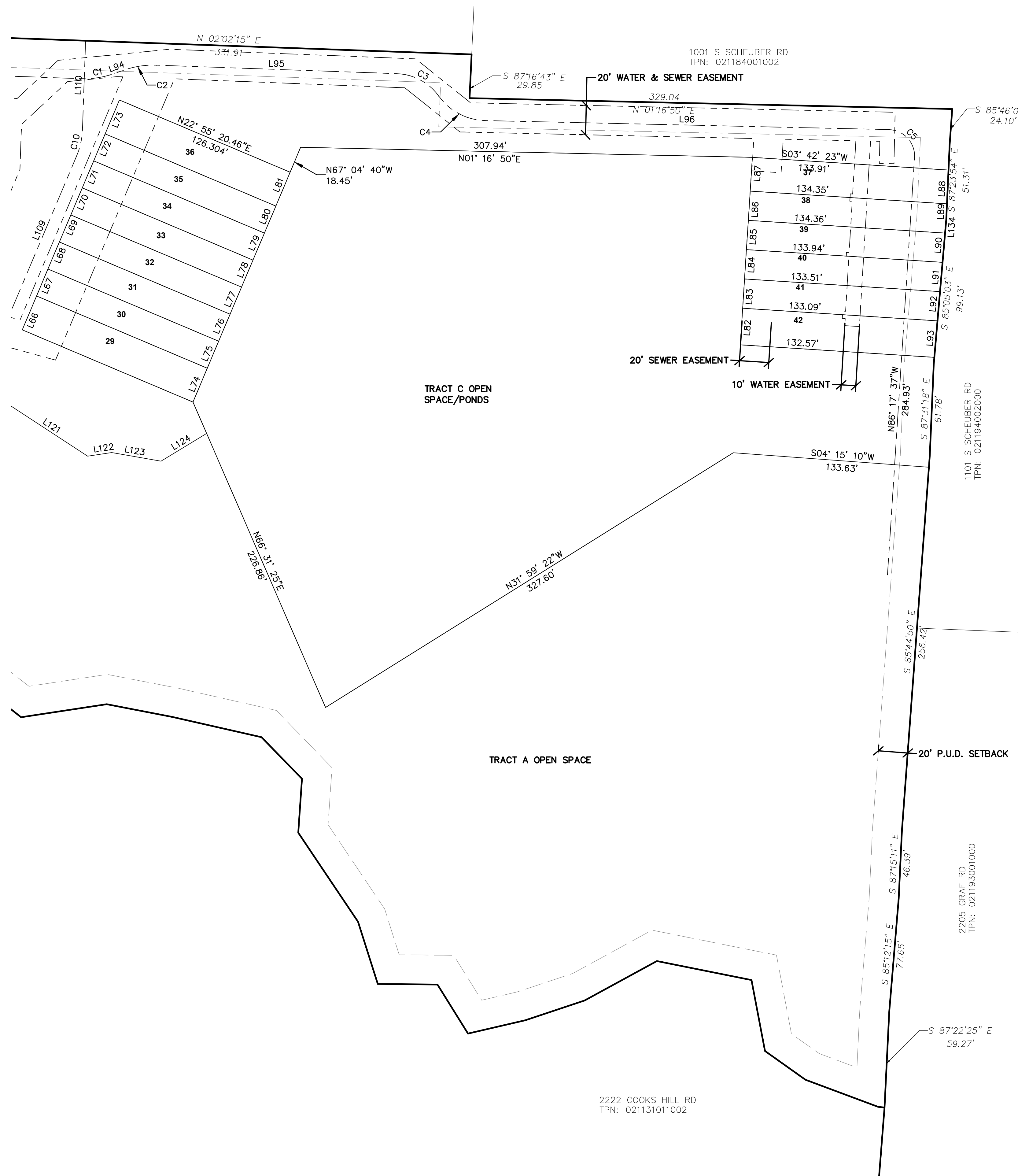
OFF: (360) 740-8819  
EMAIL: [info@rbeengineers.com](mailto:info@rbeengineers.com)

JOB NUMBER  
21101

DRAWING NAME  
C1.1\_HCPL

**C1.1**  
3 OF 29





**ADA NOTE:**  
ALL NEW SIDEWALKS SHALL NOT EXCEED 2% SIDE SLOPE AND ADA PARKING STALLS AND RAMP LANDINGS SHALL NOT EXCEED 2 PERCENT SLOPE IN ALL DIRECTIONS. ALL ADA ACCESSIBLE ROUTES IDENTIFIED ON THE PLANS SHALL NOT EXCEED 5% LONGITUDINAL GRADE. ALL ADA RAMPS SHALL NOT EXCEED 8% GRADE AND 2% CROSS SLOPE. CONTRACTOR IS RESPONSIBLE TO CHECK GRADES PRIOR TO CONCRETE AND PAVING WORK. ANY GRADES EXCEEDING THE ABOVE LIMITS WILL BE REQUIRED TO BE CORRECTED AT THE SOLE EXPENSE OF THE CONTRACTOR.

**STAKING AND INSPECTION NOTE:**  
CONTRACTOR SHALL CALL RB ENGINEERING 48 HOUR PRIOR TO POURING CONCRETE BARRIER OR CURB AND GUTTER FOR INSPECTION.

PONDS MAIN ACCESS RD					PONDS SECONDARY ACCESS RD				
Number	Length	Radius	Line/Chord	Direction	Number	Length	Radius	Line/Chord	Direction
C1	22.8	60.0	S08° 52'	17.84"E	C6	41.9	200.0	S01° 02'	10.48"W
C2	22.8	60.0	S08° 52'	17.84"E	C7	24.8	200.0	S02° 48'	17.17"E
C3	33.7	37.0	S28° 07'	29.46"W	C8	47.3	161.1	S10° 25'	53.39"W
C4	37.0	40.0	S27° 45'	19.84"W	C9	51.3	32.0	S21° 11'	32.09"E
C5	29.0	18.0	S47° 29'	36.90"W	C10	18.2	50.0	S77° 31'	44.95"E
L94	6.6		S19° 45'	45.32"E	L101	182.7		S01° 56'	55.13"W
L95	164.0		S02° 01'	09.63"W	L102	55.0		S07° 02'	38.57"W
L96	275.1		S01° 16'	50.41"W	L103	34.2		S04° 58'	17.61"E
L98	621.2		S02° 01'	09.63"W	L104	79.1		S06° 21'	00.98"E
L99	108.9		S02° 41'	24.59"W	L105	74.7		S00° 44'	26.64"W
L100	40.5		S08° 19'	56.00"W	L106	36.5		S04° 46'	38.01"W
L125	6.6		S19° 45'	45.32"E	L107	45.1		S02° 01'	09.63"W
L126	164.0		S02° 01'	09.63"W	L108	76.8		S24° 41'	35.35"W
L127	275.1		S01° 16'	50.41"W	L109	113.1		S67° 04'	39.54"E
L128	621.2		S02° 01'	09.63"W	L110	60.8		S87° 58'	50.37"E
L129	108.9		S02° 41'	24.59"W					

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

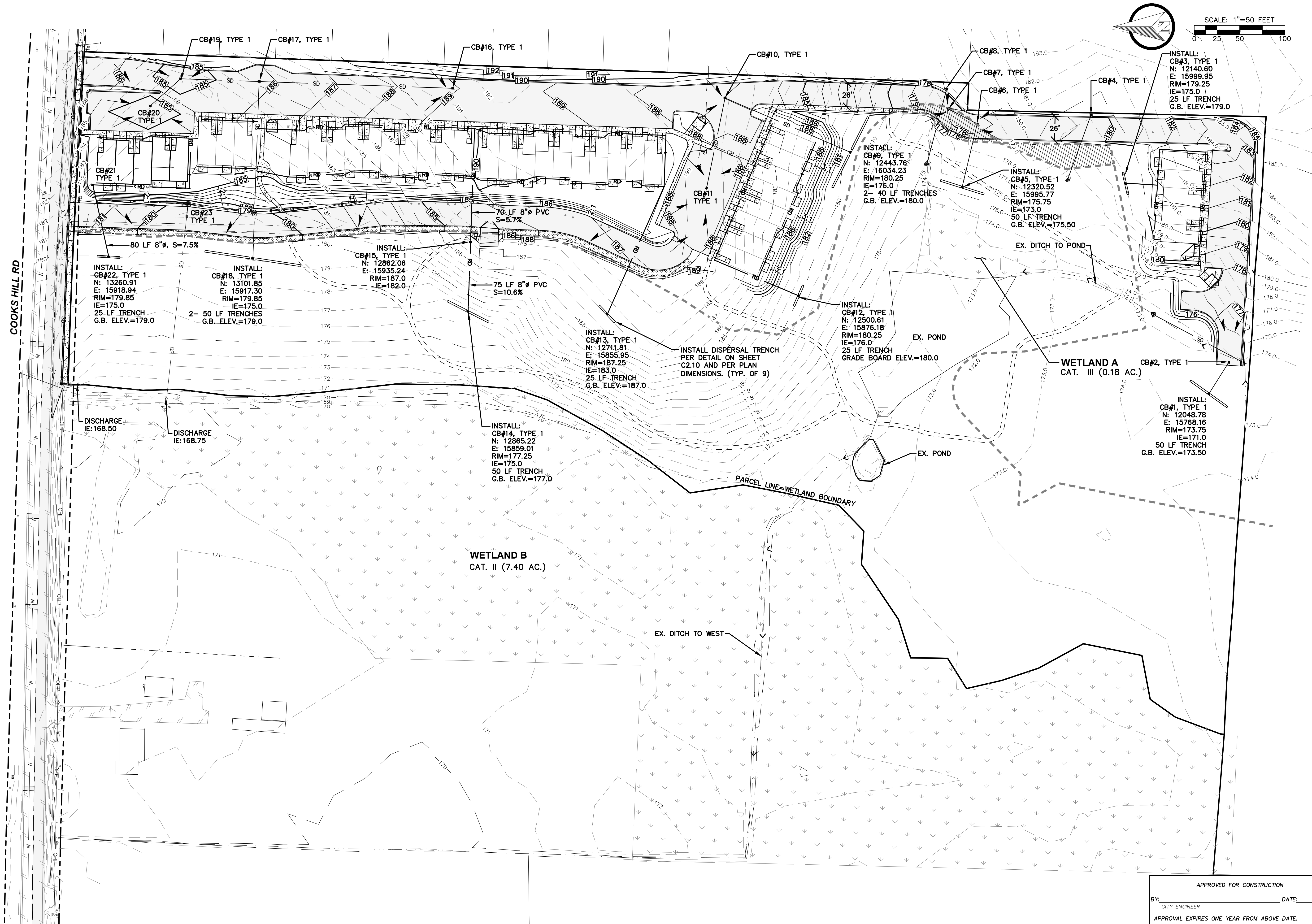
DESIGNED BY: CLA/RWB  
DRAWN BY: CLA/ALE  
CHECKED BY: RWB  
DATE: 03/14/2025  
SCALE: 1"=40'

THE PONDS PUD  
HORIZONTAL CONTROL PLAN  
SOUTH  
CITY OF CENTRALIA  
WA.

**RB Engineering**  
DESIGN → PERMIT → MANAGE  
P.O. Box 923  
Centralia, WA 98532  
OFF: (360) 740-8819  
EMAIL: [info@rbengineering.com](mailto:info@rbengineering.com)

JOB NUMBER  
21101  
DRAWING NAME  
C1.2\_HCPL2  
**C1.2**  
4 OF 29





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

REVISION	
NO.	DATE
1	3.17.25
2	4.24.25

DESIGNED BY: CLA/RWB	
DRAWN BY: CLA/ALE	
CHECKED BY: RWB	
DATE: 03/14/2025	
SCALE: 1"=50'	

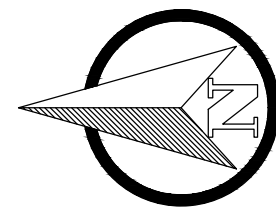
THE PONDS PUD	
CITY OF CENTRALIA, WA.	

OVERALL GRADING PLAN	
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**RB Engineering**  
DESIGN → PERMIT → MANAGE  
P.O. Box 923  
Centralia, WA 98532  
OFF: (360) 740-8819  
EMAIL: [info@rbengineering.com](mailto:info@rbengineering.com)

JOB NUMBER  
21101  
DRAWING NAME  
C2.1\_OVGPL  
**C2.1**  
5 OF 29





SCALE: 1"=20 FEET  
0 10 20 40

#### ADA NOTE:

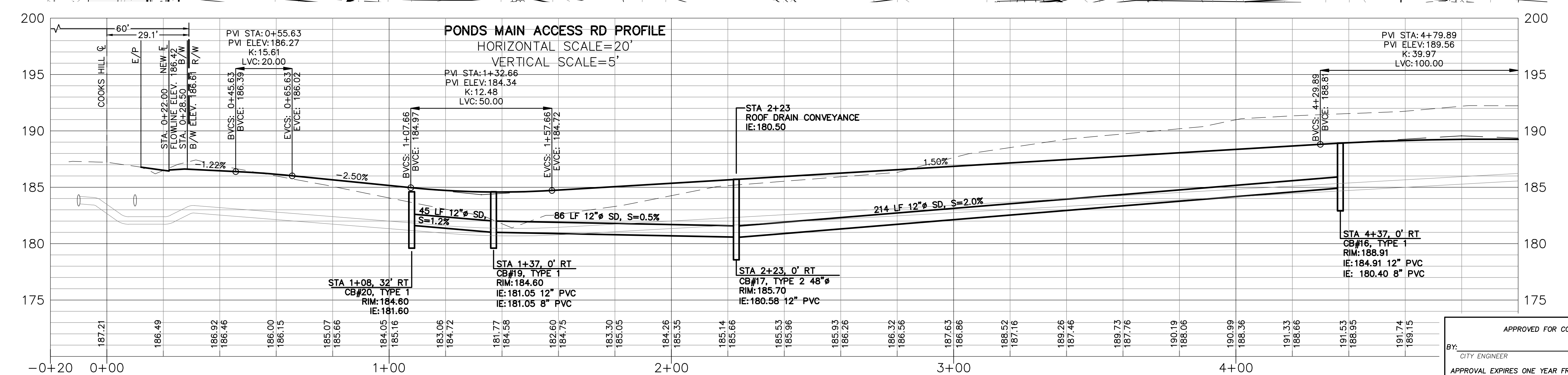
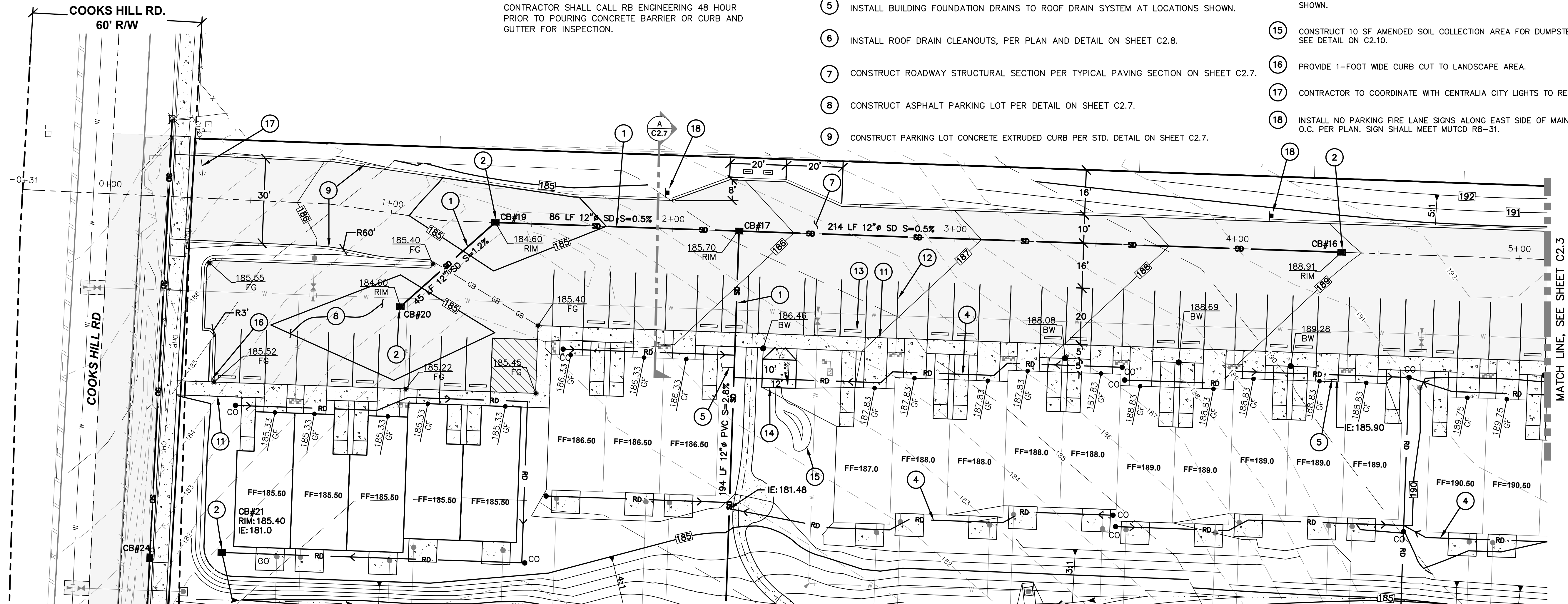
ALL NEW SIDEWALKS SHALL NOT EXCEED 1.5% SIDE SLOPE AND ADA PARKING STALLS AND RAMP LANDINGS SHALL NOT EXCEED 2 PERCENT SLOPE IN ALL DIRECTIONS. ALL ADA ACCESSIBLE ROUTES IDENTIFIED ON THE PLANS SHALL NOT EXCEED 5% LONGITUDINAL GRADE. ALL ADA RAMPS SHALL NOT EXCEED 8% GRADE AND 2% CROSS SLOPE. CONTRACTOR IS RESPONSIBLE TO CHECK GRADES PRIOR TO CONCRETE AND PAVING WORK. ANY GRADES EXCEEDING THE ABOVE LIMITS WILL BE REQUIRED TO BE CORRECTED AT THE SOLE EXPENSE OF THE CONTRACTOR.

#### STAKING AND INSPECTION NOTE:

CONTRACTOR SHALL CALL RB ENGINEERING 48 HOUR PRIOR TO POURING CONCRETE BARRIER OR CURB AND GUTTER FOR INSPECTION.

#### ROAD AND DRAINAGE CONSTRUCTION NOTES:

- 1 INSTALL ADS N-12 OR EQUAL STORM DRAIN PIPE PER PLAN AND REVIEW AGENCY STANDARDS. BACKFILL PIPE PER STD. DETAIL ON SHEET C4.2. MAINTAIN MINIMUM 2 FEET OF COVER OVER THE ALL STORM PIPE.
- 2 INSTALL TYPE 1 CATCH BASINS PER PLAN AND STD. DETAIL ON SHEET C2.8.
- 3 NOT USED.
- 4 INSTALL SDR 35 PVC ROOF DRAIN AROUND PERIMETER OF THE BUILDING. COORDINATE WITH BUILDING CONTRACTOR FOR DOWNSPOUT SIZE AND LOCATIONS. MIN. S=0.5%
- 5 INSTALL BUILDING FOUNDATION DRAINS TO ROOF DRAIN SYSTEM AT LOCATIONS SHOWN.
- 6 INSTALL ROOF DRAIN CLEANOUTS, PER PLAN AND DETAIL ON SHEET C2.8.
- 7 CONSTRUCT ROADWAY STRUCTURAL SECTION PER TYPICAL PAVING SECTION ON SHEET C2.7.
- 8 CONSTRUCT ASPHALT PARKING LOT PER DETAIL ON SHEET C2.7.
- 9 CONSTRUCT PARKING LOT CONCRETE EXTRUDED CURB PER STD. DETAIL ON SHEET C2.7.
- 10 CONSTRUCT ADA PARKING STALLS AND STRIPING PER PLAN AND STD. DETAIL ON SHEET C2.7.
- 11 CONSTRUCT NEW ONSITE CONCRETE SIDEWALK PER STD. DETAIL ON SHEET C2.7.
- 12 STRIPE PARKING STALLS PER PLAN AND DETAILS ON SHEET C2.7.
- 13 INSTALL CONCRETE WHEEL STOPS AT ALL PARKING STALLS. SEE STD. DETAIL ON SHEET C2.7.
- 14 CONSTRUCT NEW 10'x12' CONCRETE PAD FOR TRASH ENCLOSURE. CONCRETE SHALL BE 3000 PSI WITH #4 REBAR, 16" O.C. OR WWF6X6. SEE ARCHITECTURAL PLANS FOR ENCLOSURE CONSTRUCTION. SLOPE SLAB AWAY FROM SIDEWALK AND DRAIN TO GRASS-LINED CELL AS SHOWN.
- 15 CONSTRUCT 10 SF AMENDED SOIL COLLECTION AREA FOR DUMPSTER PAD DRAINAGE. SEE DETAIL ON C2.10.
- 16 PROVIDE 1-FOOT WIDE CURB CUT TO LANDSCAPE AREA.
- 17 CONTRACTOR TO COORDINATE WITH CENTRALIA CITY LIGHTS TO RELOCATE POLE GUY WIRE.
- 18 INSTALL NO PARKING FIRE LANE SIGNS ALONG EAST SIDE OF MAIN ACCESS ROAD @ 200' O.C. PER PLAN. SIGN SHALL MEET MUTCD R8-31.



APPROVED FOR CONSTRUCTION  
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REVISION	
NO.	DATE
1	3.17.25
2	4.24.25

DESIGNED BY: CLA/RWB	
DRAWN BY: CLA/ALE	
CHECKED BY: RWB	
DATE: 03/14/2025	
SCALE: 1"=20'	

THE PONDS PUD

ROAD AND DRAINAGE PLAN AND PROFILE

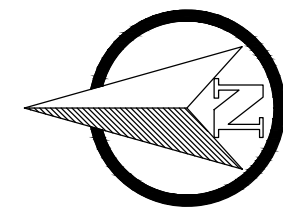
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**RB Engineering**  
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P.O. Box 923  
Centralia, WA 98532  
OFF: (360) 740-8819  
EMAIL: [info@rbengineering.com](mailto:info@rbengineering.com)

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

JOB NUMBER: 21101  
DRAWING NAME: C2.2\_RDPP  
C2.2  
6 OF 29



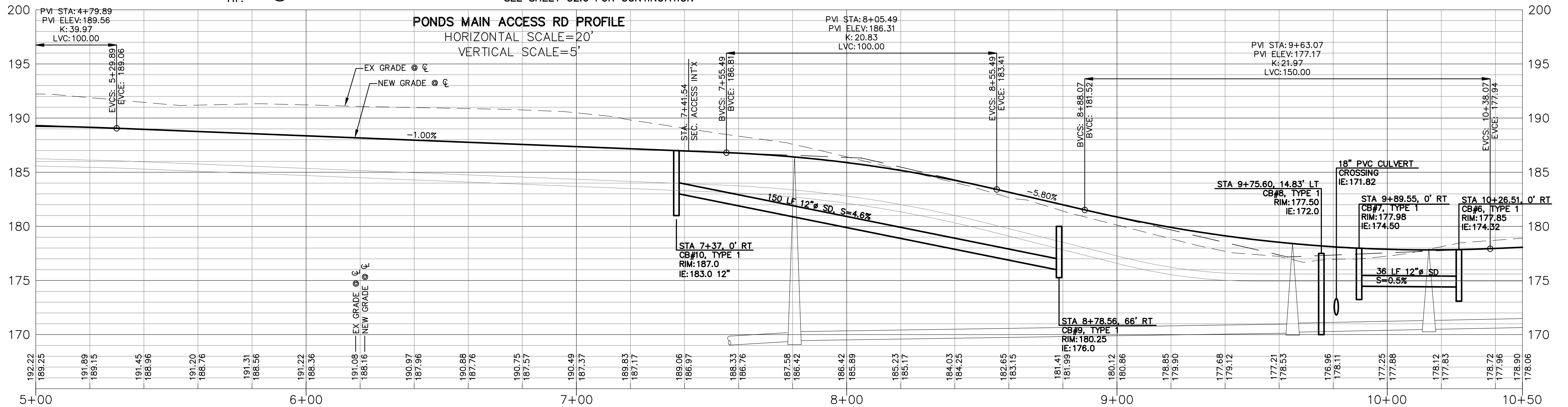
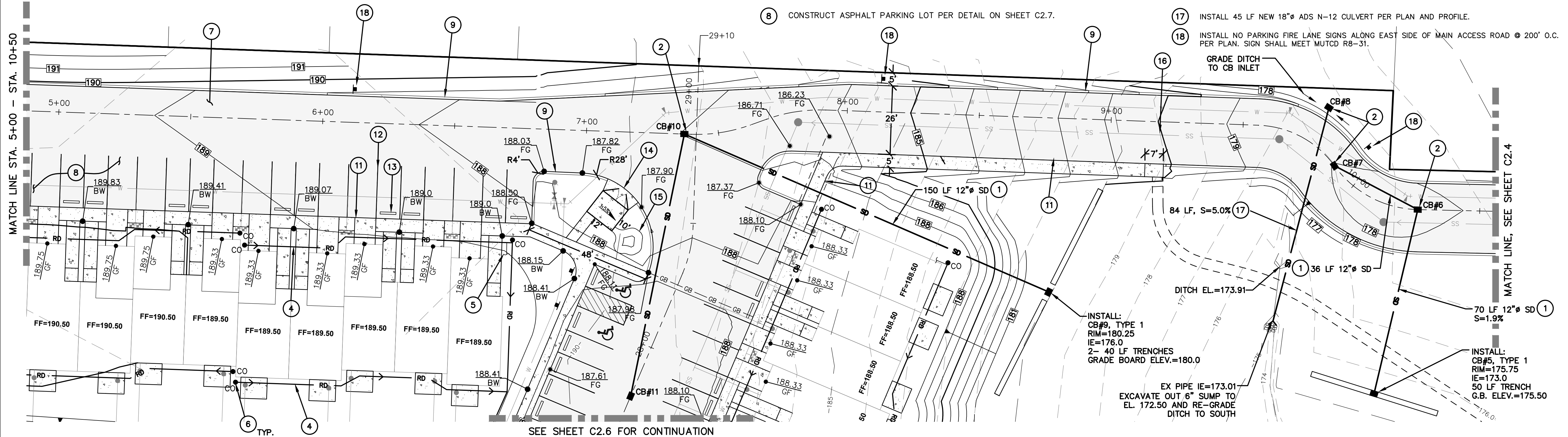


SCALE: 1"=20 FEET  
0 10 20 40

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BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER  
APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE.

#### ROAD AND DRAINAGE CONSTRUCTION NOTES:

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2. INSTALL TYPE 1 CATCH BASINS PER PLAN AND STD. DETAIL ON SHEET C2.8.
3. NOT USED.
4. INSTALL SDR 35 PVC ROOF DRAIN AROUND PERIMETER OF THE BUILDING. COORDINATE WITH BUILDING CONTRACTOR FOR DOWNSPOUT SIZE AND LOCATIONS.
5. INSTALL BUILDING FOUNDATION DRAINS TO ROOF DRAIN SYSTEM AT LOCATIONS SHOWN.
6. INSTALL ROOF DRAIN CLEANOUTS, PER PLAN AND DETAIL ON SHEET C2.8.
7. CONSTRUCT ROADWAY STRUCTURAL SECTION PER PLAN AND DETAIL (A) ON SHEET C2.7.
8. CONSTRUCT ASPHALT PARKING LOT PER DETAIL ON SHEET C2.7.
9. CONSTRUCT PARKING LOT CONCRETE EXTRUDED CURB PER STD. DETAIL ON SHEET C2.7.
10. CONSTRUCT ADA PARKING STALLS AND STRIPING PER PLAN AND STD. DETAIL ON SHEET C2.7.
11. CONSTRUCT NEW ONSITE CONCRETE SIDEWALK PER STD. DETAIL ON SHEET C2.7.
12. STRIPE PARKING STALLS PER PLAN.
13. INSTALL CONCRETE WHEEL STOPS AT ALL PARKING STALLS. SEE STD. DETAIL ON SHEET C2.7.
14. CONSTRUCT NEW 10'X12' CONCRETE PAD FOR TRASH ENCLOSURE. CONCRETE SHALL BE 3000 PSI WITH #4 REBAR, 16" O.C. OR WWF6X6. SEE ARCHITECTURAL PLANS FOR ENCLOSURE CONSTRUCTION. SLOPE SLAB AWAY FROM SIDEWALK AND DRAIN TO GRASS-LINED CELL AS SHOWN.
15. CONSTRUCT 10 SF AMENDED SOIL COLLECTION AREA FOR DUMPSTER PAD DRAINAGE.
16. CONSTRUCT 7' WIDE RAMPED ACCESS TO GRAVEL TRAIL PER PLAN.
17. INSTALL 45 LF NEW 18"Ø ADS N-12 CULVERT PER PLAN AND PROFILE.
18. INSTALL NO PARKING FIRE LANE SIGNS ALONG EAST SIDE OF MAIN ACCESS ROAD @ 200' O.C. PER PLAN. SIGN SHALL MEET MUTCD R8-31.



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THE PONDS PUD

ROAD AND DRAINAGE PLAN AND PROFILE

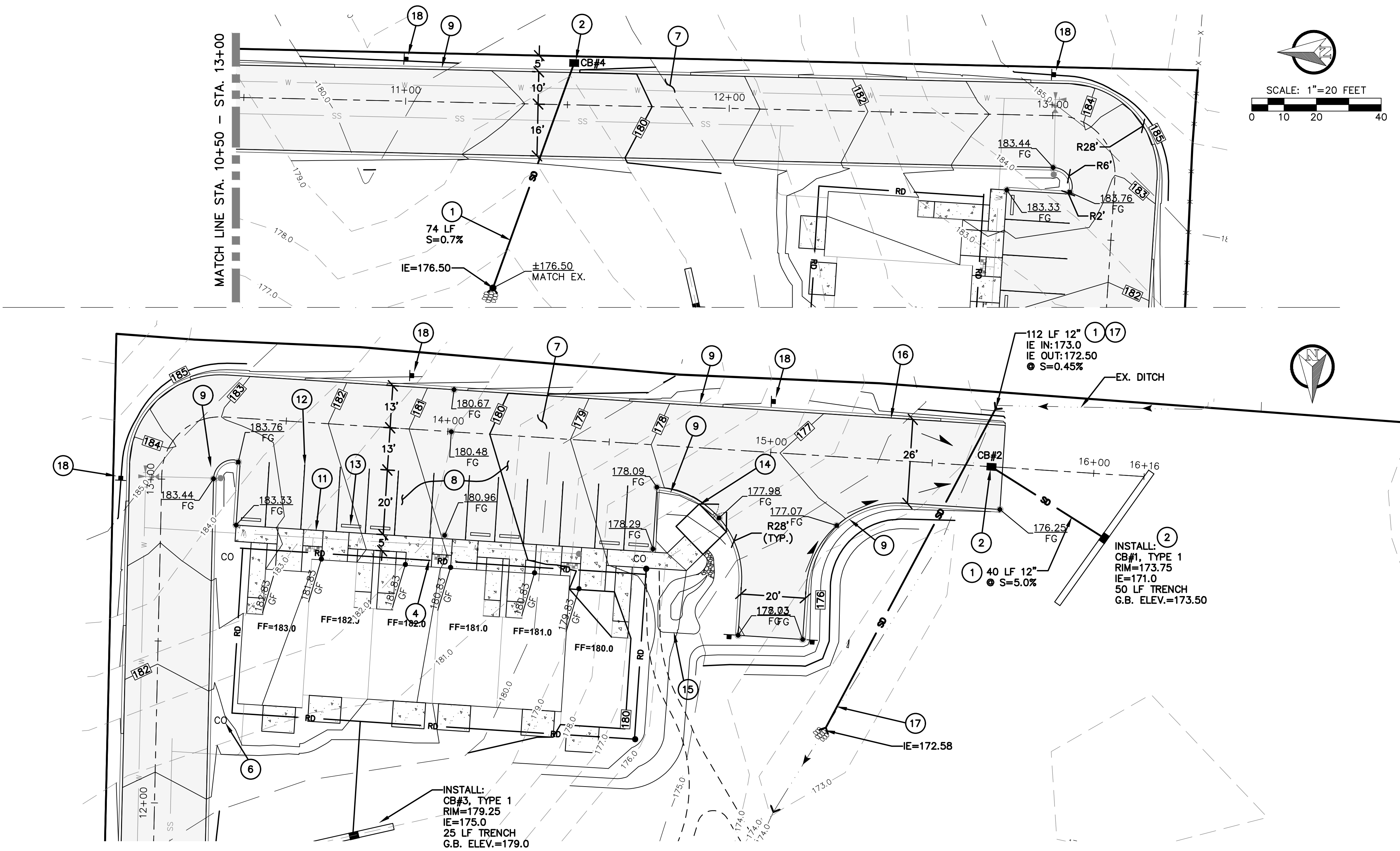
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Centralia, WA 98532  
OFF: (360) 740-8819  
EMAIL: CnPrs@RBEng.com

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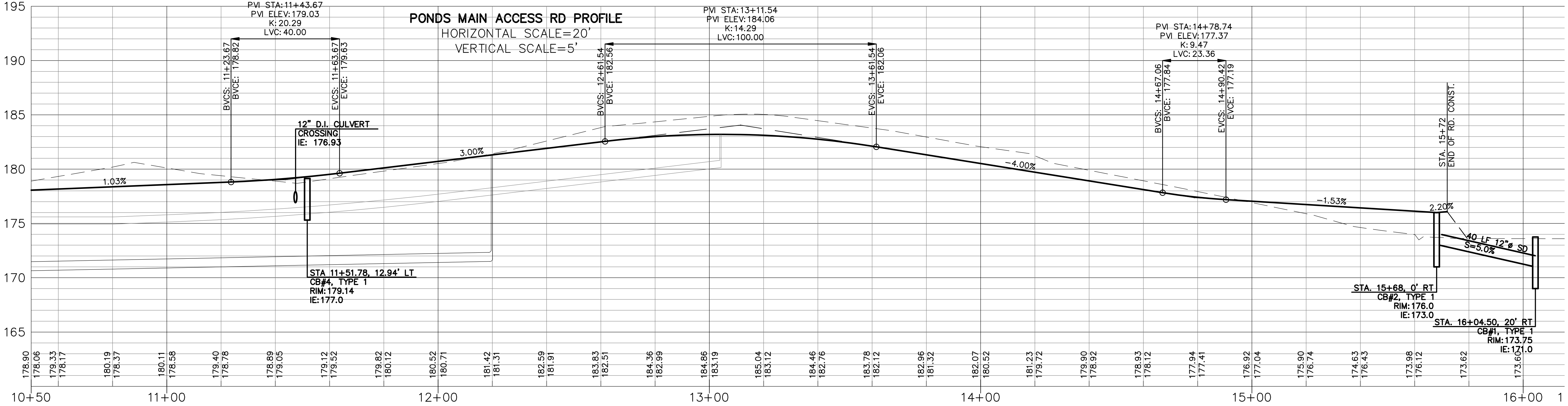
JOB NUMBER: 21101  
DRAWING NAME: C2.3\_RDPP2  
C2.3  
7 OF 29





- ROAD AND DRAINAGE CONSTRUCTION NOTES:
- 1. INSTALL ADS N-12 OR EQUAL STORM DRAIN PIPE PER PLAN AND REVIEW AGENCY STANDARDS. BACKFILL PIPE PER STD. DETAIL ON SHEET C4.2. MAINTAIN MINIMUM 2 FEET OF COVER OVER THE ALL STORM PIPE.
  - 2. INSTALL TYPE 1 CATCH BASINS PER PLAN AND STD. DETAIL ON SHEET C2.8.
  - 3. NOT USED.
  - 4. INSTALL SDR 35 PVC ROOF DRAIN AROUND PERIMETER OF THE BUILDING. COORDINATE WITH BUILDING CONTRACTOR FOR DOWNSPOUT SIZE AND LOCATIONS.
  - 5. INSTALL BUILDING FOUNDATION DRAINS TO ROOF DRAIN SYSTEM AT LOCATIONS SHOWN.
  - 6. INSTALL ROOF DRAIN CLEANOUTS, PER PLAN AND DETAIL ON SHEET C2.8.
  - 7. CONSTRUCT ROADWAY STRUCTURAL SECTION PER PLAN AND DETAIL (A) ON SHEET C2.7.
  - 8. CONSTRUCT ASPHALT PARKING LOT PER DETAIL ON SHEET C2.7.
  - 9. CONSTRUCT PARKING LOT CONCRETE EXTRUDED CURB PER STD. DETAIL ON SHEET C2.7.
  - 10. CONSTRUCT ADA PARKING STALLS AND STRIPING PER PLAN AND STD. DETAIL ON SHEET C2.7.
  - 11. CONSTRUCT NEW ONSITE CONCRETE SIDEWALK PER STD. DETAIL ON SHEET C2.7.
  - 12. STRIPE PARKING STALLS PER PLAN.
  - 13. INSTALL CONCRETE WHEEL STOPS AT ALL PARKING STALLS. SEE STD. DETAIL ON SHEET C2.7.
  - 14. CONSTRUCT NEW 10'X12' CONCRETE PAD FOR TRASH ENCLOSURE. CONCRETE SHALL BE 3000 PSI WITH #4 REBAR, 16" O.C. OR WWF6X6. SEE ARCHITECTURAL PLANS FOR ENCLOSURE CONSTRUCTION. SLOPE SLAB AWAY FROM SIDEWALK AND DRAIN TO GRASS-LINED CELL AS SHOWN.
  - 15. CONSTRUCT 10 SF AMENDED SOIL COLLECTION AREA FOR DUMPSTER PAD DRAINAGE.
  - 16. CONSTRUCT EMERGENCY HAMMERHEAD TURNAROUND PER PLAN AND CITY DETAIL 4-13 ON SHEET C2.6.
  - 17. TIGHTLINE EXISTING DRAINAGE DITCH WITH 12" ADS STORM PIPE PER PLAN. INSTALL OUTLET DISPERSAL PAD PER PLAN AND DETAIL ON SHEET C2.10.
  - 18. INSTALL NO PARKING FIRE LANE SIGNS ALONG EAST SIDE OF MAIN ACCESS ROAD @ 200' O.C. PER PLAN. SIGN SHALL MEET MUTCD R8-31.

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REVISION

NO.	DATE	1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
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2	4.24.25		

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DATE: 03/14/2025  
SCALE: 1"=20'

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CITY OF CENTRALIA WA.

ROAD AND DRAINAGE PLAN AND PROFILE

ROBERT V. BAHR  
STATE OF WASHINGTON  
LICENSE NO. 10382  
MECHANICAL ENGINEERING

**RB Engineering**

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P.O. Box 923  
Centralia, WA 98532  
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EMAIL: [info@rbengineering.com](mailto:info@rbengineering.com)

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21101

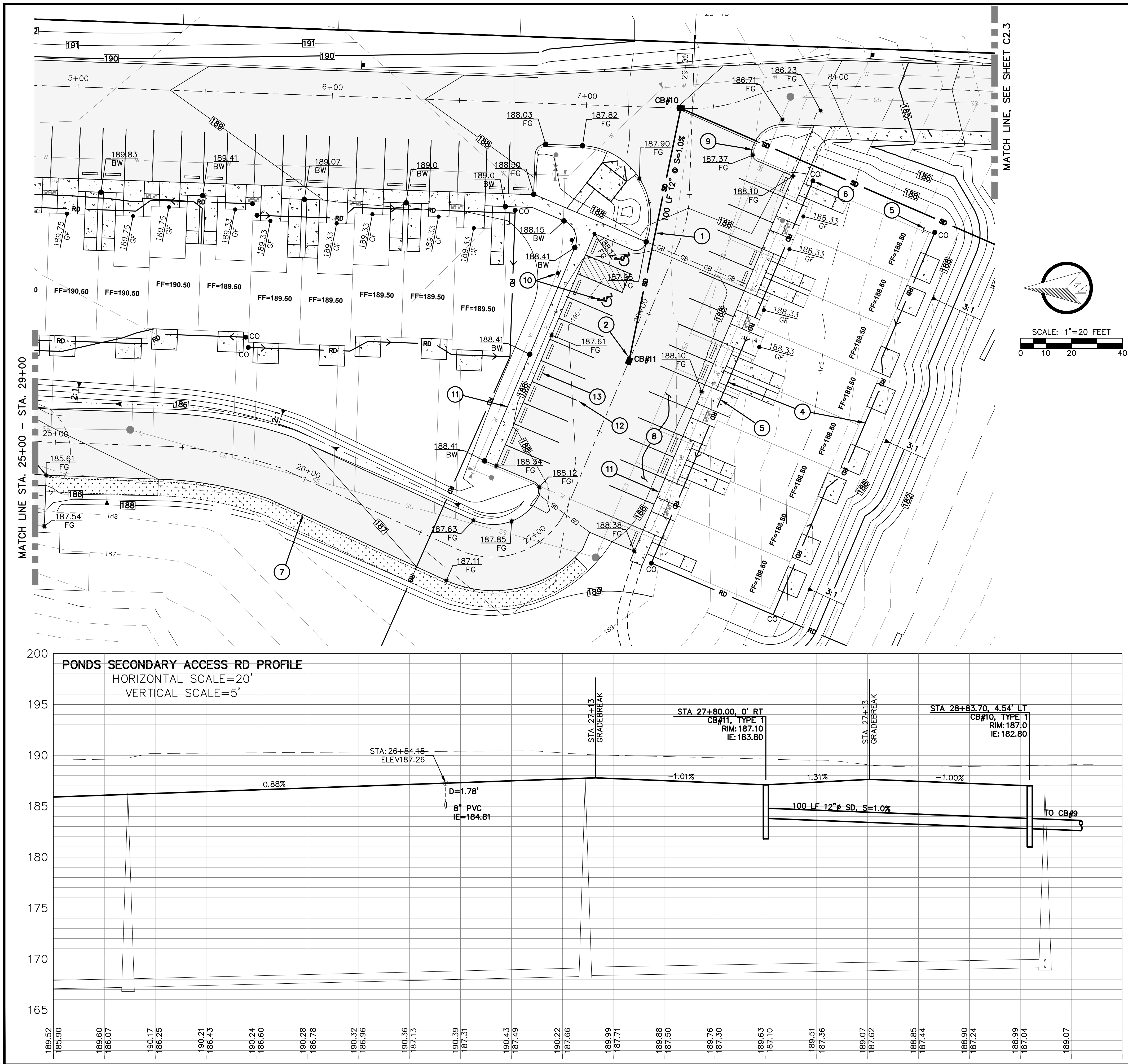
DRAWING NAME  
C2.4 RDPP3

8 OF 29

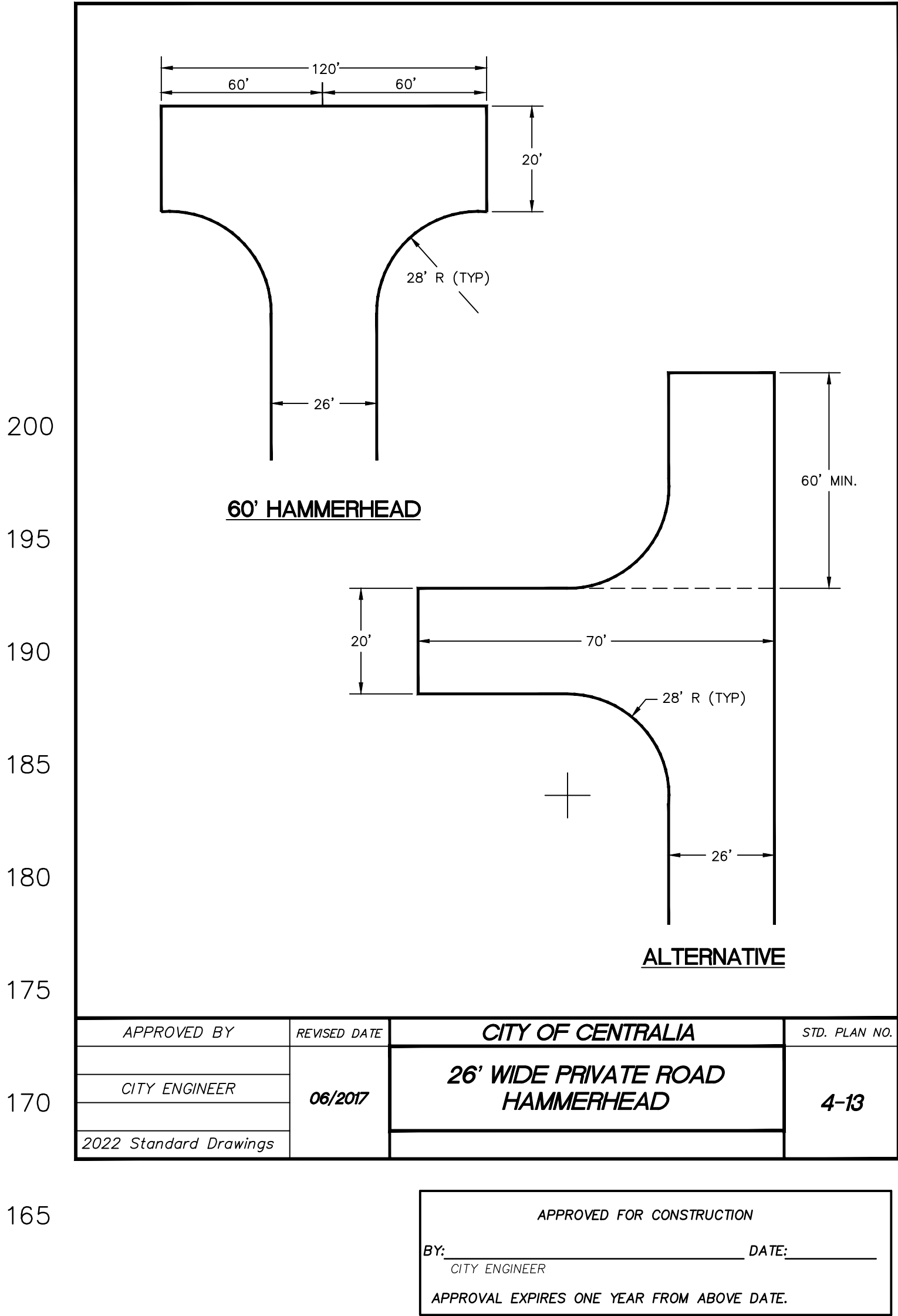








- ROAD AND DRAINAGE CONSTRUCTION NOTES:
1. INSTALL ADS N-12 OR EQUAL STORM DRAIN PIPE PER PLAN AND REVIEW AGENCY STANDARDS. BACKFILL PIPE PER STD. DETAIL ON SHEET C4.2. MAINTAIN MINIMUM 2 FEET OF COVER OVER THE ALL STORM PIPE.
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  9. CONSTRUCT PARKING LOT CONCRETE EXTRUDED CURB PER STD. DETAIL ON SHEET C2.7.
  10. CONSTRUCT ADA PARKING STALLS AND STRIPING PER PLAN AND STD. DETAIL ON SHEET C2.7.
  11. CONSTRUCT NEW ONSITE CONCRETE SIDEWALK PER STD. DETAIL ON SHEET C2.7.
  12. STRIPE PARKING AND RESERVED PARKING STALLS PER PLAN.
  13. INSTALL CONCRETE WHEEL STOPS AT ALL PARKING STALLS. SEE STD. DETAIL ON SHEET C2.7.



NO.	DATE	REVISION
1	3.17.25	1ST REVIEW COMMENTS
2	4.24.25	2ND REVIEW COMMENTS

DESIGNED BY: CLA/RWB  
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DATE: 03/14/2025  
SCALE: 1"=20'

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CITY OF CENTRALIA  
WA.

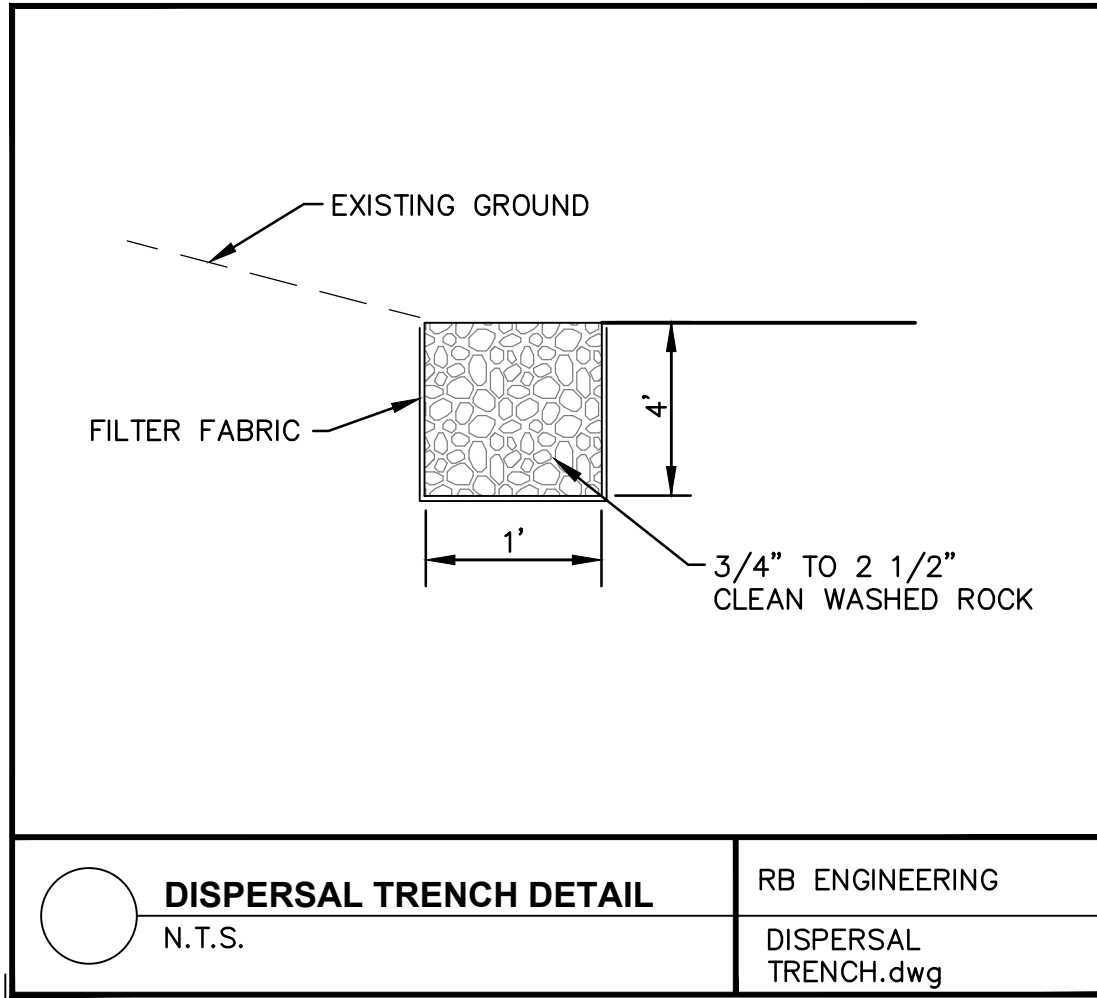
ROAD AND DRAINAGE PLAN AND PROFILE

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EMAIL: [CentraliaRBEngineers.com](mailto:CentraliaRBEngineers.com)

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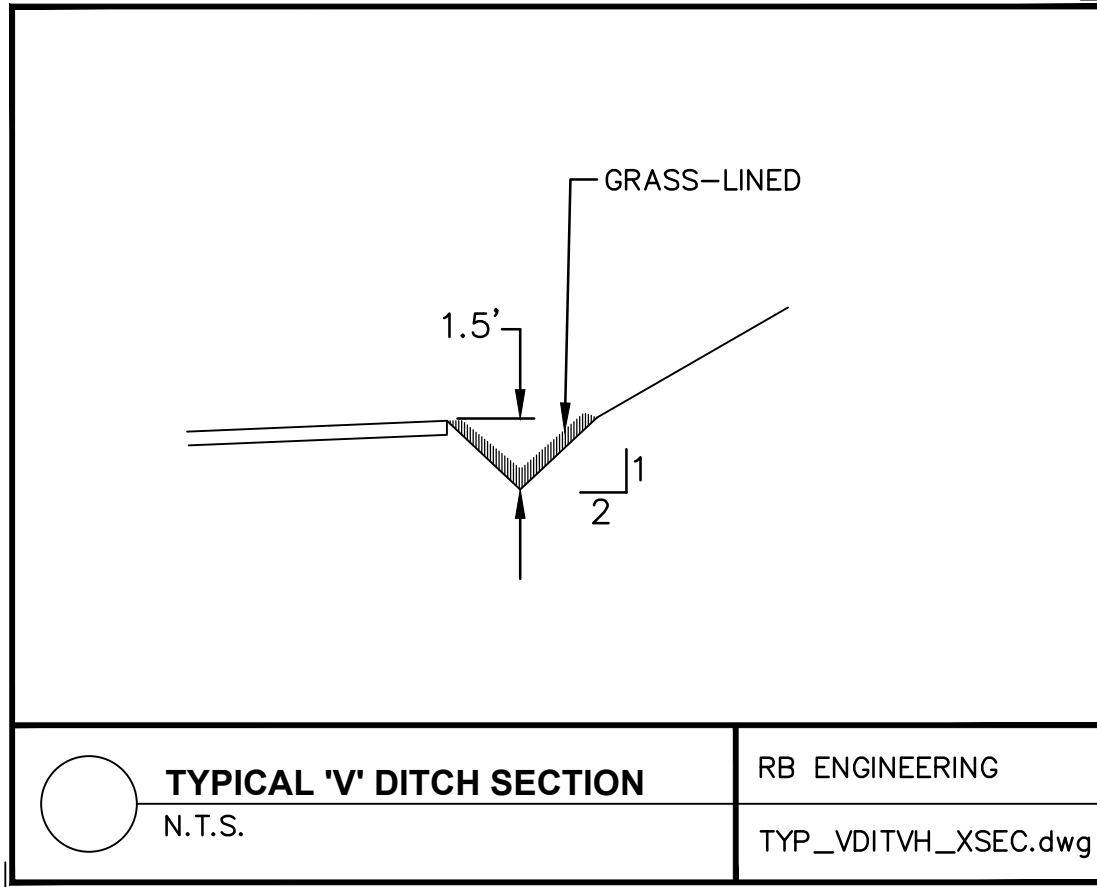
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DRAWING NAME C2.6\_RDPP5  
**C2.6**  
10 OF 29





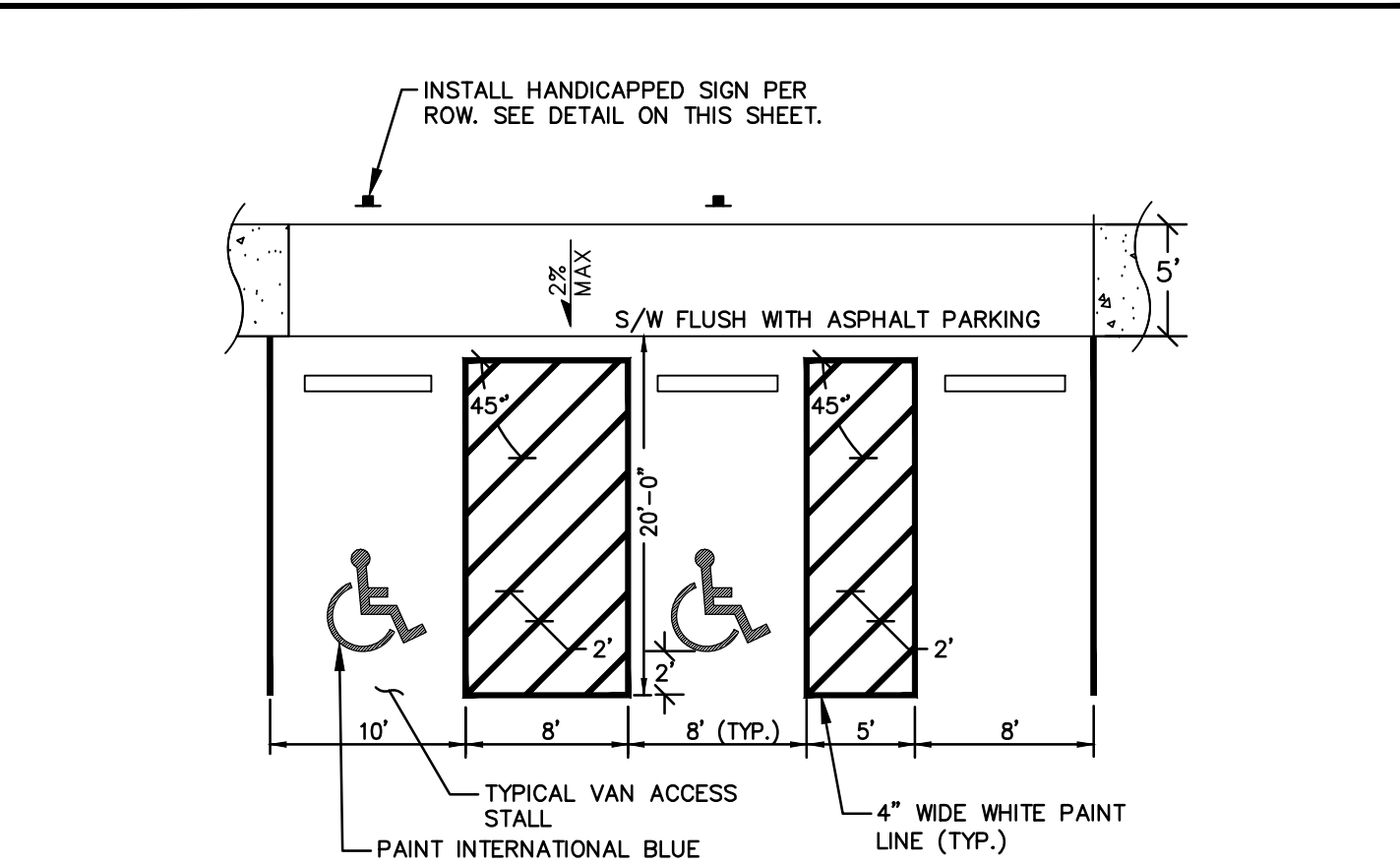
**DISPERSAL TRENCH DETAIL**  
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RB ENGINEERING  
DISPERSAL TRENCH.dwg



**TYPICAL 'V' DITCH SECTION**  
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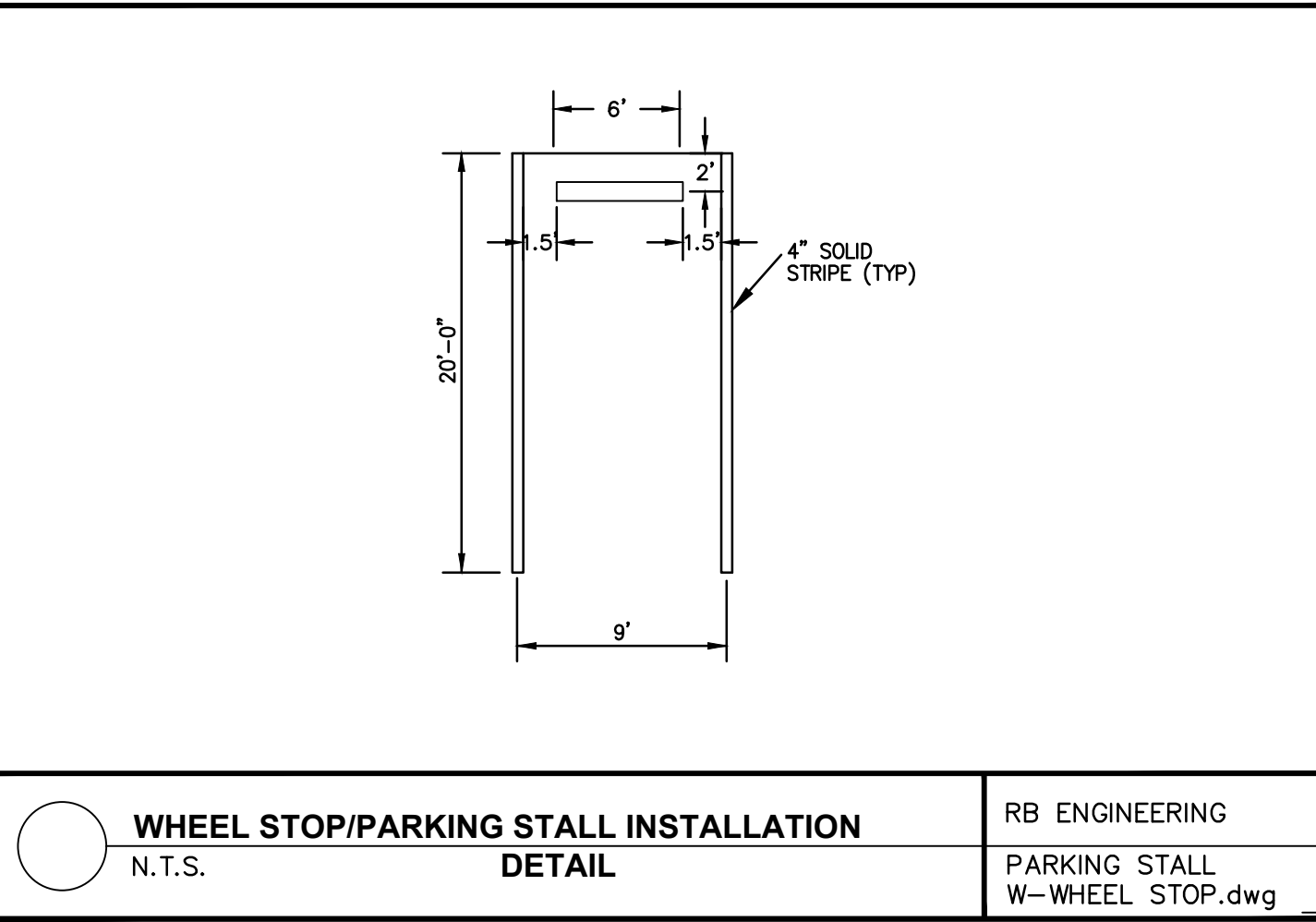
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TYP\_VDITVH\_XSEC.dwg



- NOTES:
- DETECTABLE WARNING SURFACE**
1. THE DETECTABLE WARNING SURFACE (DWS) SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARES) OR THE LANDING.
  2. THE DETECTABLE WARNING SURFACE SHALL BE PLACED AT THE BACK OF CURB, AND NEED NOT FOLLOW THE RADIUS.
  3. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PERPENDICULAR TO GRADE BREAK AT THE BACK OF CURB.
  4. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PARALLEL TO THE DIRECTION OF TRAVEL.
  5. IF CURB AND GUTTER ARE NOT PRESENT, SUCH AS A SHARED-USE PATH CONNECTION, THE DETECTABLE WARNING SURFACE SHALL BE PLACED AT THE PAVEMENT EDGE.
- SIDEWALK AND CURB RAMP**
6. SEE STANDARD PLANS FOR SIDEWALK AND CURB RAMP DETAILS.
  7. IF A CURB RAMP IS REQUIRED, THE LOCATION OF THE DETECTABLE WARNING SURFACE MUST BE AT THE BOTTOM OF THE RAMP AND WITHIN THE REQUIRED DISTANCE FORM THE RAIL.
  8. WHEN THE GRADE BREAK BETWEEN THE CURB RAMP AND THE LANDING IS LESS THAN OR EQUAL TO 5 FT. FROM THE BACK OF CURB AT ALL POINTS, PLACE THE DETECTABLE WARNING SURFACE ON THE BOTTOM OF THE CURB RAMP.
1. INSTALL MUTCD SIGN R7-8 IN FRONT OF HANDICAPPED STALL
2. POST REQUIRED IN LANDSCAPE AREAS. ADHERE SIGN ONLY TO SIDING WHEN BUILDING BORDERS SIDEWALK.
- 5.0'
- 0.25'
- 1.25'
- 0.5'
- 1.0' ø

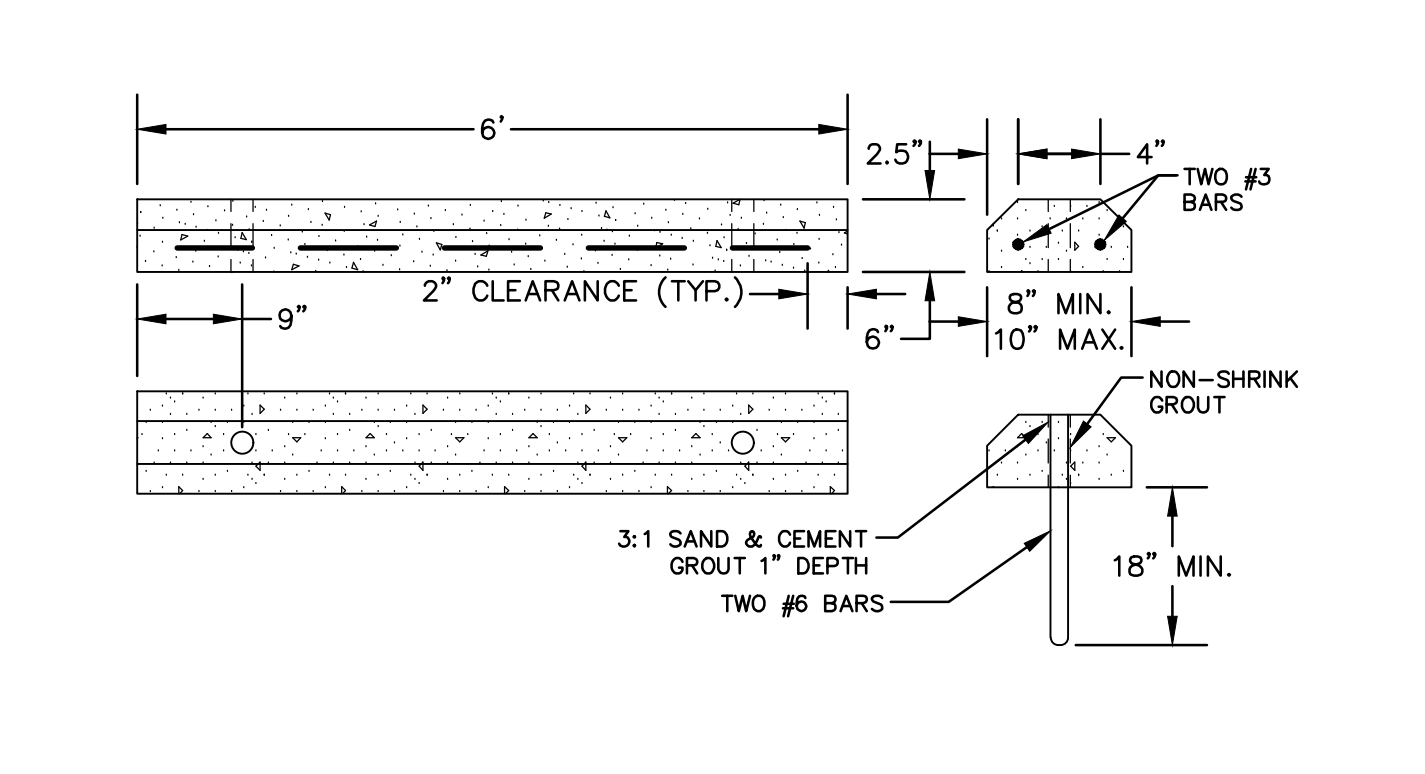
**ADA STALL AND ACCESSIBILITY SIGN DETAIL**  
N.T.S.

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ADD\_SIGN&STALL.dwg



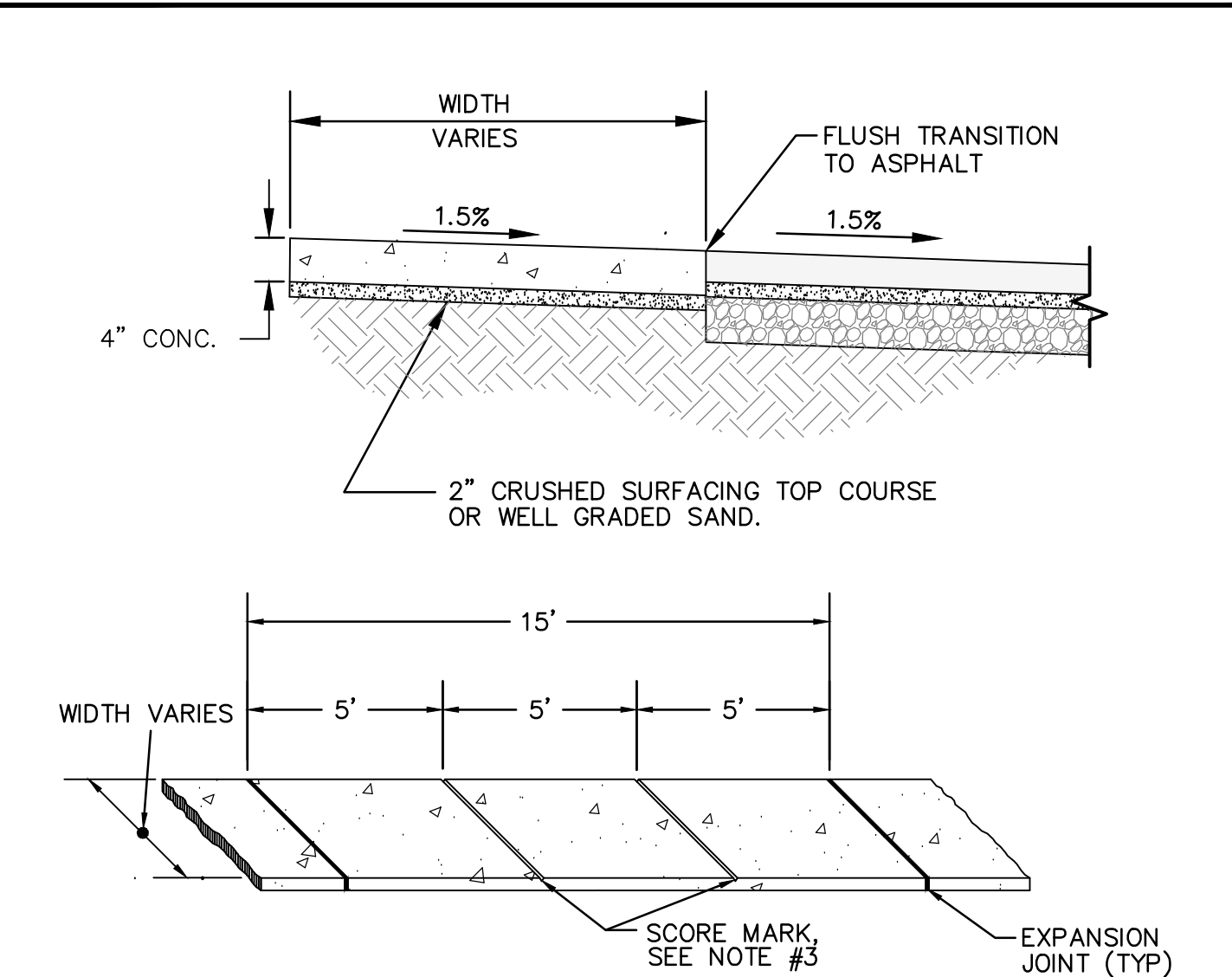
**WHEEL STOP/PARKING STALL INSTALLATION DETAIL**  
N.T.S.

RB ENGINEERING  
PARKING STALL W-WHEEL\_STOP.dwg



**PRECAST CEMENT CONCRETE WHEELSTOP**  
N.T.S.

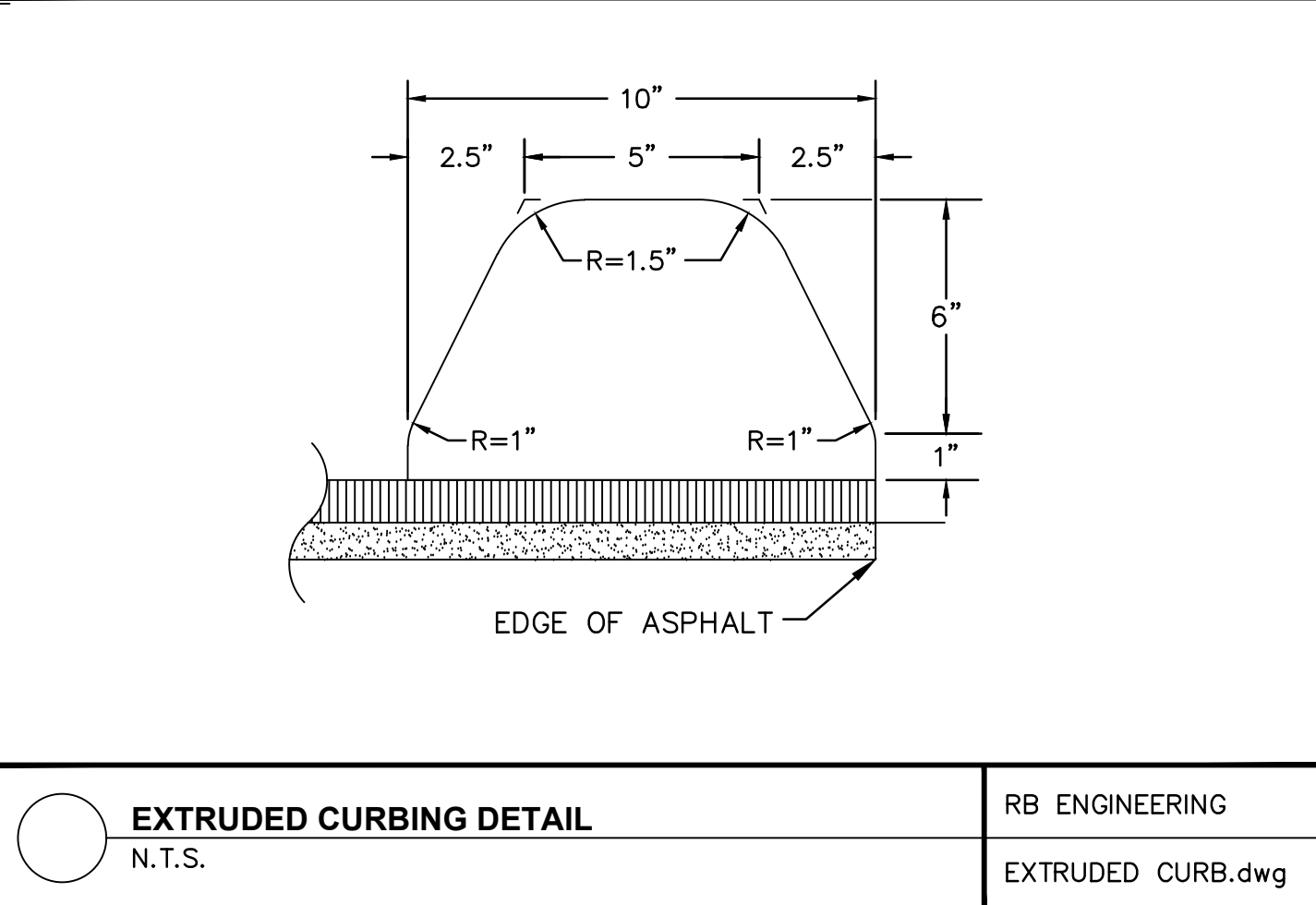
RB ENGINEERING  
WHEELSTOP.dwg



- GENERAL NOTES:
1. EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.
  2. FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.
  3. SCORE MARKS SHALL BE ±1/8" WIDE BY ±1/4" DEEP. FOR SIDEWALKS OVER 8' IN WIDTH, A LONGITUDINAL SCORE MARK SHALL BE MADE ALONG CENTER OF WALK.
  4. EXPANSION JOINTS SHALL BE INSTALLED IN CURB AND GUTTER AND IN SIDEWALK AT PC AND PT AT ALL CURB RETURNS. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB AND GUTTER, UNLESS OTHERWISE DIRECTED BY ENGINEER.

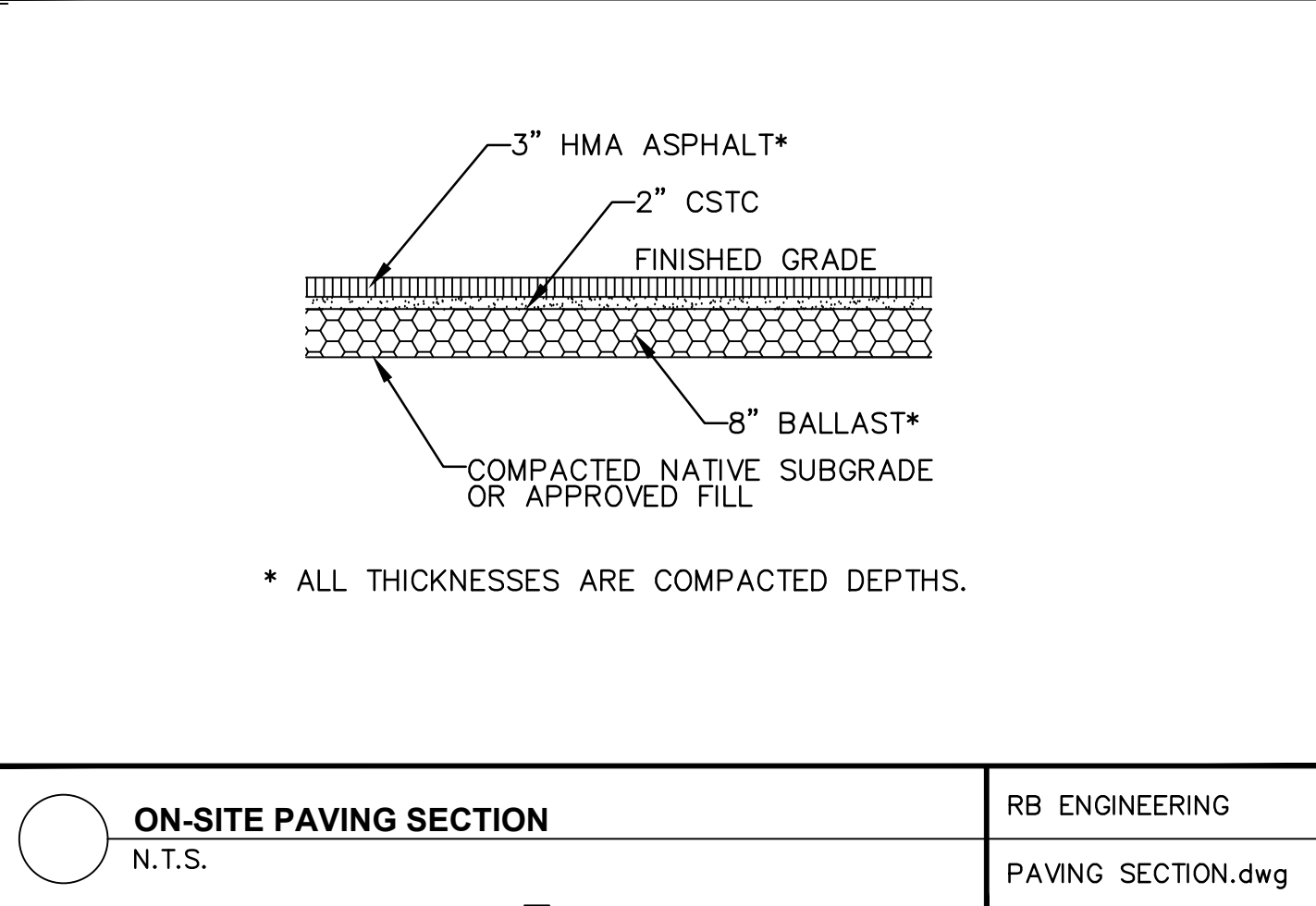
**ON-SITE SIDEWALK DETAIL**  
N.T.S.

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ONSITE\_SIDEWALK.dwg



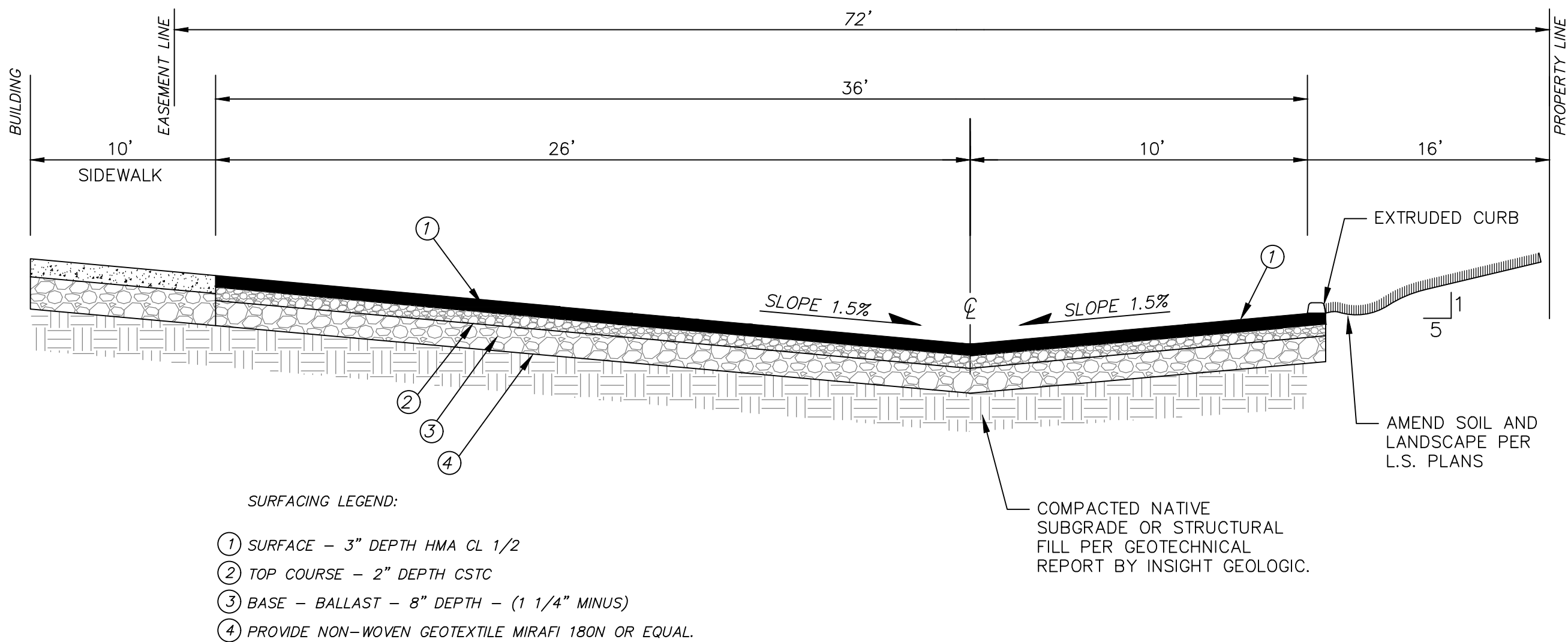
**EXTRUDED CURBING DETAIL**  
N.T.S.

RB ENGINEERING  
EXTRUDED\_CURB.dwg



**ON-SITE PAVING SECTION**  
N.T.S.

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PAVING\_SECTION.dwg

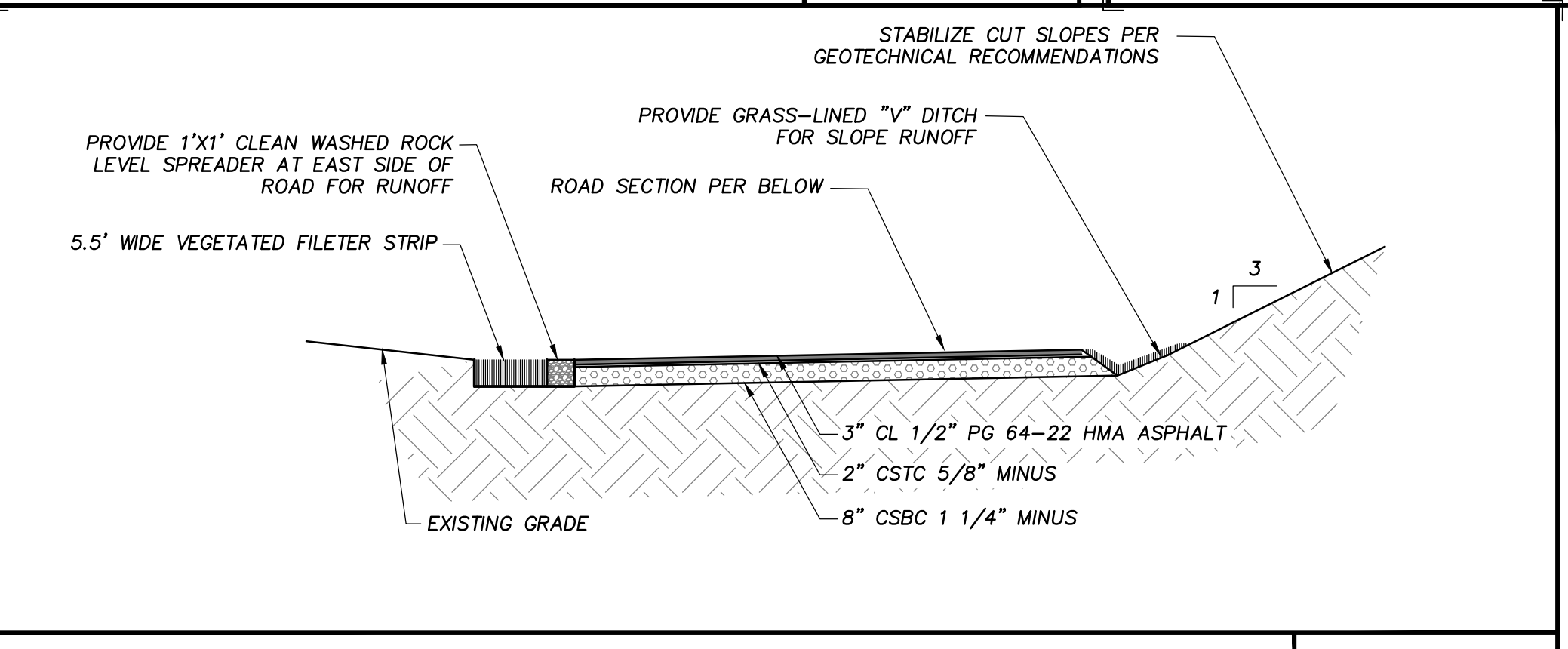


- SURFACING LEGEND:
- 1 SURFACE - 3" DEPTH HMA CL 1/2
  - 2 TOP COURSE - 2" DEPTH CSTC
  - 3 BASE - BALLAST - 8" DEPTH - (1 1/4" MINUS)
  - 4 PROVIDE NON-WOVEN GEOTEXTILE MIRAF 180N OR EQUAL.

**PRIVATE ROAD AND PARKING SECTION**  
N.T.S.

**TYPICAL 26' WIDE CROSS SLOPE CONDITION**  
N.T.S.

RB ENGINEERING  
TYP\_CS\_CNDN.dwg



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REVISION		DATE		DESIGNED BY: CLA/RWB		DRAWN BY: CLA/ALE		CHECKED BY: RWB		DATE: 03/14/2025		SCALE: 1"=20'	
NO.	DESCRIPTION	1	2	1	2	1	2	1	2	1	2	1	2
1	1ST REVIEW COMMENTS												
2	2ND REVIEW COMMENTS												

THE PONDS PUD

ROAD DETAILS AND NOTES

CITY OF CENTRALIA

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JOB NUMBER 21101

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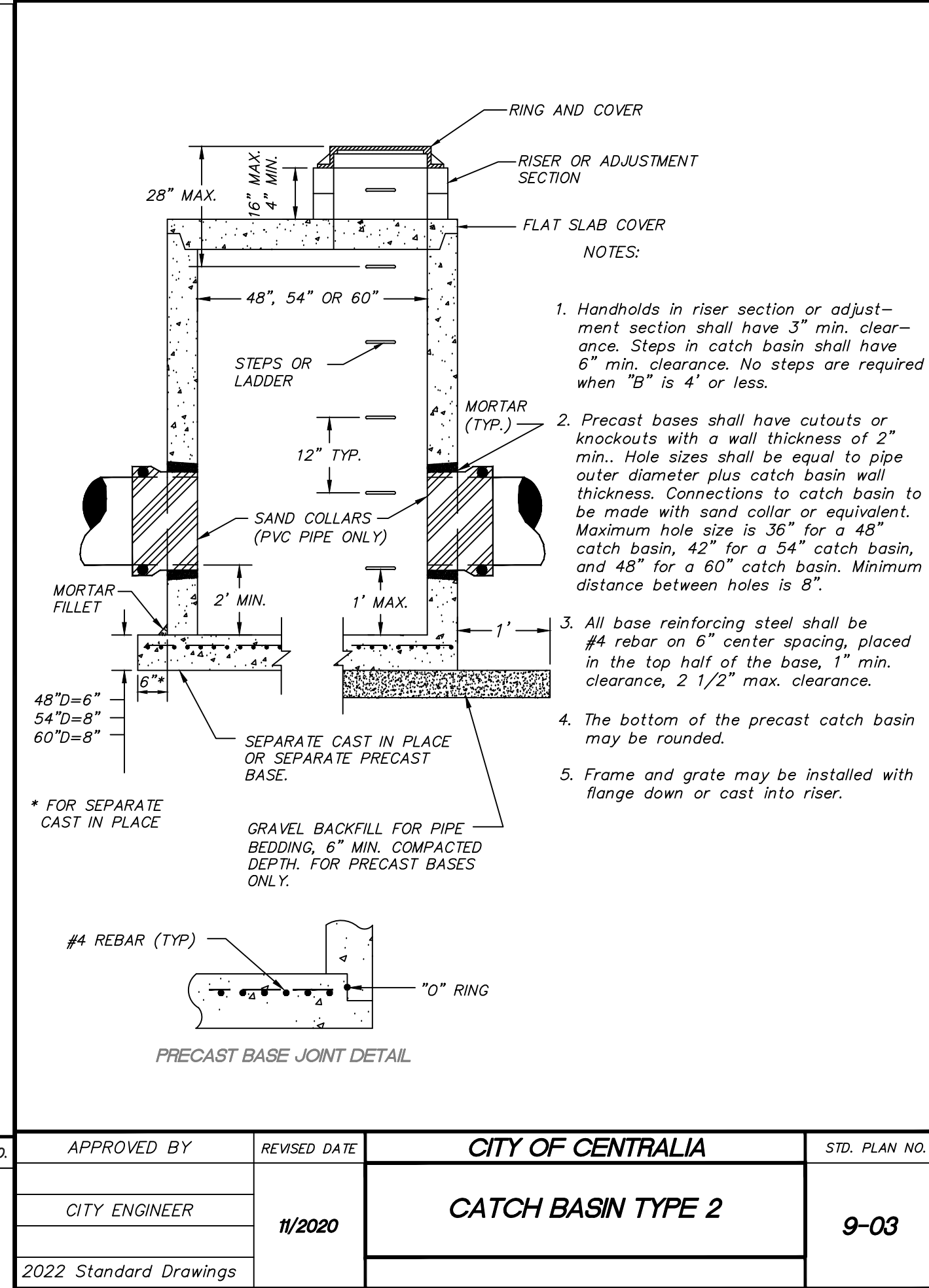
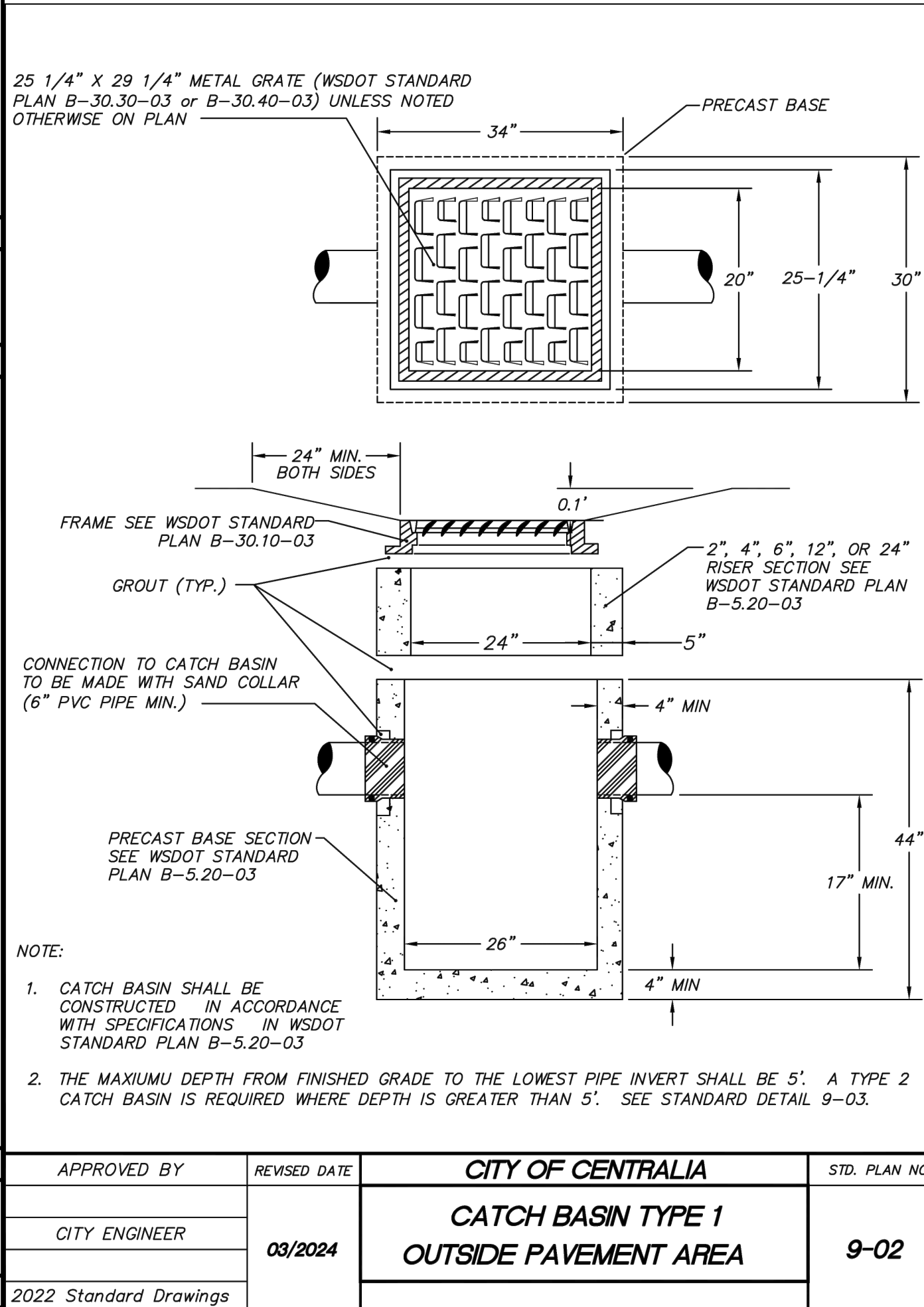
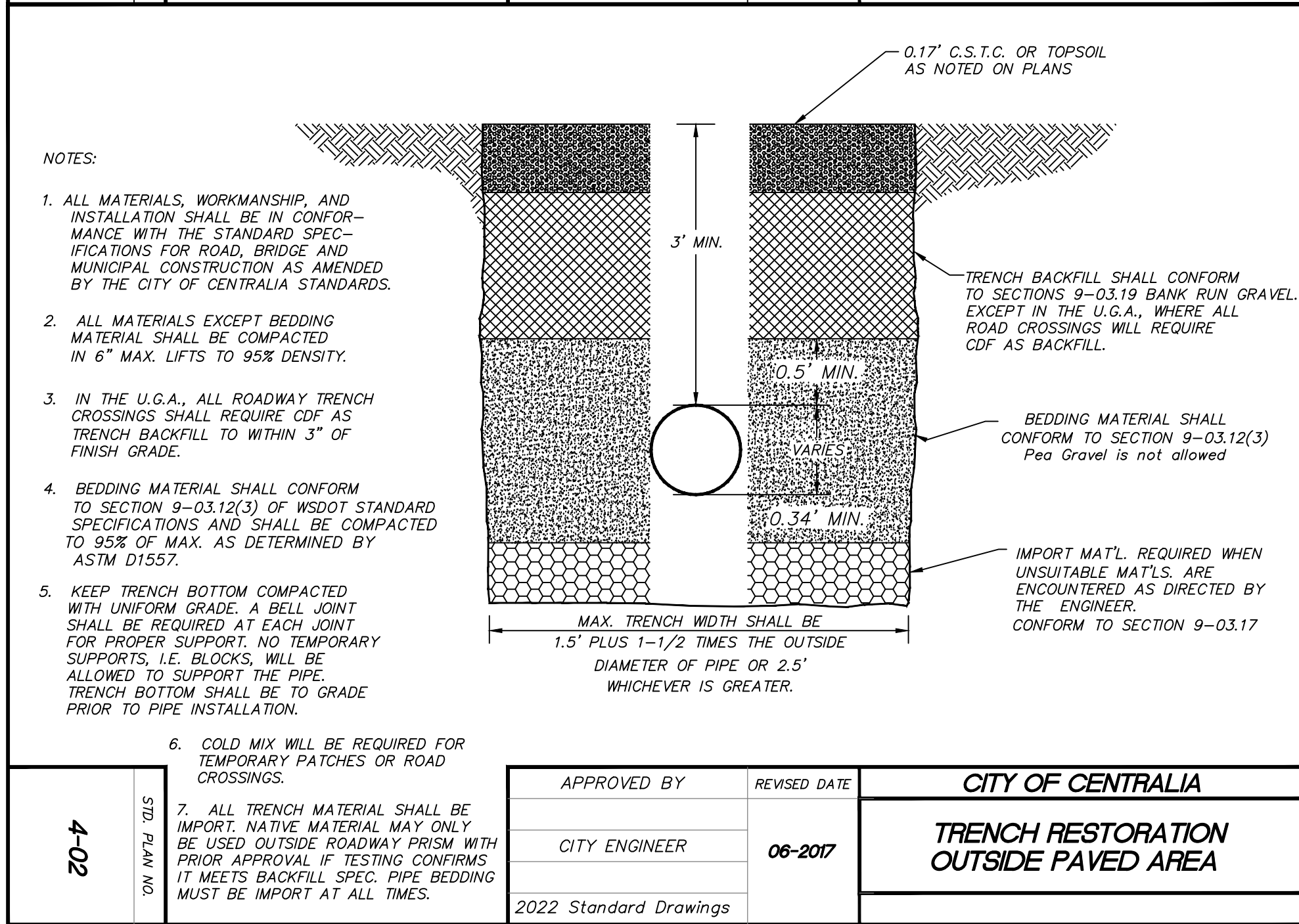
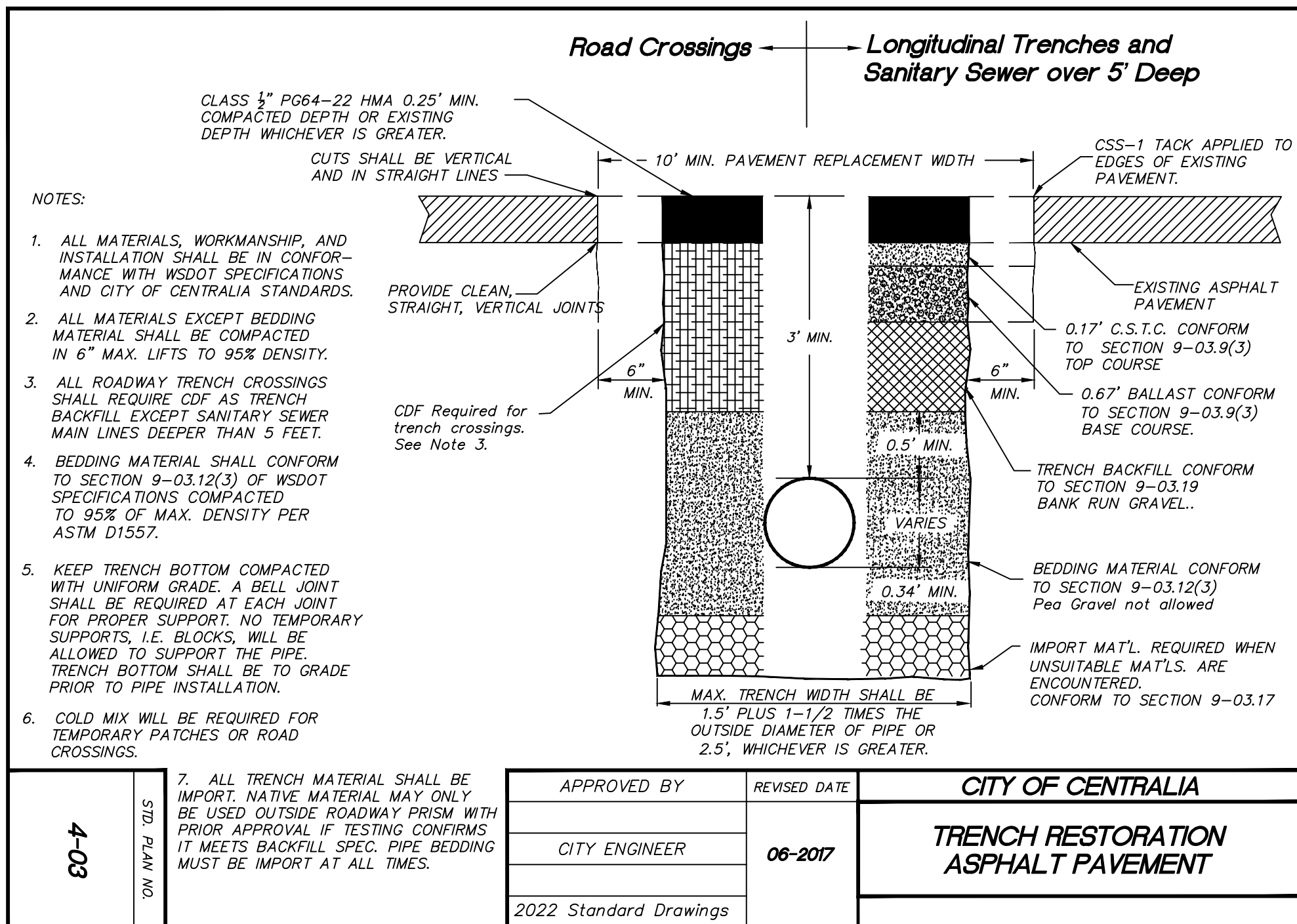
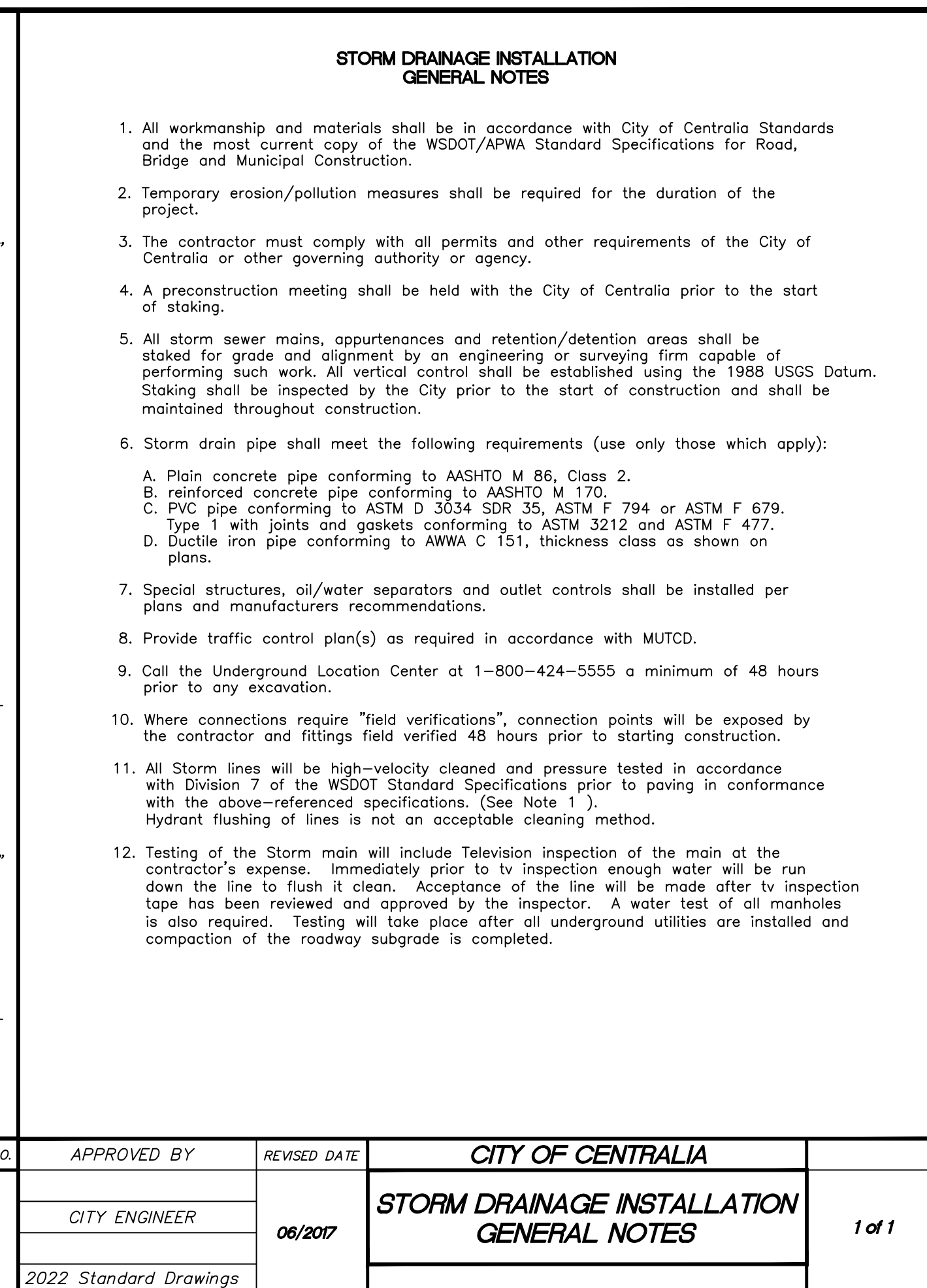
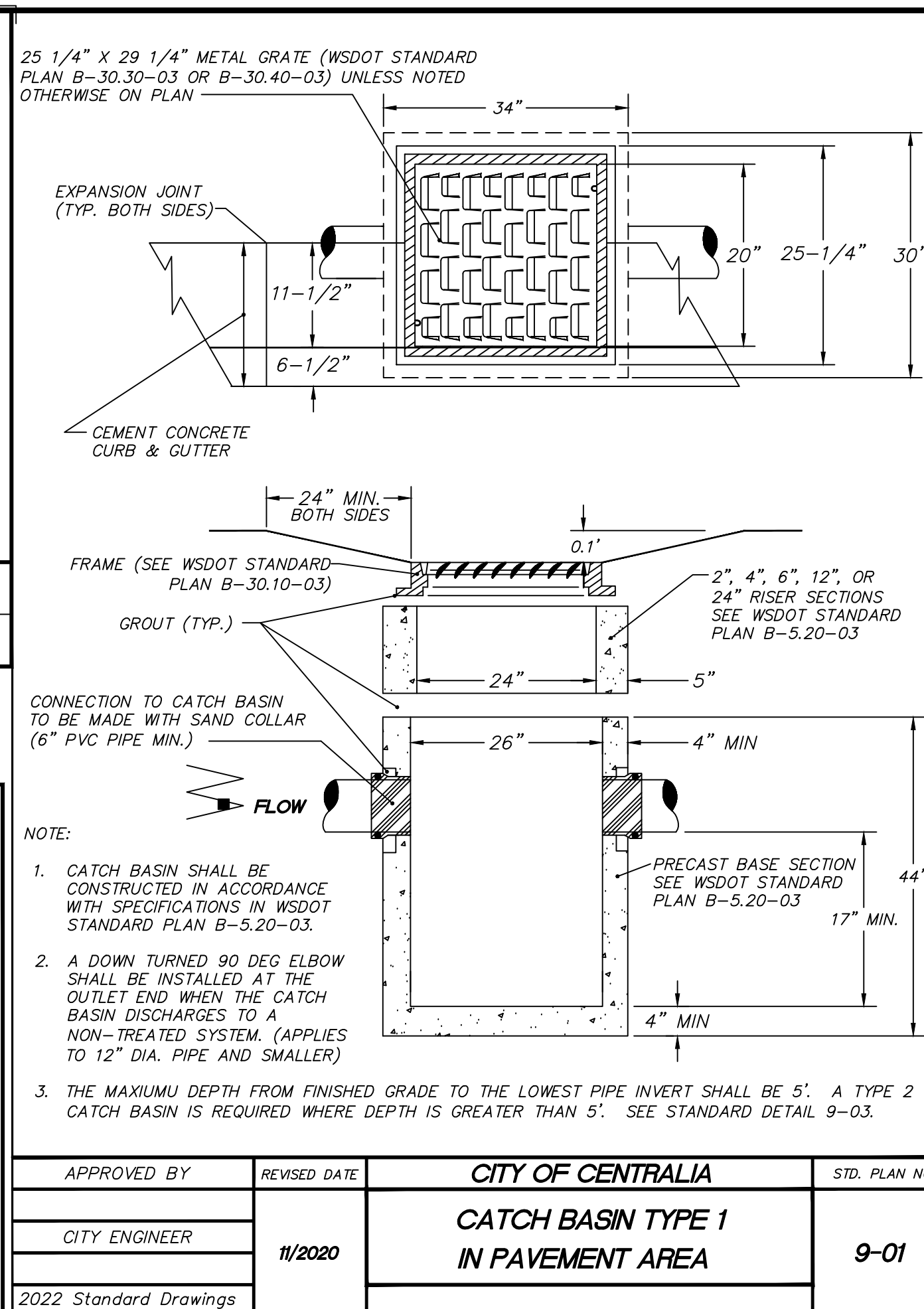
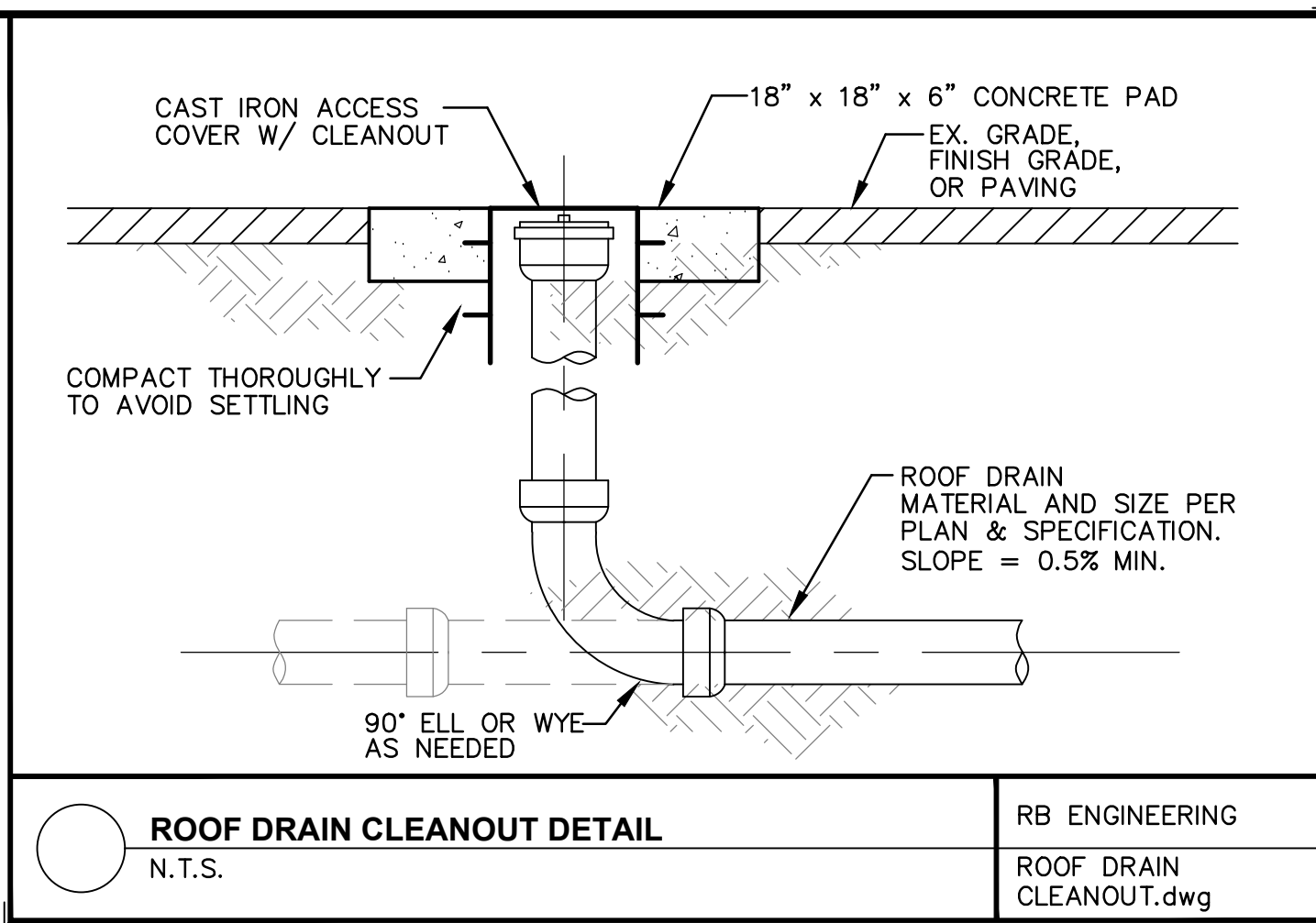


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DESIGNED BY: CLA/RWB

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DATE: 03/14/2025

SCALE: 1"=20'

THE PONDS PUD

CITY OF CENTRALIA

WA.

DRAINAGE DETAILS AND NOTES

RB Engineering

DESIGN -> PERMIT -> MANAGE

OFF: (360) 740-8919

EMAIL: CMPro@RBEngineers.com

P.O. Box 923

CHEHALIS, WA 98532

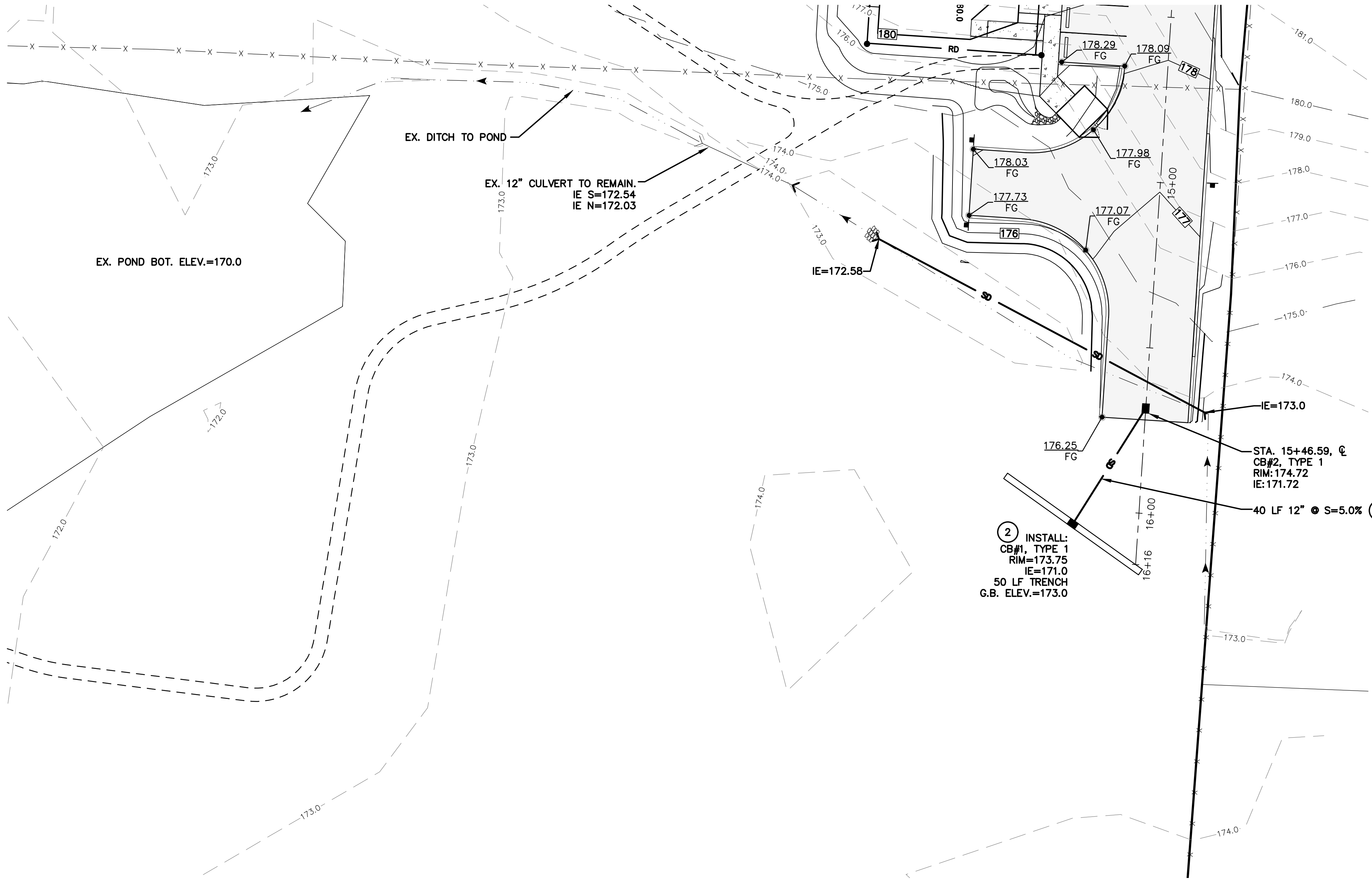
JOB NUMBER 21101

DRAWING NAME C2.8\_DRDT

C2.8

12 OF 29





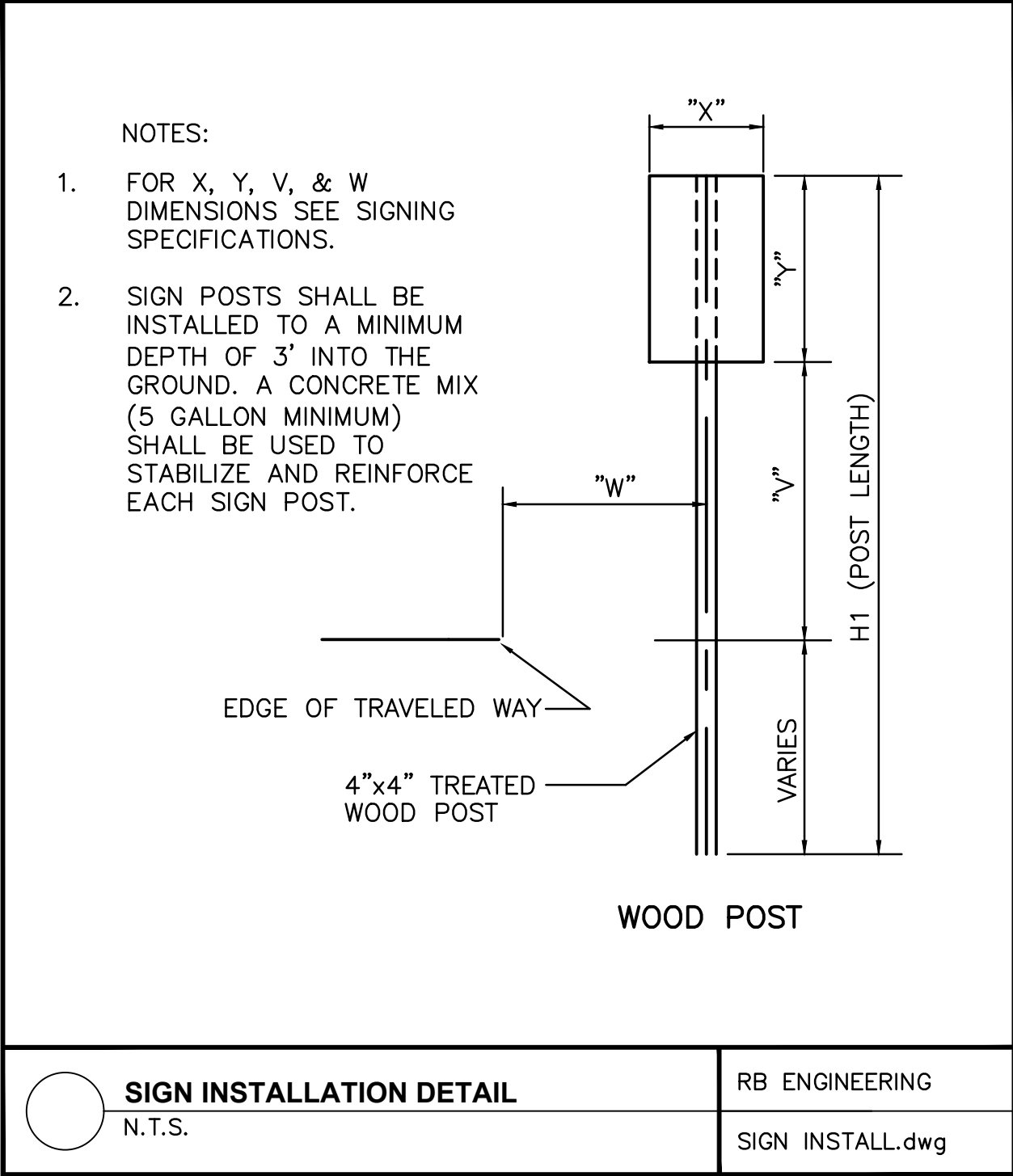


- STORM CONSTRUCTION NOTES:**
- 1. INSTALL ADS N-12 OR EQUAL STORM PIPE PER PLAN.
  - 2. INSTALL TYPE 1 CATCH BASIN PER PLAN.

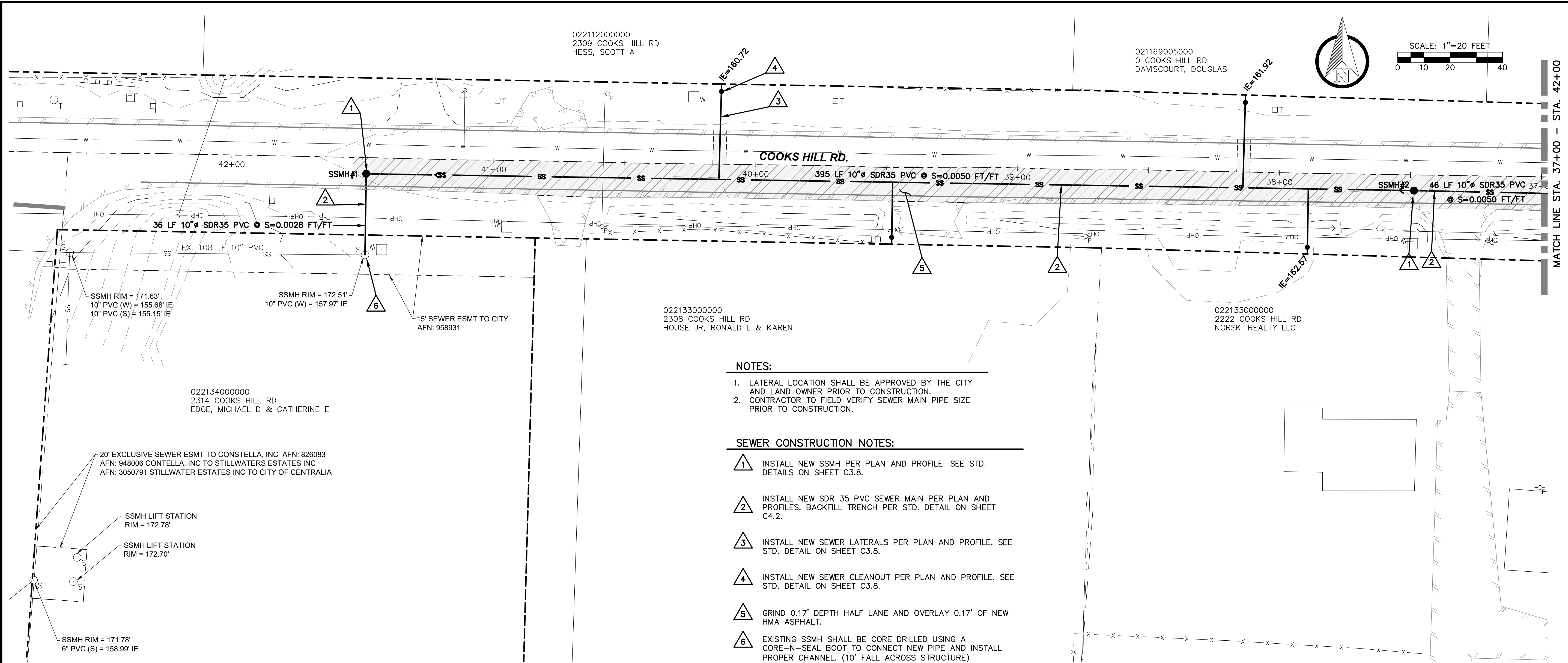


APPROVED FOR CONSTRUCTION	
BY: _____	DATE: _____
CITY ENGINEER	
APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE.	

DESIGNED BY: CLA/RWB DRAWN BY: CLA/ALE CHECKED BY: _____ DATE: 03/14/2025 SCALE: 1"=20'	NO.	DATE	REVISION
	1	3.17.25	1ST REVIEW COMMENTS
THE PONDS PUD  CITY OF CENTRALIA WA.	2	4.24.25	2ND REVIEW COMMENTS
ROAD AND DRAINAGE PLAN			
			
 <b>RB Engineering</b> DESIGN ↔ PERMIT → MANAGE P.O. Box 923 Centralia, WA 98532 OFF: (360) 740-8819 EMAIL: <a href="mailto:CalProse@RBEngineers.com">CalProse@RBEngineers.com</a>			
			
JOB NUMBER 21101			
DRAWING NAME C2.9_PNDPL			
<b>C2.9</b> 13 OF 29			





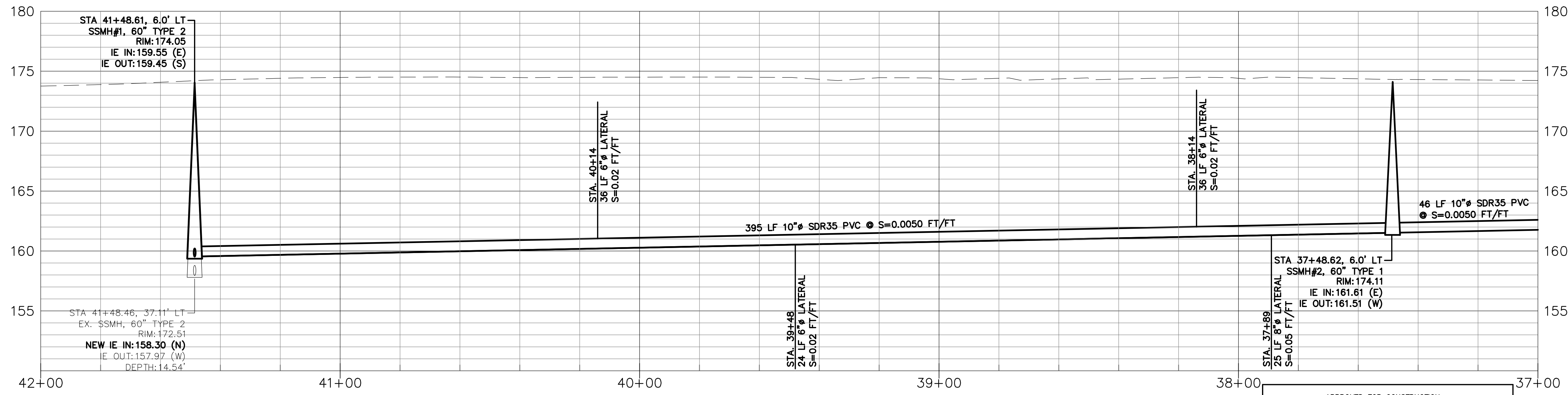


NOTES:

1. LATERAL LOCATION SHALL BE APPROVED BY THE CITY AND LAND OWNER PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY SEWER MAIN PIPE SIZE PRIOR TO CONSTRUCTION.

SEWER CONSTRUCTION NOTES:

1. INSTALL NEW SSMH PER PLAN AND PROFILE. SEE STD. DETAILS ON SHEET C3.8.
2. INSTALL NEW SDR 35 PVC SEWER MAIN PER PLAN AND PROFILES. BACKFILL TRENCH PER STD. DETAIL ON SHEET C4.2.
3. INSTALL NEW SEWER LATERALS PER PLAN AND PROFILE. SEE STD. DETAIL ON SHEET C3.8.
4. INSTALL NEW SEWER CLEANOUT PER PLAN AND PROFILE. SEE STD. DETAIL ON SHEET C3.8.
5. GRIND 0.17' DEPTH HALF LANE AND OVERLAY 0.17' OF NEW HMA ASPHALT.
6. EXISTING SSMH SHALL BE CORE DRILLED USING A CORE-N-SEAL BOOT TO CONNECT NEW PIPE AND INSTALL PROPER CHANNEL. (10' FALL ACROSS STRUCTURE)



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REVISION	
NO.	DATE
1	3.17.25
2	4.24.25

DESIGNED BY: CLA/RWB	
DRAWN BY: CLA/ALE	
CHECKED BY: RWB	
DATE: 03/14/2025	
SCALE: 1"=20'	

THE PONDS PUD

OFFSITE SEWER EXTENSION  
PLAN AND PROFILE

ROBERT B. BAIER  
REGISTERED PROFESSIONAL ENGINEER  
WA 000000000

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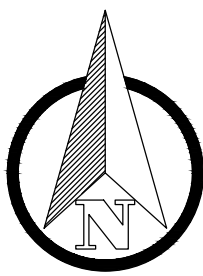
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JOB NUMBER  
21101

DRAWING NAME  
C3.1\_SSPP

**C3.1**  
15 OF 29

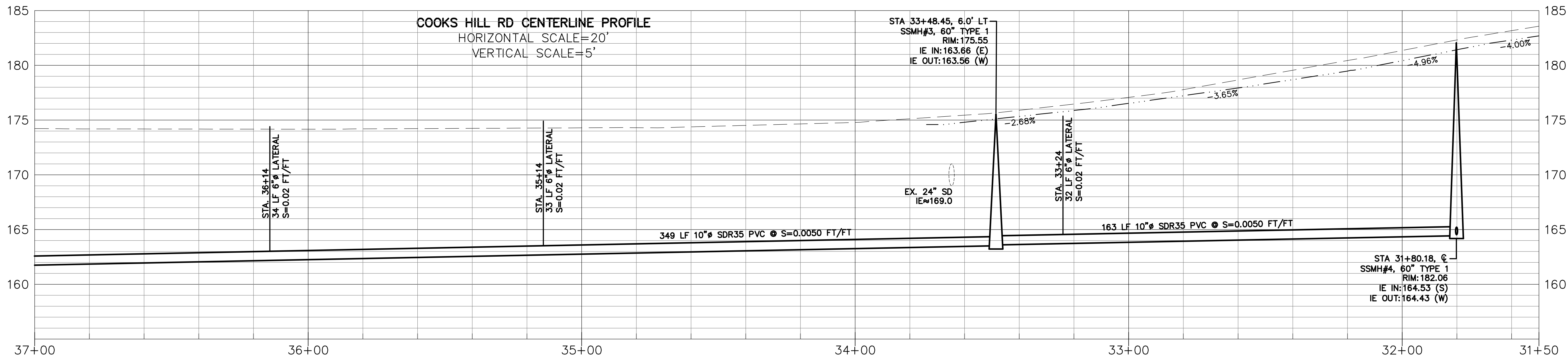
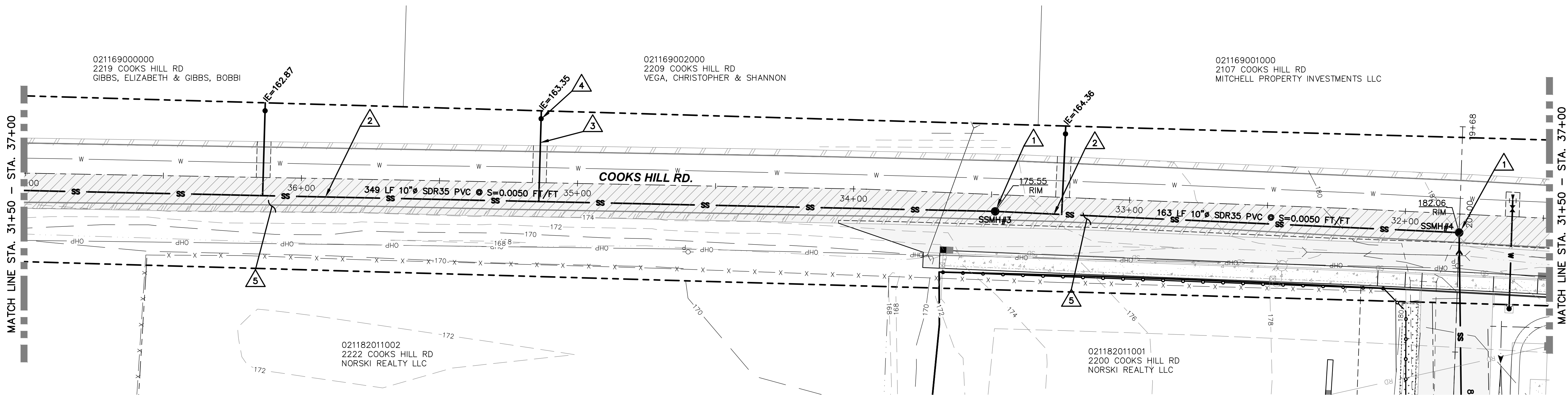




SCALE: 1"=20 FEET  
0 10 20 40

NOTE:  
LATERAL LOCATION SHALL BE APPROVED BY THE CITY AND LAND OWNER PRIOR TO CONSTRUCTION.

- SEWER CONSTRUCTION NOTES:
- 1 INSTALL NEW SSMH PER PLAN AND PROFILE. SEE STD. DETAILS ON SHEET C3.8.
  - 2 INSTALL NEW SDR 35 PVC SEWER MAIN PER PLAN AND PROFILES. BACKFILL TRENCH PER STD. DETAIL ON SHEET C4.2.
  - 3 INSTALL NEW SEWER LATERALS PER PLAN AND PROFILE. SEE STD. DETAIL ON SHEET C3.8.
  - 4 INSTALL NEW SEWER CLEANOUT PER PLAN AND PROFILE. SEE STD. DETAIL ON SHEET C3.8.
  - 5 GRIND 0.17' DEPTH HALF LANE AND OVERLAY 0.17' OF NEW HMA ASPHALT.



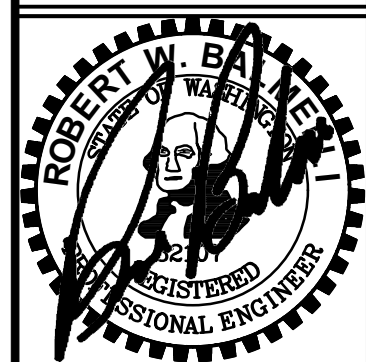
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BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY ENGINEER  
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NO.	DATE	REVISION	
		1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
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2	4.24.25		

DESIGNED BY: CLA/RWB  
DRAWN BY: CLA/ALE  
CHECKED BY: \_\_\_\_\_  
DATE: 03/14/2025  
SCALE: 1"=20'

THE PONDS PUD  
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WA.

OFFSITE SEWER EXTENSION  
PLAN AND PROFILE



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EMAIL: CnPrs@RBEngineers.com

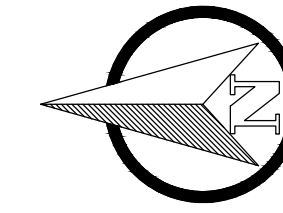
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21101

DRAWING NAME  
C3.2\_SSPP

**C3.2**  
16 OF 29

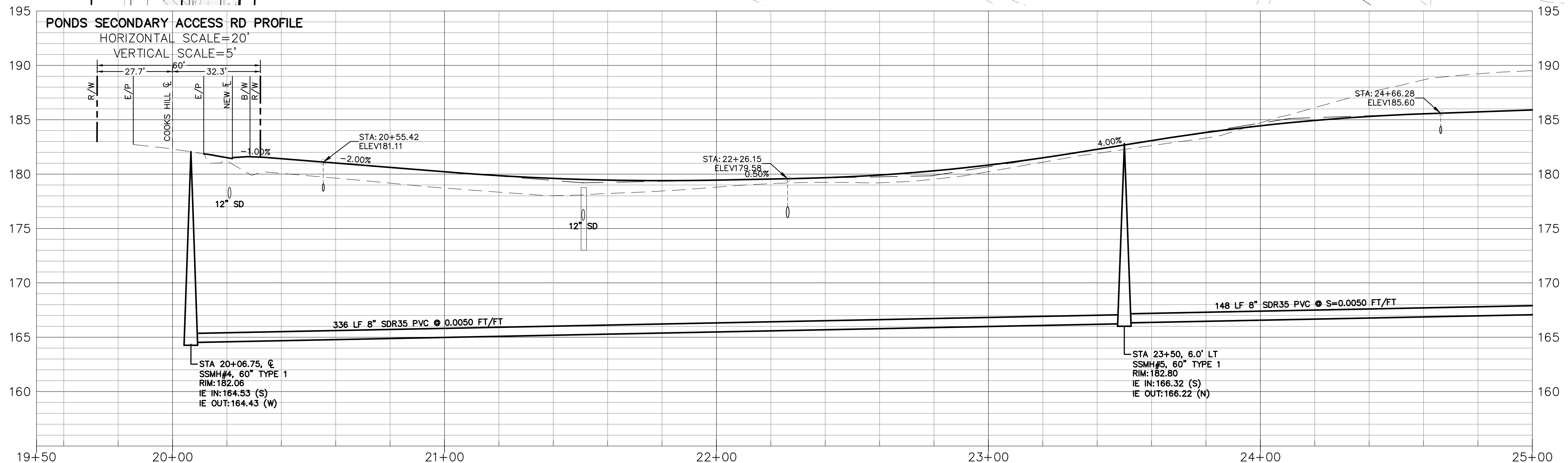
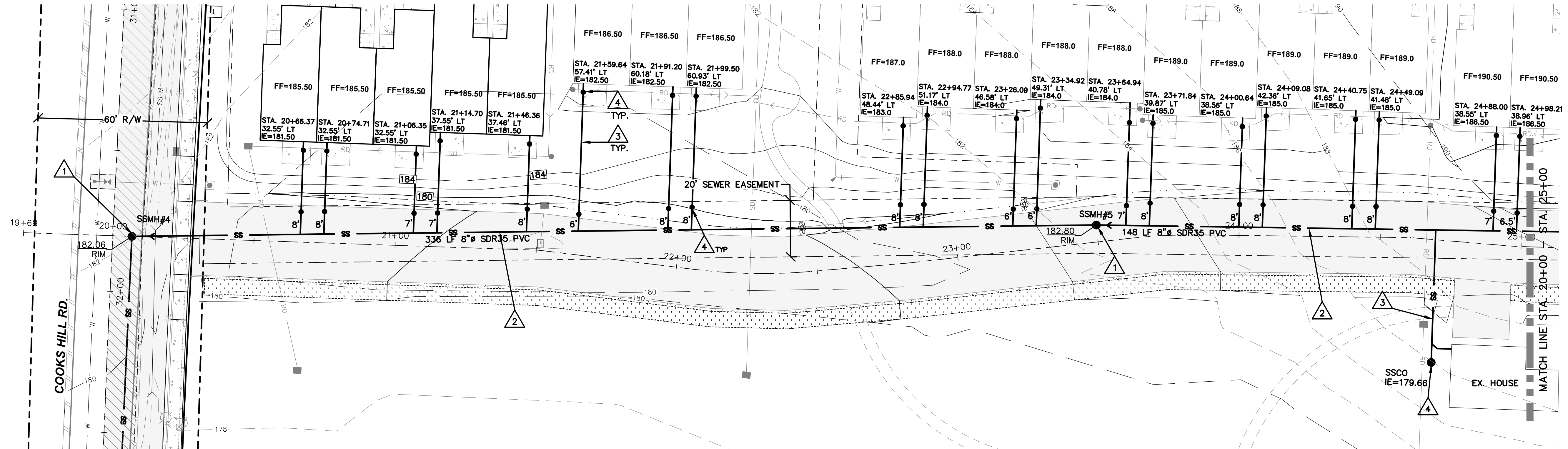




SCALE: 1"=20 FEET  
0 10 20 40

#### SEWER CONSTRUCTION NOTES:

- 1 INSTALL NEW SSMH PER PLAN AND PROFILE. SEE STD. DETAILS ON SHEET C3.8.
- 2 INSTALL NEW SDR 35 PVC SEWER MAIN PER PLAN AND PROFILES. BACKFILL TRENCH PER STD. DETAIL ON SHEET C4.2.
- 3 INSTALL NEW 6"Ø SEWER LATERALS PER PLAN AND PROFILE. SEE STD. DETAIL ON SHEET C3.8.
- 4 INSTALL NEW 6"Ø SEWER CLEANOUT PER PLAN. CLEANOUT IN PAVED AREAS MUST BE BROUGHT UP TO GRADE PER DETAIL 3-04 ON SHEET C3.8.



APPROVED FOR CONSTRUCTION  
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THE PONDS PUD

CITY OF CENTRALIA WA.

SEWER SERVICE PLAN AND PROFILE

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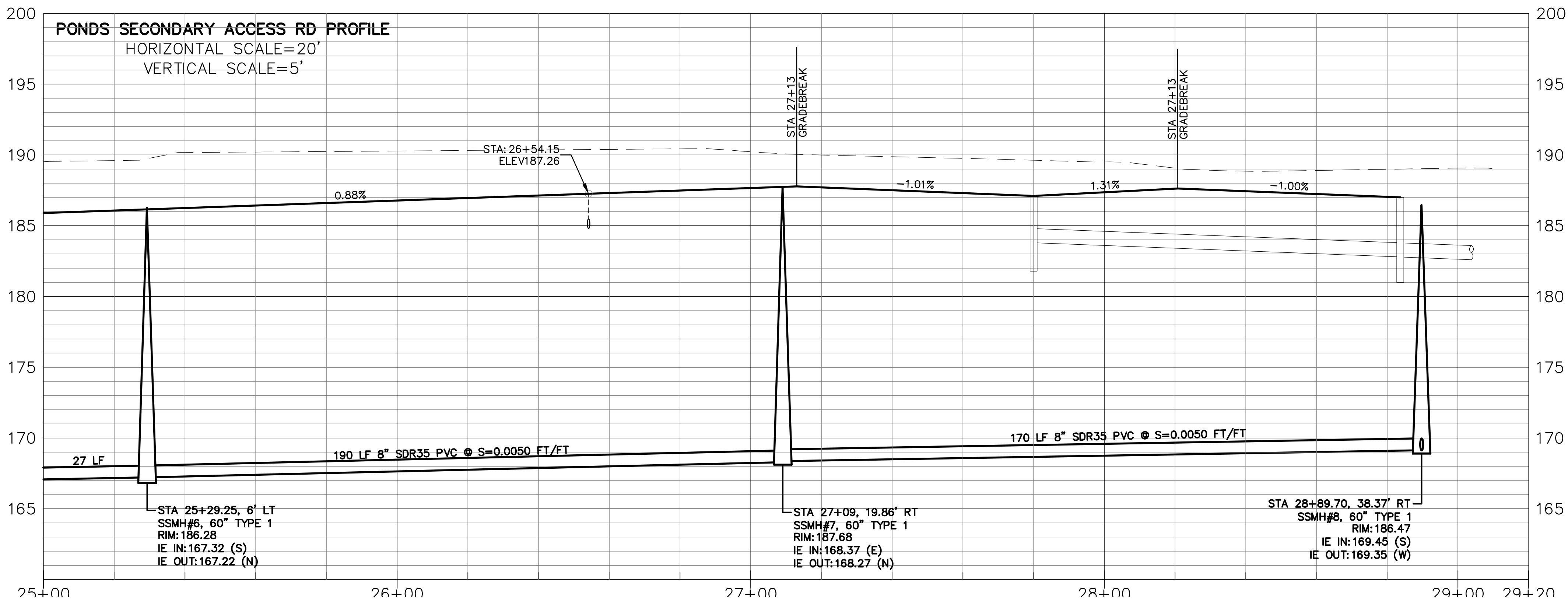
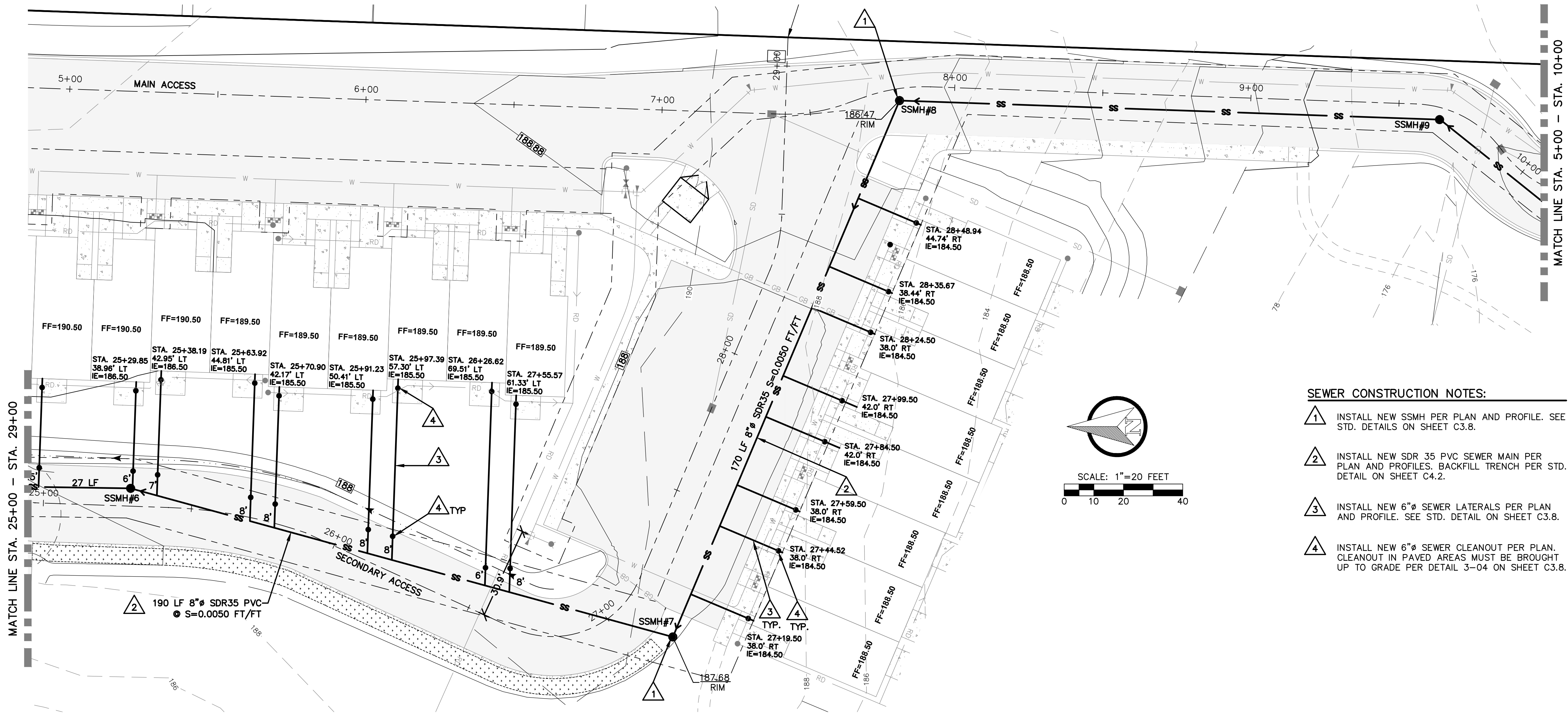
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JOB NUMBER  
21101

DRAWING NAME  
C3.3\_SSPP

**C3.3**  
17 OF 29





- SEWER CONSTRUCTION NOTES:**
- 1 INSTALL NEW SSMH PER PLAN AND PROFILE. SEE STD. DETAILS ON SHEET C3.8.
  - 2 INSTALL NEW SDR 35 PVC SEWER MAIN PER PLAN AND PROFILES. BACKFILL TRENCH PER STD. DETAIL ON SHEET C4.2.
  - 3 INSTALL NEW 6"Ø SEWER LATERALS PER PLAN AND PROFILE. SEE STD. DETAIL ON SHEET C3.8.
  - 4 INSTALL NEW 6"Ø SEWER CLEANOUT PER PLAN. CLEANOUT IN PAVED AREAS MUST BE BROUGHT UP TO GRADE PER DETAIL 3-04 ON SHEET C3.8.

APPROVED FOR CONSTRUCTION  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
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DESIGNED BY: CLA/RWB DRAWN BY: CLA/ALE CHECKED BY: _____ DATE: 03/14/2025 SCALE: 1"=20'	NO.	DATE	REVISION
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**THE PONDS PUD**  
 CITY OF CENTRALIA  
 WA.

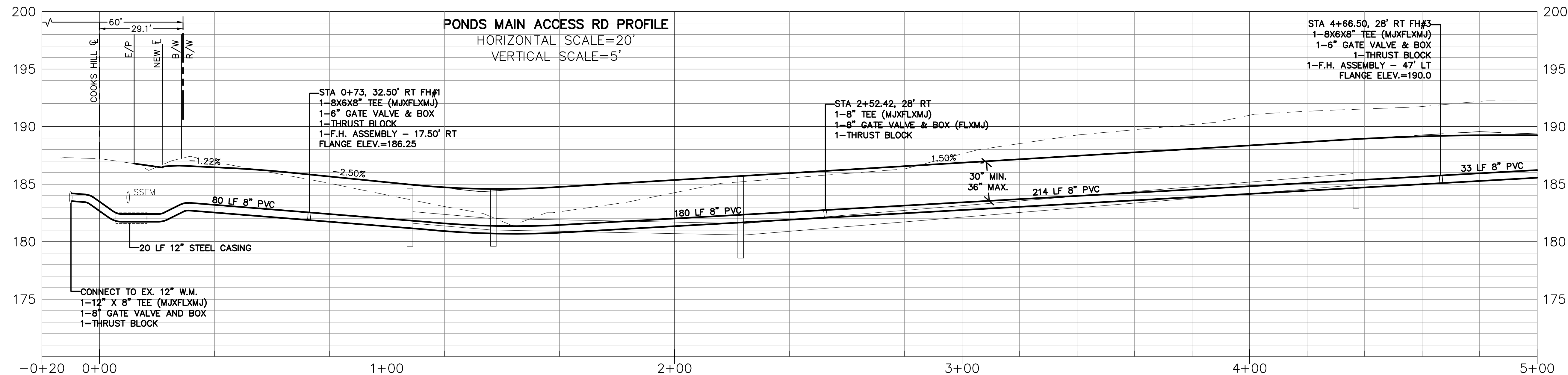
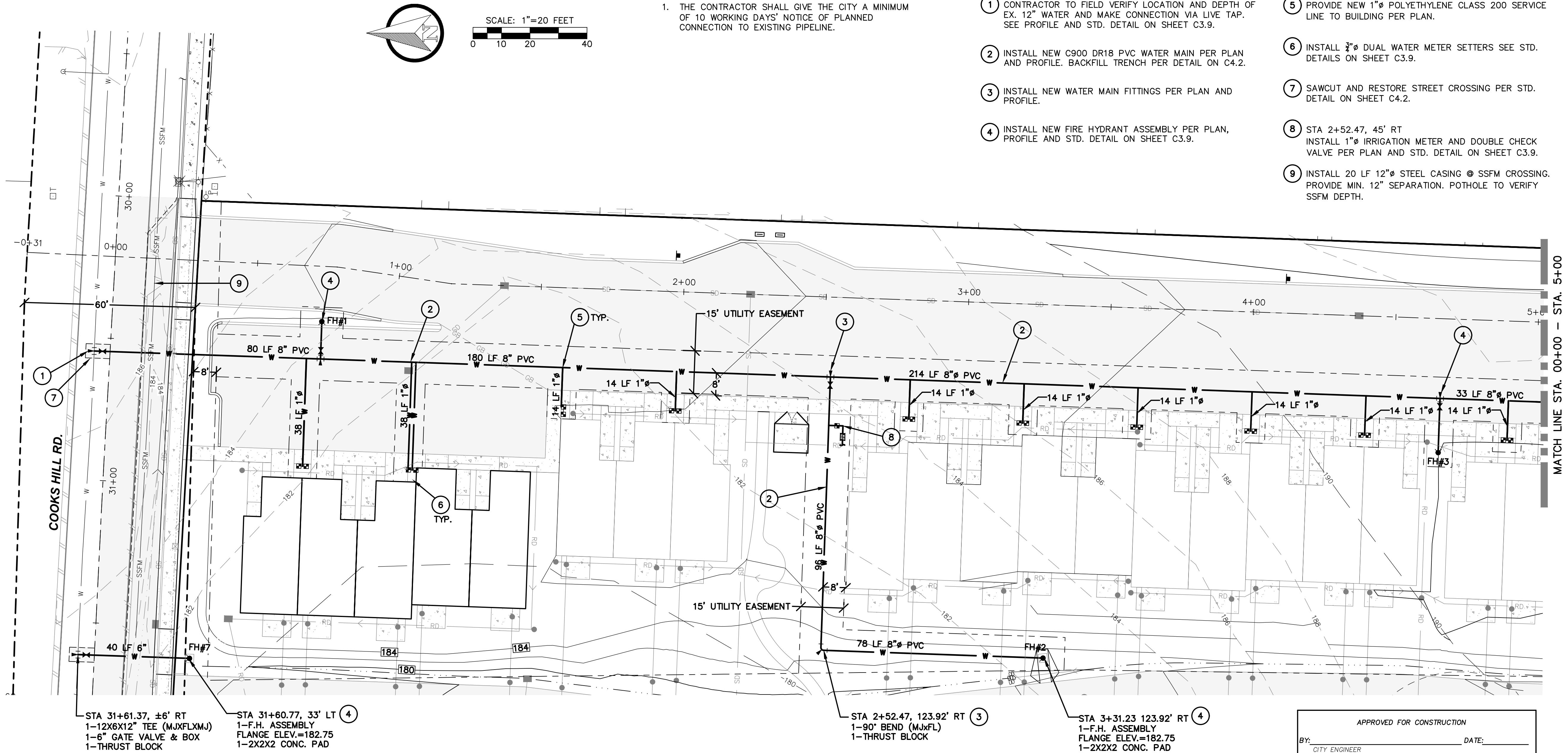
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 CHEHALIS, WA 98532  
 OFF: (360) 740-8819  
 EMAIL: CnPro@RBEngineers.com

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JOB NUMBER: 21101  
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**C3.4**  
 18 OF 29





MISC. NOTES:

1. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 10 WORKING DAYS' NOTICE OF PLANNED CONNECTION TO EXISTING PIPELINE.

WATER CONSTRUCTION NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EX. 12" WATER AND MAKE CONNECTION VIA LIVE TAP. SEE PROFILE AND STD. DETAIL ON SHEET C3.9.
2. INSTALL NEW C900 DR18 PVC WATER MAIN PER PLAN AND PROFILE. BACKFILL TRENCH PER DETAIL ON C4.2.
3. INSTALL NEW WATER MAIN FITTINGS PER PLAN AND PROFILE.
4. INSTALL NEW FIRE HYDRANT ASSEMBLY PER PLAN, PROFILE AND STD. DETAIL ON SHEET C3.9.
5. PROVIDE NEW 1" POLYETHYLENE CLASS 200 SERVICE LINE TO BUILDING PER PLAN.
6. INSTALL 3/4" DUAL WATER METER SETTERS SEE STD. DETAILS ON SHEET C3.9.
7. SAWCUT AND RESTORE STREET CROSSING PER STD. DETAIL ON SHEET C4.2.
8. STA 2+52.47, 45' RT INSTALL 1" IRRIGATION METER AND DOUBLE CHECK VALVE PER PLAN AND STD. DETAIL ON SHEET C3.9.
9. INSTALL 20 LF 12" STEEL CASING @ SSFM CROSSING. PROVIDE MIN. 12" SEPARATION. POTHOLE TO VERIFY SSFM DEPTH.

REVISION	
NO.	DATE
1	3.17.25
2	4.24.25

DESIGNED BY: CLA/RWB	
DRAWN BY: CLA/ALE	
CHECKED BY: RWB	
DATE: 03/14/2025	
SCALE: 1"=20'	

THE PONDS PUD

WATER SERVICE PLAN AND PROFILE

CITY OF CENTRALIA WA.

ROBERT B. BAILEY  
REGISTERED PROFESSIONAL ENGINEER  
P.E. NO. 12345  
STATE OF WASHINGTON

**RB Engineering**  
DESIGN → PERMIT → MANAGE

P.O. Box 923  
CENTRALIA, WA 98532

OFF: (360) 740-8819  
EMAIL: [info@rbengineering.com](mailto:info@rbengineering.com)

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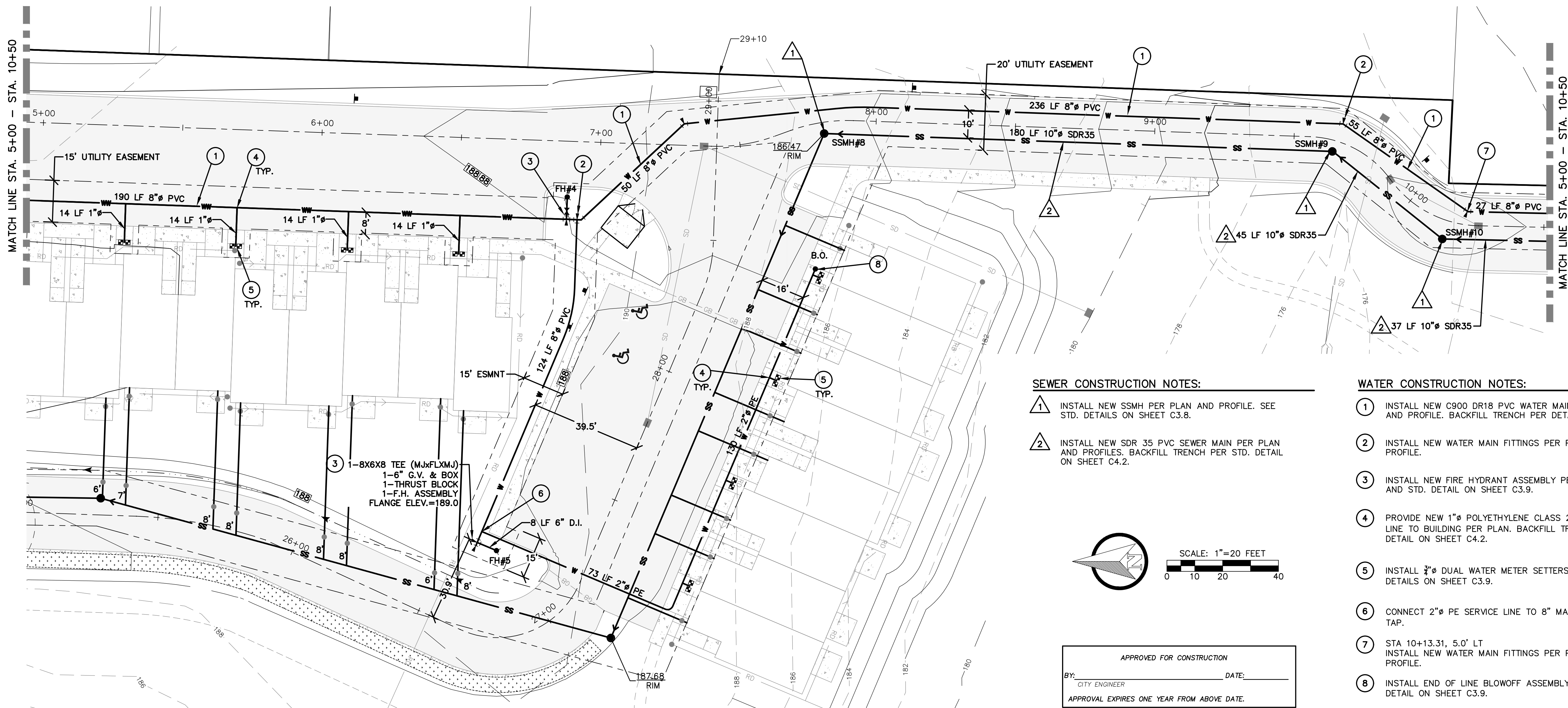
JOB NUMBER 21101

DRAWING NAME C3.5\_WTPP

**C3.5**

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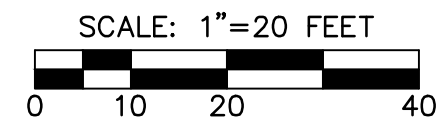
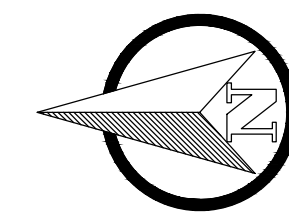


#### SEWER CONSTRUCTION NOTES:

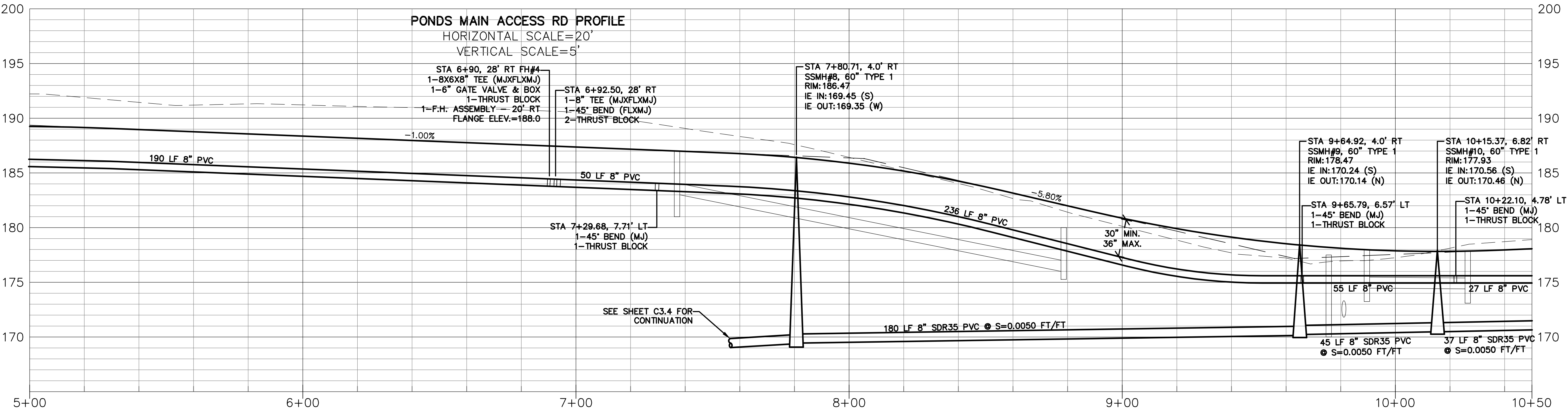
1. INSTALL NEW SSMH PER PLAN AND PROFILE. SEE STD. DETAILS ON SHEET C3.8.
2. INSTALL NEW SDR 35 PVC SEWER MAIN PER PLAN AND PROFILES. BACKFILL TRENCH PER STD. DETAIL ON SHEET C4.2.

#### WATER CONSTRUCTION NOTES:

1. INSTALL NEW C900 DR18 PVC WATER MAIN PER PLAN AND PROFILE. BACKFILL TRENCH PER DETAIL ON C4.2.
2. INSTALL NEW WATER MAIN FITTINGS PER PLAN AND PROFILE.
3. INSTALL NEW FIRE HYDRANT ASSEMBLY PER PLAN AND STD. DETAIL ON SHEET C3.9.
4. PROVIDE NEW 1" POLYETHYLENE CLASS 200 SERVICE LINE TO BUILDING PER PLAN. BACKFILL TRENCH PER STD. DETAIL ON SHEET C4.2.
5. INSTALL 3/4" DUAL WATER METER SETTERS SEE STD. DETAILS ON SHEET C3.9.
6. CONNECT 2" PE SERVICE LINE TO 8" MAIN VIA SADDLE TAP.
7. STA 10+13.31, 5.0' LT. INSTALL NEW WATER MAIN FITTINGS PER PLAN AND PROFILE.
8. INSTALL END OF LINE BLOWOFF ASSEMBLY PER PLAN AND DETAIL ON SHEET C3.9.



APPROVED FOR CONSTRUCTION  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY ENGINEER  
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REVISION	
NO.	DATE
1	3.17.25
2	4.24.25

DESIGNED BY: CLA/RWB	
DRAWN BY: CLA/ALE	
CHECKED BY: RWB	
DATE: 03/14/2025	
SCALE: 1"=20'	

**THE PONDS PUD**

**CITY OF CENTRALIA**

**WATER AND SEWER SERVICE PLAN AND PROFILE**

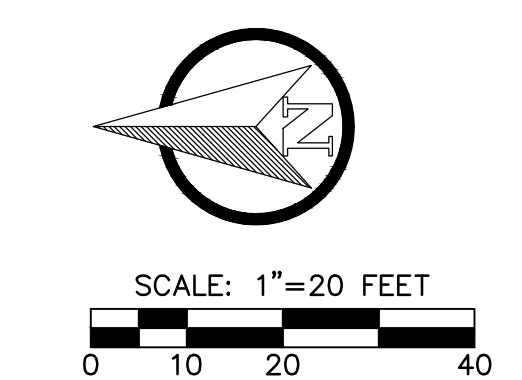
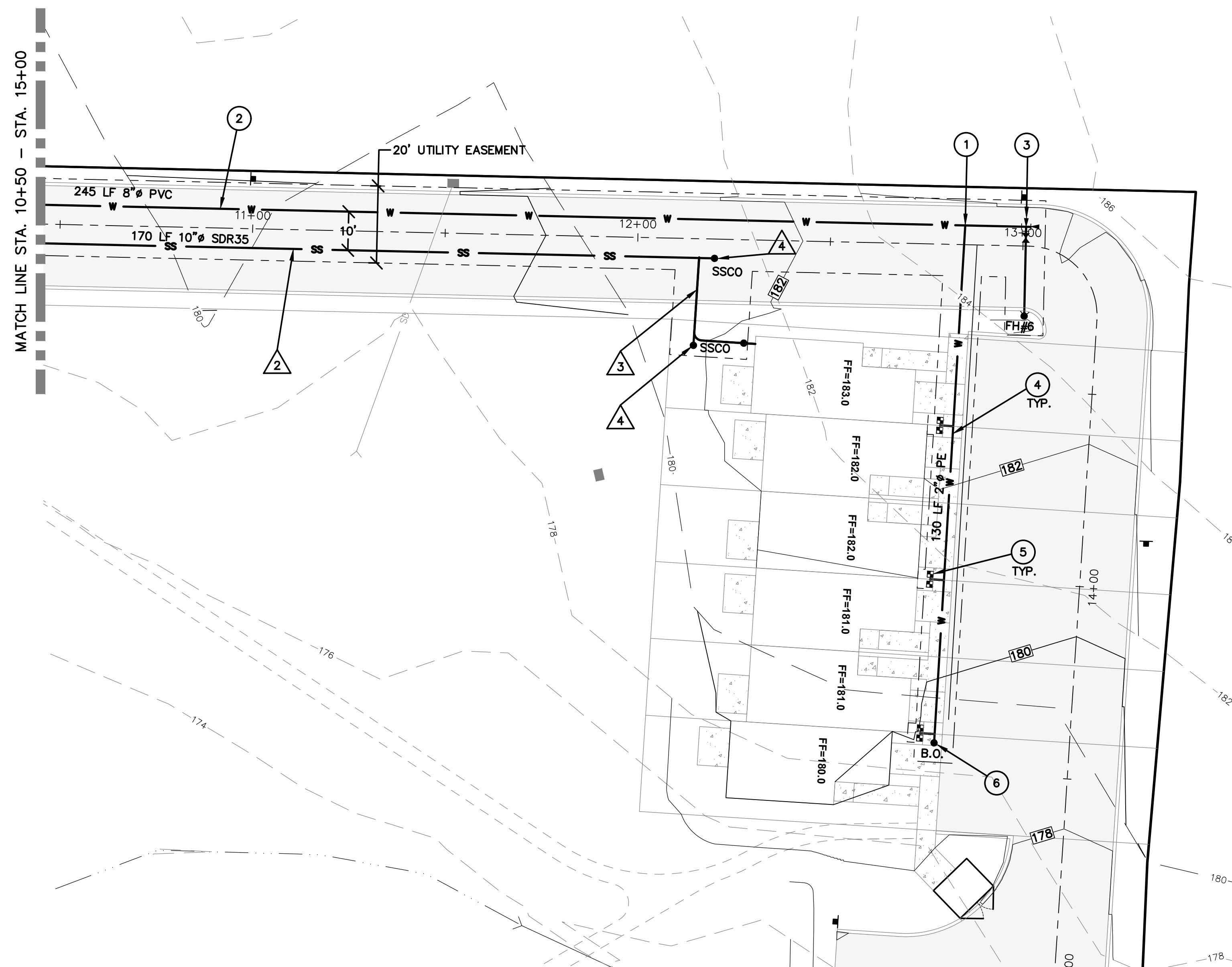
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 EMAIL: CntrPro@RBCEngineers.com

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JOB NUMBER: 21101  
 DRAWING NAME: C3.6\_WSPF  
**C3.6**  
 20 OF 29

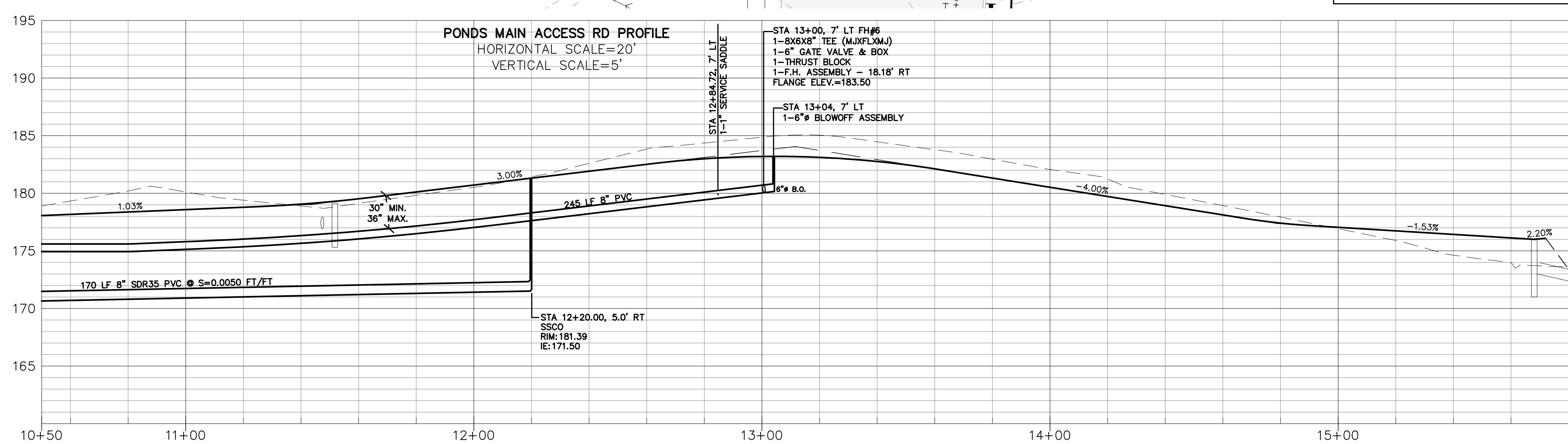




- WATER CONSTRUCTION NOTES:**
- ① STA 12+84, 7.0' LT  
CONNECT 2"Ø PE SERVICE LINE TO 8" MAIN VIA LIVE TAP.
  - ② INSTALL NEW C900 DR18 PVC WATER MAIN PER PLAN AND PROFILE. BACKFILL TRENCH PER DETAIL ON C4.2.
  - ③ INSTALL NEW FIRE HYDRANT ASSEMBLY PER PLAN, PROFILE AND STD. DETAIL ON SHEET C3.9.
  - ④ PROVIDE NEW 2"Ø POLYETHYLENE CLASS 200 SERVICE LINE TO BUILDING PER PLAN.
  - ⑤ INSTALL 3/4"Ø DUAL WATER METER SETTERS SEE STD. DETAILS ON SHEET C3.9.
  - ⑥ INSTALL TEMPORARY BLOWOFF ASSEMBLY PER STD. DETAIL ON SHEET C3.9.

- SEWER CONSTRUCTION NOTES:**
- ① NOT USED.
  - ② INSTALL NEW SDR 35 PVC SEWER MAIN PER PLAN AND PROFILE. BACKFILL TRENCH PER STD. DETAIL ON SHEET C4.2.
  - ③ INSTALL NEW SEWER LATERALS PER PLAN AND PROFILE. SEE STD. DETAIL ON SHEET C3.8.
  - ④ INSTALL NEW SEWER CLEANOUT PER PLAN AND PROFILE. SEE STD. DETAIL ON SHEET C3.8.

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



DESIGNED BY: CLA/RWB		NO.		DATE		REVISION	
DRAWN BY: CLA/ALE		1		3.17.25		1ST REVIEW COMMENTS	
CHECKED BY: _____		2		4.24.25		2ND REVIEW COMMENTS	
DATE: 03/14/2025							
SCALE: 1"=20'							

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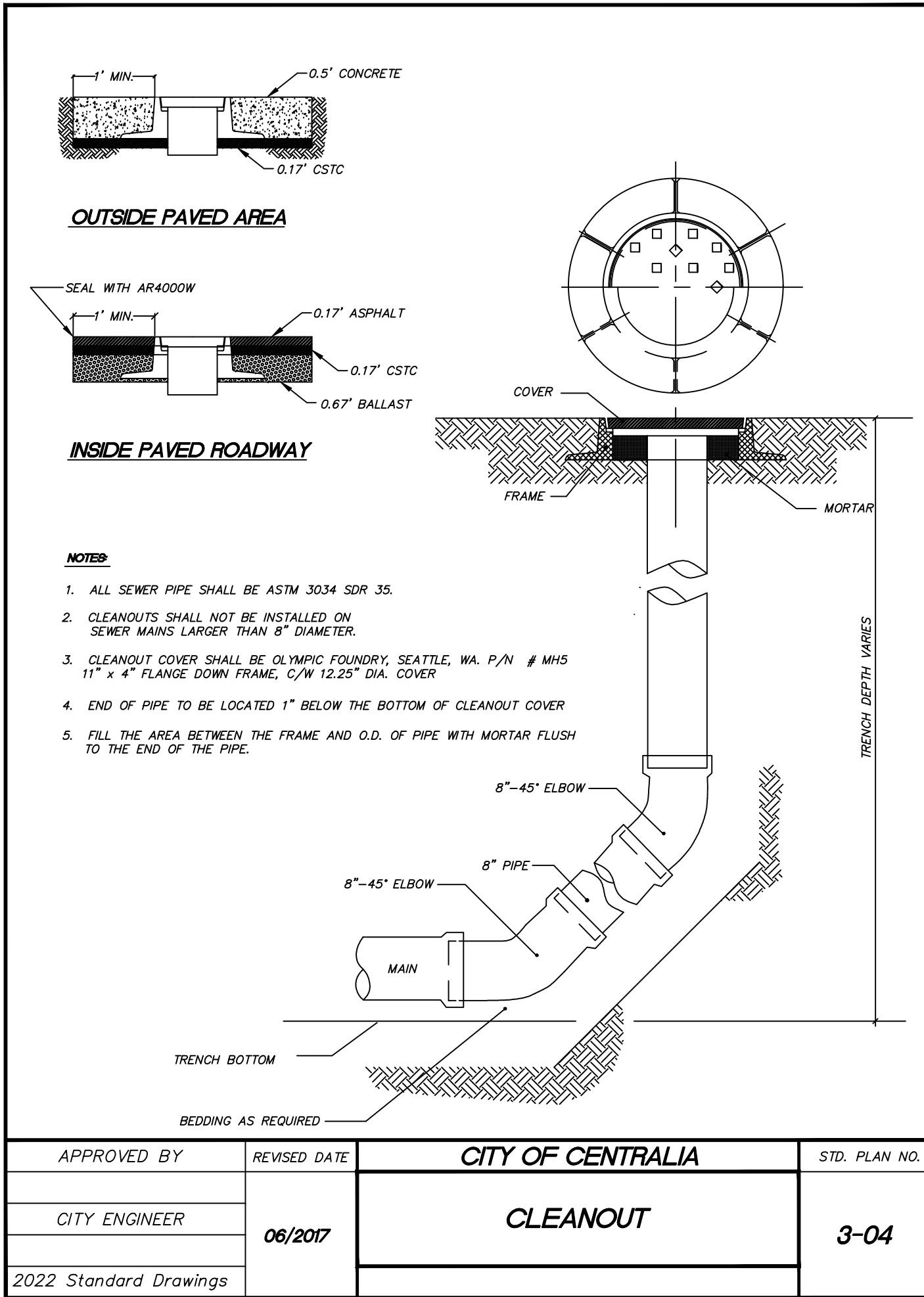
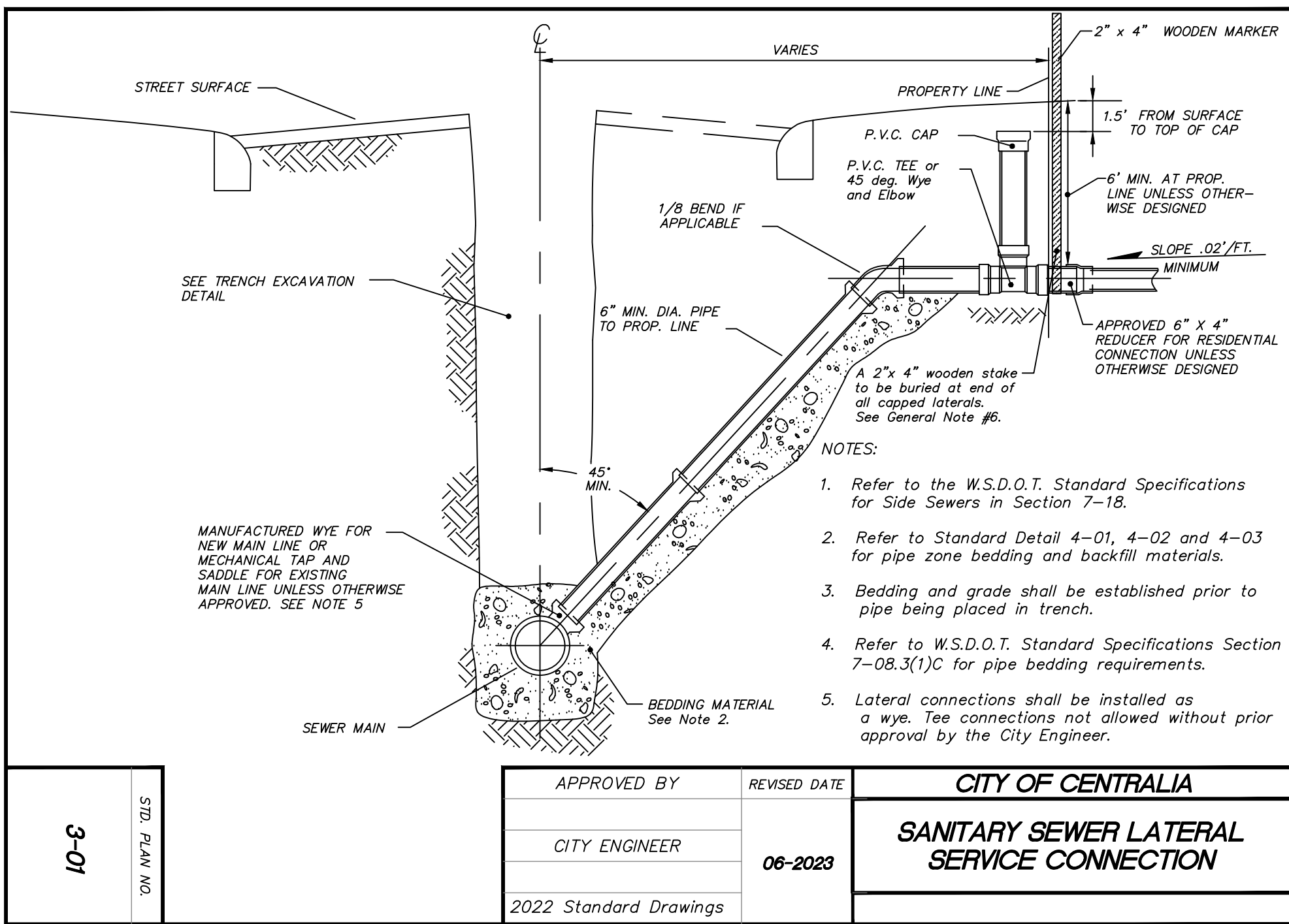
**WATER AND SEWER SERVICE PLAN AND PROFILE**

**CITY OF CENTRALIA WA.**

**RB Engineering**  
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OFF: (360) 740-8819  
EMAIL: [info@rbengineering.com](mailto:info@rbengineering.com)

JOB NUMBER  
21101  
DRAWING NAME  
C3.7\_WSP  
**C3.7**  
21 OF 29



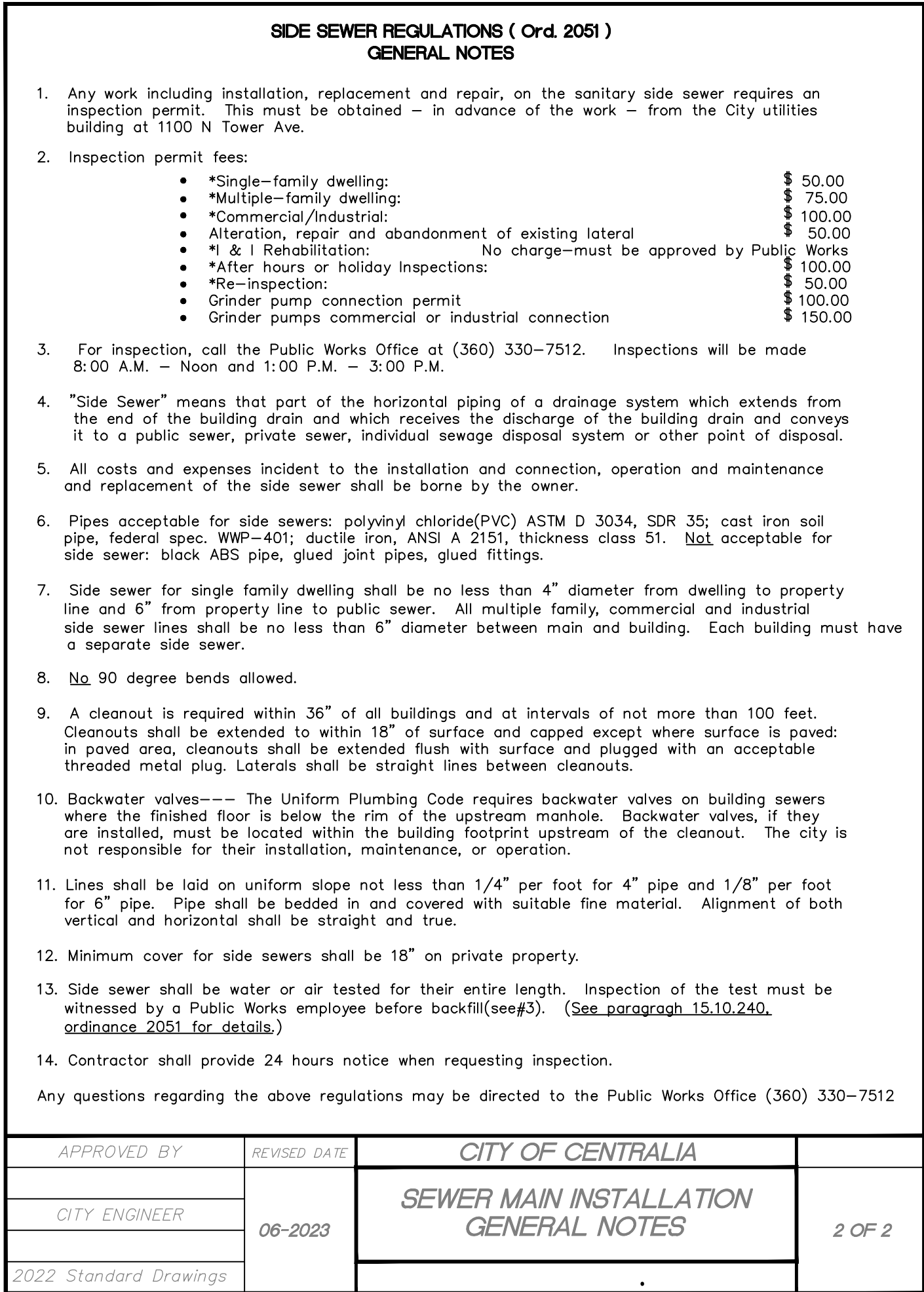
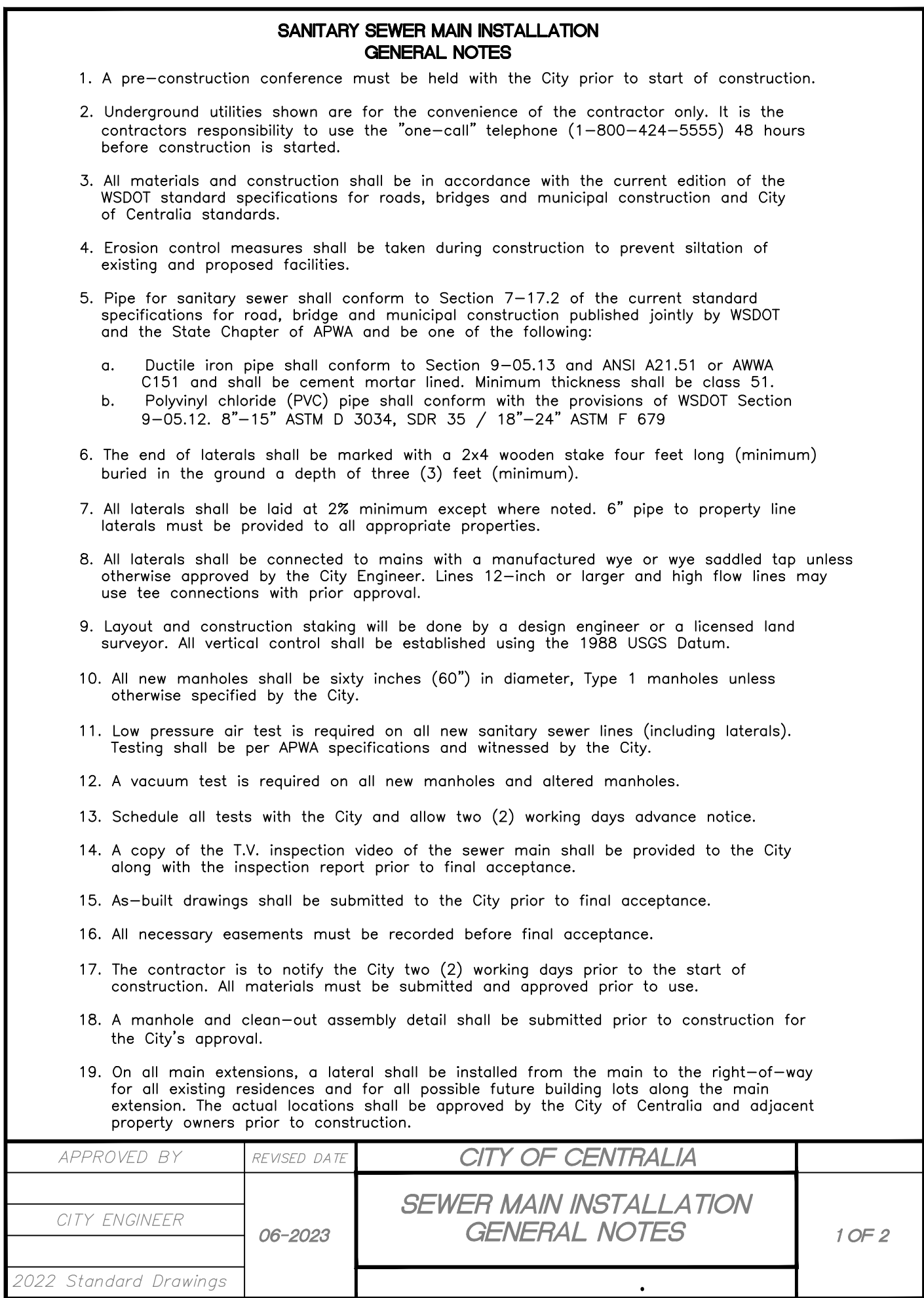
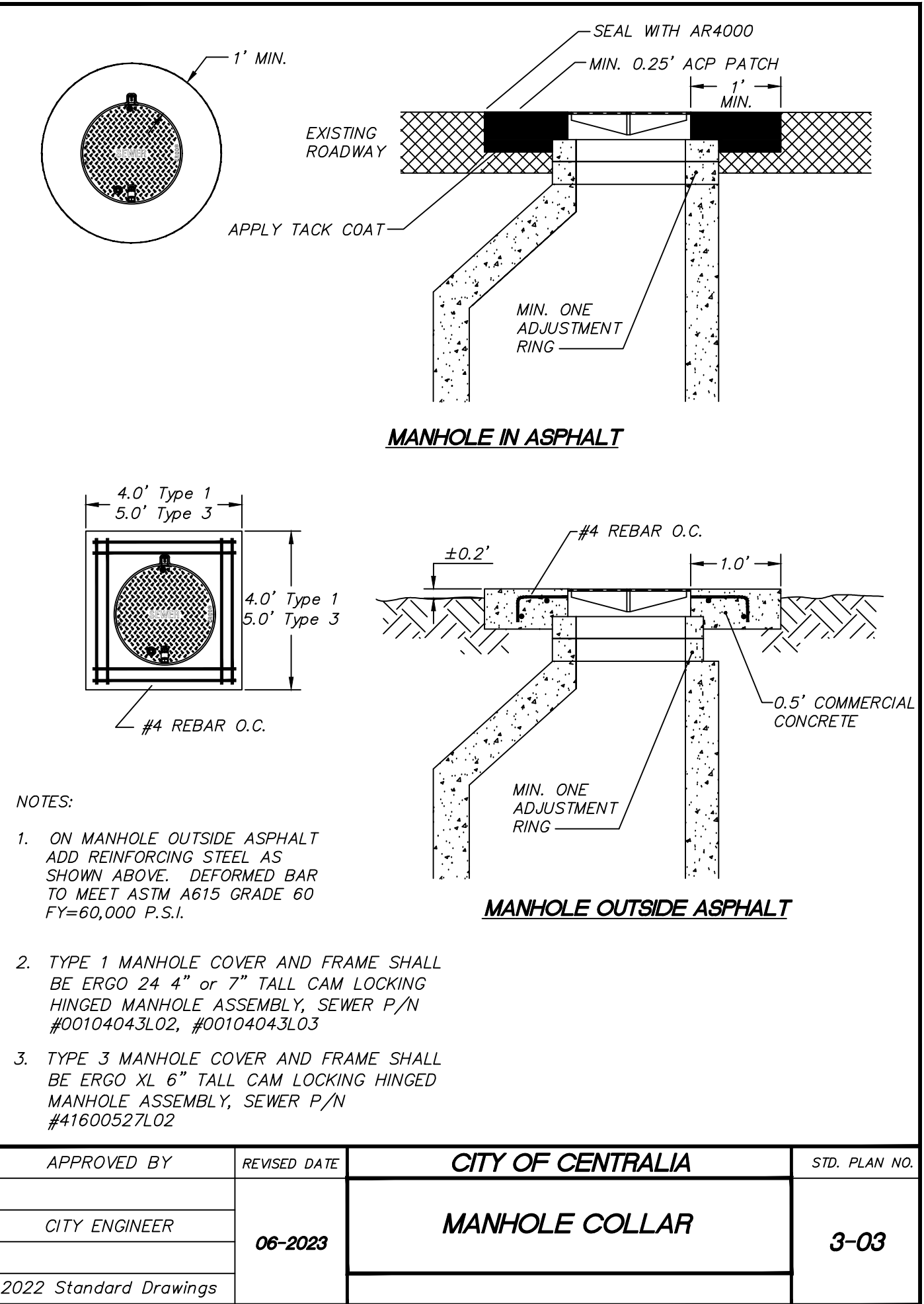
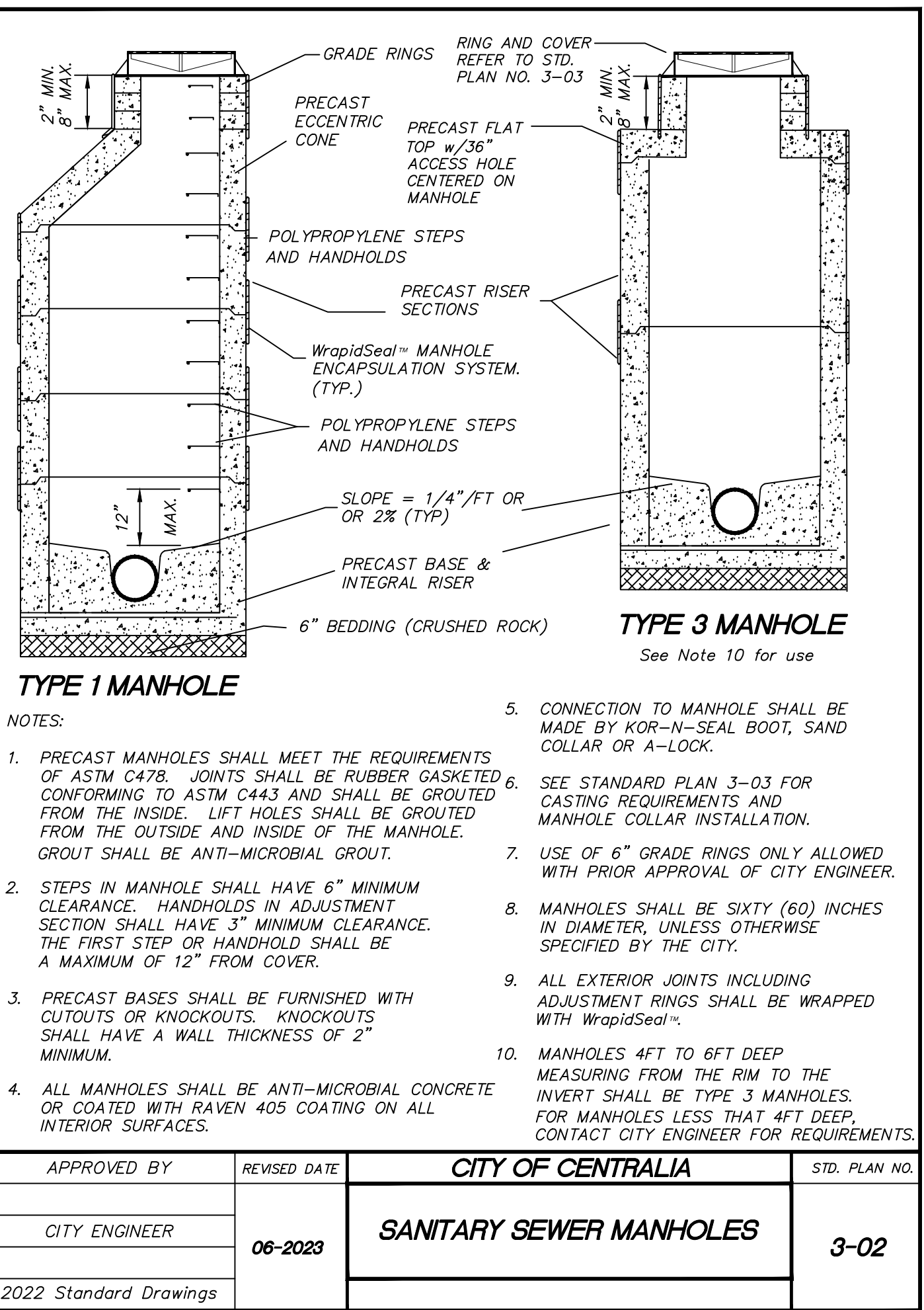


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DESIGNED BY: CLA/RWB

DRAWN BY: CLA/ALE

CHECKED BY: RWB

DATE: 03/14/2025

SCALE: N.T.S.

THE PONDS PUD

CITY OF CENTRALIA

WA.

SEWER DETAILS AND NOTES

ROBERT B. ENGINEERS

DESIGN - PERMIT - MANAGE

OFF: (360) 740-8919

EMAIL: CnProse@RBEngineers.com

P.O. Box 923

CHEHALIS, WA 98532

JOB NUMBER

21101

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C3.8\_SWDN

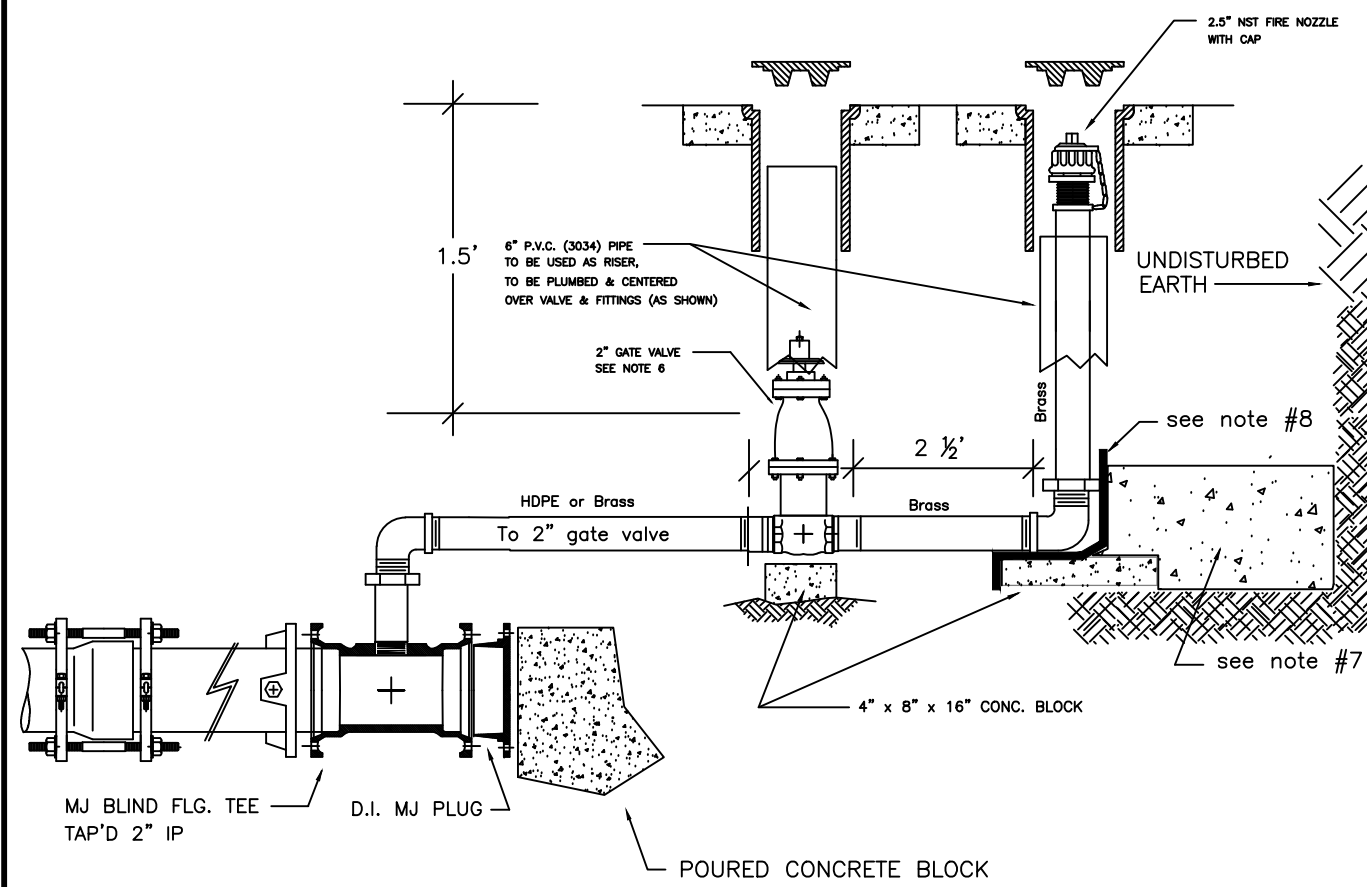
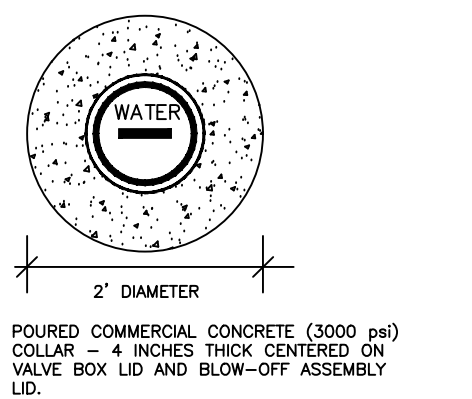
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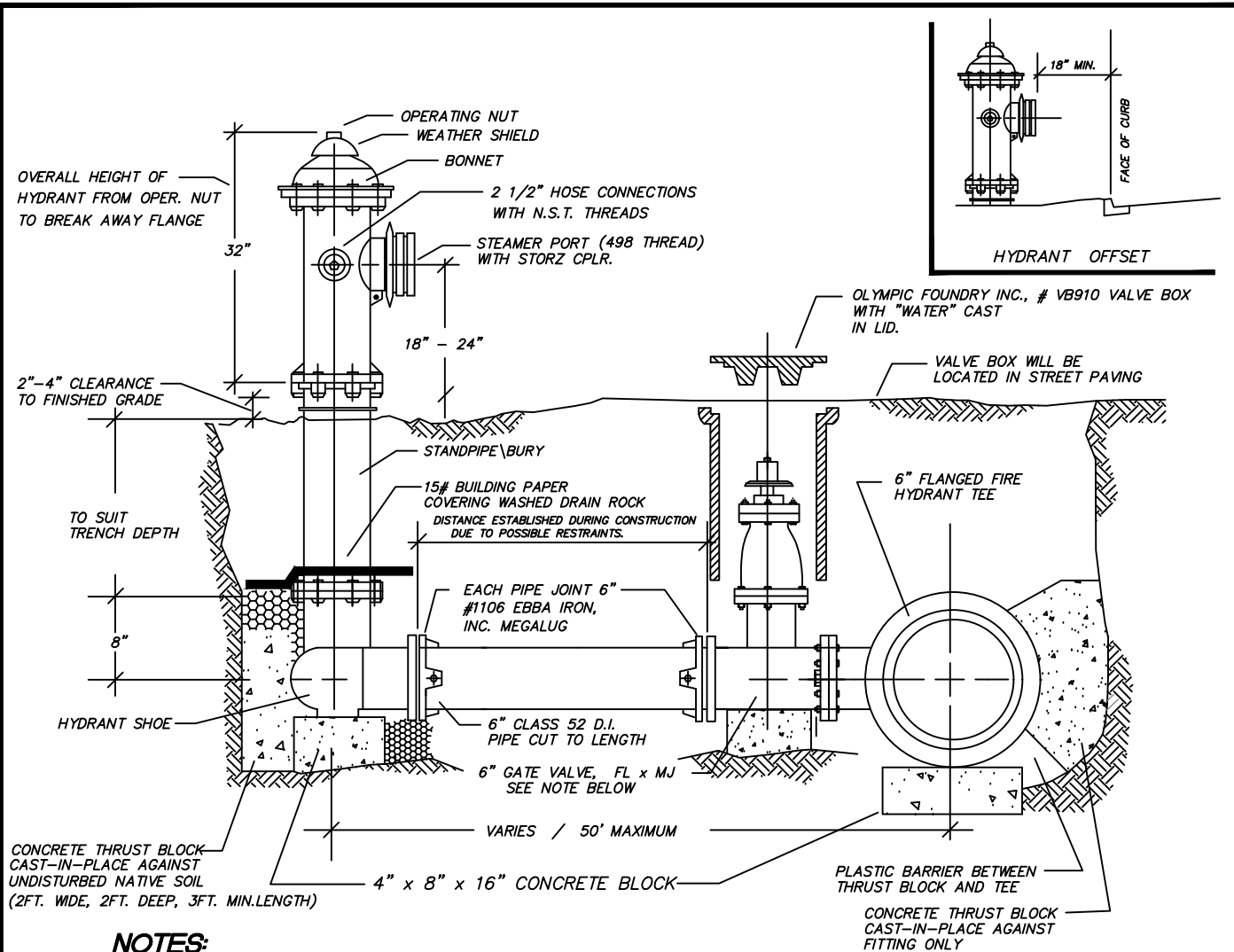


**BLOW OFF ASSEMBLY GENERAL NOTES**

- IF A THRUST BLOCK IS POURED THEN IT SHALL BE REQUIRED TO USE 12 ML PLASTIC OR CONSTRUCTION FABRIC TO PROTECT THE BLOW-OFF ASSEMBLY.
- ALL BLOW-OFF ASSEMBLIES ATTACHED TO P.V.C. MAINS MUST HAVE 12 GAUGE COATED COPPER TRACER WIRE TIED OFF AT THE VALVE BOX BODY AND EXTENDING ONE FOOT BEYOND TOP OF VALVE BOX.
- VALVE BOXES TO BE CENTERED OVER THE BLOW-OFF ASSEMBLY AND COVER SHALL BE SET AT A DISTANCE OF 1" MIN. TO 3" MAX. BETWEEN THE HOSE CAP CONNECTION OR BLOW-OFF ASSEMBLY AND THE BOTTOM OF COVER.
- FITTINGS FROM D.I. BLIND FLG. TEE TO 2" OPERATING VALVE SHALL BE 2" DIAMETER AND MADE OF BRASS. FROM OPERATING VALVE TO HOSE CAP CONNECTION SHALL BE 2" DIAMETER AND MADE OF BRASS.
- VALVE BOXES WILL BE, OLYMPIC FOUNDRY INC. VARIO VALVE BOX WITH "WATER" CAST IN LID. OVERALL LENGTH IS 10.75".
- 2" GATE VALVE - M&H AWWA C509 RESILIENT WEDGE GATE VALVE 4067-02 W/ 2" SQUARE NUT.
- POURED IN PLACE CONCRETE BLOCK BLOCK SIZE ( 2 FT. WIDE, 2 FT. DEEP, AND 3 FT. MIN. LENGTH TO UNDISTURBED NATIVE SOIL. ) LENGTH IS A VARIABLE DEPENDING UPON DISTANCE TO UNDISTURBED NATIVE SOIL.
- ALL FITTINGS CONTACTED BY POURED IN PLACE CONCRETE SHALL BE PROTECTED BY 12 ML PLASTIC PLACED BETWEEN MATERIALS.



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2023	2" BLOW-OFF ASSEMBLY IN PAVEMENT AREAS	2-08
2022 Standard Drawings			



**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 WATEROUS CLASSIC PACER WB67-250, DRESSER M&H RELIANT STYLE 129 OR MUELLER CENTURION CHECK VERTICAL DISTANCE BETWEEN OPERATING NUT AND BREAK AWAY FLANGE ( 31-32 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 O-RING SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT BY ANSI FLANGES. VALVES SHALL CONFORM TO AWWA 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 THE FUNCTION OF THE DRAIN ROCK.
- 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.

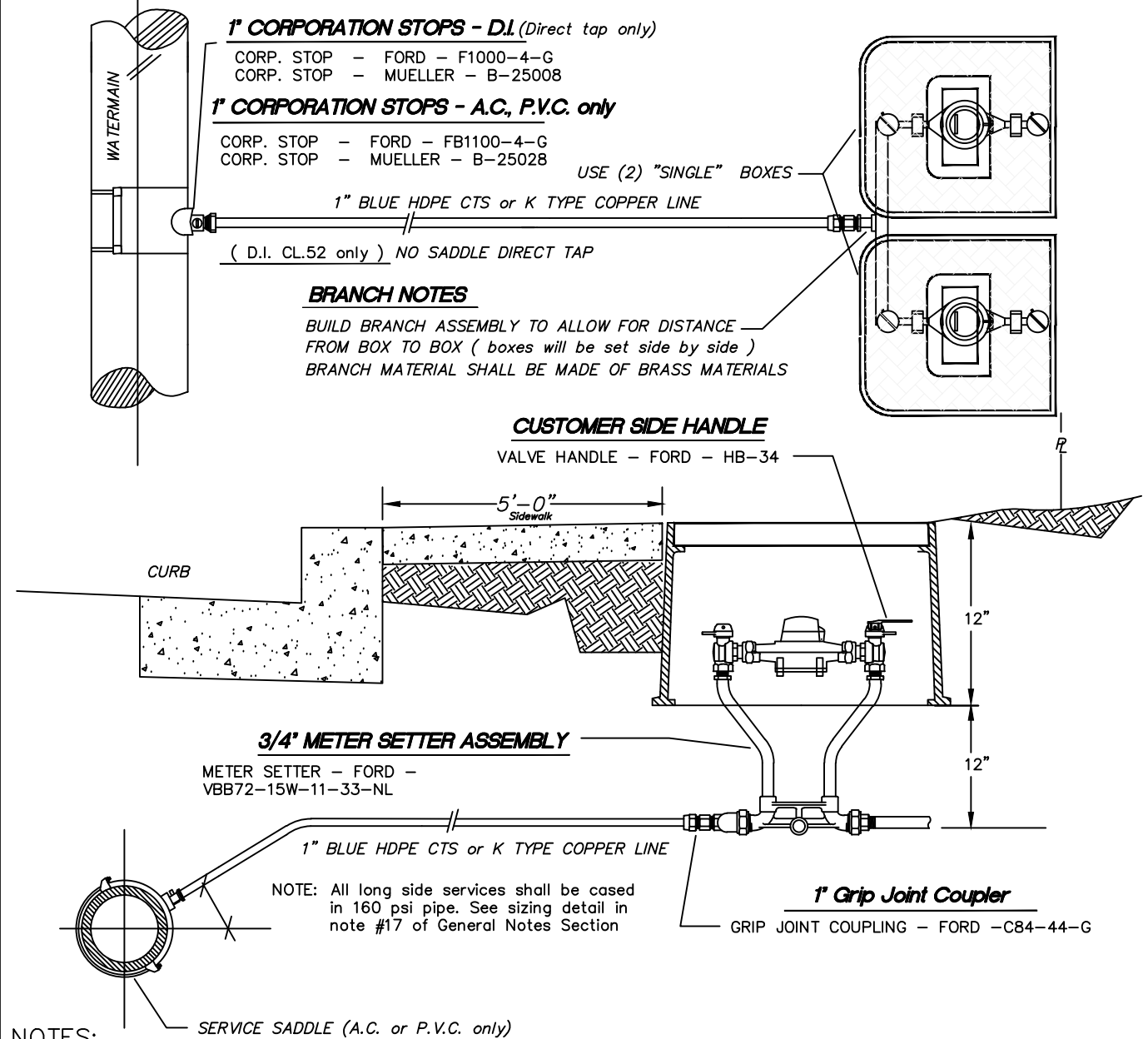
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	01/2024	FIRE HYDRANT DETAIL	2-12
2022 Standard Drawings			

**DOUBLE STRAP SERVICE SADDLE**

ROMAC INDUSTRIES - Style 202N  
NYLON COATED SADDLE w/  
STAINLESS STEEL STRAPS

**METER BOX ASSEMBLY**

Carson Heavy Wall 1324 MSBG  
DUCTILE IRON COVER w/ FLIP READER LIDS, # 1324 MSBC



**NOTES:**

- ALL SERVICE SADDLES SHALL HAVE RUBBER GASKET, I.P. THREADS AND NYLON COATED.
- IN APPROVED SOIL SENSITIVE AREAS HDPE MAINS AND SERVICE LINES ARE REQUIRED. A TONING (tracer) WIRE, UL LISTED, TYPE UF, SOLID CORE, 12 GAUGE INSULATED COPPER IS REQUIRED. AN IDEAL TWISTER DB PLUS WIRE CONNECTOR, MODEL 60 IS REQUIRED TO CONNECT TRACER WIRES TOGETHER ( i.e. trace wire extension from spool to spool, service to main, main to main at intersections, and hydrant to main installations). Blue HDPE CTS sched. 200 psi shall be substituted for type K copper in service lines.
- DUCTILE IRON MAINS SHALL BE DIRECT TAPPED ONLY
- ASBESTOS CEMENT (A.C.) AND PVC MAINS SHALL REQUIRE A SADDLE FOR TAPPING
- STAINLESS STEEL PIPE STIFFENERS ARE REQUIRED WHERE HDPE PIPE IS USED

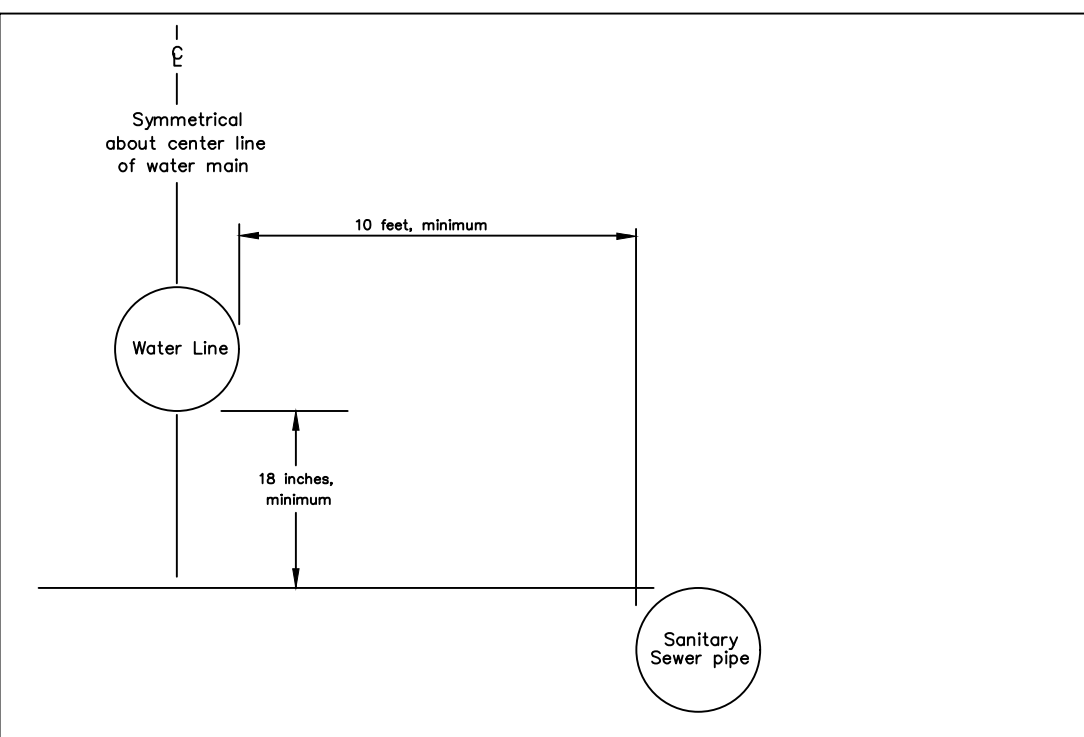
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	02/2020	3/4" - DUAL METER SERVICE STANDARD	2-06
2022 Standard Drawings			

**WATER MAIN INSTALLATION  
GENERAL NOTES**

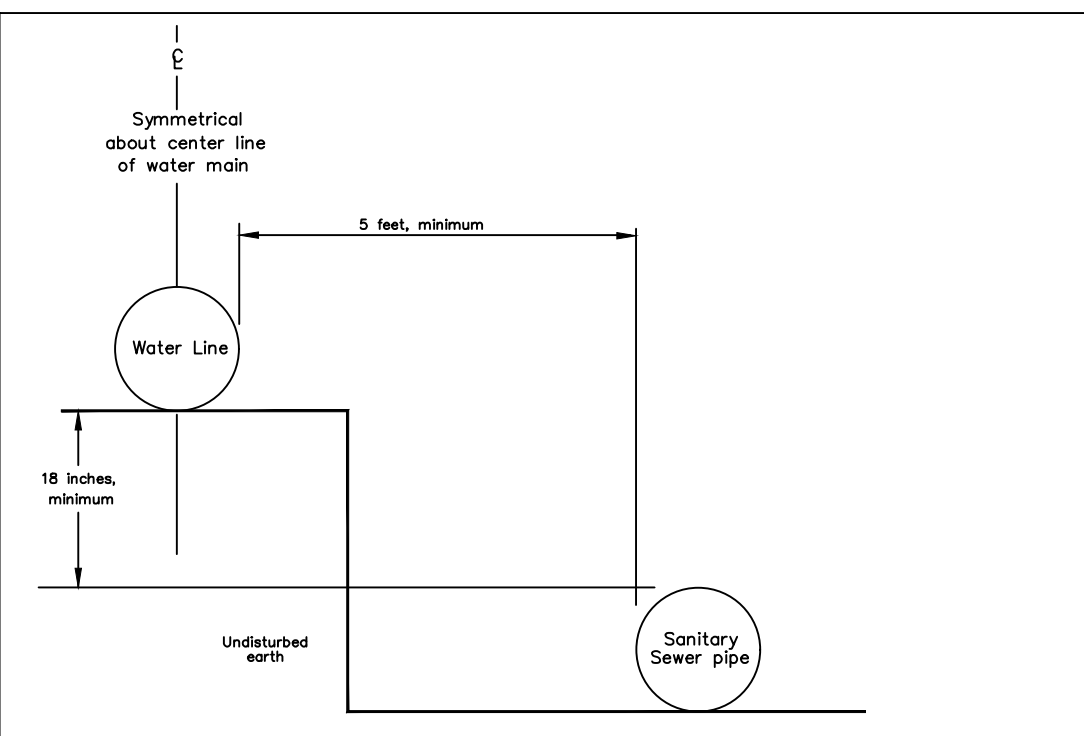
- All workmanship and material shall be in accordance with the City of Centralia standards and the most current copy of the State of Washington Specifications for Road, Bridge and Municipal Construction, Washington Department of Health Regulations and American Water Works Association standards.
- All water lines 12" and larger shall be made of ductile iron, thickness class 52 and a rated working pressure of 350 PSI conforming to AWWA C151. All pipe shall be cement mortar lined per AWWA C104 with push on joints conforming to AWWA C111. Water lines under 12" diameter may be P.V.C. C-900 DR14.
- Fittings shall be class 250 cement mortar lined ductile iron with mechanical joint or ANSI flanges. All bolted fittings shall be dressed with an Anti-Seize product for protection. All ductile iron fitting connection(s) shall be completed by the use of mega-lugs. When connecting to an existing inline water main, all connections will be made using a Ductile Iron (DI) sleeve, with mega-lugs, or Romac Alpha coupling except when connecting to a AC main where a Hymax coupler (or equal) will be used. All fittings will use 304A or better stainless steel bolts.
- Gate valves shall be resilient wedge, NRS (Non-Rising Stem) with O-ring seals. Valve ends shall be mechanical joint or ANSI flanges. Valves shall conform to AWWA (latest) 509 std. Valves shall be Mueller, M & H, Clow, Waterson, Kennedy or American AVK. Existing valves shall be operated by City employees only.
- All NIBCO Gate Valves must have brass handles.
- A valve stem riser shall be installed on all valves where the depth from finish grade to the top of the valve exceeds 1.5'.
- Fire hydrants shall be 3-port M & H Reliant Style 129, Mueller Centurion, 5 1/4" with steam port thread of 498. The distance between operating nut and break away flange shall be 32 inches in vertical measurement. All hydrant shoes shall be epoxy coated. Each hydrant shall be provided with a Storz coupler on the steam port. All hydrants shall be bogged until system is approved.
- Brass wedges shall be installed in all ductile iron joints for continuity, two (2) per section of pipe, P.V.C. pipe, C.T.S. HDPE sch. 200 psi pipe shall be installed with a toning (tracer) wire. Toning wire shall be UL listed, type UF, solid core, 12 gauge insulated copper and shall be taped to the top of the pipe to prevent movement during backfilling. The wire shall be laid loosely enough to prevent stretching and damage. The wire shall be brought up and tied off at valve body or meter setting.
- The contractor shall maintain a min. cover of 30 inches and a max. cover of 36 inches over the pipe at all times.
- All water mains shall be staked for grade and alignment by the design engineer or a licensed land surveyor. All vertical control shall be established using the 1988 USGS Datum.
- All new water mains shall be filled and chlorinated for a minimum of 24 hrs prior to flushing. Contractor shall coordinate with the City to have lines filled and flushed.
- Bacteria sampling of potable water lines shall be performed by the City prior to hydrostatic pressure testing. Contractor shall provide an approved sampling bottle from the Lewis County Health Dept., 360 NW North St, Chehalis, WA 98532
- All pipe and appurtenances shall be hydrostatically tested at 225 PSI (min.) for 15 minutes and witnessed by the City. Fire line testing behind the metering vault shall be coordinated with Riverside Fire authority.
- Service lines of 3/4" and 1" shall be type "K" copper or copper tubing size (C.T.S.) Blue HDPE Polyethylene, 200 psi pipe. Galvanized fittings shall not be used in construction of service lines.  
Note: In soil sensitive areas, service lines may be constructed of HDPE-c1200psi. Toning (tracer) wire is required when using HDPE pipe water mains/services. Services larger than 1" may be Blue HDPE or brass.
- For any water main tap to existing City mains where the contractor encounters a coupling or existing assemblies, the contractor shall provide a minimum of 18" of clearance from coupling or assemblies to edge of tapping sleeve and the tapping process shall be witnessed by the City with 2 days prior notice.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	08/2024	WATER MAIN INSTALLATION GENERAL NOTES	1 OF 2
2022 Standard Drawings			

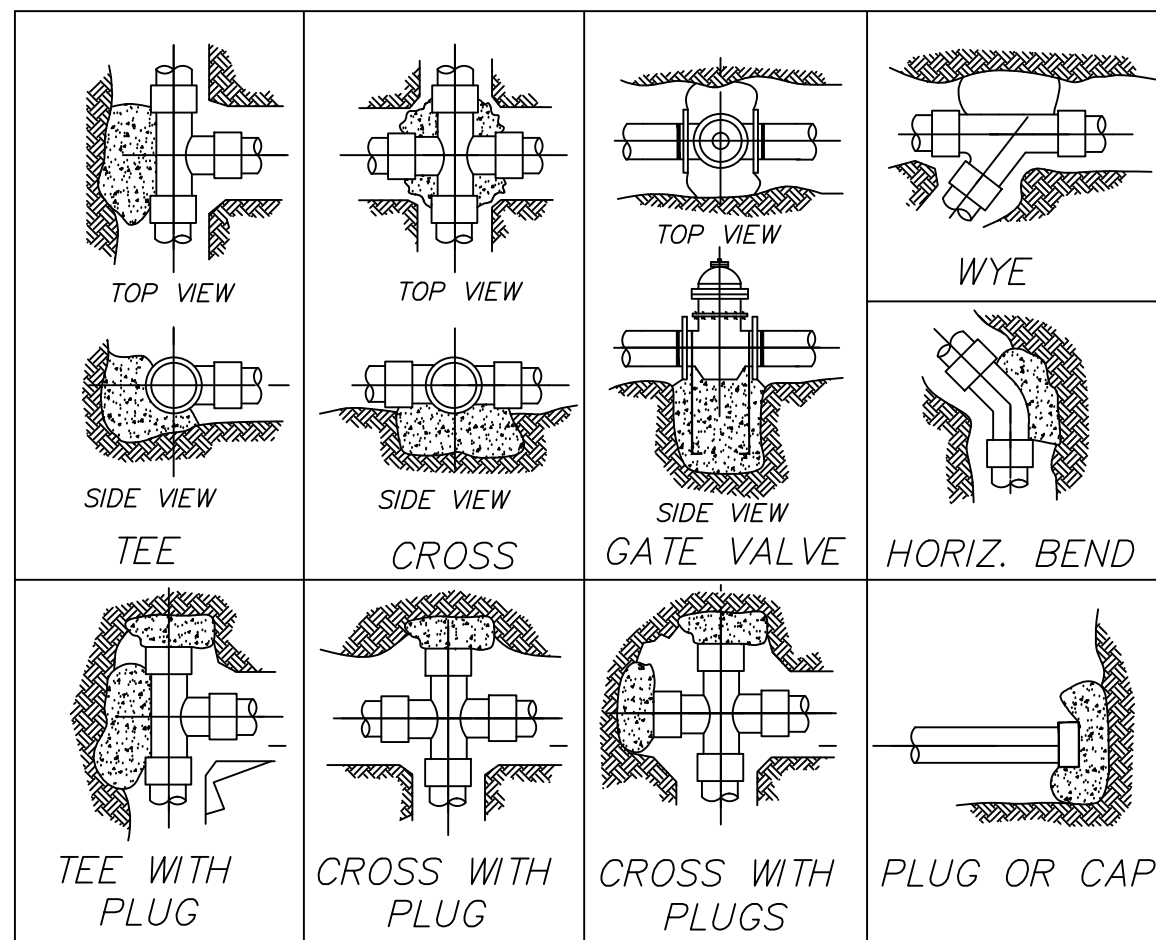
**Required Separation Between Water Lines and  
Sanitary Sewers, Parallel Construction**



**Required Separation Between Water Lines and  
Sanitary Sewers, Unusual Conditions Parallel Construction**



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	WATER AND SEWER SEPARATION DETAIL	2-19
2022 Standard Drawings			



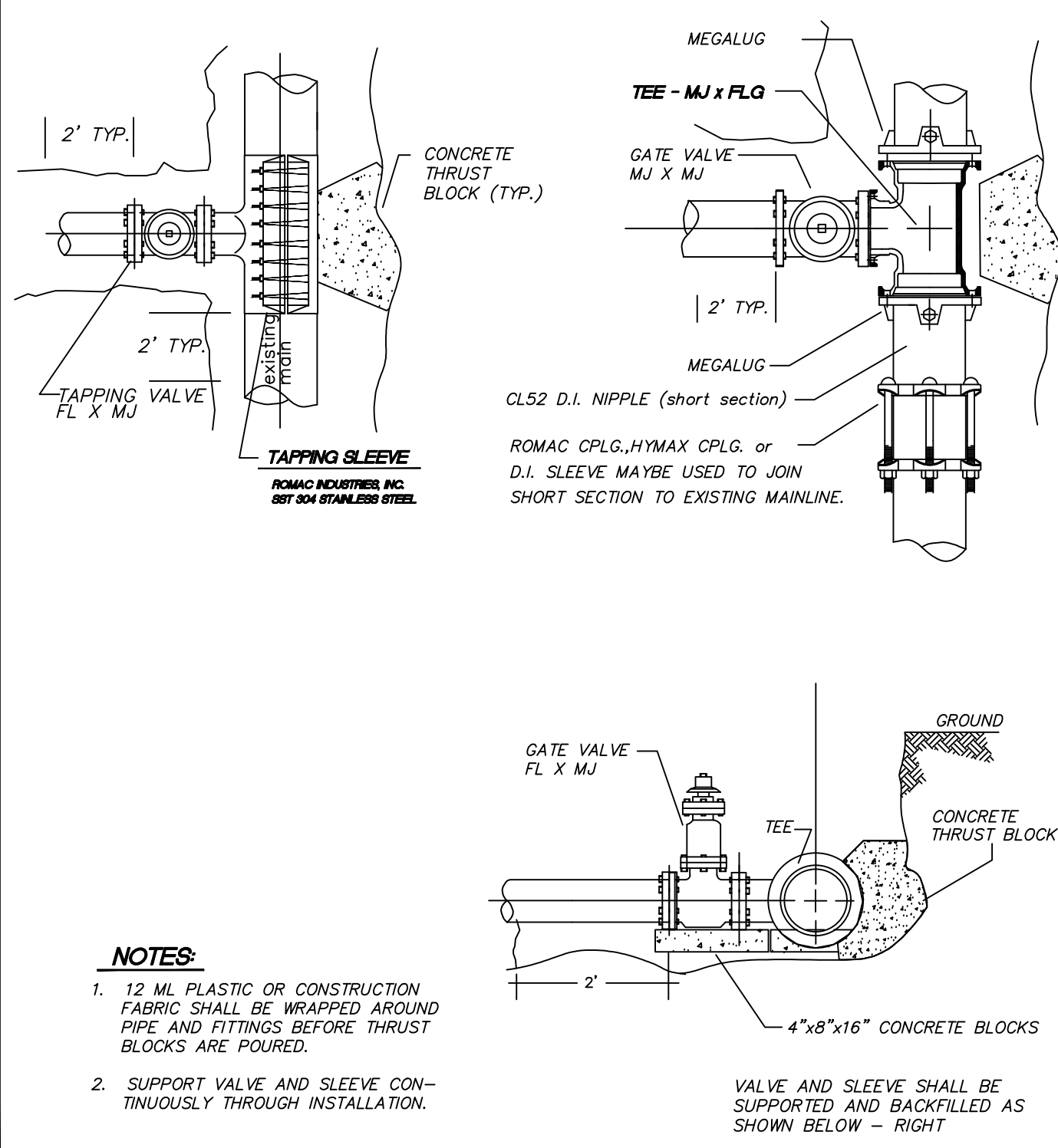
**NOTES:**

- CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
- PLASTIC BARRIER ( 12 MIL. ), SHALL BE PLACED BETWEEN ALL THRUST BLOCKS & FITTINGS
- ANCHOR REBAR SHALL BE #8 ON 12" DIA. AND LESS WITH 30" EMBEDMENT, #8 ON 16"-24" DIAMETER WITH 36" EMBEDMENT.
- ALL FITTINGS TO BE MJ-MEGA LUG RETAINER GLANDS
- PLUGS TO BE MINIMUM OF 5" FROM TEE, WYE OR CROSS ON VALVE
- ALL MECHANICAL BOLTS TO FITTINGS SHALL HAVE ANTI-SEIZE COMPOUND APPLIED TO THE BOLTS
- NO CONCRETE WILL COME IN CONTACT WITH ANY MECHANICAL JOINTS

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	STANDARD BLOCKING DETAIL	2-10
2022 Standard Drawings			

**LIVE TAP**

**CUT-IN-TEE**



**NOTES:**

- 12 ML PLASTIC OR CONSTRUCTION FABRIC SHALL BE WRAPPED AROUND PIPE AND FITTINGS BEFORE THRUST BLOCKS ARE POURED.
- SUPPORT VALVE AND SLEEVE CONTINUOUSLY THROUGH INSTALLATION.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	LIVE TAP & CUT-IN-TEE STANDARD	2-11
2022 Standard Drawings			

**WATER MAIN INSTALLATION  
GENERAL NOTES**

- 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 this criteria 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.
- All "LONG SIDE SERVICES" shall be cased in 160 psi pipe.
- 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" service - casing dia. 2"
- 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).
- Call the Underground Location Center at 1-800-424-5555 or 811 at least 48 hours before any excavation.

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

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

NO.	DATE	REVISION	1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
1	3.17.25			
2	4.24.25			

DESIGNED BY: CLA/RWB  
DRAWN BY: CLA/ALE  
CHECKED BY: RWB  
DATE: 03/14/2025  
SCALE: N.T.S.

THE PONDS PUD  
CITY OF CENTRALIA  
WA.

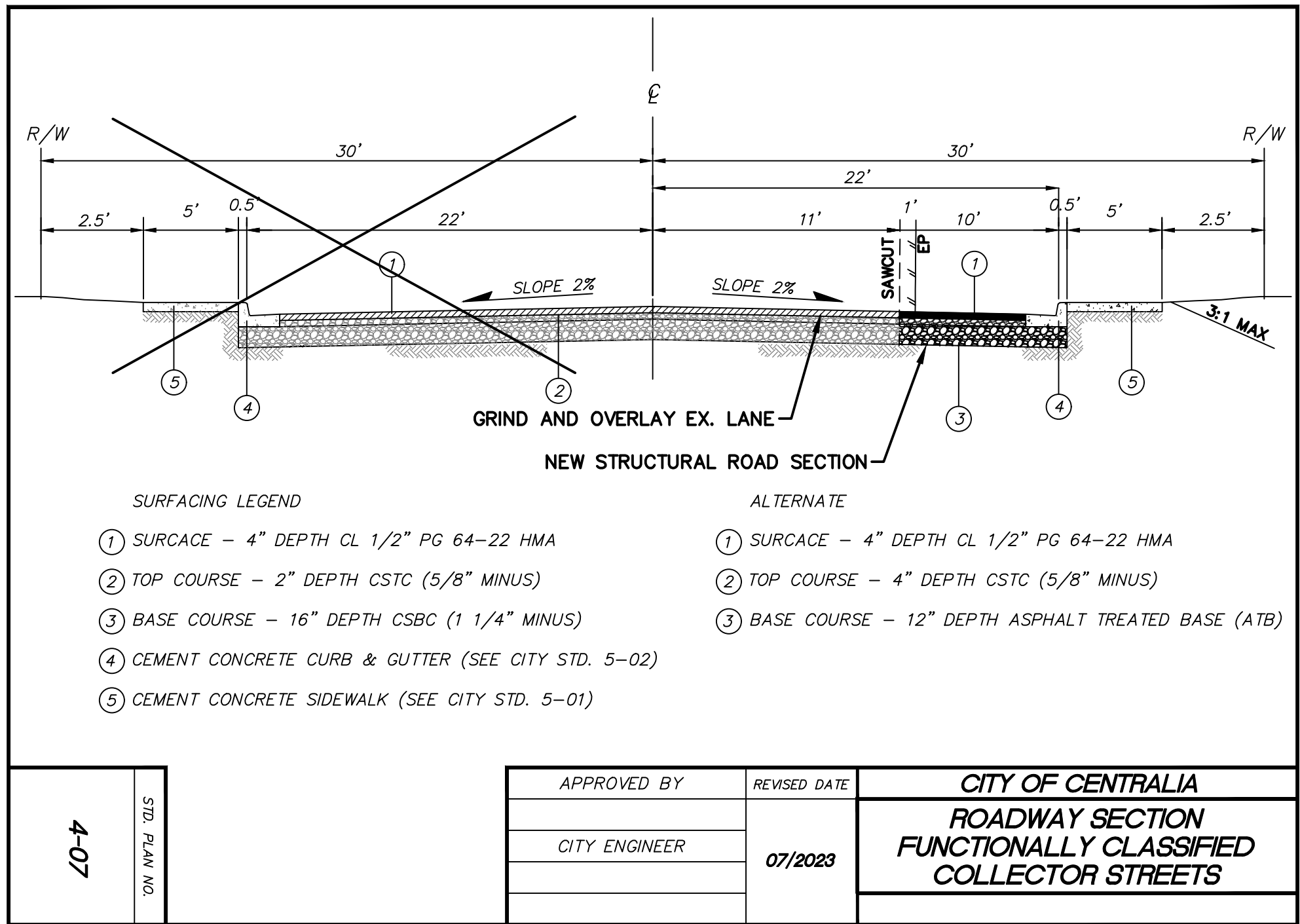
WATER DETAILS AND NOTES

**RB Engineering**  
DESIGN - PERMIT - MANAGE  
P.O. Box 923  
CHEHALIS, WA 98532  
OFF: (360) 740-8919  
EMAIL: CnProse@RBEngineers.com

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

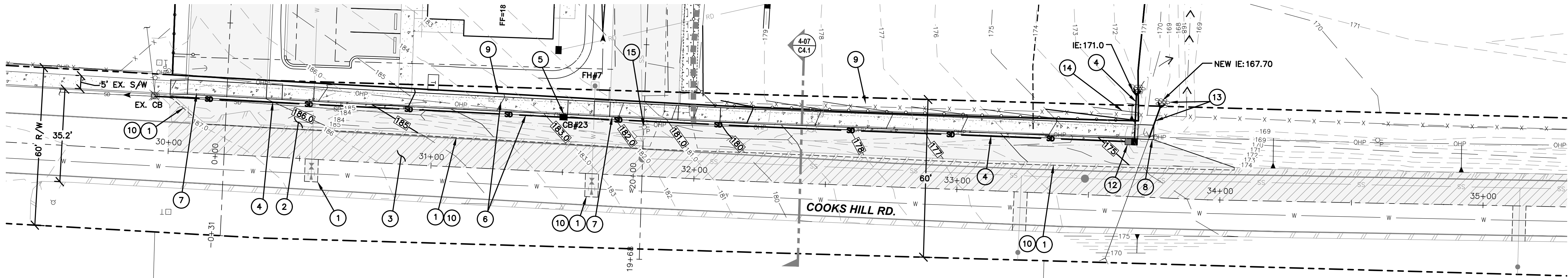
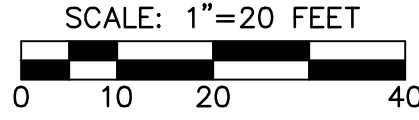
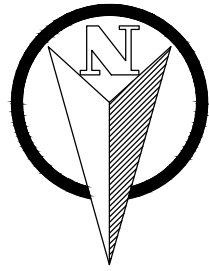
JOB NUMBER  
21101  
DRAWING NAME  
C3.9\_WTDN  
23 OF 29



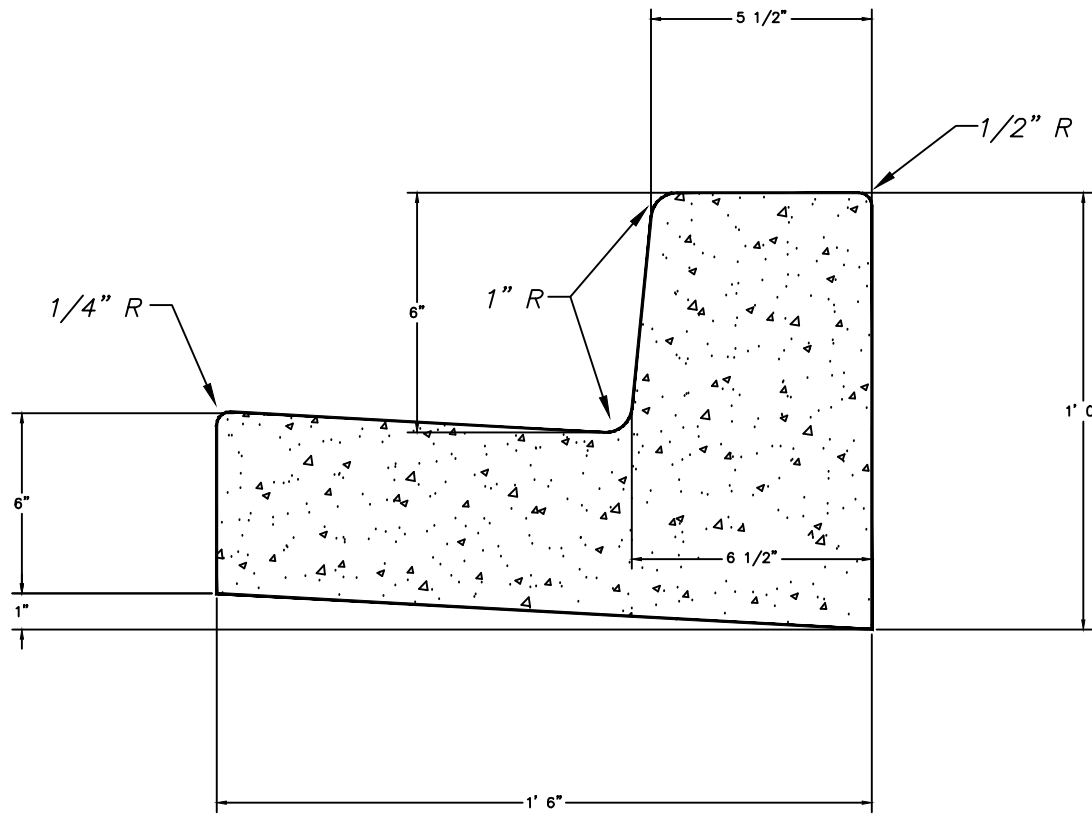


FRONTAGE CONSTRUCTION NOTES:

- 1 SAWCUT 430 LF OF EXISTING ASPHALT PER PLAN.
- 2 EXCAVATE OUT AND RE-CONSTRUCT 10-FOET OF ROAD AND PAVEMENT PER CROSS SECTION THIS SHEET.
- 3 GRIND 0.17 FT DEEP OF EXISTING ASPHALT PAVING PER HATCHING LIMITS. OVERLAY SHALL BE HMA 1/2 INCH ASPHALT. GRINDING LIMITS SHALL BE ENTIRE HALF OF SOUTH LANE AS SHOWN PER PLAN AND DOWN TO THE END OF NEW SEWER MAIN.
- 4 INSTALL 12"Ø ADS N-12 STORM MAIN PIPE PER PLAN AND PROFILE.
- 5 INSTALL NEW TYPE 1 CB PER PLAN, PROFILE, AND DETAIL ON SHEET C2.8.
- 6 INSTALL NEW CONCRETE CURB AND GUTTER AND SIDEWALK PER PLAN AND PROFILE. SEE STD. DETAILS ON SHEET C4.2.
- 7 CONSTRUCT NEW CONCRETE DRIVEWAYS PER PLAN AND DETAIL ON SHEET C4.2.
- 8 CONSTRUCT TEMPORARY ASPHALT ADA RAMP OFF END OF NEW CONCRETE SIDEWALK. GRADE NOT TO EXCEED 12:1 SLOPE. TRANSITION TO EXISTING ASPHALT GRADE.
- 9 GRADE LANDSCAPE AREA IN RIGHT OF WAY PER GRADES SHOWN. SLOPE TOWARD BACK OF SIDEWALK. HYDROSEED ALL EXPOSED SLOPES NOT COVERED IN LANDSCAPE PLAN.
- 10 SEAL ALL NEW ASPHALT JOINTS WITH EMULSIFIED ASPHALT.
- 11 CONTRACTOR SHALL CALL REVIEW AGENCY AND RB ENGINEERING AT (360) 740-8919 48 HOURS PRIOR TO POURING CONCRETE CURB AND GUTTER FOR GRADE INSPECTION OF CONCRETE CURB. FAILURE TO CALL FOR INSPECTION MAY RESULT IN CONTRACTOR REMOVING AND RE-CONSTRUCTING CONCRETE CURB AND OR SIDEWALK.
- 12 INSTALL NEW CONTECH CATCH BASIN FILTER PER PLAN AND DETAILS ON SHEET C5.2.
- 13 EXTEND EXISTING 24" CMP CULVERT 12 FEET. ARMOR OUTFALL WITH 8" QUARRY ROCK.
- 14 MAXIMUM SLOPE TO DITCH SHALL BE 3:1. ARMOR SLOPE WITH GEOTEXTILE FABRIC AND QUARRY ROCK.
- 15 COORDINATE WITH CENTRALIA CITY LIGHTS FOR RELOCATION OF EXISTING UTILITY POLE AND OVERHEAD POWER TO BEHIND SIDEWALK.







GENERAL NOTES:

- EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE. SEE SIDEWALK DETAILS (5-01) FOR EXPANSION JOINT SPACING.
- FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.

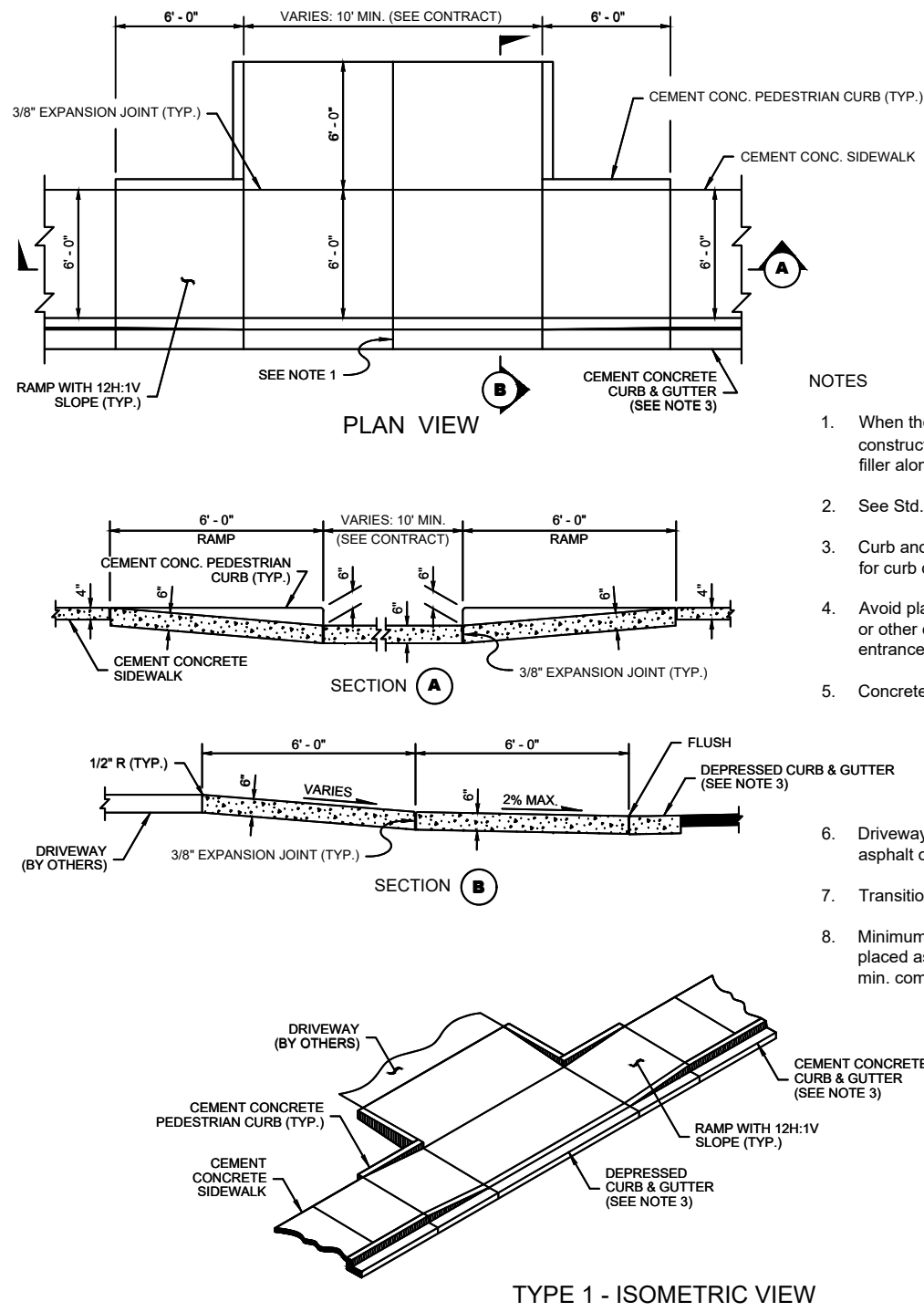
STREET CONSTRUCTION  
GENERAL NOTES

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

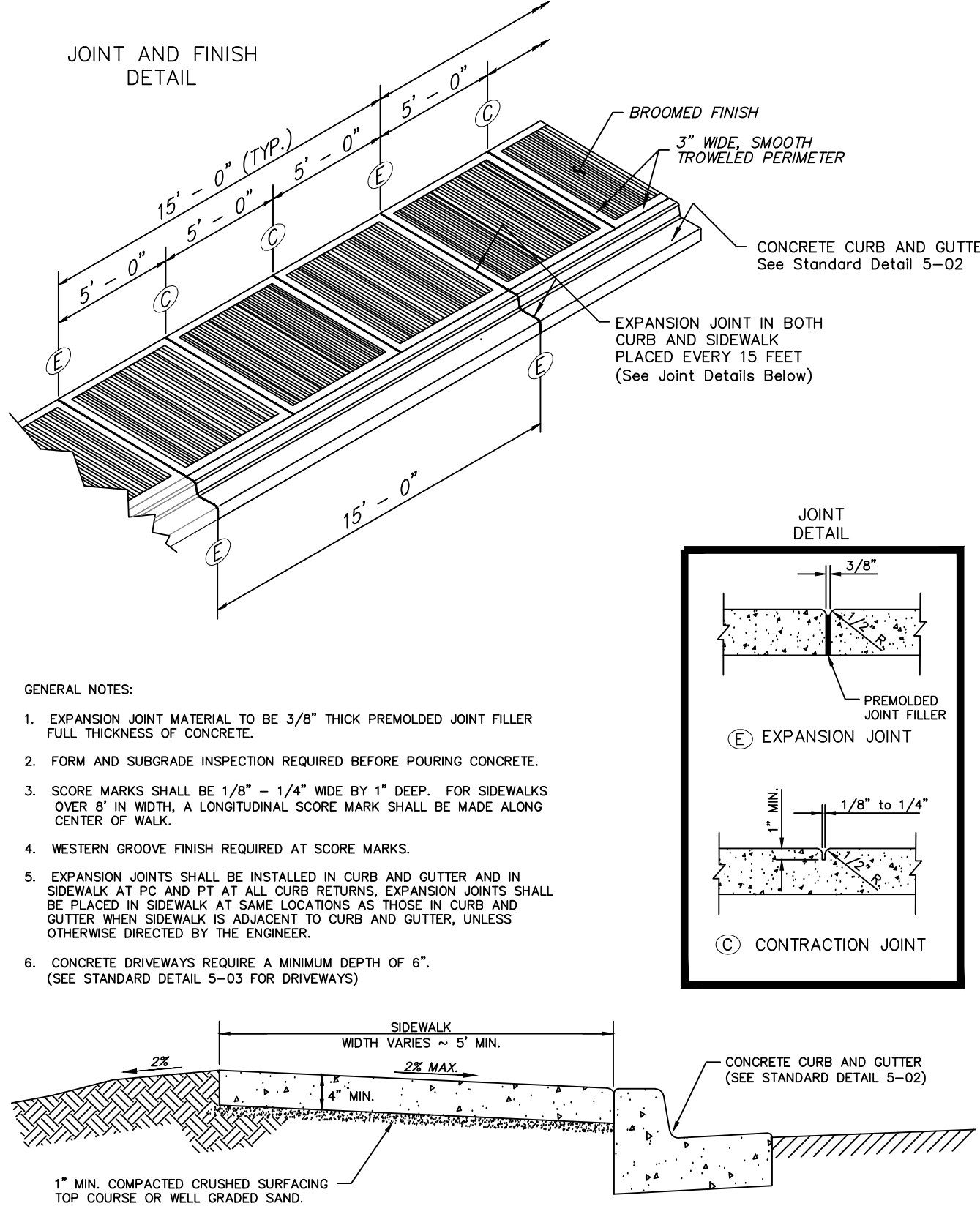
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	CEMENT CONCRETE CURB and GUTTER	5-02
2022 Standard Drawings			

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

CEMENT CONCRETE DRIVEWAY ENTRANCE TYPE 1



- NOTES
- When the driveway width exceeds 15 feet, construct a full depth expansion joint with 3/8" joint filler along the driveway centerline.
  - See Std. Plan 5-01 for sidewalk details.
  - Curb and gutter shown. See Standard Plan 5-02 for curb details.
  - Avoid placing drainage structures, junction boxes or other obstructions in front of driveway entrances.
  - Concrete mix shall be class 4000psi mix.
  - Driveway transition to existing driveways shall be asphalt or concrete.
  - Transition ped curbs shall be installed as needed.
  - Minimum 4" depth compacted CSTC shall be placed as base prior to concrete placement. (6" min. commercial)



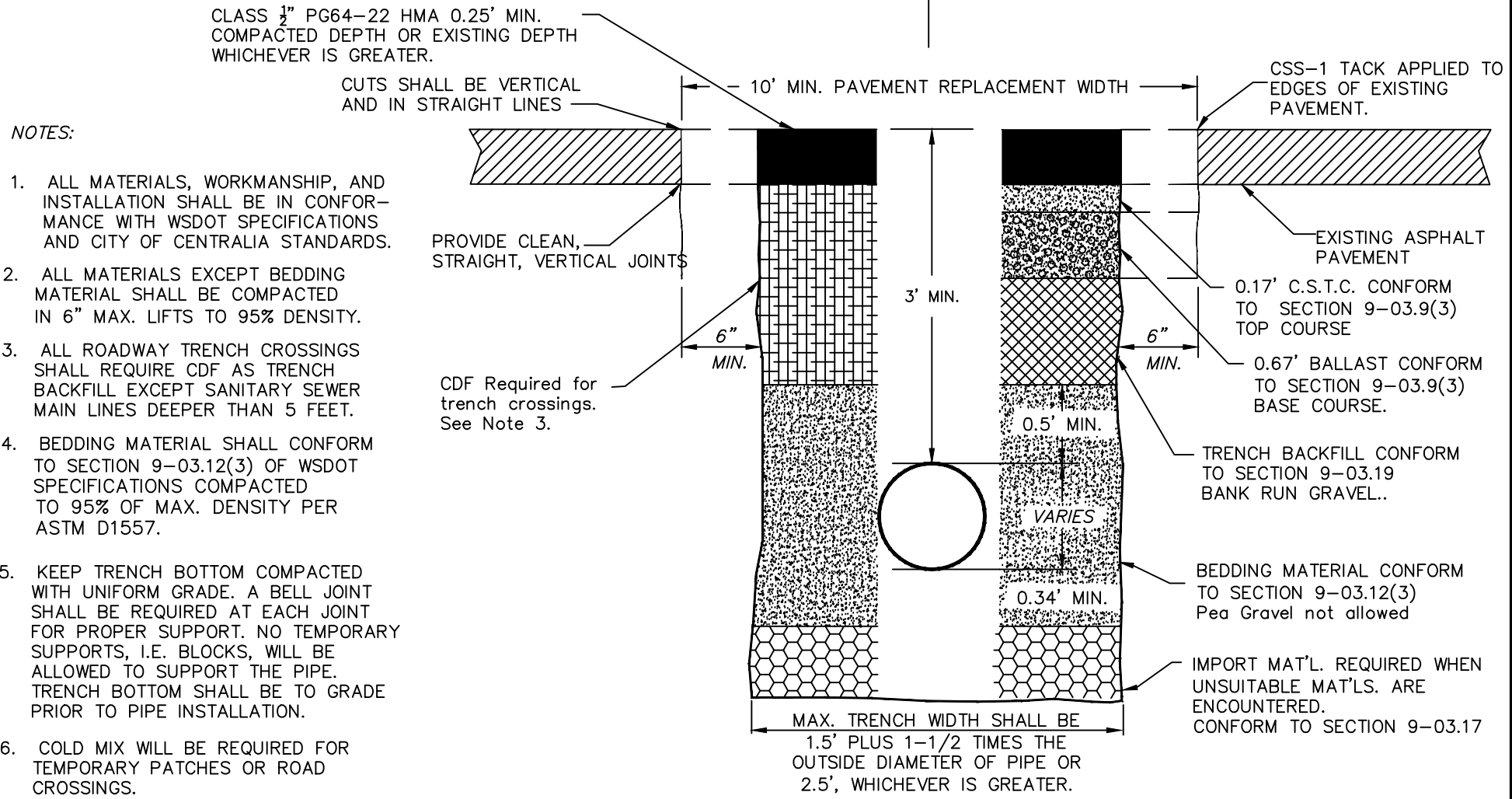
GENERAL NOTES:

- EXPANSION JOINT MATERIAL TO BE 3/8" THICK PREMOLDED JOINT FILLER FULL THICKNESS OF CONCRETE.
- FORM AND SUBGRADE INSPECTION REQUIRED BEFORE POURING CONCRETE.
- SCORE MARKS SHALL BE 1/8" - 1/4" WIDE BY 1" DEEP. FOR SIDEWALKS OVER 8' IN WIDTH, A LONGITUDINAL SCORE MARK SHALL BE MADE ALONG CENTER OF WALK.
- WESTERN GROOVE FINISH REQUIRED AT SCORE MARKS.
- EXPANSION JOINTS SHALL BE INSTALLED IN CURB AND GUTTER AND IN SIDEWALK AT PC AND PT AT ALL CURB RETURNS. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB AND GUTTER, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- CONCRETE DRIVEWAYS REQUIRE A MINIMUM DEPTH OF 6". (SEE STANDARD DETAIL 5-03 FOR DRIVEWAYS)

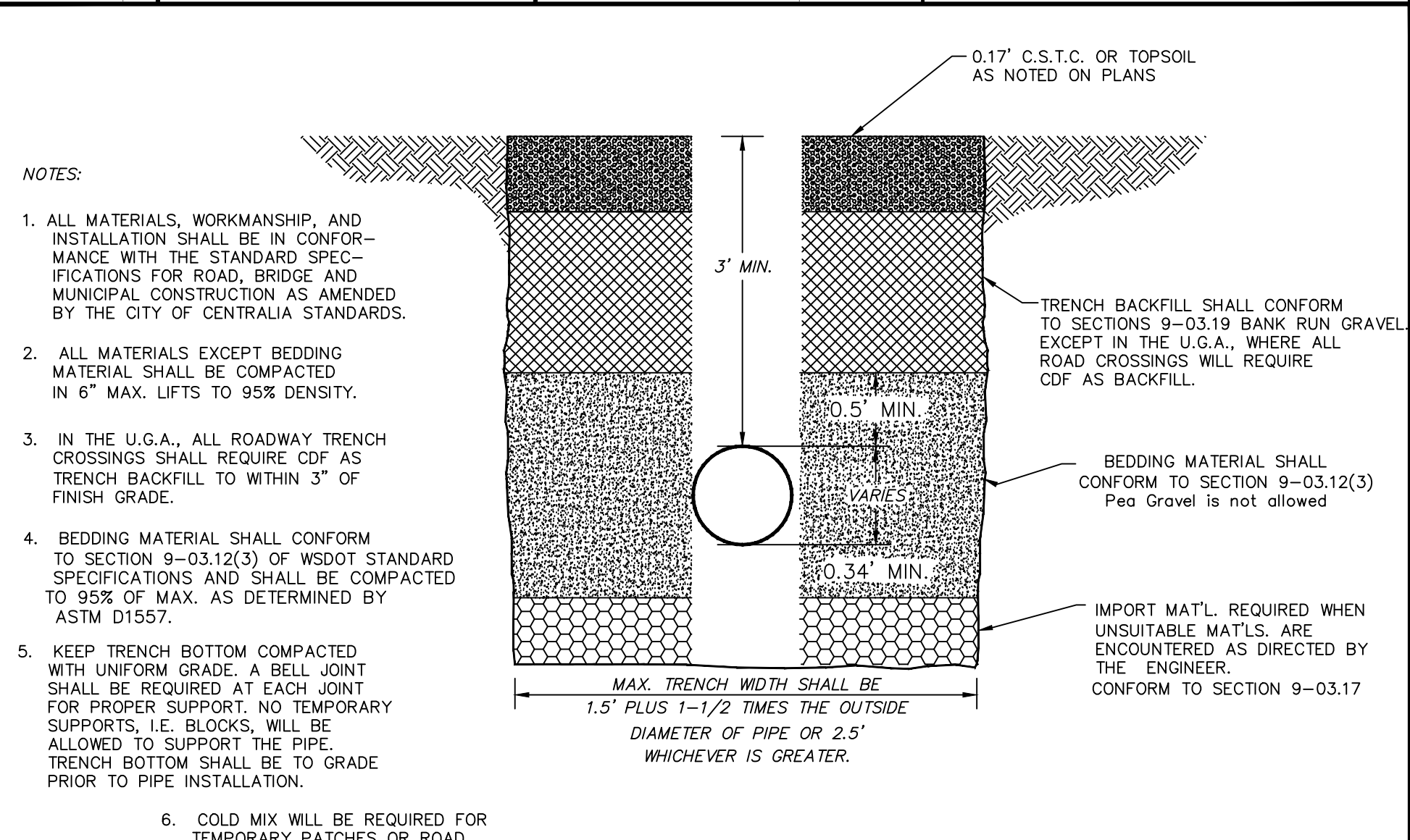
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06-2020	CEMENT CONCRETE DRIVEWAY COMMERCIAL	5-03A
2022 Standard Drawings			

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	SIDEWALK DETAILS	5-01
2022 Standard Drawings			

Road Crossings  
Longitudinal Trenches and Sanitary Sewer over 5' Deep

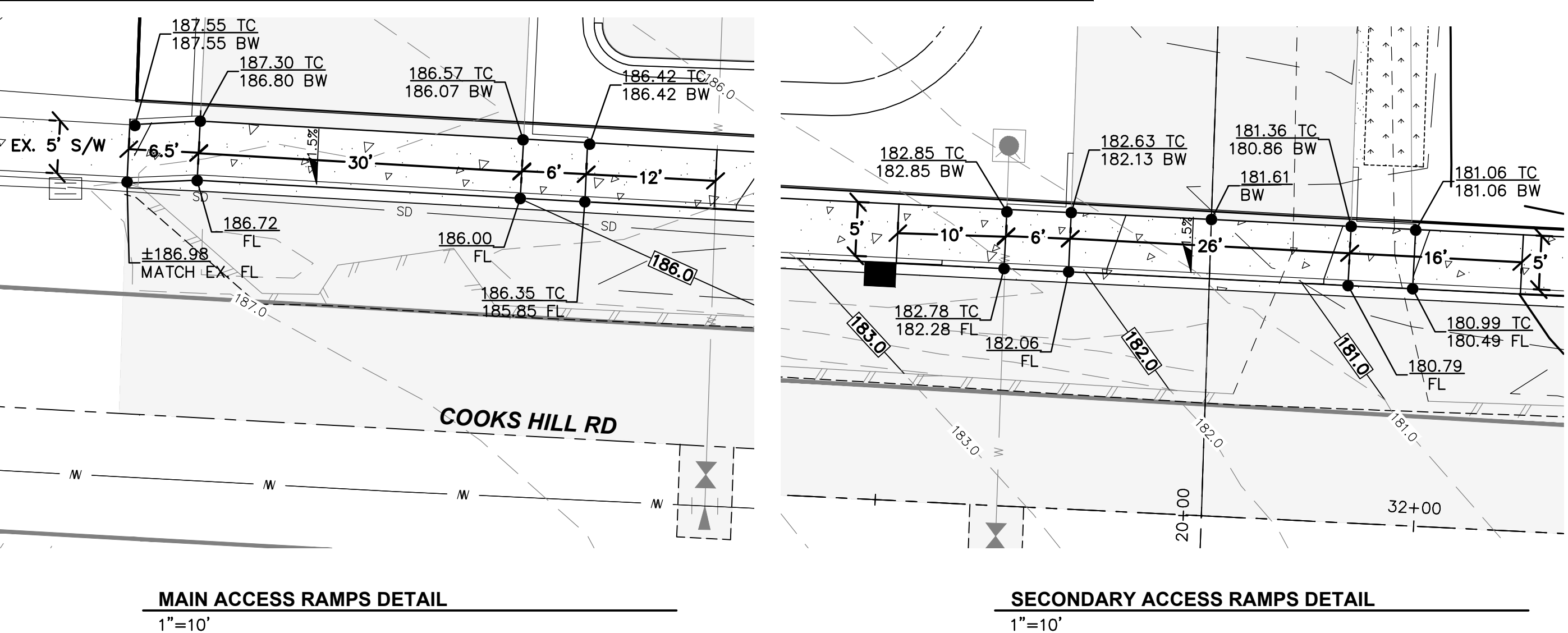


APPROVED BY	REVISED DATE	CITY OF CENTRALIA
CITY ENGINEER	06-2017	TRENCH RESTORATION ASPHALT PAVEMENT
2022 Standard Drawings		



APPROVED BY	REVISED DATE	CITY OF CENTRALIA
CITY ENGINEER	06-2017	TRENCH RESTORATION OUTSIDE PAVED AREA
2022 Standard Drawings		

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



REVISION	NO.	DATE	1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
	1	3.17.25		
	2	4.24.25		

DESIGNED BY: CLA/RWB	DRAWN BY: CLA/ALE	CHECKED BY: RWB	DATE: 03/14/2025	SCALE: N.T.S.
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THE PONDS PUD

CITY OF CENTRALIA

FRONTAGE IMPROVEMENT DETAILS AND NOTES

WA.

RB Engineering

DESIGN → PERMIT → MANAGE

OFF: (360) 740-8819

P.O. Box 923

CHEHALIS, WA 98532

EMAIL: CnPro@RBEngineers.com

JOB NUMBER 21101

DRAWING NAME C4.2\_FDT

C4.2

25 OF 29



ONSITE STREETLIGHT SCHEDULE						
LIGHT STD. (LS#)	CIRCUIT NO.	TYPE	MOUNTING HEIGHT	STATION, OFFSET	SERVICE 240 VOLTS COMMENTS	J BOX STATION, OFFSET
1	1	LED	25'-0"	STA. 32+44, 28.5' LT	8' SINGLE ARM MAST	STA. 32+45, 26.5' LT

WIRE SCHEDULE				
RUN NO.	CONDUIT SIZE	#8 AWG BARE GRD.	#8 AWG	COMMENTS
1	2" PVC	1	2	ILLUMINATION
2	2" PVC	1	2	PULL STRING

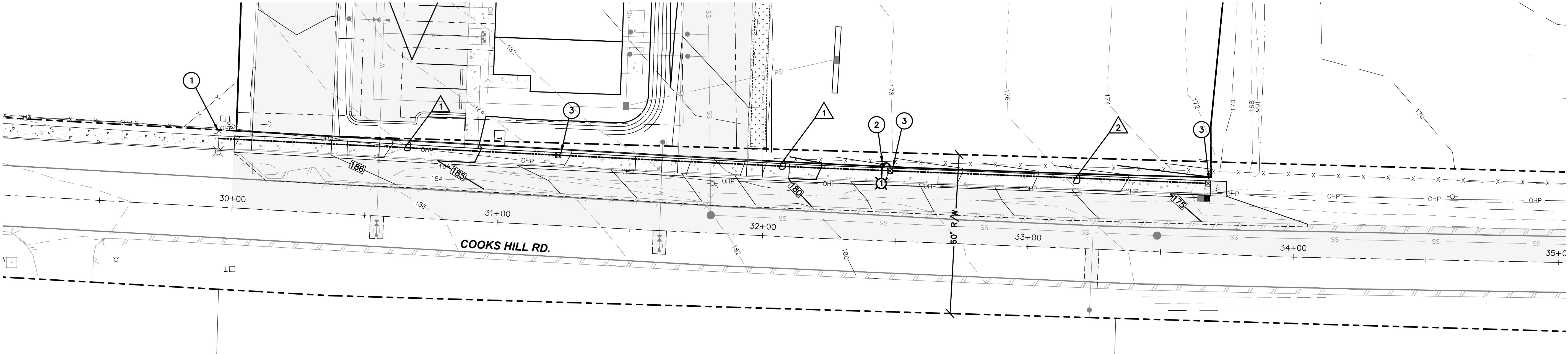
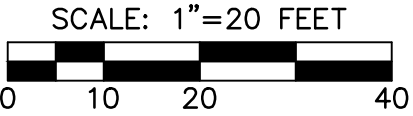
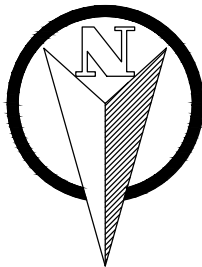
NOTE: PLACEMENT OF CONDUIT AND JUNCTION BOXES SHOWN ON PLANS IS FOR ILLUSTRATION PURPOSES ONLY. CONDUIT SHALL BE PLACED UNDER SIDEWALK AND SHALL BE WITHIN TWO FEET OF BACK EDGE OF SIDEWALK.

LEGEND:

- NEW LUMINAIRE
- TYPE 1 JUNCTION BOX
- NEW SREET LIGHT SERVICE
- CONDUIT RUN

STREET LIGHT CONSTRUCTION NOTES:

- LOCATE EXISTING STREET LIGHTING J-BOX AND EXTEND CONDUIT AND CIRCUIT FOR NEW STREET LIGHTS. VERIFY CIRCUIT VOLTAGE IS 240V.
- INSTALL STREET LIGHT FOUNDATION, STANDARD, LUMINAIRE AND ASSOCIATED HARDWARE PER DETAILS AND STREET LIGHTING REQUIREMENTS ON SHEET C5.2. SEE STREET LIGHT SCHEDULE THIS SHEET. PROVIDE CONCRETE PAD AROUND POLE BASE.
- INSTALL TYPE 1 JUNCTION BOX PER CITY STANDARD DETAIL 7-02 ON SHEET C5.2. SET FLUSH IN WALK AND WITH BACK OF WALK.



APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY ENGINEER

APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE.

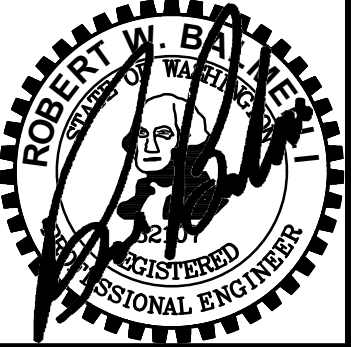
NO.	DATE	REVISION	
		1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
1	3.17.25		
2	4.24.25		
DESIGNED BY: CLA/RWB			
DRAWN BY: CLA/ALE			
CHECKED BY: _____			
DATE: 03/14/2025			
SCALE: 1"=20'			

THE PONDS PUD

CITY OF CENTRALIA

WA.

STREET LIGHTING PLAN



**RB Engineering**

DESIGN → PERMIT → MANAGE

P.O. Box 923  
Centralia, WA 98532

OFF: (360) 740-8819  
EMAIL: [info@rbengineers.com](mailto:info@rbengineers.com)



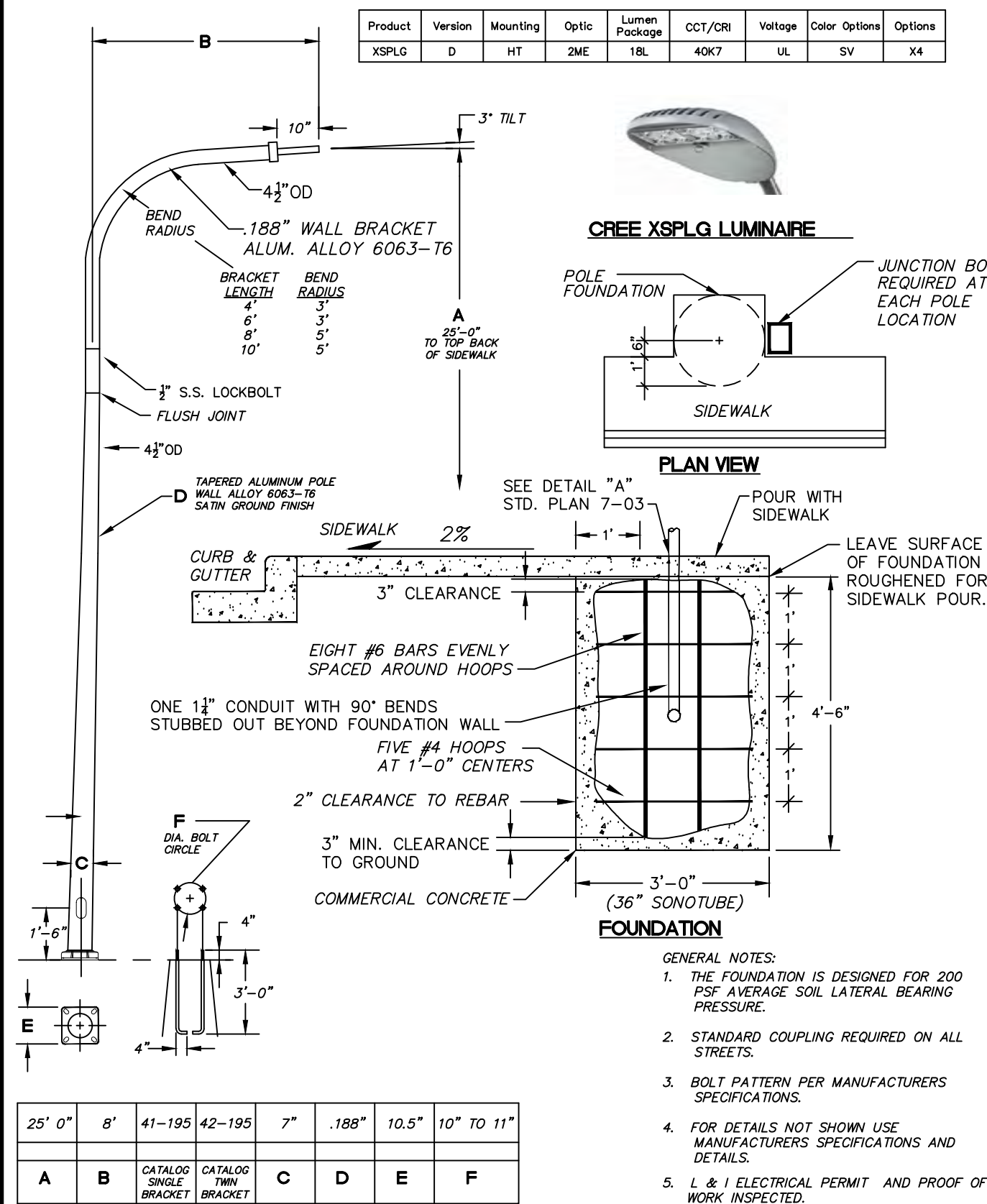
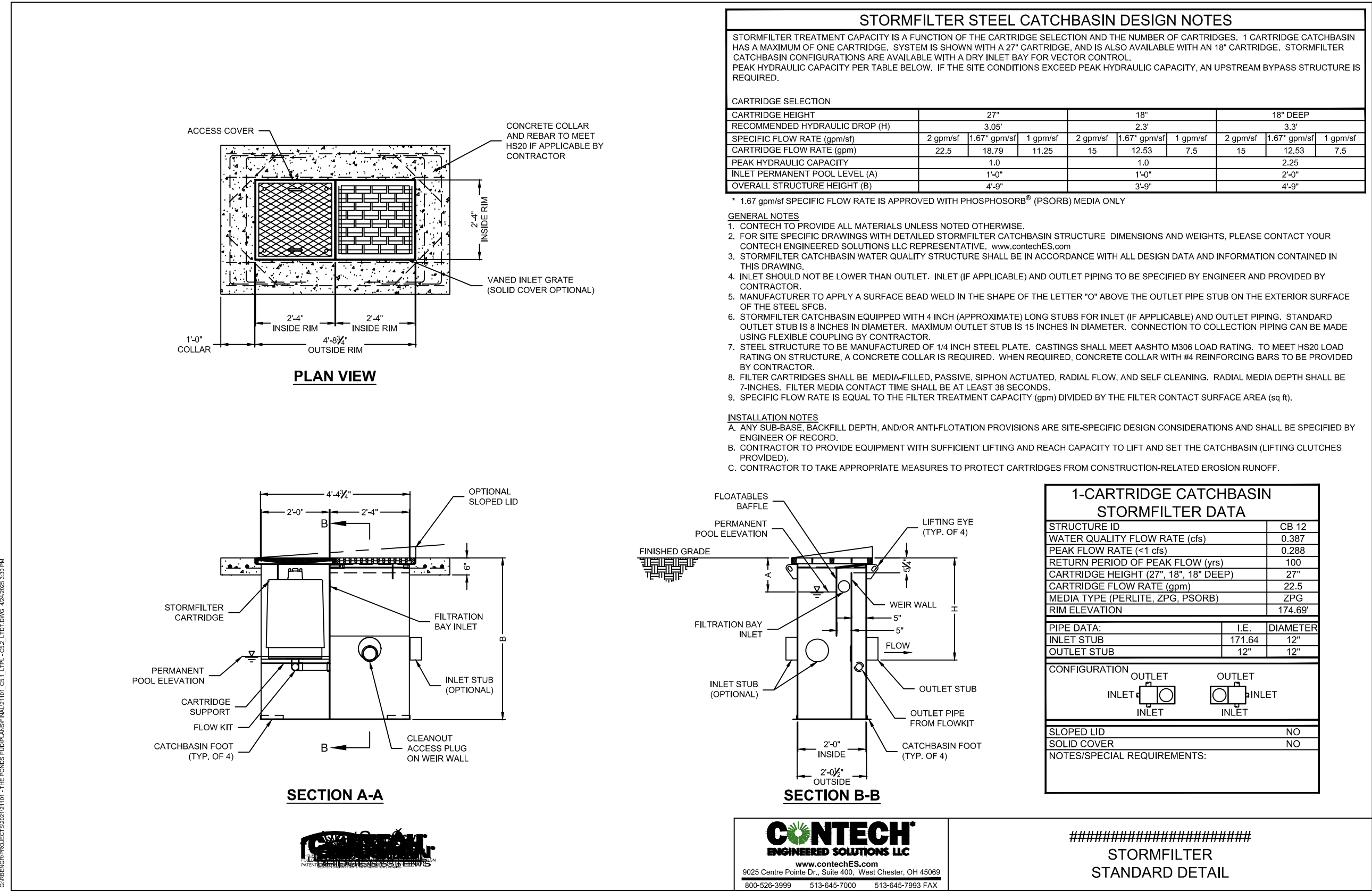
JOB NUMBER  
21101

DRAWING NAME  
C5.1\_LTPL

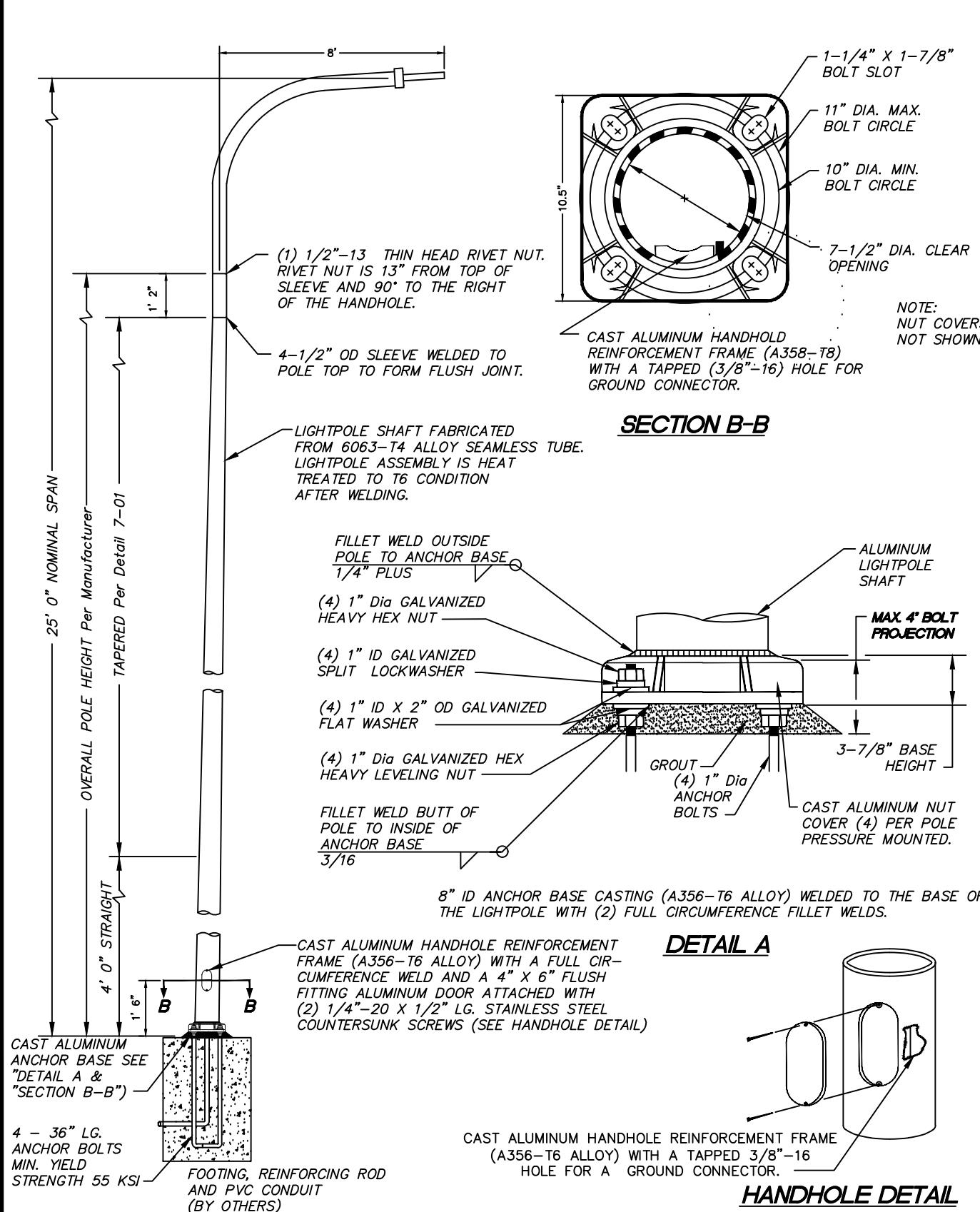
**C5.1**

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APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	02/2020	STREET LIGHT DETAILS	7-01
2022 Standard Drawings			



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	02/2020	LIGHT POLE DETAIL	7-03
2022 Standard Drawings			

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	06/2020	STREET LIGHT CONSTRUCTION GENERAL NOTES	1 of 2
2022 Standard Drawings			

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	06/2020	STREET LIGHT CONSTRUCTION GENERAL NOTES	2 of 2
2022 Standard Drawings			

REVISION

NO.	DATE	1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
1	3/17/25		
2	4/24/25		

DESIGNED BY: CLA/RWB  
DRAWN BY: CLA/ALE  
CHECKED BY: RWB  
DATE: 03/14/2025  
SCALE: N.T.S.

THE PONDS PUD

CITY OF CENTRALIA

WA.

STREET LIGHTING DETAILS AND NOTES

RB Engineering

DESIGN → PERMIT → MANAGE

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

JOB NUMBER

21101

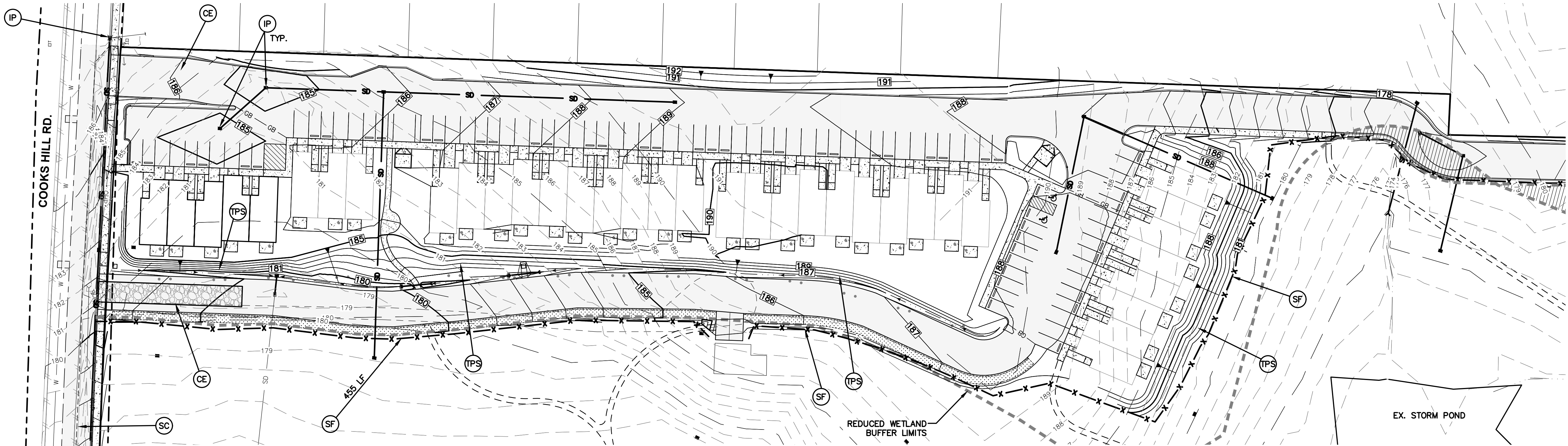
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#### WSDOE BMP LIST:

CONTRACTOR SHALL HAVE A COPY OF THE PROJECT SWPPP ONSITE AT ALL TIMES DURING CONSTRUCTION. SEE SWPPP FOR LISTED BMPs.

- (CE)** CONSTRUCTION ENTRANCE – BMP C105  
CONTRACTOR SHALL INSTALL 15 FT WIDE CONSTRUCTION ENTRANCE/EXIT USING 4 TO 8 INCH MINUS QUARRY ROCK 12 INCHES THICK PER CITY STD. DETAIL. CRUSHED CONCRETE WILL NOT BE ALLOWED. PLACE A WOVEN GEOTEXTILE WITH A GRAB TENSILE STRENGTH OF 200 PSI IF SOFT SOILS ARE ENCOUNTERED. PROVIDE LENGTH PER PLAN. CONTRACTOR SHALL REMOVE ALL SILT FENCING ONCE THE PROJECT IS COMPLETED OR DETERMINED TO BE STABILIZED BY THE PROJECT ENGINEER.
- (TPS)** TEMPORARY AND PERMANENT SEEDING – BMP C120  
CONTRACTOR TO PROVIDE APPLY TEMPORARY AND PERMANENT HYDRO-SEEDING AS OUTLINED ON THE APPROVED TESC. PROVIDE SEED MIXES AT A RATE OF 120 POUNDS PER ACRE. SEED MIXES TO USE ARE PER APPLICABLE WSDOE TABLE 4.1.2 TEMPORARY EROSION CONTROL SEED, 4.1.3 LANDSCAPING SEED, 4.1.4 LOW-GROWING TURF SEED, 4.1.5 BIO-SWALE SEED, 4.1.6 WET AREA SEED AND 4.1.7 MEADOW SEED MIX. USE TYPICAL FERTILIZER OF 10-4-6 NPK AT A RATE OF 90 POUNDS PER ACRE AND MULCH PER BMP C121. ALL SLOPE AREAS SHALL BE SCARIFIED WITH TRACKED VEHICLE PERPENDICULAR TO THE SLOPE PRIOR TO SEEDING SLOPE.
- (SC)** SAWCUTTING AND SURFACING POLLUTION PREVENTION – BMP C152  
CONTRACTOR SHALL PROTECT ALL DRAINS FROM PROCESS WATER USED FOR SAWCUTTING ASPHALT AND CONCRETE PAVEMENTS. ALL PROCESS WATER SLURRY SHALL BE COLLECTED AND REMOVED FROM THE SITE AND DISPOSE PROCESS WATER IN A MANNER THAT DOES NOT VIOLATE GROUND OR SURFACE WATER QUALITY STANDARDS.
- (OP)** OUTLET PROTECTION – BMP C209  
CONTRACTOR TO PROVIDE OUTLET PROTECTION AT ALL LOCATION IDENTIFIED ON THE APPROVED TESC PLAN. OUTLET PROTECTION SHALL CONSIST OF 8-INCH MINUS QUARRY ROCK PADS A MINIMUM OF 4-FEET WIDE BY 6-FEET LONG.
- (IP)** STORM DRAIN INLET PROTECTION – BMP C220  
CONTRACTOR TO PROVIDE INLET PROTECTION ON ALL NEW CATCH BASIN INLETS IMMEDIATELY AFTER INSTALLATION. ALL EXISTING CATCH BASINS WITHIN 500 FEET OF THE SITE CONSTRUCTION ENTRANCE SHALL ALSO RECEIVE INLET PROTECTION. SEE DETAIL ON APPROVED PLANS. REMOVE THE BMP'S ONCE THE SITE IS DETERMINED TO BE STABILIZED BY THE PROJECT ENGINEER.
- (SF)** SILT FENCING – BMP C233  
CONTRACTOR SHALL INSTALL ALL SILT FENCING PER APPROVED TESC PLAN AND CITY STD. DETAIL. SILT FENCING ALONG THE CLEARING LIMITS SHALL BE ORANGE IN COLOR. SEE PROJECT SWPPP FOR SILT FENCING SPECIFICATIONS.

#### TESC GENERAL NOTES:

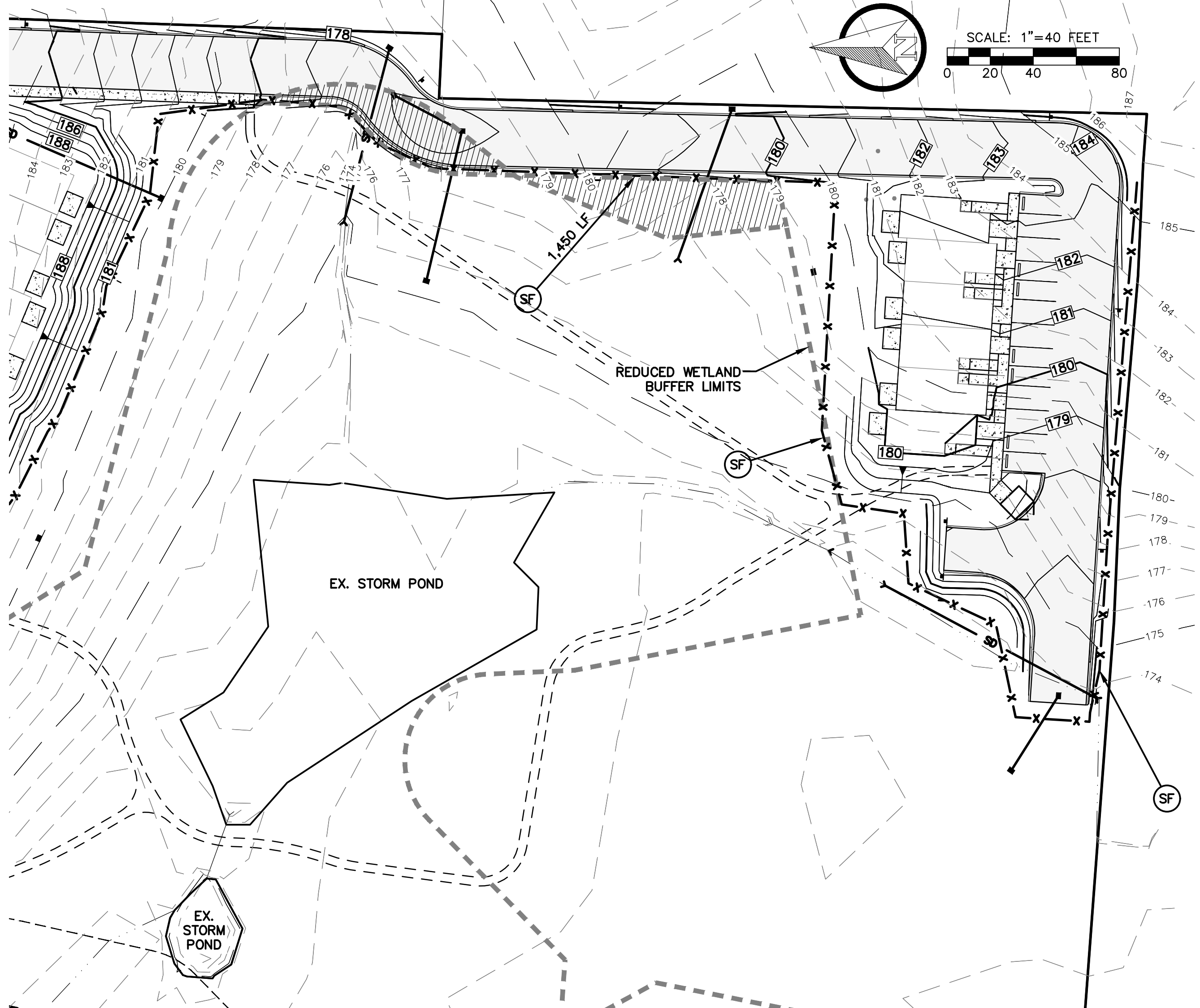
1. A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD WILL BE ASSIGNED TO THE SITE FOR WEEKLY INSPECTIONS AND DMR REPORT SUBMITTALS TO WSDOE. SEE CONSTRUCTION SWPPP FOR CESCL CONTACT INFORMATION.
2. ESTABLISH SOIL QUALITY AND DEPTH AT ALL LOCATIONS TEMPORARY AND PERMANENT SEEDING HAS OCCURRED. ONCE ESTABLISHED, PROTECT FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
3. SOILS MUST NOT REMAIN EXPOSED AND UNWORKED FOR MORE THAN THE TIME PERIODS SET FORTH BELOW TO PREVENT EROSION:  
  
DURING THE DRY SEASON (MAY 1 – SEPTEMBER 30): 7 DAYS  
  
DURING THE WET SEASON (OCTOBER 1 – APRIL 30): 2 DAYS
4. ALL EXPOSED SOIL AREAS SHALL BE COVERED WITH MIN. 6" OF AMENDED SOILS PRIOR TO PERMANENT SEEDING.

#### EROSION CONTROL RESPONSIBILITY:

EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. NO SILTATIONS OF EXISTING OR PROPOSED DRAINAGE FACILITIES SHALL BE ALLOWED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SILTS TO OFF-SITE PROPERTIES.

CONTRACTOR SHALL MAINTAIN PUBLIC STREETS FREE OF SILT, DUST, SOIL, AND DEBRIS. CONTRACTOR SHALL IMMEDIATELY COMPLY WITH CITY REQUESTS TO REMOVE SAID MATERIALS FROM STREET.

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



DESIGNED BY: CLA/RWB	NO.	DATE	REVISION
	1	3.17.25	1ST REVIEW COMMENTS
DRAWN BY: CLA/ALE	2	4.24.25	2ND REVIEW COMMENTS
CHECKED BY: _____			
DATE: 03/14/2025			
SCALE: 1"=40'			

THE PONDS PUD

CITY OF CENTRALIA WA.

TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN

**RB Engineering**  
DESIGN → PERMIT → MANAGE  
P.O. Box 923  
CHEHALIS, WA 98532  
OFF: (360) 740-8819  
EMAIL: [info@rbengineering.com](mailto:info@rbengineering.com)

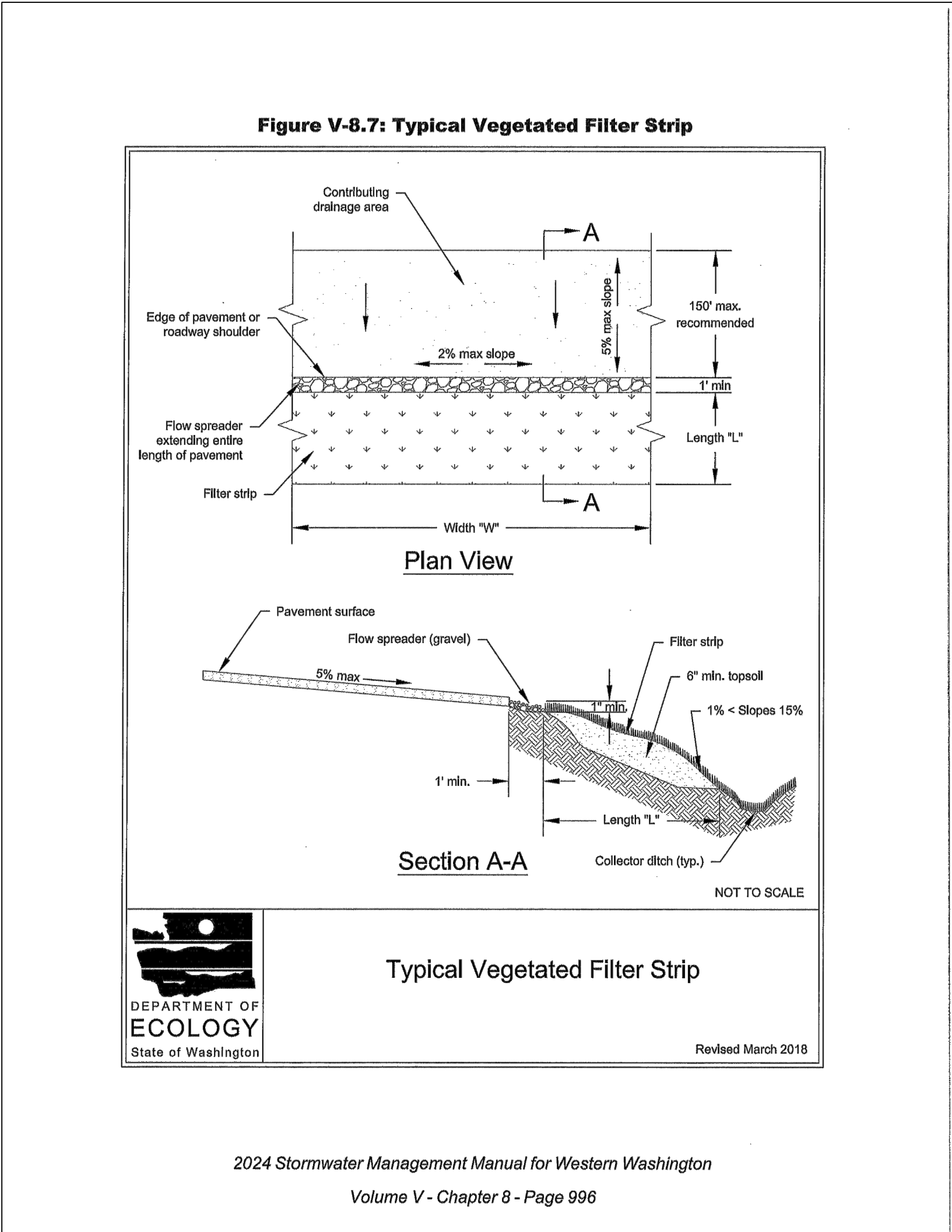
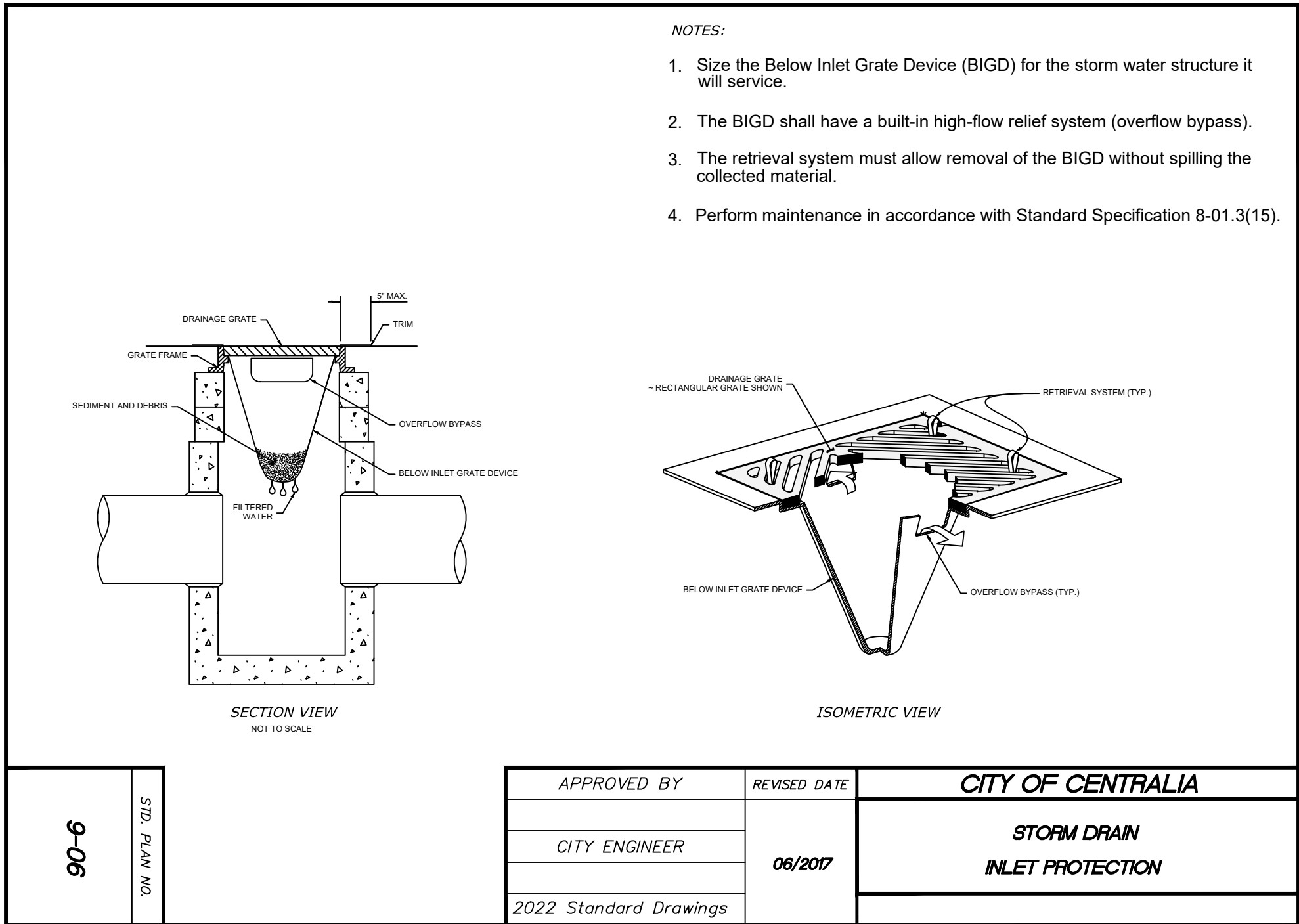
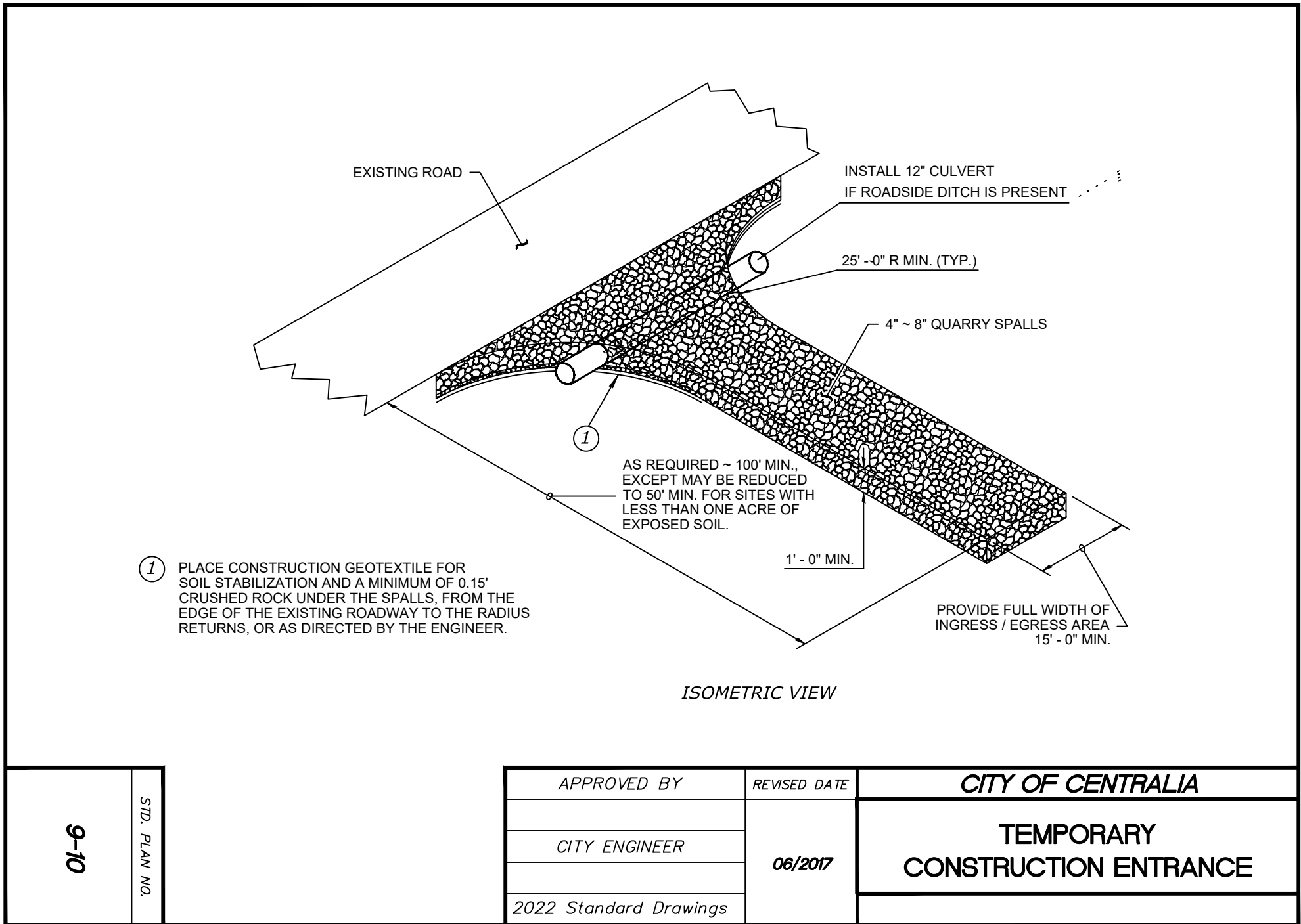
**811** know what's below. Call 811 before you dig.

JOB NUMBER  
21101

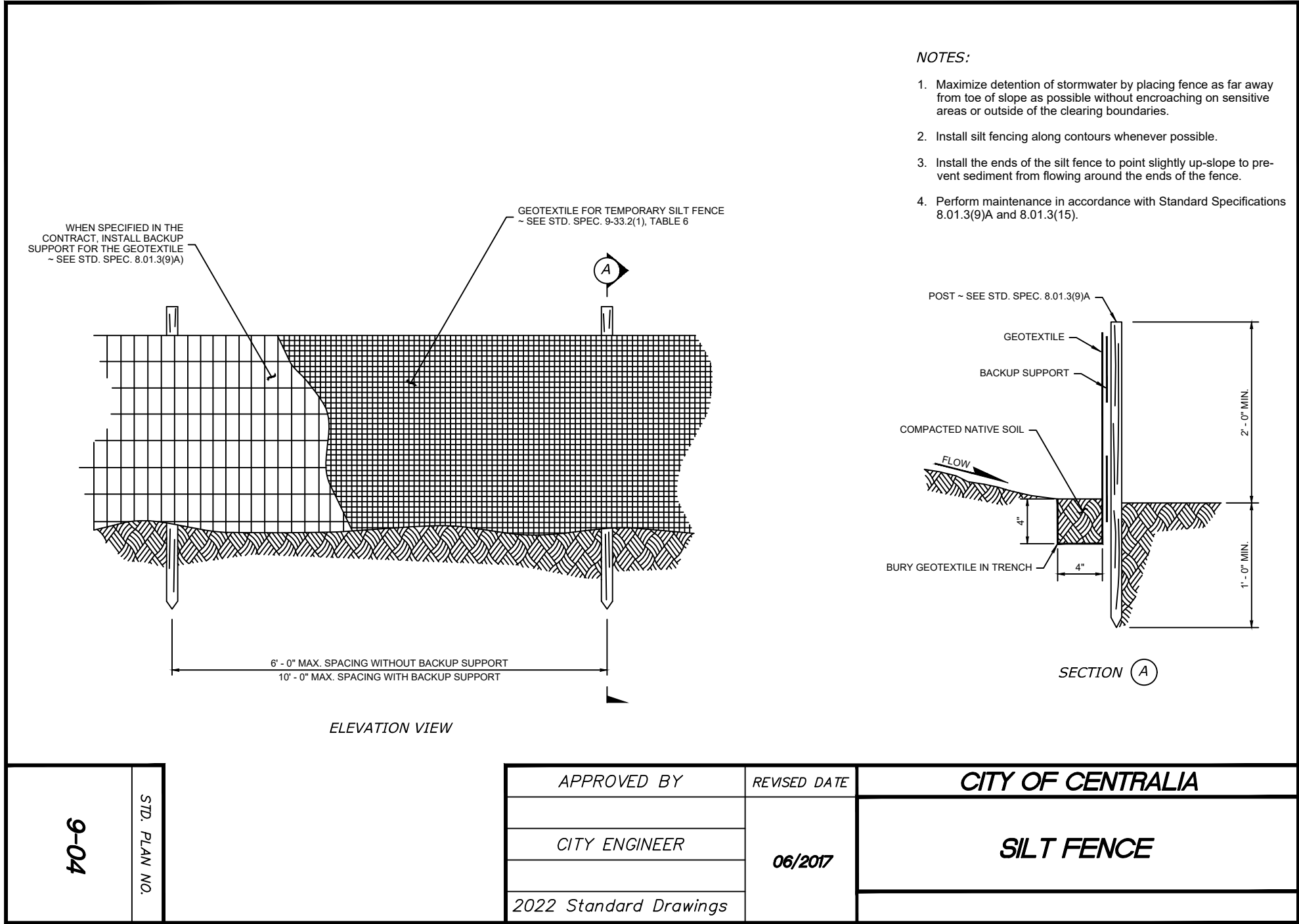
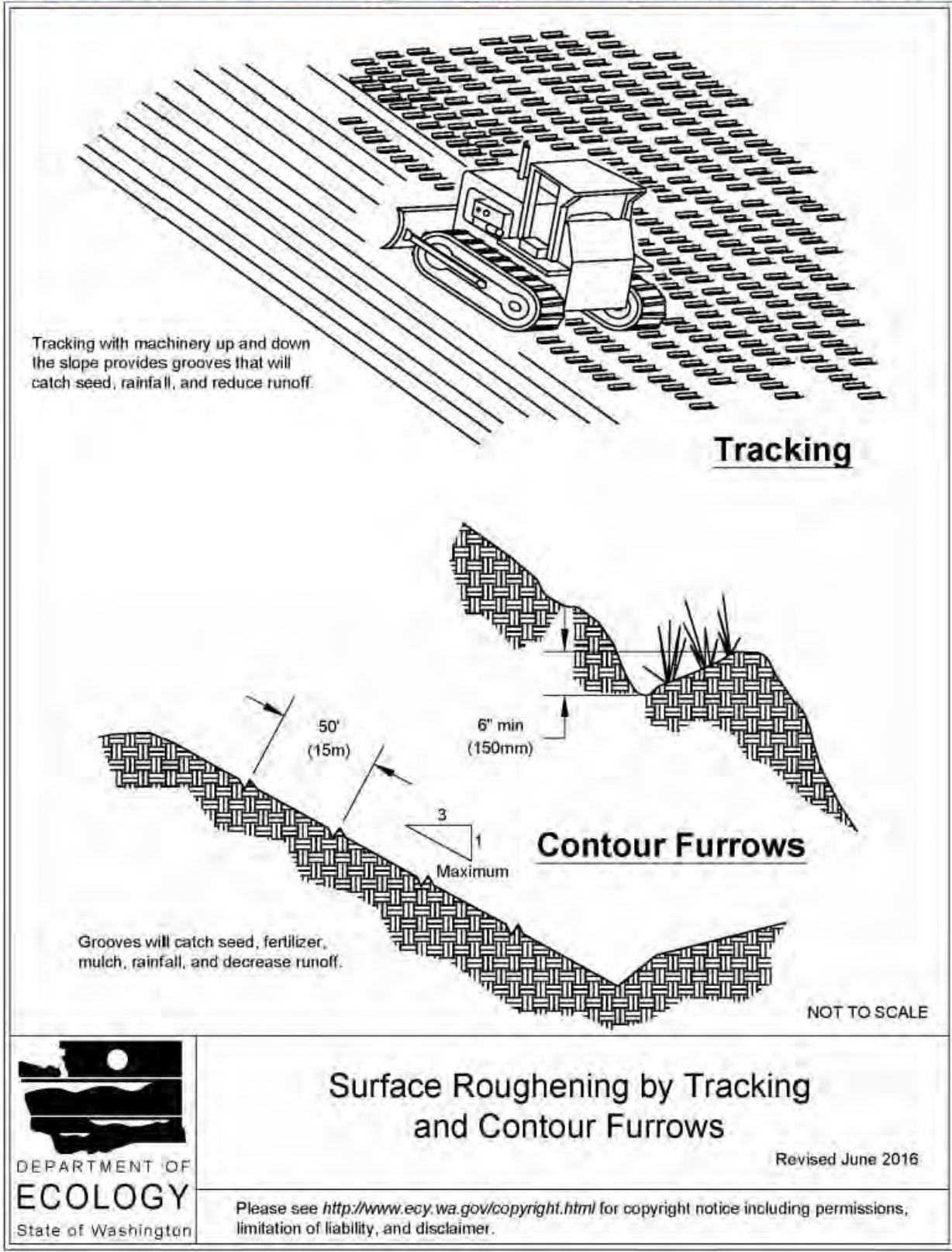
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**C6.1**  
28 OF 29





**Figure II-3.5: Surface Roughening by Tracking and Contour Furrows**



APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY ENGINEER

APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE.

REVISION	NO.	DATE	1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
	1	3.17.25		
	2	4.24.25		

DESIGNED BY: CLA/RWB  
DRAWN BY: CLA/ALE  
CHECKED BY: RWB  
DATE: 03/14/2025  
SCALE: N.T.S.

THE PONDS PUD

EROSION CONTROL DETAILS AND NOTES

CITY OF CENTRALIA

WA.

ROBERT V. BAKER  
REGISTERED PROFESSIONAL ENGINEER  
P.E. No. 12345  
EXPIRATION DATE 12/31/2025

**RB Engineering**  
DESIGN → PERMIT → MANAGE  
P.O. Box 923  
CHEHALIS, WA 98532  
OFF: (360) 740-8919  
EMAIL: [info@rbengineering.com](mailto:info@rbengineering.com)

**811** know what's below. Call 811 before you dig.

JOB NUMBER  
21101

DRAWING NAME  
C6.2\_ECOT

**C6.2**

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# 710 S Yew Street

