



Site Plan Review Committee

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360-330-7662

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SITE PLAN REVIEW COMMITTEE

Meeting Agenda

Monday, June 23, 2025

Join Zoom meeting: [Public Meeting 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

10:00 AM – Site Plan Review (pgs. 1-10)

Project Name:

Steel Creek Flats

Applicant/Owner:

Austin Groves, RJ Development

Property Address:

210 W Magnolia Street

Contact Phone:

360.528.3343

Email:

austin@ridevelopment.com

Zone:

C-3, Core Commercial District

Comp. Plan:

CBD, Central Business District

Parcel Information:

002003-001-001, 0.55 AC

Request:

Final civil plan approval for a development including two structures with sixteen apartments each and all associated infrastructure.

PROJECT INFORMATION:

APPLICANT:	RJ DEVELOPMENT 401 CENTRAL ST SE OLYMPIA, 98501
SITE ADDRESS:	215 N PEARL ST CENTRALIA, WA 98531
PARCEL NUMBER:	002033001000
ZONING (CITY):	C1 - GENERAL COMMERCIAL
LOTS :	1 EXISTING 1 PROPOSED
ACRES:	0.55
SITE SOILS:	SPANAWAY GRAVELLY SANDY LOAM
WATER:	CITY OF CENTRALIA
SANITARY SEWER:	CITY OF CENTRALIA
GRADING:	230± CY CUT 100± CY FILL
PARKING STALLS:	8.5'X20' (TYP 28)

GEOTECHNICAL INFORMATION:

A GEOTECHNICAL REPORT WAS PREPARED BY SAGE GEOTECHNICAL. ALL CONSTRUCTION SHALL COMPLY WITH THIS REPORT.

TOPOGRAPHIC INFORMATION:

TOPOGRAPHIC INFORMATION DEPICTED IN THESE DRAWINGS WAS PROVIDED BY MTN2COAST. TOPOGRAPHIC INFORMATION WAS NOT FIELD VERIFIED BY FULLER DESIGNS.

BASIS OF BEARING:
WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/2011
BASED ON GPS TIES TO MONUMENTS POST PROCESSED THROUGH OPUS.

BASIS OF ELEVATION:
NAVD 88 BASED ON GPS TIES TO MONUMENTS POST PROCESSED THROUGH OPUS.

LEGEND

LINETYPES	EXISTING	PROPOSED	DESC.
			BUILDING FOOTPRINT
			BUILDING SETBACK
— XX —	— XX —		CONTOUR LINE (MAJOR)
— XX —	— XX —		CONTOUR LINE (MINOR)
			CULVERT
			DITCH
			EASEMENT
			EDGE OF PAVEMENT
			EDGE OF GRAVEL
— X — X —	— X — X —		FENCE
— FW —	— FW —		FIRE LINE
— FM —	— FM —		FORCE MAIN
— G —	— G —		GAS MAIN
			GRADE BREAK
			LANDSCAPE
			LOT LINE
			PROJECT BOUNDARY
			RIGHT-OF-WAY
			ROAD CENTERLINE
			ROAD CUT LINE
— SS —	— SS —		SANITARY SEWER PIPE
— ST —	— ST —		STORM PIPE
			SIDEWALK
— SF —	— SF —		SILT FENCE
— UE —	— UE —		UNDERGROUND ELECTRIC
— OE —	— OE —		OVERHEAD ELECTRIC
— OT —	— OT —		TELECOMMUNICATION
— W —	— W —		WATER

HATCH	EXISTING	PROPOSED	DESC.
			AC PAVEMENT
			BRICK
			CONCRETE
			GRAVEL
			LANDSCAPE / GRASS AREA
			OPEN SPACE LANDSCAPE

ABBREVIATIONS:

AC	ASPHALT CONCRETE
BCR	BEGIN CURB RETURN
BM	BENCHMARK
BVCS	BEGIN VERTICAL CURVE STATION
BCVE	BEGIN VERTICAL CURVE ELEVATION
BLDG	BUILDING
CATV	CABLE TELEVISION
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CY	CUBIC YARD
°	DEGREES
Ø	DIAMETER
EE	ELECTRICAL
ECR	END CURB RETURN
EL	ELEVATION
EOP	EDGE OF PAVEMENT
EVCS	END VERTICAL CURVE STATION
EVCE	END VERTICAL CURVE ELEVATION
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
G	GUTTER
GB	GRADE BREAK
GM	GAS METER
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
IE	INVERT ELEVATION
K	CALCULATED CURVE VALUE
L	LENGTH
LCV	LENGTH VERTICAL CURVE
LF	LINEAR FEET
LT	LEFT
M	METER
MH	MAN HOLE
MJ	MECHANICAL JOINT
NAP	NOT A PART OF PROJECT
NFC	NOT FOR CONSTRUCTION
OHP	OVER HEAD POWER
P	POWER
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLY-VINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RFC	RELEASED FOR CONSTRUCTION
ROW	RIGHT OF WAY
RPBA	REDUCED PRESSURE BACKFLOW ASSEMBLY
RT	RIGHT
S	SLOPE
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
ST	STORM
STA	STATION
SW	SIDEWALK
T	TELEPHONE
TB	TRUST BLOCK
TC	TOP OF CURB/CONCRETE
TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
TYP	TYPICAL
UGP	UNDERGROUND POWER
W	WATER
WM	WATER METER
WV	WATER VALVE
±	APPROXIMATELY
%	PERCENT
Δ	DELTA

SYMBOLS	EXISTING	PROPOSED	DESC.
			CATCH BASIN
			FIRE HYDRANT
			GAS METER
			GAS VALVE
			ILLUMINARE & POLE
			IRRIGATION CONTROL VALVE
			JUNCTION BOX
			MAIL BOX
			POWER TRANSFORMER
			SANITARY SEWER CLEANOUT
			SANITARY SEWER MANHOLE
		XXX	SPOT ELEVATION
			STORM MANHOLE
			STREET SIGN
			SURFACE FLOW
			TELEPHONE VAULT/MANHOLE
			TREE
			UTILITY POLE
			WATER METER
			WATER VALVE

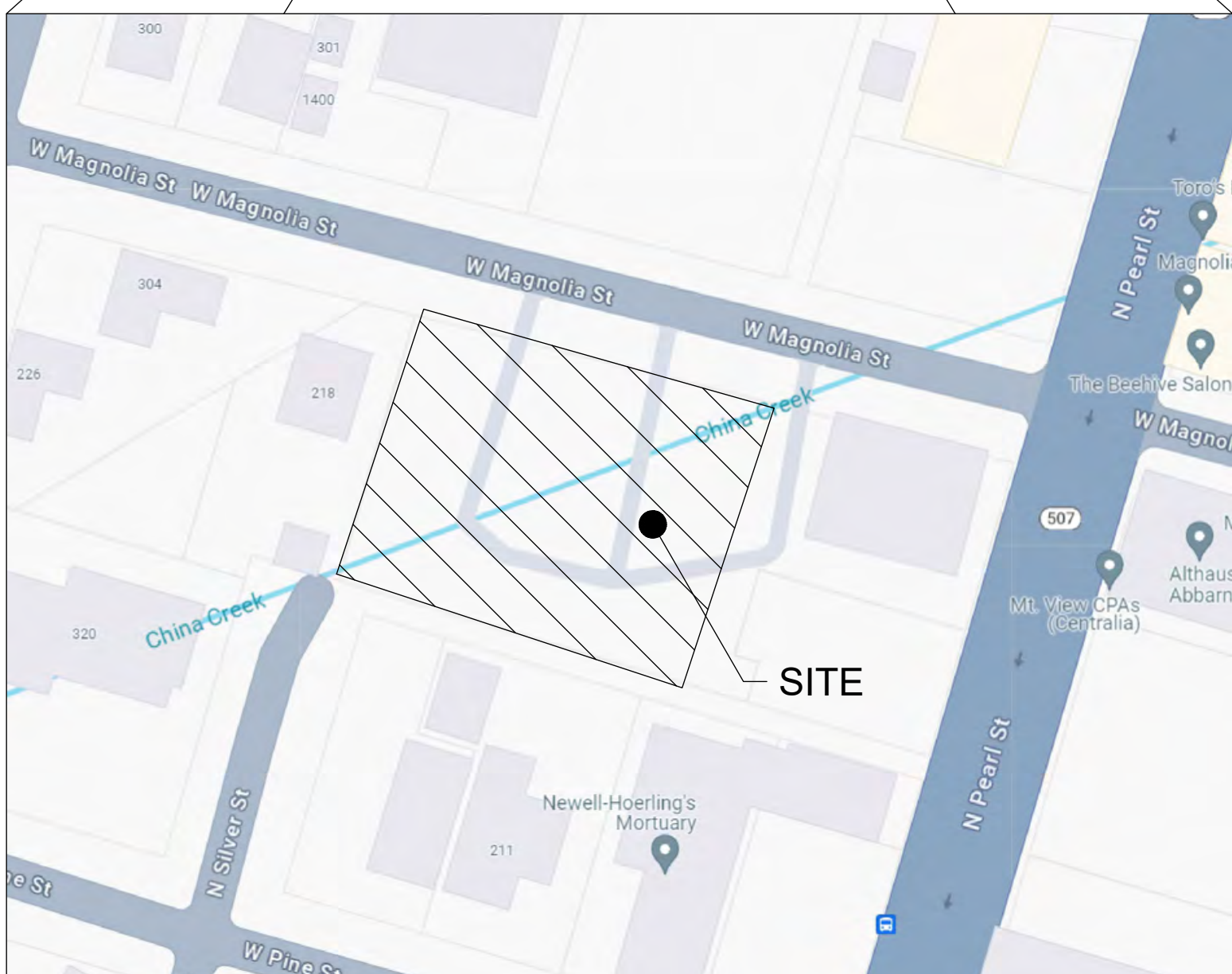
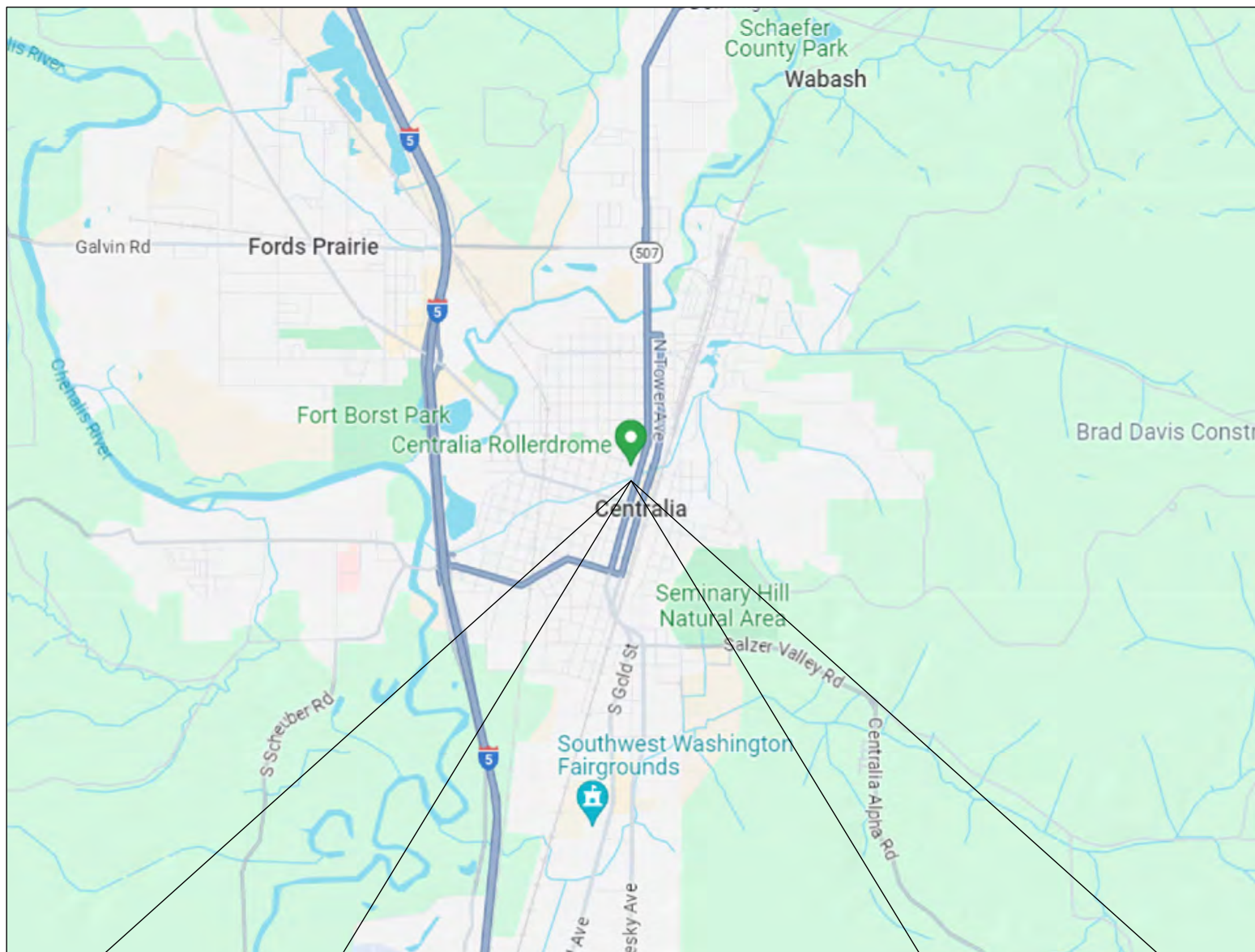
W MAGNOLIA ST (RJ DEVELOPMENT)

SECTION 08 TOWNSHIP 14N RANGE 02W

CITY OF CENTRALIA

WASHINGTON

VICINITY MAP



DRAWING CONTENTS:

- C0.1 - CIVIL COVER
- C1.1 - OVERALL SITE & TESC PLAN
- C2.1 - HORIZONTAL CONTROL PLAN
- C3.1 - GRADING & DRAINAGE PLAN
- C3.2 - GRADING & DRAINAGE DETAILS
- C4.1 - UTILITY PLAN
- C4.2 - UTILITY DETAILS
- C4.3 - UTILITY DETAILS
- C5.1 - FRONTAGE IMPROVEMENTS PLAN
- C5.2 - FRONTAGE IMPROVEMENTS DETAILS

APPROVED FOR CONSTRUCTION

BY _____ DATE _____

CITY ENGINEER

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE



PROJECT SPECIFICATIONS:

THE WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, 2024 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) (HEREAFTER "STANDARD SPECIFICATIONS").

ALSO INCORPORATED INTO THESE CONTRACT DOCUMENTS BY REFERENCE ARE:

- A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- B. CITY ROAD STANDARDS
- C. CITY DRAINAGE STANDARDS
- D. THE INTERNATIONAL BUILDING CODE (IBC)

CURRENT EDITIONS OF THESE STANDARDS SHALL BE USED WHICH EXIST ON THE DATE OF CONTRACT ACCEPTANCE.

CONTRACTOR SHALL OBTAIN COPIES OF THESE PUBLICATION AT CONTRACTOR'S OWN EXPENSE.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, SUPPLIES AND INCIDENTALS REQUIRED TO COMPLETE ALL WORK SHOWN ON THESE DRAWINGS. ONCE WORK IS COMPLETED CONTRACTOR SHALL OBTAIN ACCEPTANCE BY THE CITY AND PROJECT ENGINEER.

THE INTENT OF THESE DRAWINGS IS TO PRESCRIBE A COMPLETE PROJECT. OMISSIONS FROM THE DRAWINGS OF DETAIL OF WORK WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE OMITTED WORK.

ANY PROPOSED ALTERATIONS BY THE CONTRACTOR AFFECTING THE REQUIREMENTS AND INFORMATION IN THESE DRAWINGS SHALL BE IN WRITING AND WILL REQUIRE APPROVAL OF THE ENGINEER AND CITY OF CENTRALIA ENGINEERING DEPARTMENT.

WORK IN RIGHT OF WAY:
CONTRACTOR SHALL OBTAIN A RIGHT OF WAY PERMIT PRIOR TO COMMENCING ANY WORK LOCATED IN RIGHT OF WAY. ALL WORK PERFORMED IN THE RIGHT OF WAY SHALL ADHERE TO DRAWINGS, STANDARD SPECIFICATIONS, AND REQUIREMENTS OUTLINED IN THE RIGHT OF WAY PERMIT.

RECORD DRAWINGS:
FULLER DESIGNS IS REQUIRED BY THE CITY TO PROVIDE RECORD DRAWING CERTIFICATION PRIOR TO FINAL CITY ACCEPTANCE. FULLER DESIGNS WILL NOT CERTIFY RECORD DRAWINGS WITHOUT INSPECTION OF BELOW GRADE UTILITIES AND STRUCTURES. PRIOR TO BACKFILLING, CONTRACTOR SHALL NOTIFY FULLER DESIGNS OF NECESSARY INSPECTIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ENGINEER OR INSPECTOR OF INCONSISTENCIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ONE SET OF THE CONTRACT DRAWINGS THAT SHALL INCLUDE: ANY ALTERATIONS OR LOCATION OF UNDERGROUND UTILITIES ENCOUNTERED DURING THE PROGRESS OF THE PROJECT, ANY ALTERATIONS MADE TO THE IMPROVEMENTS BEING INSTALLED. MARKED DRAWINGS SHALL BE CLEAR AND LEGIBLE. DRAWINGS SHALL BE MARKED "RECORD DRAWINGS" AND SHALL BE SUBMITTED TO THE ENGINEER UPON PROJECT COMPLETION.

CONTRACTOR LIABILITY NOTE:
CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY THROUGHOUT PROJECT EXECUTION AND NOT BE LIMITED TO WORKING HOURS. CONTRACTOR SHALL PROGRESS WORK IN A MANNER THAT SHALL INDEMNIFY AND HOLD FULLER DESIGNS HARMLESS FROM ALL LIABILITY IN CONNECTION WITH CONTRACTOR'S PERFORMED WORK.

REMOVAL OF UNSUITABLE MATERIALS:
IF UNSUITABLE MATERIALS AS DEFINED BY THE STANDARD SPECIFICATIONS ARE ENCOUNTERED, THIS MATERIAL SHALL BE REMOVED TO THE DEPTH REQUIRED BY THE ENGINEER OR INSPECTOR AND REPLACED WITH SUITABLE MATERIAL.

UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND HAULED TO A WASTE SITE OBTAINED BY THE CONTRACTOR. PRIOR TO REMOVAL, CONTRACTOR SHALL NOTIFY PROJECT OWNER SO MEASUREMENT/PAYMENT CAN BE MADE PER TON OF UNSUITABLE MATERIAL REMOVED.

EROSION CONTROL NOTE:
EROSION CONTROL MEASURES ARE NOT LIMITED TO THE ITEMS ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. NO SILTATION OF EXISTING OR PROPOSED DRAINAGE STRUCTURES WILL BE PERMITTED. CARE SHALL BE TAKEN TO PREVENT MIGRATION OF SOILS TO ADJACENT PROPERTIES. DISTURBED EARTH SHALL BE STABILIZED AS REQUIRED BY THE STANDARD SPECIFICATIONS. INDIVIDUAL DESIGNATED TO MONITOR EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL HAVE CESCL CERTIFICATION. PROVIDE CESCL CONTACT INFORMATION TO CITY PRIOR TO START OF CONSTRUCTION.

GENERAL NOTES:
CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ADJACENT PROPERTY OWNERS. DRIVEWAYS AND UTILITY SERVICES SHALL REMAIN ACCESSIBLE AT ALL TIMES.

AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL PRE-CONSTRUCTION STATE OR BETTER UPON COMPLETION OF WORK.

UTILITIES LOCATE NOTE:

EXISTING UTILITIES LOCATION SHOWN IN THIS PLAN SET IS BASED ON INFORMATION OBTAINED FROM VARIOUS RECORDS RESEARCH, ASBUILT DATA, AND FIELD MEASUREMENTS. FULLER DESIGNS ASSUMES NO RESPONSIBILITY FOR EXACT LOCATION OF UTILITIES EITHER SHOWN OR NOT SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL VERIFY THE EXACT SIZE, DEPTH, LOCATION, AND ARRANGEMENT OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL UNDERGROUND LOCATE AT 811 PRIOR TO PERFORMING CONSTRUCTIONS ACTIVITIES.

CIVIL COVER

DRAWING TITLE:

CHECKED:

AF

DRAWN:

SD/DM

DATE:

4/7/25

SCALE:

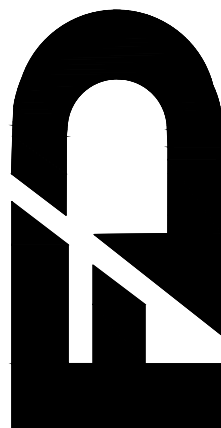
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PROJECT NAME:

W MAGNOLIA ST (RJ DEVELOPMENT)



FULLER DESIGNS
1111 KRESKY AVE, SUITE 100
CENTRALIA, WA 98531
(360) 807-4420

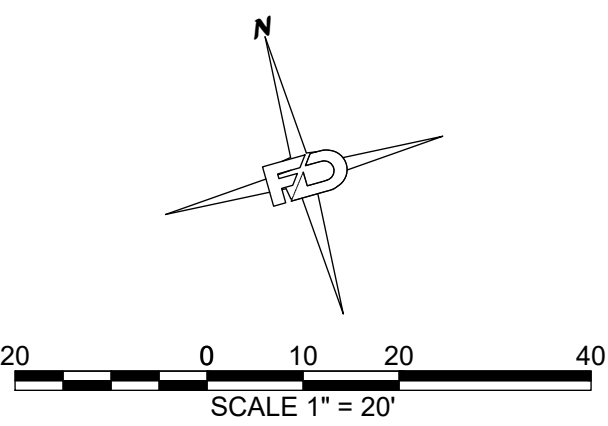
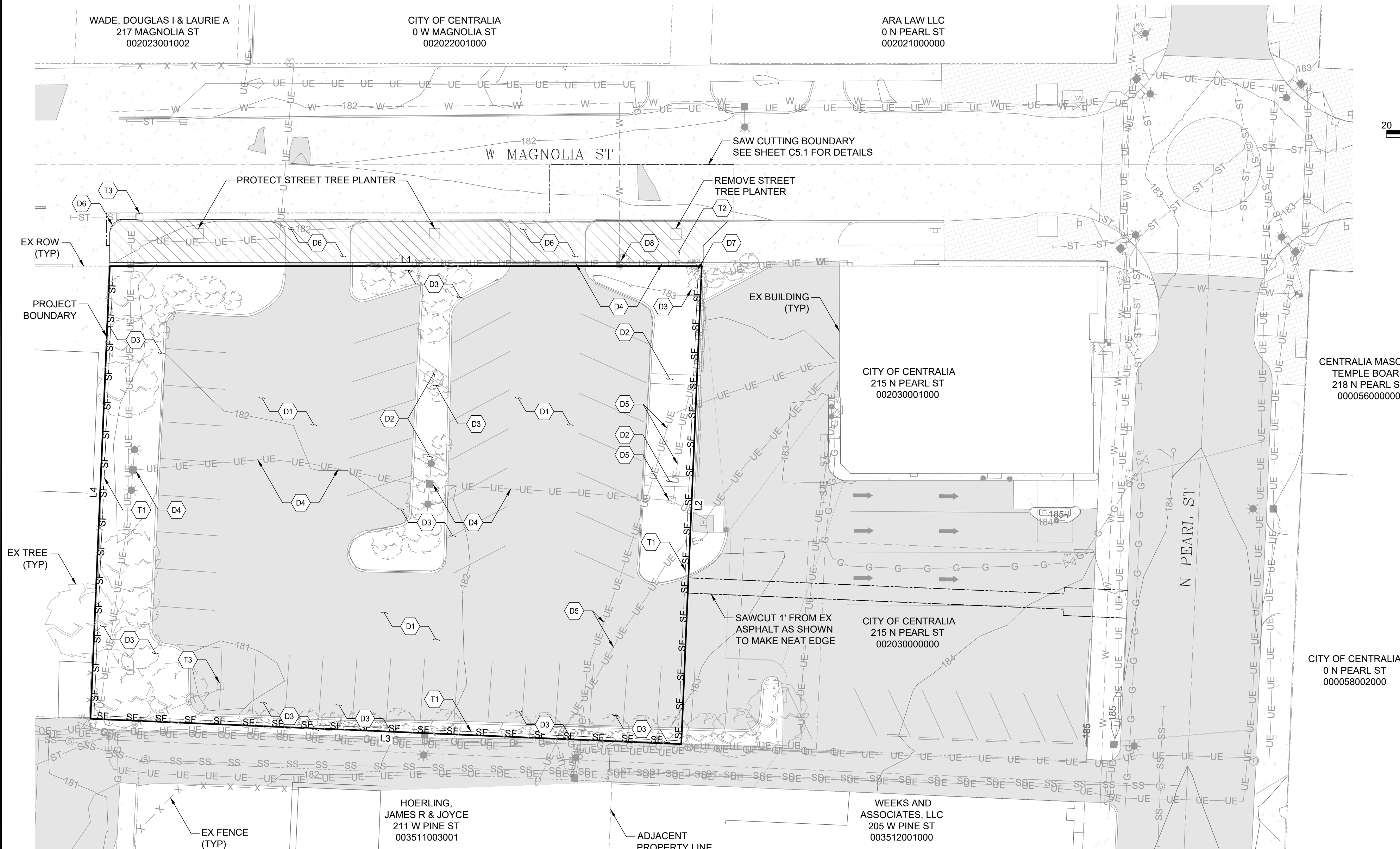


REV.	DESCRIPTION:	DATE:	FOR APPROVAL				
0		4/7/25					

C0.1

1 OF 10

SECTION 08 TOWNSHIP 14N RANGE 02W



LINE TABLE		
Line #	Bearing	Length
L1	N74° 14' 21"W	175.16
L2	N18° 12' 58"E	141.58
L3	S71° 47' 01"E	174.98
L4	S18° 12' 31"W	134.07

TESC PLAN NOTES:

- T1 INSTALL SILT FENCE PER DETAIL 9-04, SHEET C1.1
- T2 EMPLOY STREET SWEEPING TO KEEP ROADWAY CLEAN & CLEAR OF DEBRIS
- T3 INSTALL INLET PROTECTION PER DETAIL 9-06, SHEET C1.1

DEMOLITION NOTES:

- D1 EX ASPHALT PARKING LOT & DRIVEWAY TO BE REMOVED
- D2 EX CONCRETE SIDEWALK TO BE REMOVED
- D3 EX TREE TO BE REMOVED
- D4 EX UTILITY POLE & WIRE TO BE REMOVED. PLAN TO BE PREPARED BY OTHERS
- D5 EX POWER TRANSFORMER TO BE RELOCATED & POWER LINE REROUTED AS NECESSARY. PLAN TO BE PREPARED BY OTHERS
- D6 REMOVE EX CONCRETE ACCESS DRIVEWAY & DEPRESSED CURB/GUTTER/SIDEWALK AS SHOWN. SEE SHEET C5.1 FOR DETAILED LIMITS
- D7 REMOVE IRRIGATION VALVES & BOXES. ONSITE IRRIGATION PIPING TO BE REMOVED OR ABANDONED.
- D8 IRRIGATION METER TO BE PROTECTED & REPURPOSED FOR ONSITE IRRIGATION SYSTEM.

EROSION CONTROL NOTES:

- ALL EXPOSED SOIL SURFACES SHALL BE SEEDED WITH AN EROSION CONTROL SEED MIX OR HYDROSEEDING IF NOT WORKED WITHIN 7 CALENDAR DAYS FROM MAY 1 TO SEPTEMBER 30. SOILS SHALL BE COVERED WITHIN 2 DAYS FROM OCTOBER 1 TO APRIL 30.
- SEEDED AREAS WILL BE COVERED WITH MULCH, HAY, OR OTHER PROTECTIVE COVERING APPROVED BY THE ENGINEER TO PREVENT WASHOUT DURING RAIN EVENTS.
- CONTRACTOR SHALL APPLY WATER TO EXPOSED DIRT & GRAVEL SURFACES DURING CONSTRUCTION TO MINIMIZE FUGITIVE DUST.
- ROUTINE INSPECTION & MAINTENANCE OF ALL INSTALLED EROSION & SEDIMENT CONTROL BMPs, ESPECIALLY AFTER STORMS, IS REQUIRED.
- PERIODIC STREET CLEANING MAY BE NECESSARY TO REMOVE ANY SEDIMENT TRACKED OFF THE SITE.
- IN THE EVENT PROPOSED BMPs FAIL, APPROPRIATE MEASURES MUST BE TAKEN TO STOP SEDIMENT FROM ENTERING WATERWAYS.

GAS NOTE:
CONTRACTOR TO BE AWARE OF GAS MAIN LOCATED IN SOUTHERN ALLEYWAY. CONTRACTOR TO CALL GAS UTILITY PRIOR TO EXCAVATION IN VICINITY OF GAS MAIN.

DRAWING TITLE:
OVERALL SITE & TESC PLAN

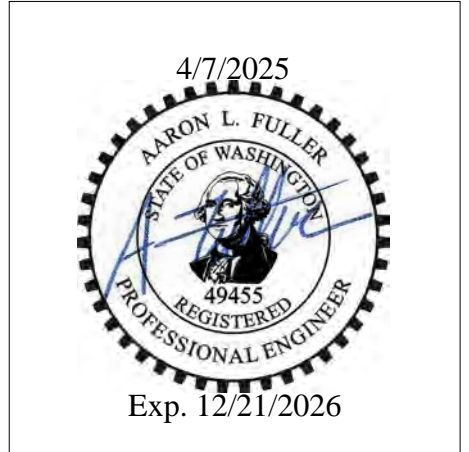
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4/7/25

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DRAWN:
SD/DM

PROJECT NAME:
W MAGNOLIA ST (RJ DEVELOPMENT)



FULLER DESIGNS
1111 KRESKY AVE, SUITE 100
CENTRALIA, WA 98531
(360) 807-4420

FD

REV.	DESCRIPTION	DATE
0	FOR APPROVAL	4/7/25

C1.1

2 OF 10

9-04
SILT FENCE

NOTES:
1. Maximize detention of stormwater by placing fence as far away from toe of slope as possible without encroaching on sensitive areas or outside of the clearing boundaries.
2. Install silt fencing along contours whenever possible.
3. Install the ends of the silt fence to point slightly up-slope to prevent sediment from flowing around the ends of the fence.
4. Perform maintenance in accordance with Standard Specifications 8.01.3(9)(A) and 8.01.3(15).

APPROVED BY	REVISED DATE	CITY OF CENTRALIA
CITY ENGINEER	06/2017	SILT FENCE
2022 Standard Drawings		

9-06
STORM DRAIN INLET PROTECTION

NOTES:
1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).

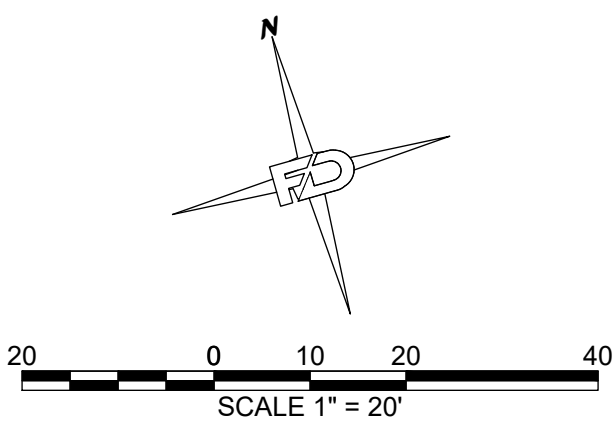
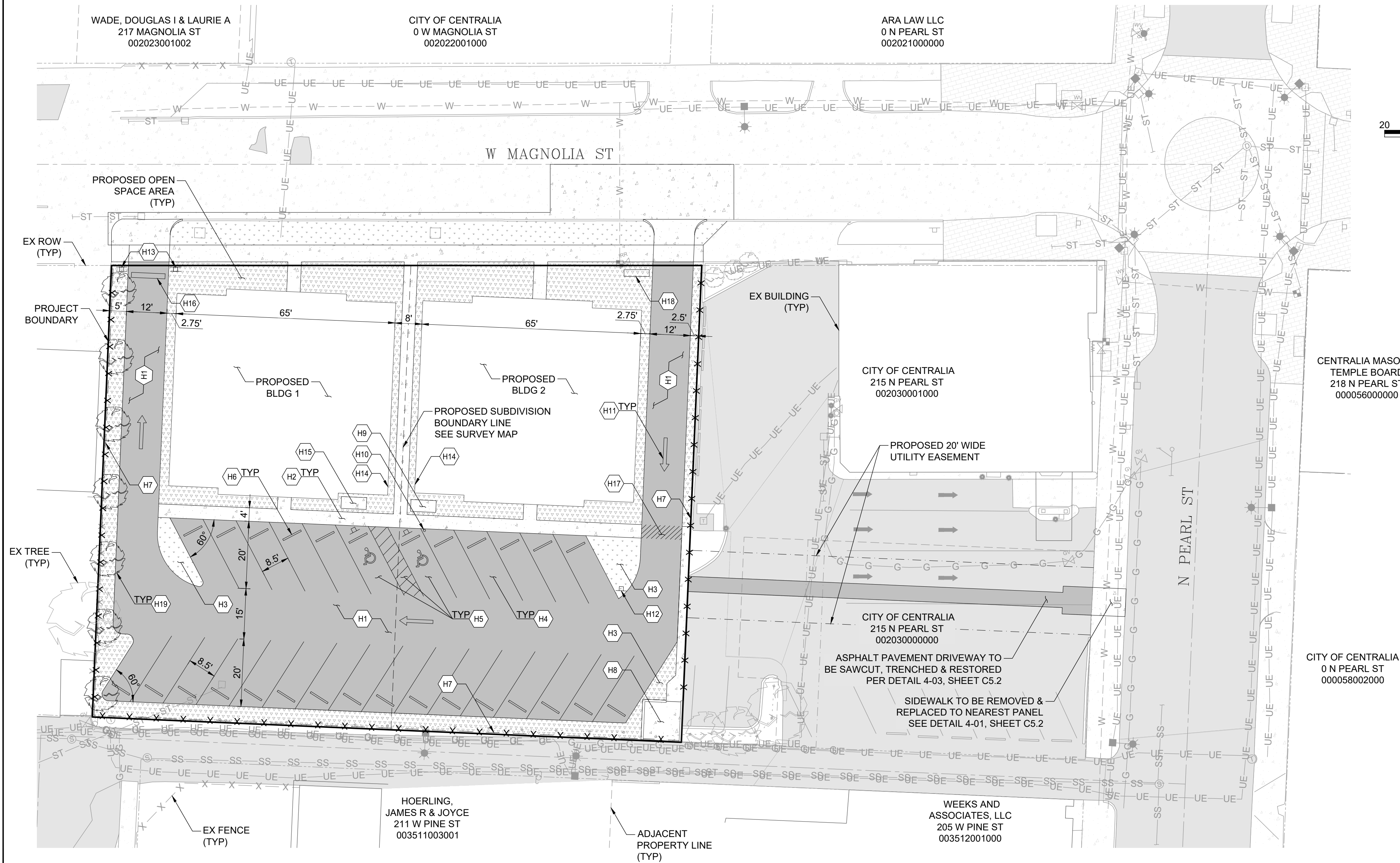
APPROVED BY	REVISED DATE	CITY OF CENTRALIA
CITY ENGINEER	06/2017	STORM DRAIN INLET PROTECTION
2022 Standard Drawings		

APPROVED FOR CONSTRUCTION

BY _____ DATE _____

CITY ENGINEER
APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE

SECTION 08 TOWNSHIP 14N RANGE 02W

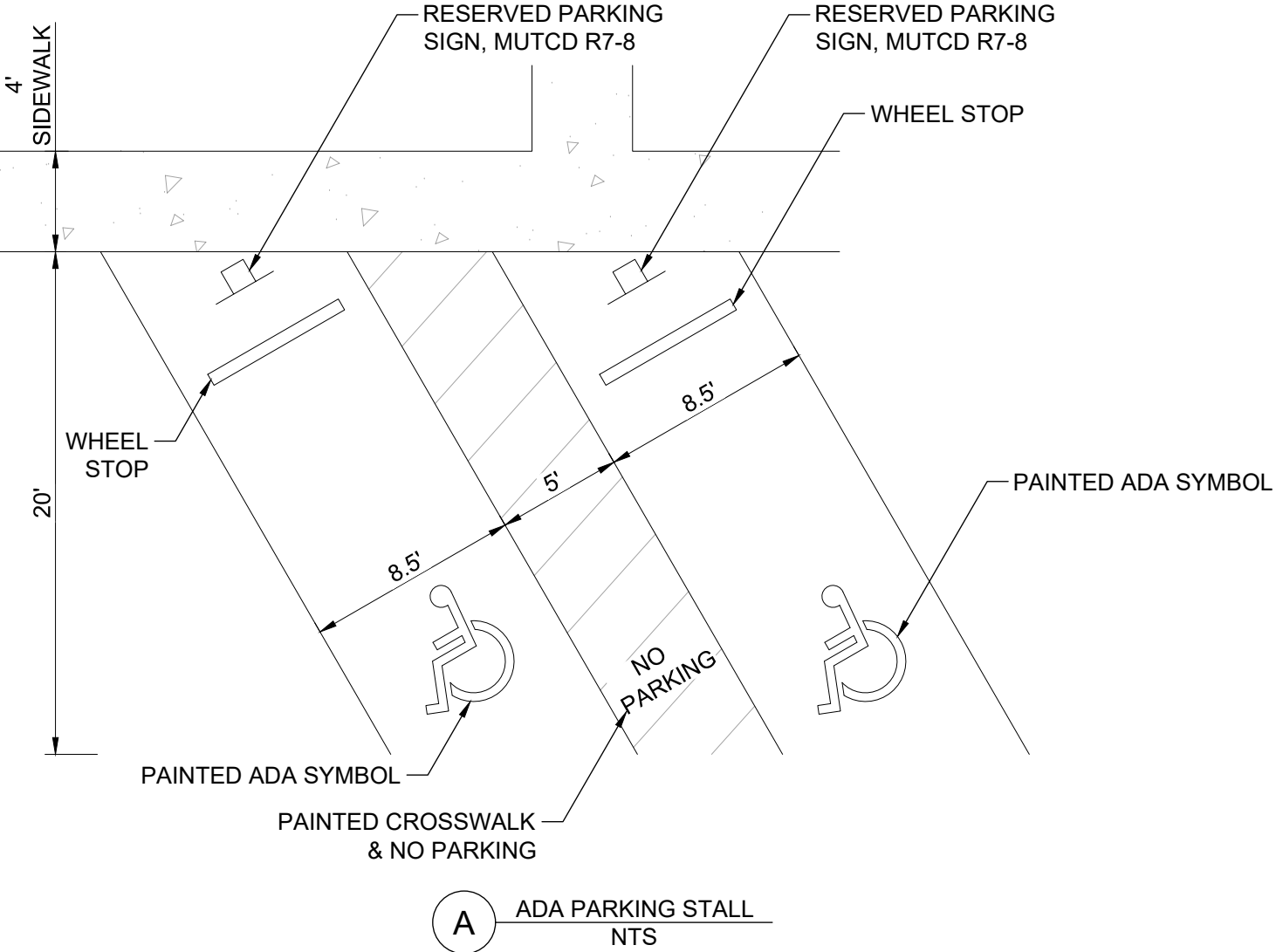


HORIZONTAL CONTROL NOTES:

- H1) INSTALL AC PAVEMENT PARKING LOT & ONE WAY DRIVE, SEE SECTION THIS SHEET
- H2) INSTALL 4' WIDE CONCRETE SIDEWALK, SEE SECTION THIS SHEET
- H3) INSTALL PLANTER
- H4) CONSTRUCT 8.5'X20' PARKING STALL (TYP 26)
- H5) CONSTRUCT ADA CROSSWALK & ADA STALLS, SEE DETAIL A THIS SHEET
- H6) INSTALL WHEEL STOP IN PARKING STALL (TYP 28)
- H7) INSTALL 6' FENCE ALONG PROPERTY LINE
- H8) INSTALL 12'X12' CONCRETE PAD FOR TRASH ENCLOSURE. PAD TO BE ENCLOSED WITH MIN. 6" MASONRY WALL WITH MANGATE TO WALKWAY AND 10' WIDE GATE TO ALLEY ACCESS. GATES SHALL BE OPAQUE TO SCREEN CONTENTS FROM SURROUNDING AREAS. ADJACENT FENCING TO MATCH INTO MASONRY WALL.
- H8) ELECTRIC TRANSFORMER PAD AREA. DESIGN BY OTHERS. SEE SECTION THIS SHEET
- H10) INSTALL EV STATION
- H11) PAINT ONE WAY ARROWS ON GROUND (TYP 3)
- H12) INSTALL NO EXIT SIGN - FACE SIGN TOWARDS PARKING AREA & STOP SIGN - FACE SIGN TOWARDS W MAGNOLIA ST
- H13) INSTALL EXIT ONLY SIGN - FACE SIGN TOWARDS W MAGNOLIA ST
- H14) BUILDING ELECTRIC METER AREA. DESIGN BY OTHERS. SEE SECTION THIS SHEET
- H15) INSTALL 3" CONCRETE PAD FOR BUILDING MAILBOX, SEE SECTION THIS SHEET
- H16) PAINT STOP BAR
- H17) PAINT STRIPPED WALKWAY
- H18) INSTALL WELCOME SIGN, SEE LANDSCAPE PLAN
- H19) PLANT TREE EVERY 20' FOR VISUAL BARRIER, SEE LANDSCAPE PLANS FOR PLANTING DETAILS

GAS NOTE:

CONTRACTOR TO BE AWARE OF GAS MAIN LOCATED IN SOUTHERN ALLEYWAY. CONTRACTOR TO CALL GAS UTILITY PRIOR TO EXCAVATION IN VICINITY OF GAS MAIN.

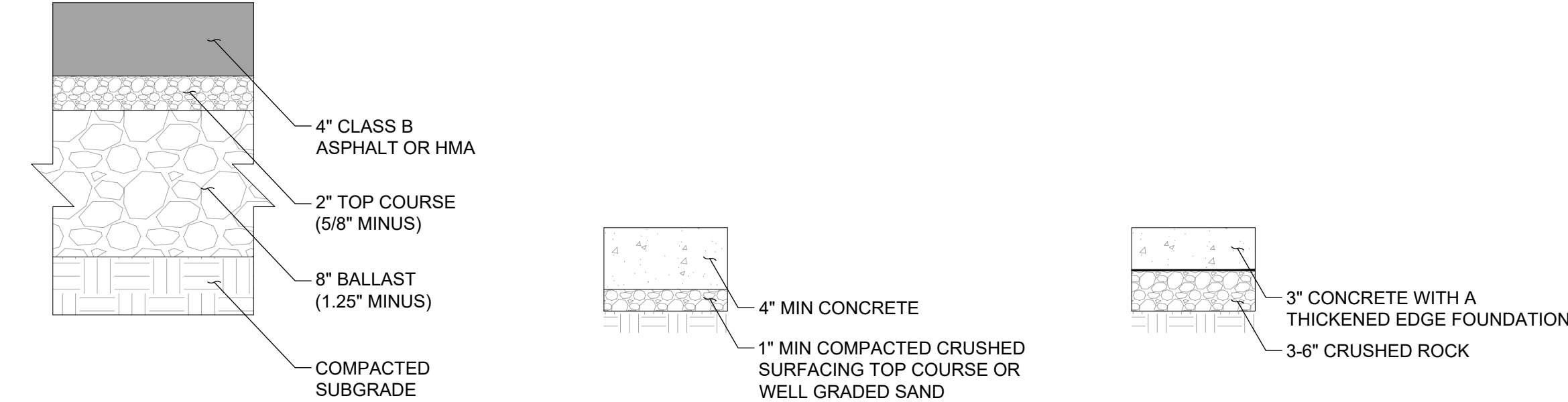


APPROVED FOR CONSTRUCTION

BY _____ DATE _____

CITY ENGINEER

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE



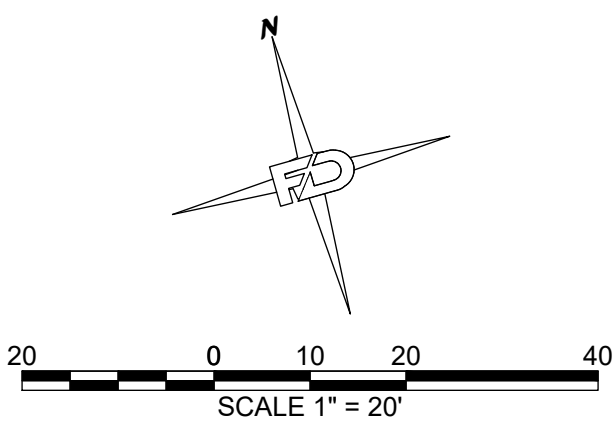
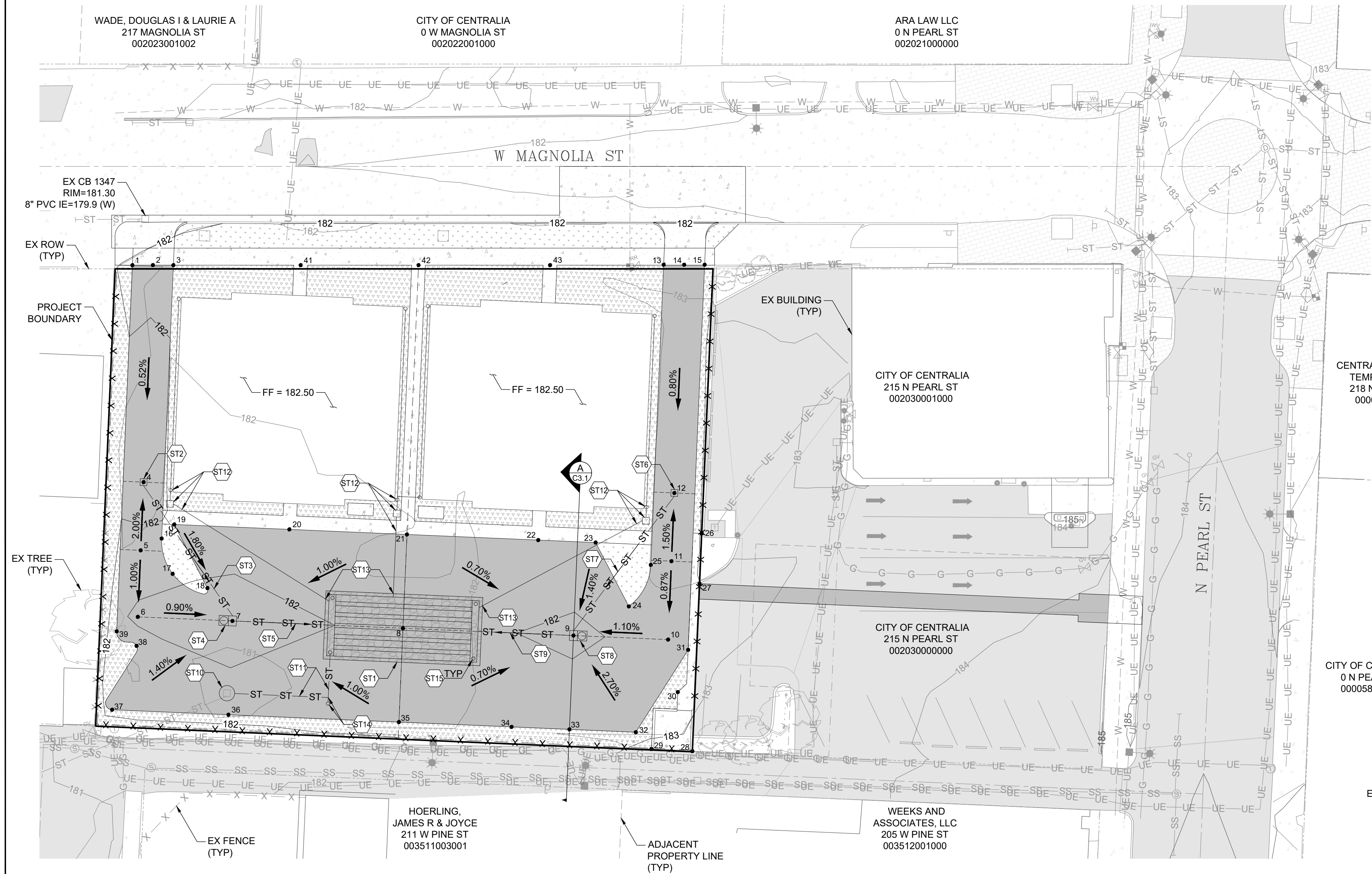
DRAWING TITLE: HORIZONTAL CONTROL PLAN			
SCALE: 1:20	DATE: 4/7/25	DRAWN: SD/DM	CHECKED: AF
PROJECT NAME: W MAGNOLIA ST (RJ DEVELOPMENT)			



FULLER DESIGNS
1111 KRESKY AVE, SUITE 100
CENTRALIA, WA 98531
(360) 807-4420

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0	FOR APPROVAL	4/7/25

SECTION 08 TOWNSHIP 14N RANGE 02W

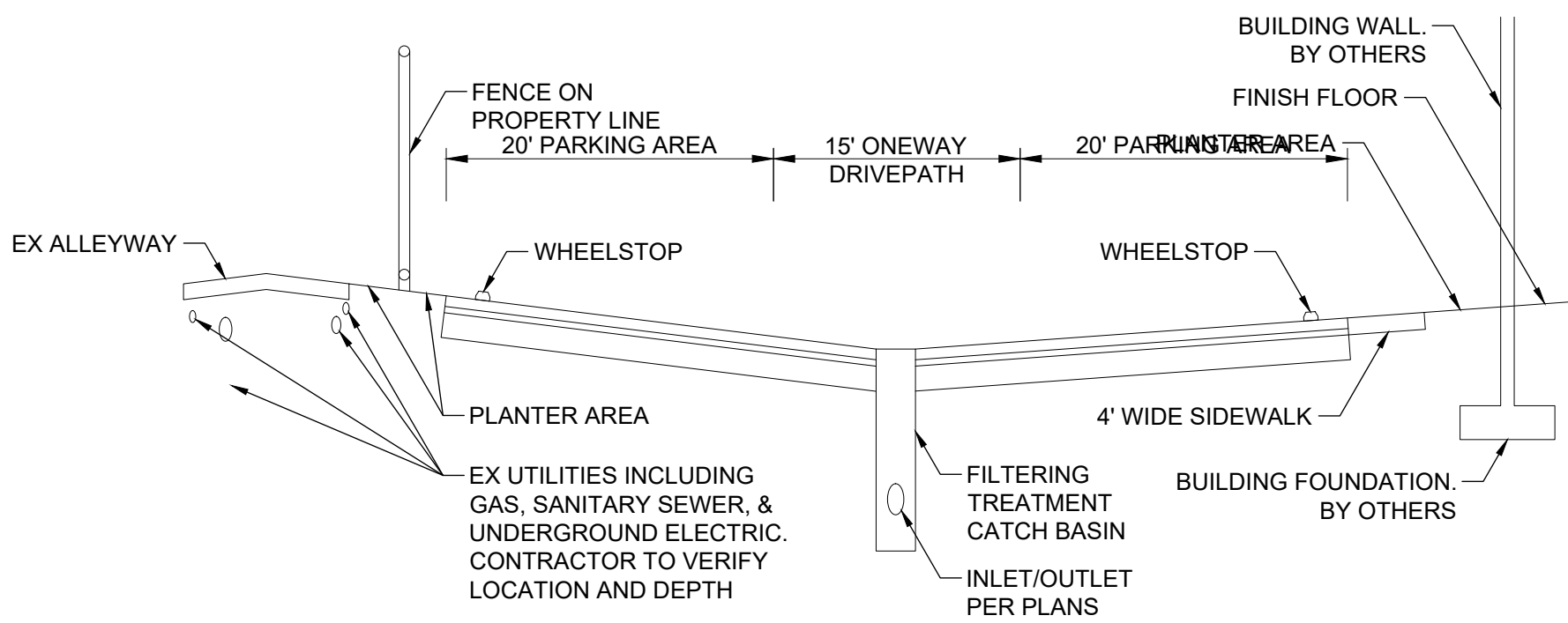


STORMWATER NOTES:

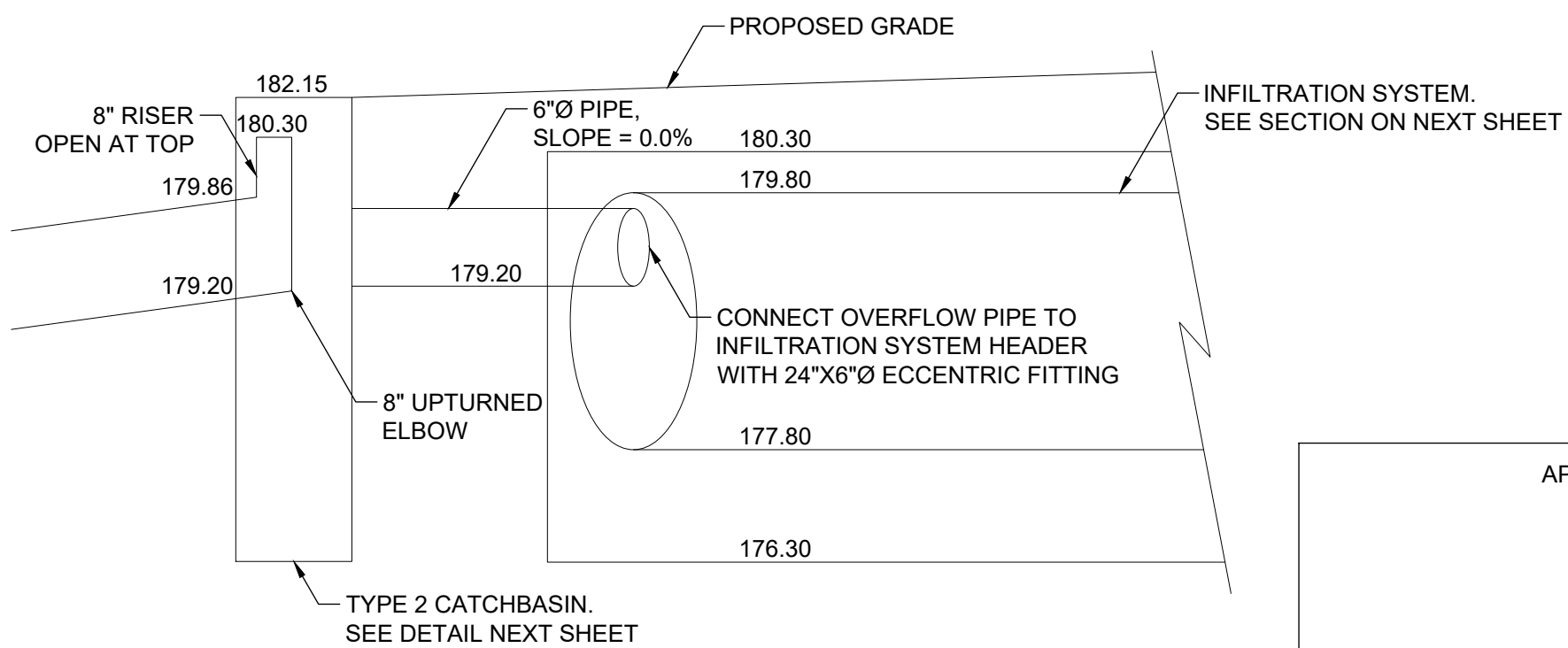
- ST1) INSTALL 46'L X 20"W X 5'D INFILTRATION TRENCH WITH (6) 40LF OF 24" PVC PERF PIPE CONNECTED BY 16LF PVC PERF HEADER & FOOTER PIPES, SEE CROSS SECTION ON SHEET C3.2
- ST2) INSTALL CB1 TYPE 1 PER DETAIL 9-01, SHEET C3.2
RIM = 181.75
8" PVC IE = 179.07 (OUT SE)
- ST3) INSTALL 46LF 8" PVC PIPE, S = 0.018 FT/FT
- ST4) INSTALL BAYFILTER W/ EMC MEDIA CB1 522-1 PER DETAIL ST-2, SHEET C3.2
RIM = 181.70
8" PVC IE = 178.24 (IN NW)
8" PVC IE = 178.24 (OUT E)
- ST5) INSTALL 26LF 8" PVC PIPE, S = 0.017 FT/FT
- ST6) INSTALL CB2 TYPE 1 PER DETAIL 9-01, SHEET C3.2
RIM = 182.10
8" PVC IE = 179.45 (OUT SW)
- ST7) INSTALL 49LF 8" PVC PIPE, S = 0.022 FT/FT
- ST8) INSTALL BAYFILTER W/ EMC MEDIA CB2 522-1 PER DETAIL ST-2, SHEET C3.2
RIM = 181.95
8" PVC IE = 178.37 (IN NE)
8" PVC IE = 178.37 (OUT W)
- ST9) INSTALL 26LF 8" PVC PIPE, S = 0.022 FT/FT
- ST10) EX CB 1449 TO BE REPLACED WITH CB TYPE 2 WITH RISER, SEE DETAIL 9-03 ON SHEET C3.2 & STORM OUTFALL DETAIL ON THIS SHEET
NEW RIM = 182.15
EX 8" PVC IE = 179.20 (OUT W)
NEW 6" PVC IE = 179.20 (OUT SE)
- ST11) INSTALL 27LF & 14LF 6" PVC PIPES, S = 0.000 FT/FT
- ST12) INSTALL ROOF DOWNSPOUT (TYP 4) & 4" PVC PIPE, PIPE TO BE CONNECTED DIRECTLY TO INFILTRATION TRENCH (S=0.004 FT/FT), SEE DETAIL ST-2 ON SHEET C3.2
- ST13) CONNECT ROOF DRAIN TO INFILTRATION SYSTEM WITH INSERTA TEE FITTING
- ST14) INSTALL 6" CLEANOUT AND SWEEPING TEE. CLEANOUT SHALL BE TRAFFIC RATED
- ST15) INSTALL 6" CLEANOUT & OBSERVATION PORTS INTO HEADER ENDS. PORT CAPS SHALL BE TRAFFIC RATED

GAS NOTE:

CONTRACTOR TO BE AWARE OF GAS MAIN LOCATED IN SOUTHERN ALLEYWAY. CONTRACTOR TO CALL GAS UTILITY PRIOR TO EXCAVATION IN VICINITY OF GAS MAIN.



A C3.1 PARKING SECTION NTS



STORM OUTFALL DETAIL NTS

APPROVED FOR CONSTRUCTION

BY _____ DATE _____

CITY ENGINEER

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE

POINT TABLE				
Pnt #	Elevation	Northing	Easting	Description
1	182.03 (MATCH EX)	514717.05	1024520.75	ASPHALT EDGE
2	182.08 (MATCH EX)	514715.46	1024526.54	HIGH POINT
3	182.13 (MATCH EX)	514713.80	1024532.31	ASPHALT EDGE
4	181.75	514655.00	1024506.65	CB CENTER
5	182.15	514636.01	1024500.39	HIGH POINT
6	181.95	514617.48	1024494.30	HIGH POINT
7	181.70	514608.81	1024520.66	CB CENTER
8	182.20	514593.18	1024568.15	HIGH POINT
9	181.90	514577.55	1024615.65	CB CENTER
10	182.20	514568.87	1024642.01	HIGH POINT
11	182.40	514590.72	1024649.20	HIGH POINT
12	182.10	514609.72	1024655.45	CB CENTER
13	182.63 (MATCH EX)	514674.93	1024670.59	ASPHALT EDGE
14	182.64 (MATCH EX)	514673.29	1024676.37	HIGH POINT

POINT TABLE				
Pnt #	Elevation	Northing	Easting	Description
15	182.64 (MATCH EX)	514671.65	1024682.15	ASPHALT EDGE
16	182.11	514637.67	1024507.26	ASPHALT EDGE
17	182.06	514626.84	1024507.55	ASPHALT EDGE
18	181.95	514620.06	1024516.22	ASPHALT EDGE
19	182.30	514640.63	1024511.93	ASPHALT EDGE
20	182.30	514630.08	1024543.99	ASPHALT EDGE
21	182.30	514619.30	1024576.75	ASPHALT EDGE
22	182.30	514607.27	1024613.32	ASPHALT EDGE
23	182.30	514602.01	1024629.29	ASPHALT EDGE
24	182.21	514581.37	1024633.58	ASPHALT EDGE
25	182.42	514591.32	1024643.07	ASPHALT EDGE
26	183.16 (MATCH EX)	514596.14	1024659.93	SIDEWALK
27	182.72 (MATCH EX)	514582.13	1024655.32	SIDEWALK
28	183.22 (MATCH EX)	514535.48	1024639.96	SIDEWALK

POINT TABLE				
Pnt #	Elevation	Northing	Easting	Description
29	183.18 (MATCH EX)	514539.36	1024628.61	SIDEWALK
30	182.88	514553.32	1024640.57	SIDEWALK
31	182.75	514564.39	1024646.85	ASPHALT EDGE
32	182.80	514545.34	1024625.53	ASPHALT EDGE
33	182.30	514551.43	1024607.05	ASPHALT EDGE
34	182.55	514556.73	1024590.94	ASPHALT EDGE
35	182.30	514567.06	1024559.56	ASPHALT EDGE
36	182.30	514582.69	1024512.06	ASPHALT EDGE
37	182.30	514593.35	1024479.65	ASPHALT EDGE
38	182.11	514609.42	1024491.63	ASPHALT EDGE
39	182.05	514615.09	1024487.19	ASPHALT EDGE
41	182.38 (MATCH EX)	514703.68	1024568.20	SIDEWALK
42	183.46 (MATCH EX)	514694.30	1024601.43	SIDEWALK
43	183.55 (MATCH EX)	514683.83	1024638.52	SIDEWALK

DRAWING TITLE: GRADING & DRAINAGE PLAN

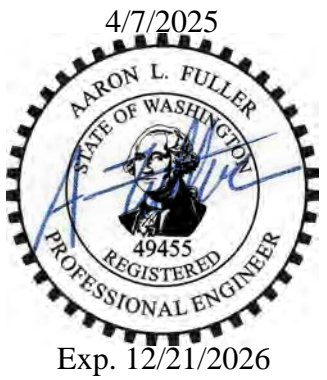
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DATE: 4/7/25

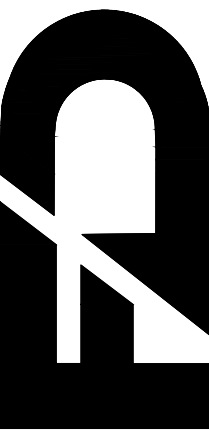
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PROJECT NAME: W MAGNOLIA ST (RJ DEVELOPMENT)



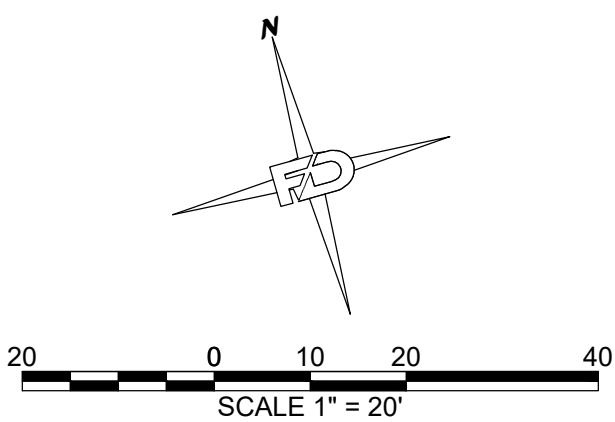
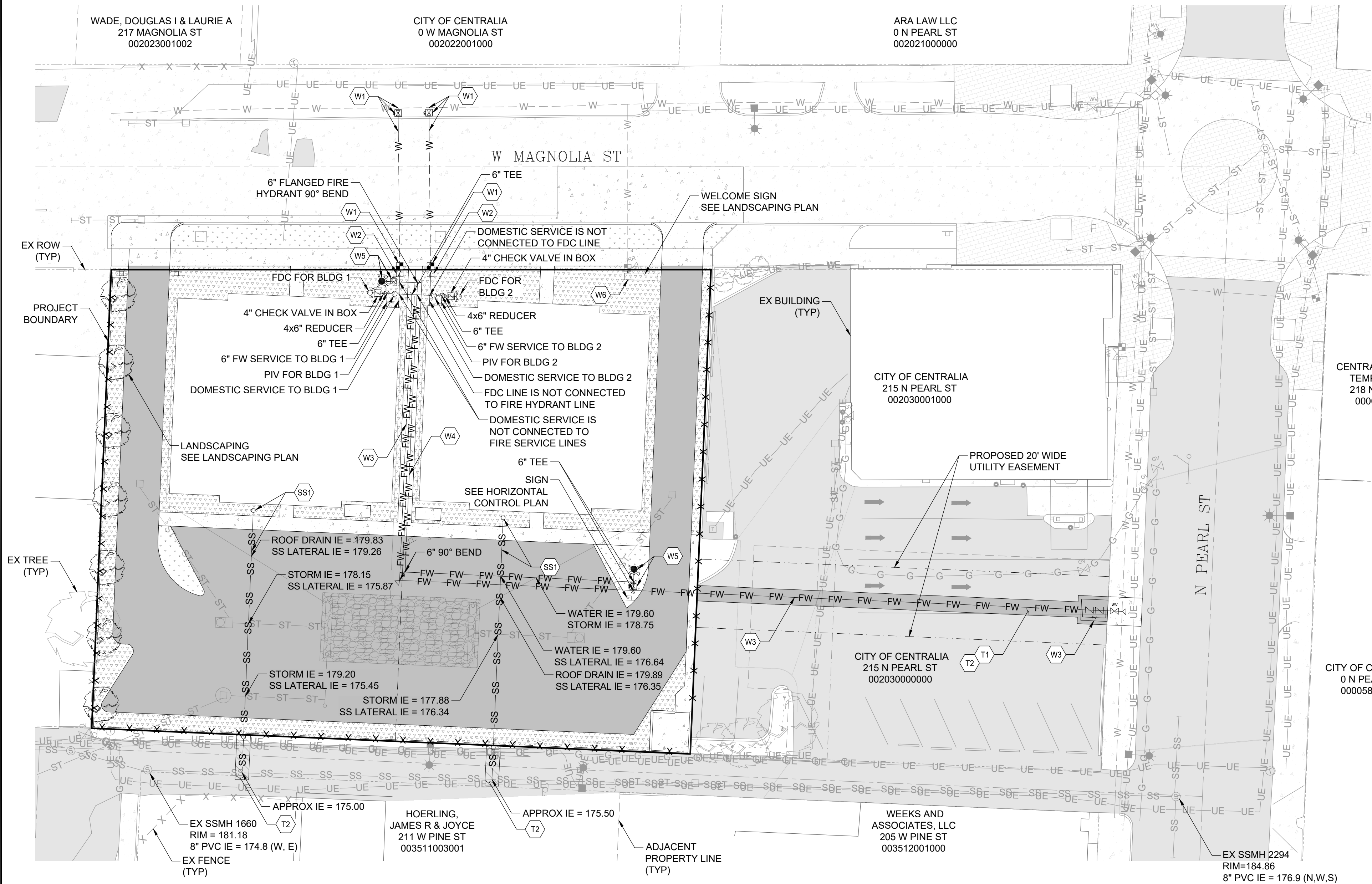
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0		4/7/25				

C3.1

SECTION 08 TOWNSHIP 14N RANGE 02W



SANITARY SEWER NOTES:

(SS1) INSTALL NEW SANITARY SEWER LATERAL & CLEANOUT PER DETAIL 3-01, SHEET C4.2. ONSITE PORTION OF LATERAL SHALL HAVE A SECONDARY CLEANOUT WITHIN 5' OF BUILDING. SEE BUILDING PLANS FOR CONTINUATION

WATER NOTES:

- (W1) INSTALL 2" SINGLE SERVICE WATER METER, GATE VALVE, VALVE BOX & SERVICE CONNECTION PER DETAIL 2-05, SHEET C4.3. SERVICE LINES TO BE BORED UNDER MAGNOLIA ST
- (W2) INSTALL 2" RPBA PER DETAIL 2-17, SHEET C4.2
- (W3) INSTALL 6" FIRE SERVICE LINE W/ DCDA PER DETAIL 2-14, SHEET 4.3
- (W4) INSTALL 6" HYDRANT DI PIPE
- (W5) INSTALL FIRE HYDRANT, 6" GATE VALVE & VALVE BOX PER DETAIL 2-12, SHEET C4.3
- (W6) INSTALL DCVA ON EX WATER METER PER DETAIL 2-16, SHEET C4.3. REFERENCE IRRIGATION PLANS FOR CONTINUATION

TRENCHING NOTES:

- (T1) CONCRETE PAVEMENT STREET & SIDEWALK TO BE SAWCUT, TRENCHED & RESTORED PER DETAIL 4-01, SHEET C5.2
- (T2) ASPHALT PAVEMENT STREET & LANDSCAPE TO BE SAWCUT, TRENCHED & RESTORED PER DETAILS 4-02 & 4-03, SHEET C5.2

GAS NOTE:

CONTRACTOR TO BE AWARE OF GAS MAIN LOCATED IN SOUTHERN ALLEYWAY. CONTRACTOR TO CALL GAS UTILITY PRIOR TO EXCAVATION IN VICINITY OF GAS MAIN.

UTILITY PLAN

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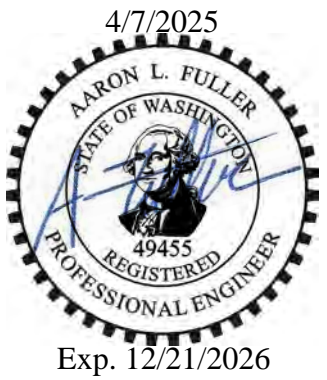
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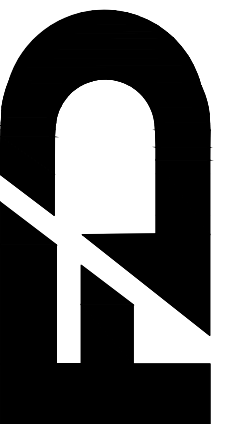
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PROJECT NAME:

W MAGNOLIA ST (RJ DEVELOPMENT)



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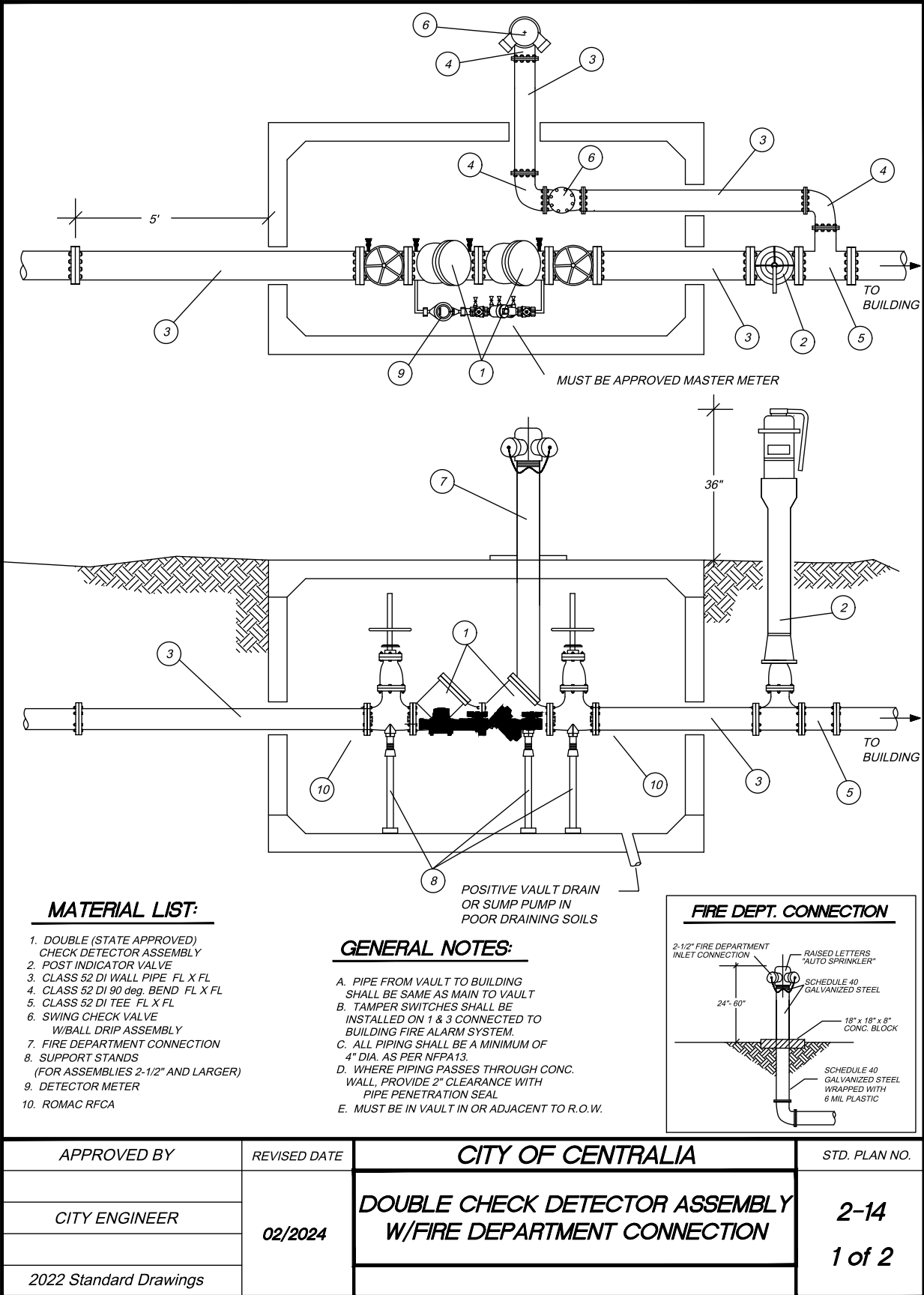
BY _____ DATE _____

CITY ENGINEER

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE

C4.1

6 OF 10



*LARGE SIZE "Y" PATTERN DCVA MUST BE INSTALLED WITH SUFFICIENT ROOM BELOW THE #2 CHECK VALVE TO ALLOW THE REMOVAL OF CHECK VALVE
#2

CHECKED: AF

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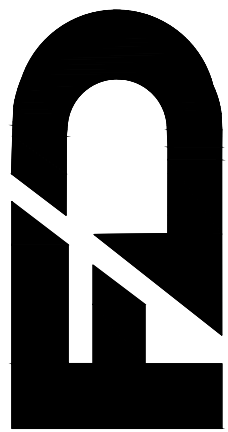
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JECT NAME: W MAGNOLIA ST (RJ DEVELOPMENT)



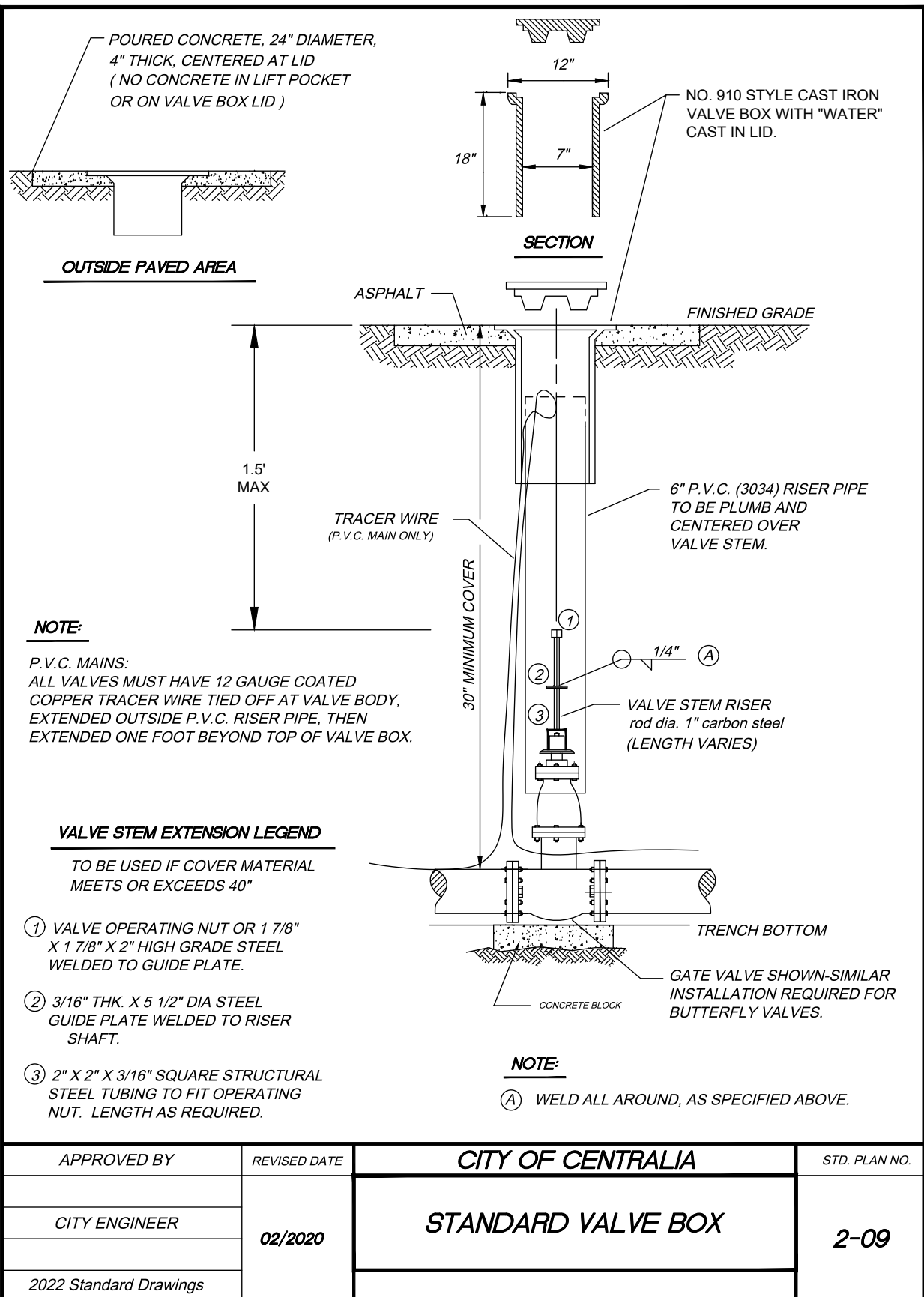
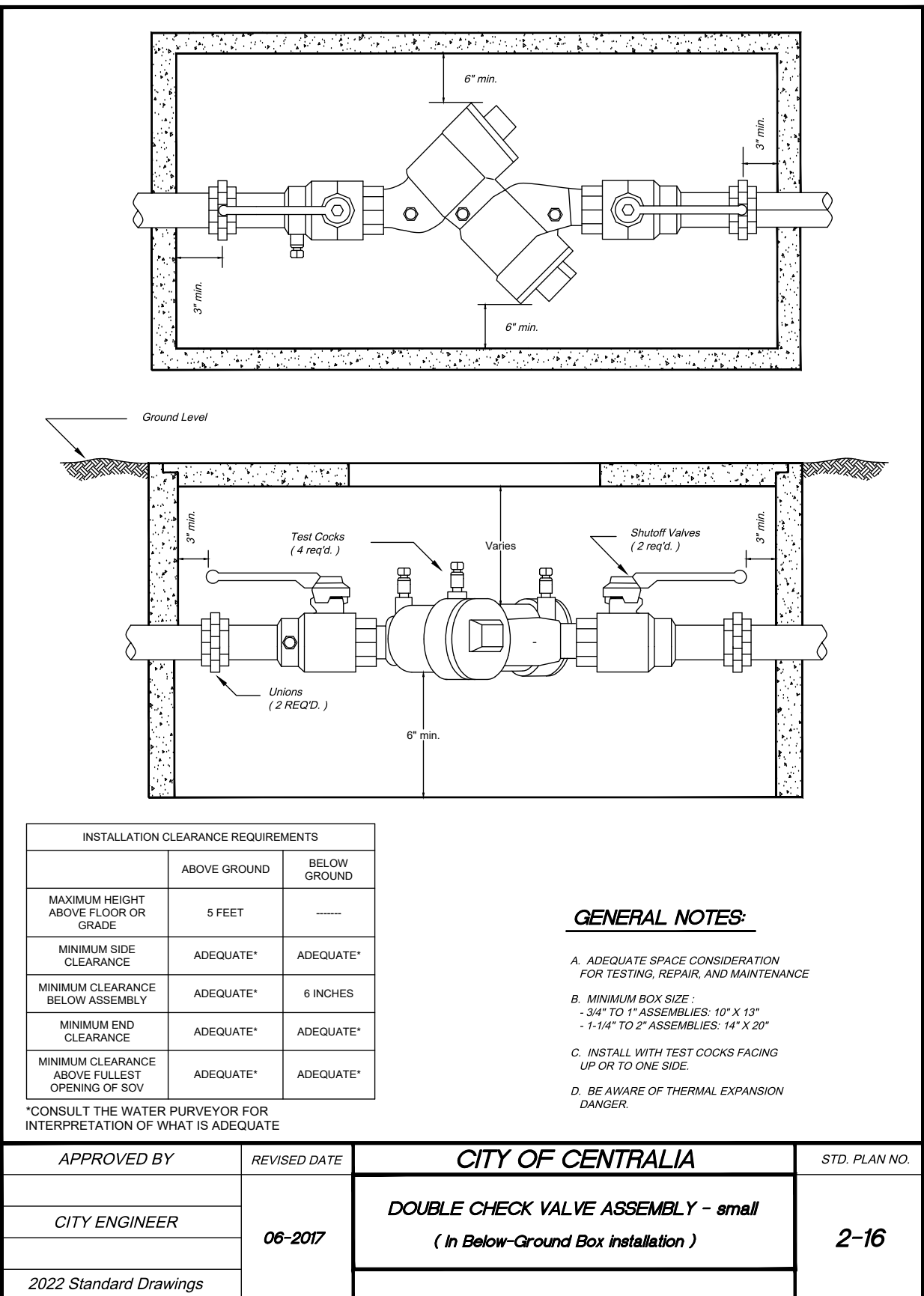
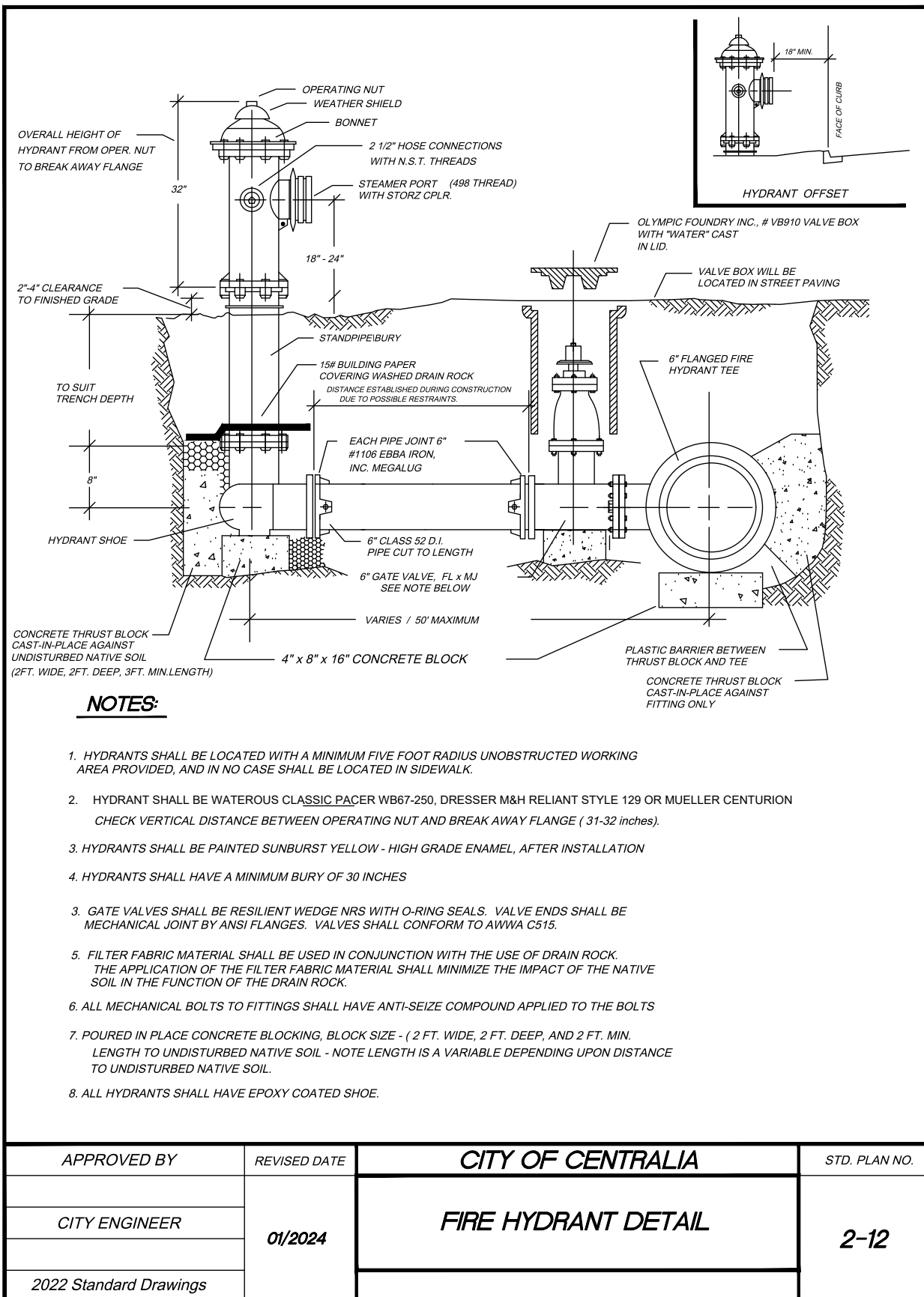
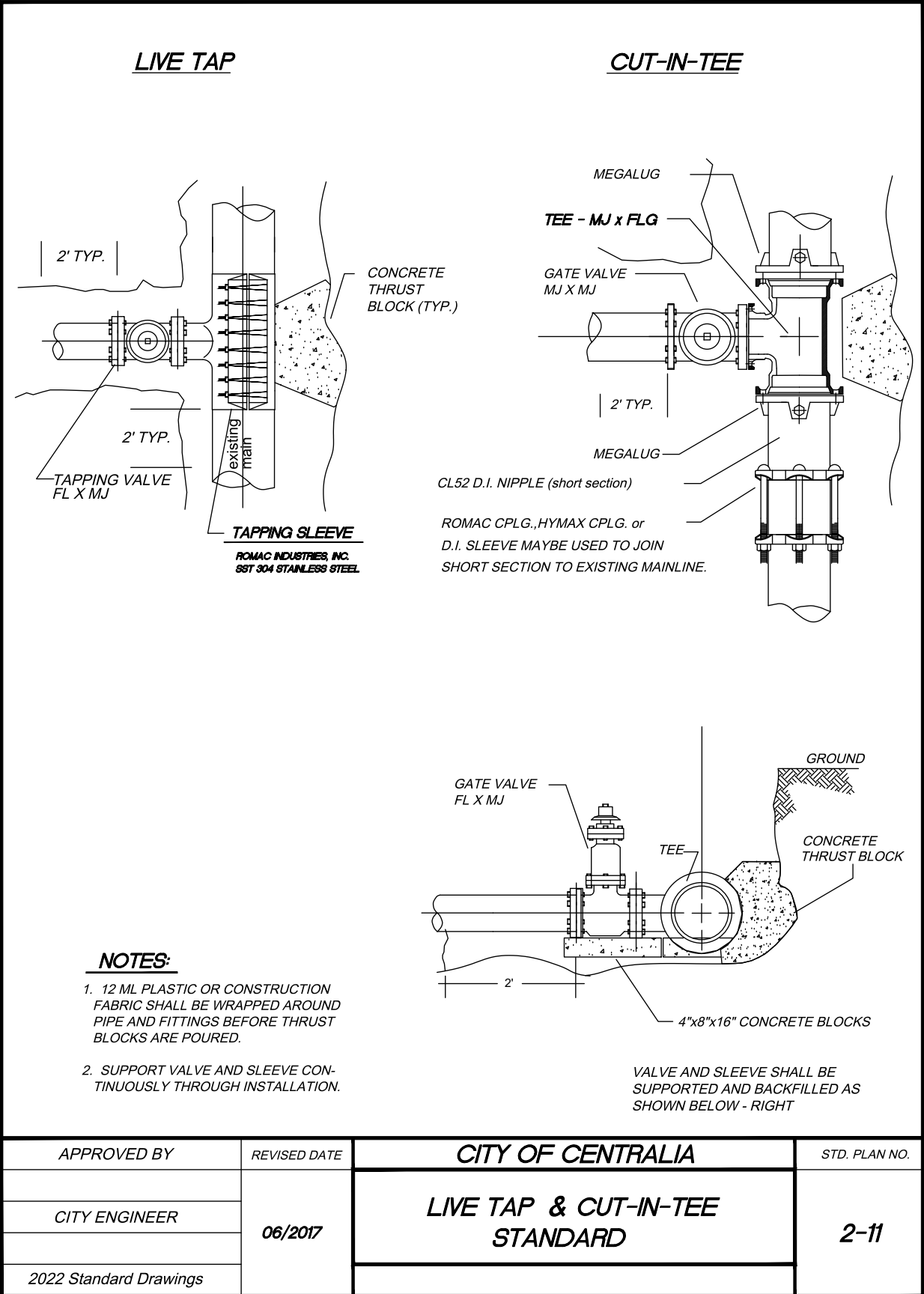
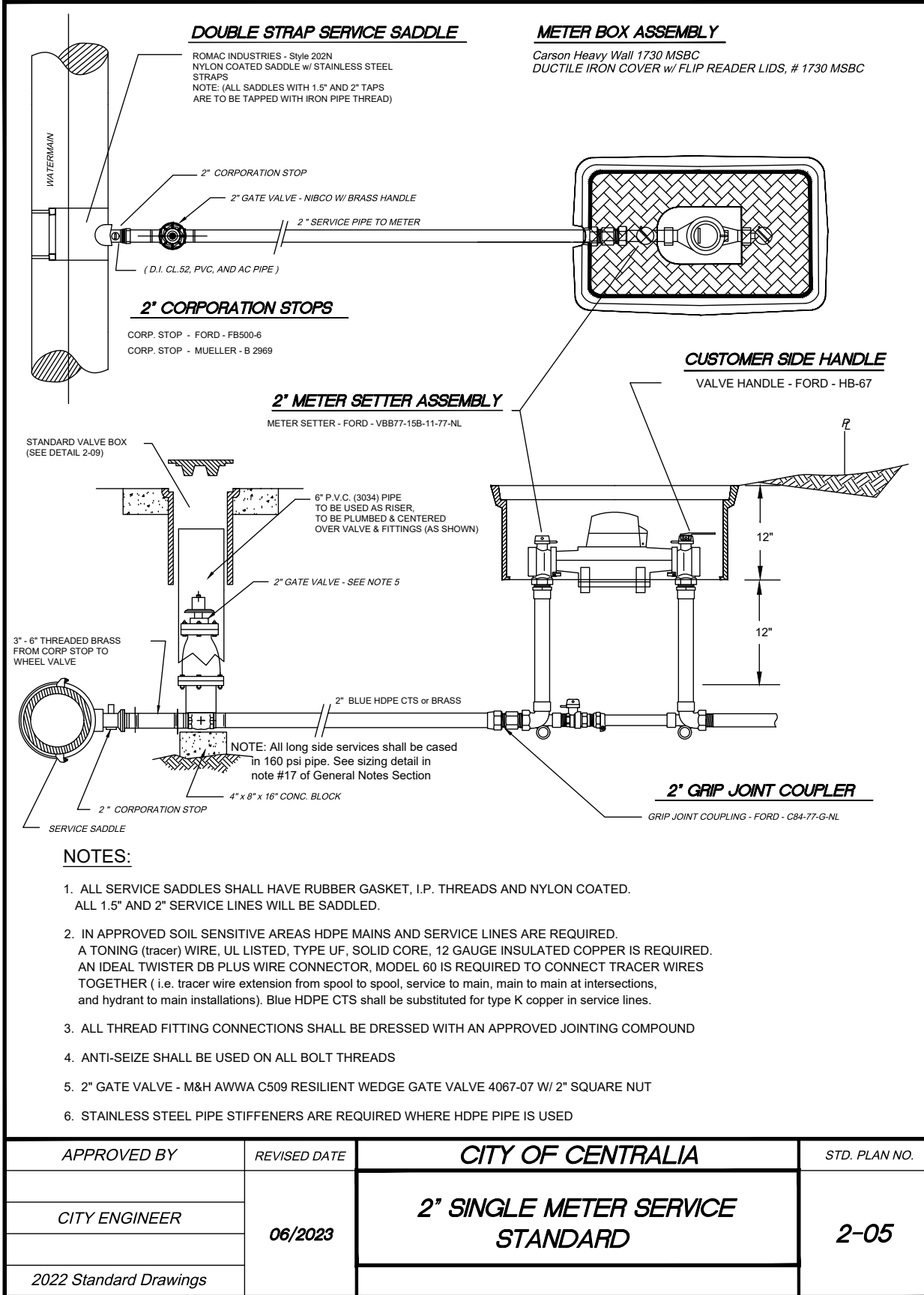
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C4.3

8 OF 10



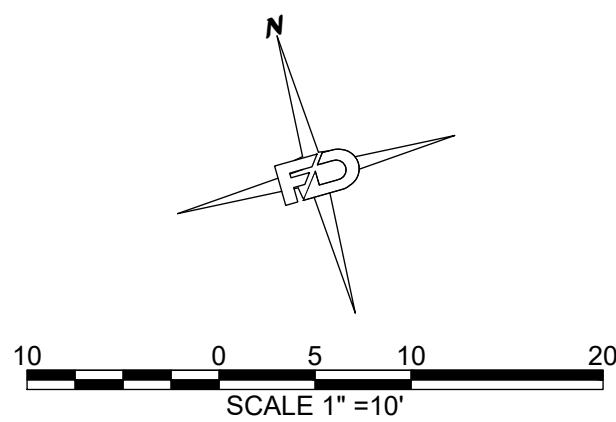
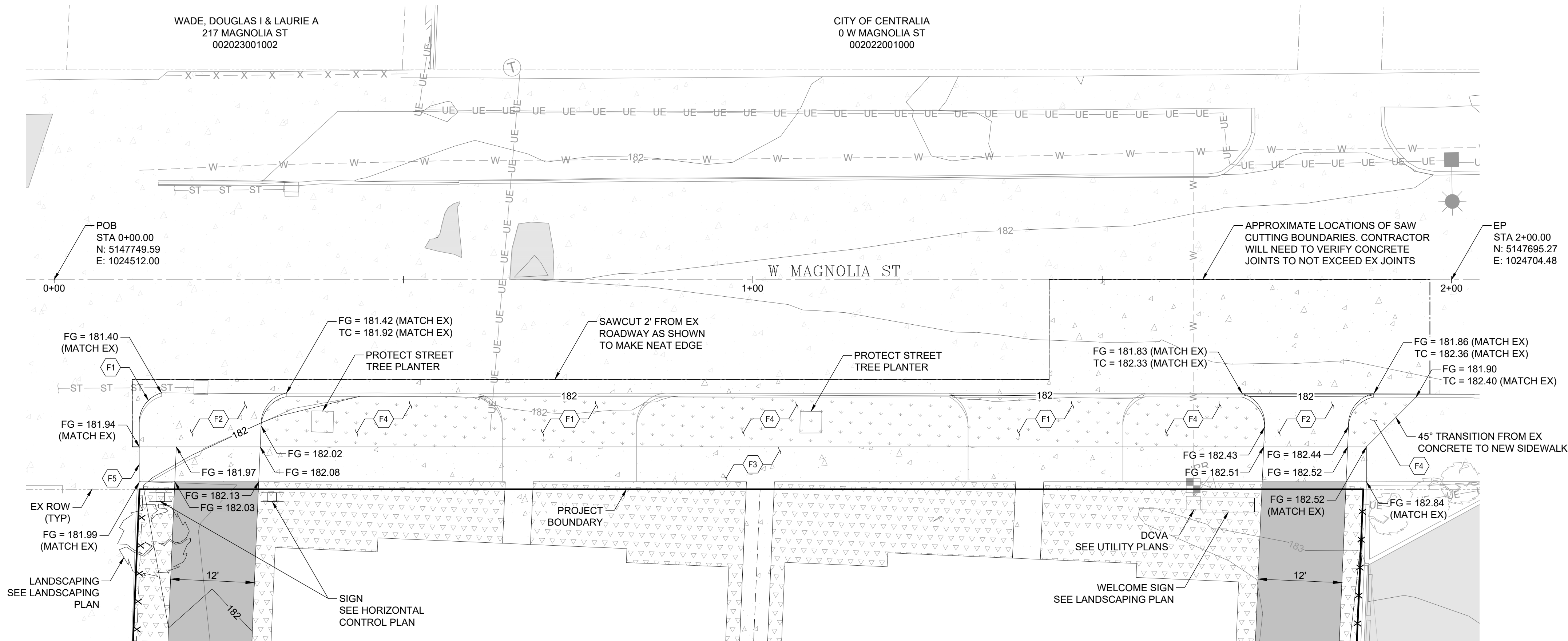
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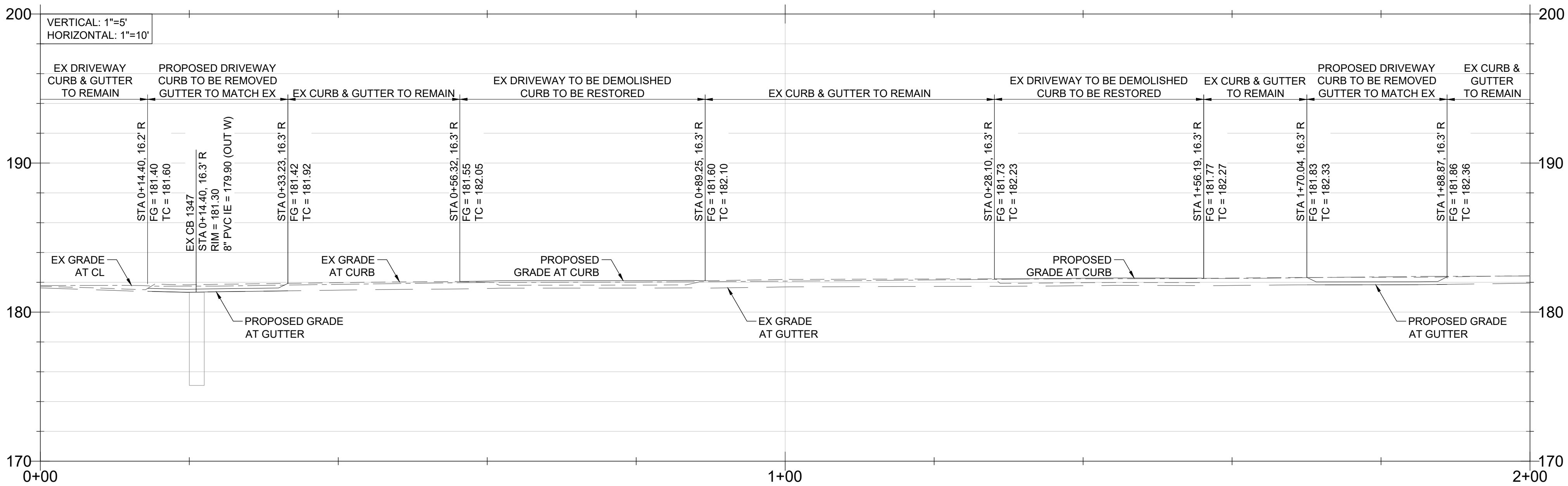
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SECTION 08 TOWNSHIP 14N RANGE 02W



W MAGNOLIA ST PROFILE



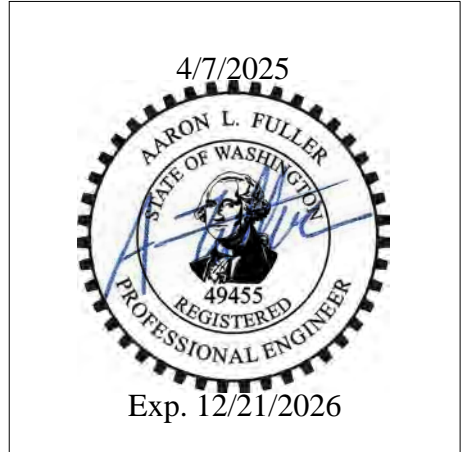
FRONTAGE IMPROVEMENT NOTES:

- F1 EX DRIVEWAY TO BE DEMOLISHED & RESTORED TO PLANTER, SIDEWALK & CURB PER DETAILS 5-01 & 5-02, SHEET C5.2
- F2 INSTALL NEW 12' WIDE CONCRETE DRIVEWAY PER DETAIL 5-04, SHEET C5.2
- F3 INSTALL SIDEWALK & PANEL SPACING PER DETAIL 5-01, SHEET C5.2
- F4 EX CONCRETE TO BE DEMOLISHED & REPLACED WITH PLANTER STRIPS
- F5 INSTALL EXPANSION JOINT AT END OF NEW SIDEWALK

NOTE TO CONTRACTOR:

- W MAGNOLIA ST IS CONCRETE PAVEMENT SO ALL RESTORATION WILL NEED TO MATCH. SEE DETAIL, 4-01, SHEET C5.2
- THE CONTRACTOR WILL WORK WITH THE INSPECTOR TO DETERMINE THE BEST WAY TO TIE INTO THE NEIGHBOR'S DRIVEWAY RADIUS

DRAWING TITLE: FRONTAGE IMPROVEMENTS PLAN			
SCALE: 1:10	DATE: 4/7/25	DRAWN: SD/DM	CHECKED: AF
			PROJECT NAME: W MAGNOLIA ST (RJ DEVELOPMENT)



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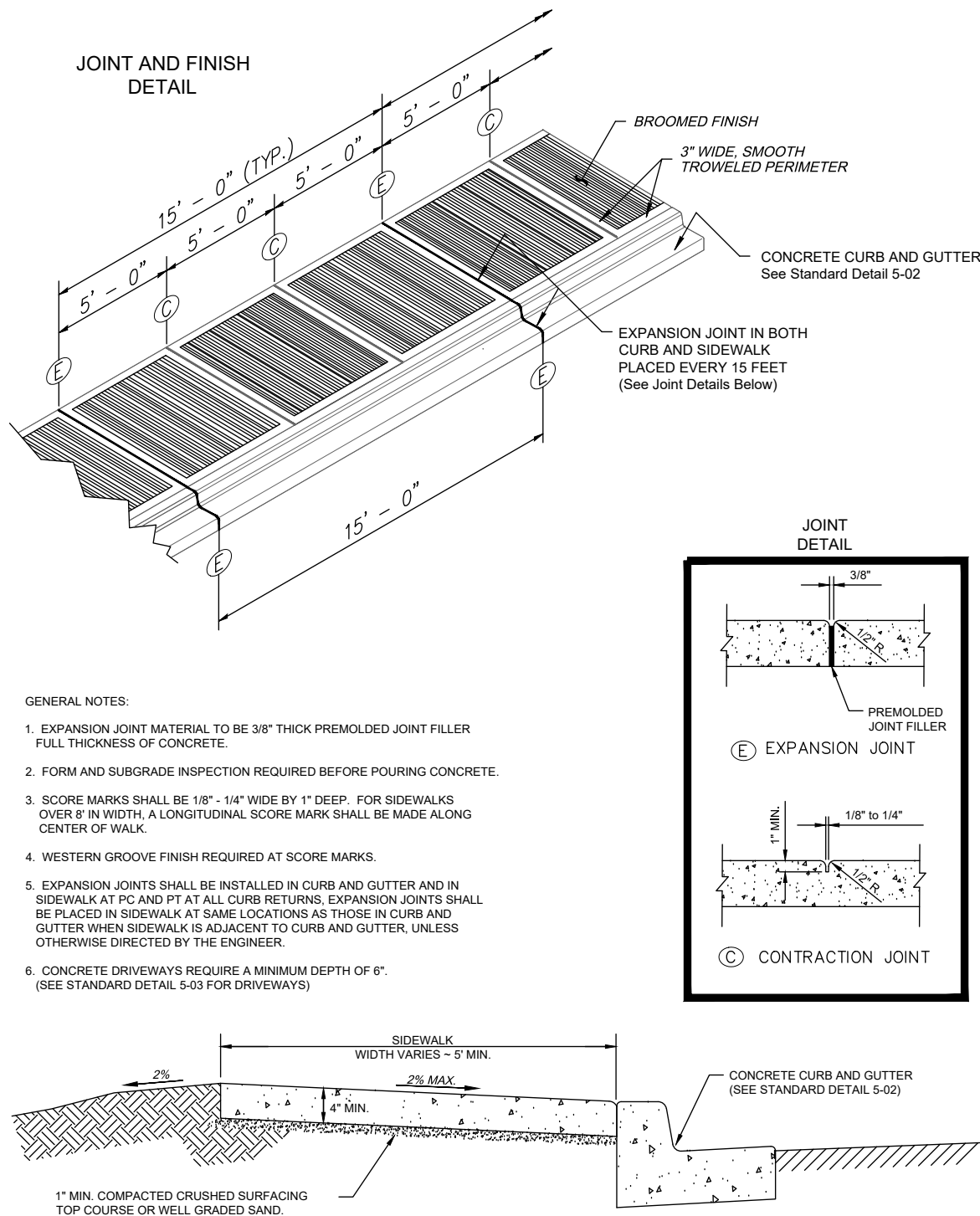
APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE

SECTION 08 TOWNSHIP 14N RANGE 02W

STREET CONSTRUCTION
GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. Form and subgrade inspection by the City is required before pouring concrete. Twenty-four hours notice is required for form inspection.
7. Testing and sampling frequencies shall be as described in the Centralia Design and Development Guidelines.
8. 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.
9. The contractor shall obtain a right-of-way permit from the Engineering Department prior to doing any construction in the right-of-way.
10. 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.
11. 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	STREET CONSTRUCTION GENERAL NOTES	1 OF 1
2022 Standard Drawings			

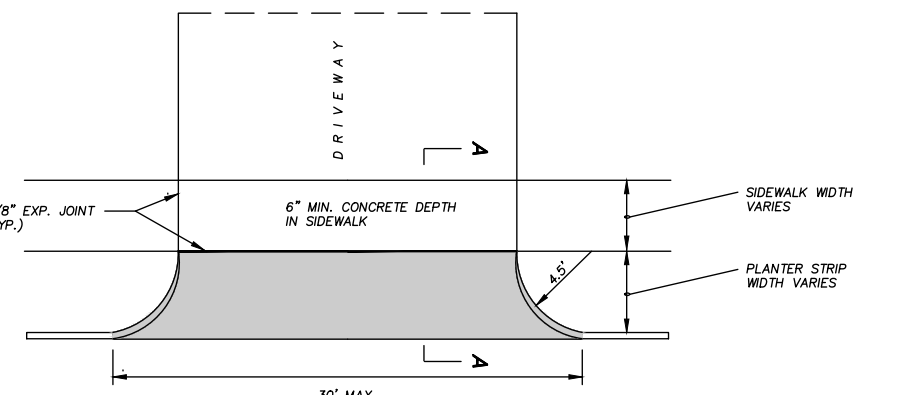


APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	SIDEWALK DETAILS	5-01
2022 Standard Drawings			

GENERAL NOTES:

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

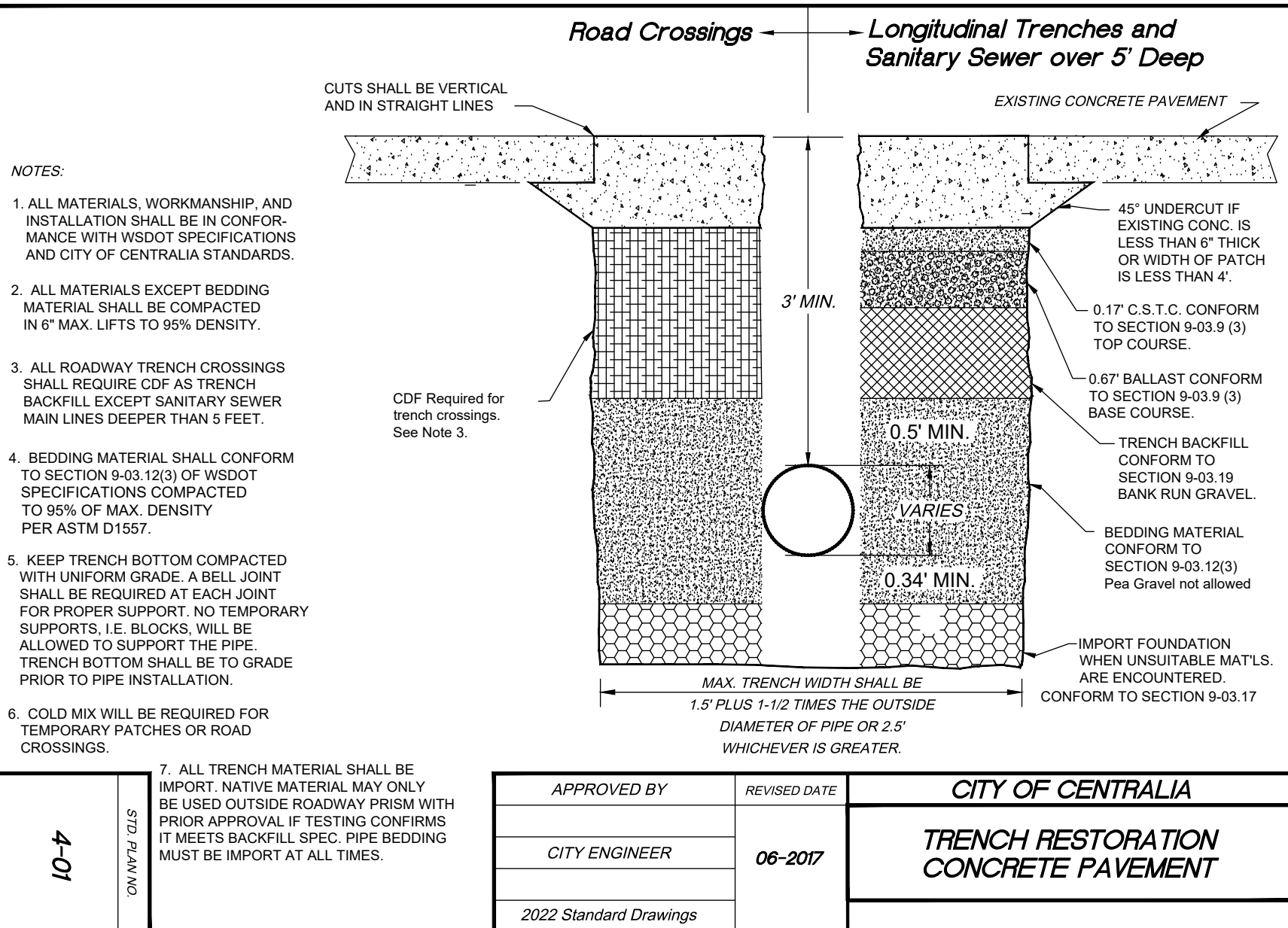
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	CEMENT CONCRETE CURB and GUTTER	5-02
2022 Standard Drawings			



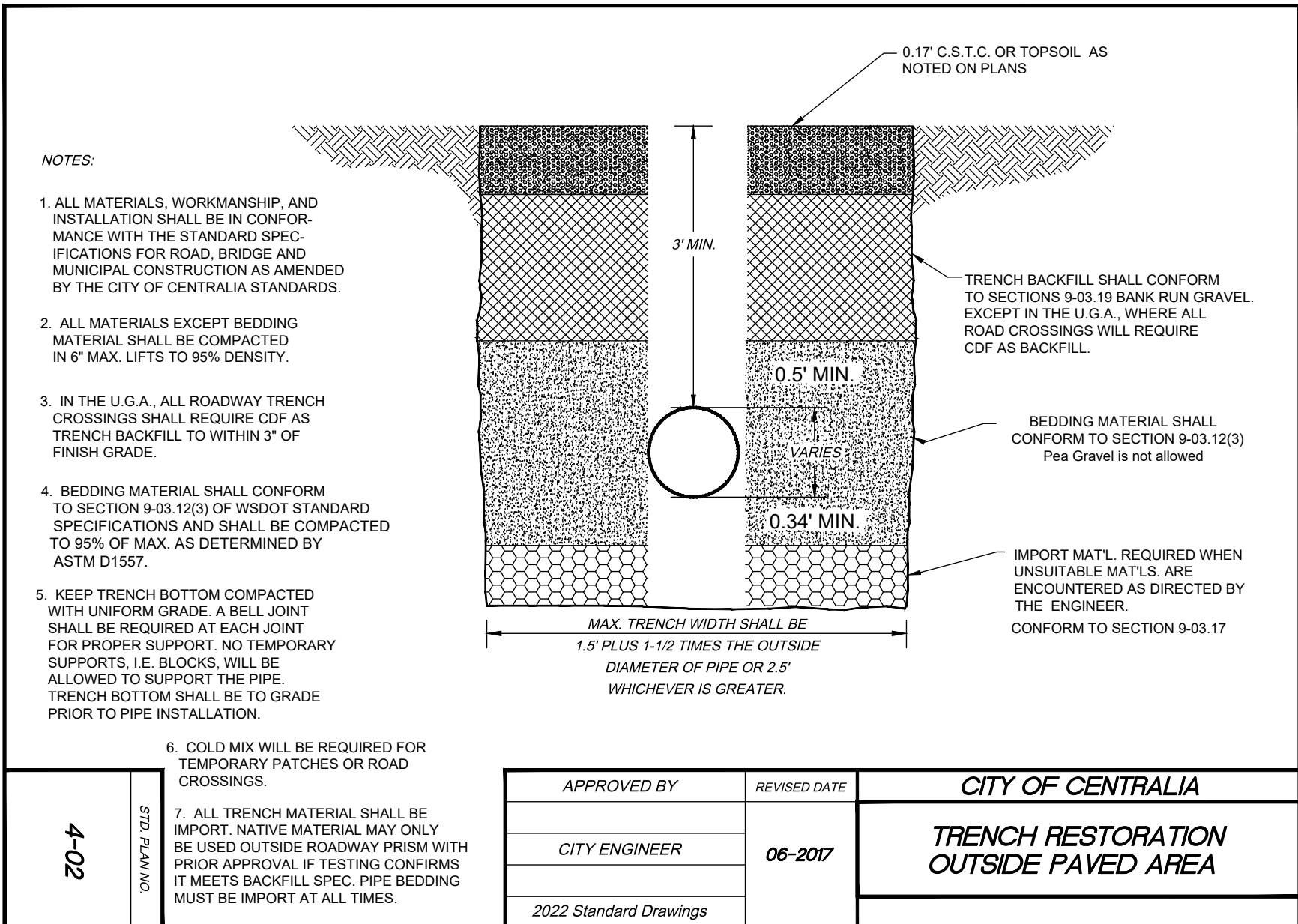
NOTES:

1. THIS STYLE OF C/W APPROACH TO BE ONLY USED IN THE HISTORICAL DISTRICT (EDISON).
2. WHERE D/W EXCEEDS 16' WIDTH A 2" DEEP EXPANSION JOINT SHALL BE PLACED TRANSVERSELY, CENTERED IN WALK.
3. FORM AND SUBGRADE INSPECTION ARE REQUIRED BEFORE POURING CONCRETE.
4. Concrete mix shall be class 4000psi mix.

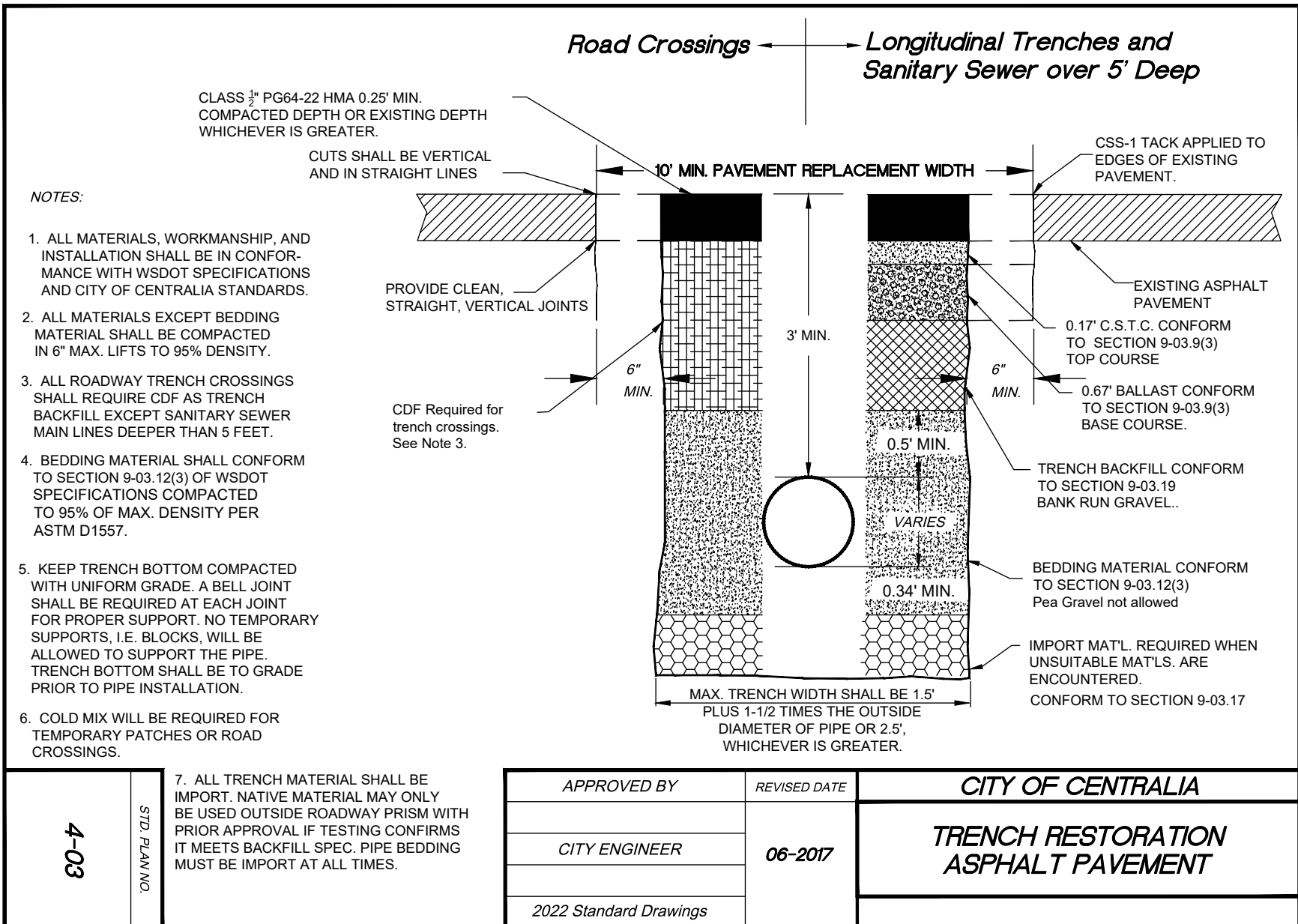
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06-2017	OLD STYLE CONC. DRIVEWAY (FOR USE IN HISTORICAL DISTRICT ONLY)	5-04
2022 Standard Drawings			



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06-2017	TRENCH RESTORATION CONCRETE PAVEMENT	4-01
2022 Standard Drawings			



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CITY ENGINEER	06-2017	TRENCH RESTORATION OUTSIDE PAVED AREA	4-02
2022 Standard Drawings			



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CITY ENGINEER	06-2017	TRENCH RESTORATION ASPHALT PAVEMENT	4-03
2022 Standard Drawings			

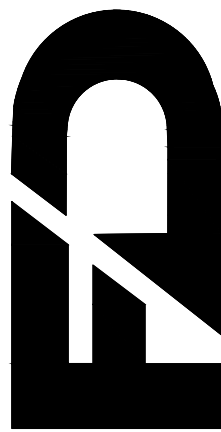
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BY _____ DATE _____
CITY ENGINEER
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SCALE: N/A
DATE: 4/7/25
DRAWN: SD/DM
CHECKED: AF
PROJECT NAME: W MAGNOLIA ST (RJ DEVELOPMENT)



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C5.2

10 OF 10