



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@rjdevelopment.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, WA 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 —	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
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

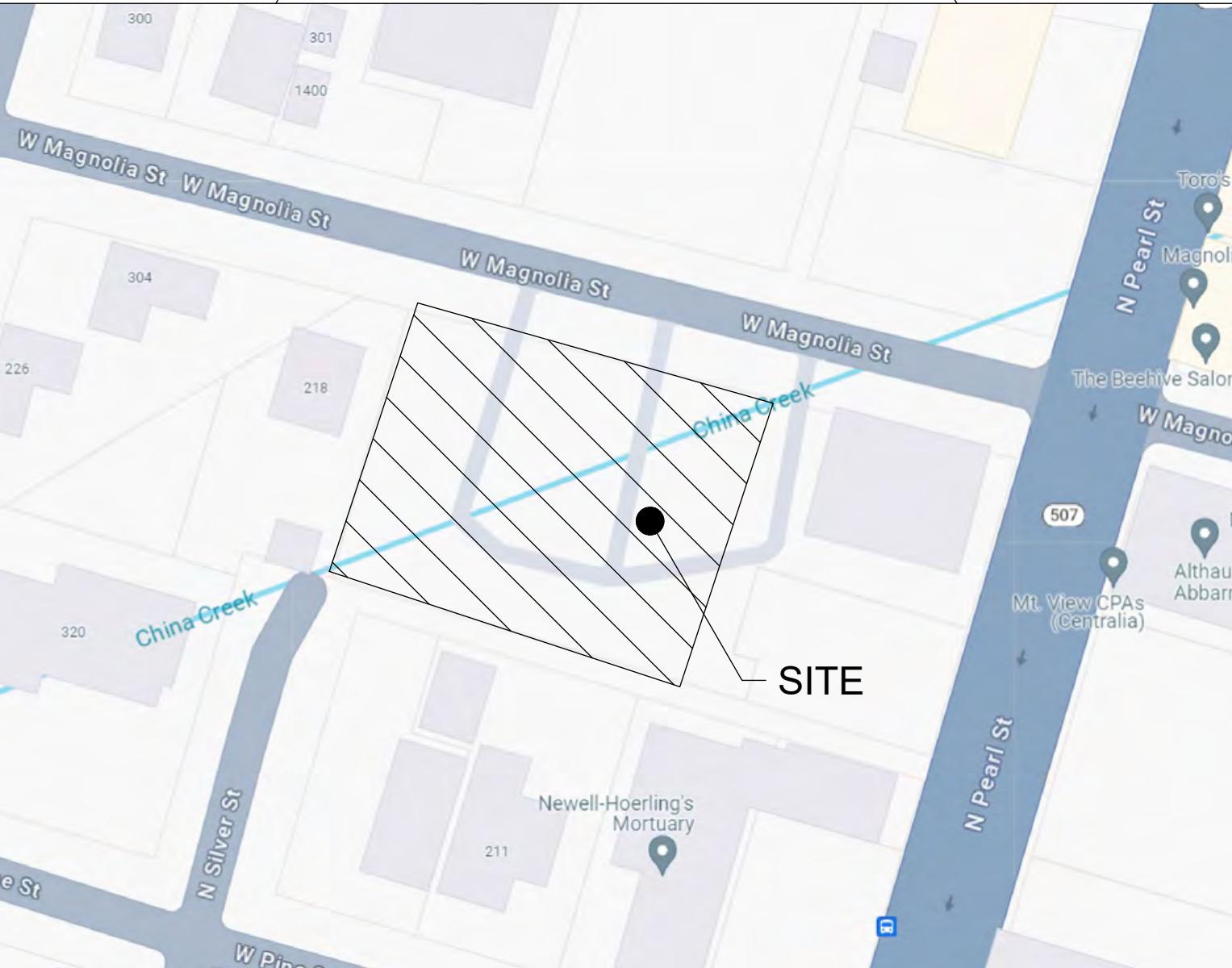
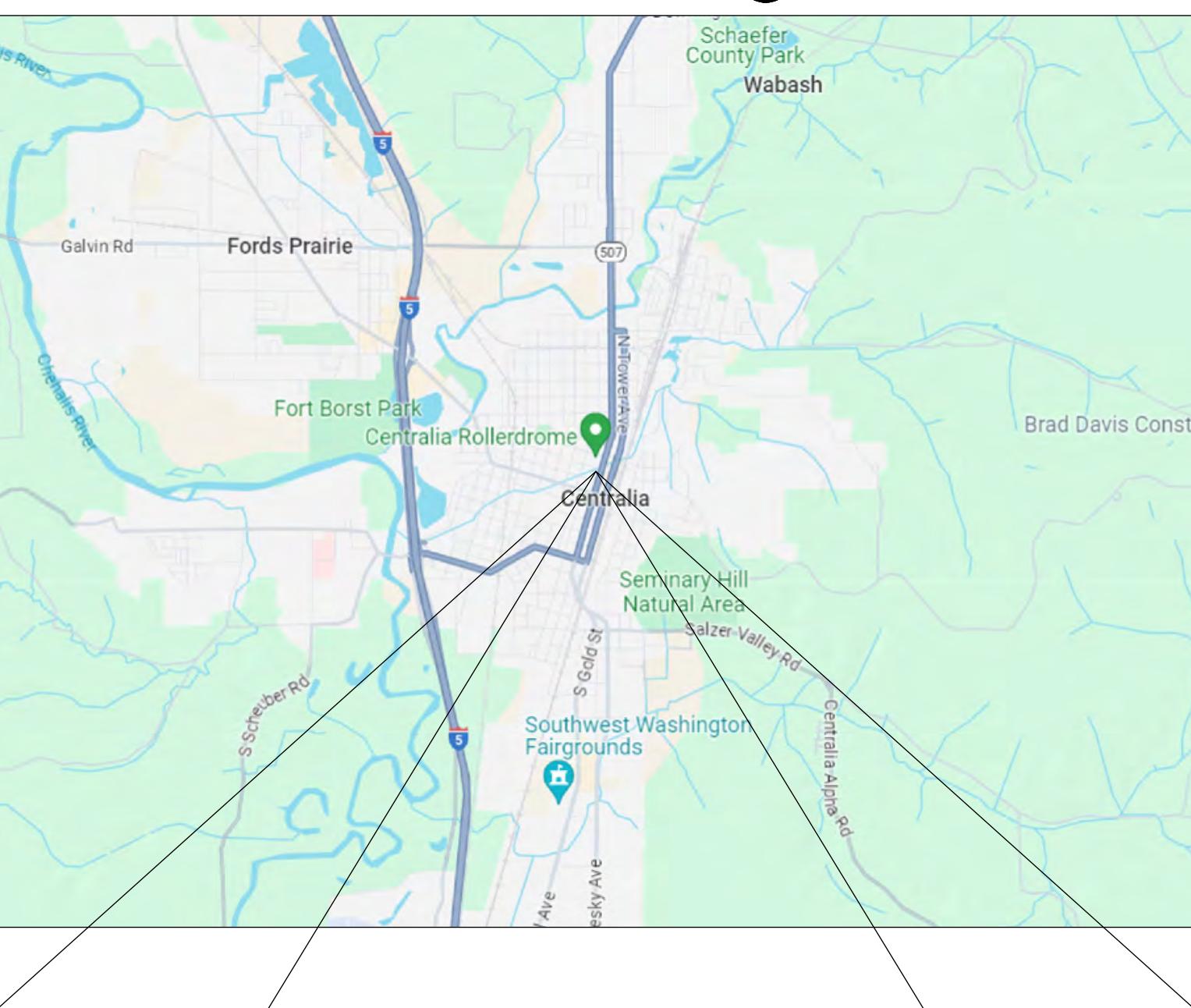
SYMBOLS

EXISTING	PROPOSED	DESC.
—	□	CATCH BASIN
—	●	FIRE HYDRANT
—	○	GAS METER
—	○	GAS VALVE
—	■	ILLUMINARE & POLE
—	■	IRRIGATION CONTROL VALVE
—	□	JUNCTION BOX
—	MB	MAIL BOX
—	□	POWER TRANSFORMER
—	○	SANITARY SEWER CLEANOUT
—	○	SANITARY SEWER MANHOLE
—	○	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	CITY ENGINEER
DATE	
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 PUBLICATIONS 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.

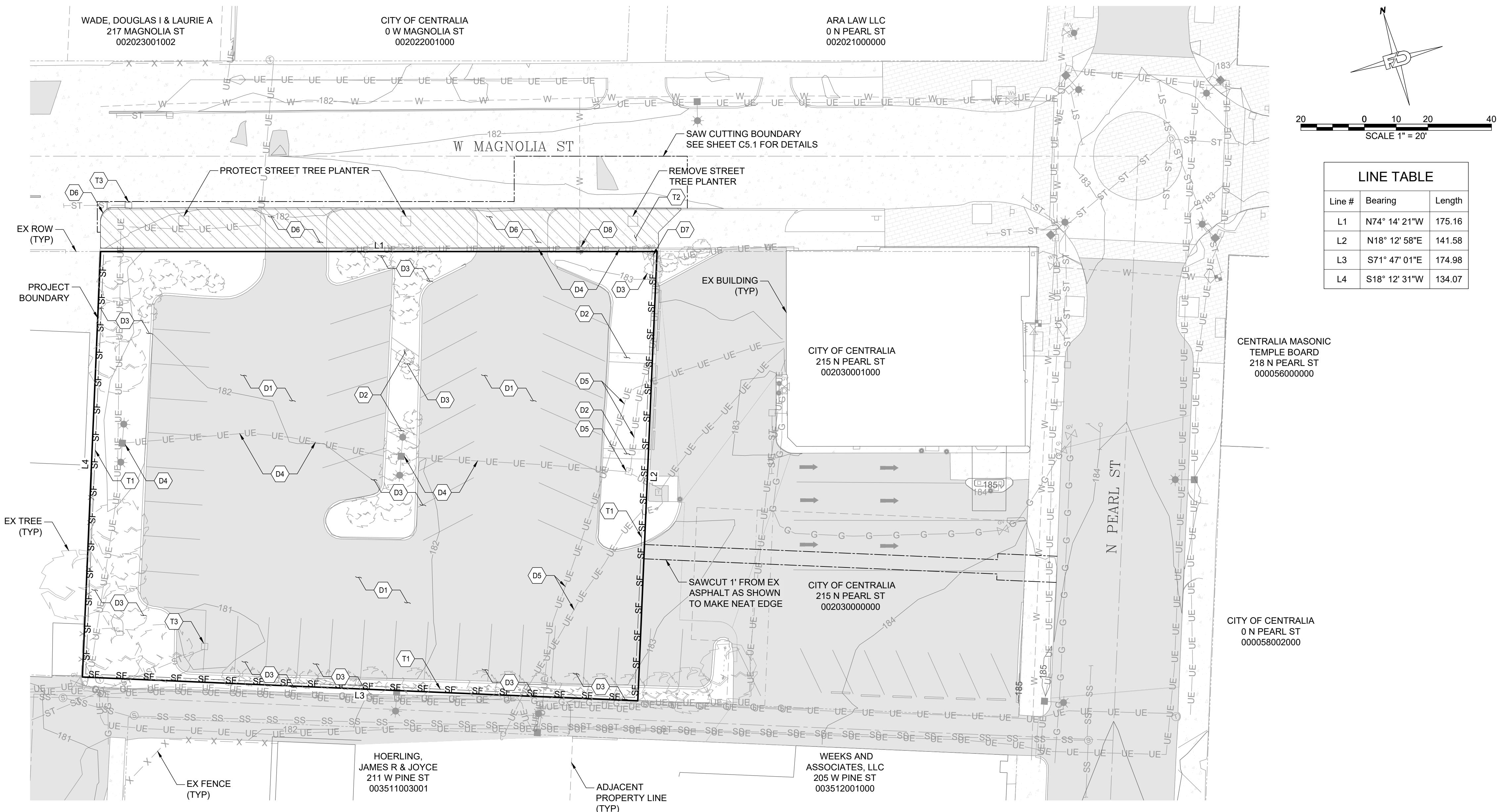
AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL PRE-CONSTRUCTION STATE OR BETTER UPON COMPLETION OF WORK.

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 CONSTRUCTION ACTIVITIES.

DRAWING TITLE:	CIVIL COVER	
	SCALE:	DATE:
PROJECT NAME:	W MAGNOLIA ST (RJ DEVELOPMENT)	
DRAWING NUMBER:	4/7/25	SD/DM
DRAWN:	4/7/25	CHECKED:
DESIGNED:	4/7/25	AF
4/7/		

SECTION 08 TOWNSHIP 14N RANGE 02W



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:

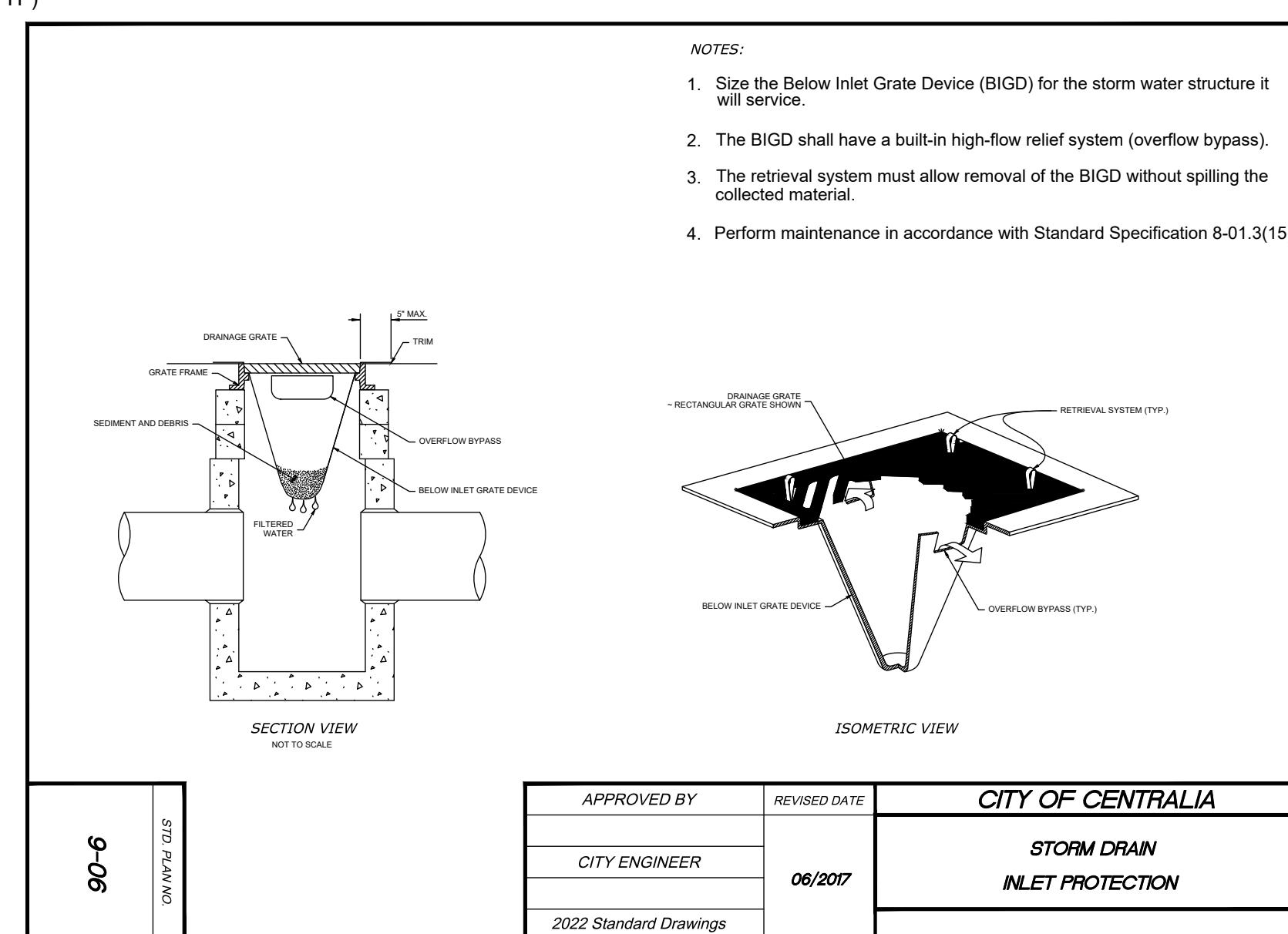
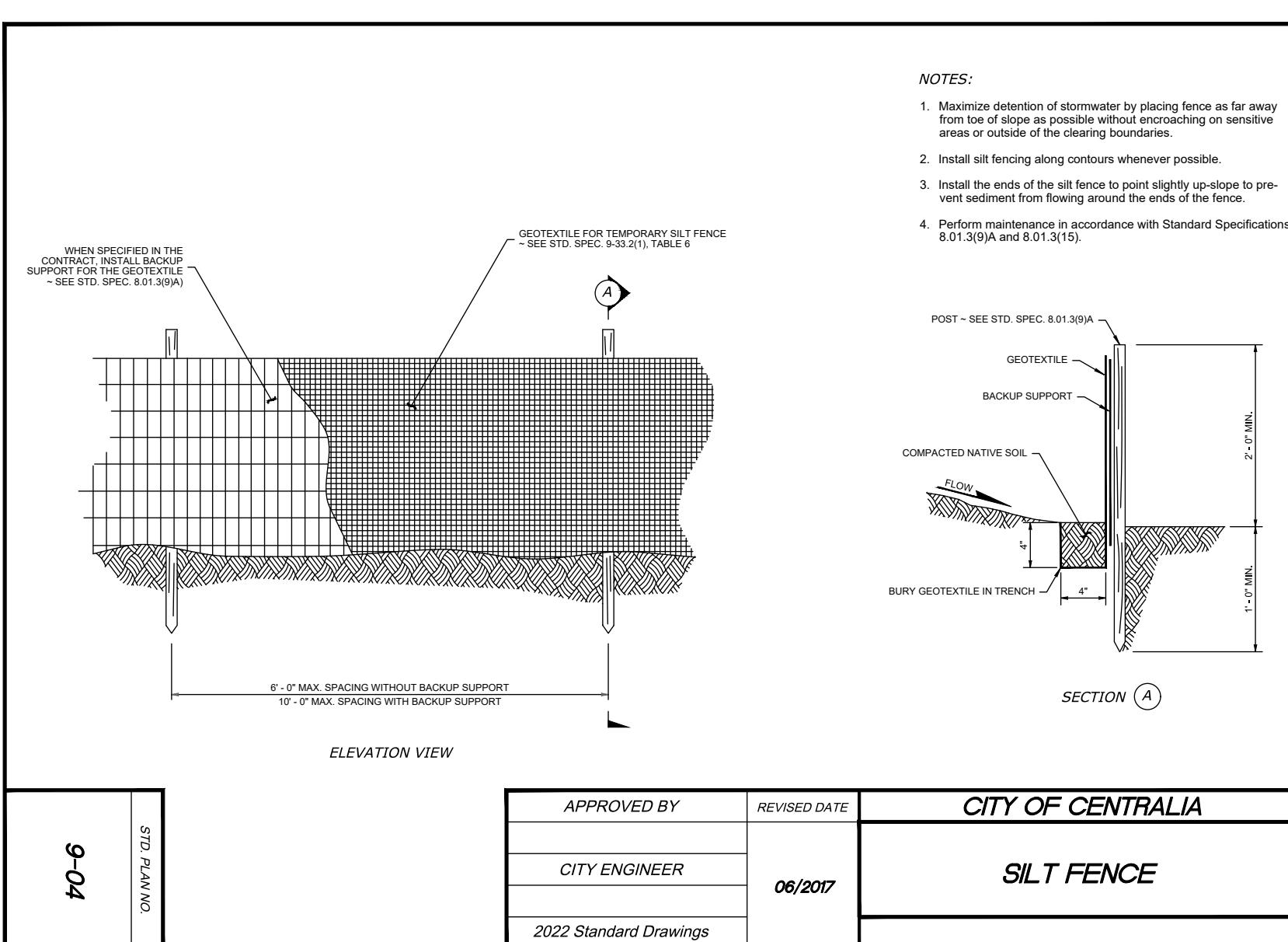
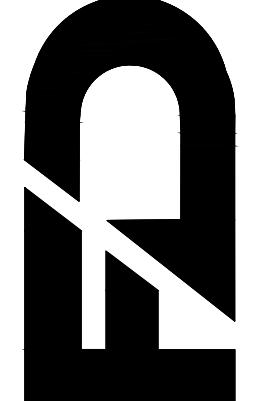
1. ALL EXPOSED SOIL SURFACES SHALL BE SEEDED WITH AN EROSION CONTROL SEED MIX OR HYDROSEEDED IF NOT WORKED WITHIN 7 CALENDAR DAYS FROM MAY 1 TO SEPTEMBER 30. SOILS SHALL BE COVERED WITHIN 2 DAYS FROM OCTOBER 1 TO APRIL 30.
 2. SEEDED AREAS WILL BE COVERED WITH MULCH, HAY, OR OTHER PROTECTIVE COVERING APPROVED BY THE ENGINEER TO PREVENT WASHOUT DURING RAIN EVENTS.
 3. CONTRACTOR SHALL APPLY WATER TO EXPOSED DIRT & GRAVEL SURFACES DURING CONSTRUCTION TO MINIMIZE FUGITIVE DUST.
 4. ROUTINE INSPECTION & MAINTENANCE OF ALL INSTALLED EROSION & SEDIMENT CONTROL BMPS, ESPECIALLY AFTER STORMS, IS REQUIRED.
 5. PERIODIC STREET CLEANING MAY BE NECESSARY TO REMOVE ANY SEDIMENT TRACKED OFF THE SITE.
 6. 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



FULLER DESIGNS
1111 KRESKY AVE, SUITE 10
CENTRALIA, WA 98531
(360) 807-4420

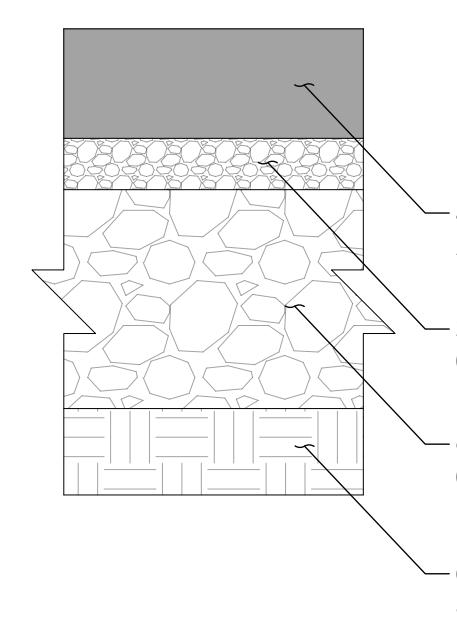
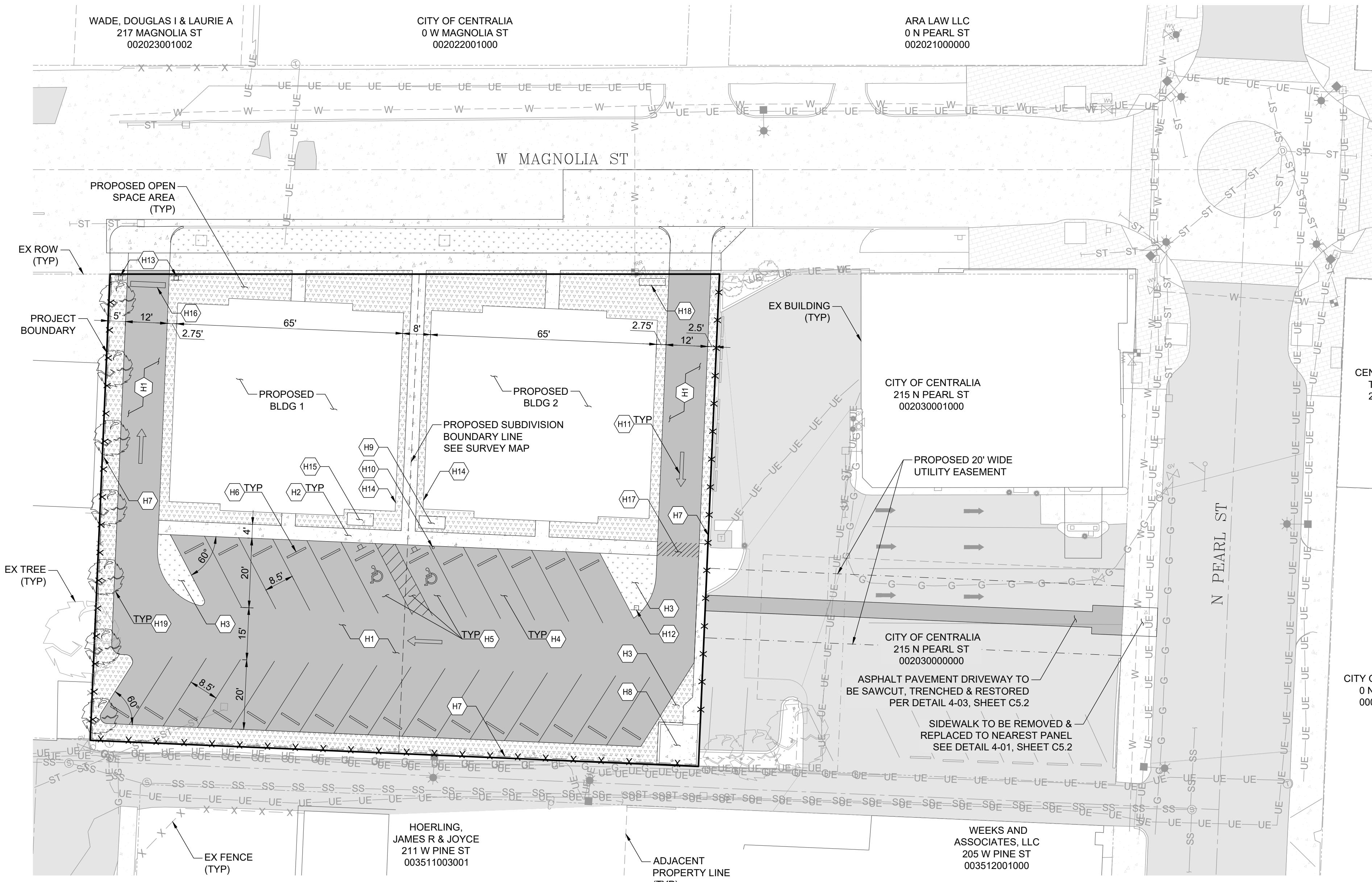


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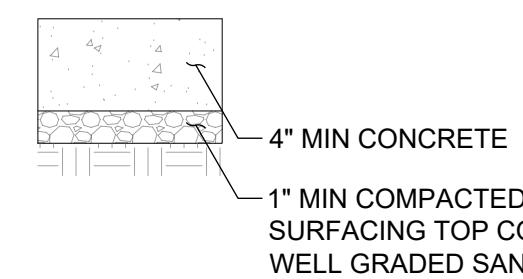
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2 OF 10

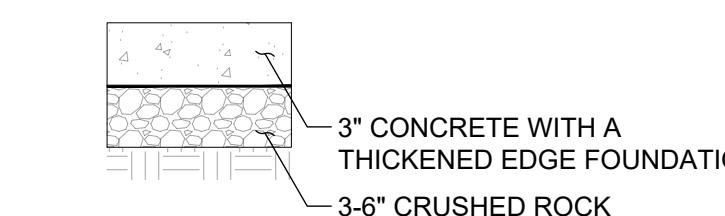
SECTION 08 TOWNSHIP 14N RANGE 02W



PARKING LOT PAVEMENT SECTION
NTS



SIDEWALK SECTION (TYP)
NTS



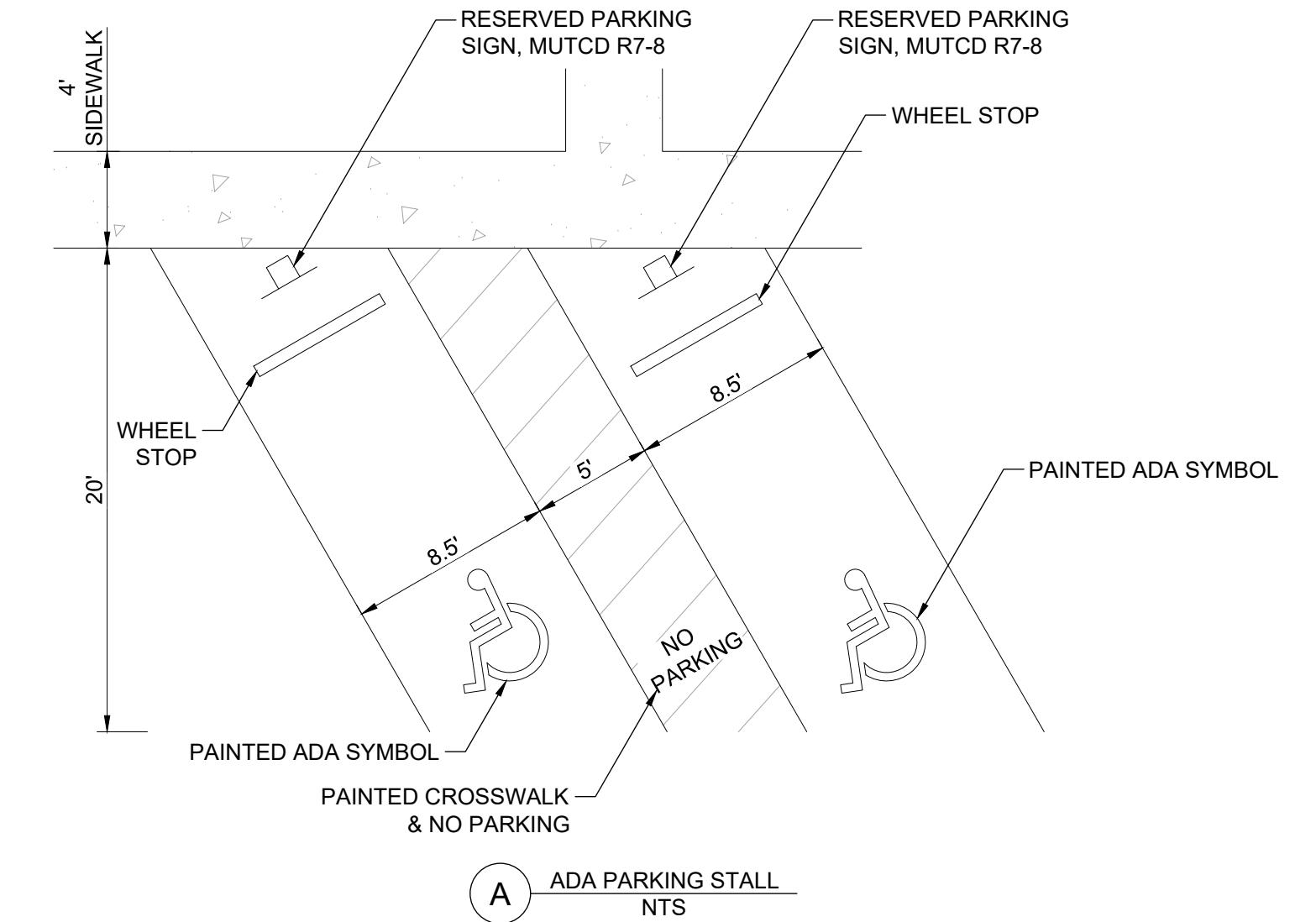
CONCRETE PAD (TYP)
NTS

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.
- (H9) 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.



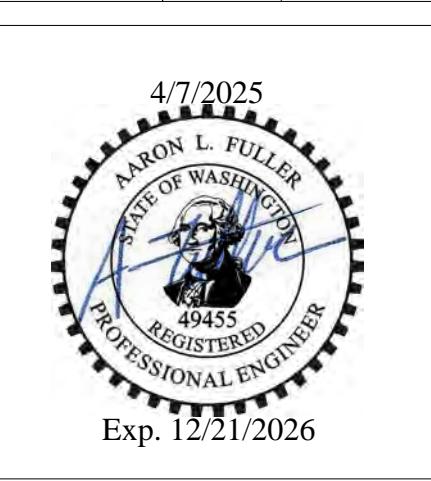
APPROVED FOR CONSTRUCTION

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

C2.1

3 OF 10

DRAWING TITLE:	W MAGNOLIA ST (RJ DEVELOPMENT)	
SCALE:	1:20	DATE: 4/7/25
PROJECT NAME:	SD/DM	
DRAWING NUMBER:	4/7/2025	

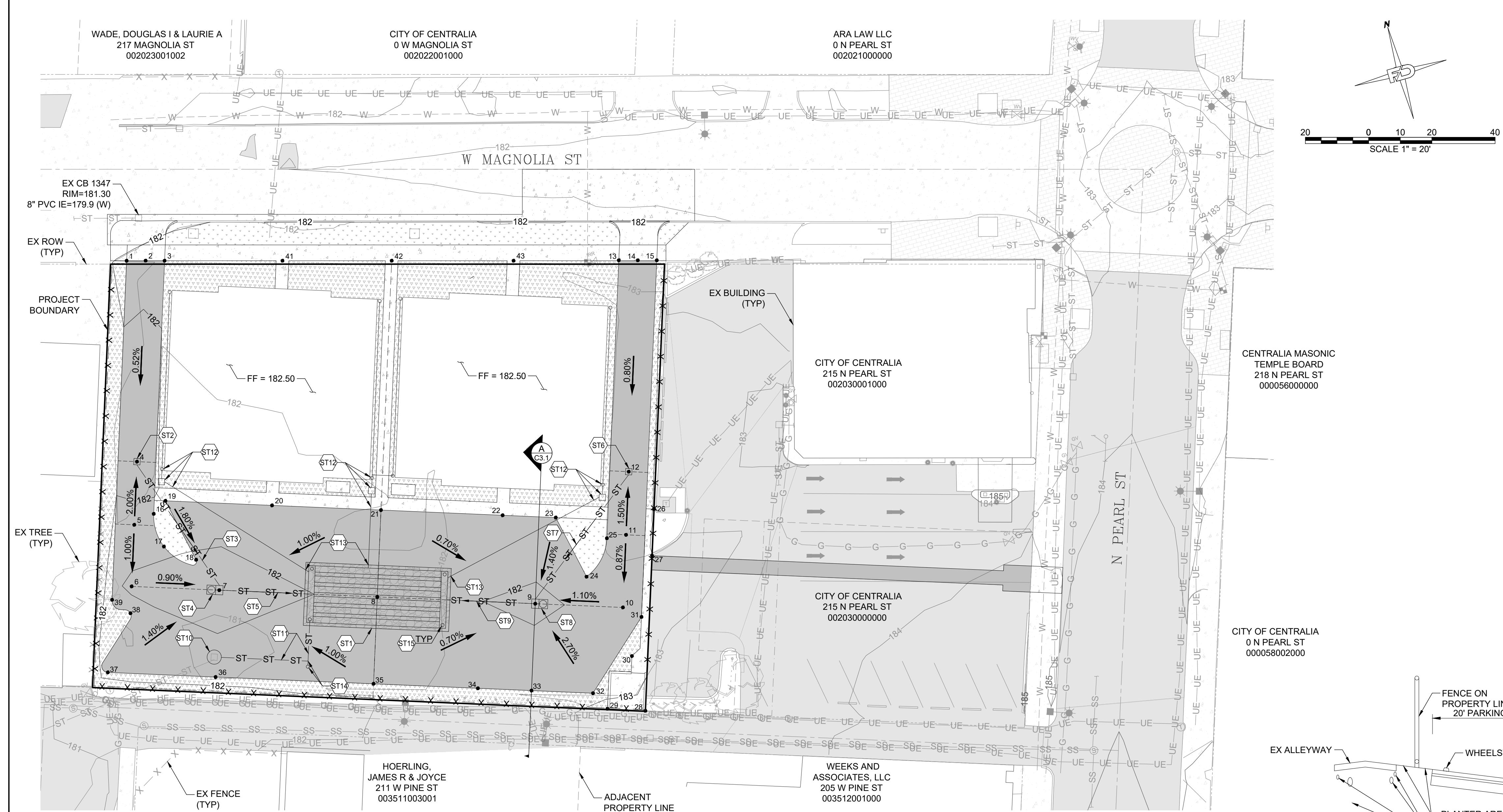


FULLER DESIGNS
1111 KRESKY AVE, SUITE 100
CENTRALIA, WA 98531
(360) 807-4420

REV:	0	DESCRIPTION:	FOR APPROVAL	DATE:	4/7/25
APPROVED FOR CONSTRUCTION					

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

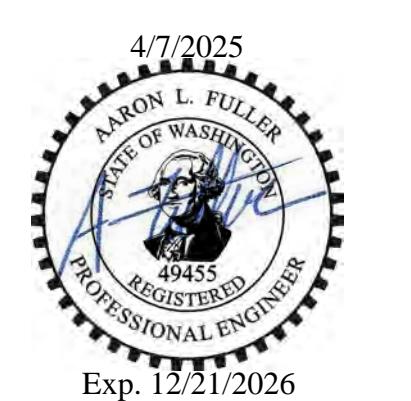
SECTION 08 TOWNSHIP 14N RANGE 02W



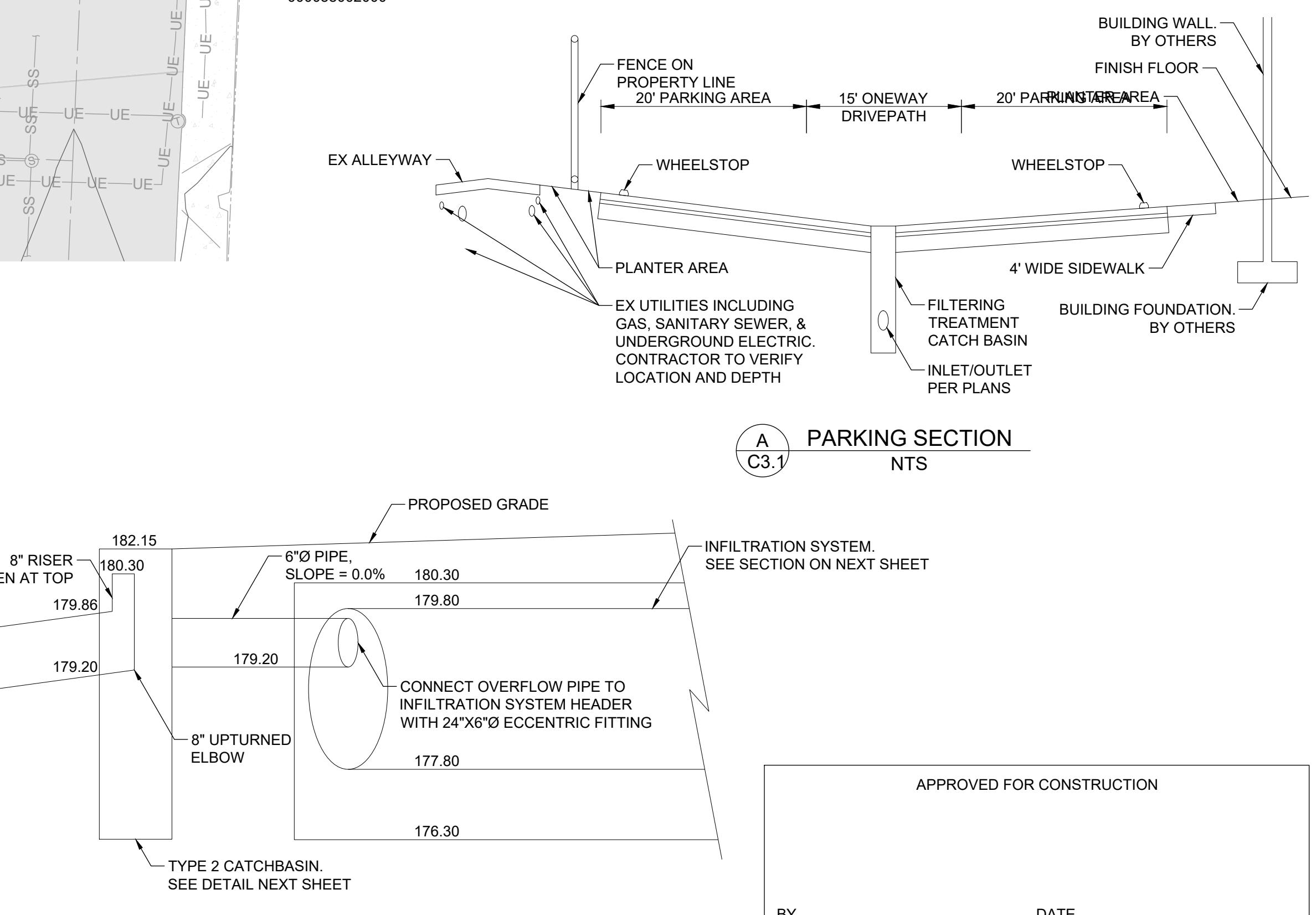
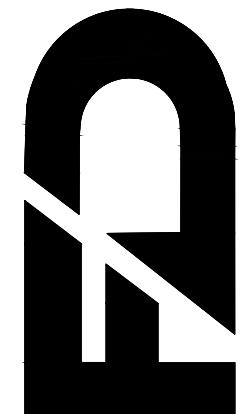
STORMWATER NOTES:

- 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 CARS 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



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



STORM OUTFALL DETAIL

NTS

GRADING & DRAINAGE PLAN				PROJECT NAME: W MAGNOLIA ST (RJ DEVELOPMENT)
SCALE: 1:20	DATE: 4/7/25	DRAWN: SD/DM	CHECKED: AF	

A circular seal for a Washington State Professional Engineer. The outer ring contains the text "PROFESSIONAL ENGINEER" at the bottom and "REGISTERED" at the top. The center features a portrait of a man, with "49455" written below it. The inner circle contains "STATE OF WASHINGTON" at the top and "AARON L. FULLER" at the bottom. A blue ink signature is overlaid across the center of the seal.

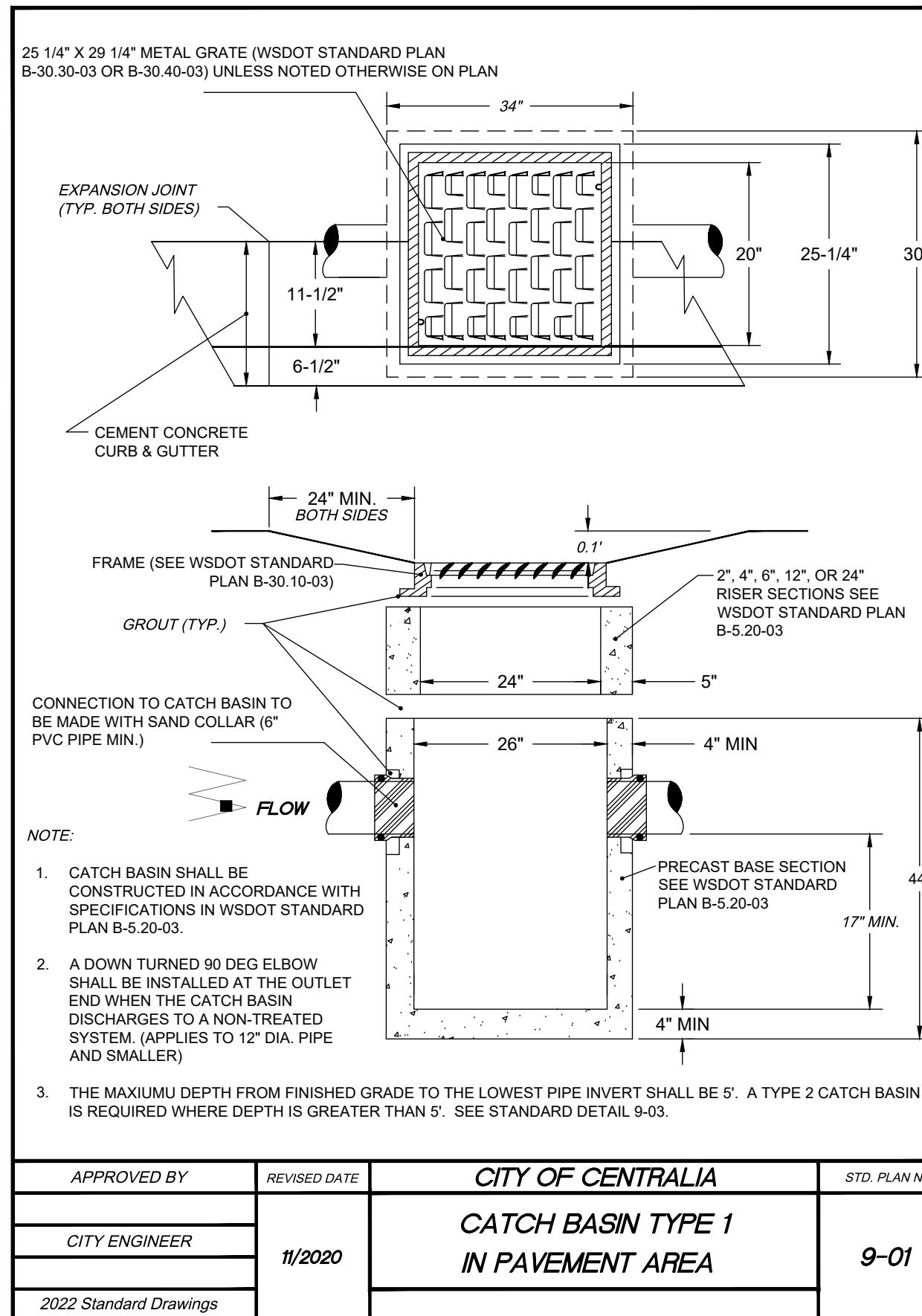
The logo for Fuller Designs is a large, bold, black monogram 'FD' with a diagonal slash through it. To the right of the monogram, the company name 'FULLER DESIGNS' is written in a smaller, sans-serif font. Below the name is the address '1111 KRESKY AVE, SUITE 100' and 'CENTRALIA, WA 98531'. At the bottom is the phone number '(360) 807-4420'.

C3.1

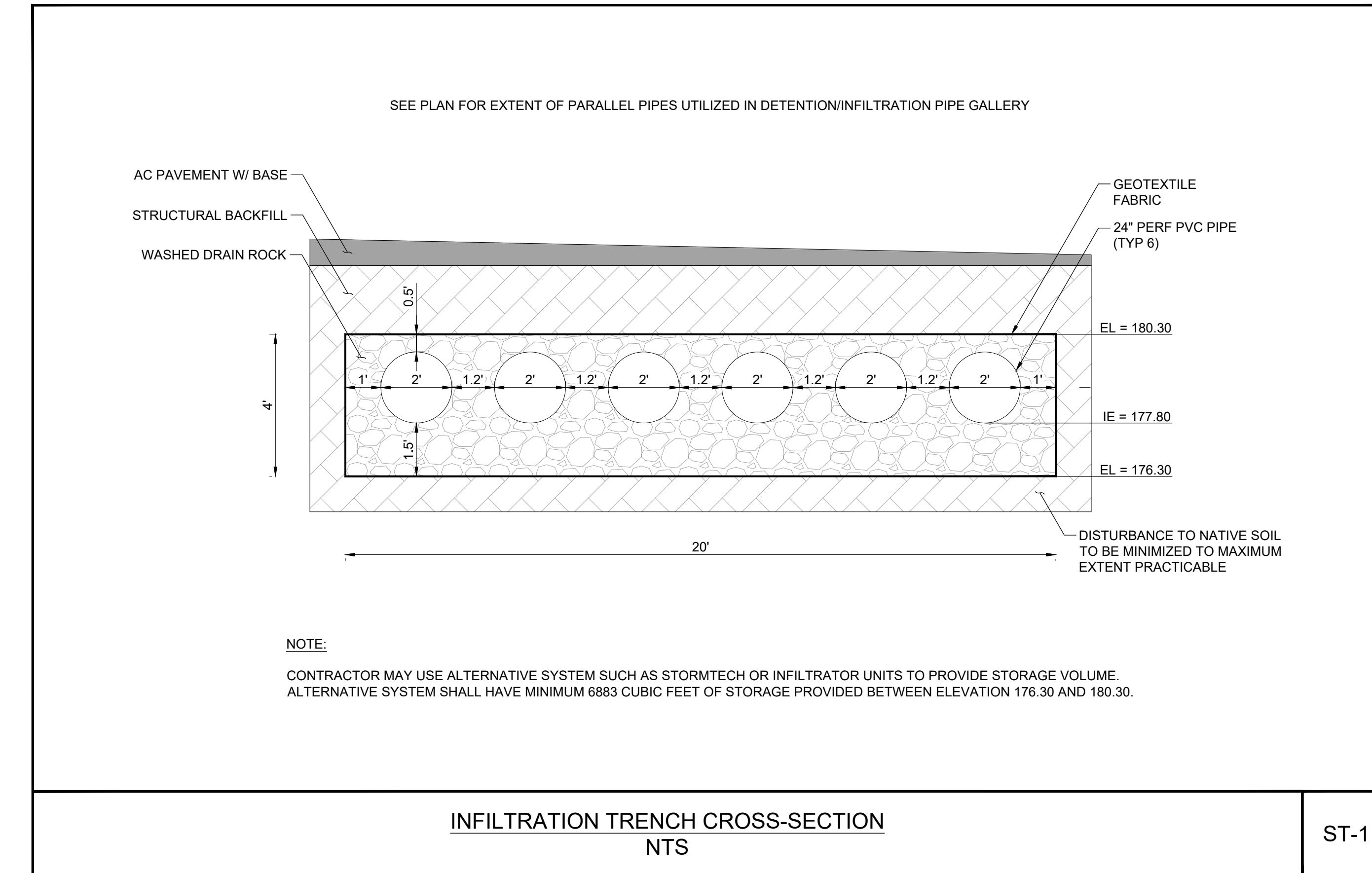
SECTION 08 TOWNSHIP 14N RANGE 02W

STORM DRAINAGE INSTALLATION GENERAL NOTES		
1. All workmanship and materials shall be in accordance with City of Centralia Standards and the most current copy of the WSDOT/APWA Standard Specifications for Road, Bridge and Municipal Construction.		
2. Temporary erosion/pollution measures shall be required for the duration of the project.		
3. The contractor must comply with all permits and other requirements of the City of Centralia or other governing authority or agency.		
4. A preconstruction meeting shall be held with the City of Centralia prior to the start of staking.		
5. All storm sewer major appurtenances and retention/detention areas shall be staked for grade and alignment by an engineering or surveying firm capable of performing such work. All vertical control shall be established using the 1988 USGS Datum. Staking shall be inspected by the City prior to the start of construction and shall be maintained throughout construction.		
6. Storm drain pipe shall meet the following requirements (use only those which apply):		
A. Plain concrete pipe conforming to AASHTO M 86, Class 2.		
B. reinforced concrete pipe conforming to AASHTO M 170.		
C. PVC pipe conforming to ASTM D 3034 SDR 35, ASTM F 794 or ASTM F 679, Type 1 with joints and gaskets conforming to ASTM 3212 and ASTM F 477.		
D. Ductile iron pipe conforming to AWWA C 151, thickness class as shown on plans.		
7. Special structures, oil/water separators and outlet controls shall be installed per plans and manufacturers recommendations.		
8. Provide traffic control plan(s) as required in accordance with MUTCD.		
9. Call the Underground Location Center at 1-800-424-5555 a minimum of 48 hours prior to any excavation.		
10. Where connections require "field verifications", connection points will be exposed by the contractor and fittings field verified 48 hours prior to starting construction.		
11. All Storm lines will be high-velocity cleaned and pressure tested in accordance with Division 7 of the WSDOT Standard Specifications prior to paving in conformance with the above-referenced specifications. (See Note 1.) Hydrant flushing of lines is not an acceptable cleaning method.		
12. Testing of the Storm main will include Television inspection of the main at the contractor's expense. Immediately prior to tv inspection enough water will be run down the main to flush the main. The tv inspection of the main will be made after the inspection tape has been reviewed and approved by the inspector. A water test of all manholes is also required. Testing will take place after all underground utilities are installed and compaction of the roadway subgrade is completed.		

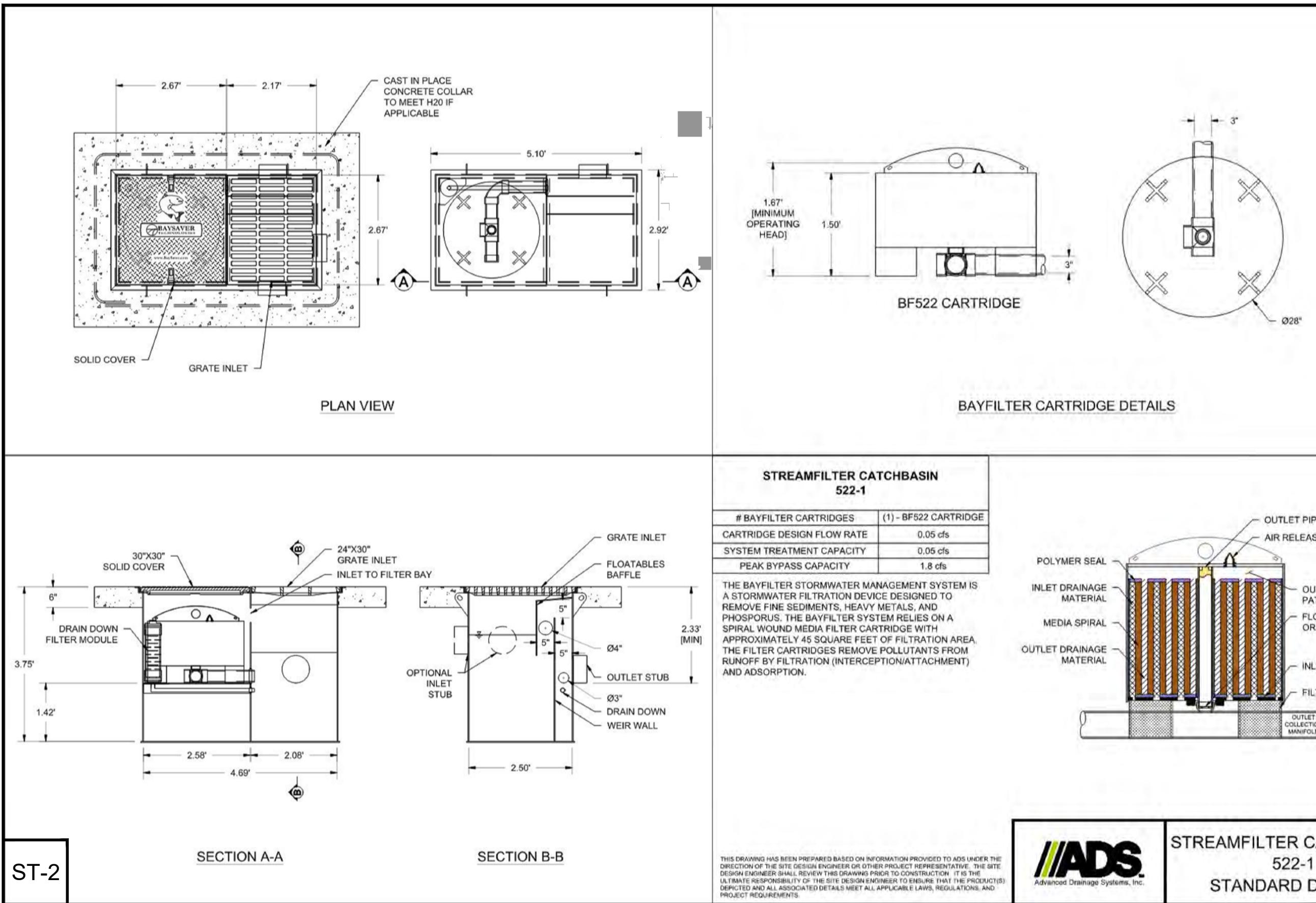
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	STORM DRAINAGE INSTALLATION GENERAL NOTES	1 of 1
		2022 Standard Drawings	



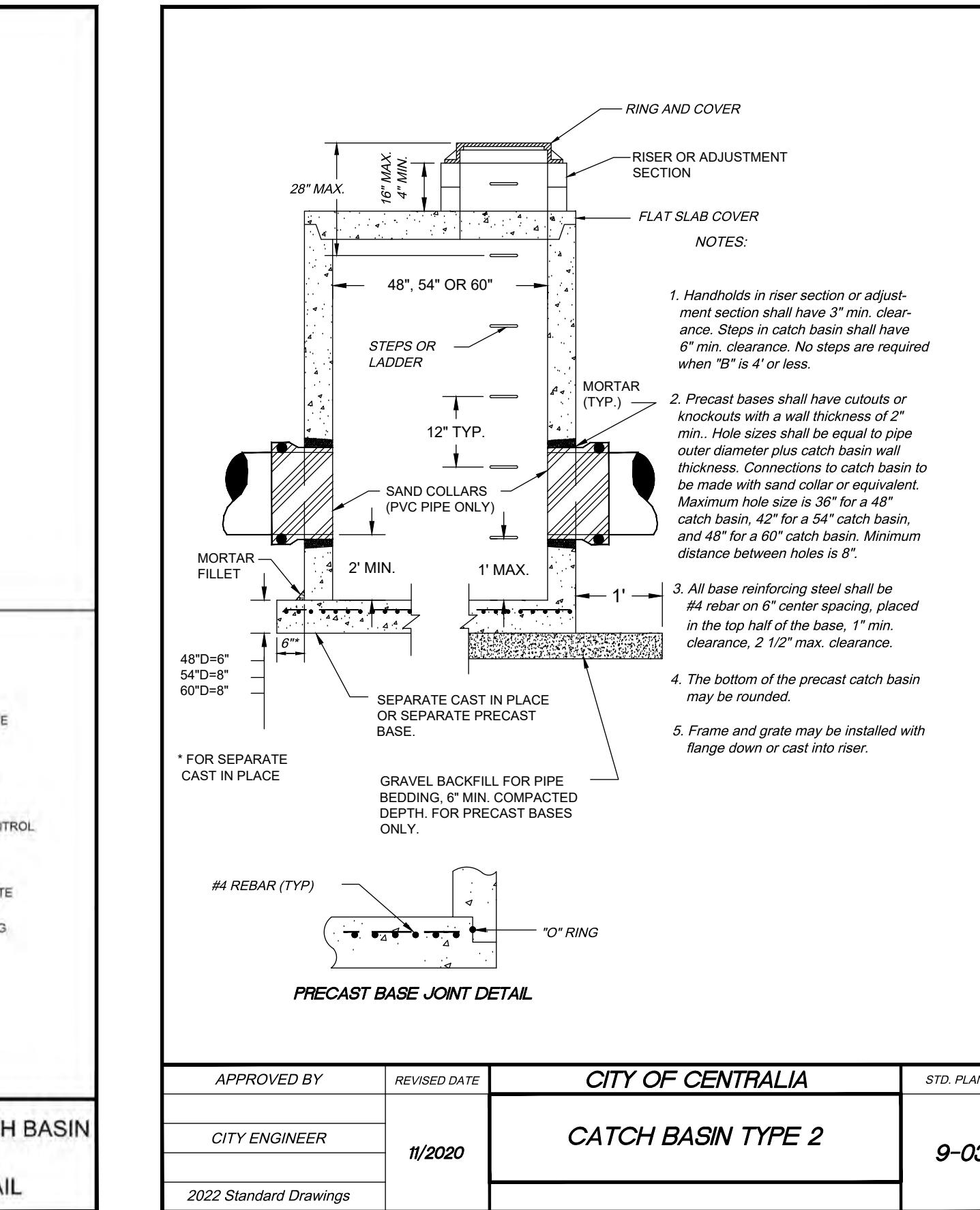
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	11/2020	CATCH BASIN TYPE 1 IN PAVEMENT AREA	9-01
		2022 Standard Drawings	



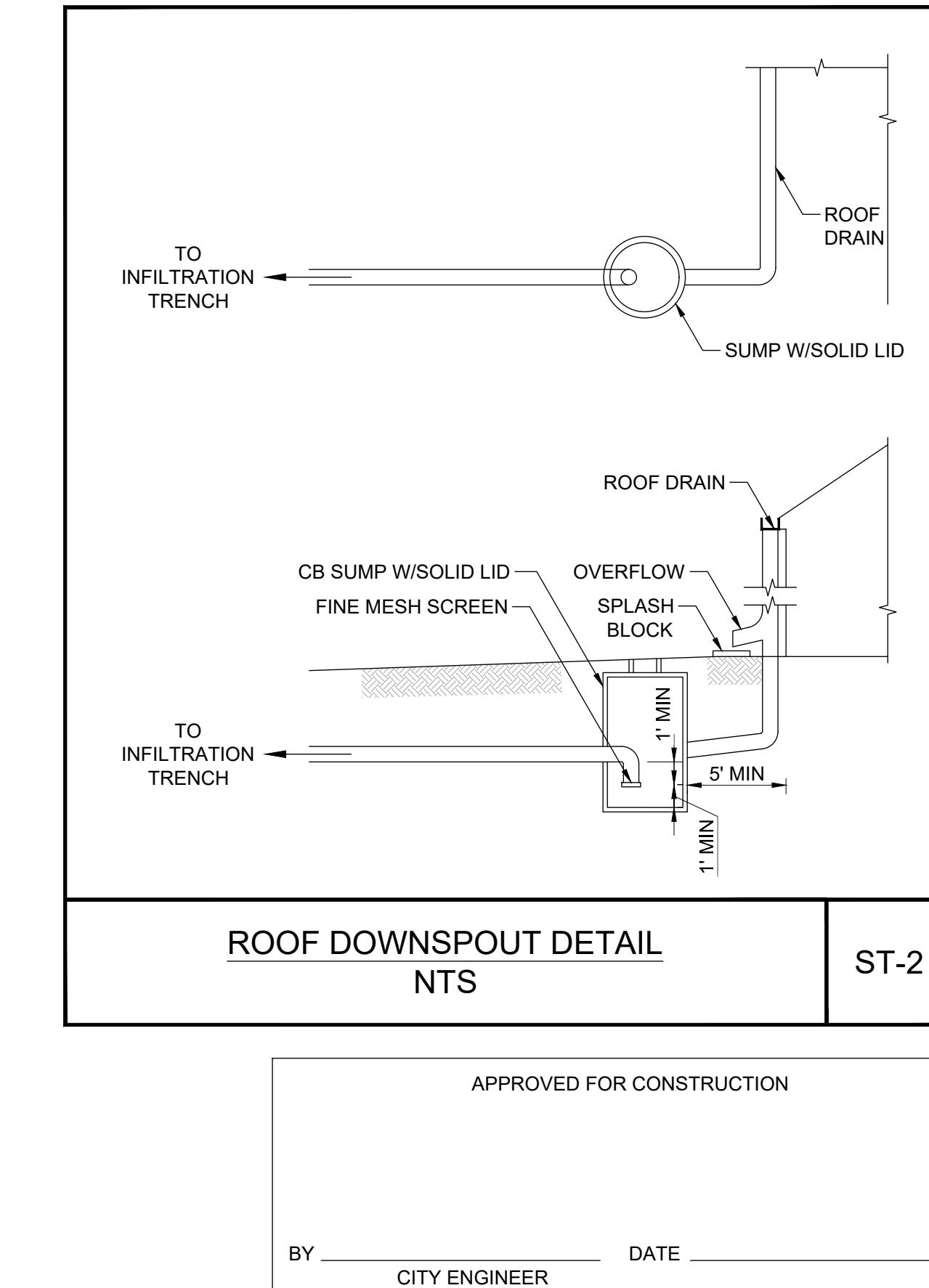
INFILTRATION TRENCH CROSS-SECTION
NTS ST-1



ADS Advanced Drainage Systems, Inc.
STREAMFILTER CATCH BASIN
522-1
STANDARD DETAIL

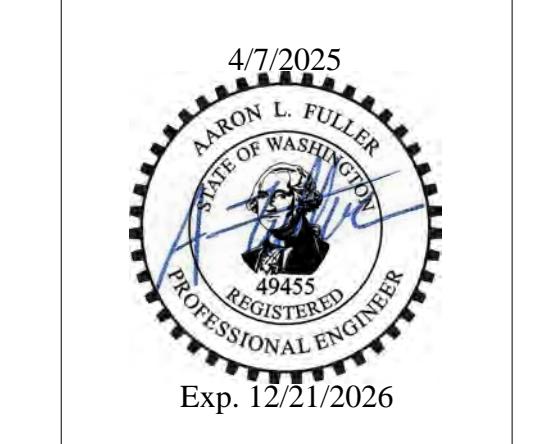


APPROVED BY
REVISED DATE
CITY OF CENTRALIA
CATCH BASIN TYPE 2
STD. PLAN NO.
11/2020
9-03
2022 Standard Drawings



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

DRAWING & DRAINAGE DETAILS		DRAWN: 4/7/25	SD/DM: N/A	CHECKED: AF
DRAWING TITLE:	W MAGNOLIA ST (RJ DEVELOPMENT)			
SCALE:	N/A			
DATE:	4/7/25			
PROJECT NAME:	W MAGNOLIA ST (RJ DEVELOPMENT)			



REV: 0	DESCRIPTION: FOR APPROVAL	DATE: 4/7/25
REV: 0	DESCRIPTION: APPROVED	DATE: _____
C3.2		
5 OF 10		

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:

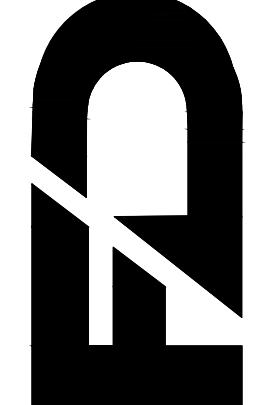
- T1 CONCRETE PAVEMENT STREET & SIDEWALK TO BE SAWCUT,
TRENCHED & RESTORED PER DETAIL 4-01, SHEET C5.2
 - T2 ASPHALT PAVEMENT STREET & LANDSCAPE TO BE SAWCUT,
TRENCHED & RESTORED PER DETAILS 4-02 & 4-03, SHEET C5.2

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.



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(360) 807-4420



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

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C4.1

6 OF 10

SECTION 08 TOWNSHIP 14N RANGE 02W

SANITARY SEWER MAIN INSTALLATION
GENERAL NOTES

1. A pre-construction conference must be held with the City prior to start of construction.

2. Underground utilities shown are for the convenience of the contractor only. It is the contractors responsibility to use the "one-call" telephone (1-800-424-5555) 48 hours before construction is started.

3. All materials and construction shall be in accordance with the current edition of the WSDOT standard specifications for roads, bridges and municipal construction and City of Centralia standards.

4. Erosion control measures shall be taken during construction to prevent siltation of existing and proposed facilities.

5. Pipe for sanitary sewer shall conform to Section 7-17.2 of the current standard specifications for road, bridge and municipal construction published jointly by WSDOT and the State Chapter of APWA and one of the following:

- a. Ductile iron pipe shall conform to Section 9-05.13 and ANSI A21.51 or AWWA C151 and shall be cement mortar lined. Minimum thickness shall be class 51.
- b. Polyvinyl chloride (PVC) pipe shall conform with the provisions of WSDOT Section 9-03.12, 6-15 ASTM D 3034, SDR 35 / 16"-24" ASTM F 679

6. The end of lateral shall be marked with a 2x4 wooden stake four feet long (minimum) buried in the ground at a depth of three (3) feet (minimum).

7. All laterals shall be laid at 2% minimum except where noted. 6" pipe to property line laterals must be provided to all appropriate properties.

8. All laterals shall be connected to mains with a manufactured wye or wye saddled tap unless otherwise approved by the City Engineer. Lines 12-inch or larger and high flow lines may use tee connections with prior approval.

9. Layout and construction staking will be done by a design engineer or a licensed land surveyor. All vertical control shall be established using the 1988 USGS Datum.

10. All new manholes shall be six inches (6") in diameter, Type 1 manholes unless otherwise specified.

11. Low pressure air test is required on all new sanitary sewer lines (including laterals). Testing shall be per APWA specifications and witnessed by the City.

12. A vacuum test is required on all new manholes and altered manholes.

13. Schedule all tests with the City and allow two (2) working days advance notice.

14. A copy of the T.V. inspection video of the sewer main shall be provided to the City along with the inspection report prior to final acceptance.

15. As-built drawings shall be submitted to the City prior to final acceptance.

16. All necessary easements must be recorded before final acceptance.

17. The contractor is to notify the City two (2) working days prior to the start of construction. All materials must be submitted and approved prior to use.

18. A manhole and clean-out assembly detail shall be submitted prior to construction for the City's approval.

19. On all main extensions, a lateral shall be installed from the main to the right-of-way for all existing residences and for all future building lots along the main extension. The actual locations shall be approved by the City of Centralia and adjacent property owners prior to construction.

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

1 OF 2

2022 Standard Drawings

SIDE SEWER REGULATIONS (Ord. 2051)
GENERAL NOTES

1. Any work including installation, replacement and repair, on the sanitary side sewer requires an inspection permit. This must be obtained in advance of the work from the City utilities building at 1100 N Tower Ave.

2. Inspection permit fees:

Category	Fee
Single-family dwelling	\$ 50.00
*Multiple-family dwelling	\$ 75.00
Commercial/Industrial	\$ 100.00
Alteration, repair and abandonment of existing lateral	\$ 50.00
*I & I Rehabilitation	No charge—must be approved by Public Works
*After hour or holiday inspections	\$ 100.00
*Pre-inspection	\$ 100.00
Grinder pump connection permit	\$ 150.00
Grinder pump commercial or industrial connection	

3. For inspection, call the Public Works Office at (360) 330-7512. Inspections will be made 8:00 A.M. – Noon and 1:00 P.M. – 3:00 P.M.

4. "Side Sewer" means that part of the horizontal piping of a drainage system which extends from the end of the building drain and which receives the discharge of the building drain and conveys it to a public sewer, private sewer, individual sewage disposal system or other point of disposal.

5. All costs and expenses incident to the installation and connection, operation and maintenance and replacement of this side sewer shall be borne by the owner.

6. Pipes acceptable for side sewers: polyvinyl chloride(PVC) ASTM D 3034, SDR 35; cast iron pipe, federal spec. WWP-401; ductile iron, ANSI A 2151, thickness class 51. Not acceptable for side sewer: black ABS pipe, glued joint pipes, glued fittings.

7. Side sewer for single family dwelling shall be no less than 4" diameter from dwelling to property line and 6" from property line to public sewer. All multiple family, commercial and industrial side sewer lines shall be no less than 6" diameter between main and building. Each building must have a separate side sewer.

8. No 90 degree bends allowed.

9. A cleanout is required within 36' of all buildings and at intervals of not more than 100 feet. Cleanouts shall be extended to within 18" of surface and capped except where surface is paved. In paved area, cleanouts shall be extended flush with surface and plugged with an acceptable threaded metal plug. Laterals shall be straight lines between cleanouts.

10. Backwater valves--- The Uniform Plumbing Code requires backwater valves on building sewers where the finished floor is below the rim of the upstream manhole. Backwater valves, if they are installed, must be located within the building footprint upstream of the cleanout. The city is not responsible for their installation, maintenance, or operation.

11. Lines shall be laid on uniform slope not less than 1/4" per foot for 4" pipe and 1/8" per foot for 6" pipe. Pipe shall be bedded in and covered with suitable fine material. Alignment of both vertical and horizontal shall be straight and true.

12. Minimum cover for side sewers shall be 18" on private property.

13. Side sewer shall be water or air tested for their entire length. Inspection of the test must be witnessed by a Public Works employee before backfill (see #3). (See paragraph 15.10.240, ordinance 2051 for details.)

14. Contractor shall provide 24 hours notice when requesting inspection.

Any questions regarding the above regulations may be directed to the Public Works Office (360) 330-7512

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

2 OF 2

2022 Standard Drawings

WATER MAIN INSTALLATION
GENERAL NOTES

1. 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.

2. 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.

3. Fittings shall be class 250 cement mortar lined ductile iron with mechanical joint or ANSI flanges. All bolted fittings shall be dressed with Anti-Seize protect for protection. All ductile iron fitting connection(s) shall be completed with a ductile iron (D) sleeve, with mega-tugs, or Romac Alpha coupling except when connecting to a AC main where a Hymax coupler (or equal) will be used.

4. 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, Waterous, Kennedy or American AVK. Existing valves shall be operated by City employees only.

5. All NIBCO Gate Valves must have brass handles.

6. 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'.

7. Fire hydrants shall be 3-port M & H Reliant Style 120, Mueller Centurion, 5 1/4" with steamer 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 steamer port. All hydrants shall be bagged until system is approved.

8. Brass wedges shall be installed in all ductile iron joints for continuity, two (2) per section of pipe. P.V.C. pipe, C.I.S., HDPE sch. 200 psi pipe shall be installed with a tapping sleeve. Tapping wire shall be UL listed and shall be secured to the pipe. The wire shall be secured to 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.

9. The contractor shall maintain a min. cover of 30 inches and a max. cover of 36 inches over the pipe at all times.

10. 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.

11. 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.

12. 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

13. 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.

14. Service lines of 3/4" and 1" shall be type "K" copper or copper tubing size (C.T.S.) Blue HDPE Polyethylene, 200 psi. Copper fittings shall be used in connection with service lines. Note: In residential areas, these lines may be connected of HDPE 200psi. Taping (tracer) wire is required when using HDPE pipe water mains/services. Services larger than 1" may be Blue HDPE or brass.

15. 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.

16. Where the water line crosses a sanitary sewer, the water line shall be above the sewer line whenever possible. 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.

17. All "LONG SIDE SERVICES" shall be cased in 160 psi pipe.

18. Water services noted as "long side" shall require a schedule 160 PVC pipe as a casing to cross the R.O.W.

3/4" service – casing dia. 1.5" 1.5" service – casing dia. 3"

1" service – casing dia. 2" 2" service – casing dia. 3"

19. ALL ASBESTOS PIPE WORKMANSHIP MUST FOLLOW THE GUIDE LINES SET FORTH BY THESE AGENCIES: Southwest Washington Air Pollution Control Authority (SWAPCA) and Labor and Industries (L&I).

20. Call the Underground Location Center at 1-800-424-5555 or 811 at least 48 hours before any excavation.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA
CITY ENGINEER	02/2020	WATER MAIN INSTALLATION
		GENERAL NOTES

1 OF 2

2022 Standard Drawings

WATER MAIN INSTALLATION
GENERAL NOTES

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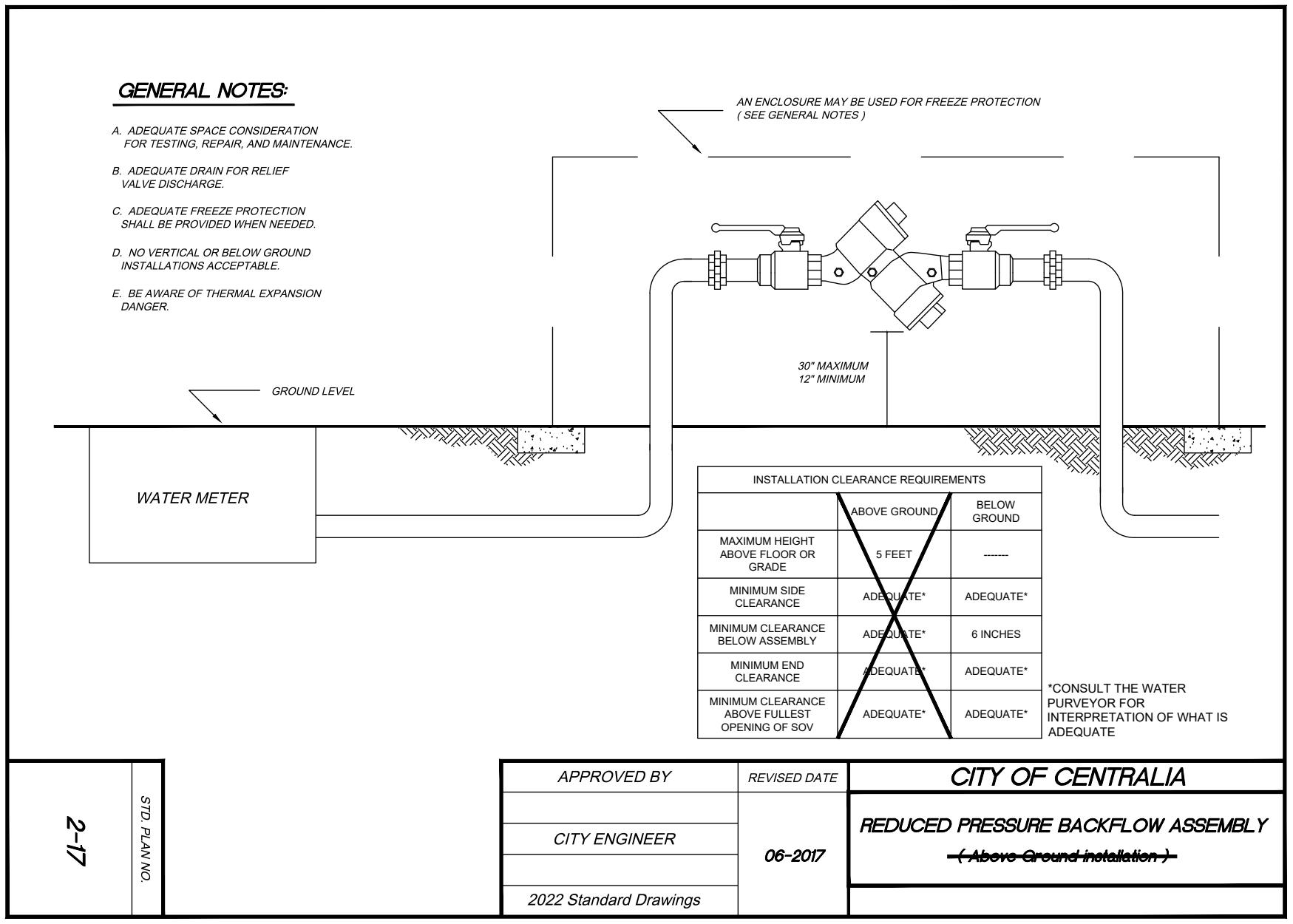
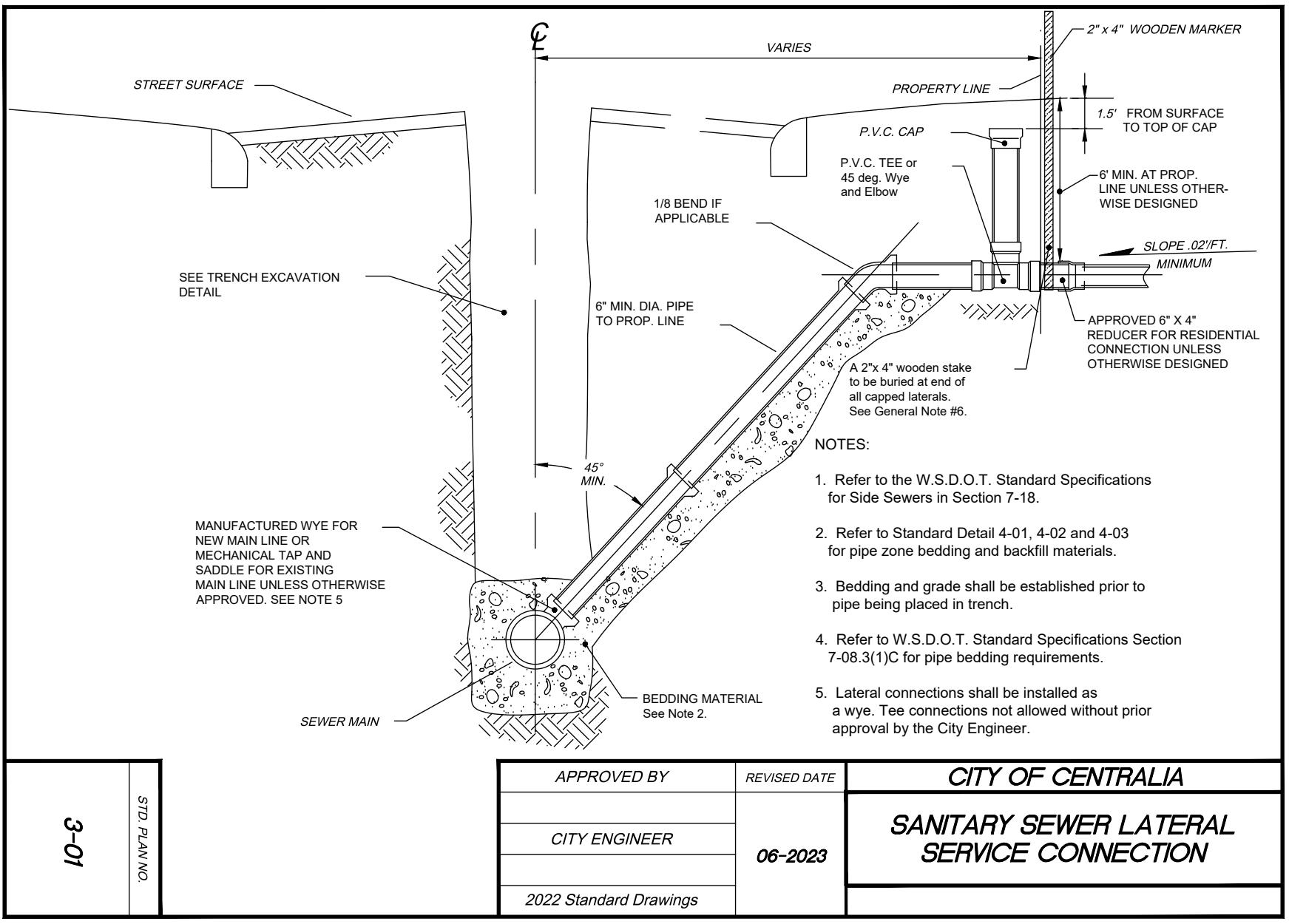
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APPROVED BY	REVISED DATE	CITY OF CENTRALIA
CITY ENGINEER	02/2020	WATER MAIN INSTALLATION
		GENERAL NOTES

2 OF 2

2022 Standard Drawings



APPROVED FOR CONSTRUCTION

BY _____ DATE _____

CITY ENGINEER
APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE

C4.2

UTILITY DETAILS

DRAWING TITLE: N/A

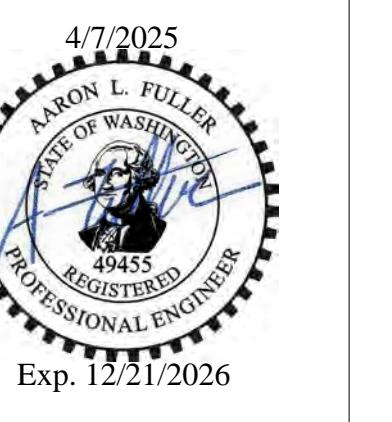
SCALE: N/A

DATE: 4/7/25

DRAWN: SD/DM

CHECKED: AF

PROJECT NAME: W MAGNOLIA ST (RJ DEVELOPMENT)



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

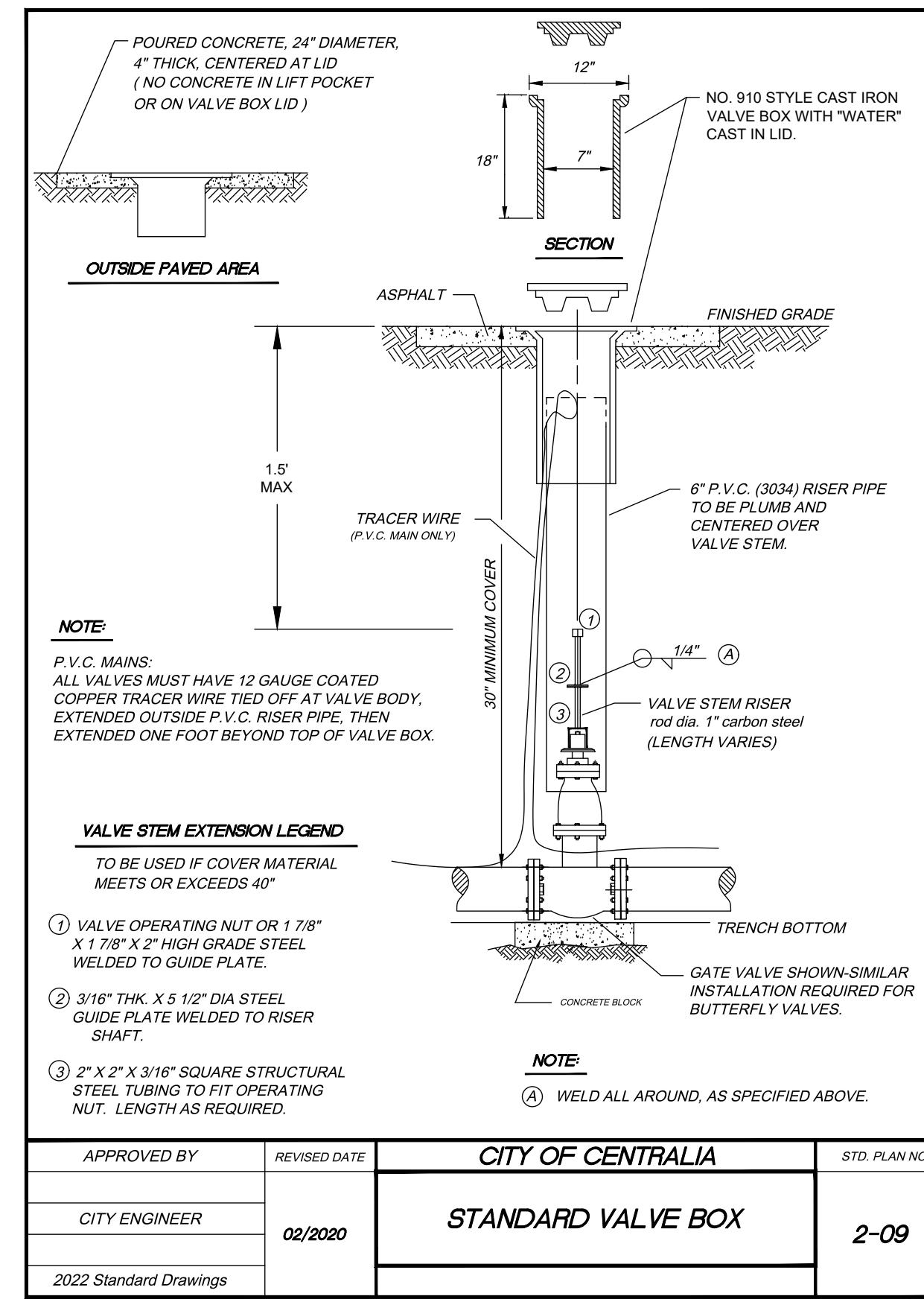
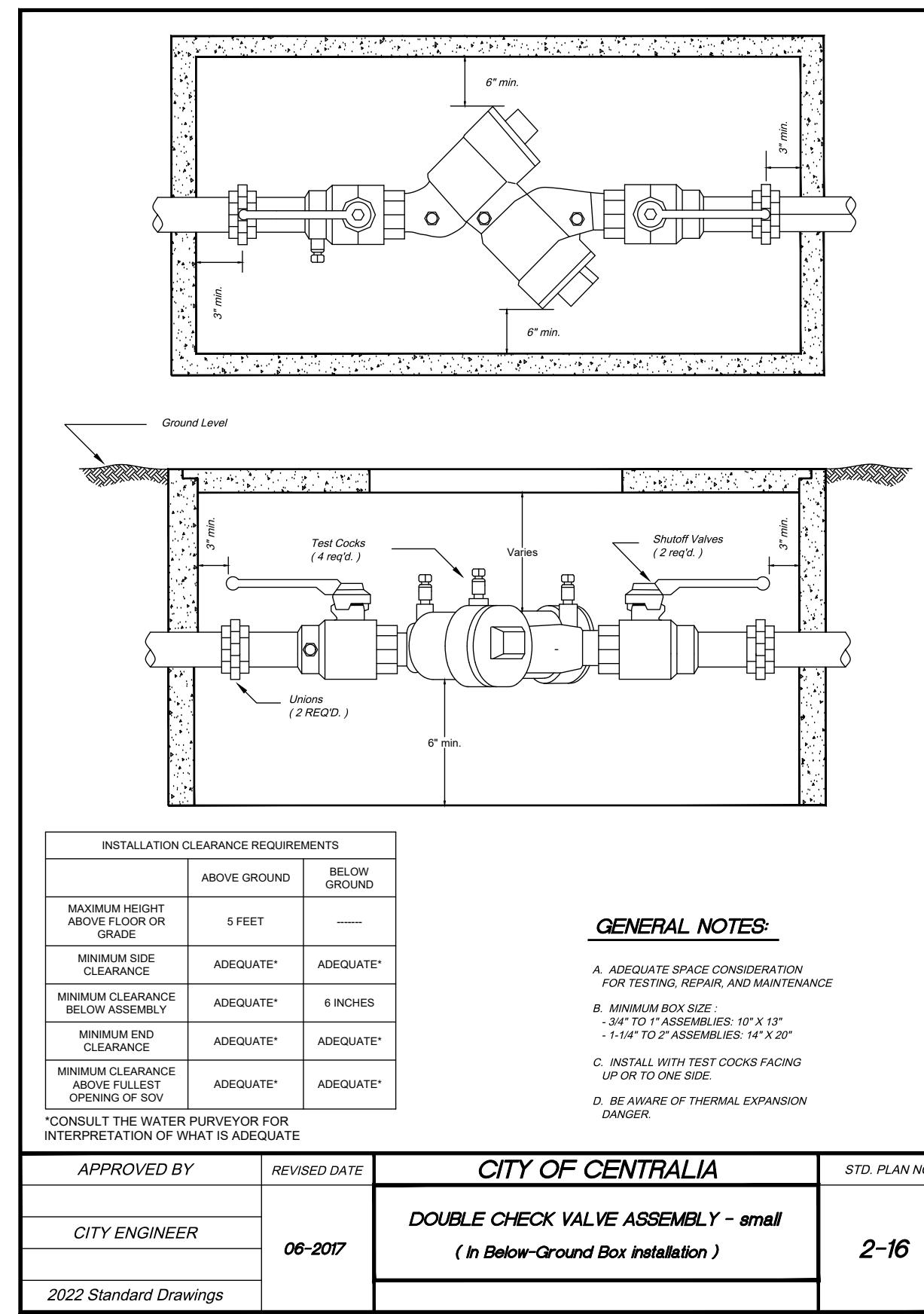
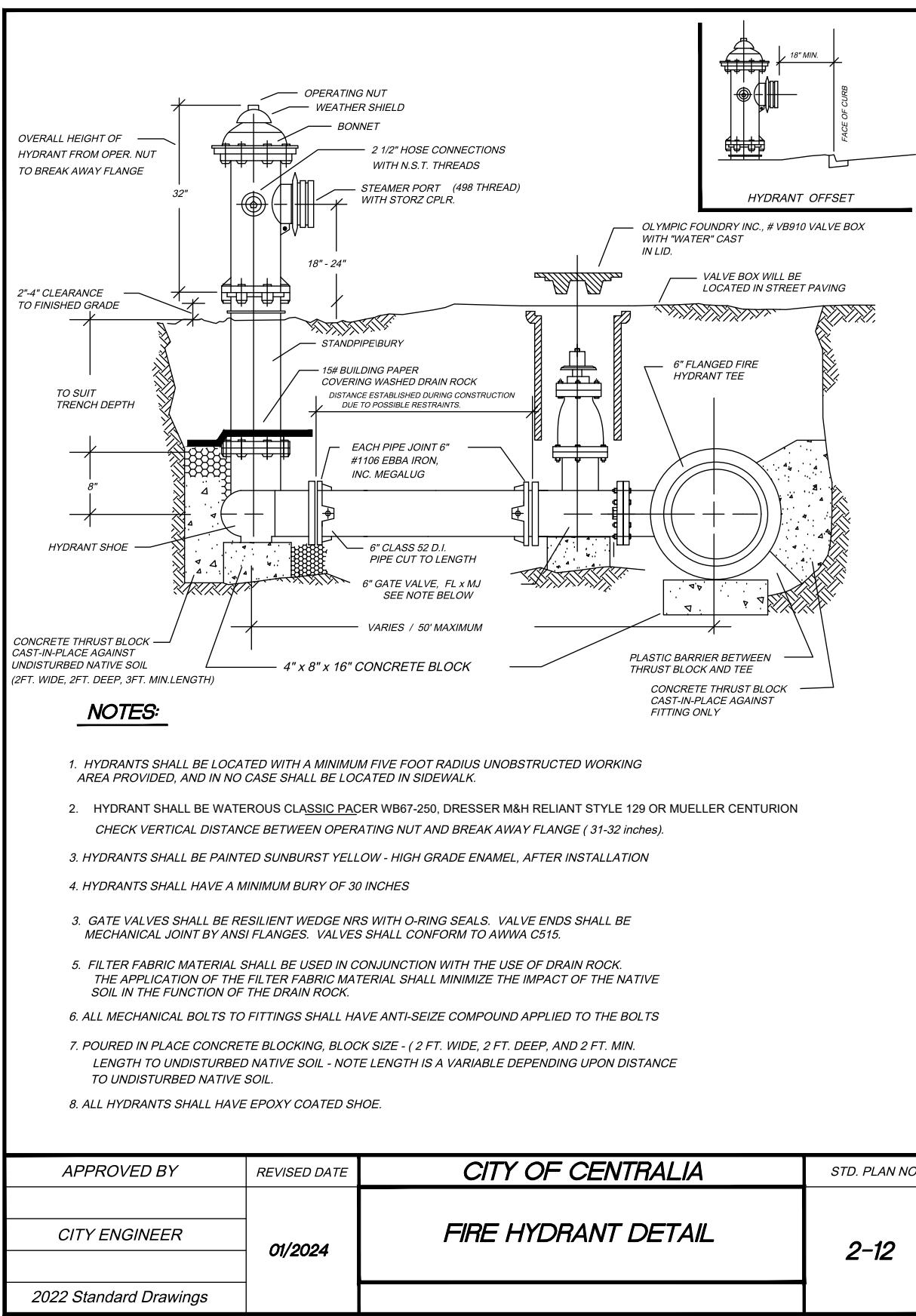
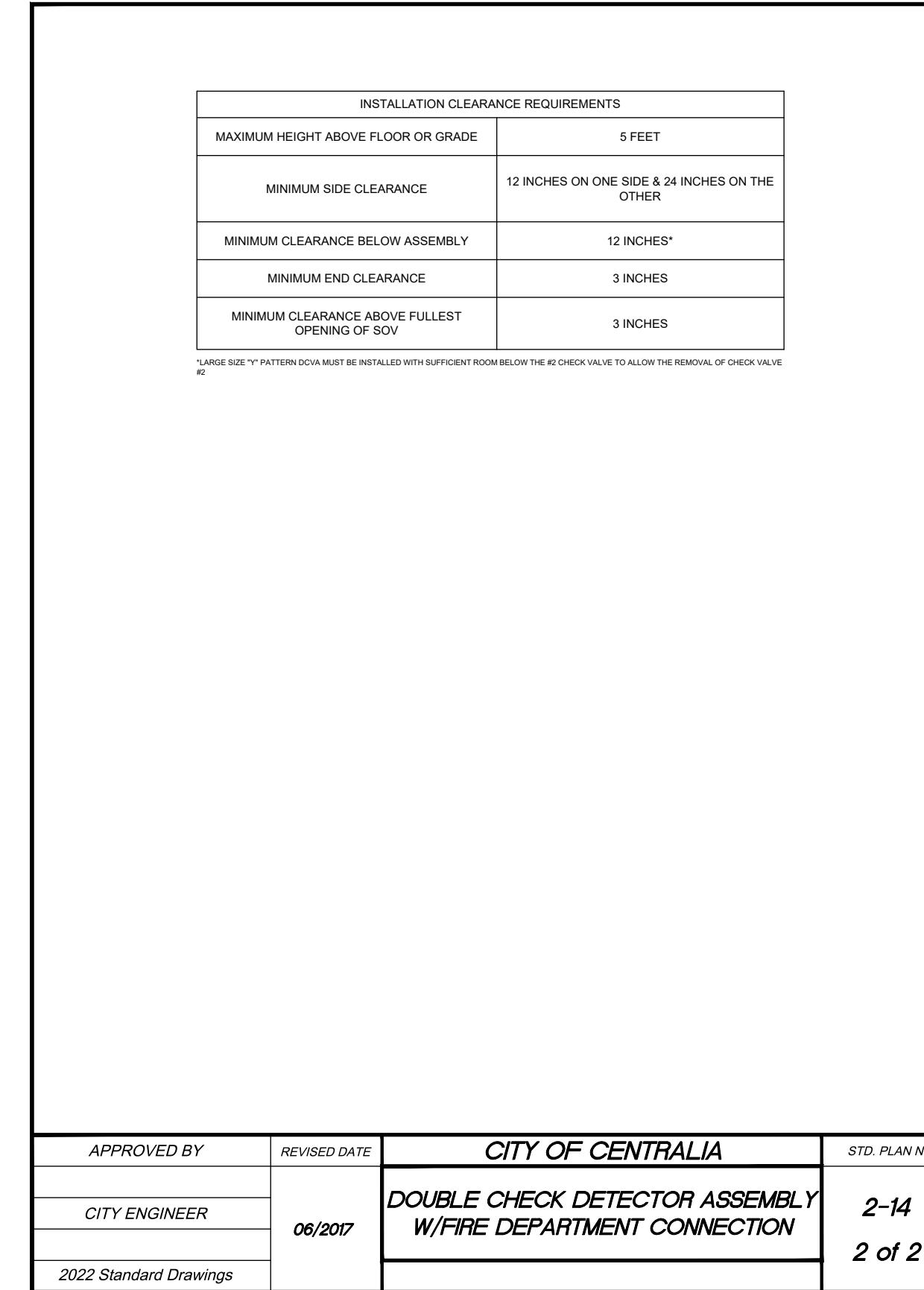
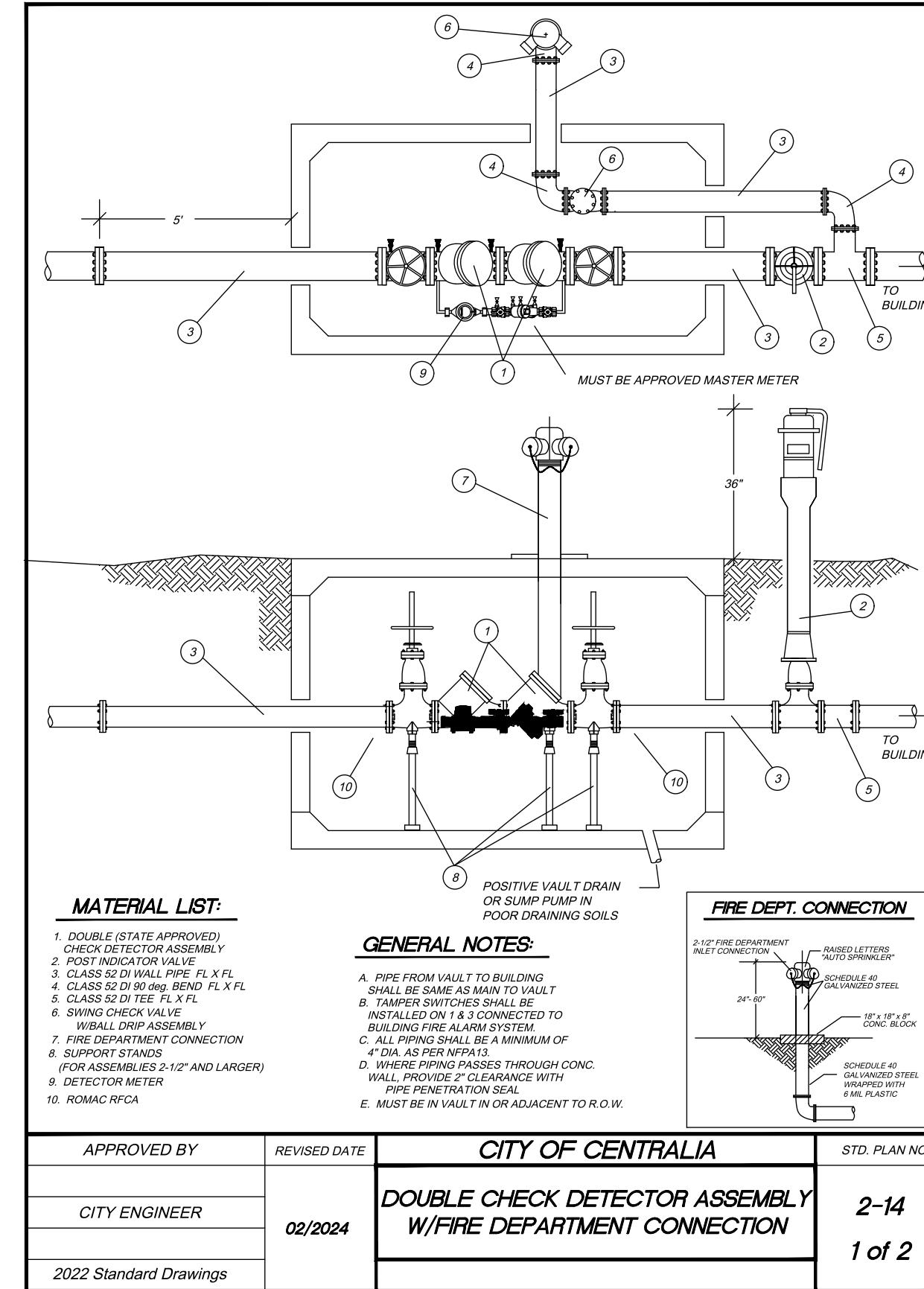
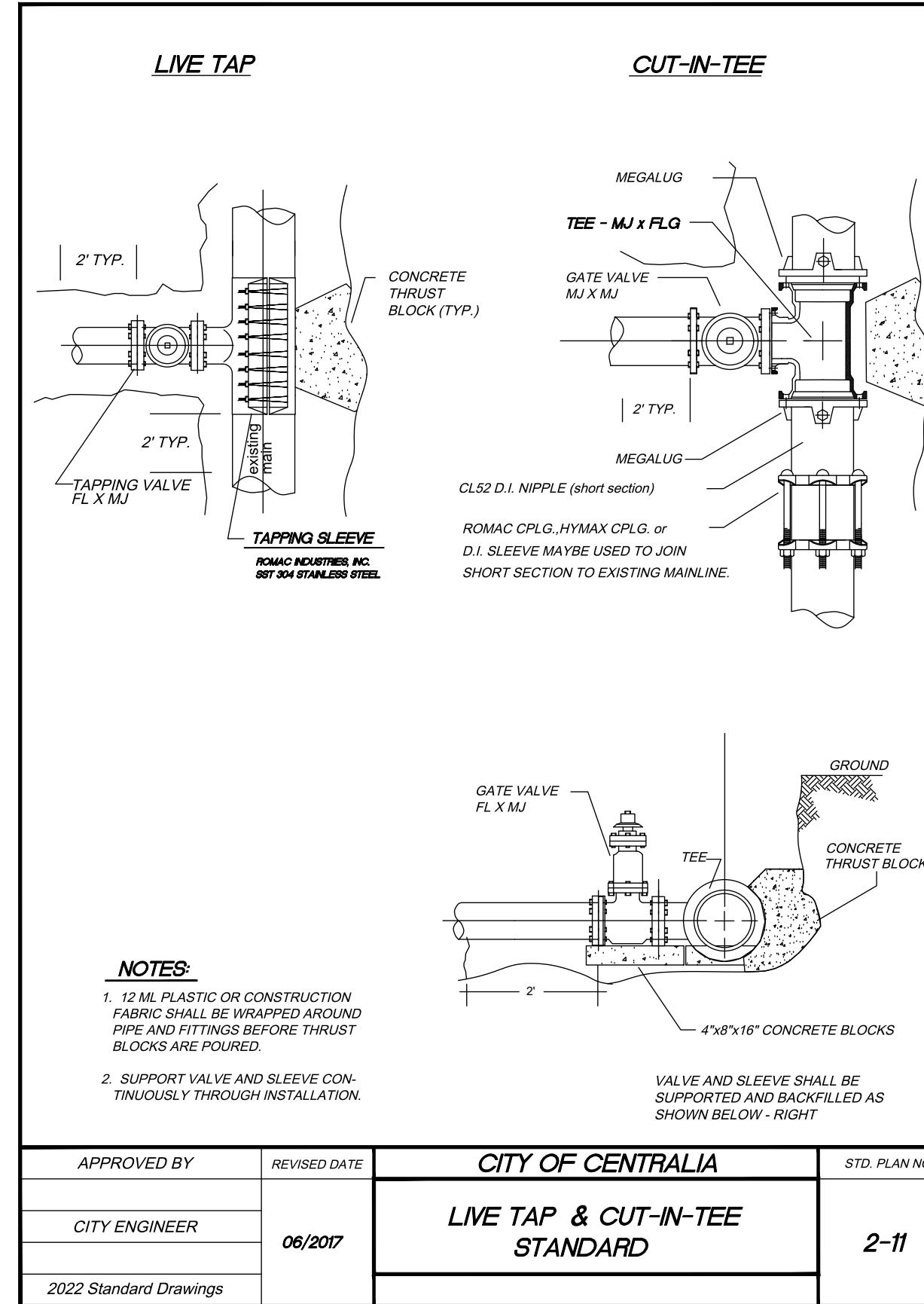
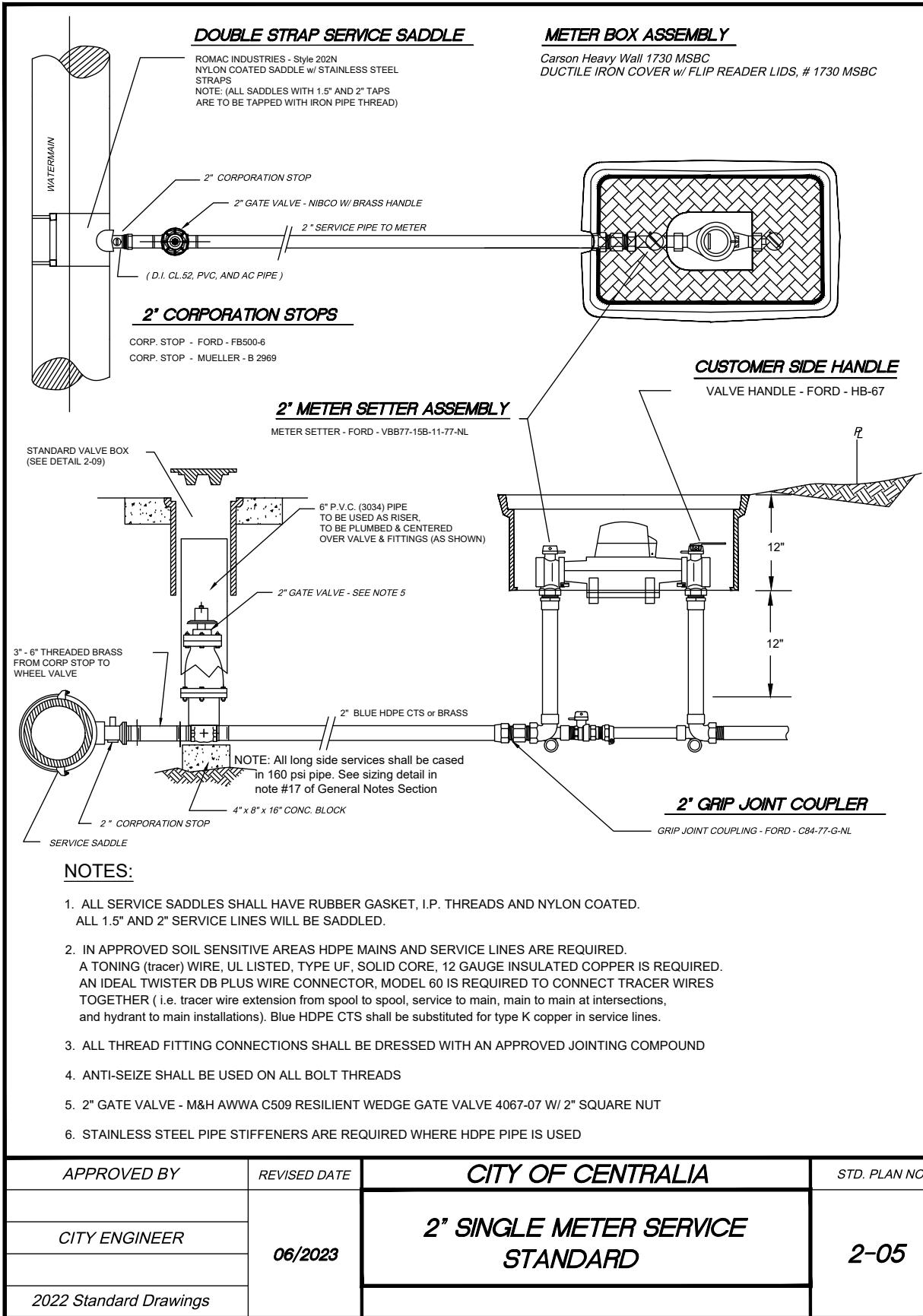
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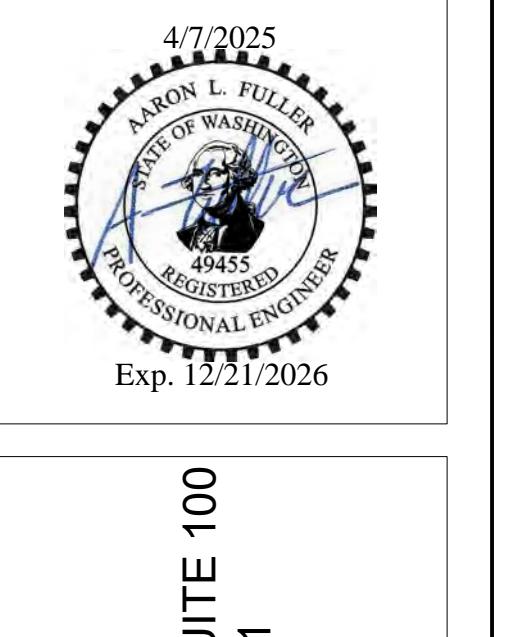
7 OF 10

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CENTRALIA, WA 98531
(360) 807-4420

SECTION 08 TOWNSHIP 14N RANGE 02W



DRAWING TITLE:	UTILITY DETAILS	
SCALE:	N/A	4/7/25
DRAWN:	SD/DM	4/7/25
DATE:	4/7/25	
PROJECT NAME:	W MAGNOLIA ST (RJ DEVELOPMENT)	

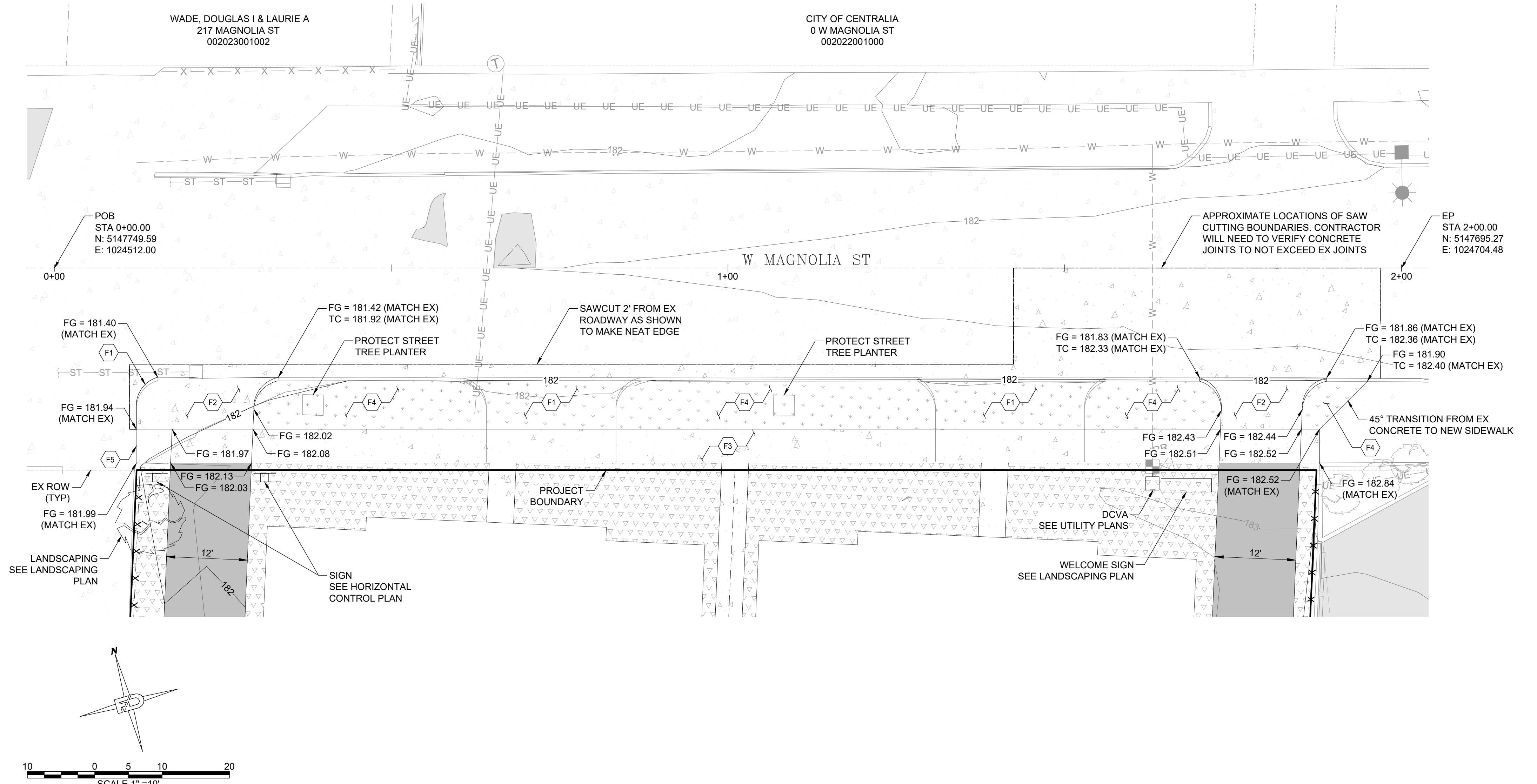


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DESCRIPTION:				
APPROVED FOR CONSTRUCTION				
BY	CITY ENGINEER APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE			
C4.3				
8 OF 10				

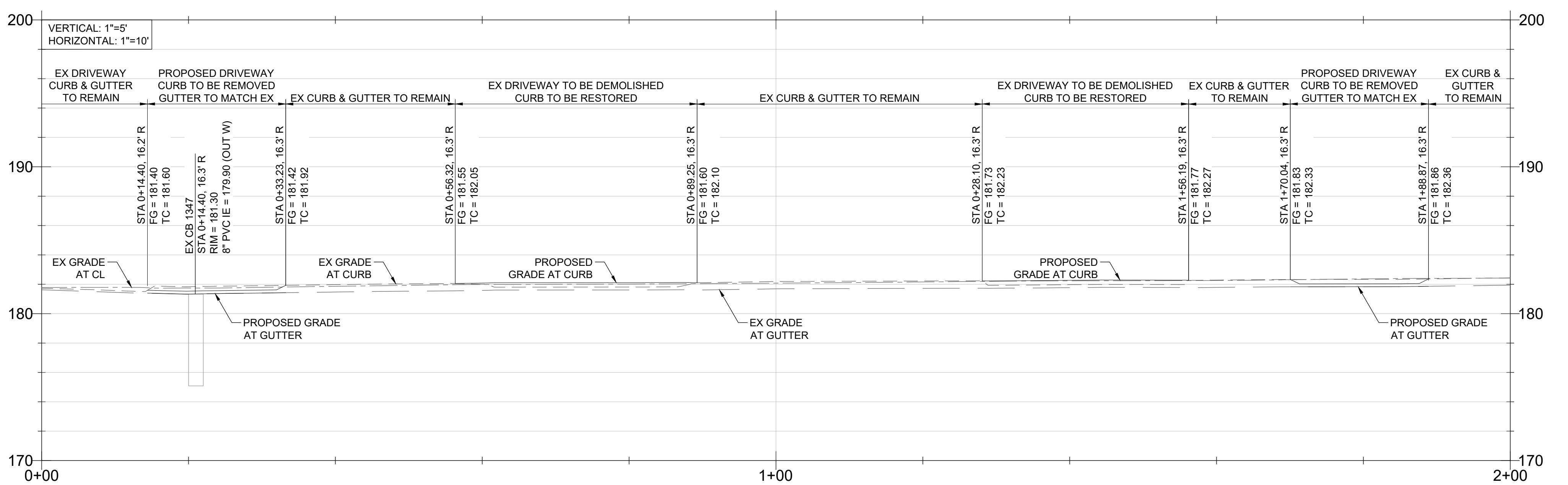
SECTION 08 TOWNSHIP 14N RANGE 02W

WADE, DOUGLAS I & LAURIE A
217 MAGNOLIA ST
002023001002

CITY OF CENTRALIA
0 W MAGNOLIA ST
002022001000



W MAGNOLIA ST PROFILE



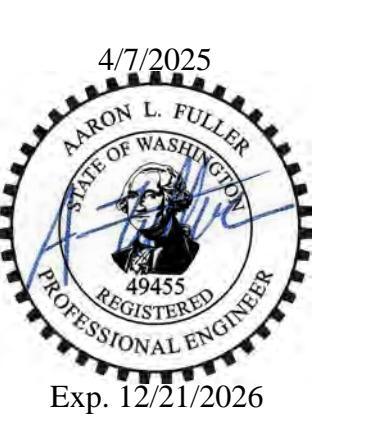
FRONTAGE IMPROVEMENT NOTES:

- 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

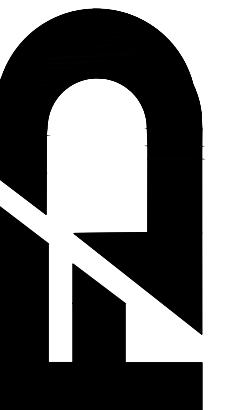
OTE TO CONTRACTOR:

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

<h1>FRONTAGE IMPROVEMENTS PLAN</h1>			
DRAWING TITLE:	W MAGNOLIA ST (RJ DEVELOPMENT)		
SCALE:	1:10	DATE:	4/7/25
DRAWN:	SD/DM	CHECKED:	AF



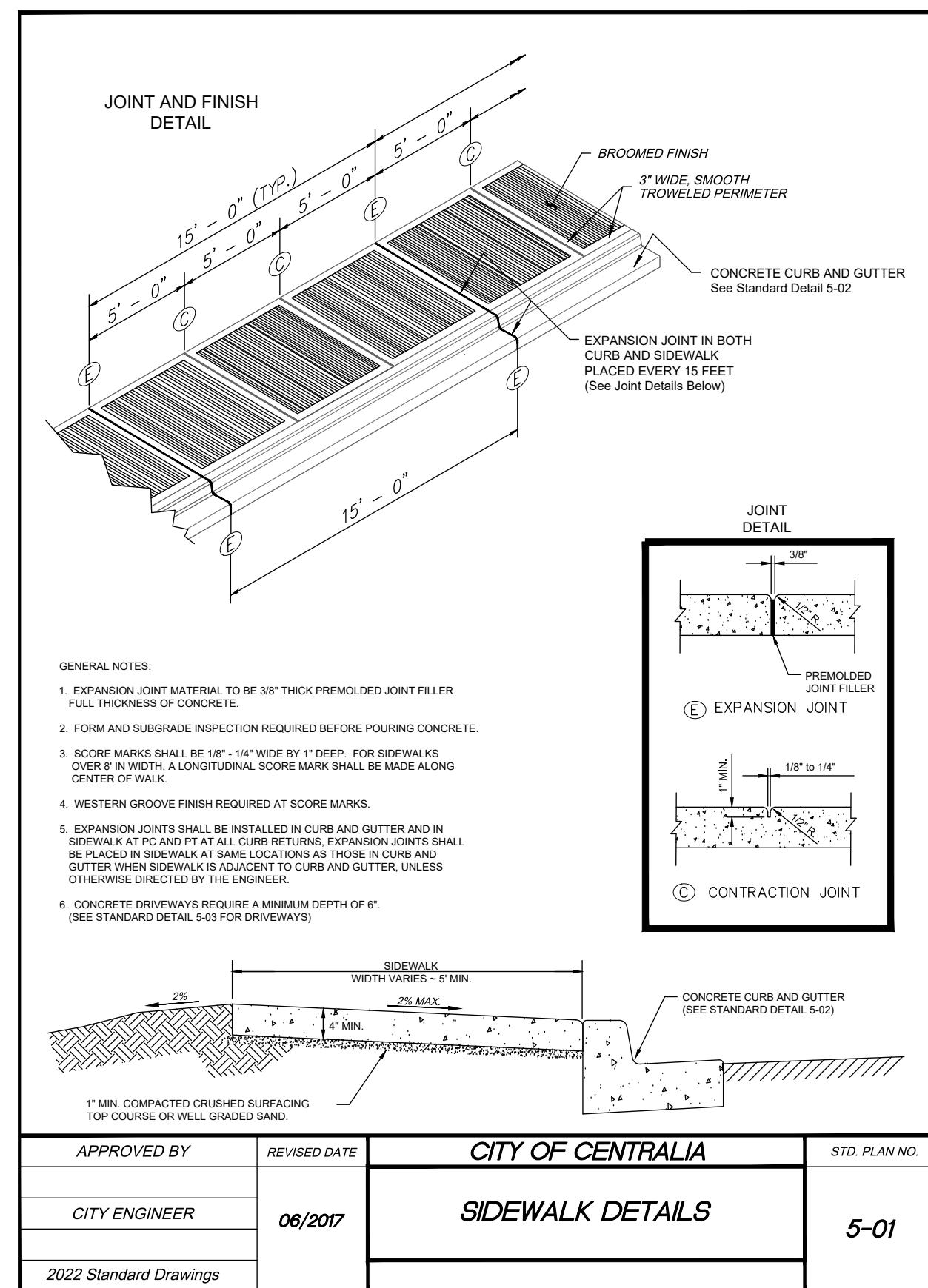
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CENTRALIA, VWA 98531
(360) 807-4420



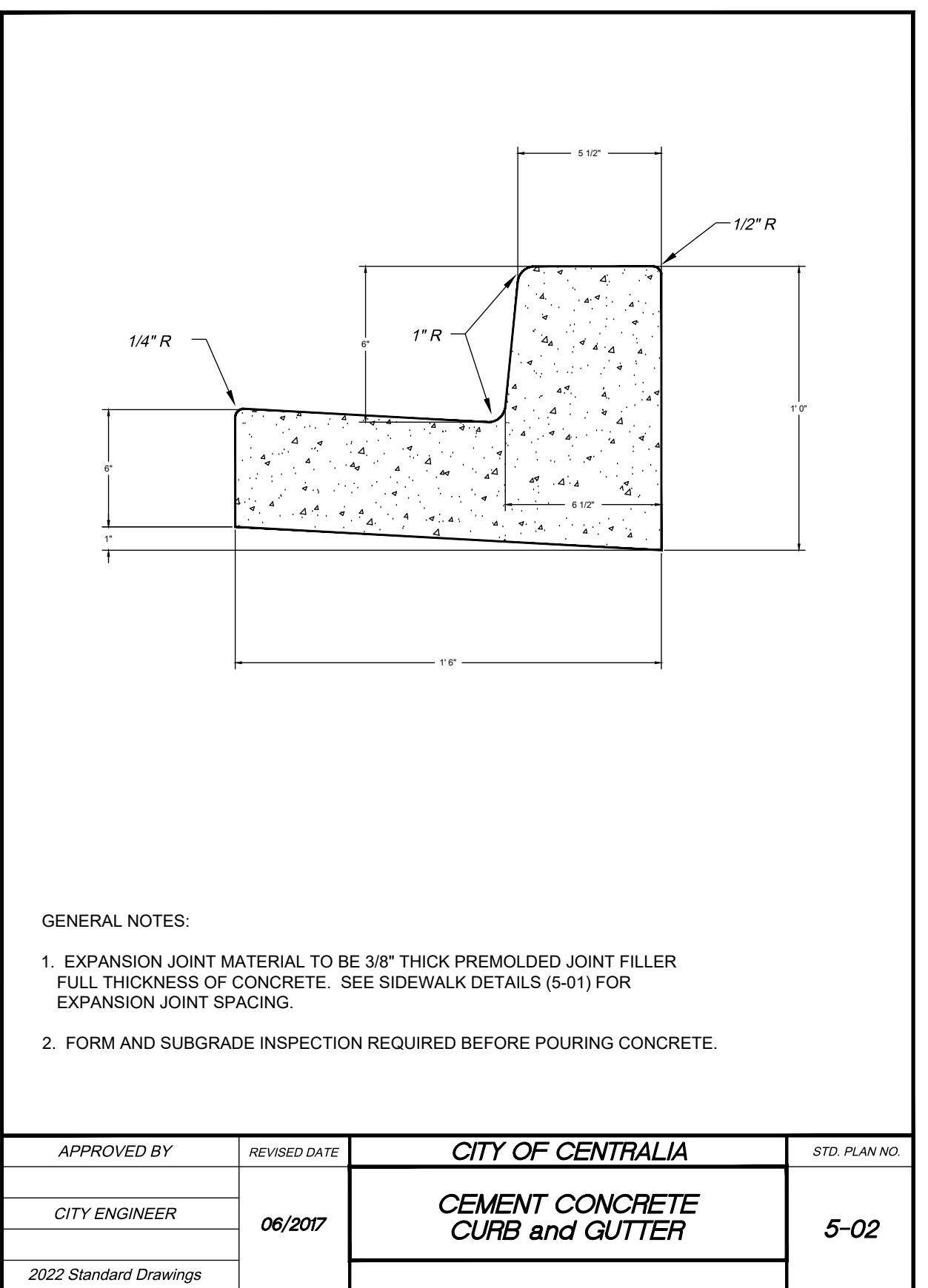
SECTION 08 TOWNSHIP 14N RANGE 02W

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 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.			

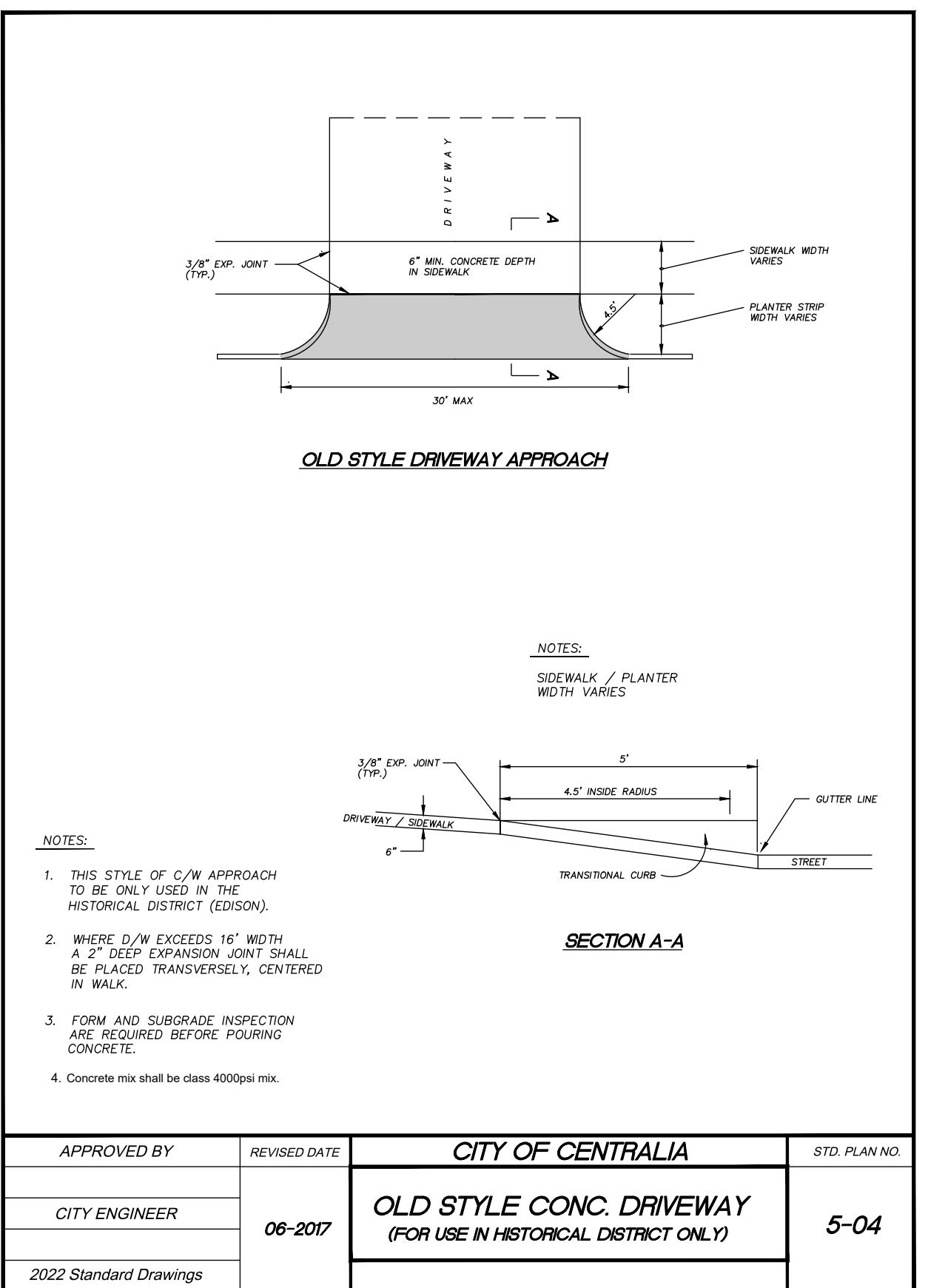
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STREET CONSTRUCTION GENERAL NOTES	1 OF 1
CITY ENGINEER	06-2017			
2022 Standard Drawings				



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

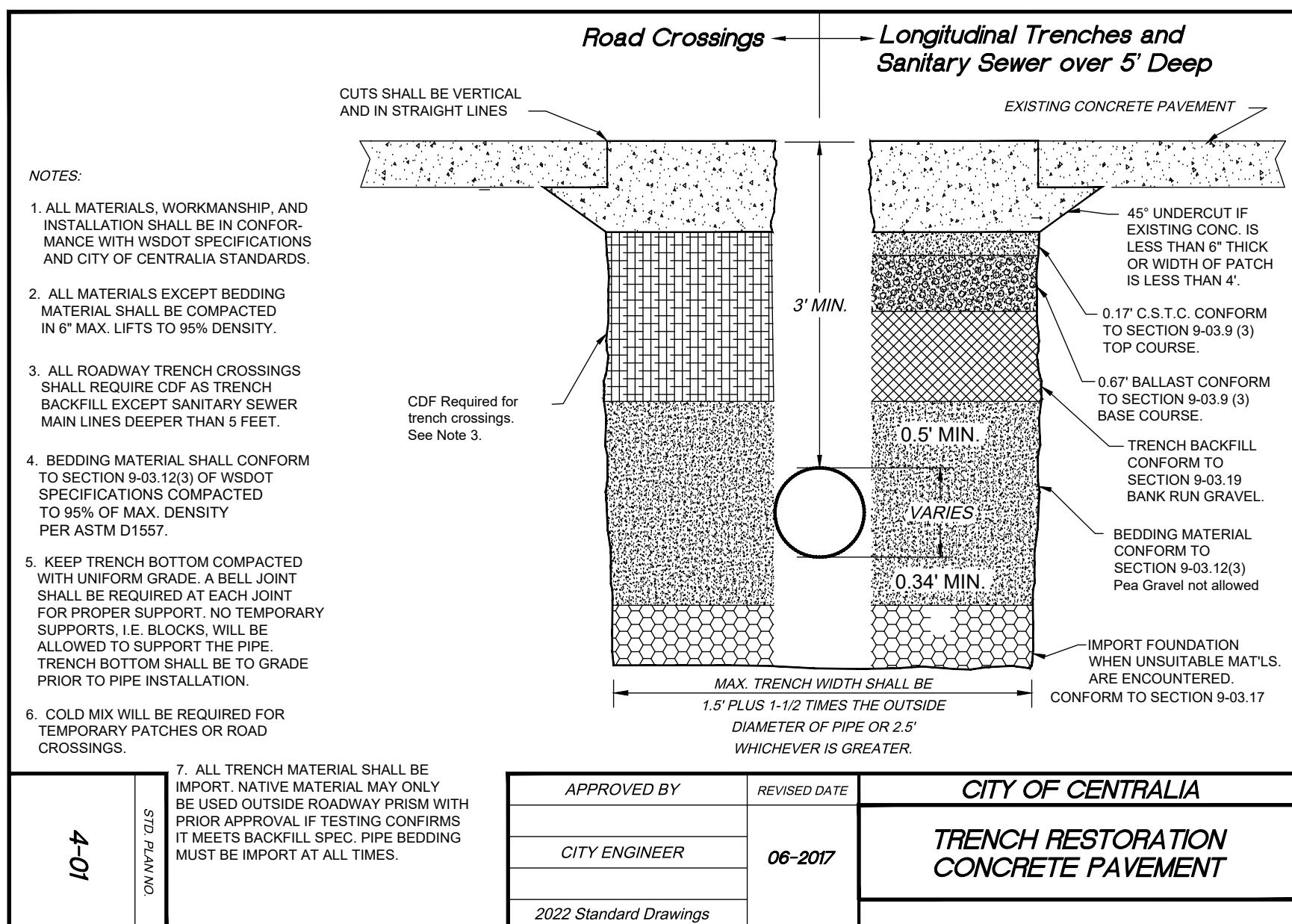
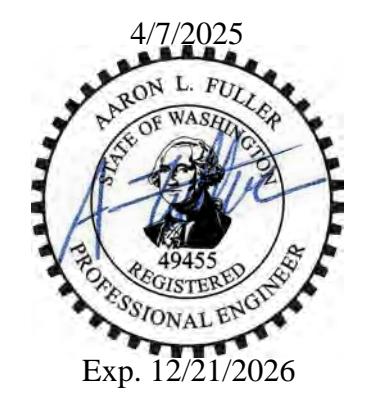


APPROVED BY	REVISED DATE	CITY OF CENTRALIA	CEMENT CONCRETE CURB and GUTTER	STD. PLAN NO.
CITY ENGINEER	06/2017			5-02
2022 Standard Drawings				

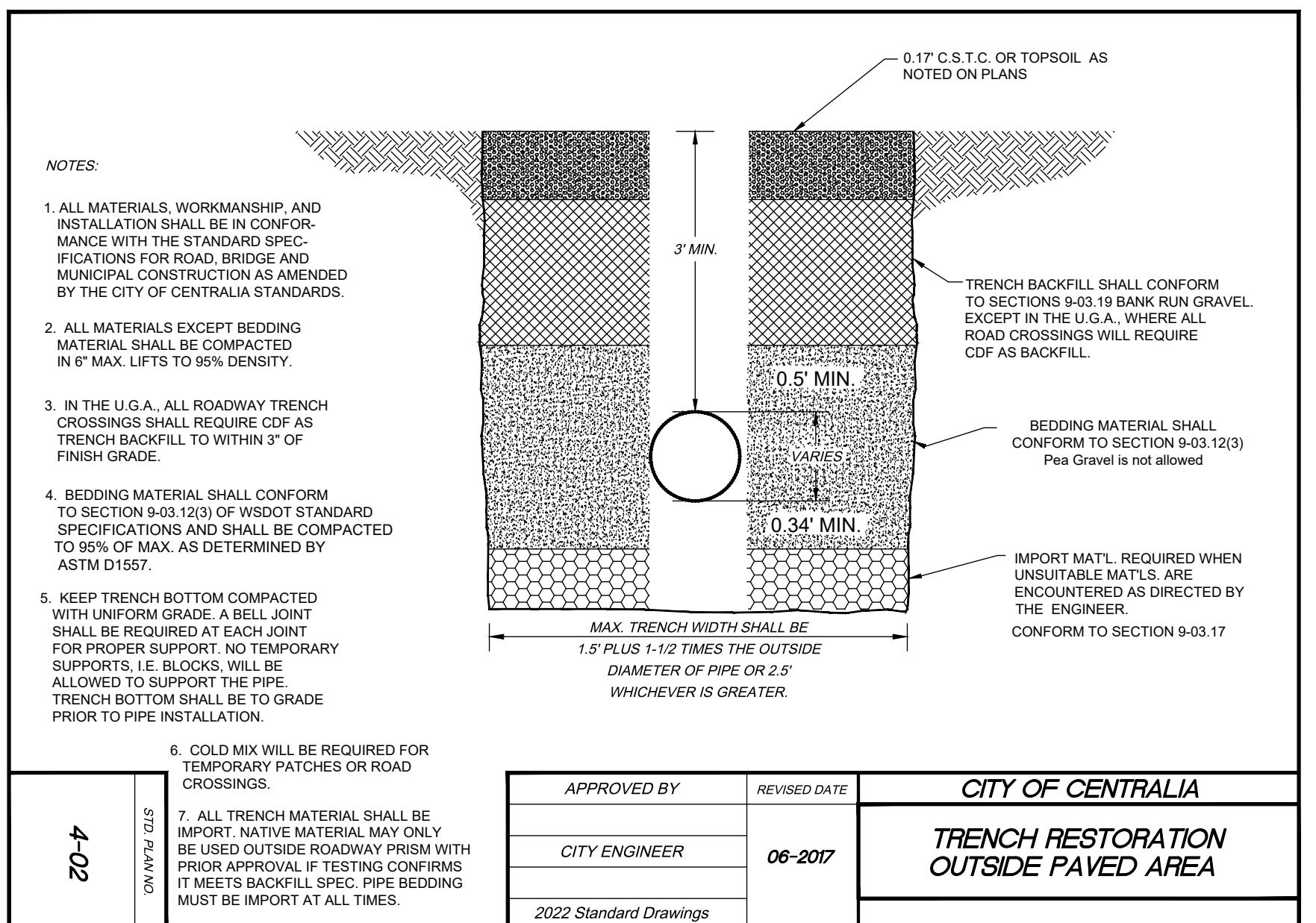


APPROVED BY	REVISED DATE	CITY OF CENTRALIA	OLD STYLE CONC. DRIVEWAY (FOR USE IN HISTORICAL DISTRICT ONLY)	STD. PLAN NO.
CITY ENGINEER	06-2017			5-04
2022 Standard Drawings				

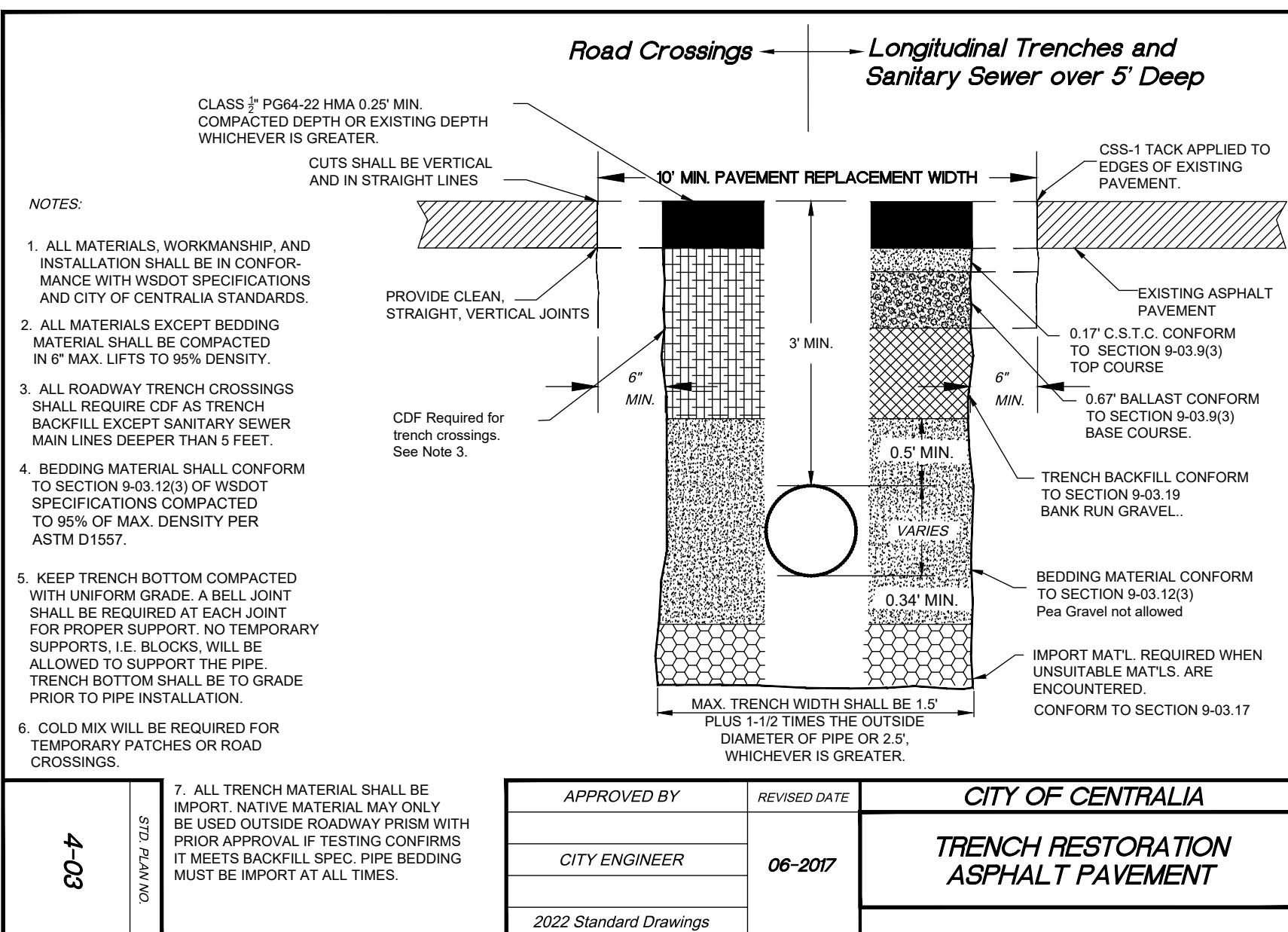
DRAWING TITLE:	FRONTAGE IMPROVEMENTS DETAILS	
SCALE:	N/A	4/7/25
PROJECT NAME:	W MAGNOLIA ST (RJ DEVELOPMENT)	
DRAWN:	SD/DM	CHECKED: AF



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	TRENCH RESTORATION CONCRETE PAVEMENT	STD. PLAN NO.
CITY ENGINEER	06-2017			5-04
2022 Standard Drawings				



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	TRENCH RESTORATION OUTSIDE PAVED AREA	STD. PLAN NO.
CITY ENGINEER	06-2017			5-04
2022 Standard Drawings				



APPROVED BY	REVISED DATE	CITY OF CENTRALIA	TRENCH RESTORATION ASPHALT PAVEMENT	STD. PLAN NO.
CITY ENGINEER	06-2017			5-04
2022 Standard Drawings				

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

REV:	DESCRIPTION:	DATE:
0	FOR APPROVAL	4/7/25
10 OF 10	C5.2	

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