



Site Plan Review Committee
Michael Thomas, City Manager

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

Emil Pierson, CD Director
epierson@cityofcentralia.com

Mike Watilo, Building Official
mwatilo@cityofcentralia.com

PUBLIC WORKS DEPARTMENT
360-330-7512

Andy Oien, PW Director
aoien@cityofcentralia.com

Patty Page, City Engineer
ppage@cityofcentralia.com

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

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

RIVERSIDE FIRE AUTHORITY
360-736-3975
Terry Ternan, Fire Marshal
tternan@riversidefire.net

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

SITE PLAN REVIEW COMMITTEE Meeting Agenda

Monday, July 21, 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.

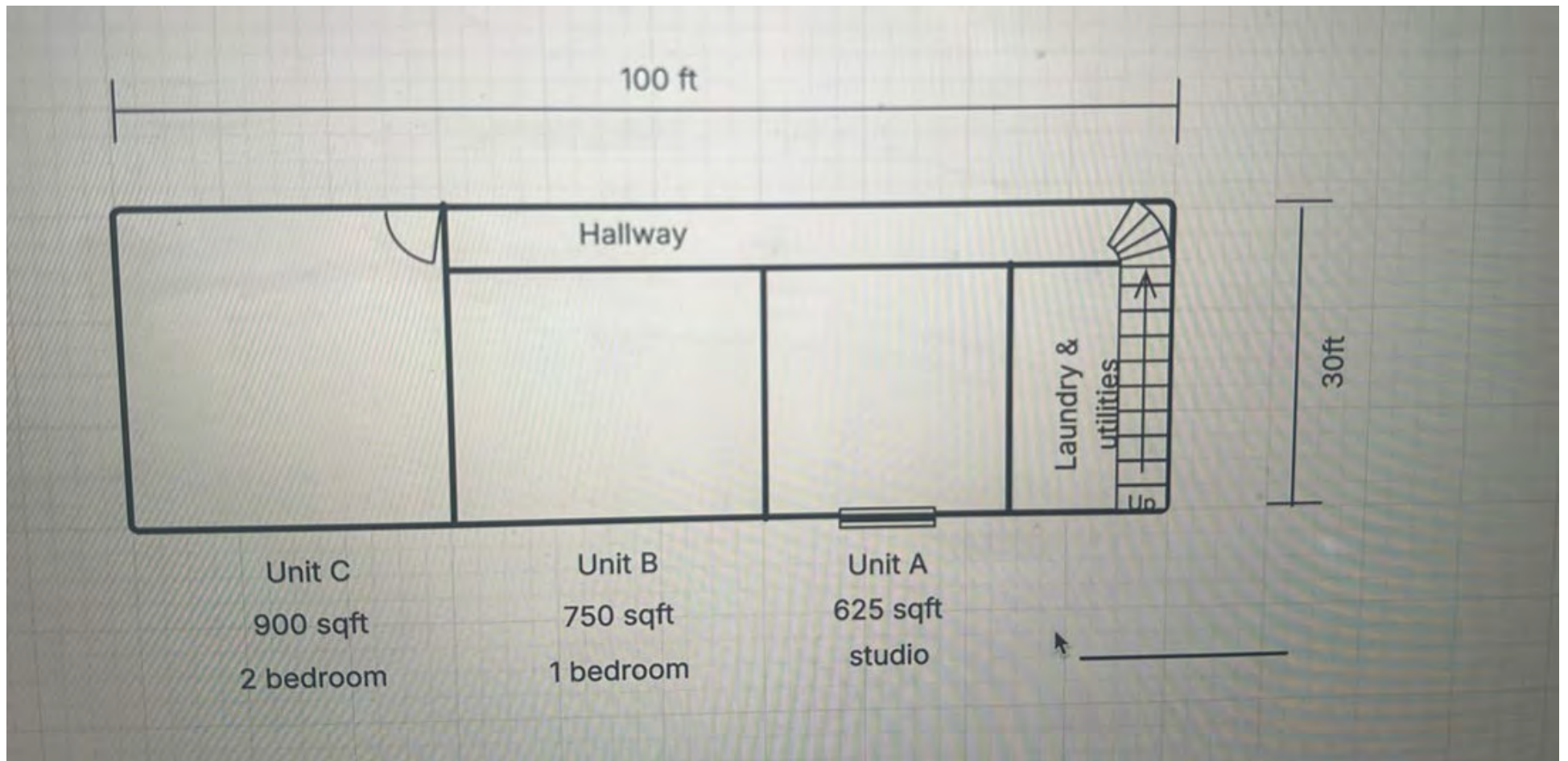
9:00 AM STAFF REVIEW TIME

10:00 AM – Pre-Application Conference (pgs. 1-2)

Project Name: **315 N Tower Housing**
Applicant/Owner: Abhi Kaushal / Mukesh Singh
Property Address: 315 N Tower Avenue
Contact Phone: 360.888.0316
Email: abhi1kaushal@gmail.com
Zone: C-3, Core Commercial District
Comp. Plan: CBD, Central Business District
Parcel Information: 000071-000-000, 0.07 AC
Request: Construction upper floor(s) for apartments.

10:30 AM – Site Plan Review (pgs. 3-12)

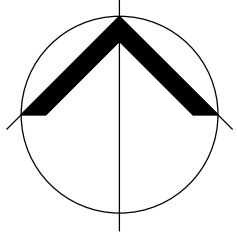
Project Name: **OYO Hotel Conversion**
Applicant/Owner: Shawn Pourazari / Centralia 86 LLC
Property Address: 702 Harrison Avenue
Contact Phone: Shawn, PE, 425.372.2188
Email: pourazaris@azariengineers.com
Zone: C-2, Highway Commercial District
Comp. Plan: GC, Commercial General District
Parcel Information: 003416-035-009, 1.79 AC
Request: Final civil plan approval.





315 N Tower Avenue Vicinity Map





SITE MAP
SCALE: NTS

POR. OF NE 1/4 OF SE 1/4, S 05, T 14 N, R 02 W, W.M.

PARCEL NO. 003416035009

OYO HOTEL APARTMENT CONVERSION

702 HARRISON AVE, CENTRALIA, WA 98531

PARKING STALLS & SECURITY PLAN

PRECONSTRUCTION / INSPECTION NOTE

THE APPLICANT CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF CENTRALIA INSPECTION DIVISION (206) 296-6642, THREE DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION FOR A PRECONSTRUCTION CONFERENCE AND SPECIFICALLY REQUEST INSPECTION BEFORE BEGINNING:
A. INSTALLING SILTATION AND EROSION CONTROL MEASURES
B. INSTALLATION OF ANY UNDERGROUND UTILITY
C. BEFORE PLACING SUBBASE, BASE OR PAVING SURFACES
D. INSTALLATION OF ANY FORMS OR PLACING ANY CONCRETE

VERTICAL DATUM

FEMA REFERENCE DATUM

RM9 ELEV. (FT. NGVD 29) 178.09
CHISLED SQUARE ON TOOP OF DOWNSTREAM LEFT BANK
ABUTMENT AT DOWNSTREAM END OF GUARDRAIL OF THE
HARRISON AVENUE BRIDGE OVER SKOOKUMCHUCK
RIVER. ESTABLISHED BY U.S. ARMY CORPS OF
ENGINEERS.

LOCATED NAVD 88 DATUM FOR RM9
ELEV. 181.52-178.09 = 3.43 CONVERSION
NGVD 29 + 3.43 = NAVD 88

PROJECT TEAM

OWNER
PREMIUM VALLEY PAINTING & CONTRACTING
16050 160TH PL SE
RENTON, WA 98058
(253) 970-2844
CONTACT: CHRISTIAN LINDEMANN
CHRISTIAN@PREMIUMVALLEY.COM

SURVEYOR
CAMP LAND SURVEYORS, PLLC
1137 NAVAL AVE
BREMERTON, WA 98310
(701) 339-1508
CONTACT: CHARLES CAMP, PLS
CHARLESTCAMP@BAKKENSURVEY.COM

FIRE PROTECTION SPRINKLER SYSTEMS
CASCADE FIRE & SECURITY
P.O. BOX #7459
KENT, WA 98042
(206)767-5800
CONTACT: ROXANNE MARIE CRAINE
7327-0202-CG LEVEL 3

CIVIL ENGINEER
AZARI CONSULTING ENGINEERS, PLLC
2018 156TH AVE NE
BELLEVUE, WA 98007
(425) 372-2188
CONTACT: SHAWN POURAZARI, P.E.
POURAZARIS@AZARIENGINEERS.COM

SITE DATA

SITE AREAS:
TOTAL SITE 77,768 SF = 1.785 AC

UTILITY PROVIDERS:
CITY OF CENTRALIA WATER DEPARTMENT
CITY OF CENTRALIA SEWER DISTRICT
REGIONAL FIRE AUTHORITY
TELEPHONE SERVICE PROVIDER QWEST -----
CITY LIGHT PROVIDER -----
GAS SERVICE -----
CABLE TV PROVIDER -----

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- AT 8 TOPCON 1-SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF OYO HOTEL RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RE CERTIFICATION BY THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.
- RM9 ELEV. (FT. NGVD) 178.09
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LEGAL DESCRIPTION

LOTS 14 AND 18, MAPLE GROVE ADDITION TO THE CITY OF CENTRALIA, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 138, RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED WATER STREET BETWEEN AND LOTS 14 AND 18, AS VACATED BY ORDINANCE NO. 1165, RECORDED DECEMBER 27, 1965 UNDER AUDITOR'S FILE NO. 689180.

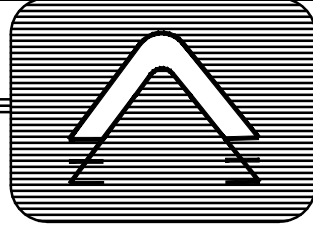
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SHEET INDEX

1	C0.0	CIVIL COVER SHEET
2	C0.1	BOUNDARY & TOPOGRAPHIC SURVEY
3	C1.0	PARKING STRIPING PLAN

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE
APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE

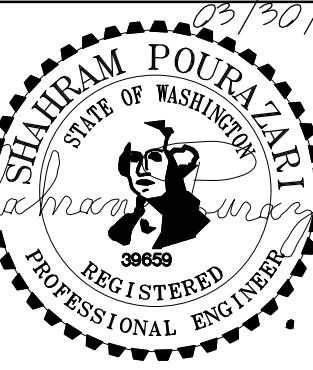


AZARI
CONSULTING
ENGINEERS,
LLC

CIVIL
DESIGN

2018 156TH AVE NE
BLDG. F
SUITE #100
BELLEVUE, WA 98007

OFFICE: (425) 372-2188
EMAIL: POURAZARIS@
azariengineers.com
WEBSITE:
www.azariengineers.com



OYO HOTEL
CENTRALIA, WA
702 HARRISON AVE

CIVIL COVER SHEET

SHEET TITLE:

Revisions:

1 ADDED THE UTILITY NOTES



Job No.: 223001

Date: 03/30/2025

C0.0

(1 OF 3)

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- TAX PARCEL NUMBER: 003416035009
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CHISLED SQUARE ON TOOP OF DOWNSTREAM LEFT BANK ABUTMENT AT DOWNSTREAM END OF GUARDRAIL OF THE HARRISON AVENUE BRIDGE OVER SKOOKUMCHUCK REIVER. ESTABLISHED BY U.S. ARMY CORPS OF ENGINEERS.

Lowe St

E. Bridge St

WSDOT MON 2350
NAME: GP21005-58
ID: 2350
N: 516222.06'
E: 1019323.79'
ELEV: 201.351'

WSDOT MON 6710
NAME: CGM-A
ID: 6710
N: 516259.47'
E: 1021178.40'
ELEV: 181.47'

CATCH BASIN
SANITARY SEWER LEGEND

- 1 CB RIM ELEV.: 175.47'
N 6" RCP ELEV. 173.72'

2 CB RIM ELEV.: 175.33'
N 6" RCP ELEV. 172.78'
S 6" RCP ELEV. 172.83'

3 CB RIM ELEV.: 176.31'
N 6" RCP ELEV. 172.31'
S 6" RCP ELEV. 172.14'
W 8" RCP ELEV. 172.05'

4 CB RIM ELEV.: 175.95'
N 6" RCP ELEV. 172.61'
S 6" RCP ELEV. 172.65'
W 6" RCP ELEV. 173.20'
- 5 CB RIM ELEV.: 176.44'
N 8" RPC ELEV. 171.49'
E 4" RPC ELEV. 174.74'
S 8" RPC ELEV. 171.34'
W 8" RPC ELEV. 171.52'

6 CB RIM ELEV.: 176.30'
N 6" RPC ELEV. 174.67'
E 6" RPC ELEV. 174.65'
W 6" RPC ELEV. 173.56'

7 CB RIM ELEV.: 176.15'
N 6" RPC ELEV. 174.92'
W 6" RPC ELEV. 175.04'
- 8 SM RIM ELEV.: 177.18'
N 8" RPC ELEV. 171.58'
E 8" RPC ELEV. 173.88'
S 10 RPC ELEV. 171.28'
W 8" RPC ELEV. 173.48'

9 SM RIM ELEV.: 177.03'
N 6" RPC ELEV. 174.18'
W 8" RPC ELEV. 174.13'

10 CB RIM ELEV.: 176.20'
N 4" RPC ELEV. 173.54'
E 6" RPC ELEV. 173.58'
W 8" RPC ELEV. 173.60'

LEGEND:

- + = CONC MON IN CASE
- ⊕ = BRASS PLUG SURFACE MON
- ✕ = TACK IN LEAD
- = 1" IRON PIPE
- ⦿ = MONUMENT AS NOTED

"C"
N/F
MIC
CRB Fnd
SCRB
PIN
(xxx)D
⊕

CORRECTED
NOW OR FORMALLY
MONUMENT IN CASE
capped rebar found
set cap & rebar
PARCEL IDENTIFICATION
NUMBER
DEED CALL
building setback (mim)

20 10 0 20
SCALE: 1" = 20'

FEMA REFERENCE DATUM

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LOCATED NAVD 88 DATUM FOR RM9
ELEV. 181.52-178.09 = 3.43 CONVERSION
NGVD 29 + 3.43 = NAVD 88

BFE NGVD 29 = 174.00 (firm)
CONVERT 3.42
NAVD 88 BFE 177.42

REFERENCED:
FLOOD MAP NO. 5301030002B
EFFECTIVE DATE: 06/01/1982

Existing Condition Survey Map

MAPLE GROVE AD & PT VAC WATER ST

LOT 14 PT LOT 18

702 Harrison Ave

NE 1/4, SE 1/4,

SEC 05, TWP 14N, RNG 02W, W.M.,

LEWIS COUNTY

WASHINGTON

PREPARED FOR

OYO HOTEL

Centralia Washington

23-025

03/21/2023

C0.1
Sheet 2 of 3

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2023
AT _____ M. IN BOOK _____ OF _____ AT PAGE _____
AT THE REQUEST OF CAMP LAND SURVEYORS PLLC

MANAGER

SUPT. OF RECORDS

Surveyor's Certificate

This map correctly represents a survey made by me or under my direct supervision in conformance with the rules and regulations of the survey recording act at the request of OYO HOTEL
Charles T Camp PLS #45151

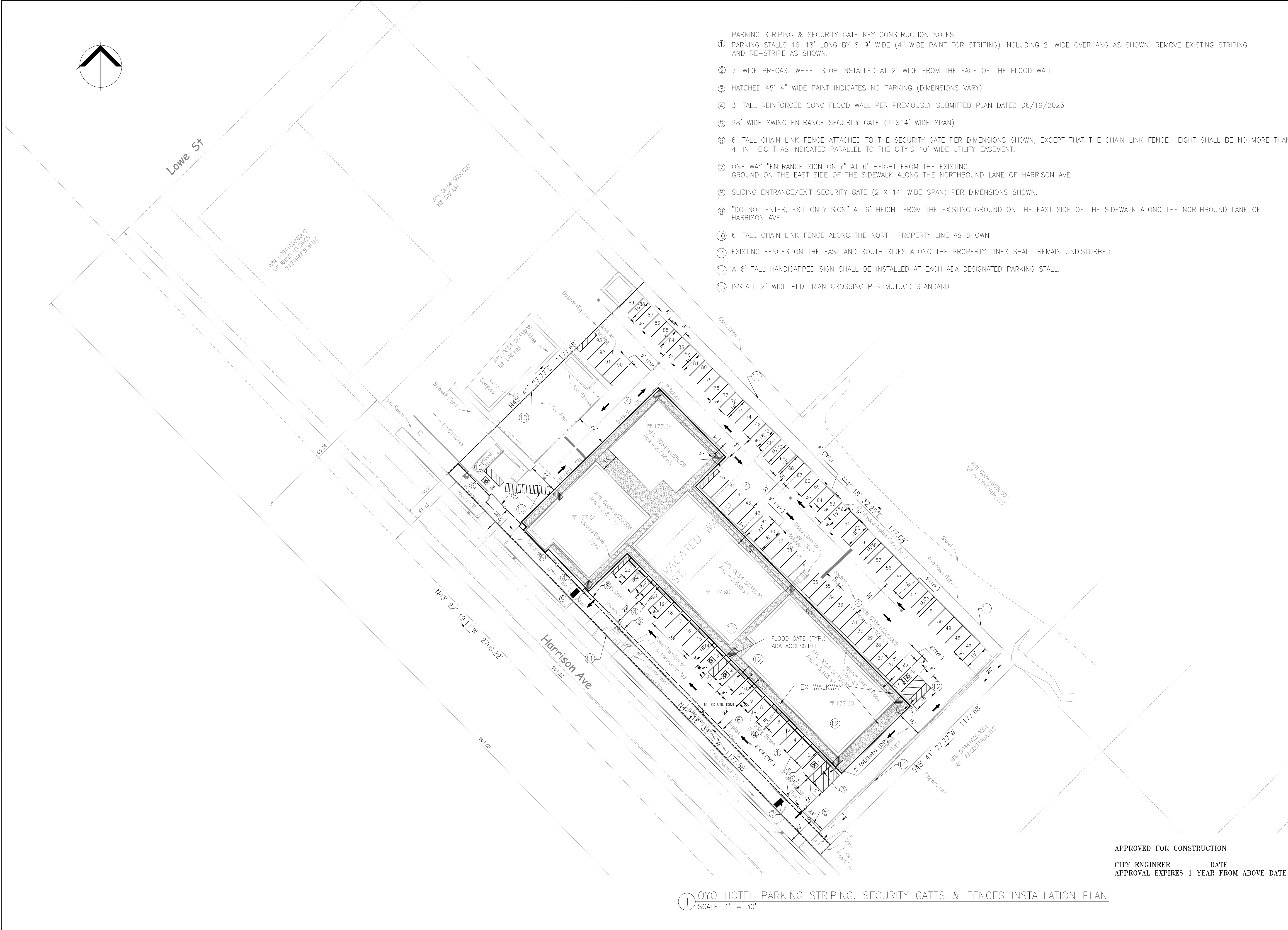
APPROVED FOR CONSTRUCTION

CITY ENGINEER

DATE

APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE

Camp Land Surveyors PLLC
1137 Naval Ave,
Bremerton WA. 98310
701-339-1508



- PARKING STRIPING & SECURITY GATE KEY CONSTRUCTION NOTES
- ① PARKING STALLS 16-18' LONG BY 8-9' WIDE (4" WIDE PAINT FOR STRIPING) INCLUDING 2' WIDE OVERHANG AS SHOWN. REMOVE EXISTING STRIPING AND RE-STRIPE AS SHOWN.
 - ② 7' WIDE PRECAST WHEEL STOP INSTALLED AT 2' WIDE FROM THE FACE OF THE FLOOD WALL
 - ③ HATCHED 45° 4" WIDE PAINT INDICATES NO PARKING (DIMENSIONS VARY).
 - ④ 3' TALL REINFORCED CONC FLOOD WALL PER PREVIOUSLY SUBMITTED PLAN DATED 06/19/2023
 - ⑤ 28' WIDE SWING ENTRANCE SECURITY GATE (2 X14' WIDE SPAN)
 - ⑥ 6' TALL CHAIN LINK FENCE ATTACHED TO THE SECURITY GATE PER DIMENSIONS SHOWN, EXCEPT THAT THE CHAIN LINK FENCE HEIGHT SHALL BE NO MORE THAN 4' IN HEIGHT AS INDICATED PARALLEL TO THE CITY'S 10' WIDE UTILITY EASEMENT.
 - ⑦ ONE WAY "ENTRANCE SIGN ONLY" AT 6' HEIGHT FROM THE EXISTING GROUND ON THE EAST SIDE OF THE SIDEWALK ALONG THE NORTHBOUND LANE OF HARRISON AVE
 - ⑧ SLIDING ENTRANCE/EXIT SECURITY GATE (2 X 14' WIDE SPAN) PER DIMENSIONS SHOWN.
 - ⑨ "DO NOT ENTER, EXIT ONLY SIGN" AT 6' HEIGHT FROM THE EXISTING GROUND ON THE EAST SIDE OF THE SIDEWALK ALONG THE NORTHBOUND LANE OF HARRISON AVE
 - ⑩ 6' TALL CHAIN LINK FENCE ALONG THE NORTH PROPERTY LINE AS SHOWN
 - ⑪ EXISTING FENCES ON THE EAST AND SOUTH SIDES ALONG THE PROPERTY LINES SHALL REMAIN UNDISTURBED
 - ⑫ A 6' TALL HANDICAPPED SIGN SHALL BE INSTALLED AT EACH ADA DESIGNATED PARKING STALL.
 - ⑬ INSTALL 2' WIDE PEDESTRIAN CROSSING PER MUTUCD STANDARD

APPROVED FOR CONSTRUCTION

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

① OYO HOTEL PARKING STRIPING, SECURITY GATES & FENCES INSTALLATION PLAN
SCALE: 1" = 30'

AZARI CONSULTING ENGINEERS, LLC

CIVIL DESIGN

2018 156TH AVE NE
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SUITE #100
BELLEVUE, WA 98007

OFFICE: (425) 372-2188
EMAIL: POURAZARIS@azariengineers.com
WEBSITE: www.azariengineers.com

SHIHRAM POURAZARIS
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
03/30/25

OYO HOTEL

CENTRALIA, WA
702 HARRISON AVE

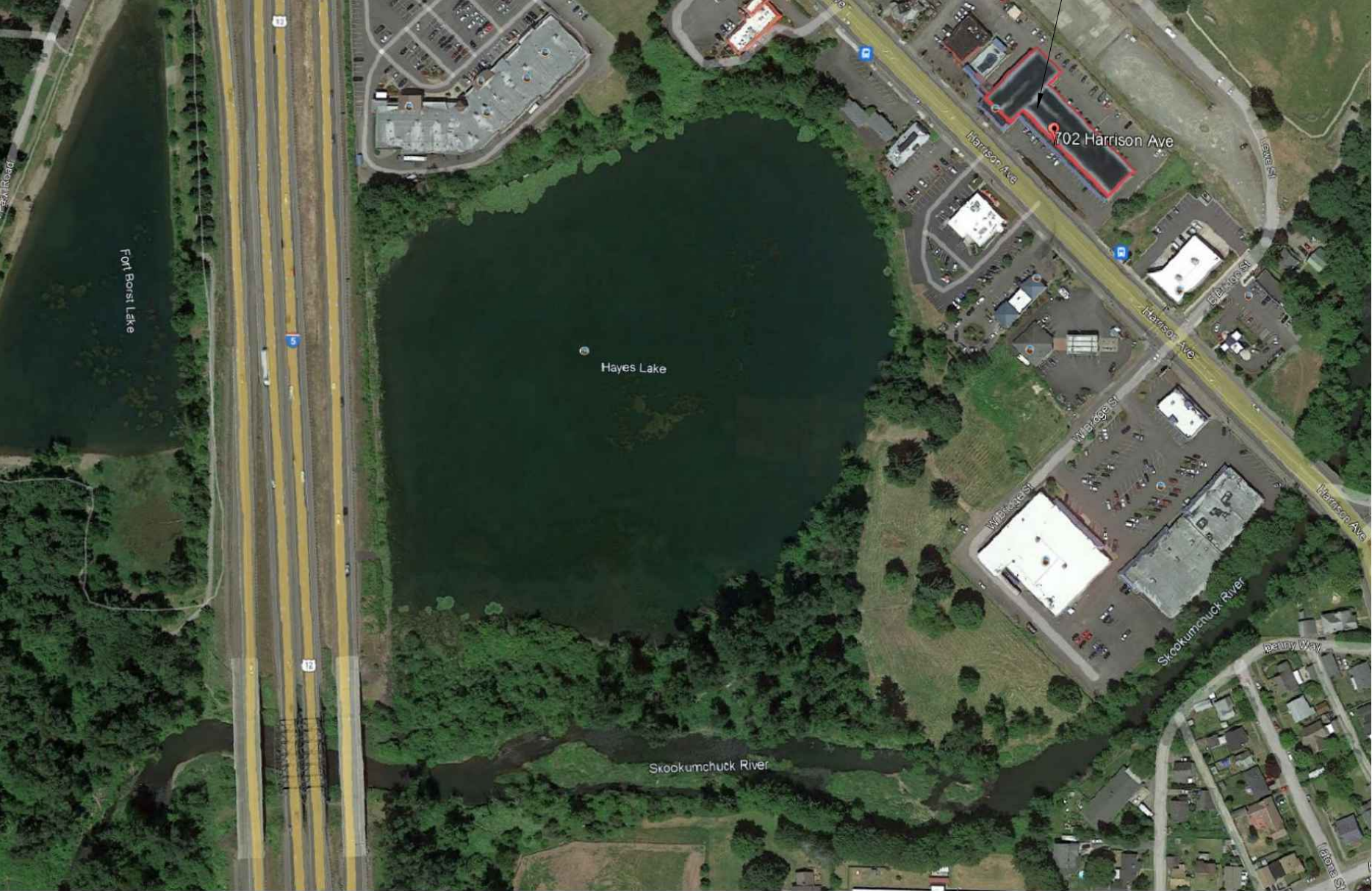
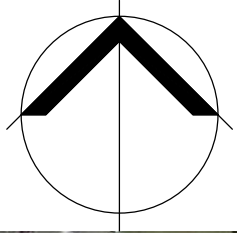
SHEET TITLE:
PARKING STRIPING, SECURITY GATES & FENCES INSTALLATION PLAN

Revisions:

△	ADDED THE UTILITY NOTES
△	
△	
△	

Job No.: 223001
Date: 03/30/2025

C1.0
(3 OF 3)



SITE MAP
SCALE: NTS

POR. OF NE 1/4 OF SE 1/4, S 05, T 14 N, R 02 W, W.M.

PARCEL NO. 003416035009

OYO HOTEL APARTMENT CONVERSION

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CIVIL ENGINEERING PLANS

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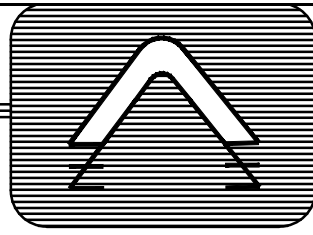
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1	C0.0	CIVIL COVER SHEET
2	C0.1	BOUNDARY & TOPOGRAPHIC SURVEY
3	C1.0	CIVIL SITE PLAN
4	C2.0	WATER PLAN
5	C3.0	WATER DETAILS
6	C3.1	WATER DETAILS

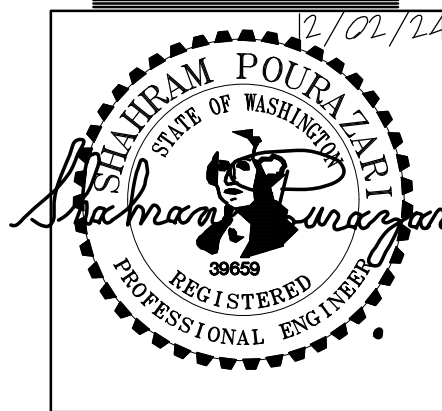


AZARI
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CIVIL
DESIGN

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OYO HOTEL

CIVIL COVER SHEET

SHEET TITLE:

Revisions:

1 ADDED THE UTILITY NOTES



Job No.: 223001

Date: 12/02/2024

C0.0

(1 OF 6)

LEGAL DESCRIPTION

LOTS 14 AND 18, MAPLE GROVE ADDITION TO THE CITY OF CENTRALIA, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 138, RECORDS OF LEWIS COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF VACATED WATER STREET BETWEEN AND LOTS 14 AND 18, AS VACATED BY ORDINANCE NO. 1165, RECORDED DECEMBER 27, 1965 UNDER AUDITOR'S FILE NO. 689180.

EXCEPT THE SOUTHWESTERLY 10 FEET OF SAID PERMISES OAS CONVEYED TO THE STATE OF WASHINGTON AND THE CITY OF CENTRALIA, BY DEEDS RECORDED IN VOLUME 191 OF DEEDS, PAGE 197, IN VOLUME 7 OF OFFICIAL RECORDS, PAGE 861, AND EXCEPT THE NORTHWESTERLY 71.16 FEET OF LOT 18 OF MAPLE GROVE ADDITION TO THE CITY OF CENTRALIA, AS RECORDED IN VOLUME 2 OF PLATS, PAGE 138, RECORDS OF LEWIS COUNTY, WASHINGTON.

MISCELLANEOUS NOTES

- BASIS OF BEARING IS ASSUMED.
- WSPCN NAD 83/91 HORIZONTAL DATUM.
- CONTOURS INTERPOLATED FROM FIELD LOCATION. 1' INTERVALS NAVD 88 DATUM. CONTROL POINT WSDOT MON. NO. 2350 & 6710.
- THIS PLAN DOES NOT PURPORT TO SHOW THE EXISTENCE OR LOCATION OF ALL EASEMENTS WHICH MAY SERVE OR ENCUMBER THIS PROPERTY.
- THIS IS TO DOCUMENT PROPERTY CORNERS AS OF DATE OF SURVEY.
- AT 8 TOPCON 1-SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF OYO HOTEL RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RE CERTIFICATION BY THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.
- TAX PARCEL NUMBER: 003416035009
- RM9 ELEV. (FT. NGVD) 178.09
CHISLED SQUARE ON TOOP OF DOWNSTREAM LEFT BANK ABUTMENT AT DOWNSTREAM END OF GUARDRAIL OF THE HARRISON AVENUE BRIDGE OVER SKOOKUMCHUCK REIVER. ESTABLISHED BY U.S. ARMY CORPS OF ENGINEERS.

WSDOT MON 2350
NAME: GP21005-58
ID: 2350
N: 510222.06'
E: 1019323.79'
ELEV: 201.351'

WSDOT MON 6710
NAME: CGM-A
ID: 6710
N: 516259.47'
E: 1021178.40'
ELEV: 181.47'

CATCH BASIN
SANITARY SEWER LEGEND

- 1 CB RIM ELEV.: 175.47'
N 6" RCP ELEV. 173.72'

2 CB RIM ELEV.: 175.33'
N 6" RCP ELEV. 172.78'
S 6" RCP ELEV. 172.83'

3 CB RIM ELEV.: 176.31'
N 6" RCP ELEV. 172.31'
S 6" RCP ELEV. 172.14'
W 8" RCP ELEV. 172.05'

4 CB RIM ELEV.: 175.95'
N 6" RCP ELEV. 172.61'
S 6" RCP ELEV. 172.65'
W 6" RCP ELEV. 173.20'
- 5 CB RIM ELEV.: 176.44'
N 8" RPC ELEV. 171.49'
E 4" RPC ELEV. 174.74'
S 8" RPC ELEV. 171.34'
W 8" RPC ELEV. 171.52'

6 CB RIM ELEV.: 176.30'
N 6" RPC ELEV. 174.67'
E 6" RPC ELEV. 174.65'
W 6" RPC ELEV. 173.56'

7 CB RIM ELEV.: 176.15'
N 6" RPC ELEV. 174.92'
W 6" RPC ELEV. 175.04'
- 8 SM RIM ELEV.: 177.18'
N 8" RPC ELEV. 171.58'
E 8" RPC ELEV. 173.88'
S 10" RPC ELEV. 171.28'
W 8" RPC ELEV. 173.48'

9 SM RIM ELEV.: 177.03'
N 8" RPC ELEV. 174.18'
W 8" RPC ELEV. 174.13'

10 CB RIM ELEV.: 176.20'
N 4" RPC ELEV. 173.54'
E 6" RPC ELEV. 173.58'
W 8" RPC ELEV. 173.60'

- LEGEND:
- ✱ = CONC MON IN CASE
 - = BRASS PLUG SURFACE MON
 - ✕ = TACK IN LEAD
 - = 1" IRON PIPE
 - ⊙ = MONUMENT AS NOTED

"C"
N/F
MIC
CRB Fnd
SCRB
PIN
(xxx)D
e

CORRECTED
NOW OR FORMALLY
MONUMENT IN CASE
capped rebar found
set cap & rebar
PARCEL IDENTIFICATION
NUMBER
DEED CALL
building setback (mim)

20 10 0 20
SCALE: 1" = 20'

FEMA REFERENCE DATUM

RM9 ELEV. (FT. NGVD 29) 178.09
CHISLED SQUARE ON TOOP OF DOWNSTREAM LEFT BANK ABUTMENT AT DOWNSTREAM END OF GUARDRAIL OF THE HARRISON AVENUE BRIDGE OVER SKOOKUMCHUCK REIVER. ESTABLISHED BY U.S. ARMY CORPS OF ENGINEERS.

LOCATED NAVD 88 DATUM FOR RM9
ELEV. 181.52-178.09 = 3.43 CONVERSION
NGVD 29 + 3.43 = NAVD 88

BFE NVGD 29 = 174.00 (firm)
CONVERT 3.42
NAVD 88 BFE 177.42

REFERENCED:
FLOOD MAP NO. 5301030002B
EFFECTIVE DATE: 06/01/1982

Existing Condition Survey Map
MAPLE GROVE AD & PT VAC WATER ST
LOT 14 PT LOT 18
702 Harrison Ave
NE 1/4, SE 1/4,
SEC 05, TWP 14N, RNG 02W, W.M.,
LEWIS COUNTY
WASHINGTON

PREPARED FOR
OYO HOTEL
Centralia Washington

23-025
03/21/2023

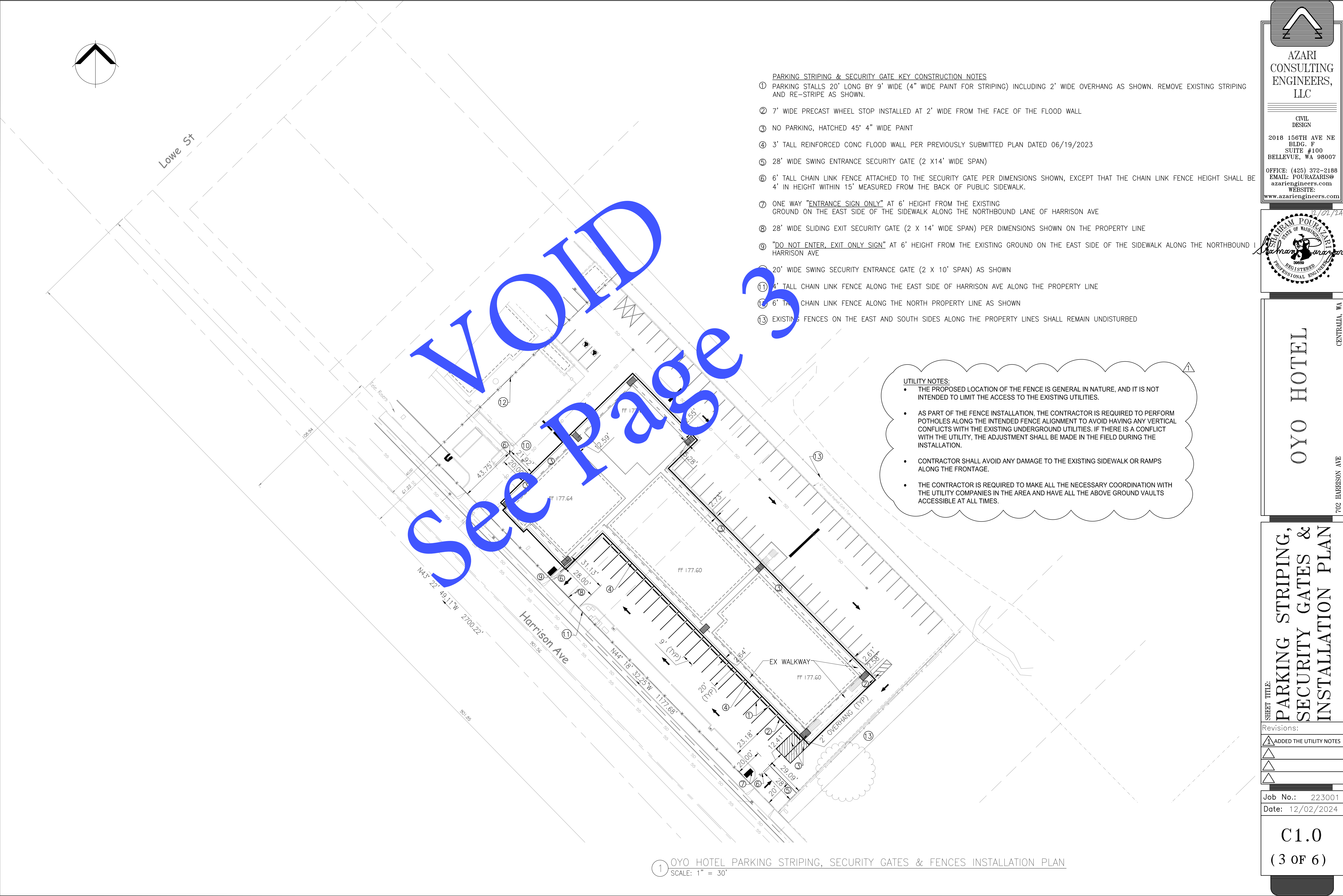
Sheet C0.1
2 OF 6

RECORDER'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____, 2023
AT _____ M. IN BOOK _____ OF _____ AT PAGE _____
AT THE REQUEST OF CAMP LAND SURVEYORS PLLC
MANAGER _____ SUPT. OF RECORDS _____

Surveyor's Certificate
This map correctly represents a survey made by me or under my direct supervision in conformance with the rules and regulations of the survey recording act at the request of
OYO HOTEL
Charles T Camp PLS #45151

Camp Land Surveyors PLLC
1137 Naval Ave,
Bremerton WA. 98310
701-339-1508





- PARKING STRIPING & SECURITY GATE KEY CONSTRUCTION NOTES**
- ① PARKING STALLS 20' LONG BY 9' WIDE (4" WIDE PAINT FOR STRIPING) INCLUDING 2' WIDE OVERHANG AS SHOWN. REMOVE EXISTING STRIPING AND RE-STRIPE AS SHOWN.
 - ② 7' WIDE PRECAST WHEEL STOP INSTALLED AT 2' WIDE FROM THE FACE OF THE FLOOD WALL
 - ③ NO PARKING, HATCHED 45° 4" WIDE PAINT
 - ④ 3' TALL REINFORCED CONC FLOOD WALL PER PREVIOUSLY SUBMITTED PLAN DATED 06/19/2023
 - ⑤ 28' WIDE SWING ENTRANCE SECURITY GATE (2 X 14' WIDE SPAN)
 - ⑥ 6' TALL CHAIN LINK FENCE ATTACHED TO THE SECURITY GATE PER DIMENSIONS SHOWN, EXCEPT THAT THE CHAIN LINK FENCE HEIGHT SHALL BE 4' IN HEIGHT WITHIN 15' MEASURED FROM THE BACK OF PUBLIC SIDEWALK.
 - ⑦ ONE WAY "ENTRANCE SIGN ONLY" AT 6' HEIGHT FROM THE EXISTING GROUND ON THE EAST SIDE OF THE SIDEWALK ALONG THE NORTHBOUND LANE OF HARRISON AVE
 - ⑧ 28' WIDE SLIDING EXIT SECURITY GATE (2 X 14' WIDE SPAN) PER DIMENSIONS SHOWN ON THE PROPERTY LINE
 - ⑨ "DO NOT ENTER, EXIT ONLY SIGN" AT 6' HEIGHT FROM THE EXISTING GROUND ON THE EAST SIDE OF THE SIDEWALK ALONG THE NORTHBOUND LANE OF HARRISON AVE
 - ⑩ 20' WIDE SWING SECURITY ENTRANCE GATE (2 X 10' SPAN) AS SHOWN
 - ⑪ 4' TALL CHAIN LINK FENCE ALONG THE EAST SIDE OF HARRISON AVE ALONG THE PROPERTY LINE
 - ⑫ 6' TALL CHAIN LINK FENCE ALONG THE NORTH PROPERTY LINE AS SHOWN
 - ⑬ EXISTING FENCES ON THE EAST AND SOUTH SIDES ALONG THE PROPERTY LINES SHALL REMAIN UNDISTURBED

UTILITY NOTES:

- THE PROPOSED LOCATION OF THE FENCE IS GENERAL IN NATURE, AND IT IS NOT INTENDED TO LIMIT THE ACCESS TO THE EXISTING UTILITIES.
- AS PART OF THE FENCE INSTALLATION, THE CONTRACTOR IS REQUIRED TO PERFORM POTHoles ALONG THE INTENDED FENCE ALIGNMENT TO AVOID HAVING ANY VERTICAL CONFLICTS WITH THE EXISTING UNDERGROUND UTILITIES. IF THERE IS A CONFLICT WITH THE UTILITY, THE ADJUSTMENT SHALL BE MADE IN THE FIELD DURING THE INSTALLATION.
- CONTRACTOR SHALL AVOID ANY DAMAGE TO THE EXISTING SIDEWALK OR RAMPS ALONG THE FRONTAGE.
- THE CONTRACTOR IS REQUIRED TO MAKE ALL THE NECESSARY COORDINATION WITH THE UTILITY COMPANIES IN THE AREA AND HAVE ALL THE ABOVE GROUND VAULTS ACCESSIBLE AT ALL TIMES.

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12/02/24

POURAZARIS

REGISTERED PROFESSIONAL ENGINEER

OYO HOTEL

CENTRALIA, WA

702 HARRISON AVE

SHEET TITLE:

PARKING STRIPING, SECURITY GATES & FENCES INSTALLATION PLAN

Revisions:

△	ADDED THE UTILITY NOTES
△	
△	
△	

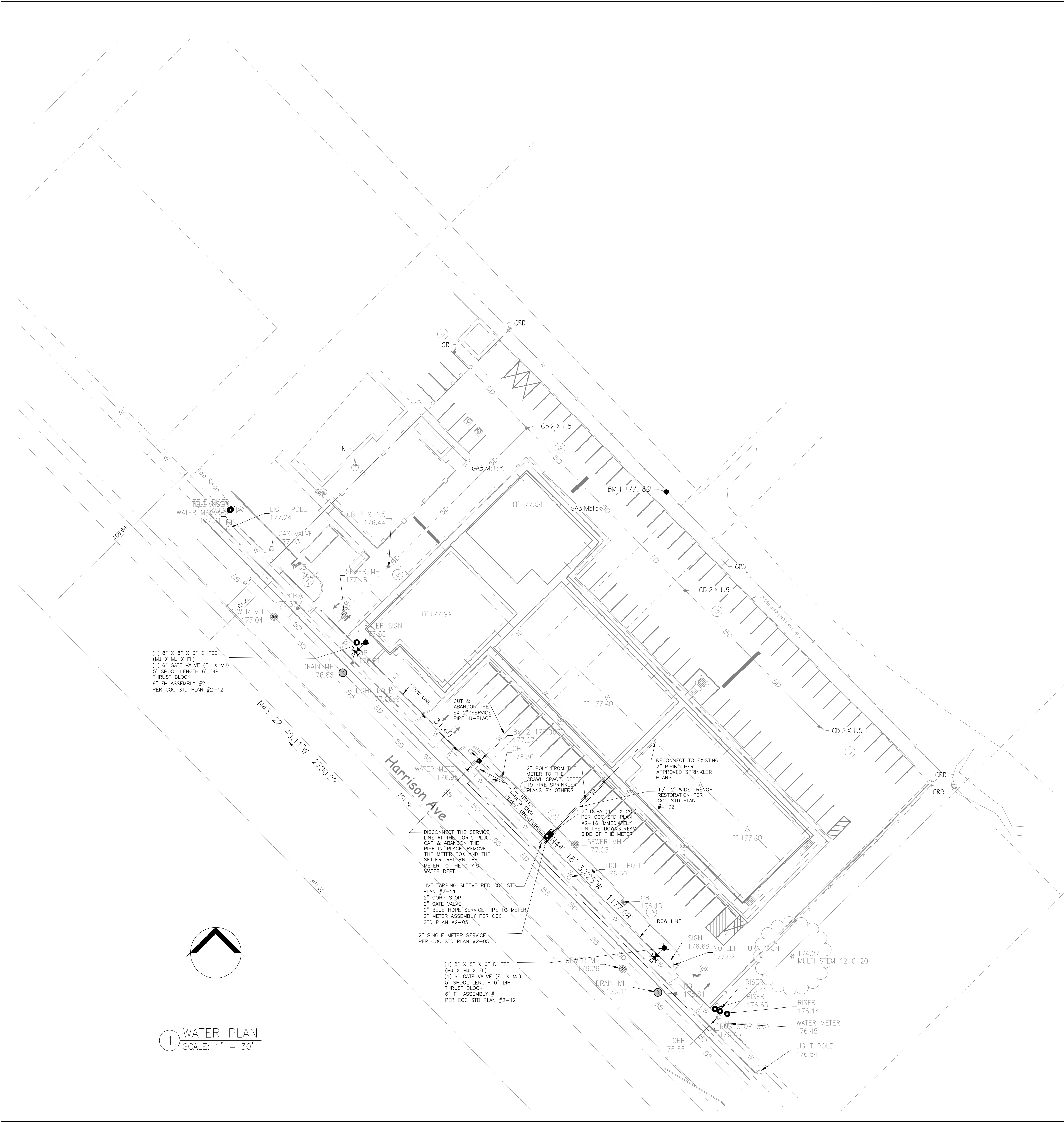
Job No.: 223001

Date: 12/02/2024

C1.0

(3 OF 6)

① OYO HOTEL PARKING STRIPING, SECURITY GATES & FENCES INSTALLATION PLAN
SCALE: 1" = 30'



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 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 Hymox coupler (or equal) will be used. All fittings will use 304A or better stainless steel bolts

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, Slow Waterous, Kennedy or American AWK. 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 129, 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 Starz 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.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.

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 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.

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.

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

LEGEND

W

WATER LINE

WATER METER

WATER VALVE

FIRE HYDRANT

WATER LINE FITTINGS

SS

SANITARY SEWER LINE

SD

SANITARY SEWER MANHOLE

STORM DRAIN PIPE

STORM DRAIN CATCH BASIN

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12/01/24

SHAHAM POURAZAR

STATE OF WASHINGTON

1988

PROFESSIONAL ENGINEER

OYO HOTEL

CENTRALIA, WA

702 HARRISON AVE

SHEET TITLE:

WATER IMPROVEMENTS PLAN

Revisions:

1

ADDED THE UTILITY NOTES

2

3

4

Job No.:

223001

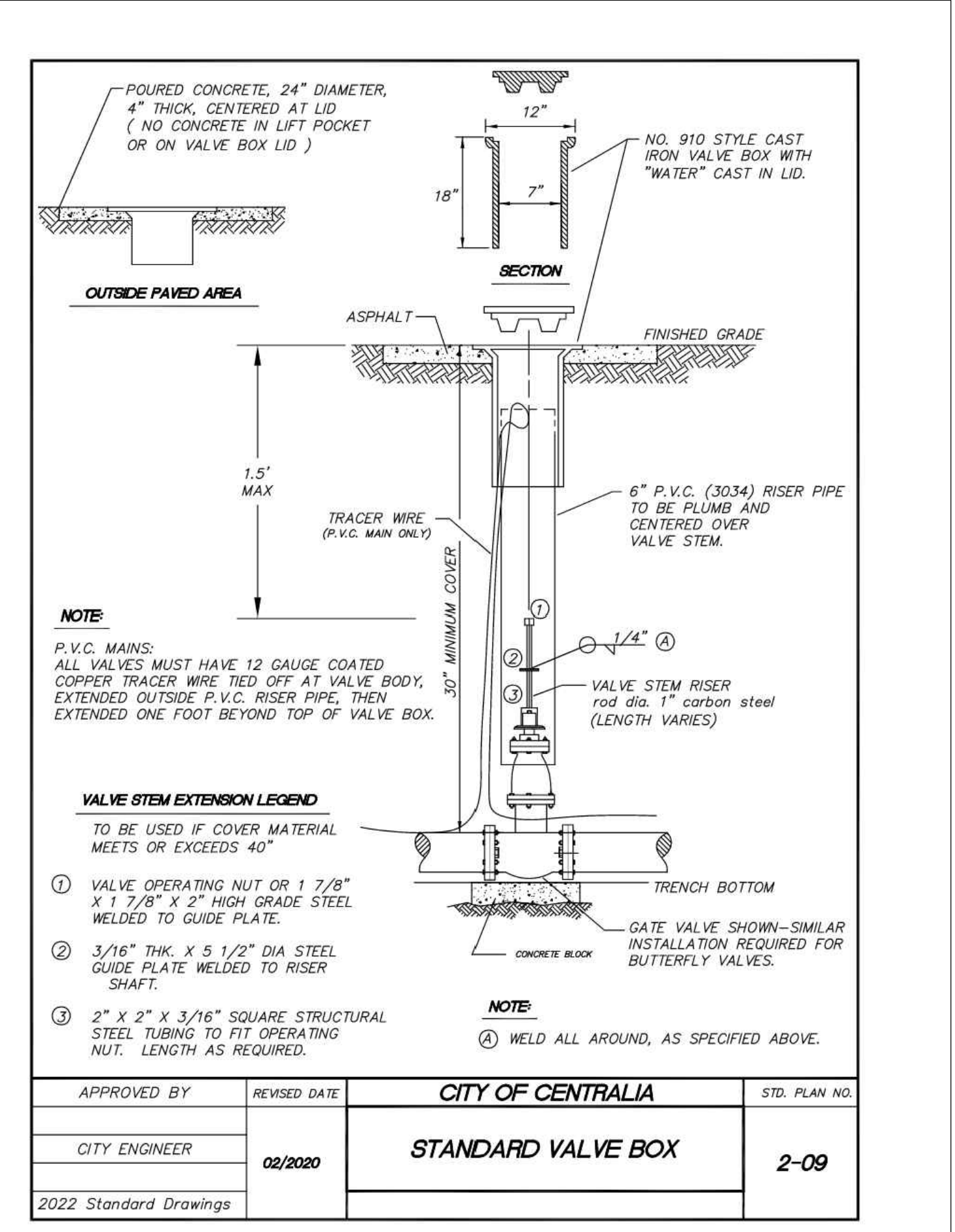
Date:

12/02/2024

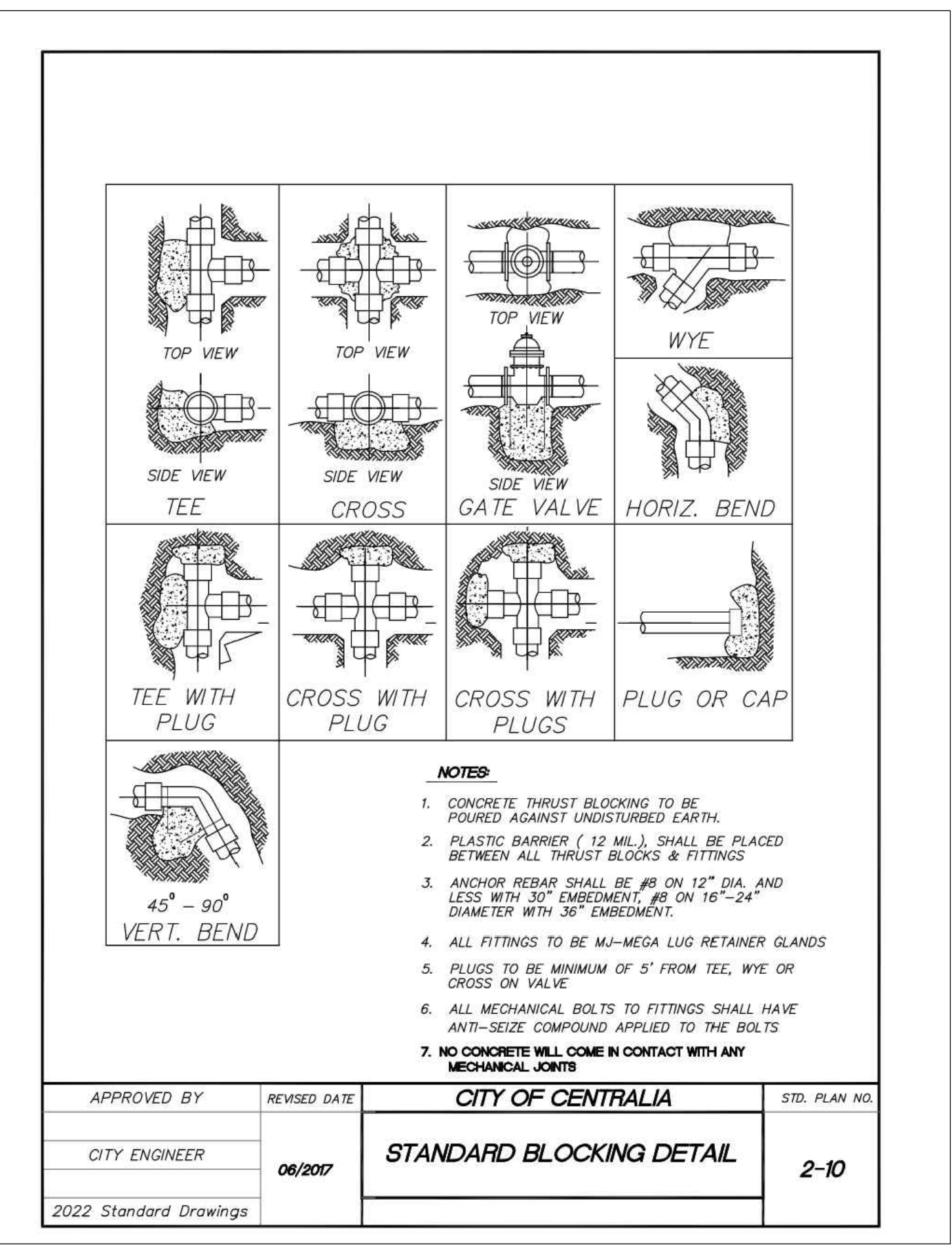
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(4 OF 6)

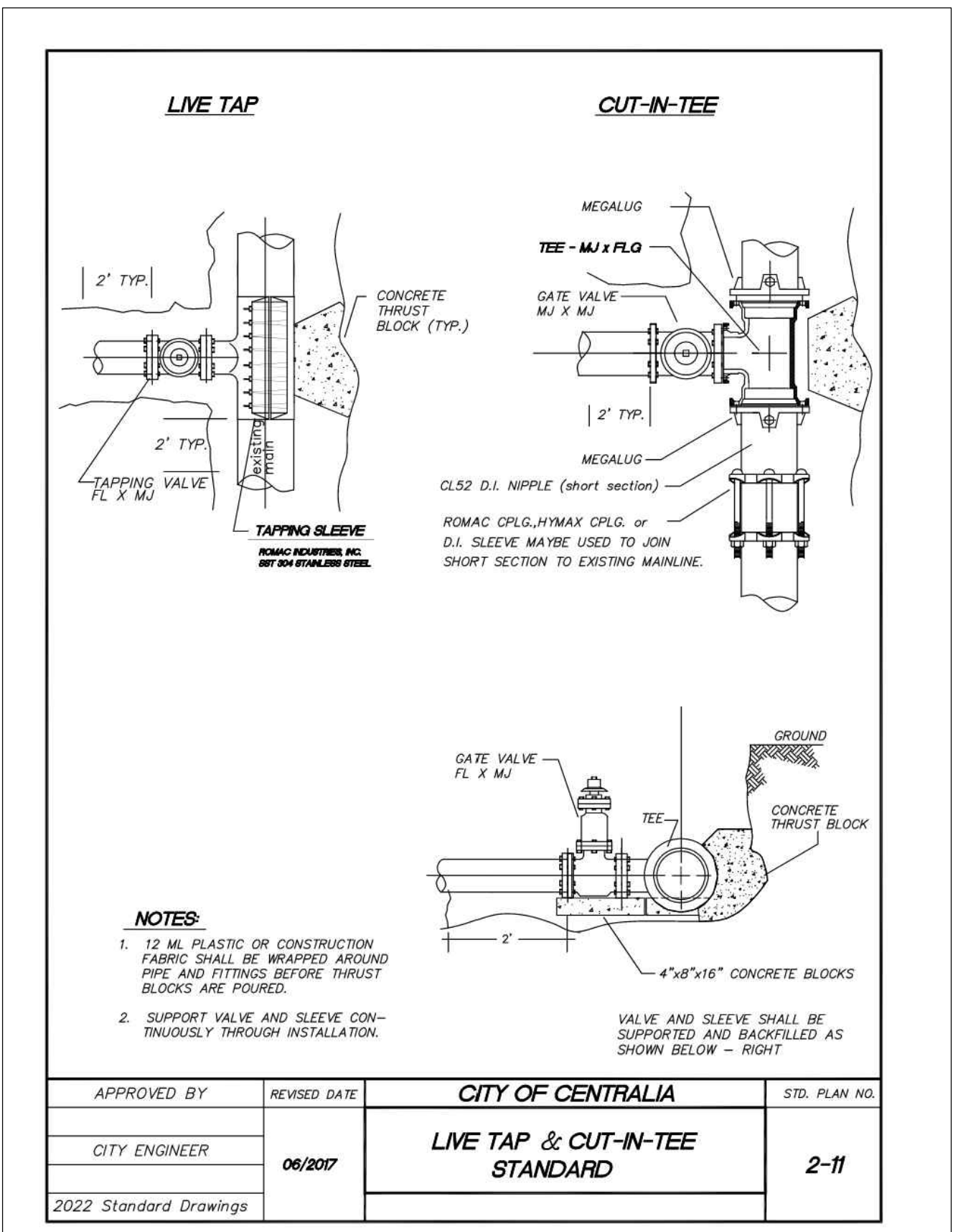
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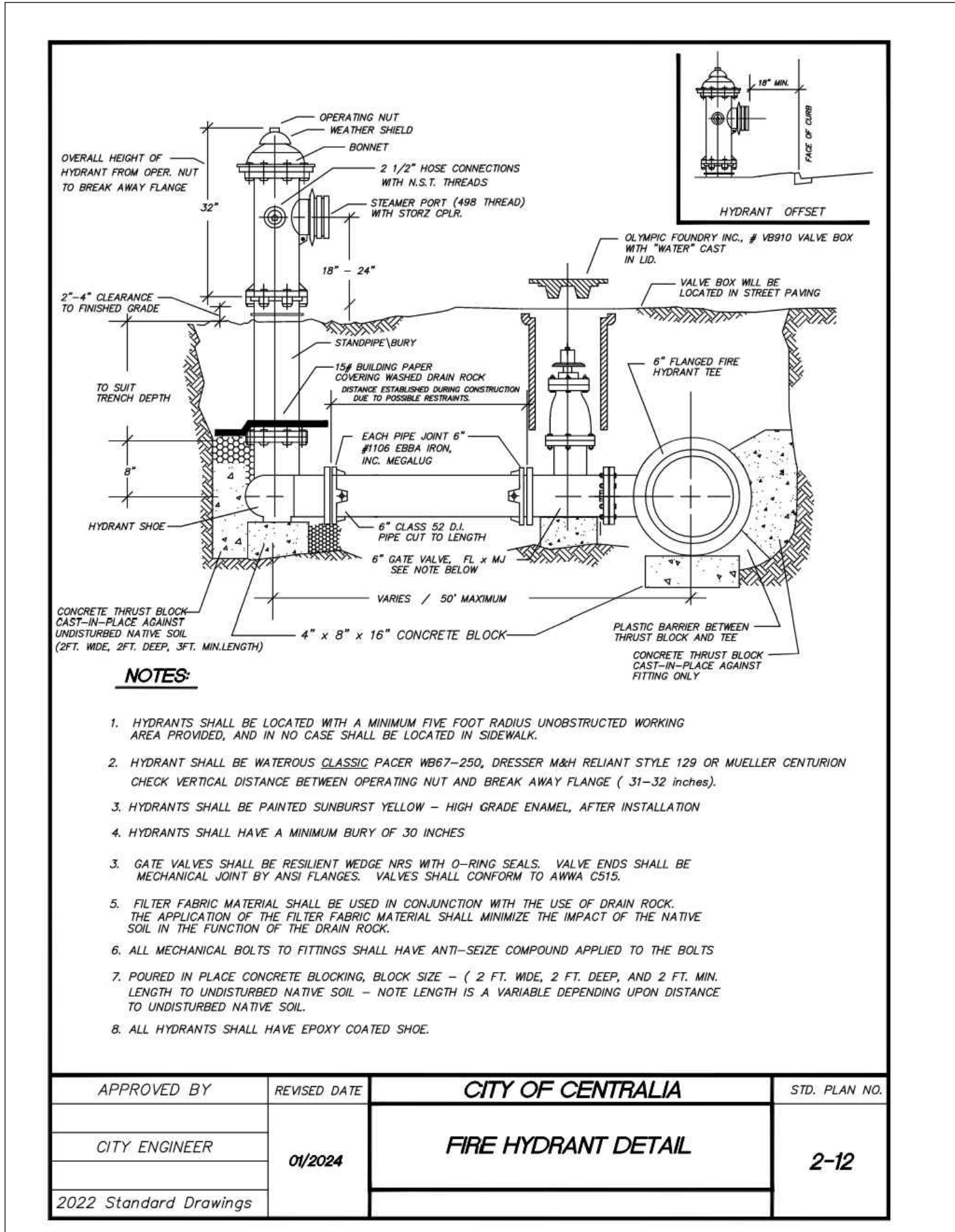
1 STANDARD VALVE BOX
SCALE: NTS



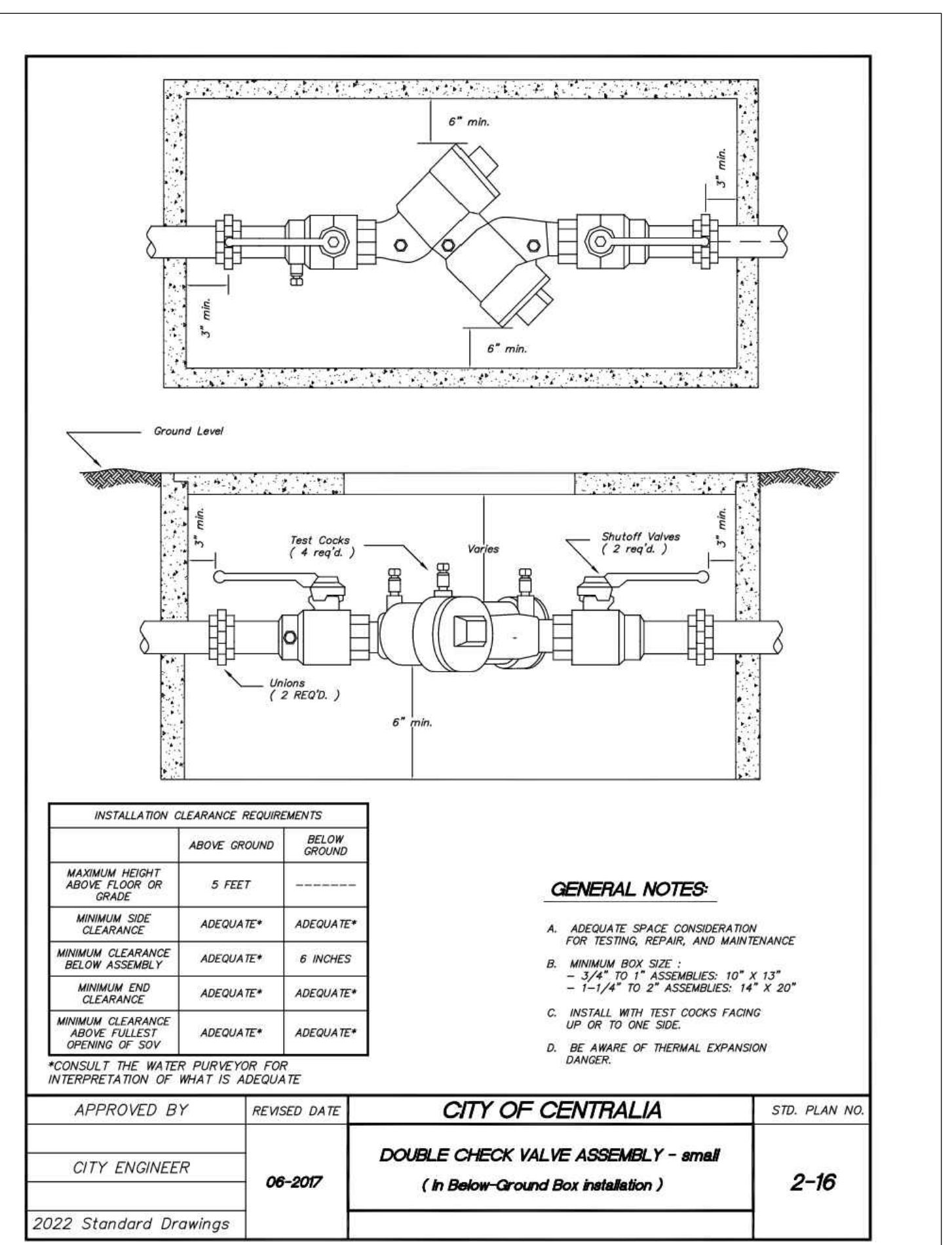
2 STANDARD BLOCKING DETAIL
SCALE: NTS



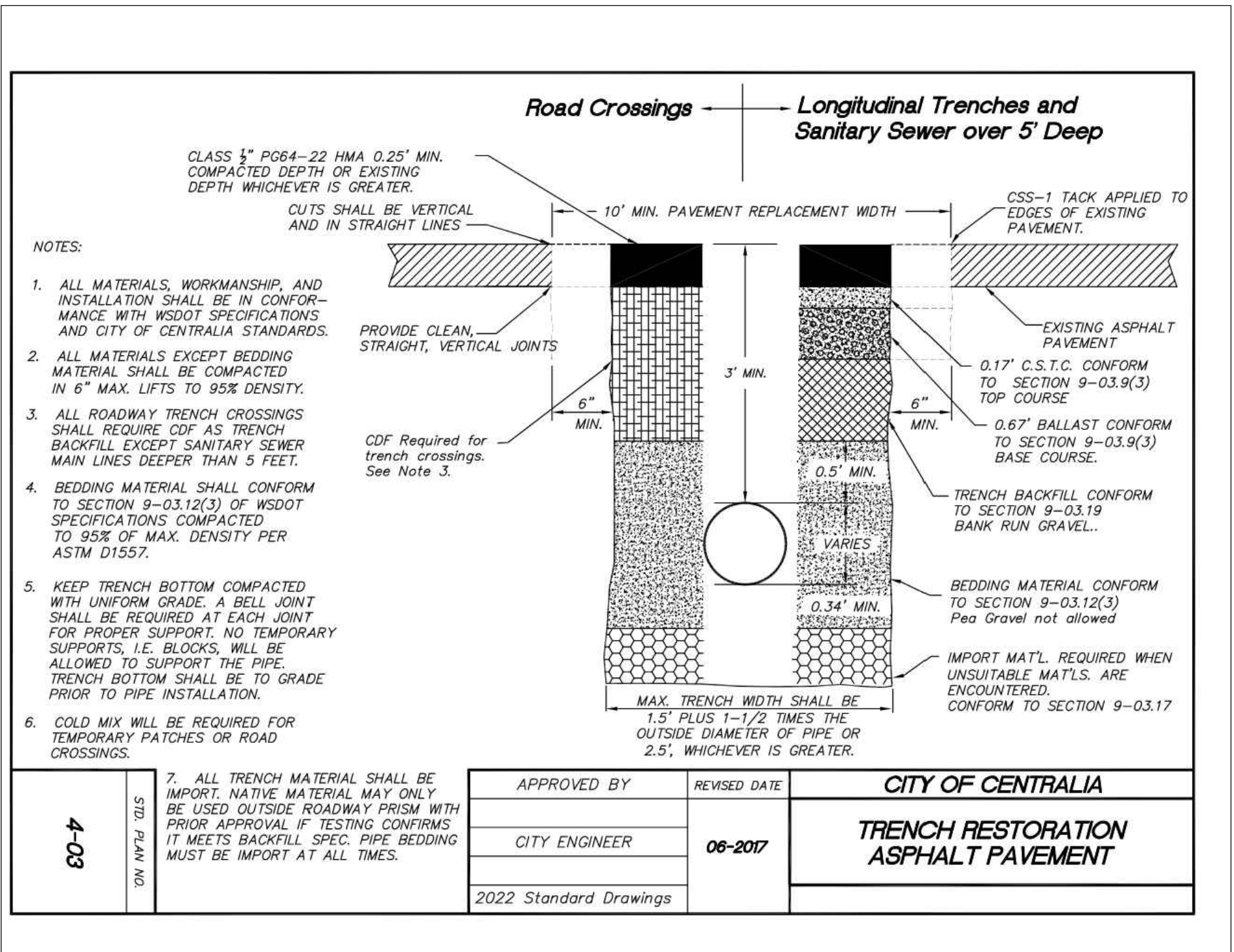
3 LIVE TAP & CUT-IN-TEE STANDARD
SCALE: NTS



4 FIRE HYDRANT DETAIL
SCALE: NTS



5 DOUBLE CHECK VALVE ASSEMBLY
SCALE: NTS



6 TRENCH RESTORATION ASPHALT PAVEMENT
SCALE: NTS

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Shahram Pourazar
PROFESSIONAL ENGINEER
1995

OYO HOTEL

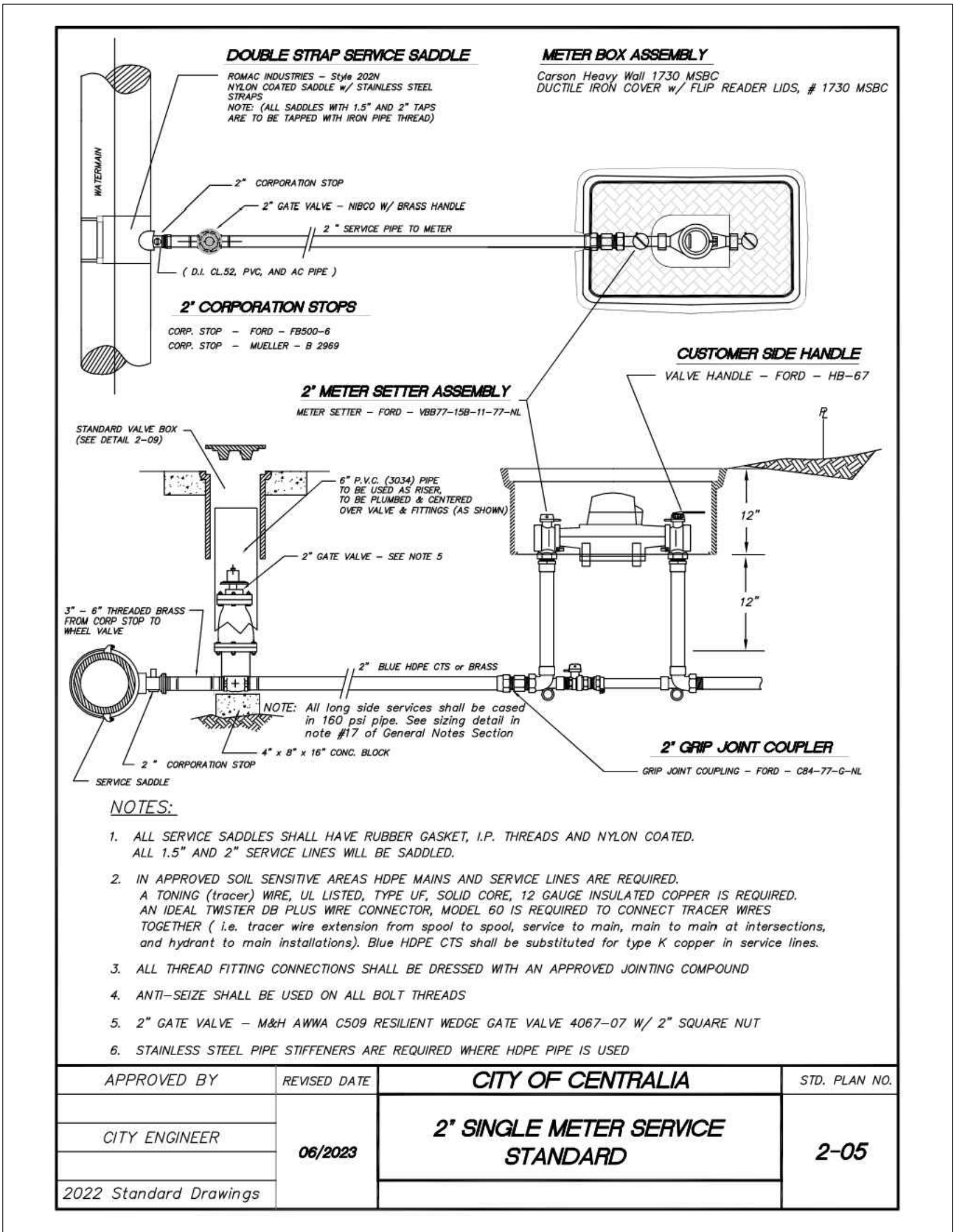
CENTRALIA, WA
702 HARRISON AVE

SHEET TITLE: STANDARD DETAILS

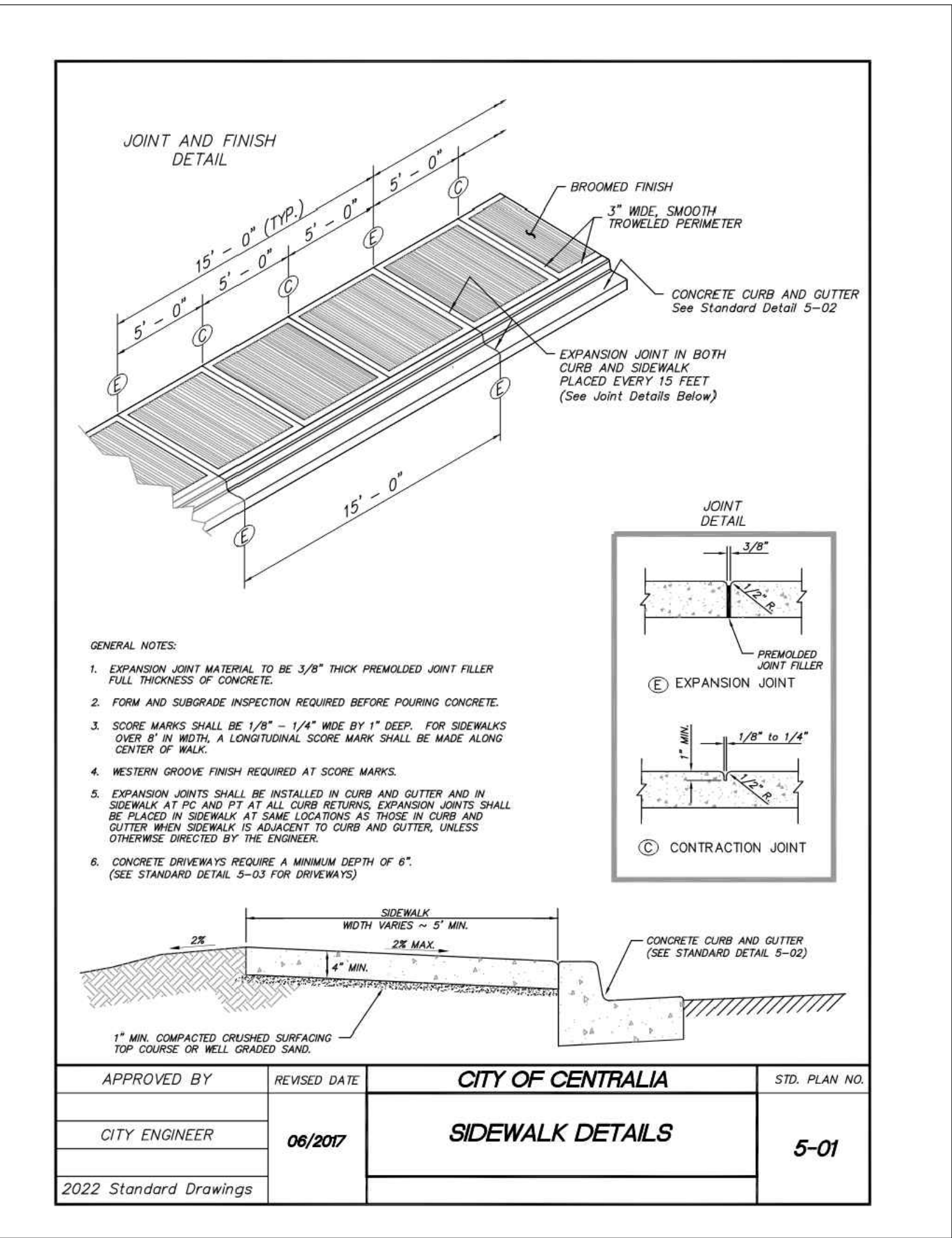
Revisions:
1 ADDED THE UTILITY NOTES

Job No.: 223001
Date: 12/02/2024

C3.0
(5 OF 6)



1 2" SINGLE METER SERVICE STANDARD
SCALE: NTS



2 SIDEWALK DETAILS
SCALE: NTS

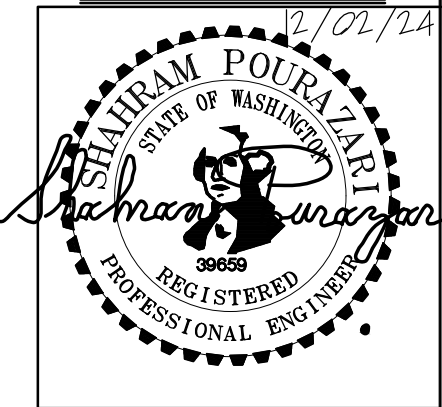


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SHAHRAM POURAZAR
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
9859

OYO HOTEL

CENTRALIA, WA

702 HARRISON AVE

SHEET TITLE:

STANDARD DETAILS

Revisions:

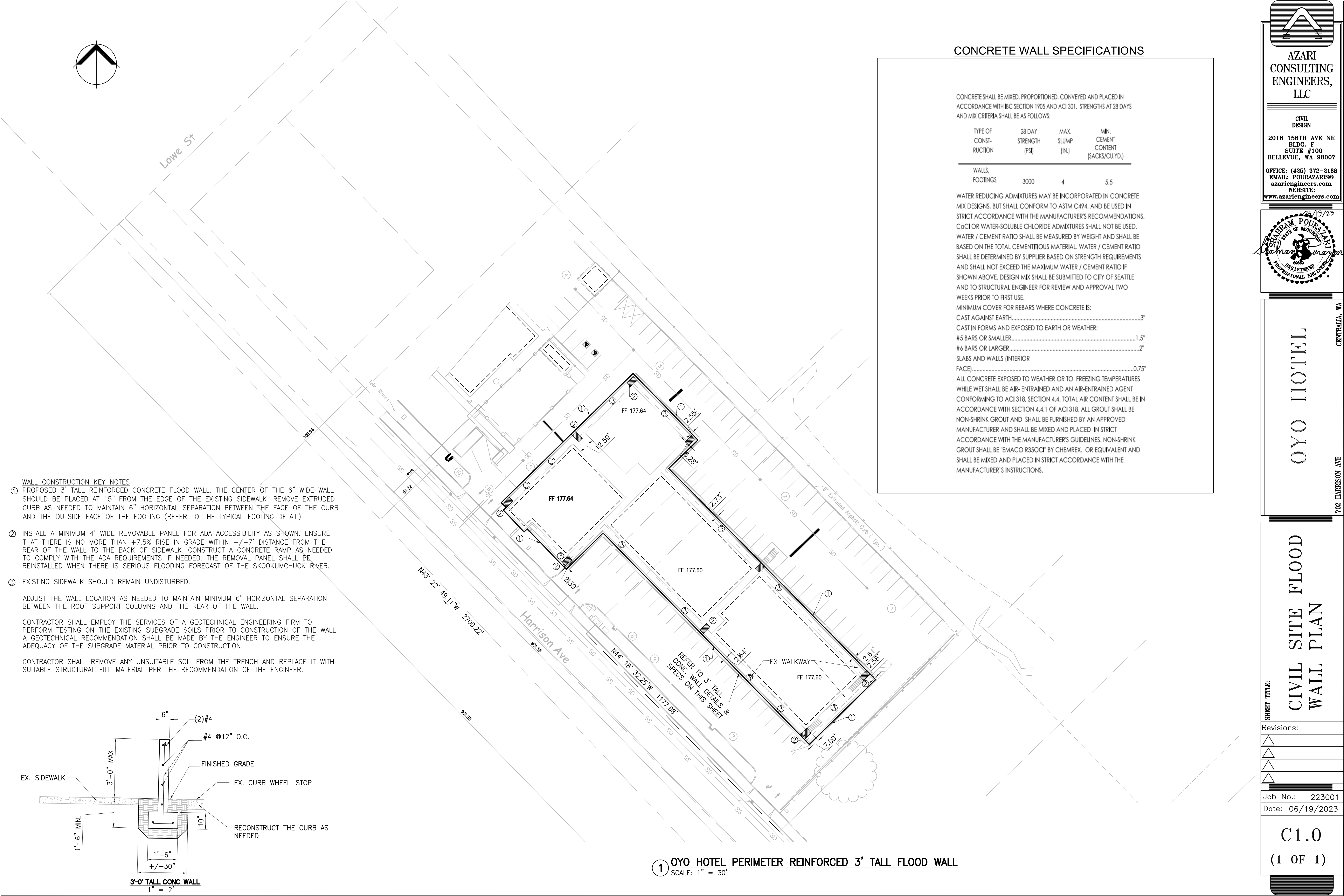
1	ADDED THE UTILITY NOTES

Job No.: 223001

Date: 12/02/2024

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(6 OF 6)



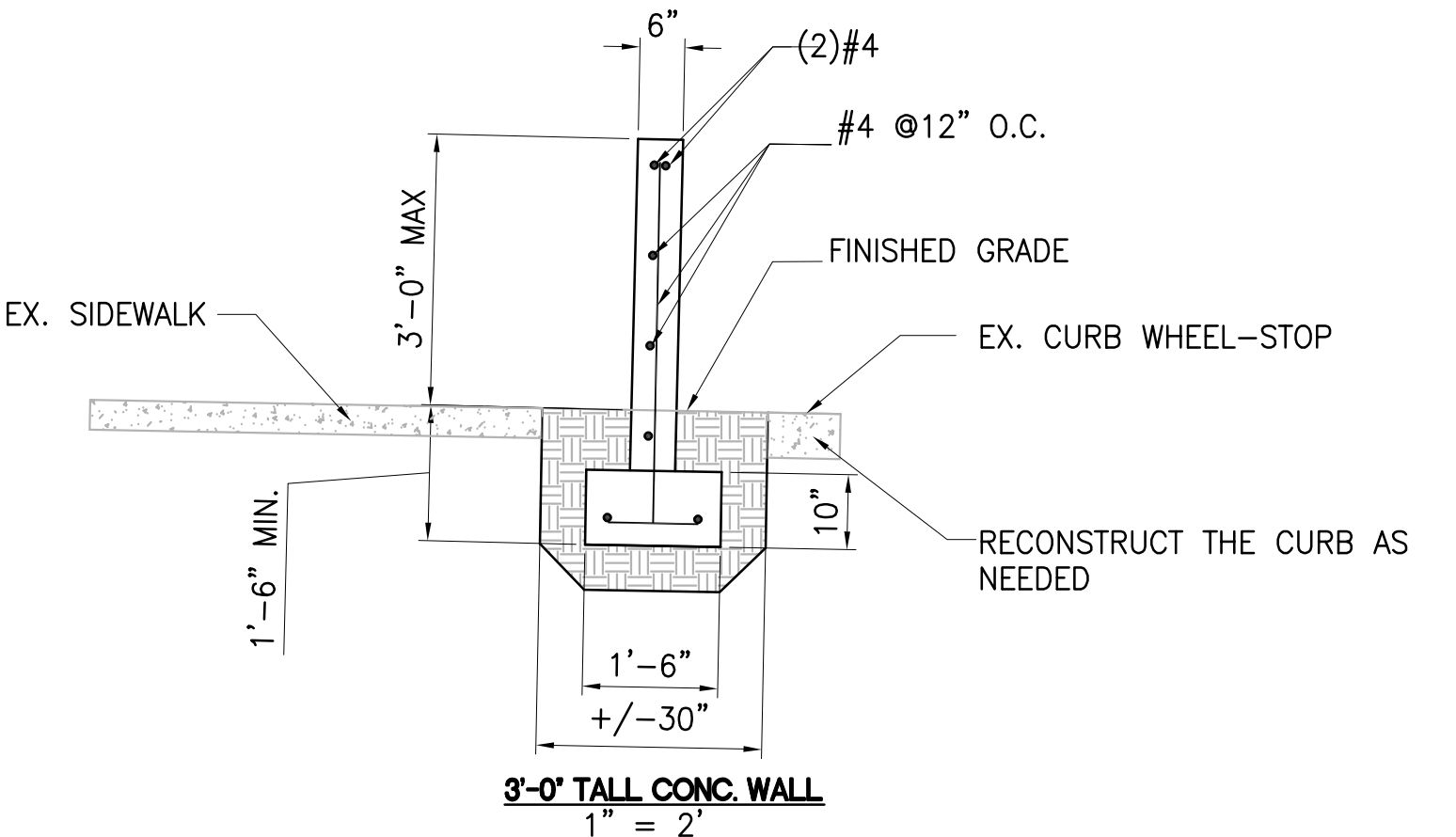
WALL CONSTRUCTION KEY NOTES

- 1 PROPOSED 3' TALL REINFORCED CONCRETE FLOOD WALL. THE CENTER OF THE 6" WIDE WALL SHOULD BE PLACED AT 15" FROM THE EDGE OF THE EXISTING SIDEWALK. REMOVE EXTRUDED CURB AS NEEDED TO MAINTAIN 6" HORIZONTAL SEPARATION BETWEEN THE FACE OF THE CURB AND THE OUTSIDE FACE OF THE FOOTING (REFER TO THE TYPICAL FOOTING DETAIL)
- 2 INSTALL A MINIMUM 4' WIDE REMOVABLE PANEL FOR ADA ACCESSIBILITY AS SHOWN. ENSURE THAT THERE IS NO MORE THAN +7.5% RISE IN GRADE WITHIN +/-7' DISTANCE FROM THE REAR OF THE WALL TO THE BACK OF SIDEWALK. CONSTRUCT A CONCRETE RAMP AS NEEDED TO COMPLY WITH THE ADA REQUIREMENTS IF NEEDED. THE REMOVAL PANEL SHALL BE REINSTALLED WHEN THERE IS SERIOUS FLOODING FORECAST OF THE SKOOKUMCHUCK RIVER.
- 3 EXISTING SIDEWALK SHOULD REMAIN UNDISTURBED.

ADJUST THE WALL LOCATION AS NEEDED TO MAINTAIN MINIMUM 6" HORIZONTAL SEPARATION BETWEEN THE ROOF SUPPORT COLUMNS AND THE REAR OF THE WALL.

CONTRACTOR SHALL EMPLOY THE SERVICES OF A GEOTECHNICAL ENGINEERING FIRM TO PERFORM TESTING ON THE EXISTING SUBGRADE SOILS PRIOR TO CONSTRUCTION OF THE WALL. A GEOTECHNICAL RECOMMENDATION SHALL BE MADE BY THE ENGINEER TO ENSURE THE ADEQUACY OF THE SUBGRADE MATERIAL PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL REMOVE ANY UNSUITABLE SOIL FROM THE TRENCH AND REPLACE IT WITH SUITABLE STRUCTURAL FILL MATERIAL PER THE RECOMMENDATION OF THE ENGINEER.



CONCRETE WALL SPECIFICATIONS

CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

TYPE OF CONST- RUCTION	28 DAY STRENGTH (PSI)	MAX. SLUMP (IN.)	MIN. CEMENT CONTENT (SACKS/CU.YD.)
WALLS, FOOTINGS	3000	4	5.5

WATER REDUCING ADMIXTURES MAY BE INCORPORATED IN CONCRETE MIX DESIGNS, BUT SHALL CONFORM TO ASTM C494, AND BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CaCl OR WATER-SOLUBLE CHLORIDE ADMIXTURES SHALL NOT BE USED. WATER / CEMENT RATIO SHALL BE MEASURED BY WEIGHT AND SHALL BE BASED ON THE TOTAL CEMENTITIOUS MATERIAL. WATER / CEMENT RATIO SHALL BE DETERMINED BY SUPPLIER BASED ON STRENGTH REQUIREMENTS AND SHALL NOT EXCEED THE MAXIMUM WATER / CEMENT RATIO IF SHOWN ABOVE. DESIGN MIX SHALL BE SUBMITTED TO CITY OF SEATTLE AND TO STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL TWO WEEKS PRIOR TO FIRST USE.

MINIMUM COVER FOR REBARS WHERE CONCRETE IS:

CAST AGAINST EARTH.....3"

CAST IN FORMS AND EXPOSED TO EARTH OR WEATHER:

#5 BARS OR SMALLER.....1.5"

#6 BARS OR LARGER.....2"

SLABS AND WALLS (INTERIOR FACE).....0.75"

ALL CONCRETE EXPOSED TO WEATHER OR TO FREEZING TEMPERATURES WHILE WET SHALL BE AIR- ENTRAINED AND AN AIR-ENTRAINED AGENT CONFORMING TO ACI 318, SECTION 4.4. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH SECTION 4.4.1 OF ACI 318. ALL GROUT SHALL BE NON-SHRINK GROUT AND SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. NON-SHRINK GROUT SHALL BE "EMACO R350C" BY CHEMREX. OR EQUIVALENT AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



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26/19/23

SHAHRAM POURAZAR
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

OYO HOTEL

CIVIL SITE FLOOD WALL PLAN

702 HARRISON AVE

CENTRALIA, WA

SHEET TITLE:

Revisions:

△	
△	
△	
△	

Job No.: 223001

Date: 06/19/2023

C1.0

(1 OF 1)

1 OYO HOTEL PERIMETER REINFORCED 3' TALL FLOOD WALL
SCALE: 1" = 30'