



**Site Plan Review Committee**

Michael Thomas, City Manager

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

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

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

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

Andy Oien, PW Director  
[aoien@cityofcentralia.com](mailto:aoien@cityofcentralia.com)

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

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

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

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

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

**SITE PLAN REVIEW COMMITTEE**

**Meeting Agenda**

*Monday, 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.**

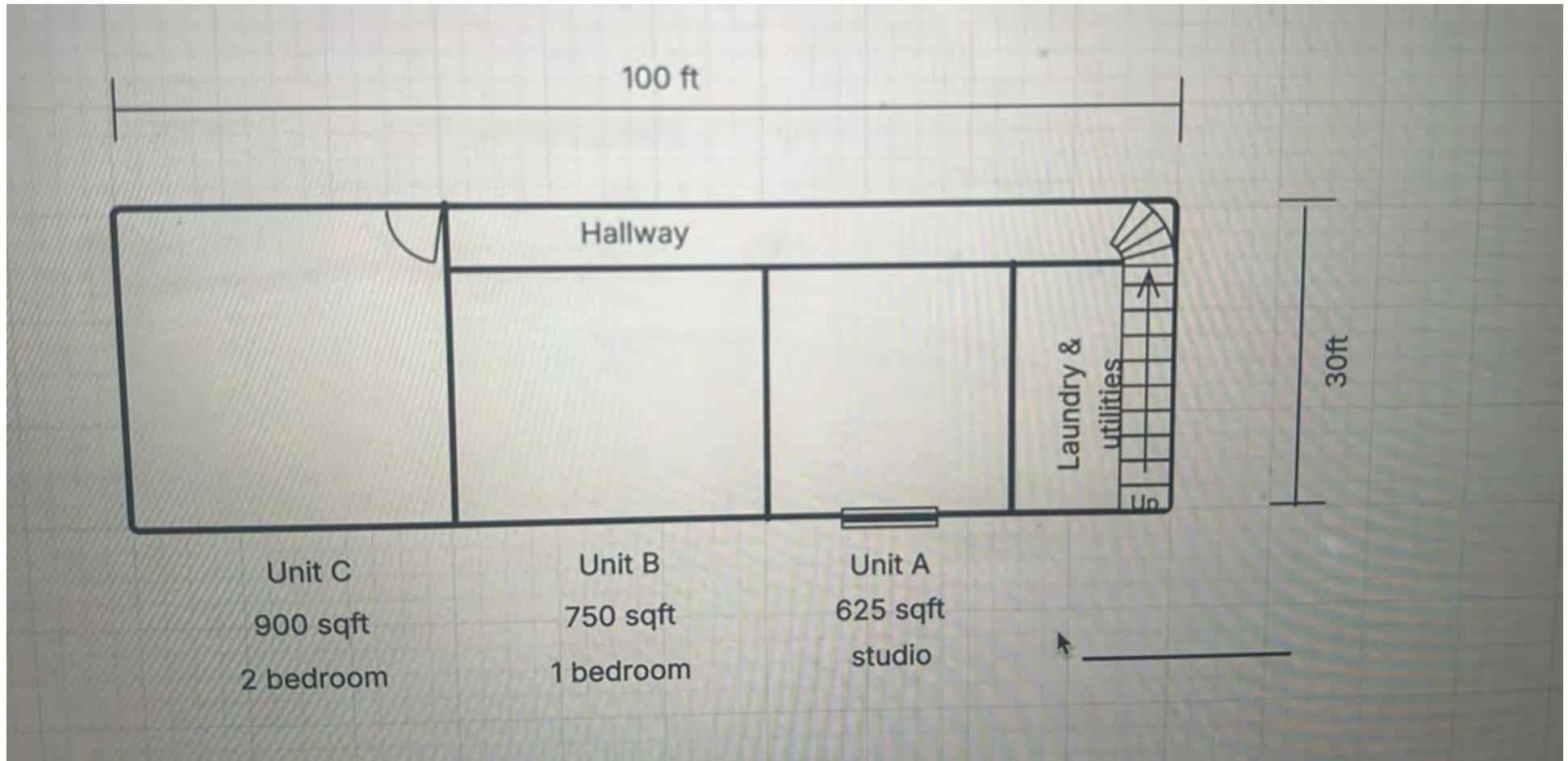
**9:00 AM      STAFF REVIEW TIME**

**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](mailto: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.

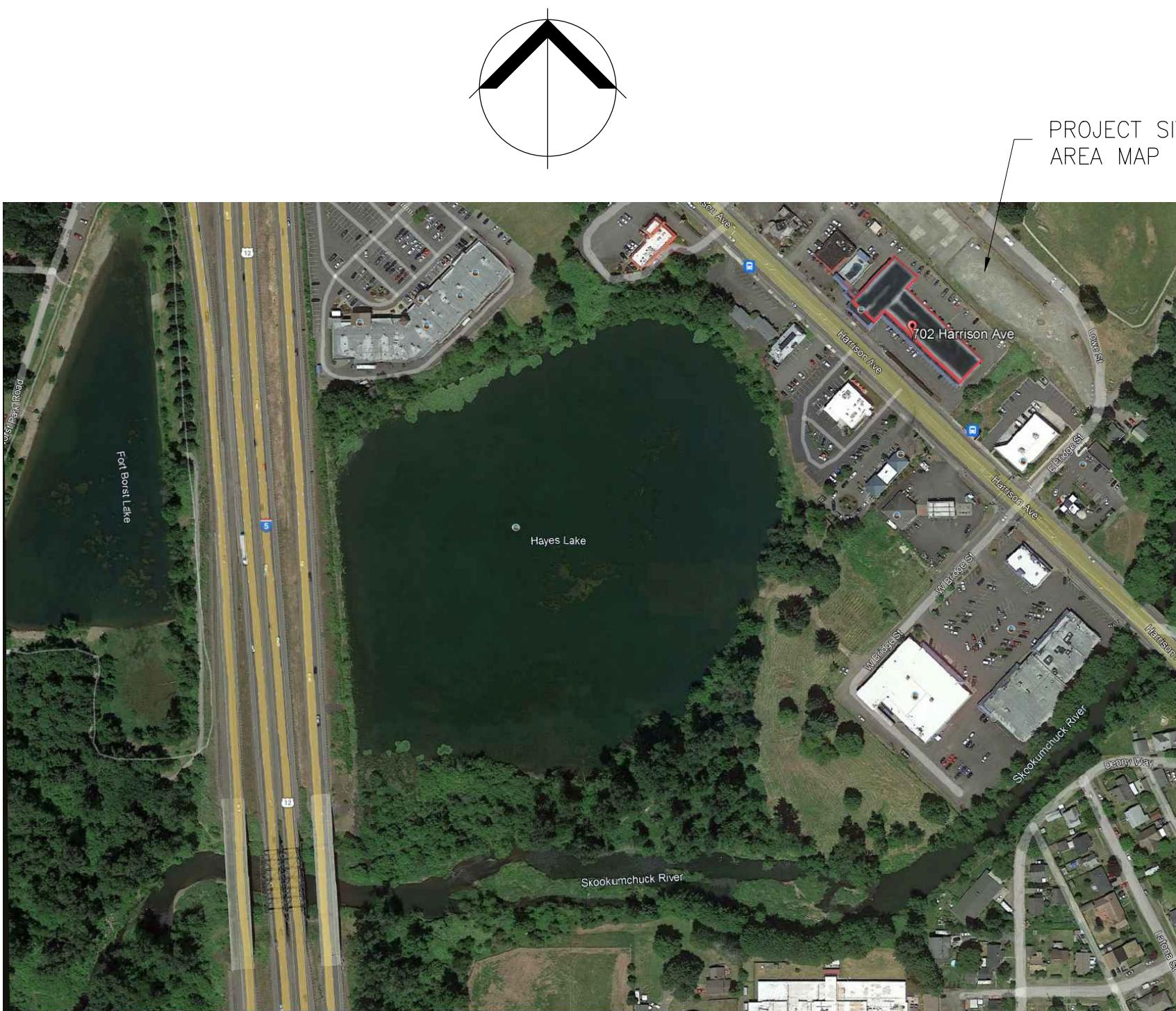
**10:30 AM – Site Plan Review (pgs. 3-12)**

**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](mailto: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

#### GENERAL CONSTRUCTION NOTES

- ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMIT CONDITIONS, THE CITY OF CENTRALIA AND WSDOT STANDARD SPECIFICATIONS AND THE CONDITIONS OF THE PRELIMINARY APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY OF CENTRALIA, WA.
- THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, AND ALL OTHER FEDERAL, STATE, AND LOCAL SAFETY AND HEALTH STATUTES, WHICH MAY APPLY.
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- A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
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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  
CHISELED 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

### 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  
CHARLESCAMP@BAKKENSURVEY.COM

**FIRE PROTECTION SPRINKLER SYSTEMS**  
CASCADE FIRE & SECURITY  
P.O. BOX #7459  
KENT, WA 98042  
(206)767-5800  
CONTACT: ROXANNE MARIE CRAIN  
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 -----

### MISCELLANEOUS SURVEYING 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 METR 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  
CHISELED 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.

### 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 PERMITS 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.

### SHEET INDEX

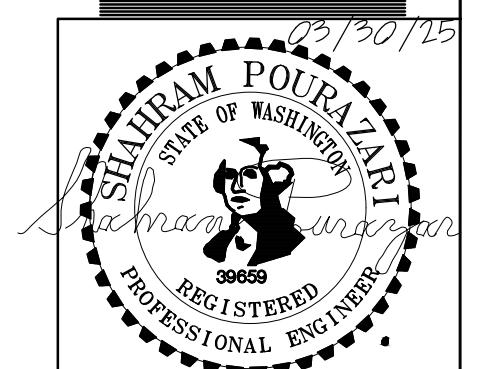
1	C0.0	CIVIL COVER SHEET
2	C0.1	BOUNDARY & TOPOGRAPHIC SURVEY
3	C1.0	PARKING STRIPING PLAN

**REVISIONS:**  
▲ ADDED THE UTILITY NOTES  
▲  
▲  
▲  
▲

**APPROVAL FOR CONSTRUCTION**  
 CITY ENGINEER DATE  
 APPROVAL EXPIRES 1 YEAR FROM ABOVE DATE  
 Job No.: 223001  
 Date: 03/30/2025

**CO.0**  
 (1 OF 3)

**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**  
 702 HARRISON AVE  
 CENTRALIA, WA

**CIVIL COVER SHEET**  
 SHEET TITLE:

**811** Call before you dig

## 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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## MISCELLANEOUS NOTES

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- TAX PARCEL NUMBER: 003416035009
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WSDOT MON 2350  
NAME: GP21005-58  
ID: 2350  
N: 518222.06  
E: 101932.79  
ELEV: 201.351

## CATCH BASIN SANITARY SEWER LEGEND

- (1) CB RIM ELEV: 175.47' N 6" RPC ELEV. 173.72'
- (2) CB RIM ELEV: 175.33' N 6" RPC ELEV. 172.78' S 6" RPC ELEV. 172.83'
- (3) CB RIM ELEV: 176.31' N 6" RPC ELEV. 172.31' S 6" RPC ELEV. 172.14' W 8" RPC ELEV. 172.05'
- (4) CB RIM ELEV: 175.95' N 6" RPC ELEV. 172.61' S 6" RPC ELEV. 172.65' W 6" RPC ELEV. 173.20'
- (5) CB RIM ELEV: 176.44' N 8" RPC ELEV. 171.49' E 4" RPC ELEV. 171.34' 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. 174.67' E 6" RPC ELEV. 174.18' W 6" 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'

## RECORDER'S CERTIFICATE

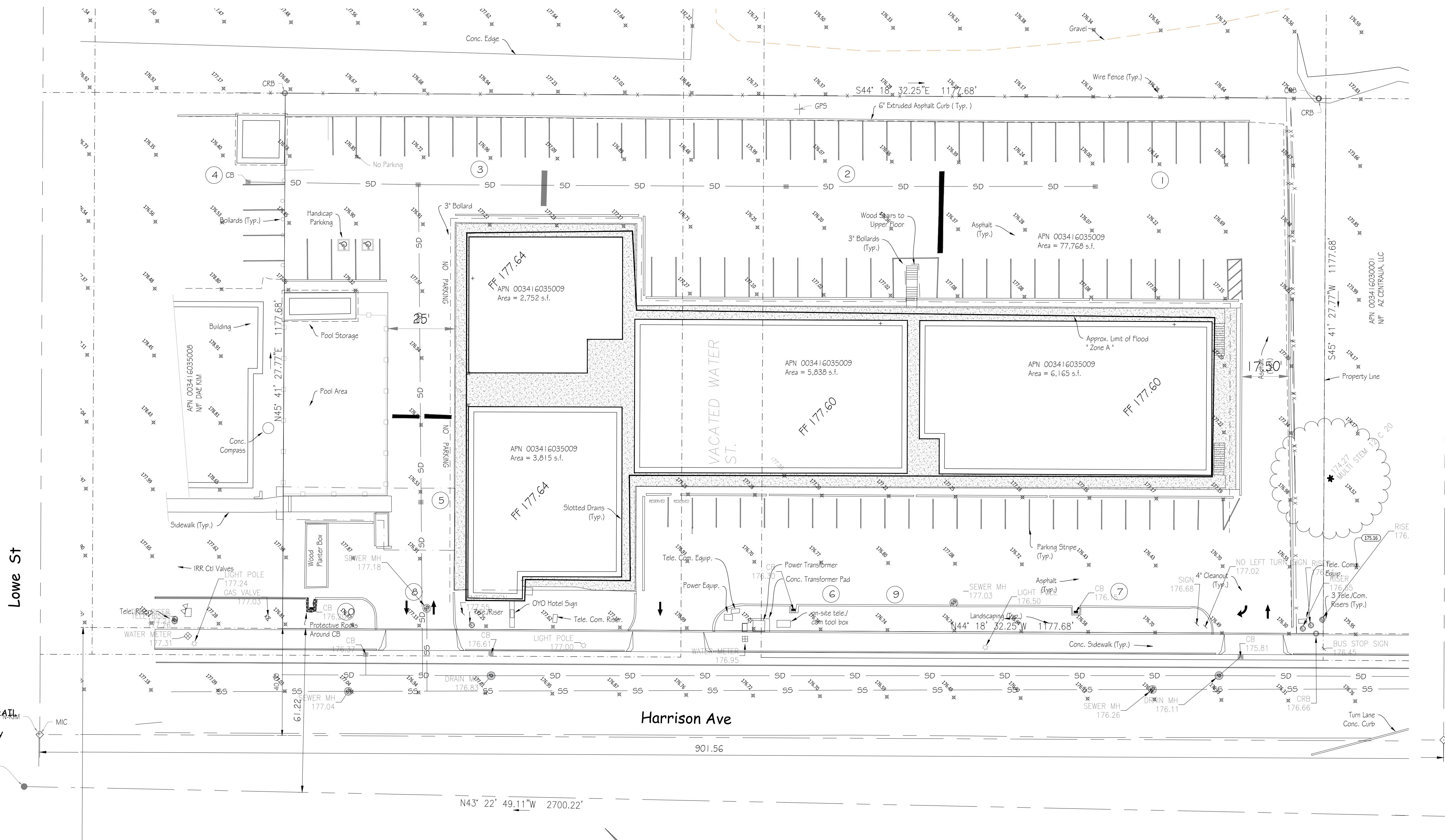
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF AT PAGE \_\_\_\_\_  
AT THE REQUEST OF CAMP LAND SURVEYORS PLLC

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



## FEMA REFERENCE DATUM

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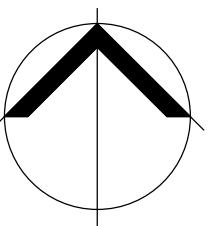
LOCATED NAVD 88 DATUM FOR RM9  
ELEV. 181.52-178.09 = 3.43 CONVERSION  
NGVD 29 - 3.43 = NAVD 88

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

REFERENCED:  
FLOOD MAP NO. 53010300028  
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



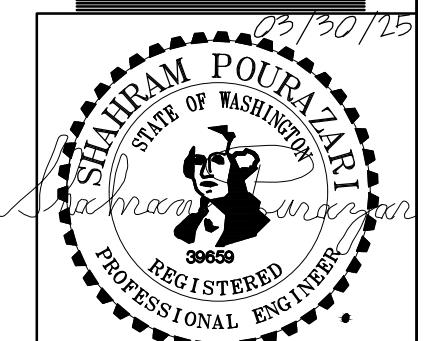
Lowe S.

APN 003  
WFA DA

APN 003416036000  
1/1 F RHINO HOLDINGS  
712 HARRISON I

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 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 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



# THE HOTEL YONDER

1000

CENTRALIA, WA

102 HARRISON AVE

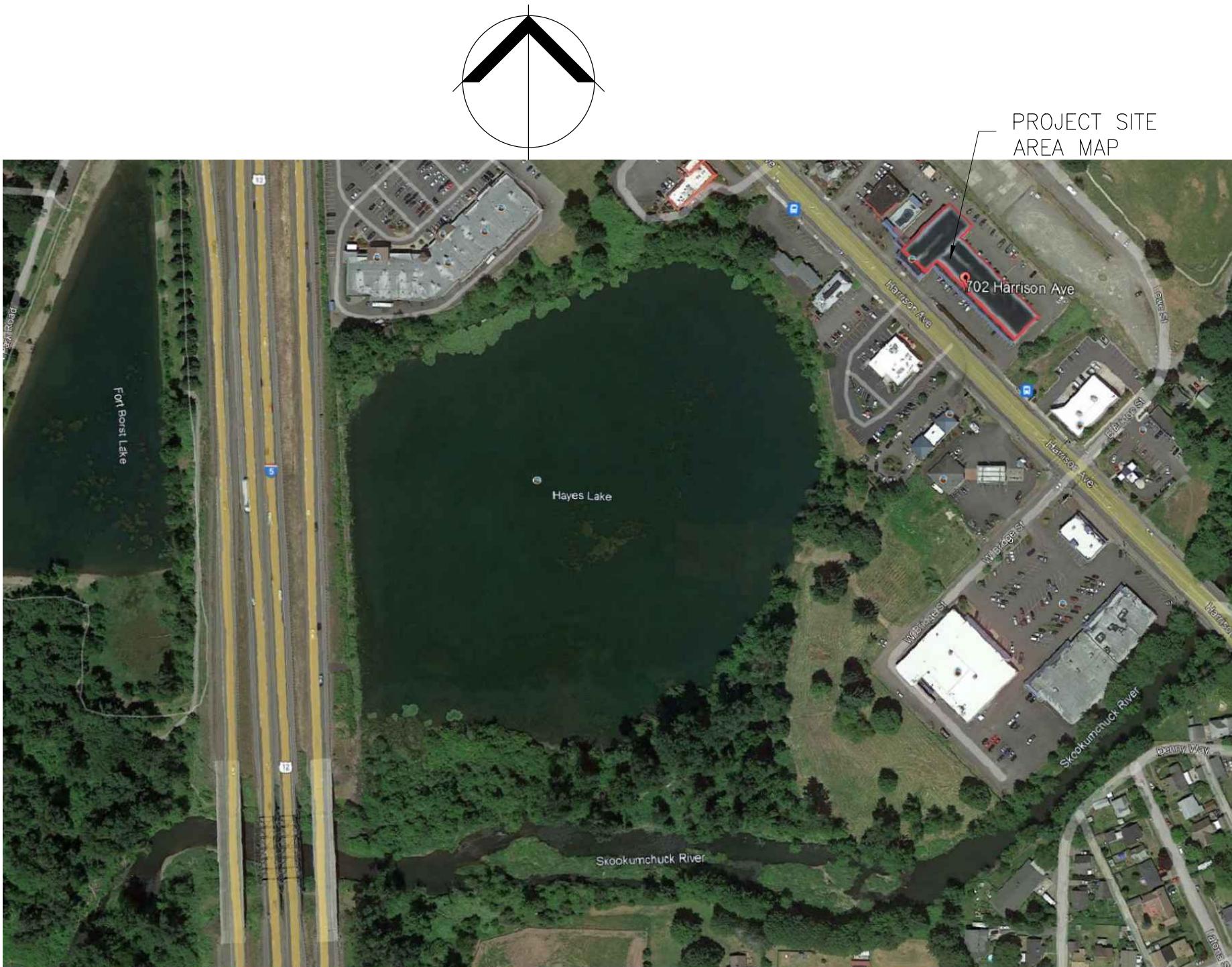
SHEET TITLE:  
**PARKING STRIPIN  
SECURITY GATES  
INSTALLATION PL**

SHEET TITLE:	PARK	SECU	INST.
Revisions:			
 1	ADDED THE UTILITY NOTES		
			
			
			

APPROVED FOR CONSTRUCTION

C1.0  
(3 OF 3)

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



**SITE MAP**  
SCALE: NTS

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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

## CIVIL ENGINEERING PLANS

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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  
CHARLESCAMP@BAKKENSURVEY.COM

**FIRE PROTECTION SPRINKLER SYSTEMS**  
CASCADE FIRE & SECURITY  
P.O. BOX #7459  
KENT, WA 98042  
(206)767-5800  
CONTACT: ROXANNE MARIE CRAIN  
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 -----

### MISCELLANEOUS SURVEYING 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.
- RM9 ELEV. ( FT. NGVD 29) 178.09  
CHISELED 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.

### 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.

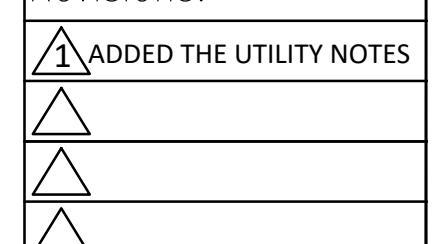
EXCEPT THE SOUTHWESTERLY 10 FEET OF SAID PERMITS OAS CONVEYED TO THE STATE OF WASHINGTON AND THE CITY OF CENTRALIA, BY DEEDS RECORDED IN VOLUME 191 OF DEEDS, PAGE 197, IN VOLUME 7 OF OFFICIAL RECORDS, PAGE 861, AND EXCEPT THE NORTHWESTERLY 71.16 FEET OF LOT 18 OF MAPLE GROVE ADDITION TO THE CITY OF CENTRALIA,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

### SHEET INDEX

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

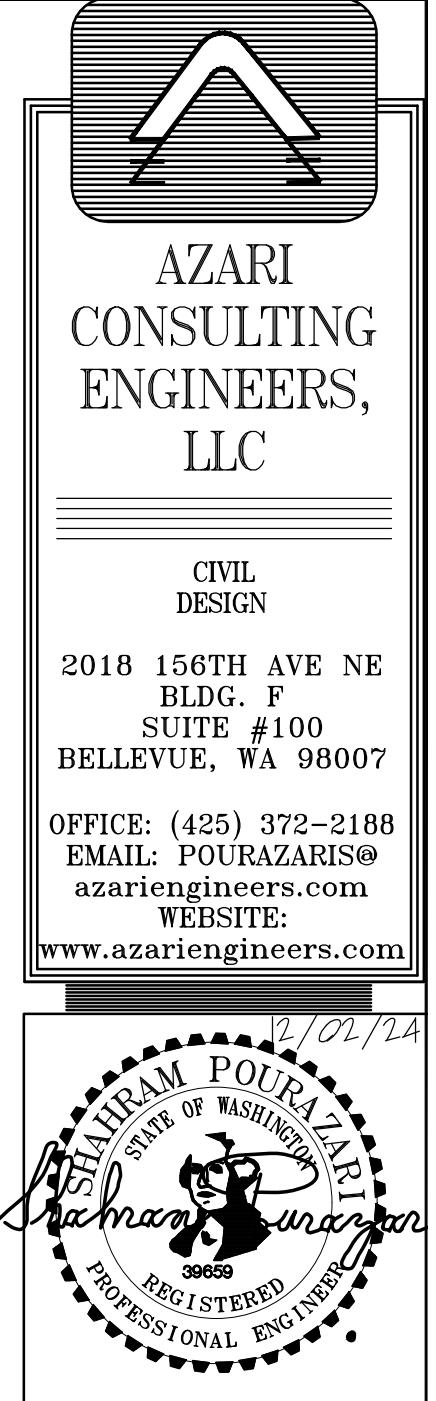
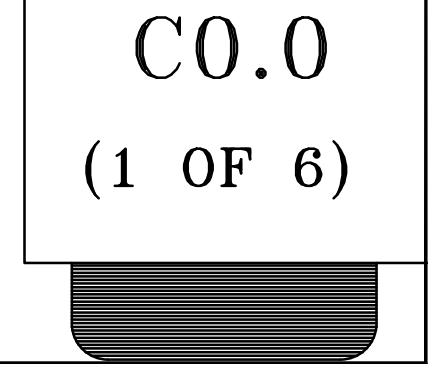
SHEET TITLE: CIVIL COVER SHEET

Revisions:



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

CO.0  
(1 OF 6)



CENTRALIA  
OYO HOTEL  
702 HARRISON AVE

## 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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## MISCELLANEOUS NOTES

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- TAX PARCEL NUMBER: 003416035009
- RM9 ELEV. (FT. NGVD) 178.09 CHISELED 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.

WSDOT MON 2350  
NAME: GP21005-58  
ID: 2350  
N: 518222.06  
E: 1019323.79  
ELEV: 201.351

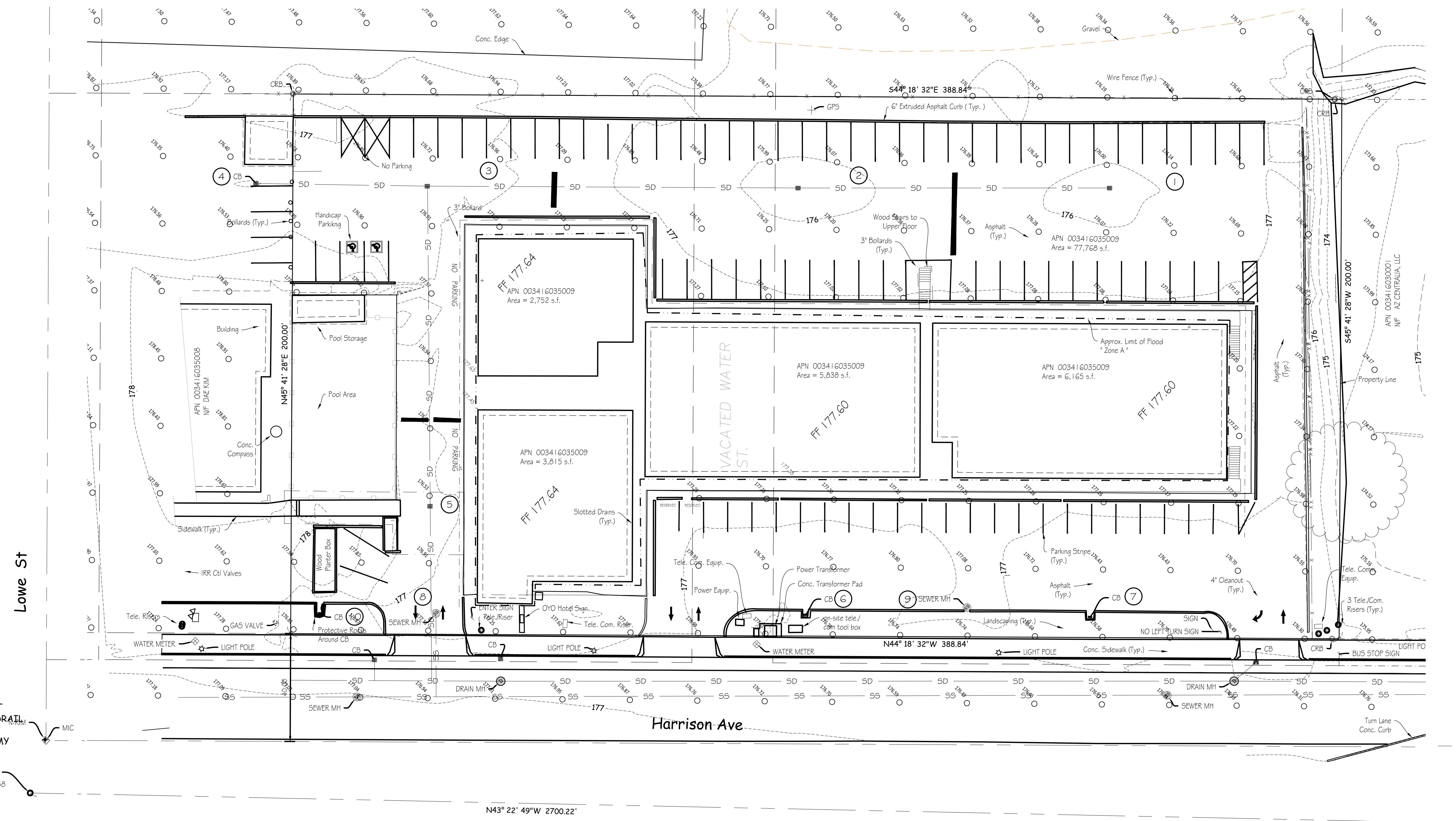
## CATCH BASIN SANITARY SEWER LEGEND

- CB RIM ELEV: 175.47' N 6" RPC ELEV. 173.72'
- CB RIM ELEV: 175.33' N 6" RPC ELEV. 172.78' S 6" RPC ELEV. 172.83'
- CB RIM ELEV: 176.31' N 6" RPC ELEV. 172.31' S 6" RPC ELEV. 172.14' W 8" RPC ELEV. 172.05'
- CB RIM ELEV: 175.95' N 6" RPC ELEV. 172.61' S 6" RPC ELEV. 172.65' W 6" RPC ELEV. 173.20'
- 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'
- CB RIM ELEV: 176.30' N 6" RPC ELEV. 174.67' E 6" RPC ELEV. 174.65' W 6" RPC ELEV. 173.56'
- CB RIM ELEV: 176.20' N 4" RPC ELEV. 173.54' E 6" RPC ELEV. 173.58' W 8" RPC ELEV. 173.60'
- 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'
- SM RIM ELEV: 177.03' N 8" RPC ELEV. 174.18' W 8" RPC ELEV. 174.13'
- CB RIM ELEV: 176.15' N 6" RPC ELEV. 174.92' W 6" RPC ELEV. 175.04'

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



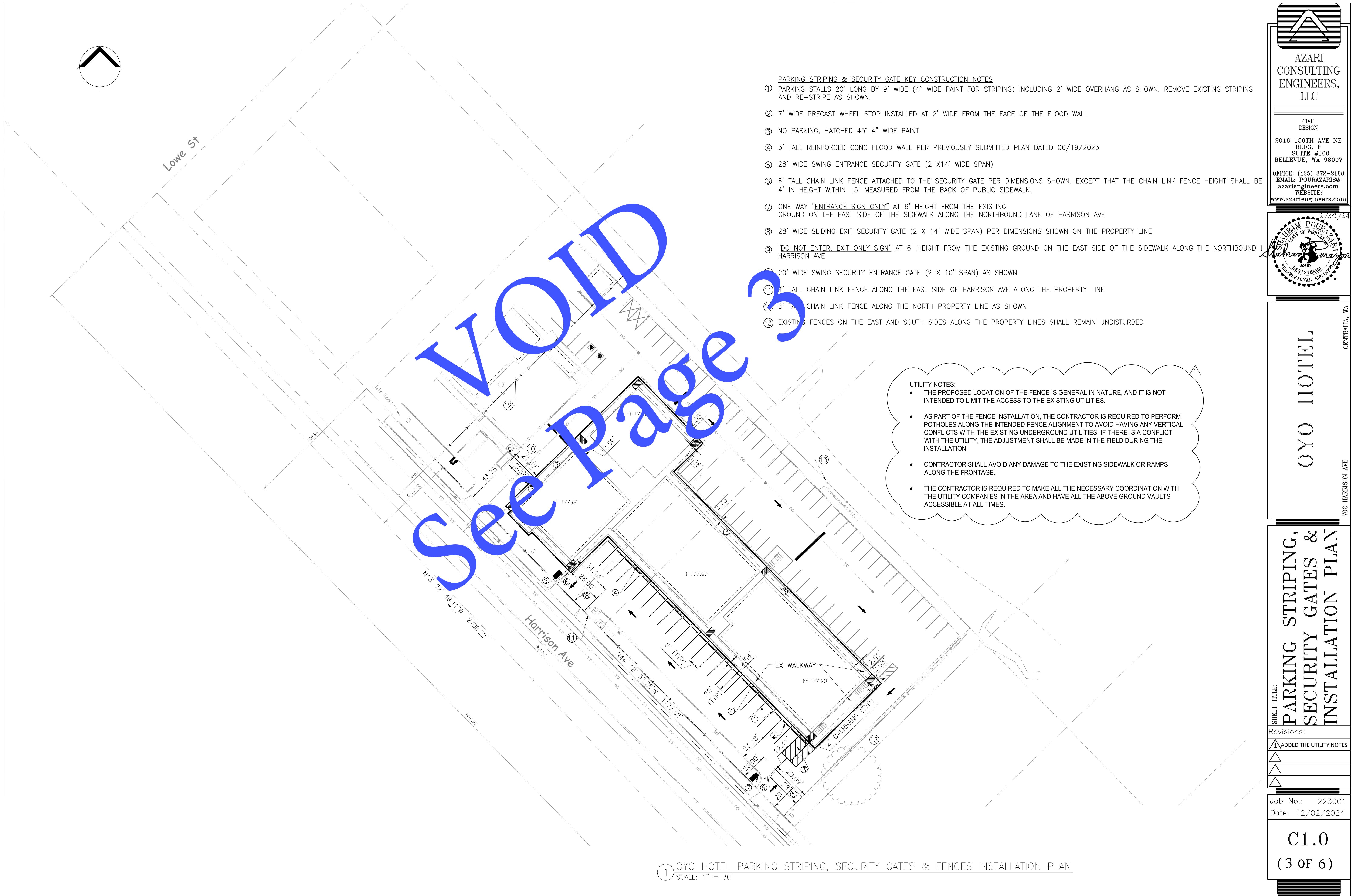
WSDOT MON 6710  
NAME: CGMA-A  
ID: 6710  
N: 516259.47  
E: 1021178.47  
ELEV: 181.47

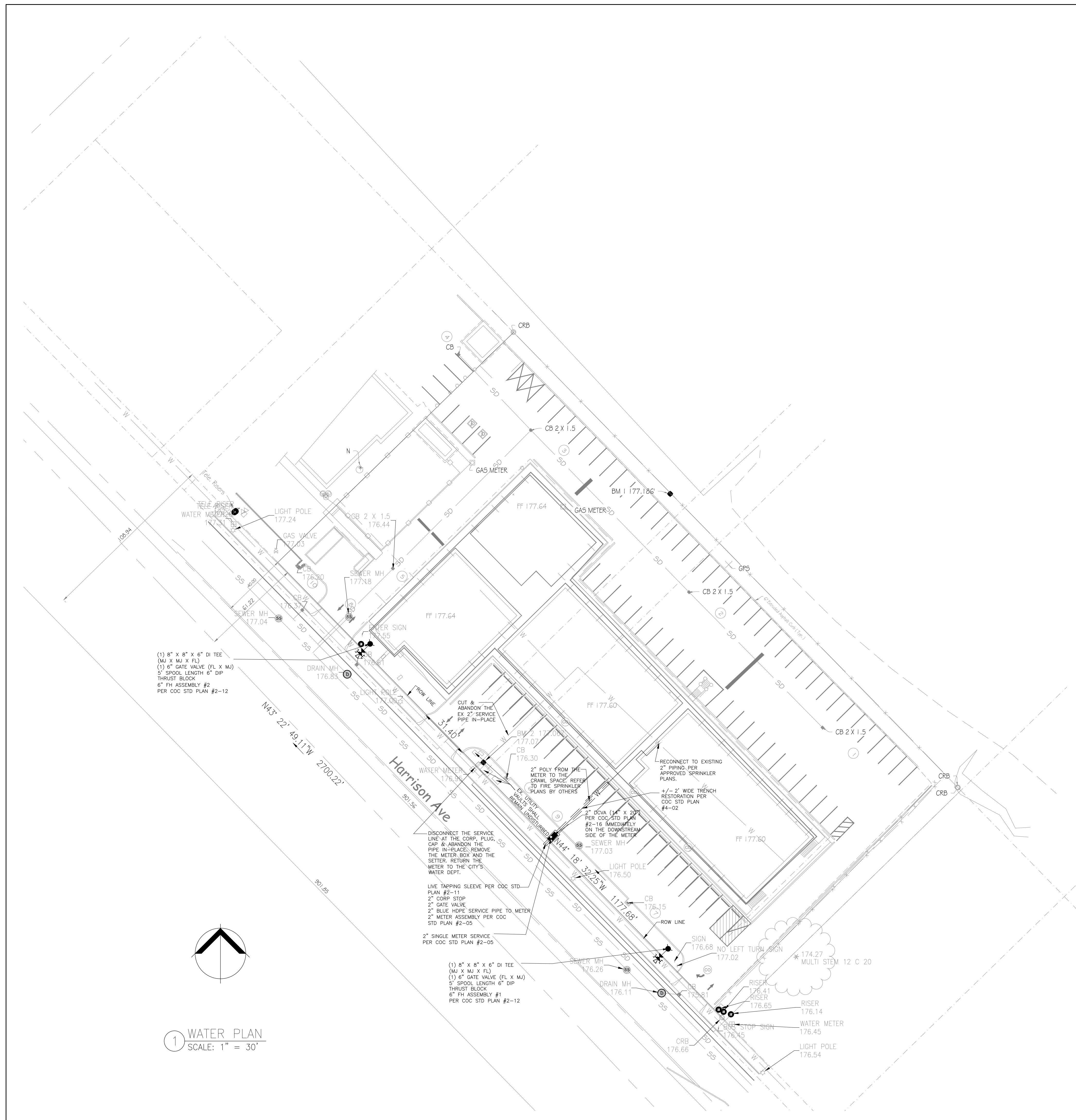
Camp Land Surveyors PLLC  
1137 Naval Ave,  
Bremerton WA 98310  
701-339-1508



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





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 made using a Ductile Iron (DI) sleeve, with mega-lugs, or Romac Alpha coupling except when connecting to a AC main where a Hymax coupler (or equal) will be used. All fittings will use 304A or better stainless steel bolts	
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 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 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.T.S. HDPE sch. 200 psi pipe shall be installed with a toning (tracer) wire. Toning wire shall be UL listed and shall be coated with a durable coating. The wire shall be tied 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. Bacteriological 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-cl200psi. 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 ENGINEER	08/2024
2022 Standard Drawings	1 OF 2

LEGEND	
W	WATER LINE
■	WATER METER
■	WATER VALVE
●	FIRE HYDRANT
■	WATER LINE FITTINGS
SS	SANITARY SEWER LINE
●	SANITARY SEWER MANHOLE
SD	STORM DRAIN PIPE
SD	STORM DRAIN CATCH BASIN

WATER IMPROVEMENTS PLAN  
SHEET TITLE: WATER IMPROVEMENTS PLAN  
Revisions:

- △ ADDED THE UTILITY NOTES
- △
- △
- △

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

C2.0  
(4 OF 6)



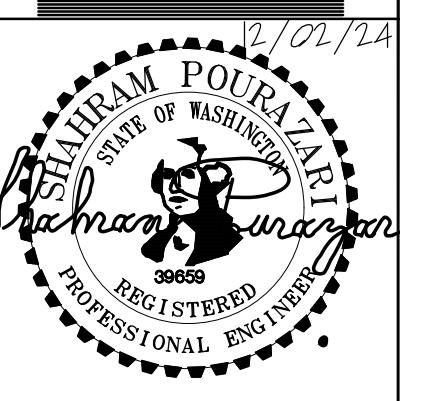
OYO HOTEL

CENTRALIA, WA

702 HARRISON AVE

WATER IMPROVEMENTS PLAN

9



## OYO HOTEL

CENTRALIA, WA

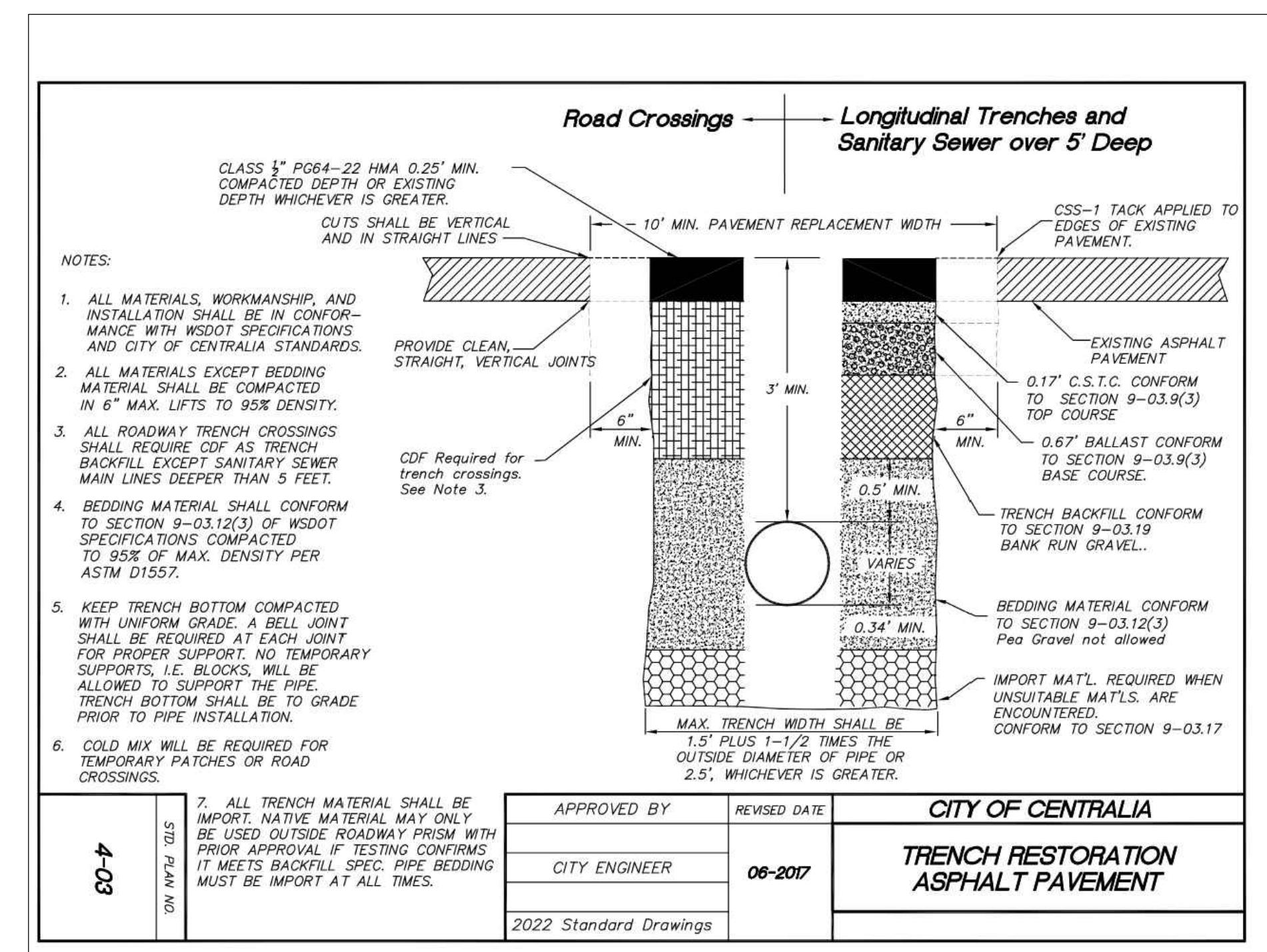
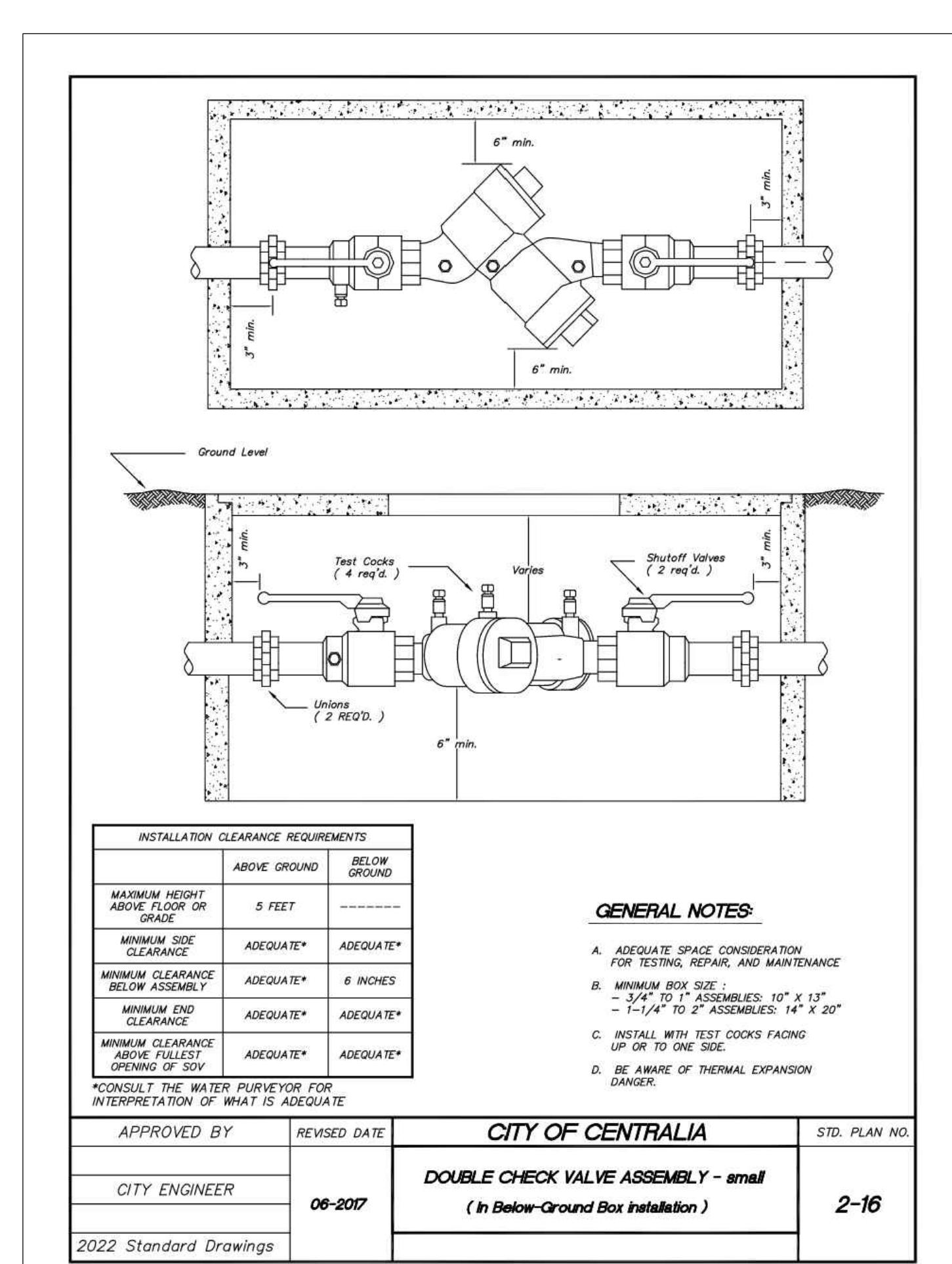
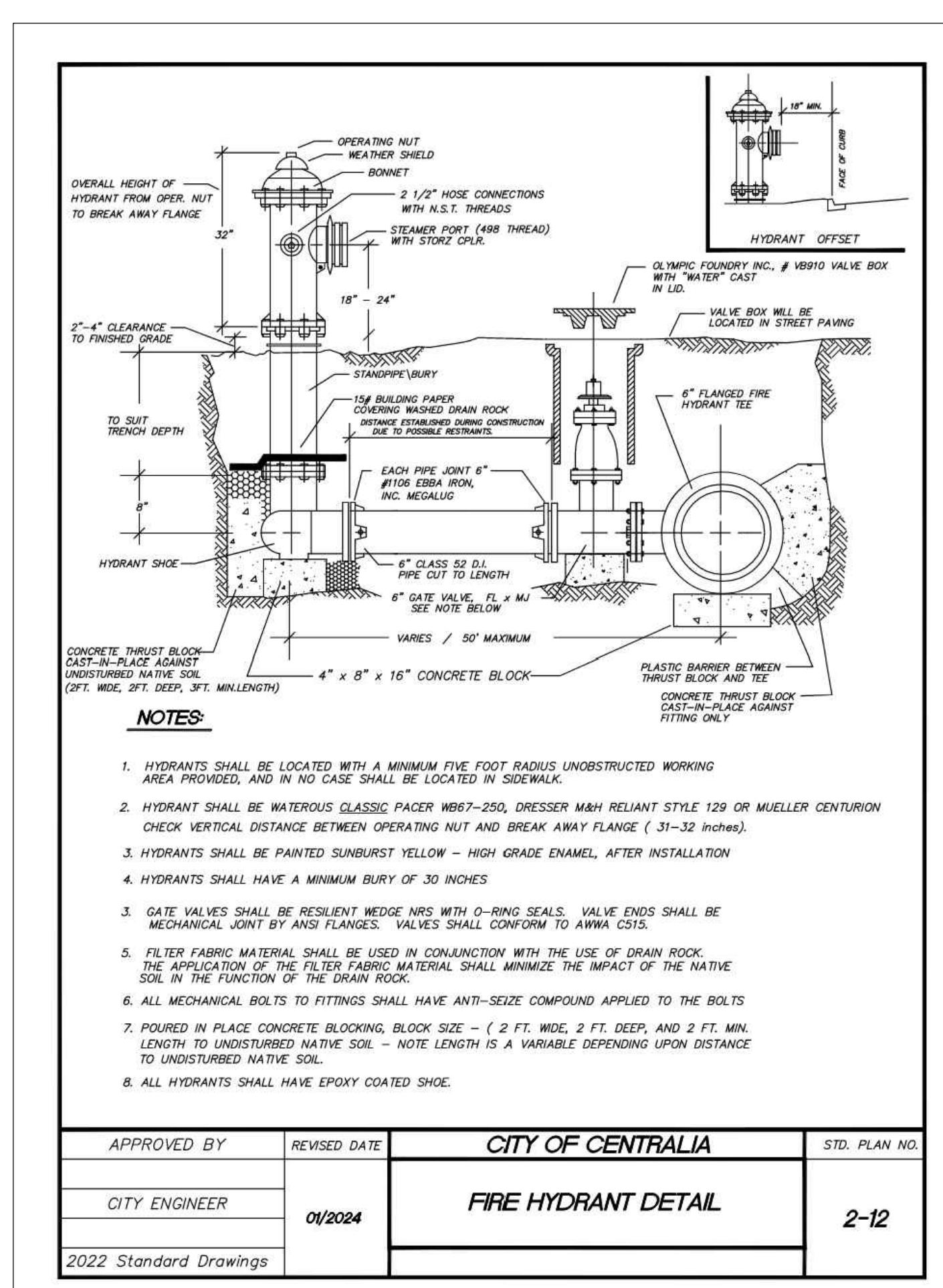
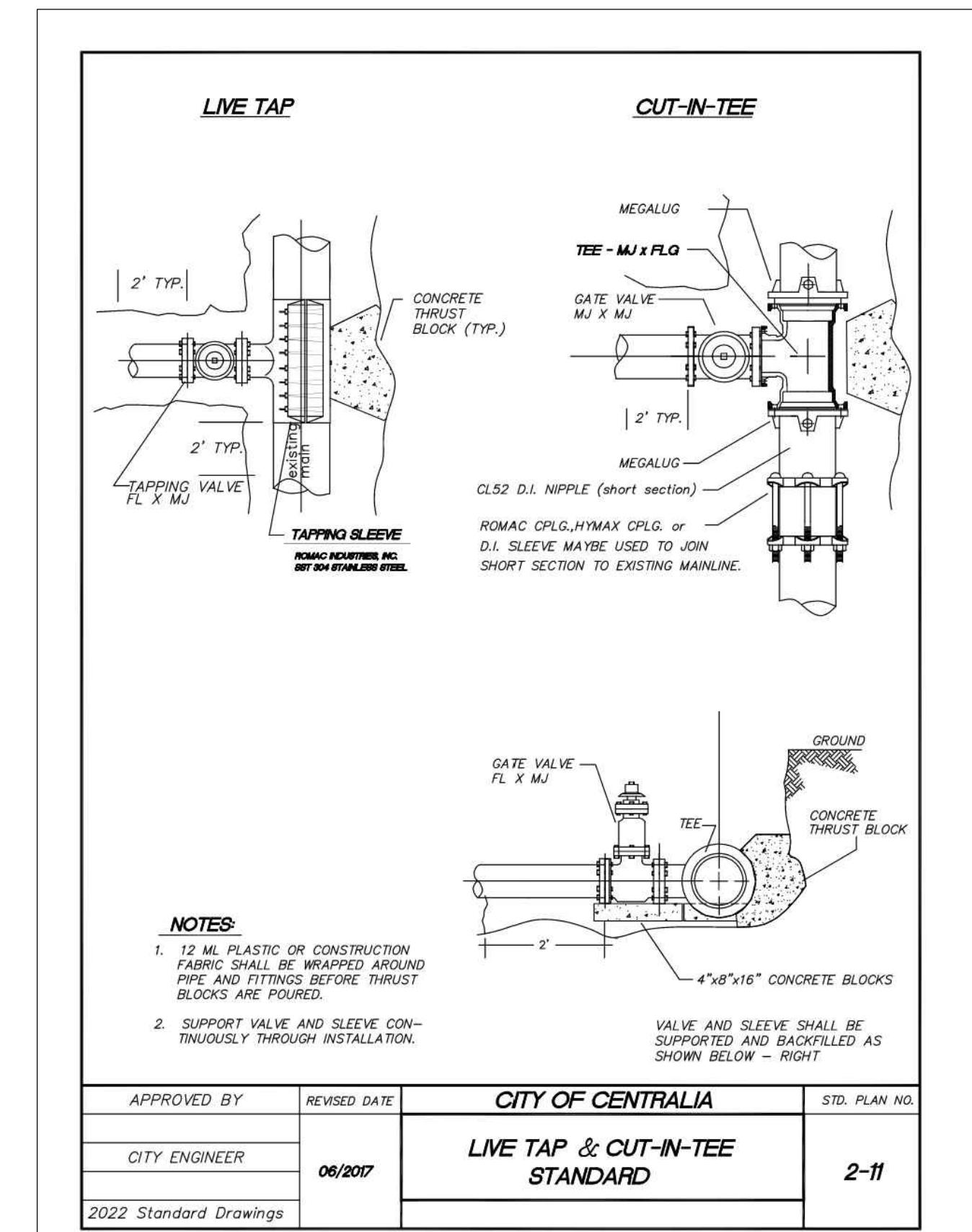
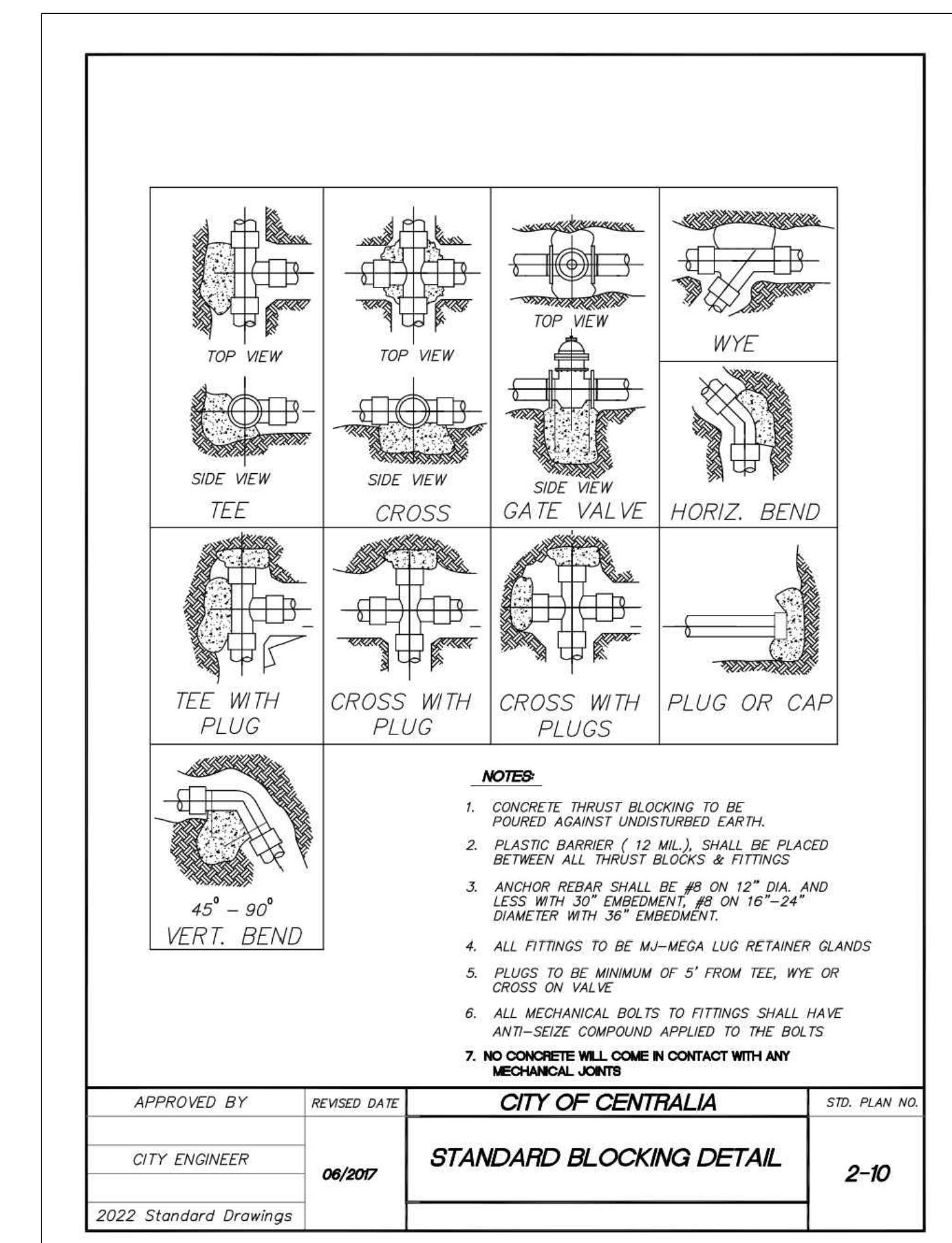
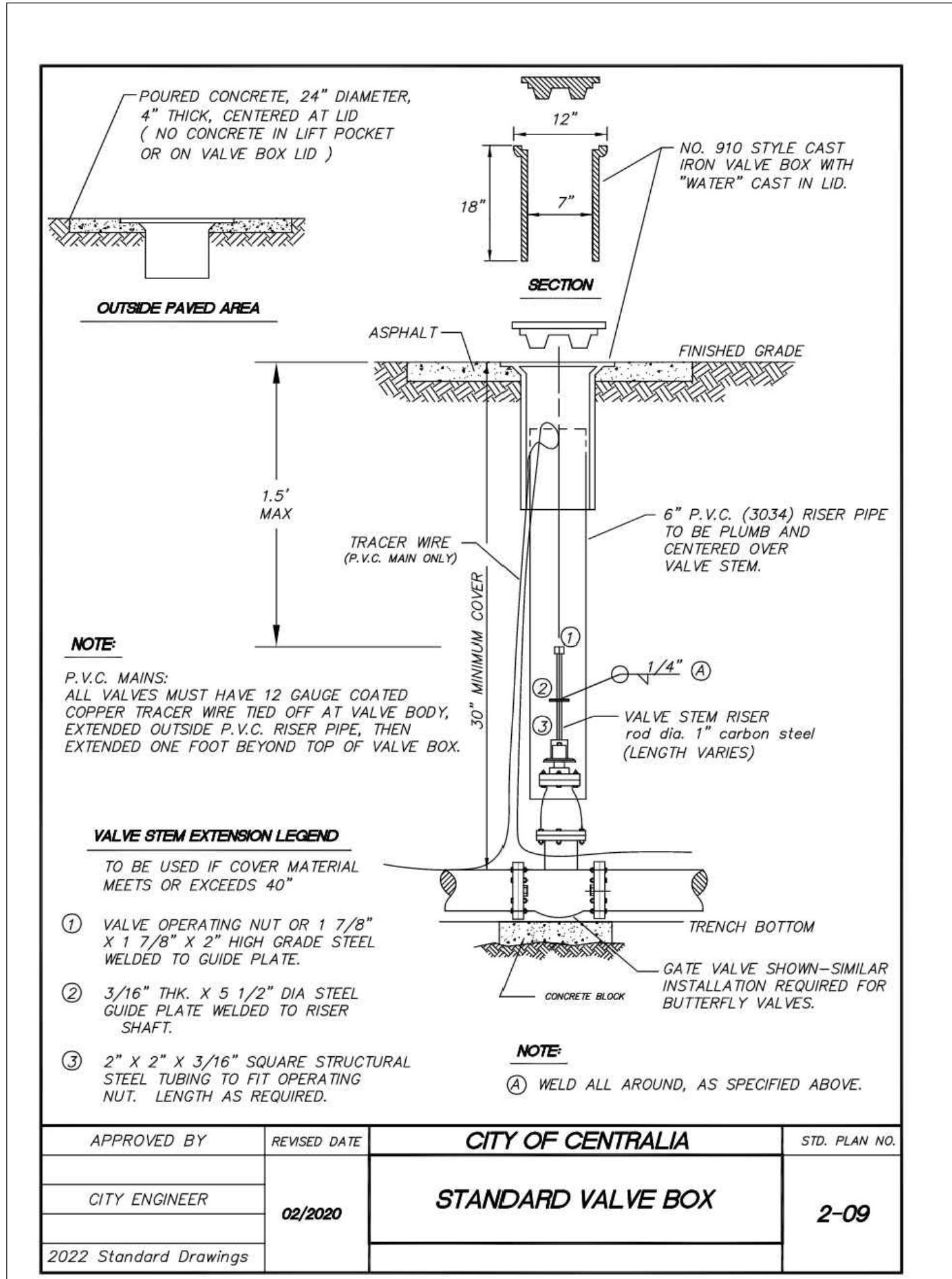
702 HARRISON AVE

## STANDARD DETAILS

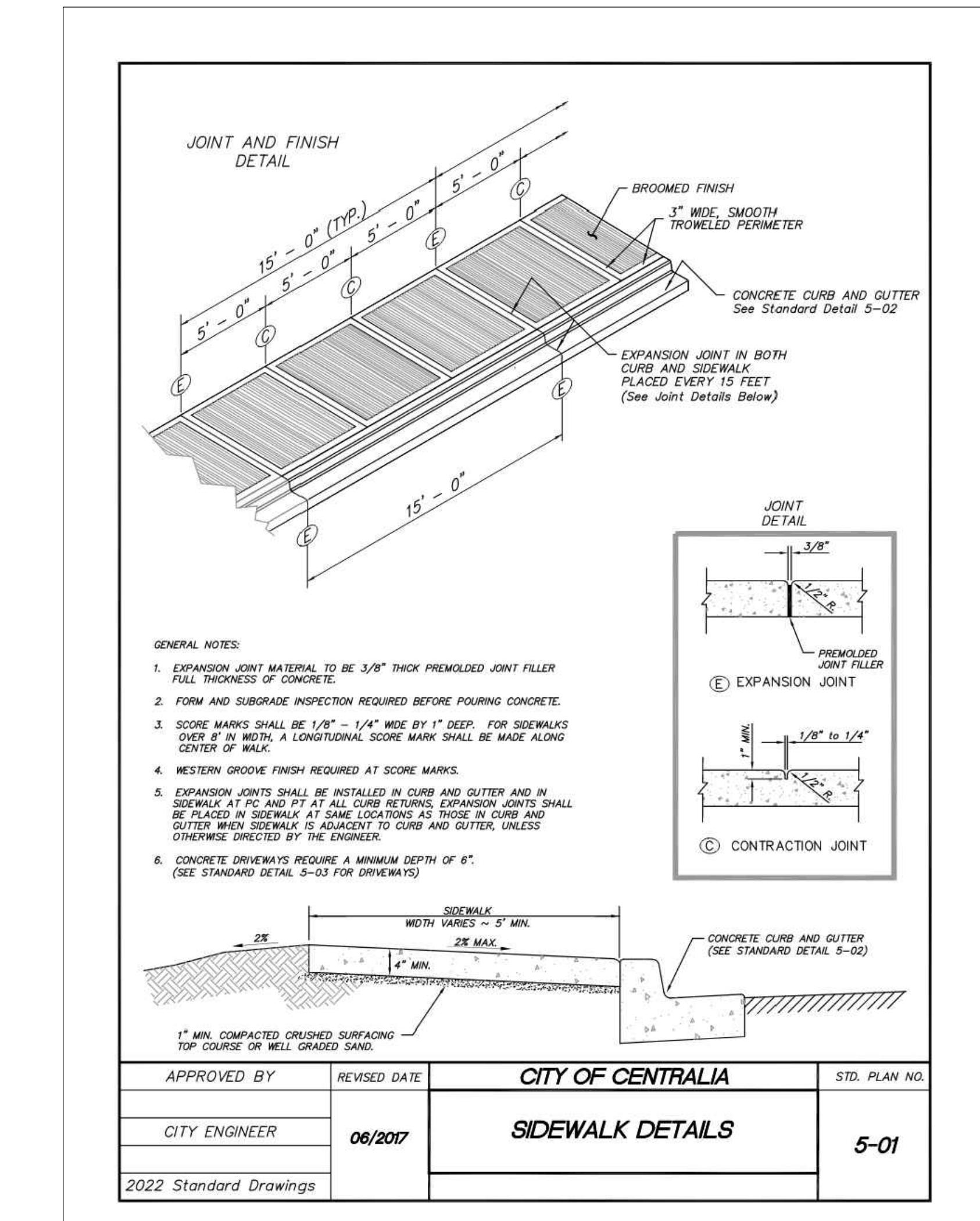
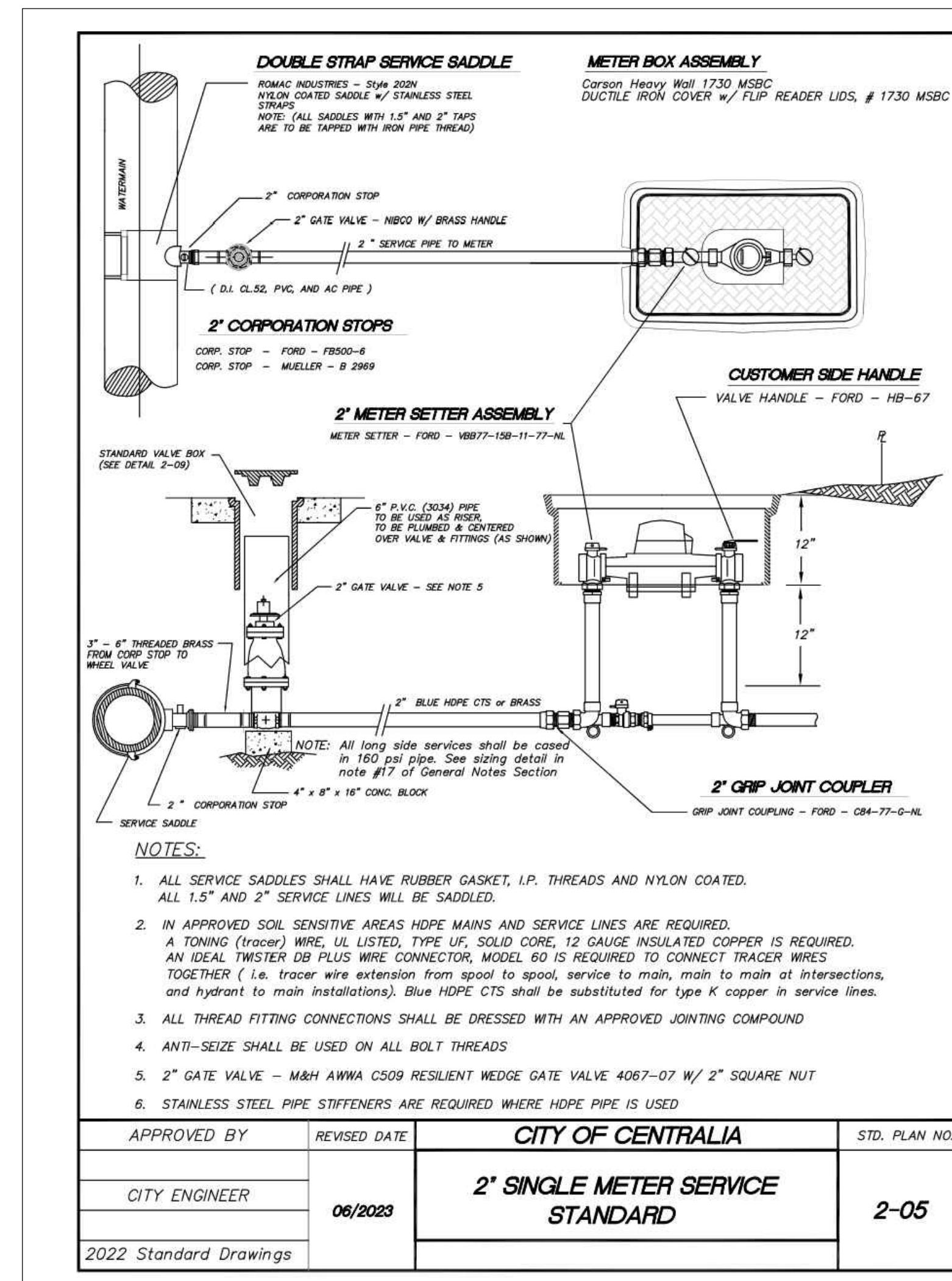
SHEET TITLE:

Revisions:

- ADDED THE UTILITY NOTES
- 
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- 

Job No.: 223001  
Date: 12/02/2024C3.0  
(5 OF 6)

6 TRENCH RESTORATION ASPHALT PAVEMENT  
SCALE: NTS



**STANDARD DETAILS**

Sheet Title: STANDARD DETAILS

Revisions:

- △ ADDED THE UTILITY NOTES
- △
- △
- △

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

**C3.1**  
(6 OF 6)



