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, August 4, 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

Project Name:	**Calvary Chapel Parking Lot**
Applicant/~~Owner~~:	Nick Wheeler, JSA Civil, LLC
Property Address:	2308 N Pearl Street
Contact Phone:	360.515.9600
Email:	nick.wheeler@jsa-civil.com
Zone:	R:4, Low Density Residential
Comp. Plan:	LDR, Low Density Residential
Parcel Information:	002768-147-001, 4.02 AC
Request:	Construct parking lot expansion.

10:30 AM – Site Plan Review

Project Name:	**Fords Prairie Industrial Park Building 1**
Applicant/Owner:	Joe Sandhu, Logistics Property Co.
Property Address:	2717 Harrison Avenue
Contact Phone:	425.419.6887
Email:	jsandhu@logisticspropco.com
Zone:	M-2, Industrial District
Comp. Plan:	HI, Heavy Industrial
Parcel Information:	024006-016-003, 31.07 AC
Request:	Civil plan approval for future construction of a distribution warehouse facility.

SITE PLAN REVIEW COMMITTEE (SPRC)
Pre-Application Conference Request

MEETING DATE: Every Monday (except holidays and subject to submittals)

TIME: Meetings begin at 10:00 am and are approximately 30 minutes long. All meetings are scheduled on a first-come basis.

MEETING LOCATION: Centralia Public Works Office (City Light), 1100 N. Tower, Centralia

Parcel Number(s): 002768147001

Site Address: 2308 N Pearl Street

Applicant/Agent: Nick Wheeler | JSA Civil, LLC

Phone: 360-515-9600 **Email:** nick.wheeler@jsa-civil.com

Name/Type of Business *(if applicable)*: Calvary Chapel of Centralia

Brief Description of Proposal *(attach separate sheet if needed)*: See attached narrative.

- ☑ Description of Proposal (1 – digital or paper copy)
- ☑ Conceptual Site Plan showing existing and proposed uses/structures (1 – digital or paper copy)
- ☐ Supporting documents including studies (1 – digital or paper copy)

SUBMITTAL REQUIREMENTS:
Submittal items must be received no later than 3 PM on the Wednesday *preceding* the next meeting date, in order to be added on the following weeks' agenda.

The purpose of the pre-application conference is to acquaint the applicant with the review procedures and applicable Centralia Municipal Code provisions to the proposal. A minimum of one meeting is required for all project permit applications related to the same project action.

The SPRC Pre-Application Conference is available to applicants for projects requiring a land use review or if you have utility or other questions about a specific property. The meeting will include representatives from engineering, public works, water, waste-water, electric, stormwater, planning, and building.

JSA CIVIL
Engineering | Planning | Management

Technical Memorandum

To: City of Centralia Community Development

From: Nick Wheeler

Date: July 22, 2025

Subject: Pre-Application Narrative

Project: Calvary Chapel Building & Parking Expansion

City of Centralia Staff,

Please accept this project narrative for the Calvary Chapel Building & Parking Expansion project located at 2308 N Pearl Street. This memorandum has been prepared in support of the project and is intended to provide an overall summary of the existing site conditions and proposed improvements.

Existing Conditions
The project site is located at 2308 N Pearl Street on Lewis County TPN 002768147001, adjacent to the intersection of North Pearl Street and Burt Avenue. The subject ± 4.02-acre site contains an existing ± 18,480 ft² church building, ± 2,160 ft² covered playground canopy, associated paved and graveled on-site parking areas, two (2) shed buildings, and a grass playfield along the northeast portion of the property. The site is currently accessed via one (1) driveway off North Pearl Street and one (1) driveway off Burt Avenue. The existing accesses will remain in place and continue to serve the facility.

Proposed Development and Zoning
This project proposes a ± 3,500 ft² building expansion along the south wall of the existing church building and a new paved on-site parking facility along the east end of the site. Additional improvements include landscaping and stormwater facilities to support the expansion of the on-site parking area. The existing paved parking lot along N Pearl Street will remain unchanged, and the existing gravel parking area in the southeast corner of the property will be removed and replaced with paving as indicated on the site plan.

Critical Areas
Based on a desktop review of Lewis County's GIS critical area mapping, the site is located in the 100-year FEMA Floodplain and Category 1 & 2 Critical Aquifer Recharge Areas (CARAs). There are no known wetlands, waterbodies, or steep slopes located on-site.

Utilities
Revisions to the existing water, sanitary sewer, natural gas, and electrical utilities serving the Calvary Chapel facility are not proposed at this time.

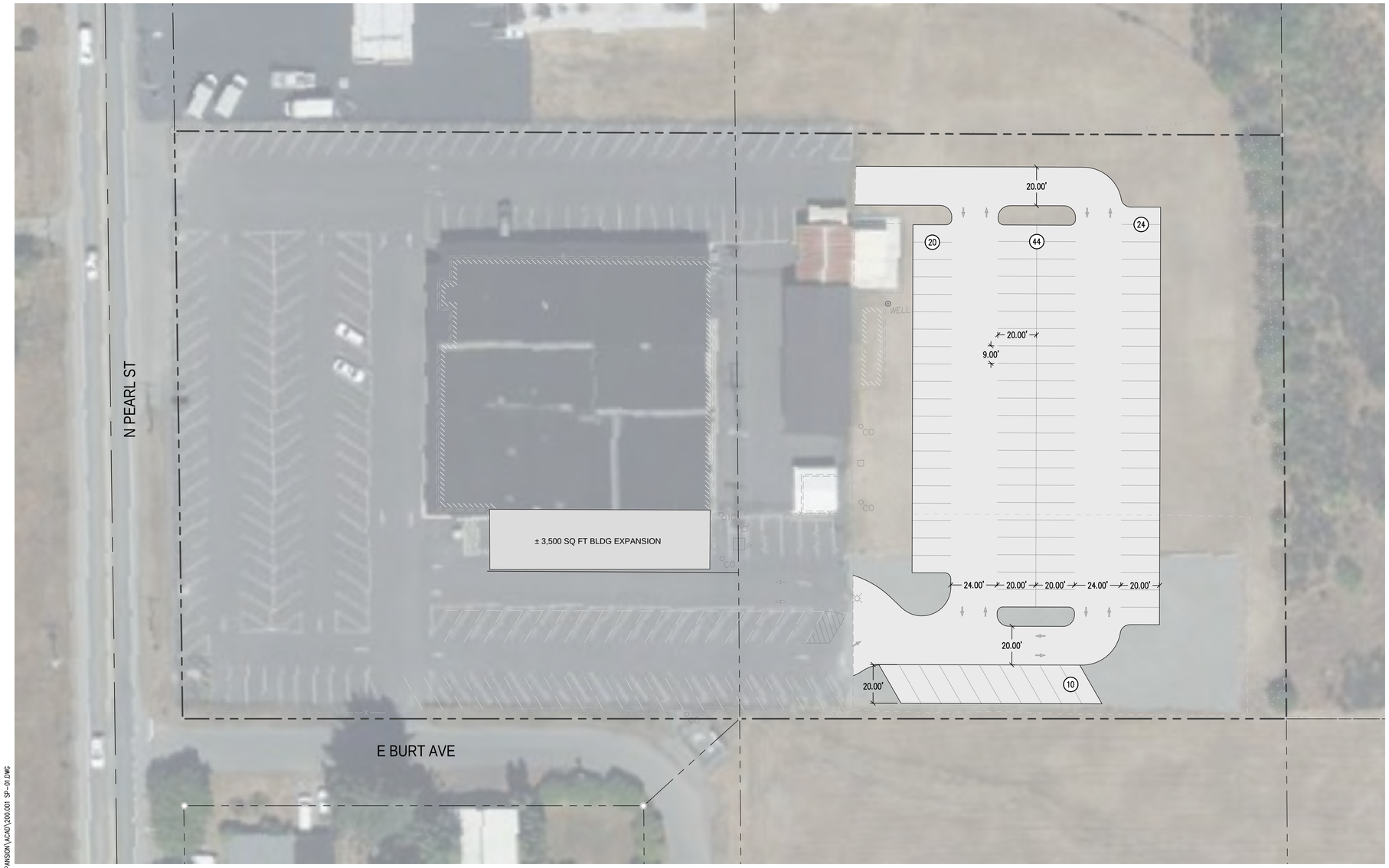
Stormwater

Stormwater associated with the parking expansion will be collected and infiltrated on-site. Stormwater facilities will be designed to comply with the City of Centralia's current Stormwater Manual.

Thank you for accepting this project narrative for the proposed Calvary Chapel Building and Parking Expansion project. Please contact me with any questions or comments at nick.wheeler@jsa-civil.com.

Respectfully,

Nick Wheeler
JSA Civil, LLC



N

0 30 60

SCALE IN FEET

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

VERTICAL DATUM
NGVD 29

Jul 17, 2025 1:15:20pm – User WhitneyDunlop
N:\2 - PROJECTS\200 CALVARY CHAPEL OF CENTRALIA\200.001 CALVARY CHAPEL BUILDING & PARKING EXPANSION\ACAD\200.001 SP-01.DWG

REVISIONS

PROJECT NO.
200.001

DRAWN
A. GARCIA

CHECKED
S. JANIK

SUBMITTAL DATES

OTB DATE
–

JSA CIVIL
Engineering | Planning | Management
111 TUMWATER BLVD SE, SUITE B203
TUMWATER, WA 98501

STAMP

CALVARY CHAPEL
BUILDING & PARKING EXPANSION
2308 NORTH PEARL STREET
CENTRALIA, WA
SEC. 23, T15N, R2W, W.M.

CALVARY CHAPEL OF CENTRALIA
2308 NORTH PEARL STREET
CENTRALIA, WA 98531

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET

SP-01

COVER SHEET
FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1
PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

GENERAL SITE NOTES:

1. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
6. INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
7. PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). CONTRACTOR SHALL PROVIDE ONE WEEK MINIMUM ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
8. THE CONTRACTOR IS RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
10. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
11. TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, INC. AND CITY OF CENTRALIA AT COMPLETION OF PROJECT.
12. CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.
13. CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS, INC., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, INC. UNLESS BARGHAUSEN CONSULTING ENGINEERS, INC. HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.

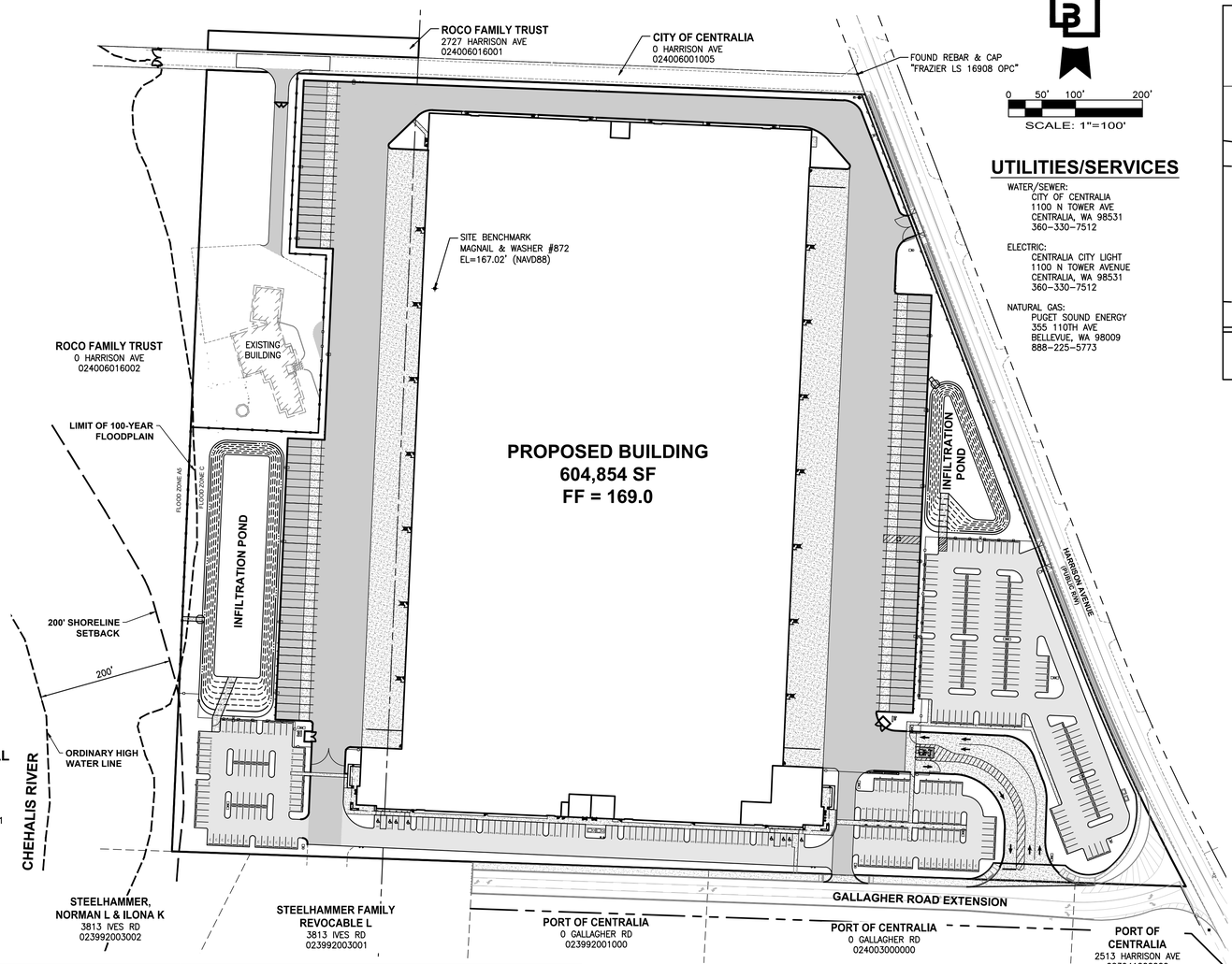
DEVELOPER
LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE
SUITE 8A – NO. 238
BELLEVUE WA 98004
PHONE: 425-419-6887
CONTACT: JOE SANDHU

ARCHITECT
NELSON
1201 3RD AVENUE
SUITE 2200
SEATTLE, WA 98101
PHONE: 206-408-8634
CONTACT: JOSE CORTEZ

ENGINEER/ SURVEYOR
BARGHAUSEN CONSULTING, LLC
18215 72ND AVENUE SOUTH
KENT, WA 98032
PHONE: (425) 251-6222
CONTACT: DAN BALMELLI, PE
RYAN LEE, PLS

GEOTECHNICAL ENGINEER
GEORESOURCES, LLC
4809 PACIFIC HWY E.
FIFE, WA 98424
PHONE: (253) 869-1011
CONTACT: SETH MATTOS

CALL BEFORE YOU DIG
ALL DEVELOPERS/CONTRACTORS ARE RESPONSIBLE FOR TIMELY NOTIFICATION OF UTILITIES IN ADVANCE OF ANY CONSTRUCTION IN RIGHT-OF-WAY OR UTILITY EASEMENTS. THE UTILITIES "ONE-CALL" UNDERGROUND LOCATION CENTER PHONE NUMBER IS 1-800-424-5555. A MINIMUM OF 48 HOURS ADVANCE NOTICE IS REQUIRED.



N

0 50' 100' 200'
SCALE: 1"=100'

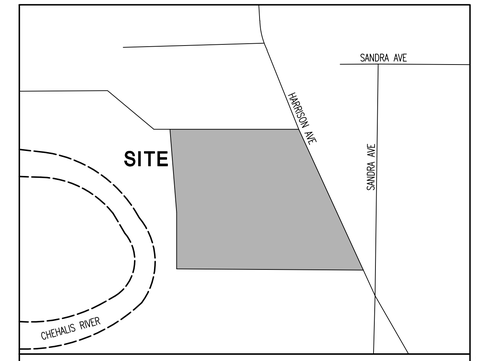
APPROVED FOR CONSTRUCTION
BY:_____
DATE:_____
Director of Public Works
APPROVAL
EXPIRES:_____

APPROVED FOR CONSTRUCTION
CITY ENGINEER DATE
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

UTILITIES/SERVICES
WATER/SEWER:
CITY OF CENTRALIA
1100 N TOWER AVE
CENTRALIA, WA 98531
360-330-7512

ELECTRIC:
CENTRALIA CITY LIGHT
1100 N TOWER AVENUE
CENTRALIA, WA 98531
360-330-7512

NATURAL GAS:
PUGET SOUND ENERGY
355 110TH AVE
BELLEVUE, WA 98009
888-225-5773



VICINITY MAP CENTRALIA, WASHINGTON

SURVEY INFORMATION

HORIZONTAL DATUM:
NAD 83/11
PER WSDOT PUBLISHED MONUMENTS. WSDOT CONTROL POINT "GP21005-61" WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT "GP21005-61" AND CONTROL POINT "GP34005-49" WAS HELD FOR ROTATION, BEING NORTH 11°38'34" EAST.

VERTICAL DATUM:
NAVD88
VERTICAL CONTROL PUBLISHED BY WSDOT, POINT "GP21005-61" WAS HELD FOR ELEVATION.
BENCHMARK ELEVATION = 164.16 USFT

TOPOGRAPHIC INFORMATION:
ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS ESTABLISHED BY W.A.C. 332-130-145 FOR TOPOGRAPHIC ELEMENTS ON MAPS, INCLUDING THE FOLLOWING STATEMENTS:
- THE BASIS OF ELEVATIONS FOR THIS MAP IS NAVD 88 PER WSDOT.
  - BENCHMARK UTILIZED: WSDOT CONTROL POINT "GP21005-61".
  - BENCHMARK ELEVATION: 164.16 FEET (NAVD 88).
  - METHOD OF MEASUREMENT: DIFFERENTIAL GPS UTILIZING WASHINGTON STATE REFERENCE NETWORK (WSRN).
- THE PURPOSE OR INTENDED USE OF THE TOPOGRAPHIC ELEMENTS SHOWN HEREON IS: CIVIL DESIGN.
- THE SOURCE OF THE CONTOURS SHOWN HEREON: DIRECT FIELD OBSERVATIONS.
- PROJECT BENCHMARK(S) ESTABLISHED: SET MAGNAIL & WASHER #872 ON THE NORTH SIDE OF THE DRIVEWAY WITH AN OBSERVED ELEVATION OF 167.02 FEET (NAVD 88).
- THE ELEVATIONS AND CONTOUR ACCURACY IS: PER NATIONAL MAPPING STANDARDS, ONE-HALF THE CONTOUR INTERVAL (2')
- LIMITATION OF USE: NONE.
- SOURCE OF BOUNDARY INFORMATION: BARGHAUSEN CONSULTING ENGINEERS, INC BOUNDARY SURVEY.
- SOURCE OF UTILITY LOCATION: PRIVATE UTILITY LOCATOR SURFACE MARKINGS SUPPLEMENTED WITH CITY PROVIDED ASBUILT INFORMATION.
- ACCURACY OF UTILITY DEPICTION: LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON FIELD MEASUREMENTS.

UTILITY SCOPE OF WORK AS AGREED WITH PROJECT OWNER: MAP ABOVE GROUND VISIBLE UTILITIES UTILIZING DIRECT FIELD OBSERVATIONS, MAP LOCATIONS OF PRIVATE UTILITY LOCATOR PAINT MARKS. GIS AND ASBUILT INFORMATION WILL BE UTILIZED TO VERIFY OBSERVED INFORMATION AND SUPPLEMENT IF NECESSARY.

BOUNDARY NARRATIVE:
THIS SURVEY IS A RETRACEMENT OF TRACT 1 OF THE SURVEY RECORDED UNDER AFN. 3327963. FOUND CONTROL FOR THIS SURVEY AGREES WITH SAID SURVEY UNLESS OTHERWISE NOTED.

REFERENCE SURVEYS:
1. RECORD OF SURVEY – AFN. 8801112
2. RECORD OF SURVEY – AFN. 3161254
3. RECORD OF SURVEY – AFN. 3327963
4. RECORD OF SURVEY – AFN. 3338459

TAX PARCEL NUMBER / ADDRESS / LOT AREA:
024006016003 / 2717 HARRISON AVENUE / 1,353,560 ± S.F. (31.07 ± ACRES)

DATE OF SURVEY:
THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS AND SITE CONDITIONS EXISTING ON JUNE 28, 2024 & JULY 26, 2024. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MAY AND JUNE OF 2024.

FLOOD INFORMATION:
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FLOOD INSURANCE RATE MAP (FIRM) No. 5301020041B PANEL 41 OF 800, DATED DECEMBER 15, 1981. THE SUBJECT PROPERTY IS IN ZONE C (NO SHADING), AREAS OF MINIMAL FLOODING.

TITLE COMMITMENT:
ALL TITLE INFORMATION SHOWN ON THIS MAP, INCLUDING APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY, HAS BEEN EXTRACTED FROM AMTRUST TITLE INSURANCE COMPANY OWNERS POLICY COMMITMENT NO. ATIC-20948-WA, DATED OCTOBER 18, 2024 AT 8:00 AM. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION
(PER ABOVE REFERENCED TITLE REPORT)
TRACT 1 OF SURVEY RECORDED JUNE 10, 2009 UNDER AUDITOR'S FILE NO. 3327963 IN VOLUME 27 OF SURVEYS, PAGE 67, BEING A PORTION OF THE S.S. FORD DONATION LAND CLAIM AND THE NORTH HALF OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 3 WEST, W.M.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF CENTRALIA IN DEED RECORDED JUNE 25, 2002 UNDER AUDITOR'S FILE NO. 3141875.

LEWIS COUNTY, WASHINGTON

LEGEND

EXISTING:	PROPOSED:	EXISTING:	PROPOSED:
POWER VAULT		WATER LINE	W
LUMINAIRE (LUM.)		SANITARY SEWER LINE	
POWER METER		STORM DRAINAGE LINE	
POWER POLE		GAS LINE	
JUNCTION BOX (AS NOTED)		TELEPHONE (OH) OR (UG)	
CATCH BASIN (CB)		POWER (OH) OR (UG)	
STORM MANHOLE (SDMH)		CHAIN LINK FENCE	
SANITARY SEWER MANHOLE (SSMH)		WOOD FENCE	
CLEANOUT (AS NOTED)		HOGWIRE FENCE	
GAS METER		BUILDING LINE	
GAS VALVE		CONTOUR (MAJOR)	100
WATER VALVE (WV)		CONTOUR (MINOR)	100
FIRE HYDRANT (FH)		PROJECT BOUNDARY LINE	
FIRE DEPARTMENT CONNECTION (FDC)		SECTION LINE	
BLOW-OFF/AIR VAC		RIGHT-OF-WAY	
WATER METER		CENTERLINE	
SIGN		PROPOSED LOT LINE	
IRRIGATION BOX		EASEMENT LINE	
WOOD PILE		SAWCUT	
BOULDER		CONCRETE	
DECIDUOUS TREE		SAND/GRAVEL (AS NOTED)	
CONIFEROUS TREE		PAVEMENT	
SURVEY MONUMENT (AS NOTED)			
FOUND REBAR/CAP (AS NOTED)			
BENCHMARK			
SECTION CORNER (AS NOTED)			
FOUND REBAR/CAP (AS NOTED)			
FOUND LEAD/TACK			

UTILITY CONFLICT NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE AT 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

MONUMENT DEMOLITION NOTE:
CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM ANY JURISDICTIONS HAVING AUTHORITY FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY. UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

INDEX TO SHEETS:

C1 OF 22 COVER SHEET
C2 OF 22 EXISTING CONDITIONS MAP
C3 OF 22 CIVIL SITE PLAN AND KEY MAP
C4 OF 22 GRADING AND PAVING PLAN - NORTHWEST
C5 OF 22 GRADING AND PAVING PLAN - SOUTHWEST
C6 OF 22 GRADING AND PAVING PLAN - NORTHEAST
C7 OF 22 GRADING AND PAVING PLAN - SOUTHEAST
C8 OF 22 GRADING DETAILS
C9 OF 22 STORM DRAINAGE PLAN - NORTHWEST
C10 OF 22 STORM DRAINAGE PLAN - SOUTHWEST
C11 OF 22 STORM DRAINAGE PLAN - NORTHEAST
C12 OF 22 STORM DRAINAGE PLAN - SOUTHEAST
C13 OF 22 WATER AND SANITARY SEWER PLAN - NORTHWEST
C14 OF 22 WATER AND SANITARY SEWER PLAN - SOUTHWEST
C15 OF 22 WATER AND SANITARY SEWER PLAN - NORTHEAST
C16 OF 22 WATER AND SANITARY SEWER PLAN - SOUTHEAST
C17 OF 22 CONSTRUCTION NOTES AND DETAILS
C18 OF 22 STORM DRAINAGE NOTES AND DETAILS
C19 OF 22 WATER NOTES AND DETAILS
C20 OF 22 WATER NOTES AND DETAILS
C21 OF 22 SANITARY SEWER NOTES AND DETAILS
C22 OF 22 INADVERTENT DISCOVERY PLAN NOTES AND DETAILS

ESTIMATED EARTHWORK QUANTITIES
CUT = 55,000 CY
FILL = 53,000 CY
NET = 2,000 (CUT)
AREA TO BE DISTURBED = 33.76 AC

CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT DATED JANURAY 20, 2025 FOR THIS SITE PREPARED BY GEORESOURCES FOR GRADING RECOMMENDATIONS. EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING PURPOSES. CONTRACTOR SHALL PERFORM AN INDEPENDENT ANALYSIS FOR THE PURPOSES OF PREPARING THEIR BID.

HORIZONTAL CONTROL NOTE:
CONTRACTOR SHALL HAVE ALL PROPERTY LINES AND CIVIL IMPROVEMENTS DEPICTED ON THESE PLANS STAKED FOR CONSTRUCTION BY A LICENSED SURVEYOR. LICENSED SURVEYOR SHALL STAKE ALL ITEMS USING COORDINATE GEOMETRY (RECTIFIED TO SITE CONTROL) CONTAINED IN CAD DRAWING FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, INC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RETRIEVE LATEST CAD FILES FROM BARGHAUSEN CONSULTING ENGINEERS INC., REFLECTING ANY ISSUED PLAN REVISIONS. BARGHAUSEN CONSULTING ENGINEERS SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: COVER SHEET FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO.
LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI, STATE OF WASHINGTON, 25672, REGISTERED PROFESSIONAL ENGINEER
07/17/2025

Scale: Horizontal 1" = 100' Vertical –

Designed JT
Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23090
Sheet C1 of 22

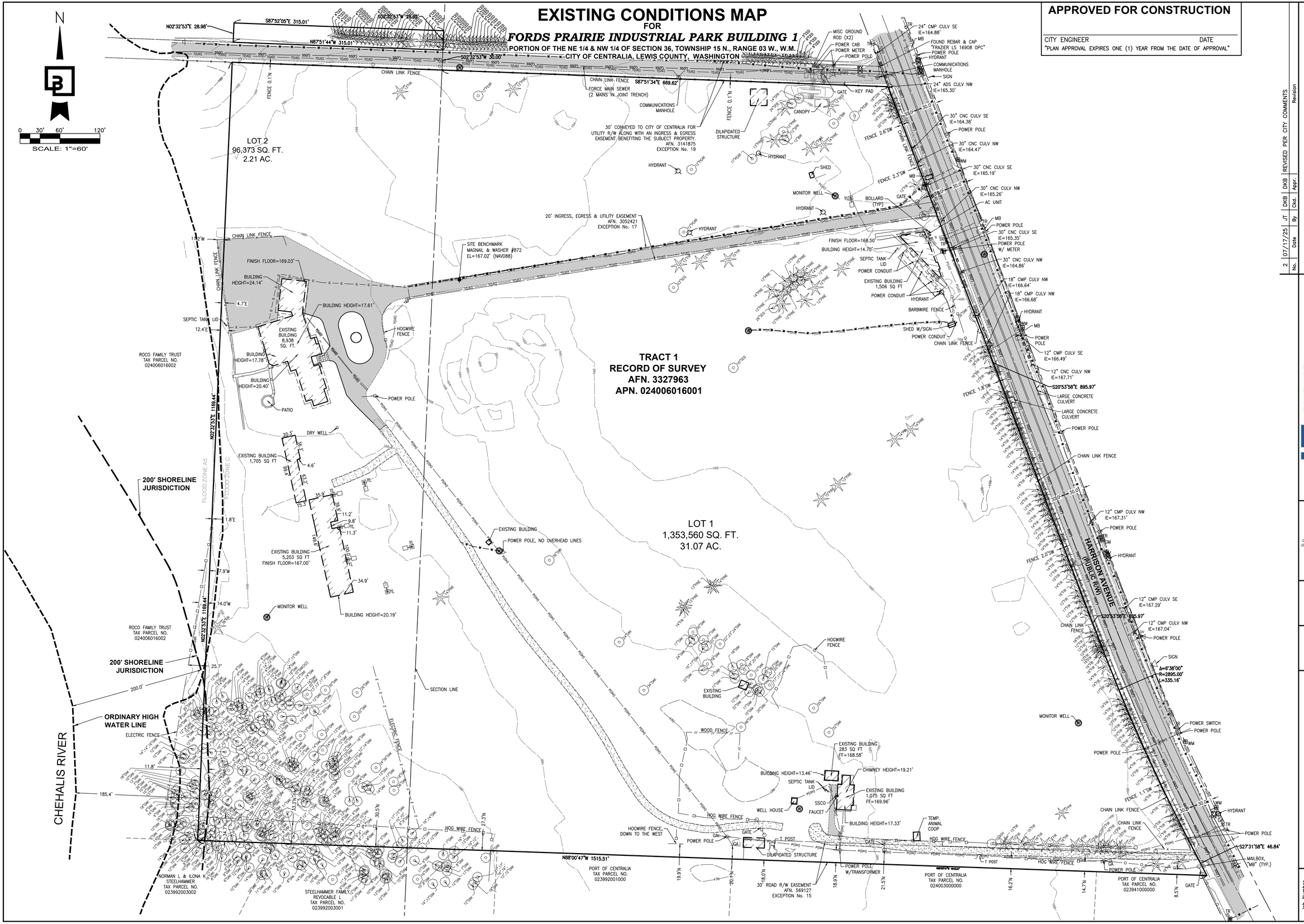
P:\23000s\23090\engineering\23090-0.dwg 7/17/2025 1:25 PM JTOWNE

EXISTING CONDITIONS MAP
FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1
PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: EXISTING CONDITIONS MAP FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

STATE OF WASHINGTON
DANIEL K. BALMELLI
25672
REGISTERED PROFESSIONAL ENGINEER
07/17/2025

Scale: Horizontal 1" = 60' Vertical –

Designed JT
Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

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Kent, WA 98032
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Job Number 23090

Sheet C2 of 22

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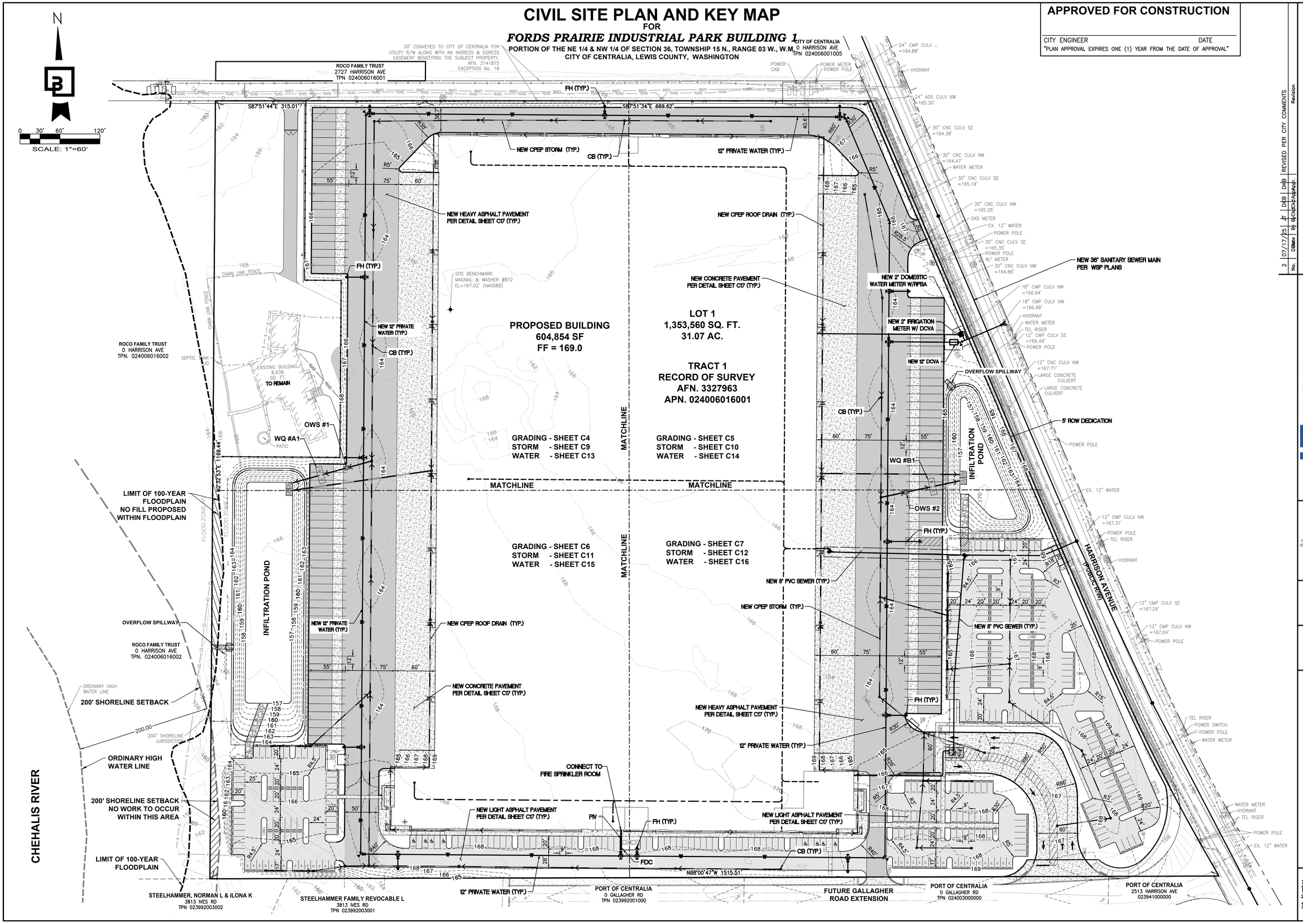
CIVIL SITE PLAN AND KEY MAP
FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1
PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



No.	Date	By	Ck'd	Ck'd	Appr.	Revision
2	07/17/25	JT	DKB	DKB		REVISED PER CITY COMMENTS

Title: CIVIL SITE PLAN AND KEY MAP FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO
LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER — 07/17/2025

Scale: Horizontal 1" = 60' Vertical –

Designed JT
Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

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Job Number 23090

Sheet C3 of 22

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GRADING AND PAVING PLAN - NORTHWEST

FOR

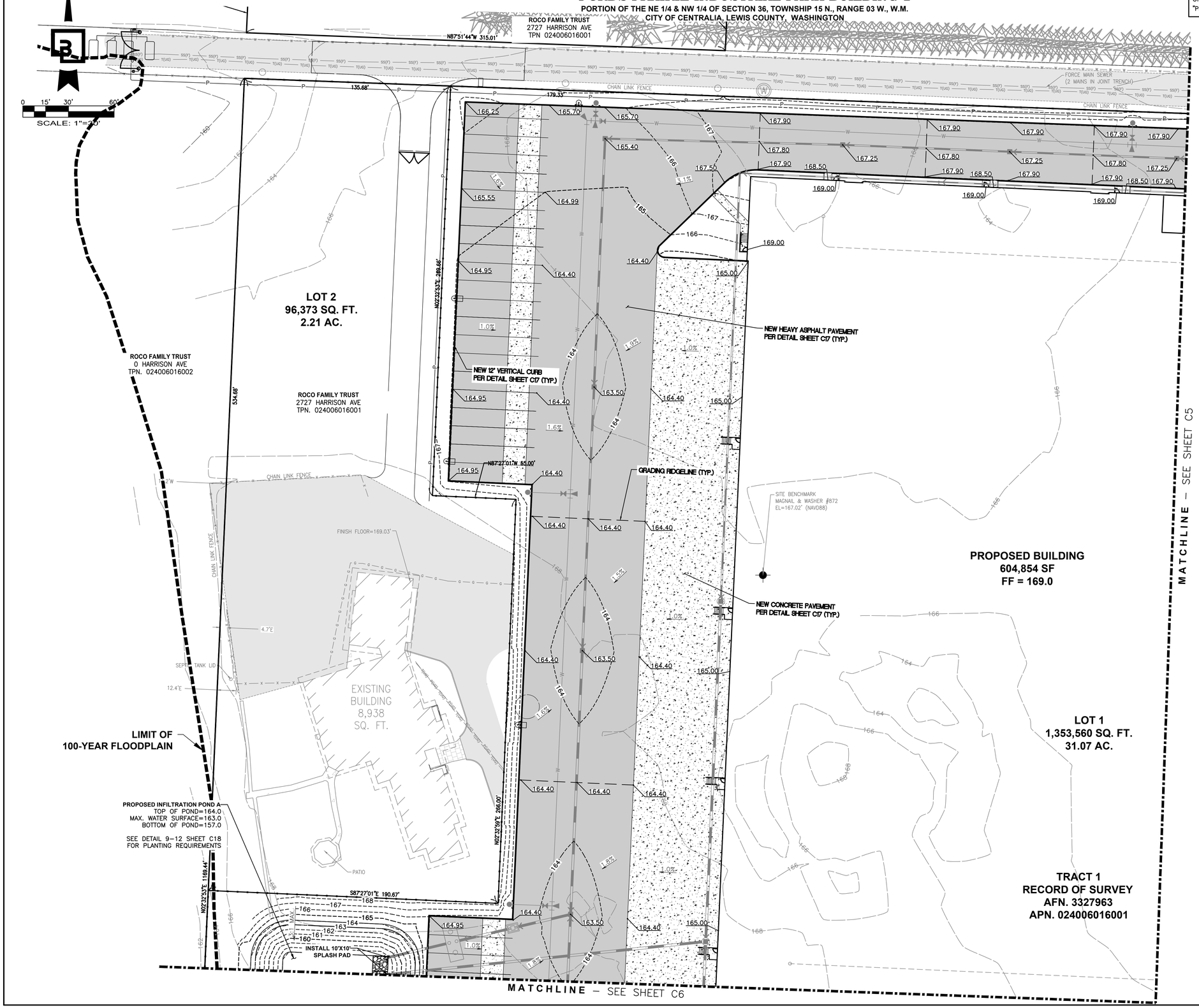
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



NOTE:

SEE SHEET C22 FOR INADVERTENT DISCOVERY PLAN NOTES AND DETAILS.

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: GRADING AND PAVING PLAN - NORTHWEST FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

STATE OF WASHINGTON
DANIEL K. BALMELLI
25672
REGISTERED PROFESSIONAL ENGINEER
07/17/2025

Scale: Horizontal 1" = 30' Vertical –

Designed JT
Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

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Kent, WA 98032
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Job Number 23090

Sheet C4 of 22

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GRADING AND PAVING PLAN - SOUTHWEST

FOR

FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

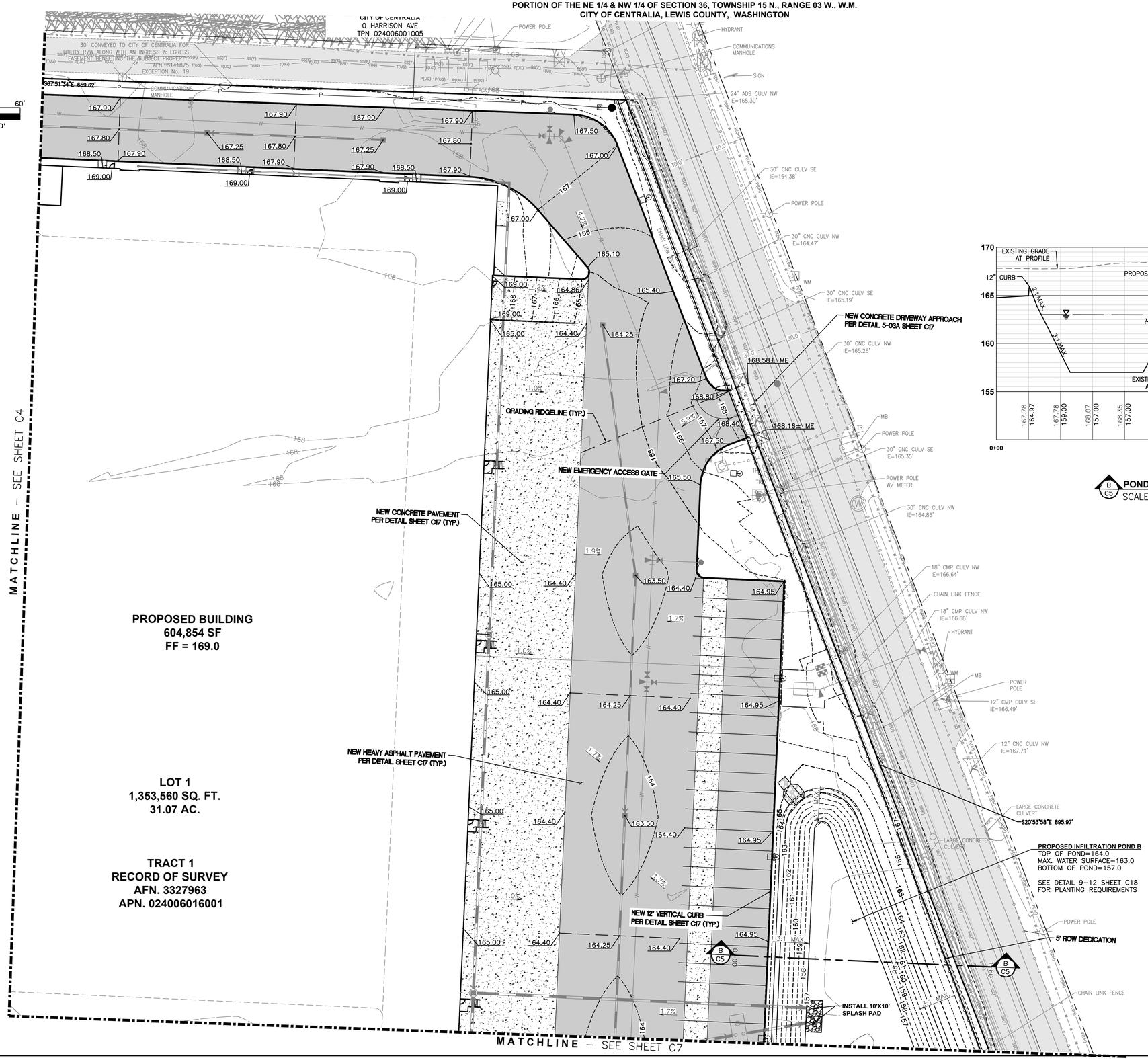
APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

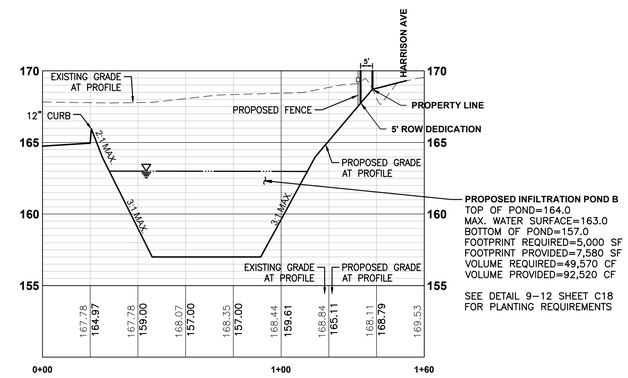
N

0 15' 30' 60'
SCALE: 1"=30'



NOTE:

SEE SHEET C22 FOR INADVERTENT DISCOVERY PLAN NOTES AND DETAILS.



PROPOSED INFILTRATION POND B
TOP OF POND=164.0
MAX. WATER SURFACE=163.0
BOTTOM OF POND=157.0
FOOTPRINT REQUIRED=5,000 SF
FOOTPRINT PROVIDED=7,580 SF
VOLUME REQUIRED=49,570 CF
VOLUME PROVIDED=92,520 CF

SEE DETAIL 9–12 SHEET C18
FOR PLANTING REQUIREMENTS

POND B SECTION
SCALE: HOR: 1"=30' VER: 1"=5'

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: GRADING AND PAVING PLAN - SOUTHWEST FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI
STATE OF WASHINGTON
25672
REGISTERED PROFESSIONAL ENGINEER
07/17/2025

Scale: Horizontal 1" = 30' Vertical –

Designed JT
Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

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Job Number 23090

Sheet C5 of 22

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GRADING AND PAVING PLAN - NORTHEAST

FOR

FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

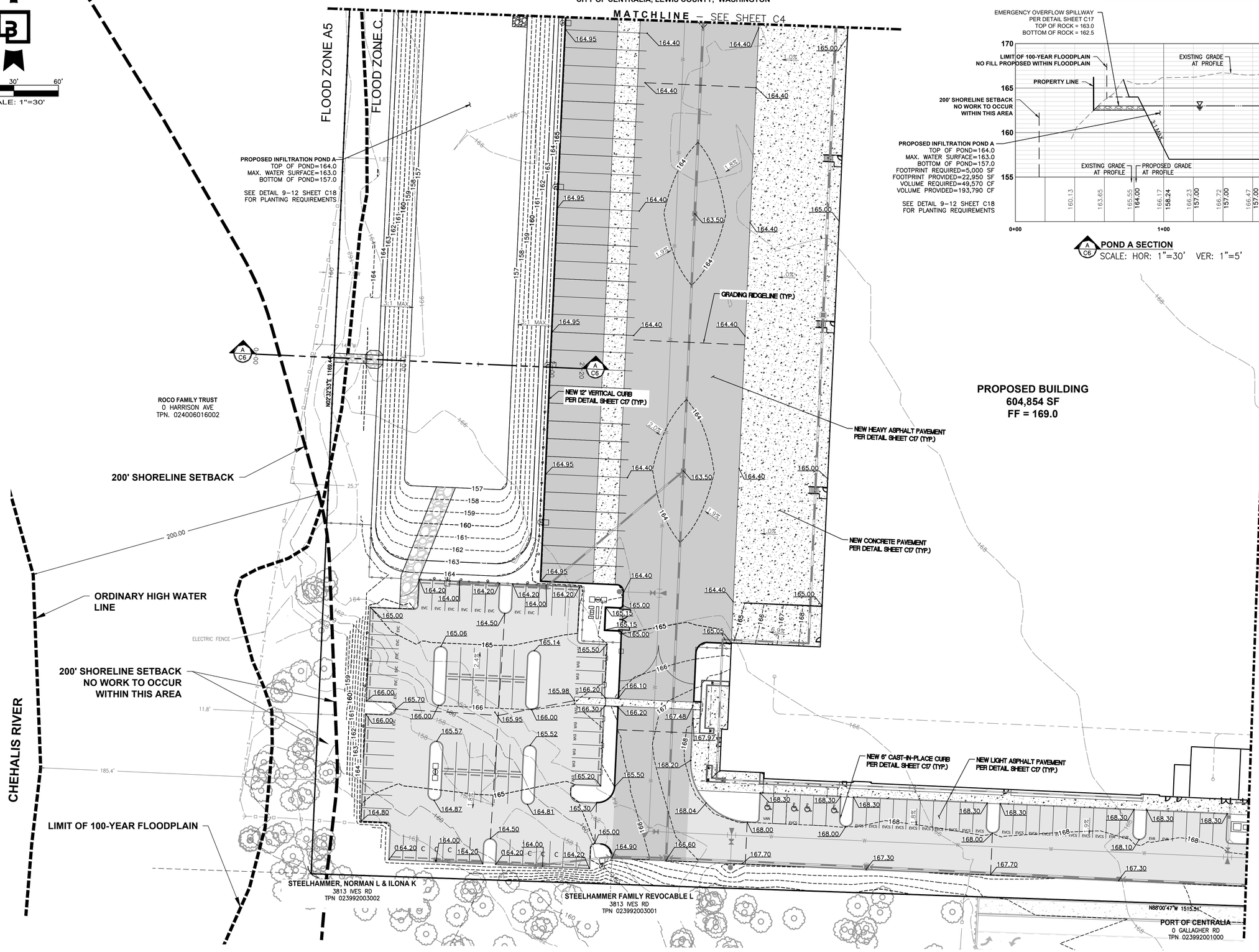
NOTE:

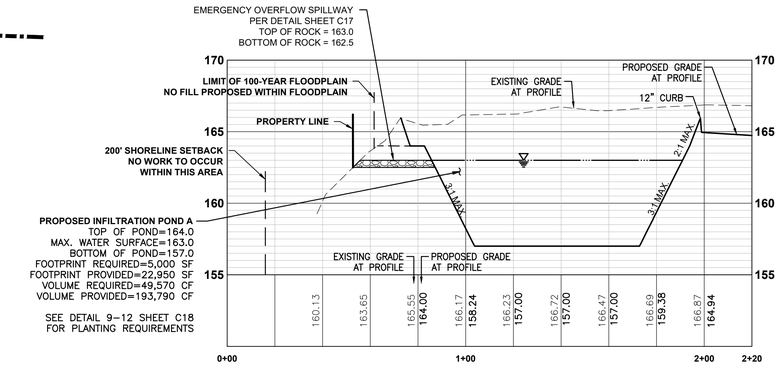
SEE SHEET C22 FOR INADVERTENT DISCOVERY PLAN NOTES AND DETAILS.

N

0 15' 30' 60'

SCALE: 1"=30'





A C6 POND A SECTION
SCALE: HOR: 1"=30' VER: 1"=5'

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: GRADING AND PAVING PLAN - NORTHEAST FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER — 07/17/2025

Scale: Horizontal 1" = 30' Vertical –

Designed JT Drawn JT Checked DKB Approved DKB Date 07/17/25

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Job Number 23090

Sheet C6 of 22

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GRADING AND PAVING PLAN - SOUTHEAST

FOR

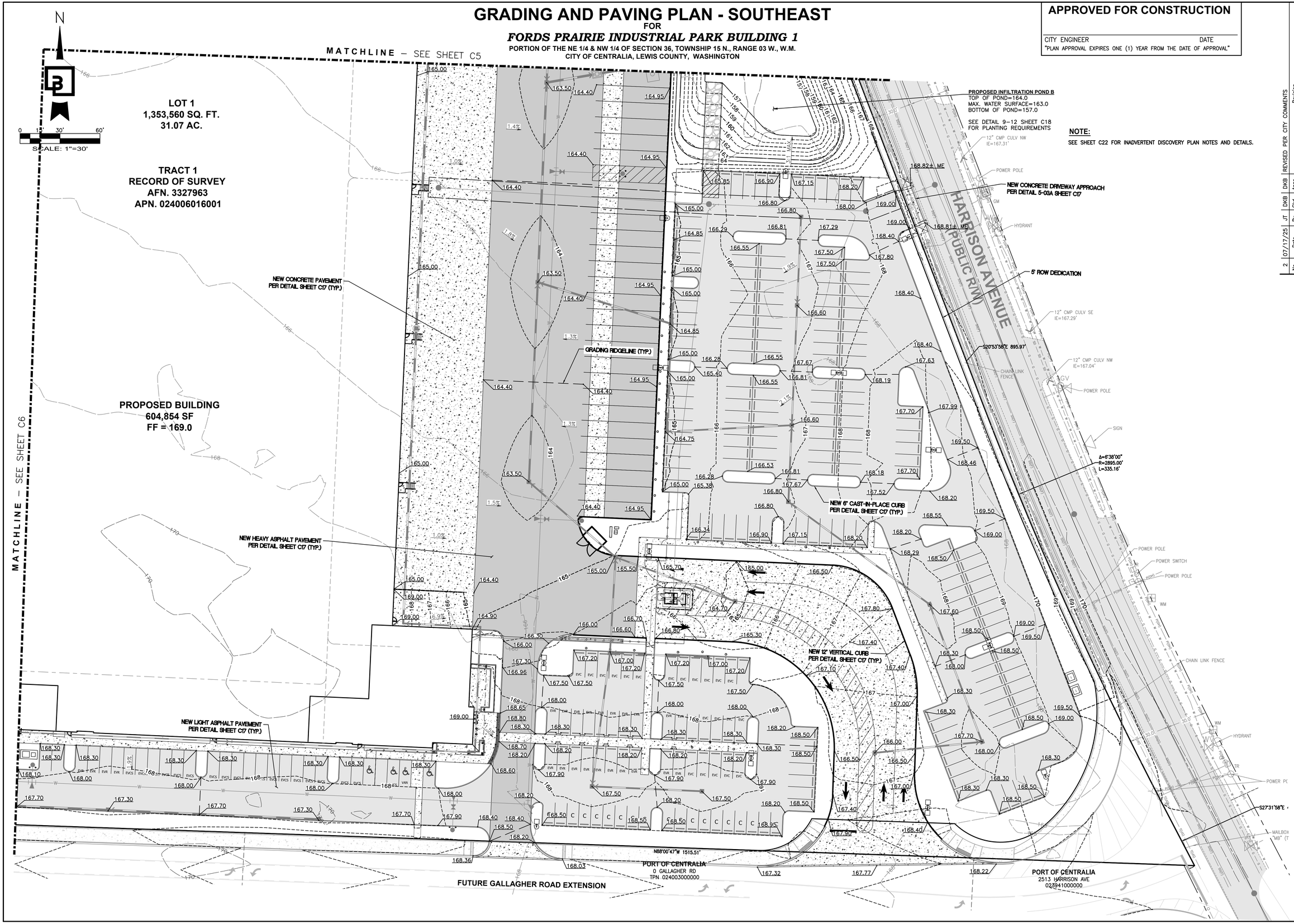
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



NOTE:

SEE SHEET C22 FOR INADVERTENT DISCOVERY PLAN NOTES AND DETAILS.

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: GRADING AND PAVING PLAN - SOUTHEAST FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER — 07/17/2025

Scale: Horizontal 1" = 30' Vertical –

Designed JT Drawn JT Checked DKB Approved DKB Date 07/17/25

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Job Number 23090

Sheet C7 of 22

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GRADING DETAILS
FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1
PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

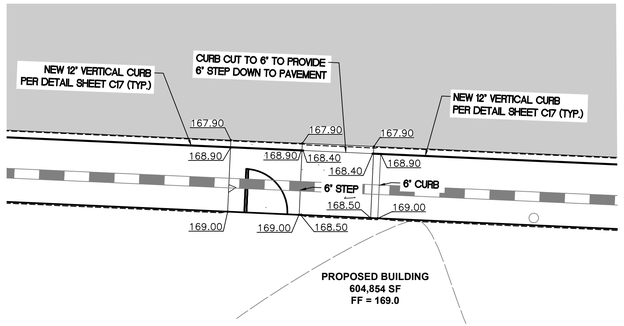
APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

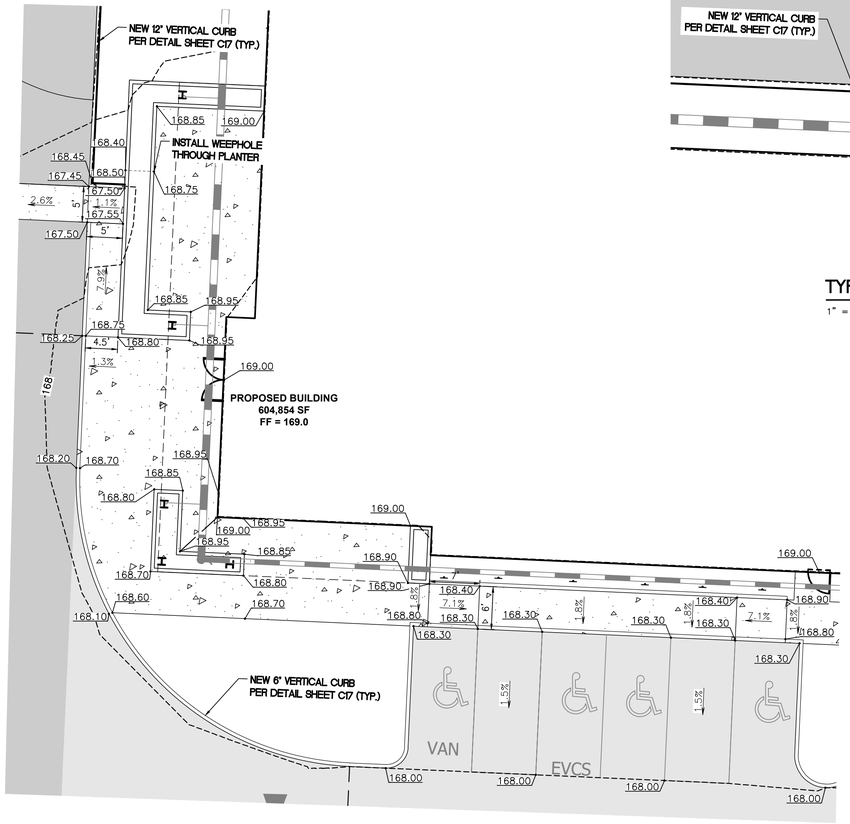
NOTE:

SEE SHEET C22 FOR INADVERTENT DISCOVERY PLAN NOTES AND DETAILS.



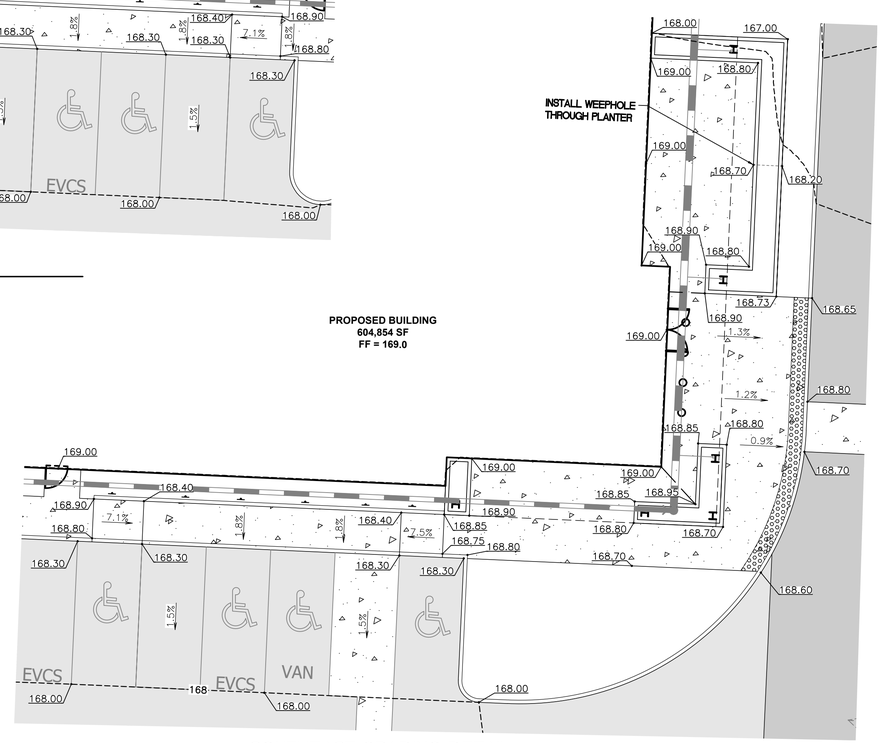
TYPICAL DOOR LANDING GRADING DETAIL

1" = 5'



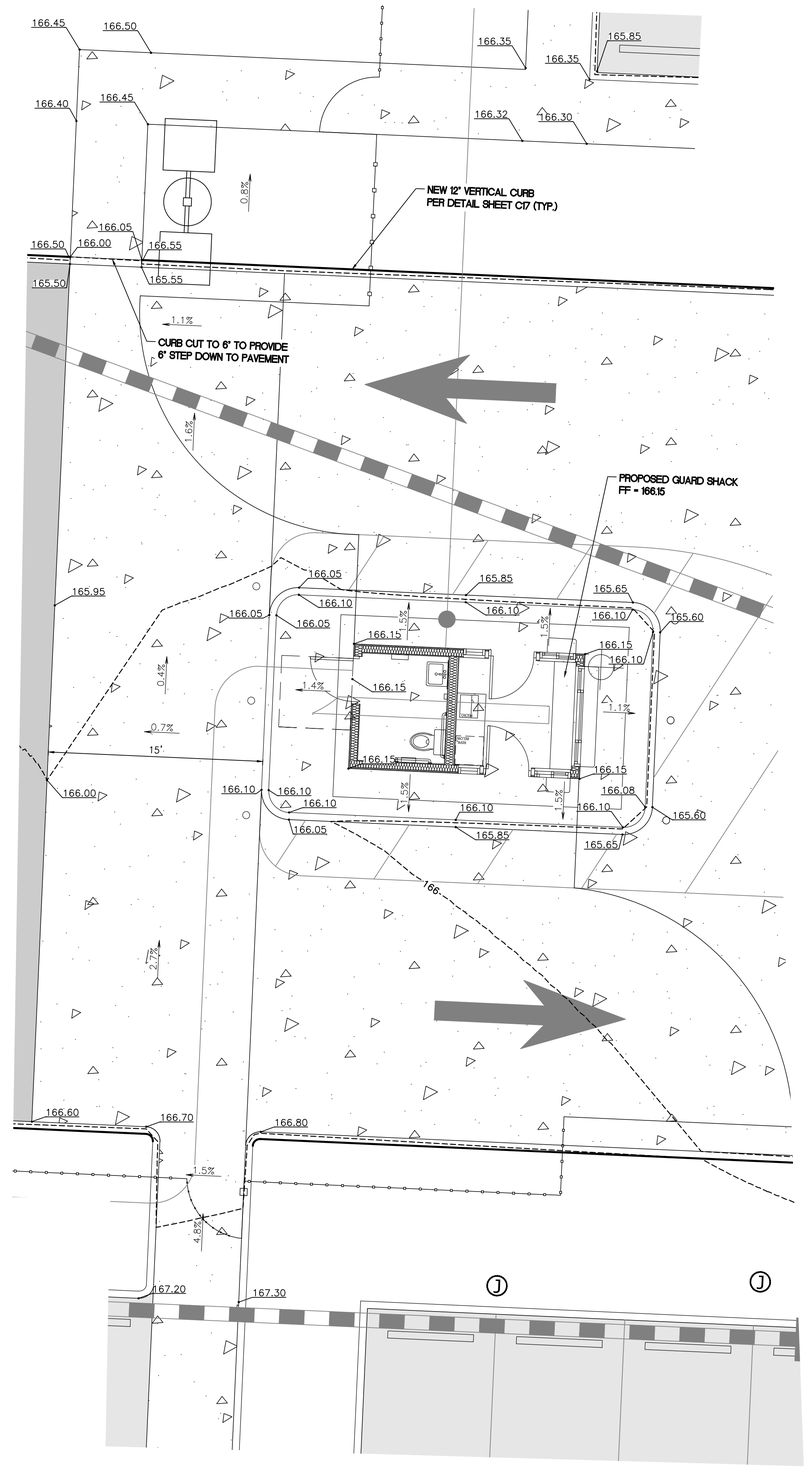
SOUTHWEST GRADING DETAIL

1" = 10'



SOUTHEAST GRADING DETAIL

1" = 10'



GUARD HOUSE GRADING DETAIL

1" = 10'

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: GRADING DETAILS FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER
07/17/2025

Scale: Horizontal AS NOTED; Vertical -

Designed JT
Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

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18215 72nd Avenue South
Kent, WA 98032
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Job Number 23090

Sheet C8 of 22

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STORM DRAINAGE PLAN - NORTHWEST

FOR

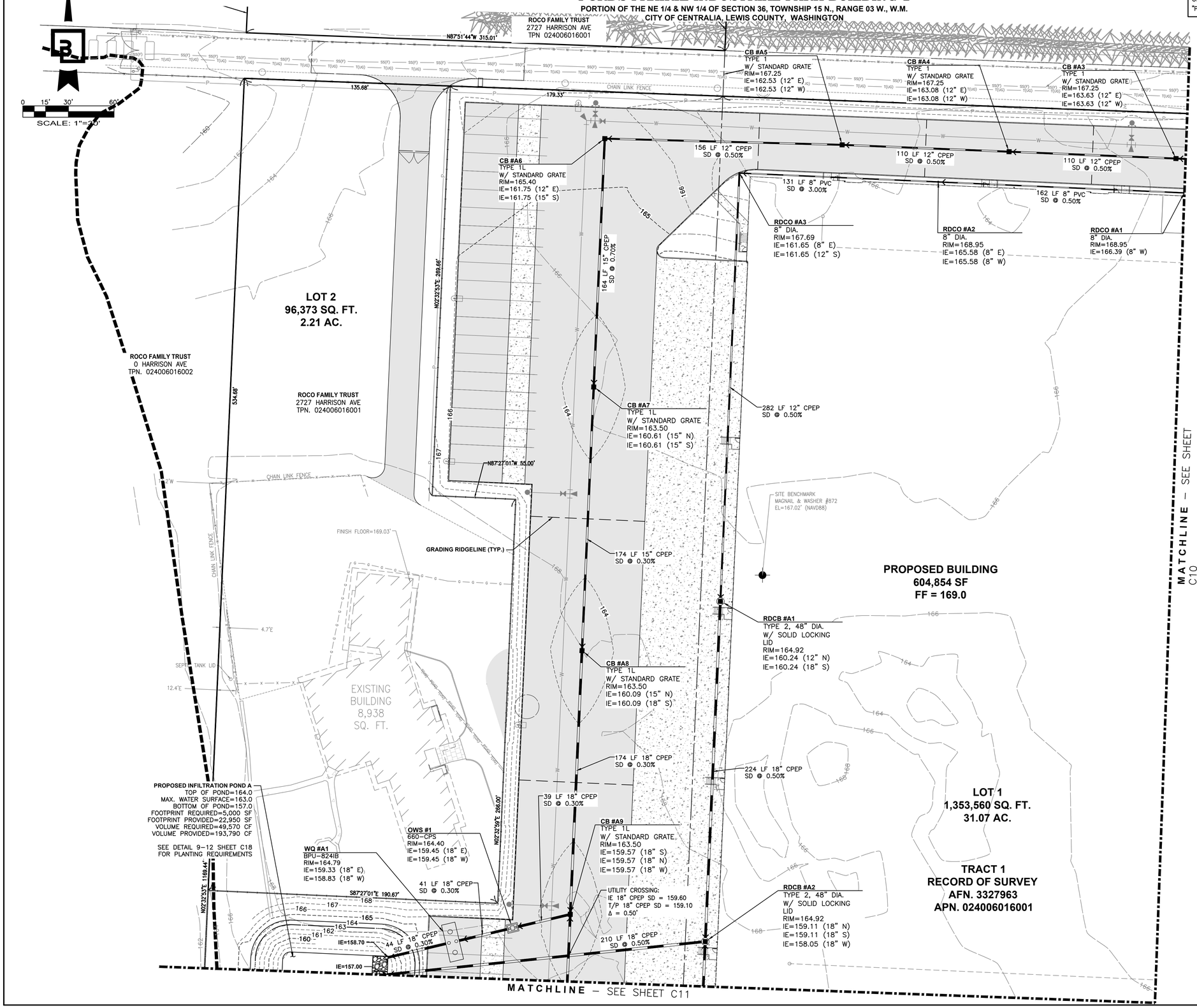
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



NOTE:

SEE SHEET C22 FOR INADVERTENT DISCOVERY PLAN NOTES AND DETAILS.

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: STORM DRAINAGE PLAN - NORTHWEST FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER — 07/17/2025

Scale: Horizontal 1" = 30' Vertical –

Designed JT
Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

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Job Number 23090

Sheet C9 of 22

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STORM DRAINAGE PLAN - SOUTHWEST

FOR

FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

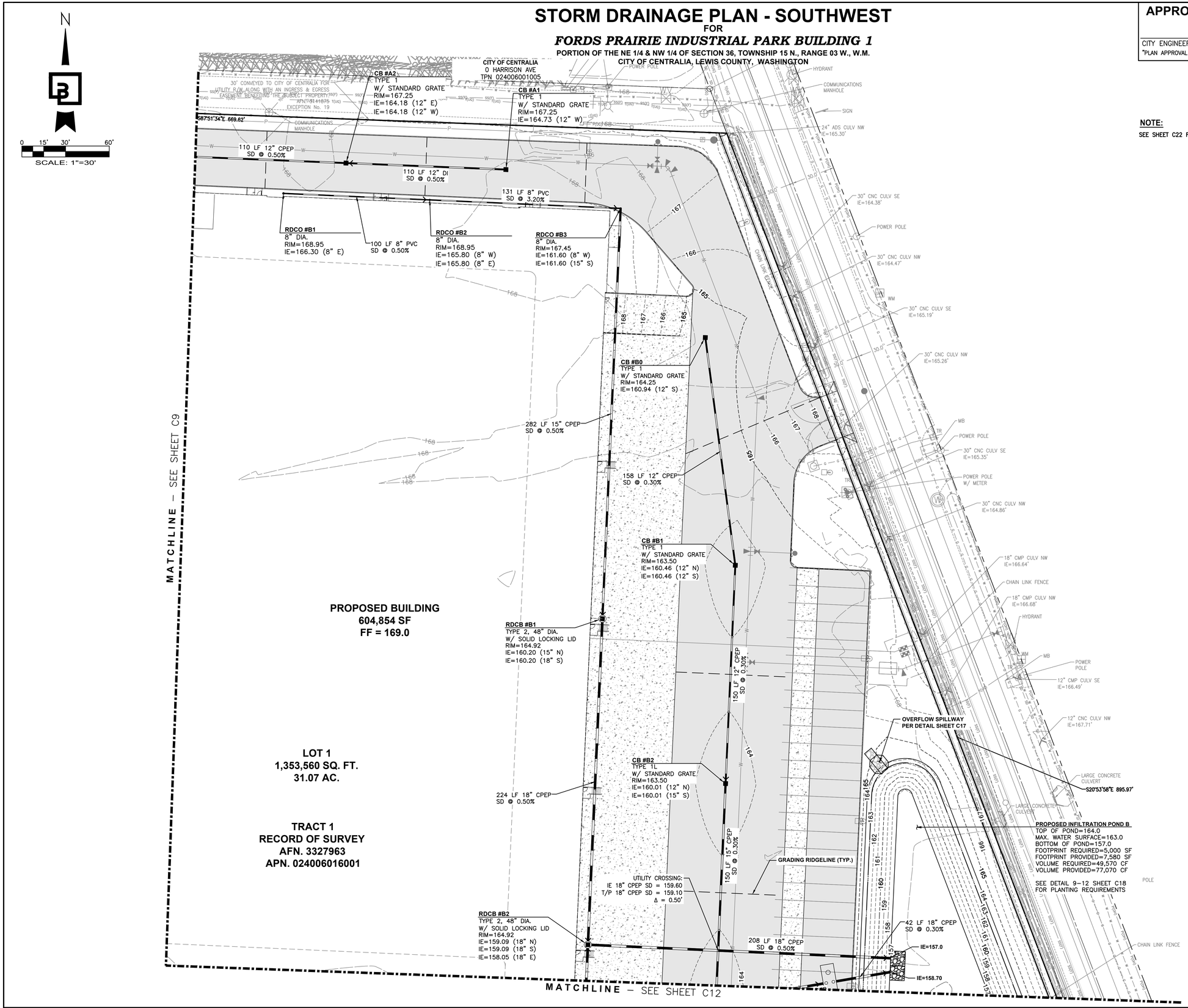
APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

NOTE:

SEE SHEET C22 FOR INADVERTENT DISCOVERY PLAN NOTES AND DETAILS.



No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: STORM DRAINAGE PLAN - SOUTHWEST FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER — 07/17/2025

Scale: Horizontal 1" = 30' Vertical –

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Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

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Sheet C10 of 22

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STORM DRAINAGE PLAN - NORTHEAST

FOR

FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

NOTE:

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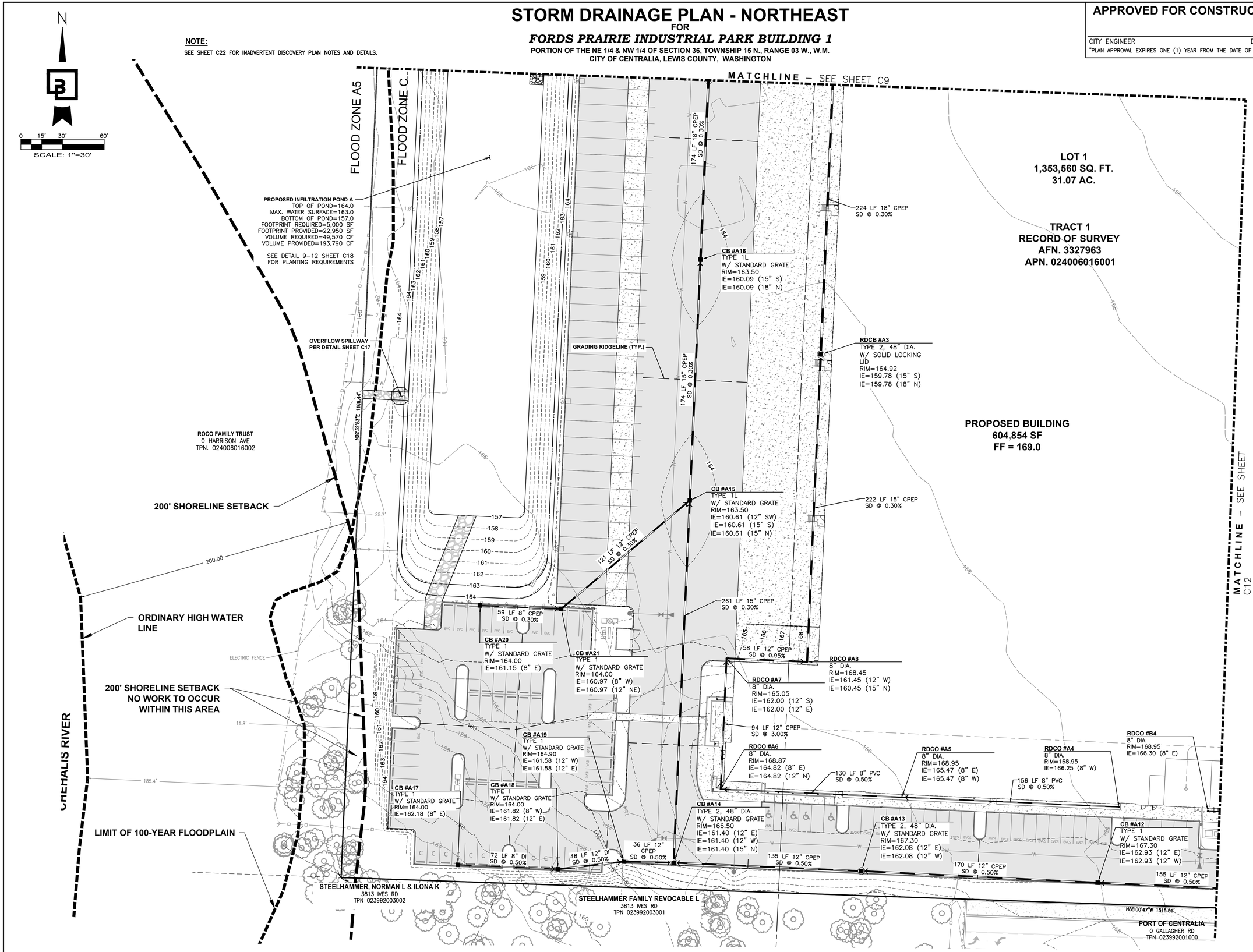

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: STORM DRAINAGE PLAN - NORTHEAST FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER — 07/17/2025

Scale: Horizontal 1" = 30' Vertical –

Designed JT Drawn JT Checked DKB Approved DKB Date 07/17/25

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Job Number 23090

Sheet C11 of 22

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STORM DRAINAGE PLAN - SOUTHEAST

FOR

FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

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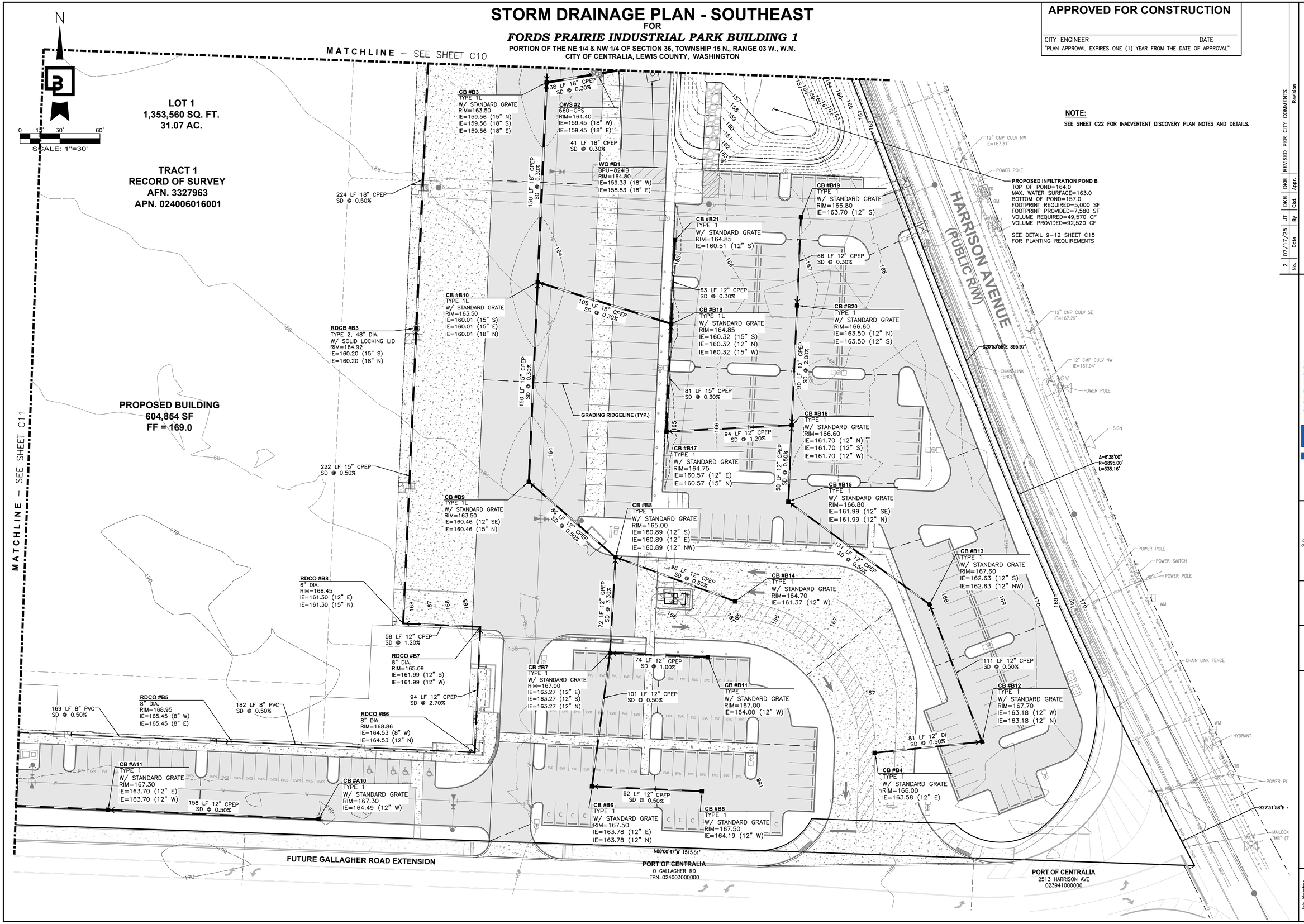

NOTE:

SEE SHEET C22 FOR INADVERTENT DISCOVERY PLAN NOTES AND DETAILS.

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: STORM DRAINAGE PLAN - SOUTHEAST FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI
STATE OF WASHINGTON
25672
REGISTERED PROFESSIONAL ENGINEER
07/17/2025

Scale: Horizontal 1" = 30' Vertical -

Designed JT
Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23090

Sheet C12 of 22

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WATER AND SANITARY SEWER PLAN - NORTHWEST

FOR

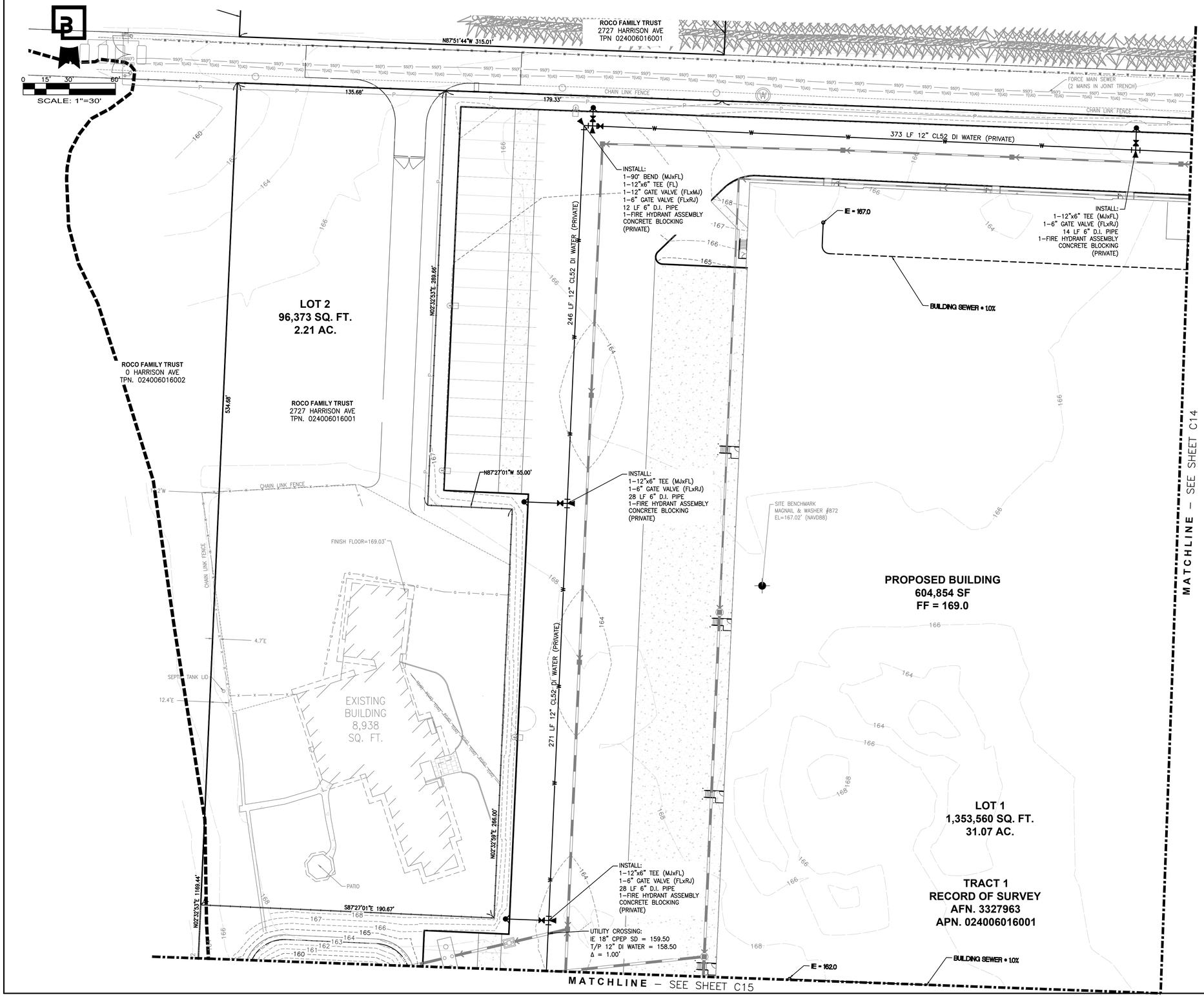
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



CONSTRUCTION NOTES:

1. ALL WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM 30" OF COVER. AND MAXIMUM 36" OF COVER.
2. A MINIMUM 10 FEET OF HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SANITARY SEWER LINES.
3. A MINIMUM 5 FEET OF HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND UNDERGROUND STORM, POWER, TELEPHONE, AND GAS LINES.
4. A MINIMUM 18 INCHES OF VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER MAINS SANITARY SEWER LINES
5. CDF ENCASEMENT SHALL BE PROVIDED AT ALL UTILITY CROSSINGS WITH LESS THAN 12" OF SEPARATION.
6. SEE SHEET C22 FOR INADVERTENT DISCOVERY PLAN NOTES AND DETAILS.

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: WATER AND SANITARY SEWER PLAN - NORTHWEST FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER — 07/17/2025

Scale: Horizontal 1" = 30' Vertical –

Designed JT
Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23090

Sheet C13 of 22

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WATER AND SANITARY SEWER PLAN - SOUTHWEST

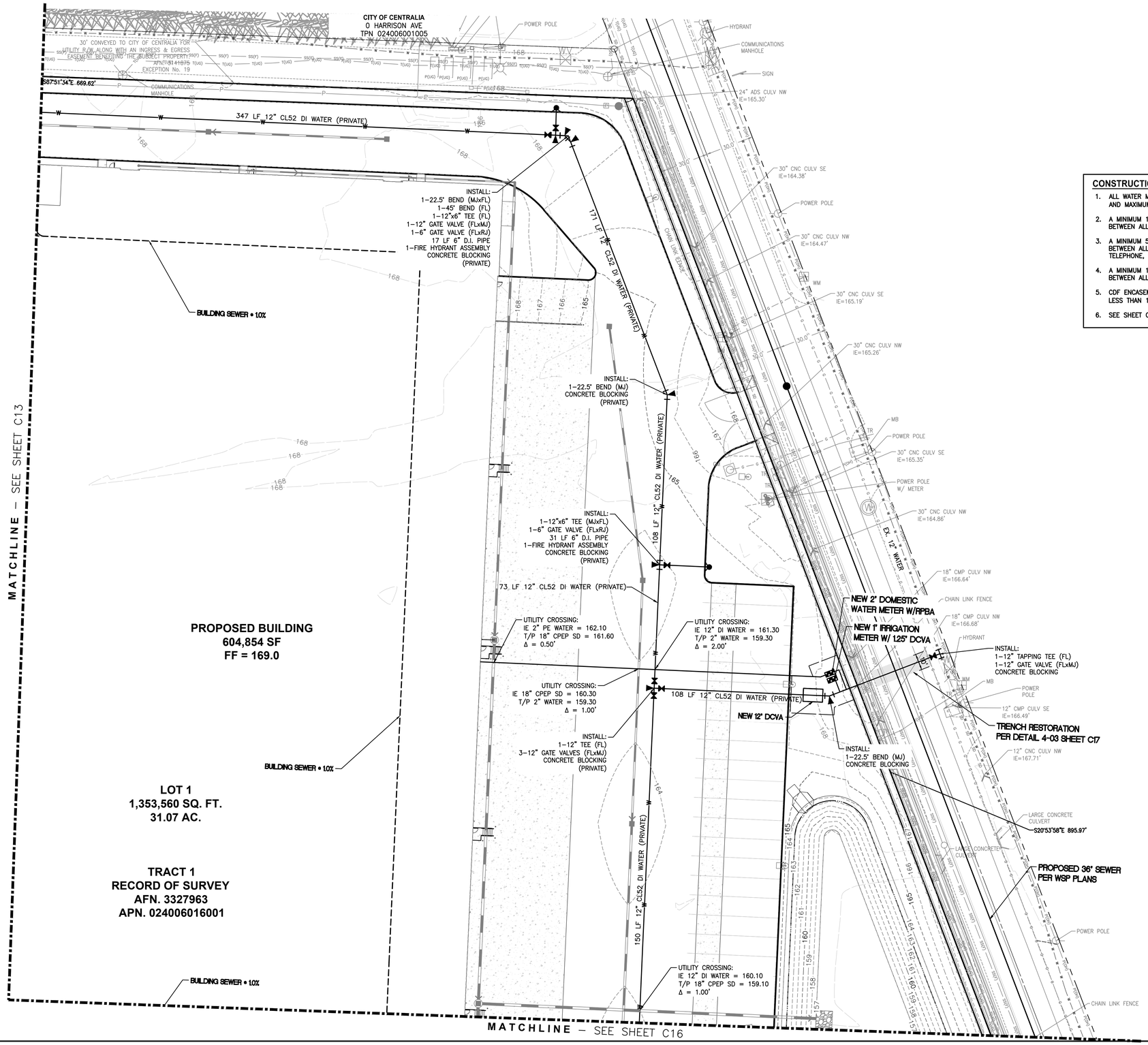
FOR

FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

N

0 15' 30' 60'
SCALE: 1"=30'



APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

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No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: WATER AND SANITARY SEWER PLAN - SOUTHWEST FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI
STATE OF WASHINGTON
25672
REGISTERED PROFESSIONAL ENGINEER
07/17/2025

Scale: Horizontal 1" = 30' Vertical –

Designed JT
Drawn JT
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Job Number 23090

Sheet C14 of 22

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WATER AND SANITARY SEWER PLAN - NORTHEAST

FOR

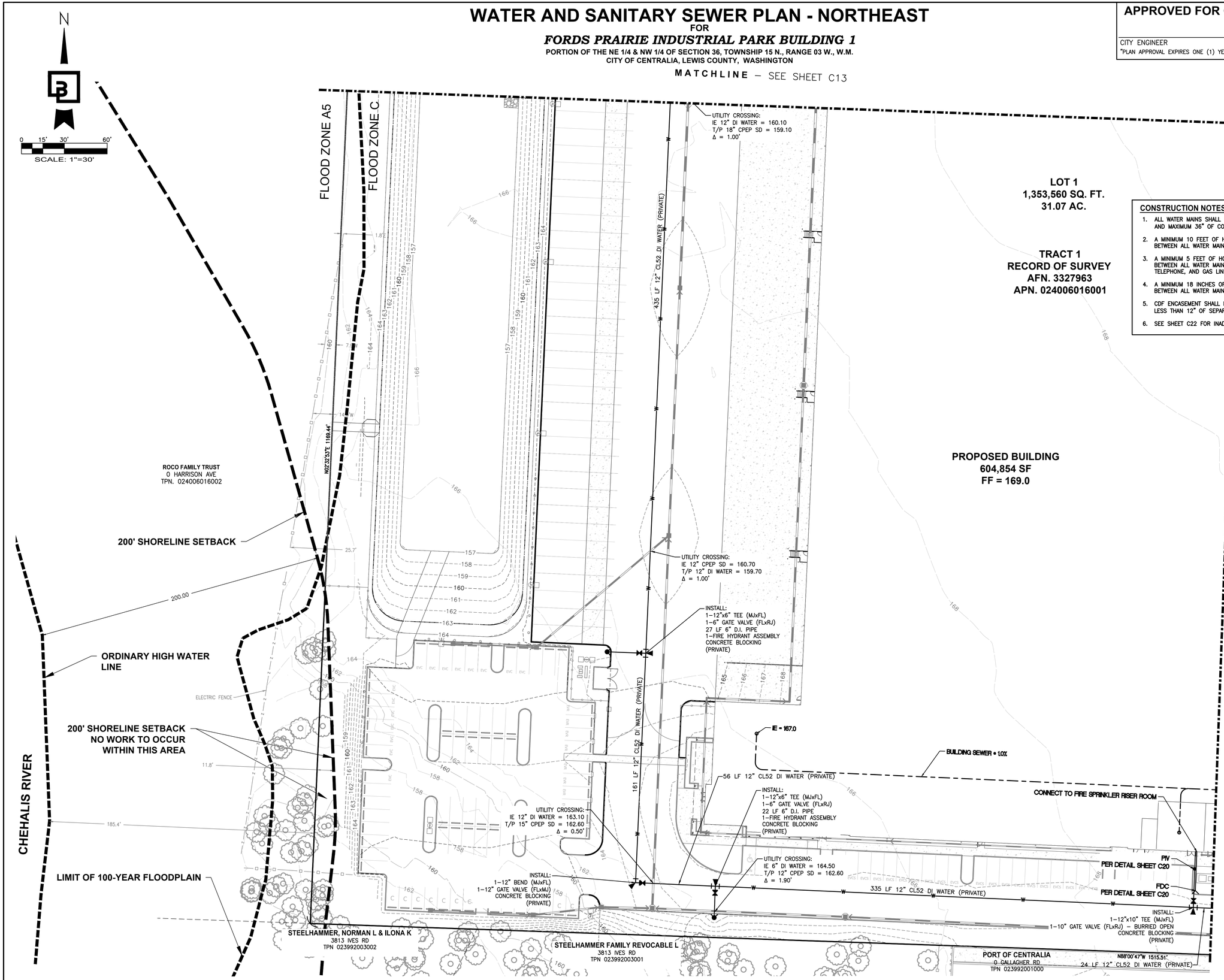
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



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No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: WATER AND SANITARY SEWER PLAN - NORTHEAST FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI
STATE OF WASHINGTON
25672
REGISTERED PROFESSIONAL ENGINEER
07/17/2025

Scale: Horizontal 1" = 30' Vertical –

Designed JT
Drawn JT
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Date 07/17/25

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barghausen.com

Job Number 23090

Sheet C15 of 22

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WATER AND SANITARY SEWER PLAN - SOUTHEAST

FOR

FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

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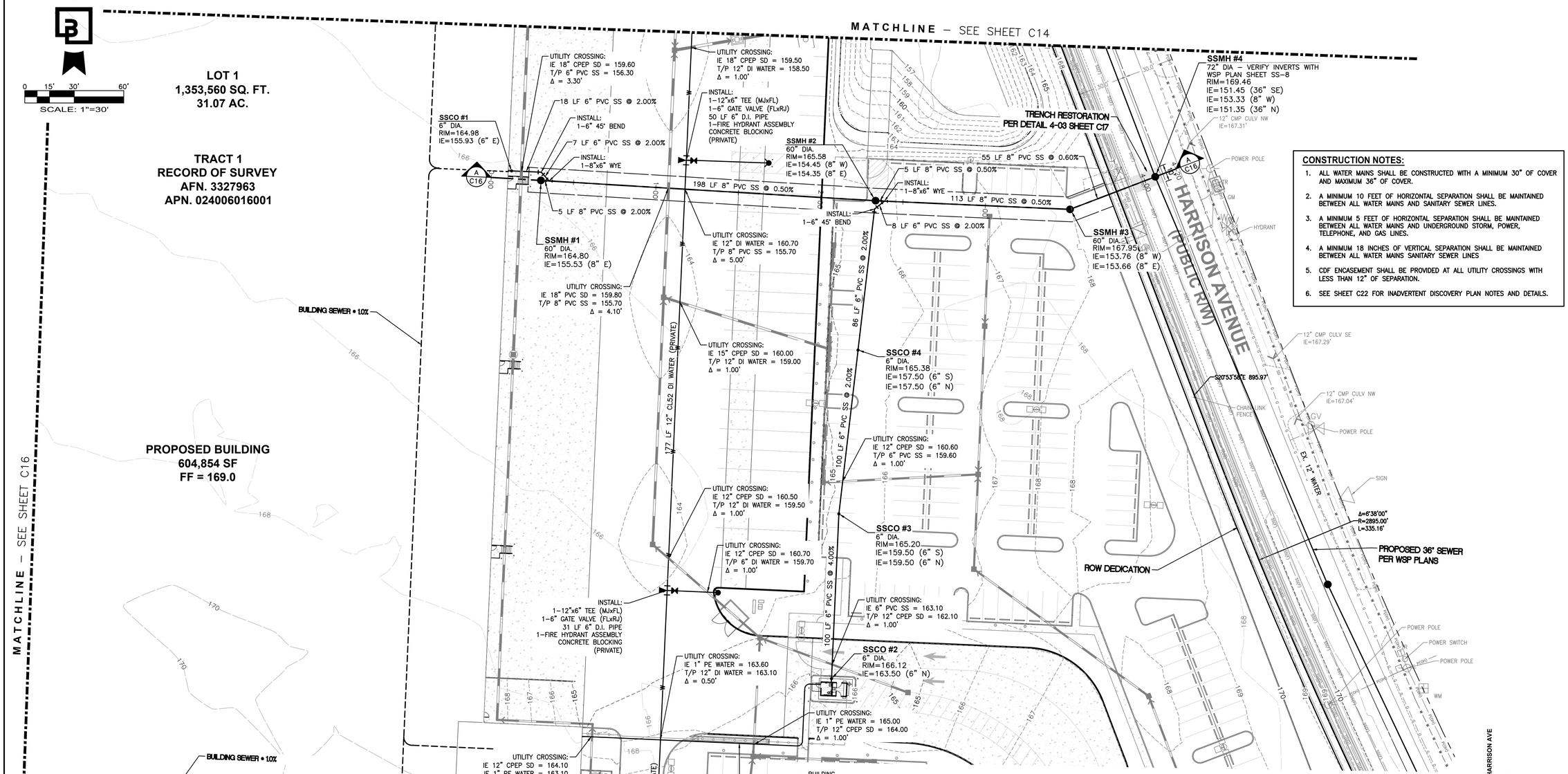

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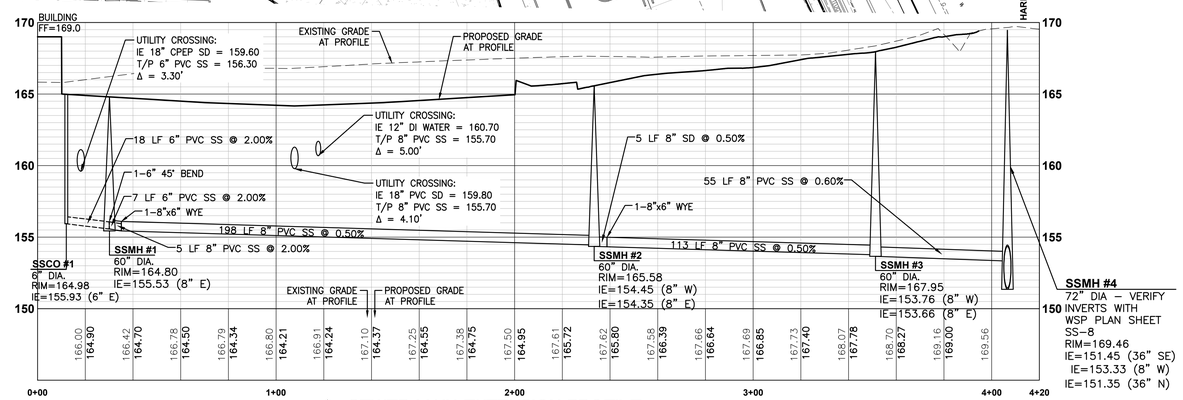

A C16 SEWER MAIN EXTENSION PROFILE

SCALE: 1"=30' HORIZONTAL 1"=5' VERTICAL

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: WATER AND SANITARY SEWER PLAN - SOUTHEAST FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
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BELLEVUE, WA 98004

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Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23090

Sheet C16 of 22

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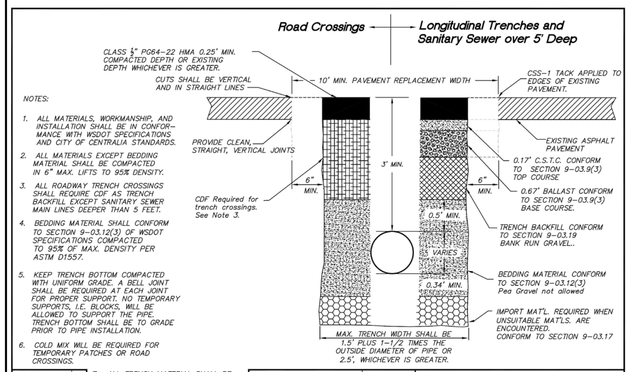
CONSTRUCTION NOTES AND DETAILS
FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1
PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

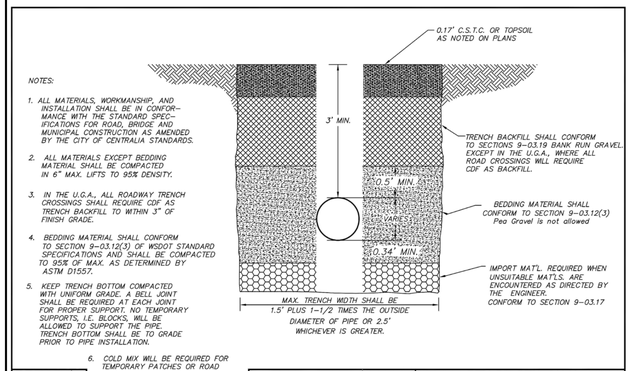
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN CONFORMANCE WITH WSDOT SPECIFICATIONS AND CITY OF CENTRALIA STANDARDS.
2. ALL MATERIALS EXCEPT BEDDING MATERIAL SHALL BE COMPACTED IN 6" MAX. LIFTS TO 95% DENSITY.
3. ALL ROADWAY TRENCH CROSSINGS SHALL REQUIRE CDF AS TRENCH BACKFILL EXCEPT SANITARY SEWER MAIN LINES DEEPER THAN 5 FEET.
4. BEDDING MATERIAL SHALL CONFORM TO SECTION 9-03.12(3) OF WSDOT SPECIFICATIONS COMPACTED TO 95% OF MAX. DENSITY PER ASTM D1557.
5. KEEP TRENCH BOTTOM COMPACTED WITH UNIFORM GRADE. A BELL JOINT SHALL BE REQUIRED AT EACH JOINT FOR PROPER SUPPORT. NO TEMPORARY SUPPORTS, I.E. BLOCKS, WILL BE ALLOWED TO SUPPORT THE PIPE. TRENCH BOTTOM SHALL BE TO GRADE PRIOR TO PIPE INSTALLATION.
6. COLD MIX WILL BE REQUIRED FOR TEMPORARY PATCHES OR ROAD CROSSINGS.
7. ALL TRENCH MATERIAL SHALL BE IMPORT. NATIVE MATERIAL MAY ONLY BE USED OUTSIDE ROADWAY PRISM WITH PRIOR APPROVAL IF TESTING CONFIRMS IT MEETS BACKFILL SPEC. PIPE BEDDING MUST BE IMPORT AT ALL TIMES.

STD. PLAN NO.	APPROVED BY	REVISED DATE	CITY OF CENTRALIA
4-03	CITY ENGINEER	06-2017	TRENCH RESTORATION ASPHALT PAVEMENT
	2022 Standard Drawings		



NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AS AMENDED BY THE CITY OF CENTRALIA STANDARDS.
2. ALL MATERIALS EXCEPT BEDDING MATERIAL SHALL BE COMPACTED IN 6" MAX. LIFTS TO 95% DENSITY.
3. IN THE U.G.A., ALL ROADWAY TRENCH CROSSINGS SHALL REQUIRE CDF AS TRENCH BACKFILL TO WITHIN 3" OF FINISH GRADE.
4. BEDDING MATERIAL SHALL CONFORM TO SECTION 9-03.12(3) OF WSDOT STANDARD SPECIFICATIONS AND SHALL BE COMPACTED TO 95% OF MAX. AS DETERMINED BY ASTM D1557.
5. KEEP TRENCH BOTTOM COMPACTED WITH UNIFORM GRADE. A BELL JOINT SHALL BE REQUIRED AT EACH JOINT FOR PROPER SUPPORT. NO TEMPORARY SUPPORTS, I.E. BLOCKS, WILL BE ALLOWED TO SUPPORT THE PIPE. TRENCH BOTTOM SHALL BE TO GRADE PRIOR TO PIPE INSTALLATION.
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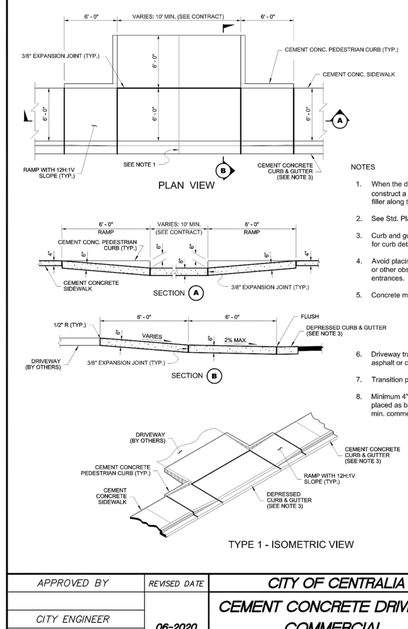
STD. PLAN NO.	APPROVED BY	REVISED DATE	CITY OF CENTRALIA
4-02	CITY ENGINEER	06-2017	TRENCH RESTORATION OUTSIDE PAVED AREA
	2022 Standard Drawings		

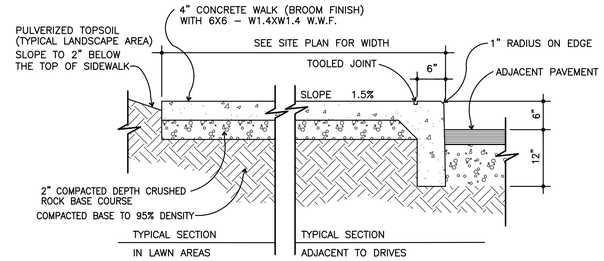
CEMENT CONCRETE DRIVEWAY ENTRANCE TYPE 1



NOTES

1. When the driveway width exceeds 15 feet, construct a full depth expansion joint with ½" joint filler along the driveway centerline.
2. See Std. Plan 5-01 for sidewalk details.
3. Curb and gutter shown. See Standard Plan 5-02 for curb details.
4. Avoid placing drainage structures, junction boxes or other obstructions in front of driveway entrances.
5. Concrete mix shall be class 4000psi mix.
6. Driveway transition to existing driveways shall be asphalt or concrete.
7. Transition ped curbs shall be installed as needed.
8. Minimum 4" depth compacted CSTC shall be placed as base prior to concrete placement. (6" min. commercial)

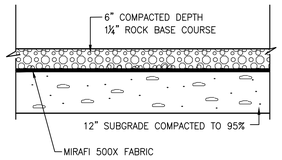
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06-2020	CEMENT CONCRETE DRIVEWAY COMMERCIAL	5-03A
2022 Standard Drawings			



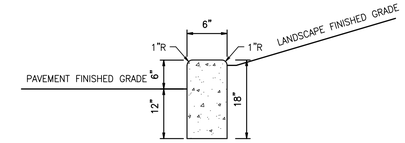
NOTES

A. SIDEWALKS WIDTH VARIES (WIDTH PER PLAN) CONTROL JOINTS TO BE PLACED AT SPACING EQUAL TO SIDEWALK WIDTH.
B. PROVIDE EXPANSION JOINTS AT 28' TO 30' O.C. MAXIMUM.
C. WHEN WALK IS ADJACENT TO THE BUILDING PROVIDE 3/8" X 4" IMPREGNATED FIBERBOARD.

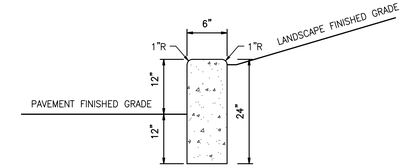
ON-SITE CONCRETE SIDEWALK W/6" RAISED CURB
NOT TO SCALE



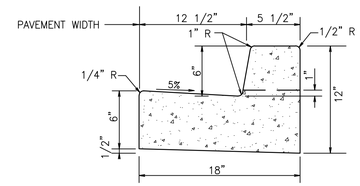
POND ACCESS ROAD SECTION
NOT TO SCALE



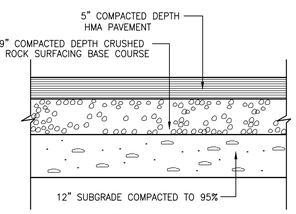
(ON SITE ONLY) 6" CAST-IN-PLACE VERTICAL CURB
NOT TO SCALE



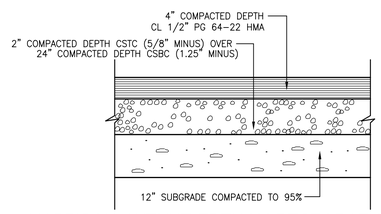
(ON SITE ONLY) 12" CAST-IN-PLACE VERTICAL CURB
NOT TO SCALE



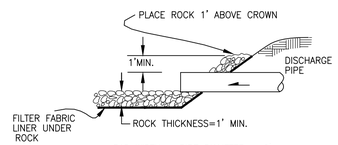
(ON-SITE ONLY) CURB AND GUTTER DETAIL
NOT TO SCALE



HEAVT DUTY ON-SITE ASPHALT PAVING SECTION
ALTERNATE: 4.5"/6" w/ GEOGRID



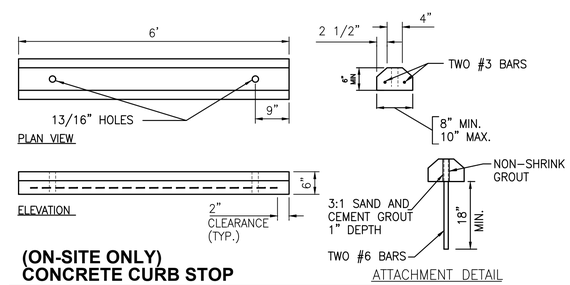
HARRISON AVENUE TRENCH RESTORATION PAVING SECTION
PER DETAIL 4-06



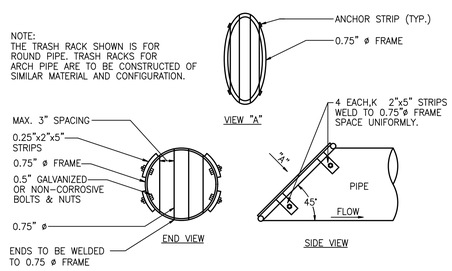
PAD WIDTH = PIPE DIAMETER + 6'
PAD LENGTH = 8' OR 4 x PIPE DIAMETER

RIP RAP SHALL BE QUARRY SPALLS WITH FOLLOWING GRADATION:
PASSING 8" SQUARE SIEVE = 100%
PASSING 3" SQUARE SIEVE = 40%-60% MAX.
PASSING ¾" SQUARE SIEVE = 0%-10% MAX.

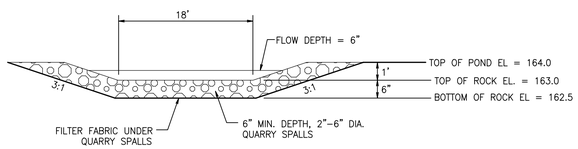
OUTFALL PROTECTION
NOT TO SCALE



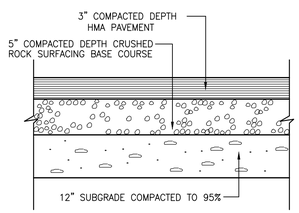
(ON-SITE ONLY) CONCRETE CURB STOP
NOT TO SCALE



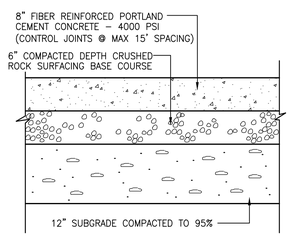
DEBRIS BARRIER
NOT TO SCALE



OVERFLOW SPILLWAY DETAIL
NOT TO SCALE



LIGHT DUTY ON-SITE ASPHALT PAVING SECTION
ALTERNATE: 2"/7" w/ GEOGRID



CONCRETE PAVING SECTION
NOT TO SCALE

No.	Date	By	Ckd.	Appr.	Revision
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Title: CONSTRUCTION NOTES AND DETAILS FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO.
LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER — 07/17/2025

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Designed JT
Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

Barghausen Consulting Engineers, LLC.
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barghausen.com

Job Number 23090

Sheet C17 of 22

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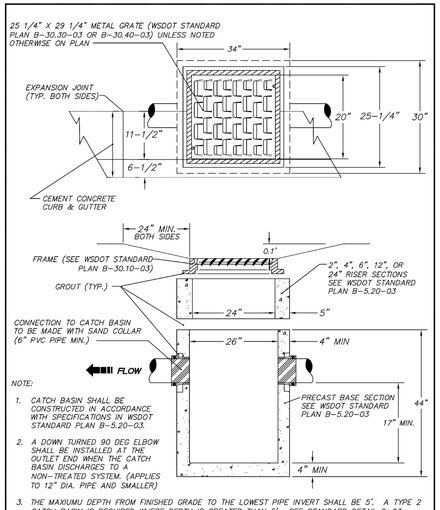
STORM DRAINAGE NOTES AND DETAILS
FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1
PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

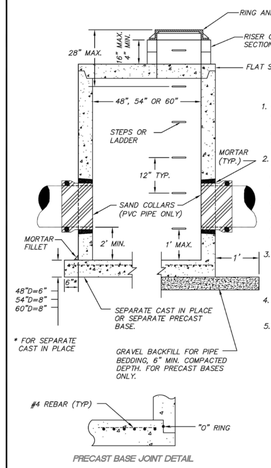
811 Know what's **below.** **Call** before you dig.



NOTE:

1. CATCH BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS IN WSDOT STANDARD PLAN B-5.20-03.
2. A DOWN TURNED 90 DEG ELBOW SHALL BE INSTALLED AT THE OUTLET END WHEN THE CATCH BASIN DISCHARGES TO A NON-TREATED SYSTEM. (APPLIES TO 12" DIA. PIPE AND SMALLER)
3. THE MAXIUMU DEPTH FROM FINISHED GRADE TO THE LOWEST PIPE INVERT SHALL BE 5'. A TYPE 2 CATCH BASIN IS REQUIRED WHERE DEPTH IS GREATER THAN 5'. SEE STANDARD DETAIL 9-03.

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			



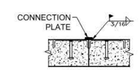
PRECAST BASE JOINT DETAIL

NOTES:

1. Handholds in riser section or adjustment section shall have 3" min. clearance. Steps in catch basin shall have 6" min. clearance. No steps are required when "B" is 4' or less.
2. Precast bases shall have cutouts or knockouts with a wall thickness of 2" min.. Hole sizes shall be equal to pipe outer diameter plus catch basin wall thickness. Connection to catch basin to be made with sand collar or equivalent. Maximum hole size is 36" for a 48" catch basin, 42" for a 54" catch basin, and 48" for a 60" catch basin. Minimum distance between holes is 8".
3. All base reinforcing steel shall be #4 rebar on 6" center spacing, placed in the top half of the base, 1" min. clearance, 2 1/2" max. clearance.
4. The bottom of the precast catch basin may be rounded.
5. Frame and grate may be installed with flange down or cast into riser.

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

DRAWING PROPERTIES	
Structure ID	WQ #A1
Model Size	8x24
Treatment Flow Rate (cfs)	0.59
Peak Flow Rate (cfs)	-
Notes: -	
PERFORMANCE SPECIFICATIONS	
Peak Treatment Capacities (cfs)	
NJDEP 80% Removal, 75micron	-
WA Ecology GULD - Basic, Enhanced, & Phosphorus	-
Peak Bypass Capacity	-

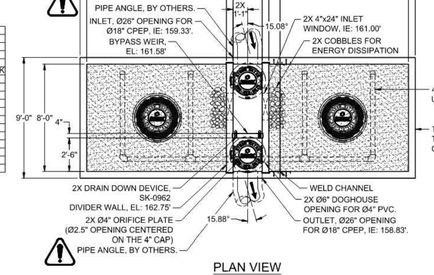


DETAIL 1
(TYPICAL WELD CHANNEL CONNECTION)

BILL OF MATERIALS

ITEM	STD	BY	INSTALL	QTY	UNIT	DESCRIPTION/ERP ID
4.0 FT BASE	O	GC	2	2	EA	-
DIVIDER WALL	O	OI	2	2	EA	-
WEIR WALL	O	OI	1	1	EA	-
DRAIN ROCK	O	GC	-	-	LBS	SUPER SAK/5000015 1 1 TON/SACK
MEDIA	O	GC	-	-	TON	STORMMIX MEDIA,1 TON/SACK
MULCH	O	GC	-	-	CF	3 CUFT/BAG
RIVERROCK	O	GC	-	-	CY	ENERGY DISSIPATION STONE
UNDERDRAIN KIT	O	GC	-	-	EA	-
DRAIN DOWN	X	OI	GC	2	EA	COMPLETE ASSEMBLY/SK-0962
TOP SLAB	O	OI	GC	2	EA	-
FRAME & COVER	X	OI	GC	2	EA	36"Ø/DD-OSS-36BA
GRADE RING(S)	X	OI	GC	2	EA	36"Ø X 6"
GRADE RING(S)	X	OI	GC	2	EA	36"Ø X 4"
FRAME & COVER	X	OI	GC	2	EA	24"Ø/DD-OSS-24BA
GRADE RING(S)	X	OI	GC	4	EA	24"Ø X 4"
PL, 1/2"x1 1/2"x0'-7"	X	OI	GC	4	EA	CONNECTION PLATE/2290633

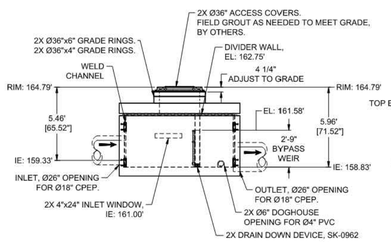
PIPE ANGLES IMMEDIATELY OUTSIDE OF STRUCTURE, BY OTHERS.



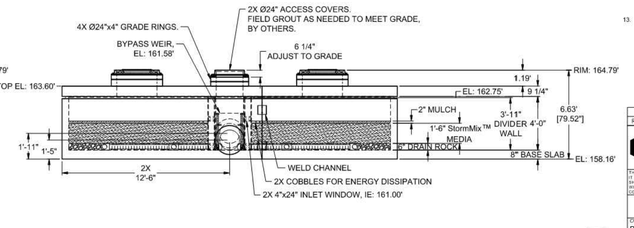
PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)

NOTES:

1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. DESIGN SOIL COVER: 5'-0" MAXIMUM
   C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
   D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
   E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE).
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
4. CEMENT: ASTM C150
5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
6. REFERENCE STANDARD:
   A. ASTM C890
   B. ASTM C913
   C. ACI 318-14
7. THIS STRUCTURE IS DESIGNED PER NOTE 1. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW.
8. INLET AND OUTLET HOLES WILL BE FACTORY COREDCAST PER PLANS AND CUSTOMER REQUIREMENTS. INLET AND OUTLET LOCATIONS CAN BE MIRRORED.
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
11. SECTION HEIGHTS, SLAB/WALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
12. MAXIMUM PICK WEIGHT: BASE SECTION #1 = 23,900 LBS (INTERNALS AND MEDIA SHIPPED SEPARATELY)
13. INTERNALS CONSIST OF UNDERDRAIN PIPE, ROCK, STORMMIX™ MEDIA, MULCH, DIVIDER WALL, BYPASS WEIR AND/OR DRAIN DOWN. REFERENCE BILL OF MATERIALS FOR INSTALLATION RESPONSIBILITIES. SEE ACTIVATION GUIDE WITHIN SUBMITTAL PACKAGE FOR ADDITIONAL INSTALLATION INFORMATION.



LEFT END VIEW
(MEDIA & Ø24" ACCESS COVERS NOT SHOWN FOR CLARITY)



ELEVATION VIEW

REV	DESCRIPTION	DATE
		-

Oldcastle Infrastructure — A CRH COMPANY
Ph: 800.579.8819 | www.oldcastleinfrastructure.com

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BioPod™ Biofilter System UNDERGROUND VAULT	DRAWING WQ #A1
CUSTOMER: Barghausen	
JOB NAME: Fords Prairie Industrial Park Building 1 - Centralia, WA	JOB NUMBER: 25-1302110
DATE: 5/7/25 DRAWN: BY: PPS CHECKED: BY: AFD APPROVED: BY: AFD REVISION: - DATE: 04/23/2025	
TITLE: CONCEPTUAL DRAWING	SHEET: 1 OF 1

Bookmark Bookmark

Biofiltration Swale and Stormwater Pond Approved Grasses

Grass Seed Mixes Suitable for Pond and Swale Treatment Areas

Mix 1		Mix 2	
75–80 percent	tall or meadow fescue	60–70 percent	tall fescue
10–15 percent	seaside/colonial bentgrass	10–15 percent	seaside/colonial bentgrass
5–10 percent	Redtop	10–15 percent	meadow foxtail
	tall or meadow fescue	6–10 percent	alsike clover
		1–5 percent	marshfield big trefoil
		1–6 percent	Redtop

*Note: all percentages are by weight. * based on Briargreen, Inc.*

Groundcovers and Grasses Suitable for the Upper Side Slopes of Ponds and Swales

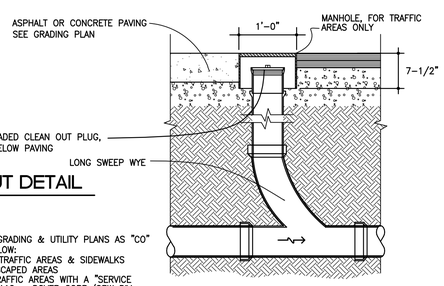
Groundcovers	
kinnikinnick*	*Arctostaphylos uva-ursi*
St. John's–wort	*Hypericum perforatum*
Epimedium	*Epimedium grandiflorum*
creeping forget–me–not	*Omphalodes verna*
––	*Euonymus lanceolata*
yellow–root	*Xanthorhiza simplissima*
––	*Genista*
white lawn clover	*Trifolium repens*
white sweet clover*	*Melilotus alba*
––––––––	*Rubus calycinoides*
strawberry*	*Fragaria chiloensis*
broadleaf lupine*	*Lupinus latifolius*
Grasses (drought-tolerant, minimum mowing)	
dwarf tall fescues	*Festuca spp. (e.g., Mary Mustang, Silverado*
hard fescue	*Festuca ovina duriuscula (e.g., Reliant, Aurora)*
tufted fescue	*Festuca amethystine*
buffalo grass	*Buchloe dactyloides*
red fescue*	*Festuca rubra*
tall fescue grass*	*Festuca arundinacea*
blue oatgrass	*Helictotrichon sempervirens*

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	APPROVED GRASSES FOR BIOFILTRATION SWALE and STORMWATER POND	9-12
2022 Standard Drawings			

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 mains, 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 line to flush it clean. Acceptance of the line will be made after tv 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	
CITY ENGINEER	06/2017	STORM DRAINAGE INSTALLATION GENERAL NOTES	1 of 1
2022 Standard Drawings			

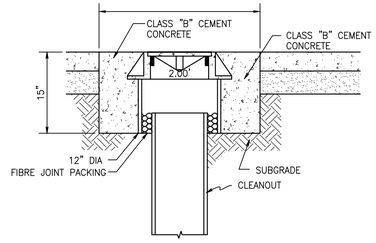


ROOF DRAIN CLEANOUT DETAIL

NOT TO SCALE

NOTES

A. CLEAN OUT LOCATIONS INDICATED ON GRADING & UTILITY PLANS AS "CO"
B. PROVIDE CLEANOUTS AS SPECIFIED BELOW:
   –ZURN Z–1400 CLEAN OUTS IN NON–TRAFFIC AREAS & SIDEWALKS
   –ZURN Z–1449 CLEAN OUTS IN LANDSCAPED AREAS
   –ZURN Z–1400 HD CLEAN OUTS IN TRAFFIC AREAS WITH A "SERVICE STATION" TYPE MANHOLE, OPW #104 A12 – DOVER CORP./OPW DIV.

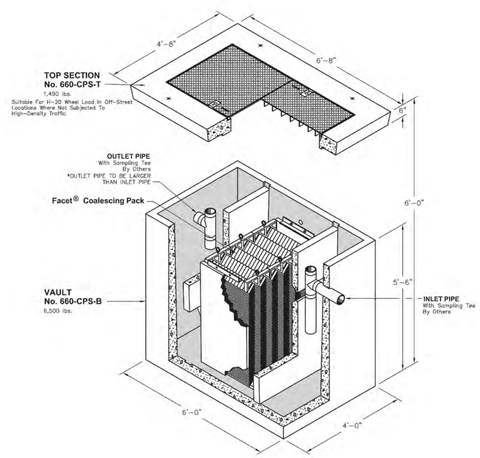


CLEANOUT BLOCKING DETAIL

NOT TO SCALE

Oldcastle Precast AUBURN — *Delivering Reliability*

660-CPS OIL WATER SEPARATOR
Project Plate Area = 444 Sq/ft
Maximum Process Flow = 415 GPM



FOR DETAILS, SEE REVERSE>>

Items Shown Are Subject To Change Without Notice
Issue Date: April 2016

141

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Phone: 800-992-1538
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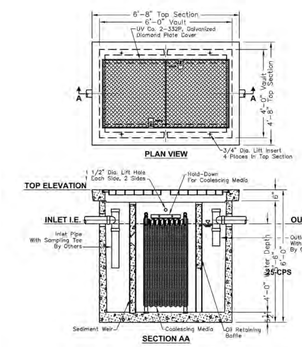
Email: opauburn@oldcastle.com
opauburn.com

Oldcastle Precast — *Delivering Reliability*

660-CPS
Project Plate Area = 444 Sq/ft
Maximum Process Flow = 415 GPM



STRUCTURAL NOTES:
1. Concrete: 28 Day Compressive Strength f'c= 7000 psi
2. Rebar: ASTM A-615 Grade 60
3. Mesh: ASTM A-185 Grade 65
4. Design: ACI-318-05 Building Code Requirements For Structural Design Loading For Underground Precast Concrete Water and Wastewater Structures"
5. Loads: HS-20 Truck Wheel w/ 30% Impact Per AASHTO

GENERAL NOTES:
1. All Baffles and Weirs To Be Precast Concrete
2. Static Water Depth = 4'-0"
3. Contractor to:
   Supply and Install All Piping & Sampling Tees Provide All Pipes
   Fill With Clean Water Prior To "Start-Up" Of System
   Verify All Blockout Sizes and Locations

INFORMATION NEEDED:
Top Of Separator Elevation: _____
Inlet Pipe Size: _____
Inlet Pipe Elevation: _____
Outlet Pipe Size: _____
Outlet Pipe Elevation: _____

BASIC DESIGN INFORMATION:
INFLUENT CHARACTERISTICS:
Oil Specific Gravity: 0.86
Operating Temperature: 50°
Influent Oil Concentration: 100 ppm
Mean Oil Droplet Size: 150 Microns
0.33 ft/min. Rise Rate
Designed Per Washington State Department Of Ecology.

FLOW RATE	EFFLUENT QUALITY	COLLECTED SIZE
110 GPM	10 ppm	60 Micron

SCALE: 3/8"=1'-0"

141.1

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No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: STORM DRAINAGE NOTES AND DETAILS FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO.
LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER — 07/17/2025

Scale: Horizontal 1" = 60'; Vertical 1" = 5'

Designed JT
Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

JTOWNE 7/16/2025 6:01 PM P:\23000s\23090\engineering\23090-d.dwg

Job Number 23090
Sheet C18 of 22

WATER NOTES AND DETAILS
FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1
PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

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 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, 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-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.

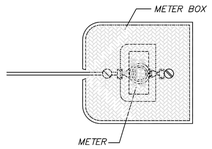
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	08/2024	WATER MAIN INSTALLATION GENERAL NOTES	1 OF 2
2022 Standard Drawings			

WATER MAIN INSTALLATION GENERAL NOTES

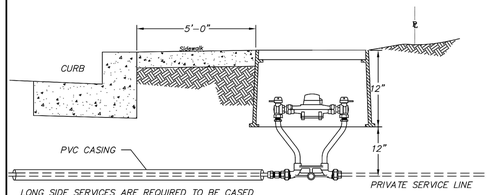
16. Where the water line crosses a sanitary sewer, the water line shall be above the sewer line whenever possible, with a separation of at least 18 inches between the invert of the water line and the crown of the sewer pipe. If this criteria can not be achieved the sewer pipe shall be cased within ductile iron pipe for a distance of 10 feet either side of the water line.
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	08/2024	WATER MAIN INSTALLATION GENERAL NOTES	2 OF 2
2022 Standard Drawings			

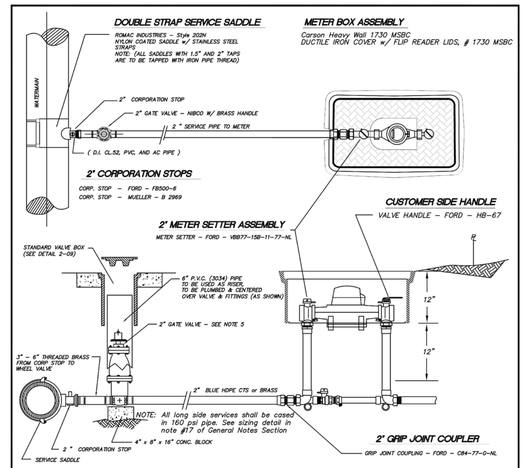


METER BOX – TYPE – *Carson Heavy Wall as shown on the detail for specific meter size DUCTILE IRON COVER w/ FLIP READER LIDS, as shown on details All appurtenances placed inside meter box shall be centered to operate valves and read the meter.*



LONG SIDE SERVICES ARE REQUIRED TO BE CASED
SEE DETAILS ON WATER MAIN INSTALLATION GENERAL NOTES SECTION

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	04/2019	TYPICAL METER PLACEMENT	2-01
2022 Standard Drawings			



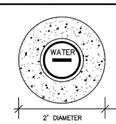
NOTES:

1. ALL SERVICE SADDLES SHALL HAVE RUBBER GASKET, I.P. THREADS AND NYLON COATED. ALL 1.5" AND 2" SERVICE LINES WILL BE SADDLED.
2. IN APPROVED SOIL SENSITIVE AREAS HDPE MAINS AND SERVICE LINES ARE REQUIRED. A TONING (tracer) WIRE, UL LISTED, TYPE UF, SOLID CORE, 12 GAUGE INSULATED COPPER IS REQUIRED. AN IDEAL TWISTER DB PLUS WIRE CONNECTOR, MODEL 60 IS REQUIRED TO CONNECT TRACER WIRES TOGETHER (i.e. tracer wire extension from spool to spool, service to main, main to main at intersections, and hydrant to main installations). Blue HDPE CTS shall be substituted for type K copper in service lines.
3. ALL THREAD FITTING CONNECTIONS SHALL BE DRESSED WITH AN APPROVED JOINTING COMPOUND
4. ANTI-SEIZE SHALL BE USED ON ALL BOLT THREADS
5. 2" GATE VALVE – M&H AWWA C509 RESILIENT WEDGE GATE VALVE 4067-07 W/ 2" SQUARE NUT
6. STAINLESS STEEL PIPE STIFFENERS ARE REQUIRED WHERE HDPE PIPE IS USED

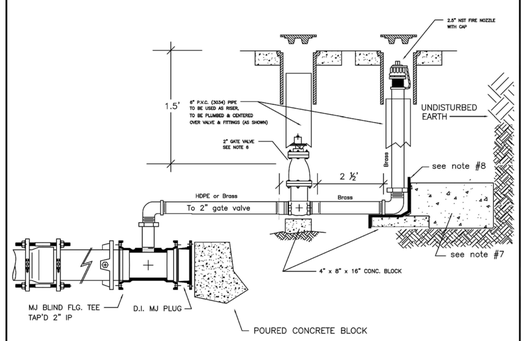
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2023	2" SINGLE METER SERVICE STANDARD	2-05
2022 Standard Drawings			

BLOW OFF ASSEMBLY GENERAL NOTES

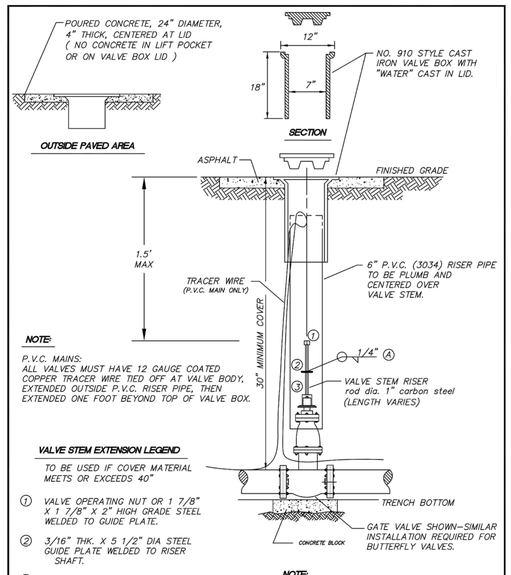
1. IF A THRUST BLOCK IS POURED THEN IT SHALL BE REQUIRED TO USE 12 ML. PLASTIC OR CONSTRUCTION FABRIC TO PROTECT THE BLOW-OFF ASSEMBLY
2. ALL BLOW-OFF ASSEMBLIES ATTACHED TO P.V.C. MAINS MUST HAVE 12 GAUGE COATED COPPER TRACER WIRE TIED OFF AT THE VALVE BOX BODY AND EXTENDING ONE FOOT BEYOND TOP OF VALVE BOX.
3. VALVE BOXES TO BE CENTERED OVER THE BLOW-OFF ASSEMBLY AND COVER SHALL BE SET AT A DISTANCE OF 1" MIN. TO 2" MAX. BETWEEN THE HOSE CAP CONNECTION ON BLOW-OFF ASSEMBLY AND THE BOTTOM OF COVER
4. FITTINGS FROM D.I. BLIND FLG. TEE TO 2" OPERATING VALVE HOSE BIB SHALL BE 2" DIAMETER AND THE 2" FROM OPERATING VALVE TO HOSE CAP CONNECTION WILL BE 2" DIAMETER AND MADE OF BRASS
5. VALVE BOXES WILL BE, OLYMPIC FOUNDRY INC., VB910 VALVE BOX WITH "WATER" CAST IN LID, OVERALL LENGTH IS 10.75"
6. 2" GATE VALVE – M&H AWWA C509 RESILIENT WEDGE GATE VALVE 4067-02 W/ 2" SQUARE NUT
7. POURED IN PLACE CONCRETE BLOCK
   BLOCK SIZE (2 FT. WIDE, 2 FT. DEEP, AND 3 FT. MIN. LENGTH TO UNDISTURBED NATIVE SOIL.)
   LENGTH IS A VARIABLE DEPENDING UPON DISTANCE TO UNDISTURBED NATIVE SOIL
8. ALL FITTINGS CONTACTED BY POURED IN PLACE CONCRETE SHALL BE PROTECTED BY 12 ML. PLASTIC, PLACED BETWEEN MATERIALS



POURED COMMERCIAL CONCRETE (3000 psi) COLLAR – 4 INCHES THICK CENTERED ON VALVE BOX LID AND BLOW-OFF ASSEMBLY LID.



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



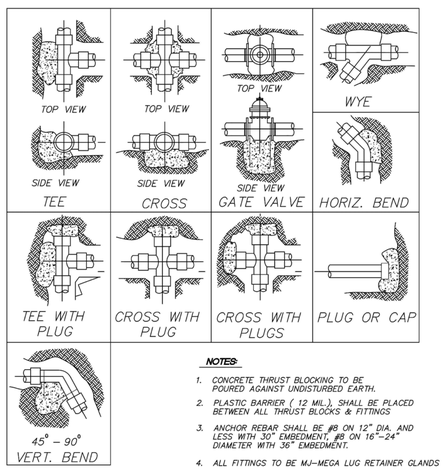
NOTE:
P.V.C. MAINS:
ALL VALVES MUST HAVE 12 GAUGE COATED COPPER TRACER WIRE TIED OFF AT VALVE BODY, EXTENDED OUTSIDE P.V.C. RISER PIPE, THEN EXTENDED ONE FOOT BEYOND TOP OF VALVE BOX.

VALVE STEM EXTENSION LEGEND
TO BE USED IF COVER MATERIAL MEETS OR EXCEEDS 40"

① VALVE OPERATING NUT OR 1 7/8" X 1 7/8" X 2" HIGH GRADE STEEL WELDED TO GUIDE PLATE.
② 3/16" THK. X 5 1/2" DIA STEEL GUIDE PLATE WELDED TO RISER SHAFT.
③ 2" X 2" X 3/16" SQUARE STRUCTURAL STEEL TUBING TO FIT OPERATING NUT. LENGTH AS REQUIRED.

NOTE:
Ⓐ WELD ALL AROUND, AS SPECIFIED ABOVE.

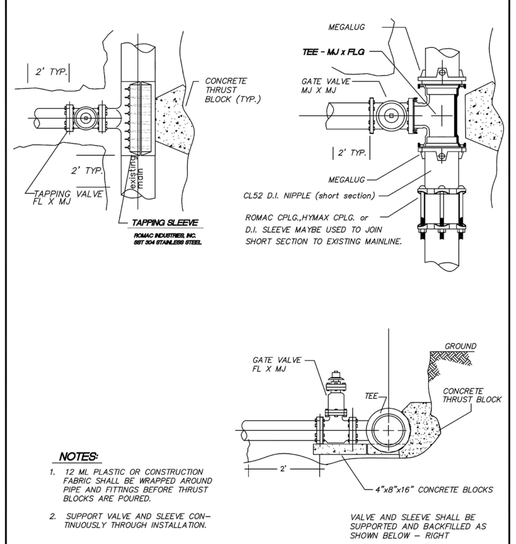
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	02/2020	STANDARD VALVE BOX	2-09
2022 Standard Drawings			



NOTES:

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

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



NOTES:

1. 12 ML PLASTIC OR CONSTRUCTION FABRIC SHALL BE WRAPPED AROUND PIPE AND FITTINGS BEFORE THRUST BLOCKS ARE POURED.
2. SUPPORT VALVE AND SLEEVE CON-TINUOUSLY THROUGH INSTALLATION.

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

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: WATER NOTES AND DETAILS FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO
LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI – STATE OF WASHINGTON – 25672 – REGISTERED PROFESSIONAL ENGINEER – 07/17/2025

Scale: Horizontal 1" = 60' Vertical –

Designed JT Drawn JT Checked DKB Approved DKB Date 07/17/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23090 Sheet C19 of 22

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WATER NOTES AND DETAILS

FOR

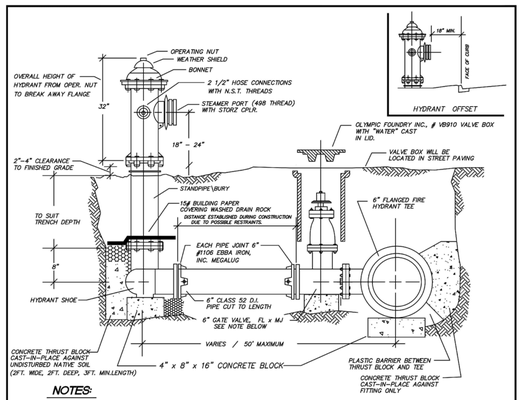
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

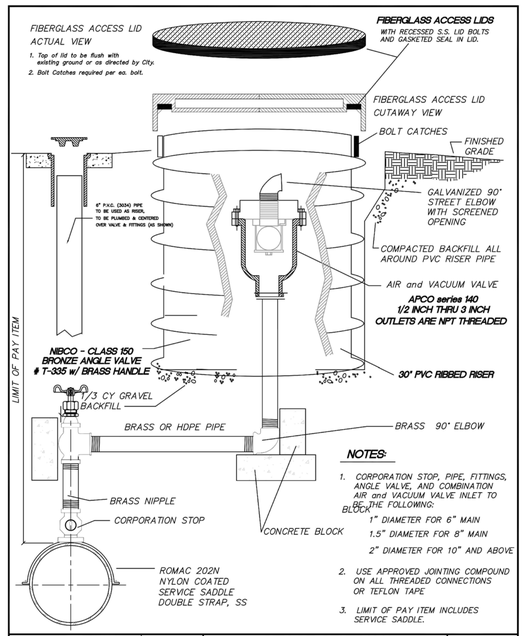
"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"



NOTES:

1. HYDRANTS SHALL BE LOCATED WITH A MINIMUM FIVE FOOT RADIUS UNOBSTRUCTED WORKING AREA PROVIDED, AND IN NO CASE SHALL BE LOCATED IN SIDEWALK.
2. HYDRANT SHALL BE WATEROUS CLASSIC PACER WB67-250, DRESSER M&H RELIANT STYLE 129 OR MUELLER CENTURION CHECK VERTICAL DISTANCE BETWEEN OPERATING NUT AND BREAK AWAY FLANGE (31-32 Inches).
3. HYDRANTS SHALL BE PAINTED SUNBURST YELLOW – HIGH GRADE ENAMEL, AFTER INSTALLATION
4. HYDRANTS SHALL HAVE A MINIMUM BURY OF 30 INCHES
3. GATE VALVES SHALL BE RESILIENT WEDGE NRS WITH O-RING SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT BY ANSI FLANGES. VALVES SHALL CONFORM TO AWWA C515.
5. FILTER FABRIC MATERIAL SHALL BE USED IN CONJUNCTION WITH THE USE OF DRAIN ROCK. THE APPLICATION OF THE FILTER FABRIC MATERIAL SHALL MINIMIZE THE IMPACT OF THE NATIVE SOIL IN THE FUNCTION OF THE DRAIN ROCK.
6. ALL MECHANICAL BOLTS TO FITTINGS SHALL HAVE ANTI-SEIZE COMPOUND APPLIED TO THE BOLTS
7. POURED IN PLACE CONCRETE BLOCKING, BLOCK SIZE – (2 FT. WIDE, 2 FT. DEEP, AND 2 FT. MIN. LENGTH TO UNDISTURBED NATIVE SOIL – NOTE LENGTH IS A VARIABLE DEPENDING UPON DISTANCE TO UNDISTURBED NATIVE SOIL.
8. ALL HYDRANTS SHALL HAVE EPOXY COATED SHOE.

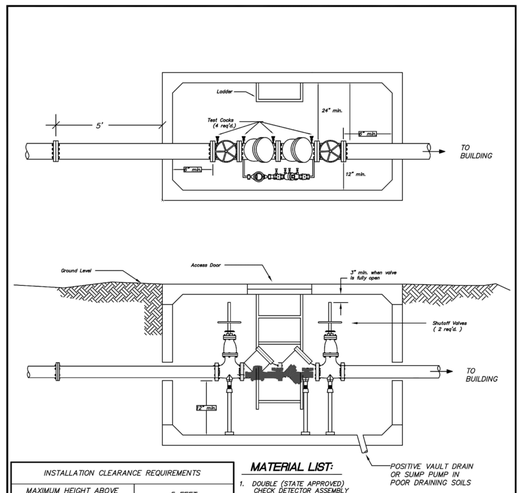
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	01/2024	FIRE HYDRANT DETAIL	2-12
2022 Standard Drawings			



NOTES:

1. CORPORATION STOP, PIPE, FITTINGS, ANGLE VALVE, AND COMBINATION AIR and VACUUM VALVE INLET TO BE THE FOLLOWING:
   1" DIAMETER FOR 6" MAIN
   1.5" DIAMETER FOR 8" MAIN
   2" DIAMETER FOR 10" AND ABOVE
2. USE APPROVED JOINTING COMPOUND ON ALL THREADED CONNECTIONS OR TEFLON TAPE.
3. LIMIT OF PAY ITEM INCLUDES SERVICE SADDLE.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	AIR and VACUUM VALVE ASSEMBLY	2-13
2022 Standard Drawings			



INSTALLATION CLEARANCE REQUIREMENTS	
MAXIMUM HEIGHT ABOVE FLOOR OR GRADE	5 FEET
MINIMUM SIDE CLEARANCE	12 INCHES ON ONE SIDE & 24 INCHES ON THE OTHER
MINIMUM CLEARANCE BELOW ASSEMBLY	12 INCHES*
MINIMUM END CLEARANCE	6 INCHES
MINIMUM CLEARANCE ABOVE FULLEST OPENING OF SOV	3 INCHES

*LARGE SIZE "J" PATTERN DCVA MUST BE INSTALLED WITH SUFFICIENT ROOM BELOW THE # CHECK VALVE TO ALLOW THE REMOVAL OF CHECK VALVE #1

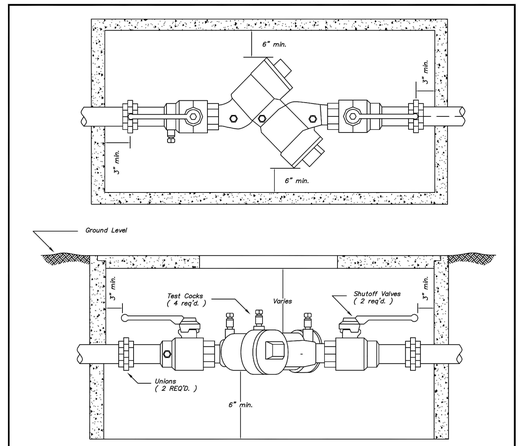
MATERIAL LIST:

1. DOUBLE (STATE APPROVED) CHECK DETECTOR ASSEMBLY
2. CLASS 52 DI WALL PIPE FL X FL
3. CLASS 52 DI 90 deg. BEND FL X FL
4. CLASS 52 DI TEE FL X FL
5. SWING CHECK VALVE W/BALL DRIP ASSEMBLY
6. FIRE DEPARTMENT CONNECTION
7. SUPPORT STANDS (ASSEMBLIES 2-1/2" AND LARGER)
8. DETECTOR METER
9. DOUBLE (STATE APPROVED) CHECK DETECTOR ASSEMBLY
10. SUPPORT STANDS
11. STANDARD CONCRETE VAULT WITH BOTTOM AND DIAMOND PLATED ALUMINUM LID WITH HINGED DOUBLE DOOR.

GENERAL NOTES:

A. PIPE FROM VAULT TO BUILDING SHALL BE SAME AS MAIN TO VAULT
B. TAMPER SWITCHES SHALL BE INSTALLED ON 1 & 3 CONNECTED TO BUILDING FIRE ALARM SYSTEM.
C. ALL PIPING SHALL BE A MINIMUM OF 4" DIA. AS PER NFPA13.
D. WHERE PIPING PASSES THROUGH CONC. WALL, PROVIDE 2" CLEARANCE WITH WATERPROOF MASTIC OR FLEXIBLE SEALANT.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06-2017	DOUBLE CHECK DETECTOR ASSEMBLY	2-15
2022 Standard Drawings			



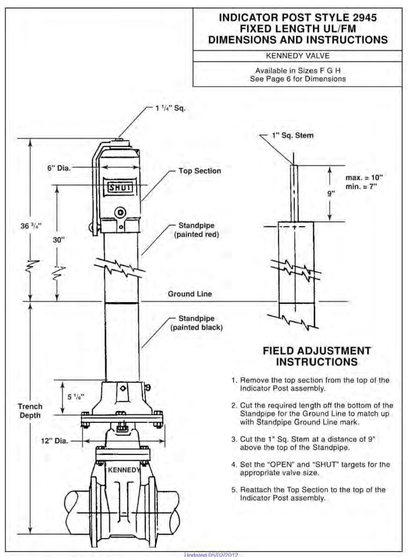
INSTALLATION CLEARANCE REQUIREMENTS	ABOVE GROUND	BELOW GROUND
MAXIMUM HEIGHT ABOVE FLOOR OR GRADE	5 FEET	--------
MINIMUM SIDE CLEARANCE	ADEQUATE*	ADEQUATE*
MINIMUM CLEARANCE BELOW ASSEMBLY	ADEQUATE*	6 INCHES
MINIMUM END CLEARANCE	ADEQUATE*	ADEQUATE*
MINIMUM CLEARANCE ABOVE FULLEST OPENING OF SOV	ADEQUATE*	ADEQUATE*

*CONSULT THE WATER PURVEYOR FOR INTERPRETATION OF WHAT IS ADEQUATE

GENERAL NOTES:

A. ADEQUATE SPACE CONSIDERATION FOR TESTING, REPAIR, AND MAINTENANCE.
B. MINIMUM BOX SIZE :
   – 3/4" TO 1" ASSEMBLIES: 10" X 13"
   – 1-1/4" TO 2" ASSEMBLIES: 14" X 20"
C. INSTALL WITH TEST COCKS FACING UP OR TO ONE SIDE.
D. BE AWARE OF THERMAL EXPANSION DANGER.

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06-2017	DOUBLE CHECK VALVE ASSEMBLY - small (In Below-Ground Box Installation)	2-16
2022 Standard Drawings			

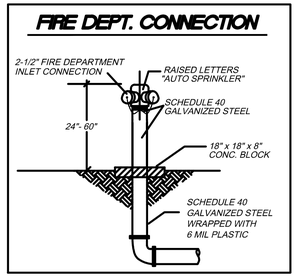


FIELD ADJUSTMENT INSTRUCTIONS

1. Remove the top section from the top of the Indicator Post assembly.
2. Cut the required length off the bottom of the Standpipe for the Ground Line to match up with Standpipe Ground Line mark.
3. Cut the 1" Sq. Stem at a distance of 9" above the top of the Standpipe.
4. Set the "OPEN" and "SHUT" targets for the appropriate valve size.
5. Reattach the Top Section to the top of the Indicator Post assembly.

1 Revised 09/20/2017

FIRE DEPT. CONNECTION



THRUST LOADS

THRUST AT FITTINGS IN POUNDS AT 200 POUNDS PER SQUARE INCH OF WATER PRESSURE

PIPE DIAMETER	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	DEAD END OR TEE
4"	3,600	2,000	1,000	500	2,600
6"	8,000	4,400	2,300	1,200	5,700
8"	14,300	7,700	4,000	2,000	10,100
10"	22,300	12,100	6,200	3,100	15,800
12"	32,000	17,400	8,900	4,500	22,700
14"	43,600	23,600	12,100	6,100	30,800
16"	57,000	30,800	15,700	7,900	40,300

NOTES:

1. BLOCKING SHALL BE CEMENT CONCRETE CLASS "B" POURED IN PLACE AGAINST UNDISTURBED EARTH. FITTING SHALL BE ISOLATED FROM CONCRETE THRUST BLOCK WITH PLASTIC OR SIMILAR MATERIAL.
2. TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (S.F.):
   EXAMPLE: 12" – 90 DEG. BEND IN SAND AND GRAVEL
   32,000 LBS : 3000 LB/S.F. = 10.7 S.F. OF AREA
3. AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZE, PRESSURES AND SOIL CONDITIONS.
4. BLOCKING SHALL BE ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.
5. BLOCKING FOR PIPES LESS THAN 4" DIA. WILL USE 4" PIPE VALUES.

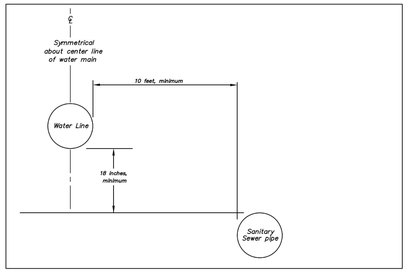
SAFE SOIL BEARING LOADS

FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET

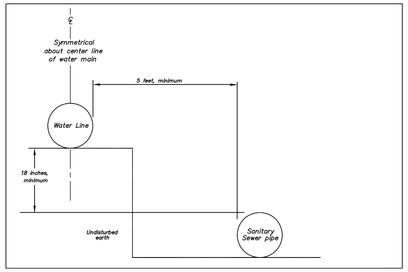
SOIL	POUNDS PER SQUARE FOOT
MUCK,PEAT	0
SOFT CLAY	1,000
SAND	2,000
SAND & GRAVEL	3,000
SAND & GRAVEL CEMENTED WITH CLAY	4,000
HARD SHALE	10,000

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	THRUST LOADS	2-18
2022 Standard Drawings			

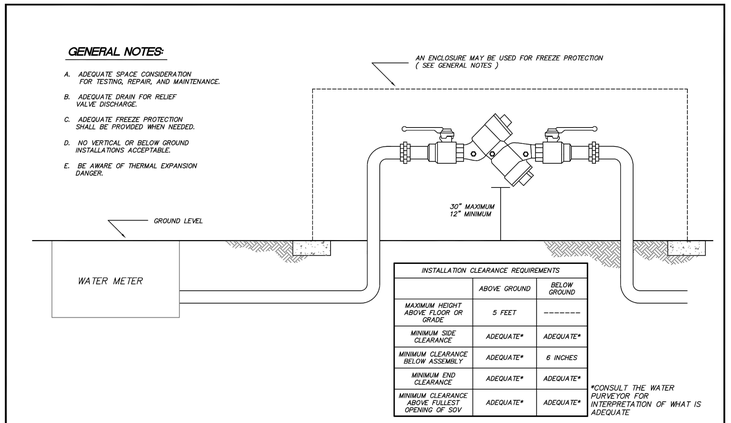
Required Separation Between Water Lines and Sanitary Sewers, Parallel Construction



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



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



GENERAL NOTES:

A. ADEQUATE SPACE CONSIDERATION FOR TESTING, REPAIR, AND MAINTENANCE.
B. ADEQUATE DRAIN FOR RELIEF VALVE DISCHARGE.
C. ADEQUATE FREEZE PROTECTION SHALL BE PROVIDED WHEN NEEDED.
D. NO VERTICAL OR BELOW GROUND INSTALLATIONS ACCEPTABLE.
E. BE AWARE OF THERMAL EXPANSION DANGER.

INSTALLATION CLEARANCE REQUIREMENTS	ABOVE GROUND	BELOW GROUND
MAXIMUM HEIGHT ABOVE FLOOR OR GRADE	5 FEET	--------
MINIMUM SIDE CLEARANCE	ADEQUATE*	ADEQUATE*
MINIMUM CLEARANCE BELOW ASSEMBLY	ADEQUATE*	6 INCHES
MINIMUM END CLEARANCE	ADEQUATE*	ADEQUATE*
MINIMUM CLEARANCE ABOVE FULLEST OPENING OF SOV	ADEQUATE*	ADEQUATE*

*CONSULT THE WATER PURVEYOR FOR INTERPRETATION OF WHAT IS ADEQUATE

STD. PLAN NO.	APPROVED BY	REVISED DATE	CITY OF CENTRALIA
2-17	CITY ENGINEER	06-2017	REDUCED PRESSURE BACKFLOW ASSEMBLY (Above Ground Installation)
	2022 Standard Drawings		

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: WATER NOTES AND DETAILS FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For:

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER — 07/17/2025

Scale: Horizontal 1" = 60' Vertical –

Designed JT
Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

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Job Number 23090

Sheet C20 of 22

SANITARY SEWER NOTES AND DETAILS
FOR
FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1
PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

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 be 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 9–05.12. 8"–15" ASTM D 3034, SDR 35 / 18"–24" ASTM F 679
6. The end of laterals shall be marked with a 2x4 wooden stake four feet long (minimum) buried in the ground 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 sixty inches (60") in diameter, Type 1 manholes unless otherwise specified by the City.
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 possible 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.

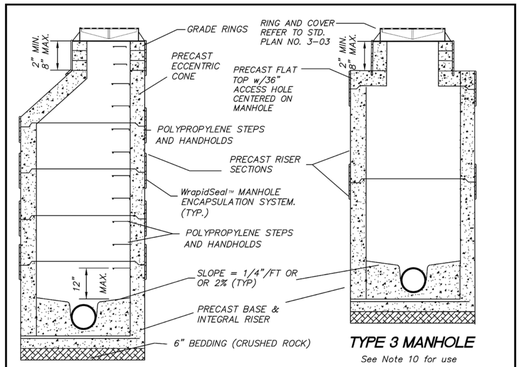
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	
CITY ENGINEER	06-2023	SEWER MAIN INSTALLATION GENERAL NOTES	1 OF 2
2022 Standard Drawings			

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:*
   - **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 hours or holiday Inspections: $ 100.00*
   - **Re–inspection: $ 50.00*
   - *Grinder pump connection permit $ 100.00*
   - *Grinder pumps commercial or industrial connection $ 150.00*
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 the side sewer shall be borne by the owner.*
6. *Pipes acceptable for side sewers: polyvinyl chloride(PVC) ASTM D 3034, SDR 35; cast iron soil 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 paragragh 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			

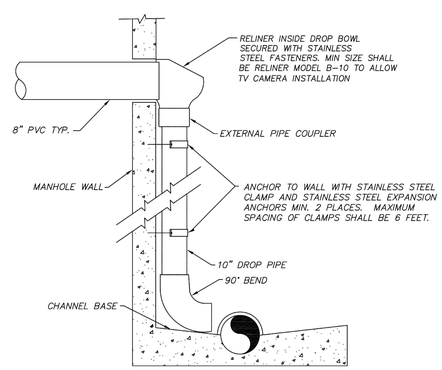


TYPE 1 MANHOLE — *TYPE 3 MANHOLE* (See Note 10 for use)

NOTES:

1. *PRECAST MANHOLES SHALL MEET THE REQUIREMENTS OF ASTM C478. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO ASTM C443 AND SHALL BE GROUTED FROM THE INSIDE. LIFT HOLES SHALL BE GROUTED FROM THE OUTSIDE AND INSIDE OF THE MANHOLE. GROUT SHALL BE ANTI–MICROBIAL GROUT.*
2. *STEPS IN MANHOLE SHALL HAVE 6" MINIMUM CLEARANCE. HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MINIMUM CLEARANCE. THE FIRST STEP OR HANDHOLD SHALL BE A MAXIMUM OF 12" FROM COVER.*
3. *PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MINIMUM.*
4. *ALL MANHOLES SHALL BE ANTI–MICROBIAL CONCRETE OR COATED WITH RAVEN 405 COATING ON ALL INTERIOR SURFACES.*
5. *CONNECTION TO MANHOLE SHALL BE MADE BY KOR–N–SEAL BOOT, SAND COLLAR OR A–LOCK.*
6. *SEE STANDARD PLAN 3–03 FOR CASTING REQUIREMENTS AND MANHOLE COLLAR INSTALLATION.*
7. *USE OF 6" GRADE RINGS ONLY ALLOWED WITH PRIOR APPROVAL OF CITY ENGINEER.*
8. *MANHOLES SHALL BE SIXTY (60) INCHES IN DIAMETER, UNLESS OTHERWISE SPECIFIED BY THE CITY.*
9. *ALL EXTERIOR JOINTS INCLUDING ADJUSTMENT RINGS SHALL BE WRAPPED WITH WrapidSeal™.*
10. *MANHOLES 4FT TO 6FT DEEP MEASURING FROM THE RIM TO THE INVERT SHALL BE TYPE 3 MANHOLES. FOR MANHOLES LESS THAT 4FT DEEP, CONTACT CITY ENGINEER FOR REQUIREMENTS.*

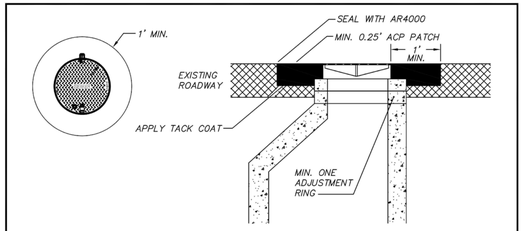
APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06-2023	SANITARY SEWER MANHOLES	3-02
2022 Standard Drawings			



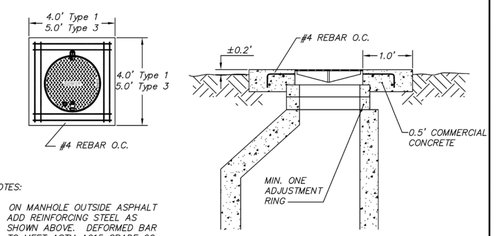
NOTE:

1. *RELINER INSIDE DROP SYSTEM BY DURAN INC. LYME, CONNECTICUT. (860)434–0277.*

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	02/2020	DROP CONNECTION SYSTEM INSIDE MANHOLE	3-06
2022 Standard Drawings			



MANHOLE IN ASPHALT

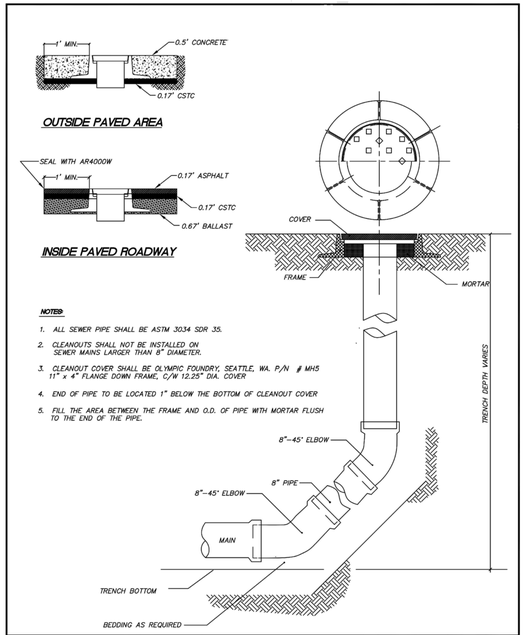


MANHOLE OUTSIDE ASPHALT

NOTES:

1. *ON MANHOLE OUTSIDE ASPHALT ADD REINFORCING STEEL AS SHOWN ABOVE. DEFORMED BAR TO MEET ASTM A615 GRADE 60 FY=60,000 P.S.I.*
2. *TYPE 1 MANHOLE COVER AND FRAME SHALL BE ERGO 24 4" or 7" TALL CAM LOCKING HINGED MANHOLE ASSEMBLY, SEWER P/N #00104043L02, #00104043L03*
3. *TYPE 3 MANHOLE COVER AND FRAME SHALL BE ERGO XL 6" TALL CAM LOCKING HINGED MANHOLE ASSEMBLY, SEWER P/N #41600527L02*

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06-2023	MANHOLE COLLAR	3-03
2022 Standard Drawings			



NOTES:

1. *ALL SEWER PIPE SHALL BE ASTM 3034 SDR 35.*
2. *CLEANOUTS SHALL NOT BE INSTALLED ON SEWER MAINS LARGER THAN 8" DIAMETER.*
3. *CLEANOUT COVER SHALL BE OLYMPIC FOUNDRY, SEATTLE, WA. P/N # MH5 11" x 4" FLANGE DOWN FRAME, C/W 12.25" DIA. COVER*
4. *END OF PIPE TO BE LOCATED 1" BELOW THE BOTTOM OF CLEANOUT COVER*
5. *FILL THE AREA BETWEEN THE FRAME AND O.D. OF PIPE WITH MORTAR FLUSH TO THE END OF THE PIPE.*

APPROVED BY	REVISED DATE	CITY OF CENTRALIA	STD. PLAN NO.
CITY ENGINEER	06/2017	CLEANOUT	3-04
2022 Standard Drawings			

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: SANITARY SEWER NOTES AND DETAILS FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER — 07/17/2025

Scale: Horizontal 1" = 60' Vertical –

Designed JT Drawn JT Checked DKB Approved DKB Date 07/17/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23090 Sheet C21 of 22

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INADVERTENT DISCOVERY PLAN NOTES AND DETAILS

FOR

FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

PORTION OF THE NE 1/4 & NW 1/4 OF SECTION 36, TOWNSHIP 15 N., RANGE 03 W., W.M.
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

"PLAN APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL"

Inadvertent Discovery Plan for Cultural Resources

Washington state law protects archaeological resources (RCW 27.53, 27.44, and WAC 25–48) and human remains (RCW 68.50) from disturbance or theft. If artifacts or cultural deposits are discovered inadvertently during ground-disturbing activities in the API, construction should be immediately stopped. Artifacts and cultural deposits might include, but are not limited to, evidence for precontact activities such as chipped stone tools, chipped stone tool debris, ground stone tools, bone, and shell objects, fire-cracked or discolored rocks, concentrations of charcoal and discolored soil, or shell middens. There may also be evidence of Historic period land use or dumping such as structural debris, mechanical items, or concentration of cans, bottles, or other debris (**Photos B.1–B.6** for examples of artifacts and cultural deposits).

If there is any question as to whether the finds are cultural, a professional archaeologist may be consulted to verify that the finds are archaeological. The construction supervisor will establish a 20 m (65 foot) buffer area around the discovery to protect the find while it is investigated. The construction supervisor and the landowner will notify the City of Centralia (City). Ground-disturbing work may proceed in other parts of the API, provided it will not affect the cultural discovery. The City, as lead agency for SEPA compliance, will carry out any necessary consultation with the Washington State DAHP, affected Tribes, and other interested parties.

Inadvertent Discovery Plan for Human Remains

If ground-disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the Lewis County Medical Examiner (360-740-1376) and the City of Centralia Police Department (360-330-7680) in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the medical examiner determines the remains are non-forensic, then they will report that finding to the DAHP, who will then take jurisdiction over the remains. The State Physical Anthropologist, Guy Tasa (360-790-1633), will make a determination of whether the remains are Indian or non-Indian and report that finding to any appropriate cemeteries and the affected Tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

Photo B.1. Shell midden and layered stratigraphy of shell and blackened soil

Photo B.2. Examples of stone tools and flaked stone

Photo B.3. Examples of hearth features and unusual accumulations of rocks, possibly with burnt or charcoal-stained soils.

Photo B.4. Examples of historic artifacts

Photo B.5. Examples of historic bottles

Photo B.6. Example of a historic building foundation

No.	Date	By	Ckd.	Appr.	Revision
2	07/17/25	JT	DKB	DKB	REVISED PER CITY COMMENTS

Title: INADVERTENT DISCOVERY PLAN NOTES AND DETAILS FOR FORDS PRAIRIE INDUSTRIAL PARK BUILDING 1

For: LOGISTICS PROPERTY CO

LOGISTICS PROPERTY CO.
1100 BELLEVUE WAY NE,
SUITE 8A#238
BELLEVUE, WA 98004

DANIEL K. BALMELLI — STATE OF WASHINGTON — 25672 — REGISTERED PROFESSIONAL ENGINEER — 07/17/2025

Scale: Horizontal 1" = 60' Vertical –

Designed JT
Drawn JT
Checked DKB
Approved DKB
Date 07/17/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**

Job Number **23090**

Sheet **C22** of **22**

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