



Site Plan Review Committee
Michael Thomas, City Manager

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DEPARTMENT**
360-330-7662

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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, November 3, 2025

Join Zoom meeting: [Public Meeting Link](#)

Join by mobile: #1-253-215-8782

Meeting ID: 891 1886 9218 Passcode: 926458

All applicants should join the meeting at 10 AM as time frames are estimations only and subject to change. The public are invited to participate.

9:00 AM STAFF REVIEW TIME

10:00 AM – Site Plan Review

Project Name: **W 1st Street Planned Unit Development**
Applicant/Owner: Brad Clark and Ryan Clark
Property Address: 1006 W 1st Street
Contact Phone: 360.880.4737
Email: acorninvestmentproperties@outlook.com
Zone: R:15, Medium-High Density Residential
Parcel Information: 000545-002-009, 1.91 acres

Request: Revise previously approved Planned Unit Development to construct in phases.

Phase I: Infrastructure installation.

Phase II: Construction and occupancy of buildings A-D.

Phase III: Construction of buildings E-G and final PUD close out.

LEGEND

EXISTING	PROPOSED	
W	W	WATER LINE
CH	FH	FIRE HYDRANT
GV	GV	GATE VALVE
DB	DB	THRUST BLOCKING
SS	SS	SINGLE/DUAL WATER METER
	BO	BLOWOFF ASSEMBLY
	CO	VACUUM SEWER
	CO	VACUUM SEWER CLEANOUT
	CB	CATCH BASIN
	SD	STORM DRAIN LINE
	XY	SPOT ELEVATION
	RP	RIPRAP
	SD	SURFACE FLOW DIRECTION
	SP	SOIL TEST PIT
	BS	BUILDING SETBACK
	FC	FENCE
	WB	WETLAND BOUNDARY
	TS	TOP OF SLOPE
	RO	ROOF OVERHANG

1ST STREET MULTI-FAMILY

SECTION 5 & 8, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M.
"CENTRALIA", WASHINGTON

Phase I: Infrastructure intsalations

Phase II: Construction and occupancy of buildings A - D

Phase III: Construction of remaining buildings and final close out.

VICINITY MAP

N.T.S.



PROJECT INFORMATION

APPLICANT/OWNER: BRAD CLARK AND RYAN CLARK
841 NW LAKE ST.
CHEHALIS, WA 98532
(360) 880-4737
BRAD.CLARK.7@GMAIL.COM

ENGINEER: ROBERT W. BALMELLI PE
91 S.W. 13TH ST.
P.O. BOX 923
CHEHALIS, WA. 98532-0923
(360) 740-8919 PHONE
(360) 740-8912 FAX

SURVEYOR: ARNE RIIPINEN PLS
10305 CANYON RD. E.
PUYALLUP, WA 98373
(253) 845-0048 PHONE
(253) 535-2864 FAX

PARCEL NO: 000545002008

SITE ADDRESS: 0 W. 1ST STREET
954 RAINIER AVENUE
CENTRALIA, WA. 98531

ZONING: R15 - MEDIUM-HIGH DENSITY RESIDENTIAL

SITE AREA: 1.91 AC.

BUILDING SETBACKS: REAR 25'
SIDE 5'
FRONT 20'

SANITARY SEWER: CITY OF CENTRALIA

WATER: CITY OF CENTRALIA

FIRE DISTRICT: RIVERSIDE FIRE AUTHORITY

SCHOOL DISTRICT: CENTRALIA SCHOOL DISTRICT

SHEET INDEX

C0.1 CIVIL COVER SHEET AND SITE PLAN
C1.1 HORIZONTAL CONTROL PLAN
C1.2 HORIZONTAL CONTROL DETAILS AND NOTES
C1.3 HORIZONTAL CONTROL DETAILS
C2.1 GRADING AND DRAINAGE PLAN
C2.2 DRAINAGE DETAILS AND NOTES
C3.1 SEWER SERVICE PLAN AND PROFILE
C3.2 SEWER DETAILS AND NOTES
C4.1 WATER MAIN AND SERVICE PLAN
C4.2 WATER DETAILS AND NOTES
C5.1 TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN
C5.2 T.E.S.C. DETAILS AND NOTES

SURVEY INFORMATION

LEGAL DESCRIPTION
SECTION 08 TOWNSHIP 14N RANGE 02W PT NE4 NW4 PRCL A
3451980

VERTICAL DATUM

ASSUMED

BASIS OF BEARING

ASSUMED

GEOTECHNICAL NOTE

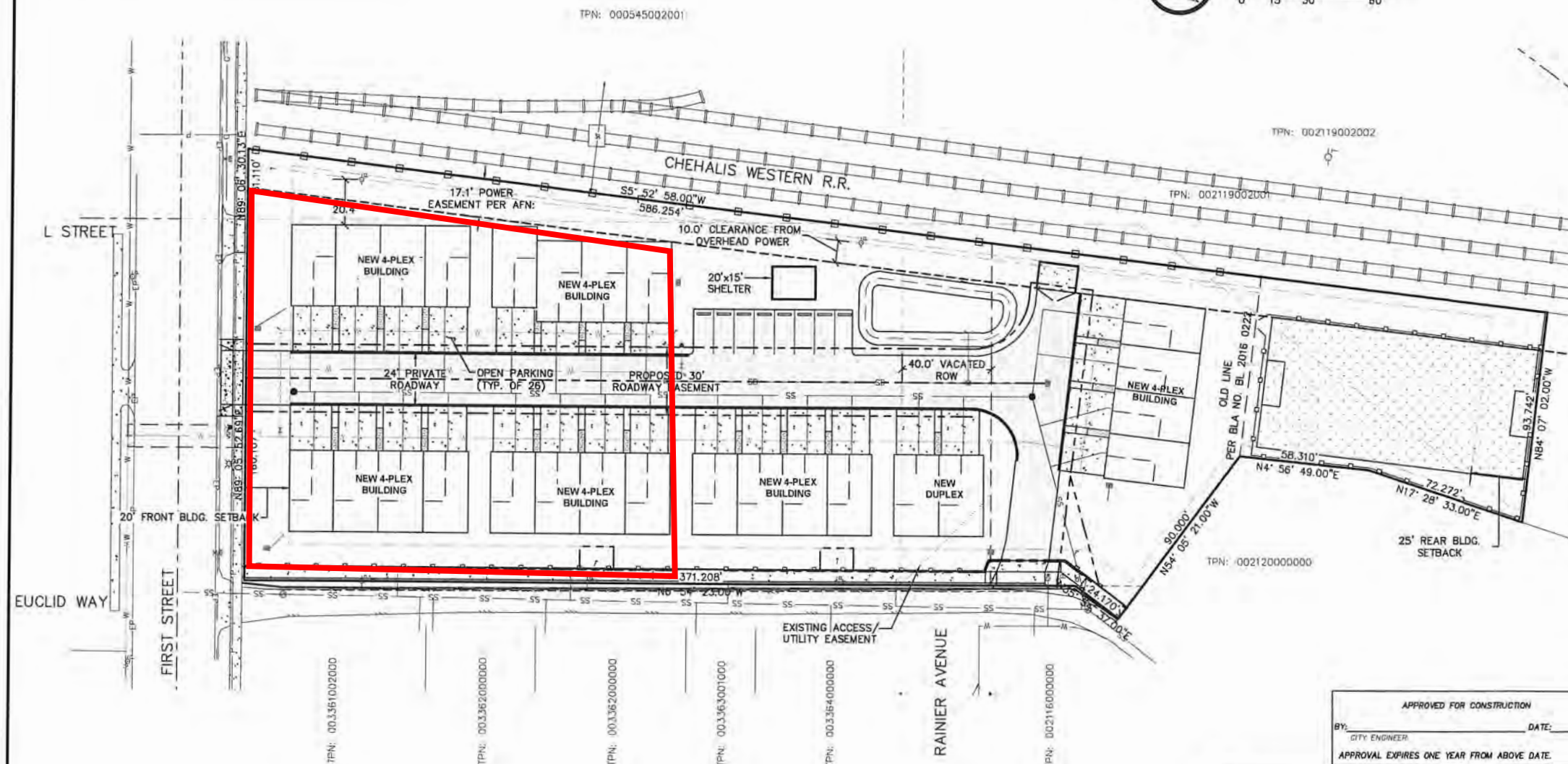
A GEOTECHNICAL REPORT WAS NOT PREPARED FOR THIS PROJECT. IN LIEU OF A REPORT, ALL RETAINING WALL CONSTRUCTION, EARTHWORK, SUB-GRADE PREPARATION, AND PAVING ACTIVITIES SHALL COMPLY WITH THE STANDARD SPECIFICATIONS AND THE IBC.

WORK IN CITY RIGHT-OF-WAY

CONTRACTOR TO OBTAIN RIGHT OF WAY PERMIT PRIOR TO ANY WORK WITHIN CITY RIGHT OF WAY. ALL WORK WITHIN CITY RIGHT OF WAY SHALL ADHERE TO CITY STANDARDS AS OUTLINED IN THE RIGHT OF WAY PERMIT.



SCALE: 1"=30 FEET
0 15 30 60



APPROVED FOR CONSTRUCTION
BY: _____ DATE: _____
CITY ENGINEER
APPROVAL EXPIRES ONE YEAR FROM ABOVE DATE.

TOPOGRAPHIC NOTE

TOPOGRAPHIC INFORMATION DEPICTED HEREON WAS PROVIDED BY RIIPINEN SURVEYING INC. TOPOGRAPHIC INFORMATION WAS NOT FIELD VERIFIED BY RB ENGINEERING.

NO. DATE 1 1/19/23 ADD F.A. REVISE BUDS	
DESIGNED BY: RBW DRAWN BY: ALE CHECKED BY: RBW	DATE: 1/22/2022 SCALE: 1" = 30'
1ST STREET MULTI-FAMILY CENTRALIA, WA	
CIVIL COVER SHEET AND SITE PLAN	
RB Engineering DESIGN - PERMIT - MANAGE OFF: (360) 740-8919 EMAIL: info@rbengineering.com P.O. Box 923 CHEHALIS, WA 98532	
811 Know what's below. Call 811 before you dig.	
JOB NUMBER 20104 DRAWING NAME 20104_0.1_COVR C0.1 1 OF 12	