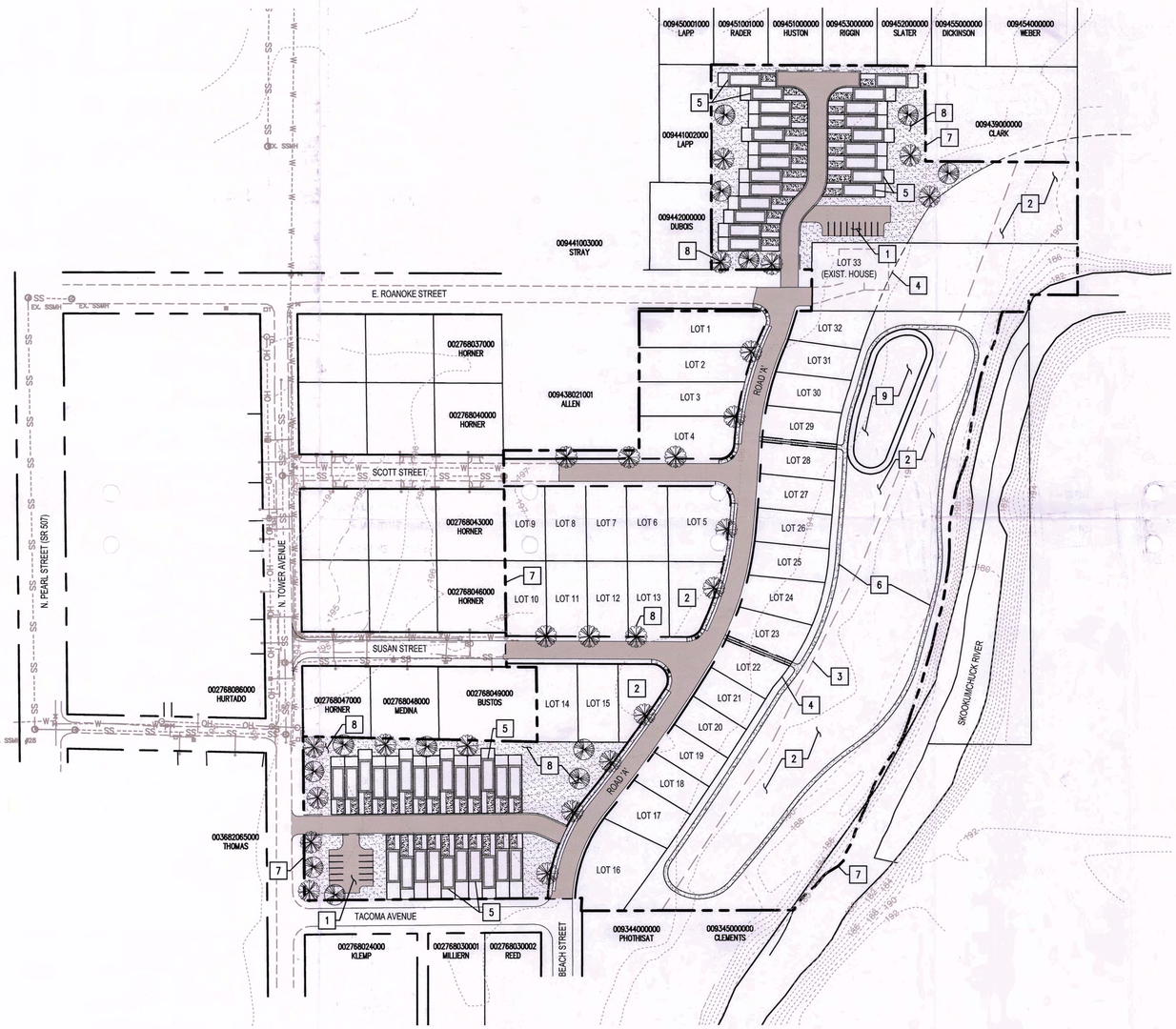
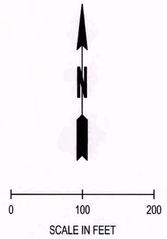
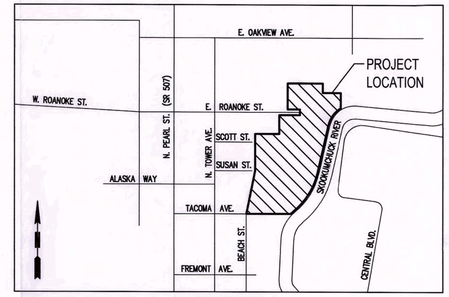
SEC. 33, T15N., R2W., W.M.







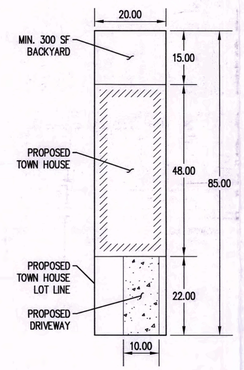
VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- XX EXISTING CONTOURS (MAJOR/MINOR)
- EXISTING CHANNELIZATION
- EXISTING FENCE
- EXISTING TELEPHONE LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE BOX/RISER
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- EXISTING WATER VALVE
- EXISTING WATER METER
- BO EXISTING BLOW OFF
- EXISTING FIRE HYDRANT
- SD EXISTING CULVERT
- EXISTING BUILDING

PROJECT INFORMATION:

APPLICANT:	HORNER FAMILY LIMITED PARTNERSHIP CONTACT: SCOTT HORNER 1015 JOHNSON ROAD CENTRALIA, WA 98531 PH.: 360-330-0804
PARCEL NUMBERS:	009438021002 009438021003 009371001000 003682070000
SITE ADDRESS:	E. ROANOKE STREET CENTRALIA, WA 98531
ZONING:	R-8
SITE AREA:	15.91 ACRES, TOTAL
ONSITE SOILS (PER USDA NRCS)	212-SPANAWAY GRAVELLY SANDY LOAM
SEWER:	CITY OF CENTRALIA
WATER:	CITY OF CENTRALIA
FIRE DISTRICT:	RIVERSIDE FIRE AUTHORITY
SCHOOL DISTRICT:	CENTRALIA SCHOOL DISTRICT
BUILDING SETBACKS:	FRONT: 25-FEET SIDE: 5-FEET REAR: 15-FEET
MIN. LOT SIZE:	1,600-S.F.
MAX. LOT SIZE:	9,800-S.F.
AVERAGE LOT SIZE:	4,200-S.F.
SINGLE FAMILY:	79 LOTS
OPEN SPACE:	4.74 ACRES
TOWN HOME PARKING REQUIREMENTS:	1 COVERED (GARAGE), 1 UNCOVERED, PROVIDED
TOWN HOME GUEST PARKING REQUIREMENTS:	1 STALL:3 TOWNHOMES, 22 STALLS PROVIDED



TYPICAL TOWN HOUSE LAYOUT

CONSTRUCTION NOTES

1. TOWN HOMES PARKING AREA
2. OPEN SPACE
3. 100-YEAR FEMA FLOOD LIMITS
4. 200-FOOT SHORELINE SETBACK
5. TOWN HOMES (TYP.)
6. PATHWAY
7. PROPOSED PROJECT LIMITS
8. PROPOSED LANDSCAPING AREA/VEGETATION (TYP.)
9. PROPOSED STORMWATER BIO-INFILTRATION FACILITY

PUD-20190380
RECEIVED
JUL 15 2019

REVISIONS	DATE	BY

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P.: 360.352.1465 F.: 360.352.1509
SCJALLIANCE.COM

SHEET TITLE: PRELIMINARY SITE PLAN

PROJECT NAME: E. ROANOKE STREET PUD
CENTRALIA, WA

SEAL: BRANDON L. JOHNSON, STATE OF WASHINGTON, 19691, REGISTERED PROFESSIONAL ENGINEER
7-15-19

DESIGNER:	-
DRAWN BY:	DRAWN BY
APPROVED BY:	-
DATE:	JULY 2019
JOB NO:	3281.01
DRAWING FILE NO:	3281.01 SP-01
DRAWING NO:	SP-01
SHEET NO:	1 OF 1

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