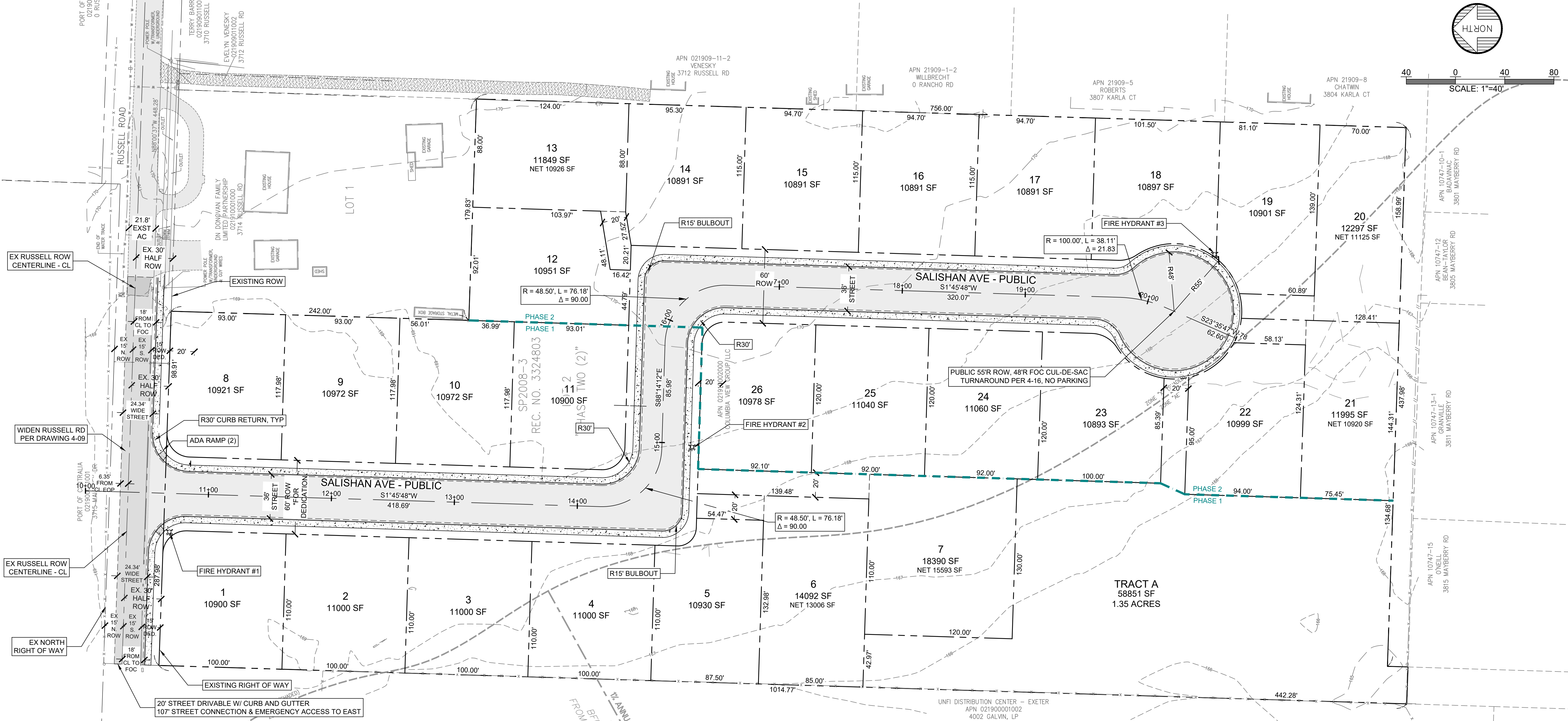




LOCATION MAP



FLOOD PLAIN NOTES

A PORTION OF THIS PROPERTY IN THE SW CORNER LIES WITHIN THE 1% ANNUAL CHANCE FLOOD PLAIN BACKWATERS.

THIS SITE IS SUBJECT TO LEWIS COUNTY CODE (Chapter 15.35) FLOODPLAIN REGULATIONS.

THE SUBDIVISION APPLICATION SHALL APPLY FOR A FLOOD DEVELOPMENT PERMIT FOR GRADING OR FILLING IN THE FLOOD PLAIN.

1% ANNUAL CHANCE FLOOD (BFE 168.22' NAV88) FROM SURVEY & FEMA MAPS IS SHOWN

NO ADDITIONAL INCREASE IN NET FILL IS PROPOSED IN THE 1% ANNUAL CHANCE FLOOD FLOODPLAIN (BFE), INSTEAD, IN THE FUTURE, EACH FUTURE LOT HOUSE FOUNDATION IN THE BFE WILL BE REQUIRED TO MEET FLOOD PROTECTION REQUIREMENTS:

- THE FIRST FINISHED FLOOR (FF) OF FUTURE HOUSES TO BE ELEVATED TO 1' ABOVE BFE AND CONFIRMED WITH BOTH A 1- PRE-ELEVATION CERTIFICATE 2- POST-ELEVATION CERTIFICATE (PER LEWIS COUNTY CODE 15.35) FOR EACH HOUSE IS CONSTRUCTED IN THE FLOODPLAIN.
- FLOOD VENTS INSTALLED AT A RATIO OF 1 SQ. IN. PER 1 SQ. FT. OF CRAWLSPACE AREA AND ALL ATTENDANT UTILITIES ELEVATED 1' ABOVE BFE.

LIMITED COMPENSATORY CUT AND FILL WITHIN THE FLOODPLAIN IS PROPOSED. CERTIFICATION FROM A LICENSED ENGINEER WILL BE REQUIRED PRIOR TO FINAL PLAT APPROVAL. SHOWING NO ADVERSE IMPACT TO THE ADJACENT PROPERTIES OR THE ENVIRONMENT, SHOWING COMPENSATORY EXCAVATION AND/OR A HYDROLOGY & HYDRAULIC ANALYSIS. ANY NEEDED COMPENSATORY EXCAVATION IS CALCULATED AT A 1:1 RATIO.

FOR FLOOD INFORMATION
<https://flood.lewiscountywa.gov/before/floodplain-construction-rules/>
Contact Lewis County Community Development Department
Doyle Sanford - 360.740.2696

SITE INFORMATION

SITE ADDRESS 3802 RUSSELL ROAD
CENTRALIA, WA 98531
PARCEL I.D. 021910002000
ZONING R4 (4 UNITS/ACRE BASE ZONING, 40 TOTAL)
R4 LOT SIZE 10,890 SF MIN
LOT FRONTAGE 40' MIN OR 20' FLAGSTEM

RUSSELL RD DEDICATED ROW 4,320 SF 0.099 AC
PUBLIC ROW 66,539 SF 1.530 AC
TRACT A - COMMON AREA 58,851 SF 1.351 AC
TOTAL LOT AREA 302,178 SF 6.937 AC
TOTAL NUMBER OF SFR LOTS 26
AVERAGE LOT AREA 11,622 SF 0.267 AC
TOTAL SITE AREA 427,668 SF 9.818 AC

SETBACKS FOR 20.61.040.B
FRONT 20' MIN TO GARAGE, 15' MIN TO FRONT DOOR
REAR 25' MIN
SIDE 5' MIN TYP
ROW SETBACK 20' MIN
HEIGHT 35' MAX

- LOT COVERAGE - THE TYPICAL BUILDING ENVELOPE LIMIT IS SHOWN MAX EXTENT. FINAL HOME PERMIT LOT BUILDING COVERAGE TO BE UP TO 50%. THE MAX BUILDING ENVELOPE AREA EXTENTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
- PUBLIC LOCAL ACCESS STREET - FOR RUSSELL ROAD AND SALISHAN AVE, 60' ROW, 36' STREET PER STANDARD PLAN 4-09. AT END OF PUBLIC STREET IS A PUBLIC TURNAROUND. NO PARKING ON TURNAROUND.
- FOR FIRE ACCESS. LOTS WILL ACCESS FROM THE PUBLIC ROW.
- ** "NO PARKING ANYTIME" SIGNS ON ON PUBLIC TURNAROUND.
- THE PROJECT MAY BE CONSTRUCTED IN ONE CONCURRENT SINGLE PROJECT WITH ALL LOTS OR IN 2 PHASES, PHASE 1 FIRST AND INCLUDES LOTS 1-11 AND PUBLIC ROW, PHASE 2 (AFTER PHASE 1) INCLUDES LOTS 12-26.
- TRACT A TO BE MAINTAINED BY HOA OR CITY IF DEDICATED TO THE CITY.

PARKING NOTE

MIN 4 PARKING SPACES PER LOT - TYPICAL

20'x20' MIN 2-CAR GARAGE W/ 20' GARAGE SETBACK EACH LOT

PARENT PARCEL LEGAL DESCRIPTION

LOT 2, CITY OF CENTRALIA SHORT PLAT NO. SP 2008-3 RECORDED APRIL 21, 2009 UNDER RECORDING NO. 3324803 AND AMENDED JANUARY 21, 2016 UNDER AUDITOR'S FILE NO. 3442507, BEING A PORTION OF THE S.S. FORD DONATION LAND CLAIM IN SECTION 1, TOWNSHIP 14 NORTH, RANGE 3 WEST, W.M., LEWIS COUNTY, WASHINGTON.

LEGAL DESCRIPTION NOTE

FOR * NEW ROW DEDICATION LEGAL DESCRIPTION - SEE SEPARATE LEGAL DESCRIPTION ATTACHMENTS.

DRAWING INDEX		
NUM	DWG	DESCRIPTION
01.1	PLAT	PRELIMINARY PLAT
03	SITE	SITE PLAN
04	LIGHT	LIGHTING AND TREE PLAN
05	GRAD	STORM, GRADING, & TESC EROSION PLAN
06	UTIL	PRELIMINARY UTILITY PLAN
07	P&P	PLAN AND PROFILE
08	OFFSAN	OFFSITE SANITARY PLAN AND PROFILE
09	OFFSAN	OFFSITE SANITARY PLAN AND PROFILE

CENTRALIA COMMUNITY DEVELOPMENT	CENTRALIA ENGINEERING
CENTRALIA PLANNING COMMISSION	CENTRALIA MAYOR
LEWIS COUNTY BOARD OF COUNTY COMMISSIONERS	LEWIS COUNTY AUDITOR
LEWIS COUNTY TREASURER	
CIVIL ENGINEER	OWNER

SALISHAN SUBDIVISION

01.1 PLAT

PROJECT #0156

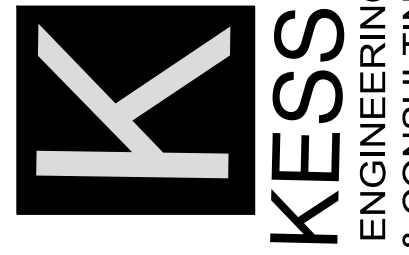
DATE: 12/17/2024



DRAWN BY: PFH
DESIGNED BY: J.K.
CHECKED BY: J.K.

REVISIONS

1	
2	
3	
4	
5	



KESSI ENGINEERING
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CIVIL ENGINEERING
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