



DESIGN → PERMIT → MANAGE

# Transmittal

Date: 11/28/18

Project Number:  
18076

Send To:  
City of Centralia Planning Dept.  
Centralia City Hall, 2<sup>nd</sup> Floor  
PO Box 609  
Centralia, WA 98531

Agency Number:

Project Name:  
Centralia RV Park

Via:  
usps

Copies	Date	Description
1	11.28.18	General Application
1	11.28.18	Pre-application Conference Request
1	11.28.18	Project Narrative
1	11.28.18	11 x 17 Preliminary Site Plan

**Transmitted As Checked Below:**

- For Your Use
- For Review & Comment
- For Your Approval
- As Requested
- Approved As Noted
- Returned For Correction

**Comments:**

Please contact me at 360-740-8919 or [nealg@rbengineers](mailto:nealg@rbengineers) to set a day and time for conference.

Thank You,

Signed: Neal Glassburn, Project Manager

CC: Dennis Miltenberger, Emil Pierson



# PLANNING DEPARTMENT

Centralia City Hall, 2<sup>nd</sup> Floor  
 118 W. Maple Street  
 PO Box 609  
 Centralia, WA 98531

Phone: 360.330.7662  
 Fax: 360.330.7673  
 Website: cityofcentralia.com

## General Application

Date: November 28, 2018			<b>FOR OFFICIAL USE ONLY</b>	
Address (Location): 1306, 1310, (1316 & 1318) Harrison Ave, 315 Linda Lane			PERMIT NUMBER(S):	
Applicant's Name: Dennis and Karen Miltenberger			PROJECT: Approved _____ Denied _____	
Applicant's Address: PO Box 832				
City: Centralia	State: WA	Zip: 98531	DATE ISSUED:	
Phone: (360) 330-0637	Cell:	Email: karen@nichinsure.com	ATTACHED:	
Property Owner(s): Dennis Miltenberger			<input type="checkbox"/> Plat maps	
Property Owner's Address: Same as above			<input type="checkbox"/> Supporting applications	
City:	State:	Zip:	<input type="checkbox"/> Completed checklist(s)	
Phone:	Cell:	Email:	<input type="checkbox"/> Legal Description (in Word)	
Engineer or Surveyor: Robert Balmelli - RB Engineering			<input type="checkbox"/> Receipt #	
Engineer or Surveyor's Address: PO Box 923			Parcel Number: 021078001000, 021082000000, 021077000000, 021078002000	
City: Chehalis	State: WA	Zip: 98532	Total Acreage: 2.61	
Phone: (360) 740-8919	Cell:	Email: robertb@rbengineers.com	Present Use of Property: Residential	
Nearest intersection to the property: Russell Road and Harrison Ave			Proposed Use of Property: RV Park	
Please provide the following:			Present Zoning: CI - General Commercial	
<input type="checkbox"/> Application and checklist for specific work requested <input type="checkbox"/> Filing Fees _____ <input type="checkbox"/> Any additional information that you feel is relevant to the review of this application. Please provide any narratives on either a 3 1/2"x 5" floppy disc or CD, in MS Word.				
The undersigned hereby acknowledges familiarity with the rules and regulations of the City of Centralia and Centralia Municipal Code as it pertains to this application and will comply. He/she also gives consent to City staff and representatives to access the site as needed during review of this project and all associated permits.				
Applicant's Signature			Date	

For Official Use Only

Master Application

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### Pre-Application Conference Request Meetings Held Monday at 10:00 AM

**Description:**

The Pre-Application Conference is available to applicants for projects requiring a land use review. The meeting will include a Land Use Planner, a representative from Engineering and any other department deemed necessary. The Pre-Application Conference will provide the applicant with all required application material, an understanding of the hearing or administrative review process, and a list of requirements for application submittal of a land use proposal/plat. Any studies identified as necessary at the Pre-Application Conference shall become a mandatory component of a complete application.

**Submittal Requirements:**

	Number of Copies	Received
Complete Description of Proposal (Include additional sheets and supporting documents)	6	
Conceptual Site Plan Showing Existing and Proposed Uses/Structures	6	

Parcel Number(s): 021078001000, 021082000000, 021077000000, 021078002000

Applicant/Agent: Dennis Miltenberger

Brief Description of Proposal:

See project narrative.

**Important Notice**

**A Land Use Planner's signature is required before accepting a Pre-Application Conference Request.**

Planner: \_\_\_\_\_

Date: \_\_\_\_\_

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PAC# \_\_\_\_\_

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## Centralia RV Park RBE NO. 18057

### Project Narrative

#### General Project Description

Proposed is the development of 4 existing parcels located in the C1 General Commercial zone to a 28 lot RV park. RV parks are an outright permitted use in the C1 zone. All existing lots are currently used as single family residential. All but one of the existing onsite homes will be removed as part of the development. The remaining house will be converted into an office, laundry and restroom facilities for the new RV park. City utilities will be extended onsite for service to each new RV stall. Stormwater facilities will be provided to treat, detain and infiltrate the stormwater runoff.

#### Water

A new City water service line will be extended to the development site. A new water meter setter and backflow prevention device will be installed at the property line. The onsite water network will provide a water/power service riser for each new RV stall. The existing service to the proposed office and restroom facilities will remain.

#### Sewer

A new City sewer line will be extended to a new sewer service network on the development site. Each RV stall will be provided a sewer connection. The existing sewer service to the proposed office will remain.

#### Public Road Improvements

It is the owners understanding that frontage improvements will be designed and constructed as part of an existing City project. RB Engineering will need copies of the frontage improvement design in order to accurately design the site access.

#### Stormwater Facilities

The site will be graded to sheetflow stormwater runoff toward the north and south property lines. Shallow ditches will convey the stormwater to a biofiltration cell located in the northern point of the property

