



Skamania County

Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

STATE ENVIRONMENTAL POLICY ACT

MITIGATED DETERMINATION OF NONSIGNIFICANCE

FILE NUMBER:	SEP-20-13
DESCRIPTION OF PROPOSAL:	The applicant, Skamania County Fire District 4 Fire Station, is proposing to develop a 6,350 square foot fire station addition on a 3.5 acre +/- site. The addition will be adjacent to the existing fire station structure on site. The new structure will be used for vehicle storage and staff living quarters.
LOCATION:	10042 Washougal River Road, Washougal, WA 98671
PARCEL NO.:	02-05-32-3-0-2603-00 Located in Section 32 of Township 2N Range 5E of the W.M. in Skamania County
PROPONENT:	Chris Fuller and Tim Young, 10042 Washougal River Road, Washougal, WA

The lead agency has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The necessary mitigation measures are listed below:

1. Dust suppression techniques are a requirement in order to prevent dust from entering nearby and adjacent residentially used properties at all times until the project is complete. If the dust-suppression technique is the use of water, requirements to ensure that the watering does not cause erosion and offsite discharge of sediment-laden water needs to be followed. Information about dust suppression techniques can be found in Department of Ecology Publication #96-433 "Techniques for Dust Prevention and Suppression". Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action by the State of Washington.
2. All disturbed undeveloped areas shall be reseeded and landscaped with native vegetation to prevent and reduce wind and water erosion and the

propagation of noxious weeds. Mulch shall consist of certified weed free straw or similar product.

3. The subject parcel is located within or near a Erosion Hazard Area due to the soils susceptibility to wind and/or water erosion. Best Management Practices shall be used during all phases of development to prevent erosion.
4. Erosion control measures must be in place prior to any ground disturbance. These control measures must be effective to prevent storm-water runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered by pollutants by Washington State.
5. Based on the proposed use a conditional use permit is required. The applicant shall receive approval of the conditional use prior to development of the fire department building.
6. The applicant shall submit a Stormwater Management Plan for approval by the County Engineer prior to preliminary short plat approval.
7. Site specific information will have to be shown to demonstrate adequate on-site sewage systems prior to building permit approval.
8. Any improvements to the existing driveway/private road and/or new driveways/private roads shall meet Skamania County private road standards.
9. Cultural Resources: The following procedures shall be effected when cultural resources are discovered during construction activities:
 - a. Halt Construction: All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
 - b. Notification: The project applicant shall notify the Planning Department within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.

This MDNS is issued under WAC 197-11-340(2) and the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted to the Community Development Department within 14 days from the date listed below, by 5:30 p.m.

Responsible Official: Alan Peters, AICP, Assistant Planning Director

Address: Skamania County Community Development Department
PO Box 1009
Stevenson, WA 98648
permitcenter@co.skamania.wa.us

August 18, 2020

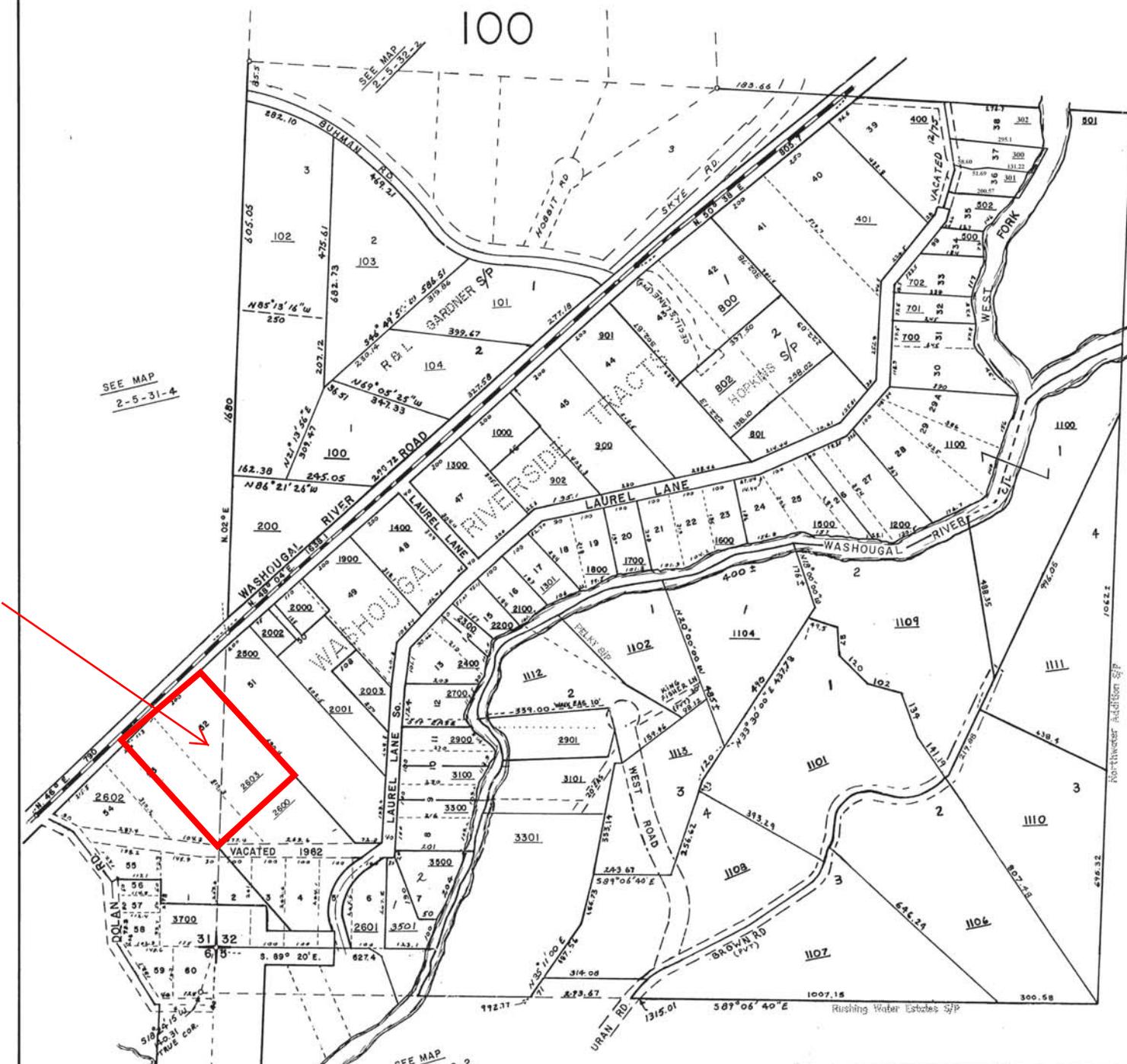
Date



Alan Peters, AICP
Assistant Planning Director

APPEALS: There shall be no administrative appeals of environmental threshold determinations. Failure to comment on this Notice of Intent shall be determined to deny a party standing to appeal the final determination with the underlying government action to a court of competent jurisdiction.

100



SEE MAP
2-5-31-4

SEE MAP
1-5-5-2-2

NOT A LEGAL SURVEY
ASSASSORS USE ONLY

SKAMANIA COUNTY WASHINGTON ASSESSOR	SKAMANIA COUNTY WASHINGTON 11/07/05 Scale: 1" = 200' REVISED	SW 1/4 SEC. 32, T 2 N., R 5 E. W. M. 2-5-32-3
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JUL 28 2020

COMMUNITY DEVELOPMENT
DEPARTMENT

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

- ✓ 1. Name of proposed project, if applicable: Skamania County Fire District No. 4 Fire Station Addition
- ✓ 2. Name of applicant: Skamania County Fire District No. 4
- ✓ 3. Address and phone number of applicant and contact person: 10042 Washougal River Road; Washougal, Washington 98671. (360) 837-3420. Chris Fuller or Tim Young.
- ✓ 4. Date checklist prepared: June 17, 2020

SEP-20-13

5. Agency requesting checklist: **Skamania County Community Development Department.**
6. Proposed timing or schedule (including phasing, if applicable): **February 2021 construction start date.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No; project will be completed in two phases; this document is for both phases.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **No environmental information has been prepared for this project.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **A conditional use application has been submitted to the Skamania County Community Development Department.**
10. List any government approvals or permits that will be needed for your proposal, if known. **Conditional use application approval and a building permit.**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **The project is a proposed 6,350 square foot fire station addition on a 3.5 acre +/- site. The addition will be adjacent to the existing fire station structure on site. The new structure will be used for vehicle storage and staff living quarters.**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **Street address: 10042 Washougal River Road; Washougal, Washington 98671. Sec 32 T2N, R5E W.**

B. Environmental Elements [HELP]

1. Earth [help]

- a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)? **1.5% slope maximum.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **This is not agricultural land; the underlying geologic unit at the subject property is mapped as "Qt – terrace, pediment, and lag gravels (Holocene and Pleistocene) – unconsolidated deposits of gravel, cobbles, and boulders intermixed and locally interlayered with clay, silt, and sand. Mostly on terraces and pediments above present floor plains".**
The site is primarily underlain by Washougal Loam with slopes from 0-3%. Soil grades with depth from loam to gravelly sand.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No surface indications of unstable soils are present.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **Excavation will be for building footings and utility trenching; total area = 6,350 square feet, approximate quantities = 470 cubic yards. Minimal site contouring will be necessary because the site is relatively flat.** An erosion control plan shall be required upon submittal of a building permit.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Erosion could occur during the course of construction; an erosion control plan will be a part of the contract documents.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **33% +/-.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **An erosion control plan prepared by the consulting Civil Engineer.**

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Quantities unknown; diesel fumes from construction vehicles and fire trucks.**

The county considers emissions for this development to be of de minimis concern.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No off-site sources of emissions or odor are known.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **No measures proposed.**

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **No surface water bodies on or in the immediate vicinity of the site.** The nearest identified surface water body, the Washougal River, is identified approximately 550 feet away from the subject property.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **The Washougal River is greater than 200 feet away from the site.**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **No fill/dredge material would be removed from surface water or wetlands – no such features on site.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No surface water withdrawals or diversions – no such feature on site.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **The proposal does not lie within a 100 year floodplain.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **The proposal does not involve any discharges of waste materials to surface waters – no such feature on site.**

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **There is an existing well on site; 142.5 feet deep, 30 gallons per minute capacity. Well water will be used for restroom and kitchen facilities in the proposed new structure, as well as continuing to provide the same to the existing building. No water will be discharged to ground water.** Applicant shall review water system with Skamania County Environmental Health to ensure potability of water onsite.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **An existing 1,000 gallon septic tank with corresponding 275 feet of drainfield lines is on site and unused. Domestic sewage would be discharged in to the existing system. Approximately six humans would be served by the existing system.** Applicant shall review existing septic system with Environmental Health to demonstrate that the system will be adequate for the proposed development.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **Runoff will come from paved surfaces (existing and new) and roof surfaces (existing and new). There is an existing storm water infiltration trench and storm bioretention facility on site which will be utilized for additional runoff created by new paved and new roof surfaces. This water will not flow into other waters.** Skamania County Engineering will need to review existing facilities and determine if a stormwater management plan is required to meet the requirements of the new development.

2) Could waste materials enter ground or surface waters? If so, generally describe. **It is possible waste materials could enter ground or surface waters – vehicle fluids being the most possible.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **The proposed construction does not alter or affect drainage patterns on the site.**

4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **The existing water infiltration trench and storm bioretention facility will be used to control surface water and runoff water. The site will be graded to work with this existing system.**

4. **Plants** [help]

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **Existing trees (26) and existing ground cover (37,750 square feet) will be removed to accommodate the proposed project.**

- c. List threatened and endangered species known to be on or near the site. There are no known threatened or endangered species on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: The area adjacent to the proposed development will be seeded with lawn grass.
- e. List all noxious weeds and invasive species known to be on or near the site. There are no known noxious weeds or invasive species on site.

5. Animals [help]

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. There are no known threatened or endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain. The site is not part of a migration route.
- d. Proposed measures to preserve or enhance wildlife, if any: No specific measures proposed.
- e. List any invasive animal species known to be on or near the site. There are no known invasive animal species known to be on or near the site.

6. Energy and Natural Resources [help]

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. The site is serviced with electricity only. Electrical service will be for heating, cooling, ventilation, lighting, signal systems.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. The proposed development is centrally located on the subject property; no shadows will be cast on adjacent properties.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Insulation, low water use toilets, and programmable HVAC system.

7. Environmental Health [help]

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. None of the listed health hazards are present, or will be present, as a result of this proposal.
 - 1) Describe any known or possible contamination at the site from present or past uses. No known contamination on the site from present or past uses.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **There are no liquid or gas transmission pipelines located within the project area or vicinity of it.**
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **There are no known toxic or hazardous chemicals to be stored/used/produces during construction or during the operating life of the project.**
- 4) Describe special emergency services that might be required. **There are no known emergency services that would be required for the project.**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **No measures are proposed because the project will not result in any environmental health hazards.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **The only existing noise in the area is occasional vehicle traffic on Washougal River Road.**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Short term basis = construction noise. Long term basis: vehicular traffic. Temporary noise would come from the site, as it does now, at any time – day or night.**
- 3) Proposed measures to reduce or control noise impacts, if any: **There are no proposed measures to reduce or control noise impact.**

8. Land and Shoreline Use [help]

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **The existing site is used as a fire station with residential properties adjacent. The proposed project will not affect current land uses on nearby or adjacent properties.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **The project site has not been used as working farmlands or working forest lands.**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **The proposed project will not affect or be affected by surrounding working farm or forest land normal business operations.**
- c. Describe any structures on the site. **There is an existing 3,270 square foot fire station structure on site – that will remain.**
- d. Will any structures be demolished? If so, what? **No structures will be demolished.**
- e. What is the current zoning classification of the site? **West End – Neighborhood Commercial (NC).**
2. Commercial buildings requesting a footprint of over two thousand five hundred square feet and/or over five thousand square feet in total floor area; are considered conditional use.
- f. What is the current comprehensive plan designation of the site? **Unknown.**

- g. If applicable, what is the current shoreline master program designation of the site? **Not applicable.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No part of the site has been classified as a critical area.**
- i. Approximately how many people would reside or work in the completed project? **Seven (7) maximum.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **Not applicable.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The proposed use is the same as the existing use – fire station.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **No measures proposed as the subject site is not agricultural or forest lands.**

9. **Housing** [help]

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **The proposed project is not a housing project.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **The proposed project is not a housing project.**
- c. Proposed measures to reduce or control housing impacts, if any: **The proposed project is not a housing project.**

10. **Aesthetics** [help]

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **27 feet high for the proposed structure; exterior building material – horizontal lap siding to match the existing fire station structure.**
The building height limit in Skamania County is 35 feet above average site grade with specific exemptions. The proposed building does not exceed the criteria.
- b. What views in the immediate vicinity would be altered or obstructed? **No views in the immediate vicinity would be altered or obstructed.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **No measures proposed as the aesthetics of the proposed project will match the existing fire station structure on site.**

11. **Light and Glare** [help]

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **There will be downcast light fixtures on the building exterior and possibly a downcast light fixture in the parking area.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Light or glare from the finished project will not be a safety hazard or interfere with views.**
- c. What existing off-site sources of light or glare may affect your proposal? **None that we are aware of.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **Downcast style fixtures.**

12. **Recreation** [help]

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Nothing in the immediate vicinity; the Washougal River is within walking distance.**

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Vehicular trips will vary, depending upon quantity of service calls for the fire district. Average = 20 trips per day (estimated). Volume of trucks 35% (estimated). Historical fire district service calls information was used to make the estimates.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. The proposed project will not affect or be affected by the movement of agricultural or forest products on roads or streets in the area.

h. Proposed measures to reduce or control transportation impacts, if any: No specific measures are proposed.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. The proposed project provides an increased presence for public services – via the fire district.

b. Proposed measures to reduce or control direct impacts on public services, if any. No measures proposed.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. An electrical service upgrade will be needed to/for the site; Skamania PUD, underground trenching, transformer setting, new meter setting, and distribution to the new and existing structures.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee TIMOTHY W. YOUNG

Position and Agency/Organization CITIZEN BOARD OF COMMISSIONERS

Date Submitted: 7.8.20 SKAMANIA COUNTY FIRE DISTRICT #4

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? **Additional impervious surfaces will increase storm water runoff; no toxic or hazardous substances should be released by the proposed project; a slight increase in noise could occur with the addition of more fire department vehicles to the site.**

Proposed measures to avoid or reduce such increases are: **Storm water runoff will be addressed via existing infiltration trench and storm bioretention facility on site.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **The proposal should have no impact on animals, fish, or marine life. A number of existing trees will be removed to allow for new construction to occur on site.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **No specific measures are proposed.**

3. How would the proposal be likely to deplete energy or natural resources? **The proposed project will not deplete energy or natural resources.**

Proposed measures to protect or conserve energy and natural resources are: **No specific measures are proposed.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? **The proposed project has no impact on any of the areas or sites listed.**

Proposed measures to protect such resources or to avoid or reduce impacts are: **No specific measures are proposed.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? **The proposed project has no shoreline; the land use is the same as is existing now – a fire station.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **No specific measures are proposed.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **An increase in electrical service, via the Skamania PUD, will be necessary for the project. No increase in demands on transportation or public services.**

Proposed measures to reduce or respond to such demand(s) are: **No specific measures are proposed.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. We do not believe the proposed project will conflict with any rules, regulations, or laws relative to the protection of the environment.

JUL 28 2020

CONDITIONAL USE APPLICATION

(Please complete application in ink)

COMMUNITY DEVELOPMENT
DEPARTMENT

Applicant: Skamania Co. FD No. 4 E-mail: tyoung@skamaniafd4.org

Address: 10042 Washougal River Road Home: () (360) ~~837-3420~~ 836-7902

Washougal, Washington 98671 Work: () (360) ~~837-3420~~ 836-7902

Property Owner: Skamania Co. FD No. 4 E-mail: tyoung@skamaniafd4.org

Address: 10042 Washougal River Road Home: () (360) ~~837-3420~~ 836-7902

Washougal, Washington 98671 Work: () (360) ~~837-3420~~ 836-7902

Location of Property: MP 0.16R Washougal River Road Lot no.: portion of lots 52 & 53; W

Tax Lot/Parcel # 2-5-32-C-2603 Total acres: 3.5 +-

Please attach the Legal Description of the tax lot/parcel of this application. (Legal Description can be obtained from the County Auditor)

Project description: Describe your proposed project including details on use, size (width, length, and height) color, and construction materials of all existing and proposed structures.

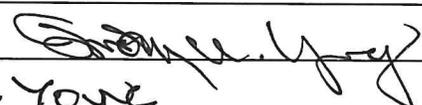
A new 6,350 square foot structure for vehicle storage and staff living quarters; 27 feet high x 113 feet long x 60 feet wide.
Color: to match existing fire station structure (light grey); materials: horizontal lap siding to match existing fire station structure.

Please indicate how your proposal meets the six compatibility criteria listed in this application (Attach additional pages for your answers)

I have read and understand the Hearing Examiner process (attached to this application)

June 25, 2020

Applicant signature(s):  Date: June 25, 2020
TIMOTHY W. YOUNG

Owner signature(s):  Date: June 25, 2020
TIMOTHY W. YOUNG

Signature of the property owner(s) authorizes Staff and other Agency personnel reasonable access to the site in order to evaluate the application.

For Department use only	
Legal description attached: Yes / No	
Date received	Date complete
Receipt #	File # 000 CU-20-02

Conditional Use Criteria

1. Be either compatible with other uses in the surrounding area or is no more incompatible than are other outright permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will be compatible with the existing fire station structure on site.*

2. Not materially endanger the health, safety and welfare of the surrounding community to an extent greater than that associated with other permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will increase the health, safety and welfare of the surrounding community by enhancing the Fire District's service abilities.*

3. Not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with other permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will not increase pedestrian or vehicular traffic; not greater than that associated with other permitted uses in the applicable zoning district.*

4. Be supported by adequate service facilities and would not adversely affect public services to the surrounding area;

RESPONSE: *The proposed construction project will use existing domestic water service (well) on site and use existing storm and sanitary sewer (septic tank/drain field) systems on the site. Electrical service would be provided by Skamania PUD via existing service lines. This would not adversely affect public services to the surrounding area.*

5. Not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will be a continuation of the existing use on the property; as such it will not hinder or discourage the development of permitted uses on neighboring properties.*

6. Not be in conflict with the goals and policies expressed in the current version of the County's comprehensive plan.

RESPONSE: *The proposed construction project will be a continuation of the existing use on the property; as such it will not be in conflict with the County's comprehensive plan.*

END OF CONDITIONAL USE CRITERIA RESPONSE

2006161409

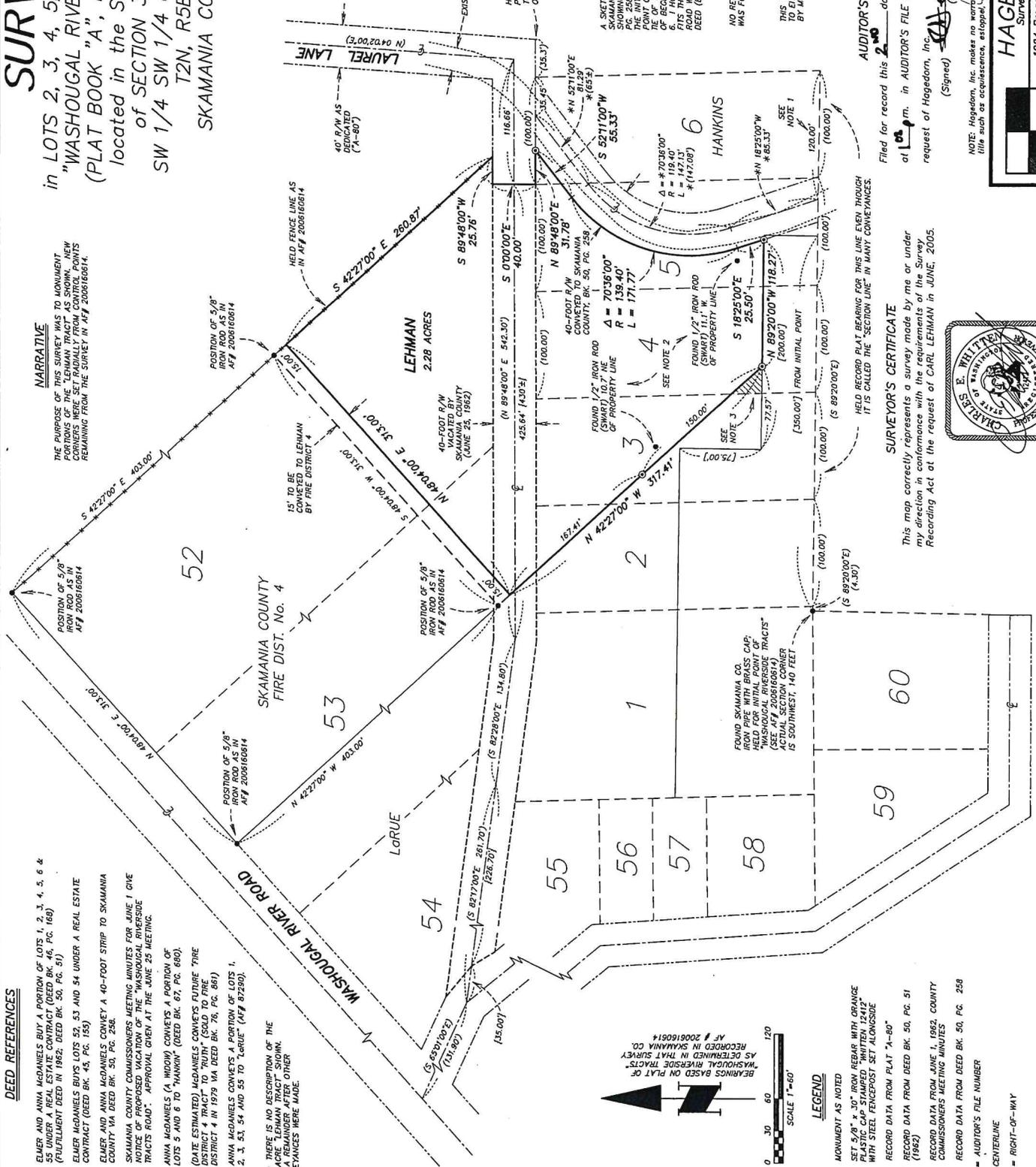
SURVEY

in LOTS 2, 3, 4, 5, 6, 52 & 53 of
 "WASHOUGAL RIVERSIDE TRACTS"
 (PLAT BOOK "A", PAGE 80; 1922)
 located in the SE 1/4 SE 1/4
 of SECTION 31 and the
 SW 1/4 SW 1/4 of SECTION 32,
 T2N, R5E, W.M.
 SKAMANIA COUNTY, WA.

NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO MONUMENT
 PORTIONS OF THE "LEHMAN TRACT" AS SHOWN. NEW
 CORNERS WERE SET RADIALLY FROM CONTROL POINTS
 REMAINING FROM THE SURVEY IN AF# 2006160614.

- DEED REFERENCES**
- 1953: ELMER AND ANNA MGDANIELS BUY A PORTION OF LOTS 1, 2, 3, 4, 5, 6 & 55 UNDER A REAL ESTATE CONTRACT (DEED BK. 46, PG. 168)
 - 1958: ELMER MGDANIELS BUYS LOTS 52, 53 AND 54 UNDER A REAL ESTATE CONTRACT (DEED BK. 45, PG. 155)
 - 1962: ELMER AND ANNA MGDANIELS CONVEY A 40-FOOT STRIP TO SKAMANIA COUNTY VIA DEED BK. 30, PG. 256.
 - 1962: SKAMANIA COUNTY COMMISSIONERS MEETING MINUTES FOR JUNE 1 ONE NOTICE OF PROPOSED VACATION OF THE "WASHOUGAL RIVERSIDE TRACTS ROAD". APPROVAL GIVEN AT THE JUNE 25 MEETING.
 - 1974: ANNA MGDANIELS (LAWSON) CONVEYS A PORTION OF LOTS 5 AND 6 TO "HANKINS" (DEED BK. 67, PG. 680).
 - 1978: (DATE ESTIMATED) MGDANIELS CONVEYS THE FUTURE "FIRE DISTRICT 4 TRACT" TO "RUBY" (SOLD TO FIRE DISTRICT 4 IN 1979 VIA DEED BK. 76, PG. 88)
 - 1978: ANNA MGDANIELS CONVEYS A PORTION OF LOTS 1, 2, 3, 53, 54 AND 55 TO "LARUE" (AF# 87290).

NOTE: THERE IS NO DESCRIPTION OF THE 2.28 ACRE "LEHMAN TRACT" SHOWN. CONVEYANCES WERE MADE.



NOTE 1
 A SKETCH WAS PROVIDED BY THE SKAMANIA COUNTY ENGINEER'S OFFICE, PG. 258. IT SHOWS A TIE OF 404.31 FROM THE INITIAL POINT TO THE CENTERLINE OF WASHOUGAL RIVERSIDE TRACTS. THE TIE IS FROM THE CENTERLINE POINT OF BEGINNING TO THE SE CORNER OF LOT 6. I HOLD THE LATTER BECAUSE IT IS THE CORNER OF THE SECTION. THE ROAD WAS IN EXISTENCE AT THE TIME THE DEED (BK. 50, PG. 258) WAS PREPARED.

NOTE 2
 NO RECORD OF A SURVEY BY "SWART" WAS FOUND IN THE PUBLIC RECORD.

NOTE 3
 THIS TRIANGULAR AREA UNCONVEYED TO EITHER "HANKINS" OR "LARUE" BY MGDANIELS.

AUDITOR'S CERTIFICATE
 Filed for record this 2nd day of May, 2006
 at 10^{am} in AUDITOR'S FILE No. 2006161409
 request of Hagedorn, Inc.
 (Signed) [Signature]
 (Public County Auditor)



SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in accordance with the Statutes of the State of Washington Recordin' Act of the request of CARL LEHMAN in JUNE, 2005.

HAGEDORN, INC.
 Surveying and Engineering
 1824 Broadway Vancouver, Wa. 98663
 Ph: (360) 696-4428 (503) 283-6778

SCALE: 1" = 60'
 DATE: 5/14/06
 JOB NO.: 05-189

CALC. BY: CEW
 DRAWN BY: CEW
 CHECKED BY: BBT

DWG# 05-189
 SHEET 1 OF 1

05-01-06

KNOW ALL MEN BY THESE PRESENTS that the EASTERN INVESTMENT COMPANY, LIMITED corporation organized and existing under the laws of the state of Oregon does hereby declare the annexed map to be a true and correct map of the land owned and laid out by them as WASHOUGAL RIVERSIDE TRACTS, said land being more particularly described in the engineer's certificate hereunto annexed. And the said EASTERN INVESTMENT COMPANY LIMITED does hereby dedicate to the public forever all streets and highways shown on said plat.

IN WITNESS WHEREOF the EASTERN INVESTMENT COMPANY LIMITED by the authority of its board of directors has caused these presents to be executed by the president and secretary of the corporation and has caused its corporate seal to be hereunto affixed

EASTERN INVESTMENT COMPANY LIMITED:
H.E. Noble President
R.W. Montague Secretary

Witnesses:

H.E. Noble
R.W. Montague



STATE OF OREGON } ss:
COUNTY OF MULTNOMAH }

This certifies that on this 18 day of May, 1922, before me a notary public in and for said County and State, personally appeared H.E. Noble and R.W. Montague to me personally known. Who being first duly sworn did say that he the said H.E. Noble is the president, and he the said R.W. Montague is the secretary of the EASTERN INVESTMENT COMPANY LIMITED the corporation above named and that the seal affixed to the above instrument is the corporate seal of the said company, and that said instrument was signed and sealed in behalf of said Corporation by authority of its board of directors and they acknowledge said instrument to be the act and deed of said corporation.

Witness my hand and official seal.

H. H. Payne
Notary Public for Oregon.



My commission expires May 15, 1923

All taxes from 1921 to 1922 are paid in full

I Ernest Nelson being first duly sworn on oath deposes and say that I am a civil engineer by profession, that I have correctly surveyed the lands represented on the annexed map, that the initial point of said survey is an iron pipe 2 inches in diameter and 36 inches long driven 6 inches below the surface of the ground which point is the section corner of sections 5 & 6 T. 1 N. 4 and sections 3 & 4 R. 2 T. 2 N. 4 Skamania County, Washington. and that the lands represented are described as follows: Beginning at the above described point, thence S 89° 47' E 527.77 ft. Thence N 19° 55' E 307.82 ft. thence N 12° 45' E 217.47 ft. thence N 28° 45' E 113.97 ft. thence N 45° 31' W 141.21 ft. thence N 26° 36' E 140.51 ft. thence N 16° 02' E 111.57 ft. thence N 6° 15' E 90 ft. thence N 53° 15' E 101.21 ft. thence N 66° 36' E 227.5 ft. thence N 89° 47' E 203.77 ft. thence N 60° 15' E 104.2 ft. thence N 77° 50' E 258.3 ft. thence S 89° 47' E 285.1 ft. thence N 63° 30' E 307.2 ft. thence N 17° 20' E 305.0 ft. thence N 42° 45' W 194.0 ft. thence North 150.0 ft. thence N 13° 00' E 117.0 ft. thence N 1° 00' E 73.6 ft. thence N 44° 00' E 146.0 ft. thence N 83° 14' E 177.0 ft. thence N 5° 19' W 124.0 ft. thence N 86° 14' W 585.9 ft. to a point in the center line of the county road. thence S 50° 38' W 805.7 ft. thence S 48° 04' W 2428.7 ft. thence S 65° 01' E 31.9 ft. thence S 59° 27' E 171.7 ft. thence S 40° 3' E 200.2 ft. thence S 33° 10' E 216.4 ft. thence S 09° 47' E 176.7 ft. thence N 1° 00' E 184.65 ft. to the place of beginning.

Ernest Nelson

Subscribed and sworn to before me this 18 day of May, 1922.

H. H. Payne
Notary Public for Oregon
My commission expires May 15, 1923



Approved June 5 1922
John J. Hartz
County Commissioners

County Commissioners



Attest: Edy P. Mitchell Clerk

Approved June 5 1922
William M. ...
County Assessor

Approved May 9 7 1922
Edy P. Mitchell
County Engineer

MAP
OF

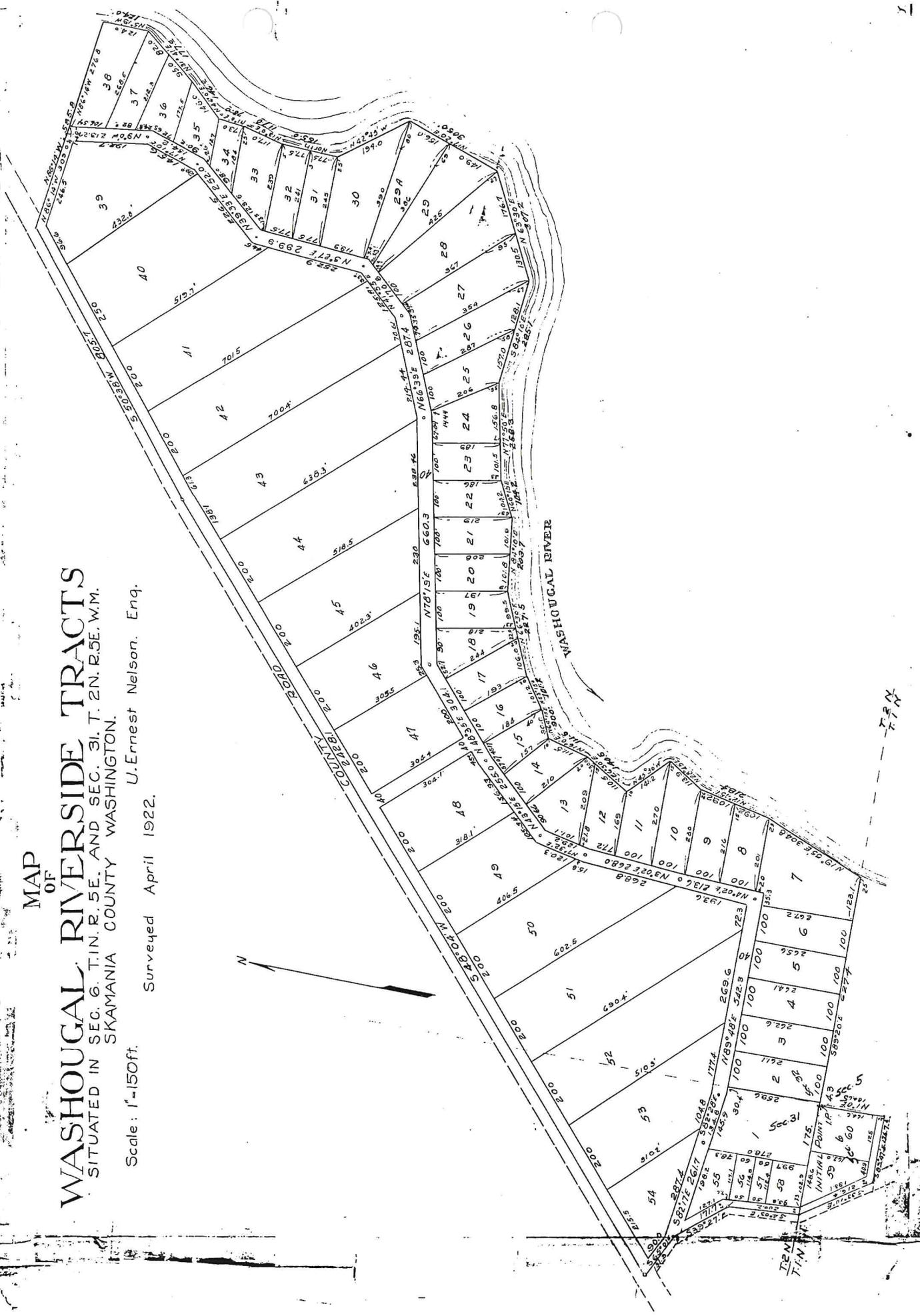
WASHOUGAL RIVERSIDE TRACTS

SITUATED IN SEC. 6, T.1N. R.5E. AND SEC. 31, T. 2N. R.5E., W.M.
SKAMANIA COUNTY WASHINGTON.

U. Ernest Nelson, Eng.

Surveyed April 1922.

Scale: 1"=150ft.



88987



Transamerica Title Insurance Company

BOC 76 PAGE 861

FILED FOR RECORD AT REQUEST OF & Please return to

REGISTERED	<input checked="" type="checkbox"/>
INDEXED: DIR.	<input checked="" type="checkbox"/>
INDIRECT:	<input checked="" type="checkbox"/>
RECORDED:	<input type="checkbox"/>
COMPARED	<input type="checkbox"/>
FILED	<input type="checkbox"/>

WHEN RECORDED RETURN TO

Name SKAMANIA COUNTY FIRE DISTRICT NO. 4

Address M.P. 0.17R Washougal River Road

City, State, Zip Washougal, Washington 98671

THIS SPACE PROVIDED FOR RECORDER'S USE:
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Fires District #4 OF _____ AT 2:00 P.M. July 18 1979 WAS RECORDED IN BOOK 76 OF Deeds AT PAGE 861 RECORDS OF SKAMANIA COUNTY, WASH.

[Signature]
COUNTY AUDITOR

88987

Statutory Warranty Deed

THE GRANTORS GEORGE RUTH and RUTH L. RUTH, husband and wife,

for and in consideration of TWENTY FIVE THOUSAND and no/100----Dollars

in hand paid, conveys and warrants to SKAMANIA COUNTY FIRE DISTRICT NO. 4

the following described real estate, situated in the County of Skamania, State of Washington:

That portion of Lots 52 and 53 of WASHOUGAL RIVERSIDE TRACTS according to the official plat thereof on file and of record at Page 80 of Book A of Plats, Records of Skamania County, Washington, more particularly described as follows:

Beginning at the most northerly corner of the said Lot 52; thence along the northerly lines of the said Lots 52 and 53 south 43°04' west 313 feet; thence parallel to the north-easterly line of the said Lot 53 southeasterly 418 feet; thence north 43°04' east 313 feet to the northeasterly line of the said Lot 52; thence northwesterly along said line 418 feet to the point of beginning; together with improvements thereon.



Dated June 4, 1979

TRANSACTION EXCISE TAX

JUL 18 1979

Amount Paid Exempt

Skamania County Treasurer

By [Signature]

George Ruth
Ruth L. Ruth

Transaction in compliance with County sub-division ordinances. Skamania County Assessor - By: [Signature]

STATE OF WASHINGTON COUNTY OF Clark

On this day personally appeared before me George Ruth & Ruth L. Ruth to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

[Signature]
GIVEN under my hand and official seal this day of June, 19 79
[Signature]
Notary Public in and for the State of Washington, residing at Washougal

STATE OF WASHINGTON COUNTY OF Clark

On this day of _____, 19____ before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____ respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.
[Signature]
Notary Public in and for the State of Washington, residing at _____

AFTER RECORDING MAIL TO: REAL ESTATE EXCISE TAX

Skamania County Fire District No. 4
Attention: Jennifer Ochs
10042 Washougal River Road
Washougal, Washington 98671

26273
SEP 28 2006
PAID Exempt
Nickie Clelland
COUNTY TREASURER

QUIT CLAIM DEED
(BOUNDARY LINE ADJUSTMENT)

FOR THE PURPOSE OF ADJUSTING BOUNDARY LINES ONLY: Skamania County Fire District No. 4 ("Grantor") hereby convey, release and quit claim to Anna L. and Carl Lehman, Husband and Wife ("Grantee") all of Grantor's right, title, and interest in that certain real property located in Skamania County, State of Washington, described in Exhibit A attached hereto and incorporated herein by this reference.

The purpose of this deed is to effect a boundary line adjustment between parcels of land owned by Grantors; it is not intended to create a separate parcel, and is therefore exempt for the requirements of RCW 58.17 and Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

Dated this 29 day of AUGUST, 2006

Timothy W. Young

Chair, Board of Commissioners
Skamania County Fire District No. 4, Grantor

STATE of WASHINGTON) Planning Department - BLA Approved By: MJM 9-27-06

:SS
COUNTY of Skamania) Gary H. Martin, Skamania County Assessor
Date 9-27-06 Parcel # 02 0532 30 260000 +
110 260300

I certify that I know or have satisfactory evidence that Timothy W. Young (name) signed this instrument, on oath stated that he (he/she) was authorized to execute the instrument and acknowledged it as the chair (position/title) of Skamania County Fire District No. 4 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 29th day of August

Racheal Hegewald

Racheal Hegewald
Notary Public in and for the State of Washington

My appointment expires: 2-28-2010





HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 694-8934 • www.hagedornse.com

September 9, 2003

**LEGAL DESCRIPTION
FOR
SKAMANIA COUNTY FIRE DISTRICT No. 4**

15-FT x 313-FT TRACT TO BE CONVEYED TO LEHMAN

Handwritten initials and date: HD 9/11-06

A portion of Lots 52 and 53 of "Washougal Riverside Tracts", as recorded in Book "A" of Plats, page 80, Skamania County Auditor's Records, located in the Southeast quarter of the Southeast quarter of Section 31 and the Southwest quarter of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a 5/8 inch iron rod set in a 2003 "Hagedorn, Inc. Survey" marking the most Northeasterly corner of Lot 52 of the "Washougal Riverside Tracts" (Book "A" of Plats, page 80), said point being North 00° 00' 00" East, 799.15 feet and North 90° 00' 00" East, 35.38 feet from a Skamania County iron pipe and brass cap at the "Initial Point" of the "Washougal Riverside Tracts"; thence South 42° 27' 00" East, along the line between Lots 51 and 52, for a distance of 403.00 feet to a 5/8 inch iron rod (2003 "Hagedorn, Inc. Survey") and the TRUE POINT OF BEGINNING; thence South 48° 04' 00" West, 313.00 feet to a 5/8 inch iron rod (2003 "Hagedorn, Inc. Survey") on the Southwesterly line of the "Skamania County Fire District No. 4 Tract", as described in Book 76 of Deeds, page 861, Skamania County Auditor's Records; thence South 42° 27' 00" East, 15.00 feet to the Southwesterly corner of said "Skamania County Fire District No. 4 Tract"; thence North 48° 04' 00" East, 313.00 feet to the Southeasterly corner of said "Skamania County Fire District No. 4 Tract"; thence North 42° 27' 00" West, 15.00 feet to the TRUE POINT OF BEGINNING.

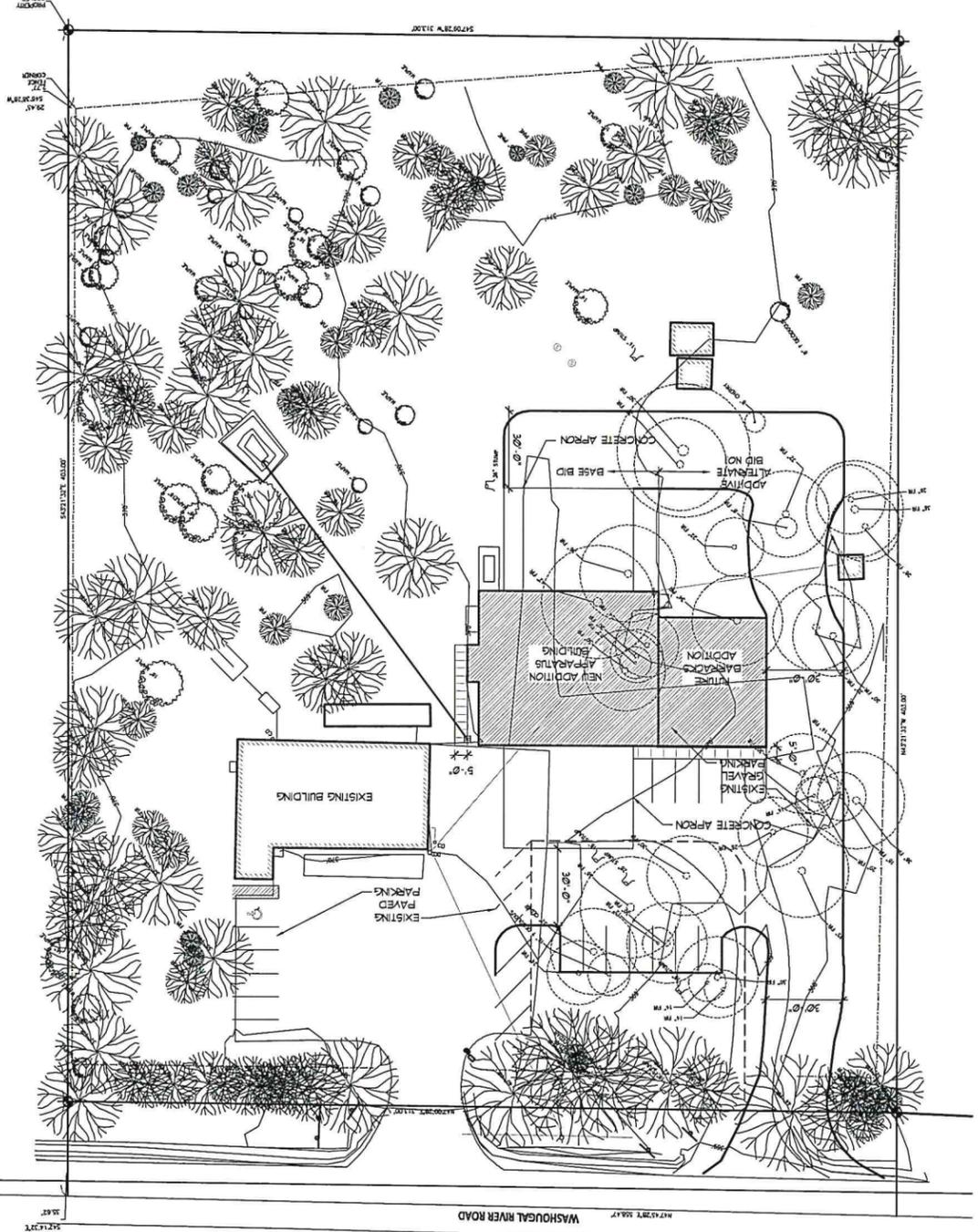
Handwritten initials: WJMV

LD2003\Skamania Co. Fire Dist 4.cvc



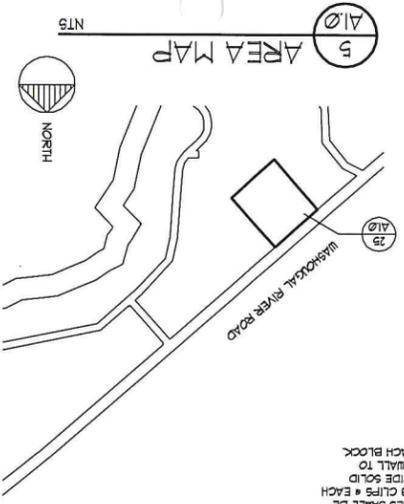
Handwritten date: 09-09-03

EXHIBIT "A"



GENERAL NOTES - WOOD FRAMING

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. ANY CHANGES OR DEVIATIONS FROM THESE PLANS NEED TO BE APPROVED BY THE ARCHITECT.
3. IF DIMENSIONS ARE MISSING OR IN QUESTION CALL THE ARCHITECT. DO NOT SCALE OFF OF PLANS.
4. GENERAL CONTRACTOR SHALL VISIT THE SITE TO CHECK EXISTING CONDITIONS. SHOULD CONTRACTOR FIND CONDITIONS WHICH THEY BELIEVE WOULD PREVENT THE WORK OR FIND DISCREPANCIES BETWEEN THE PLANS AND EXISTING SITE CONDITIONS, CONTRACTOR MUST REPORT THEM IMMEDIATELY TO THE ARCHITECT PRIOR TO START OF THE WORK ON SITE. FAILURE TO ADVISE WILL CONSTITUTE NOTICE THAT CONTRACTOR IS FULLY SATISFIED WITH THE EXISTING CONDITIONS AND THAT THEY INTEND TO PERFORM THEIR OBLIGATIONS WITH NO REFERRALS TO THEIR WORK.
5. ITEMS NOT INDICATED IN THESE DOCUMENTS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO COMPLETE THE WORK SHALL BE FURNISHED BY THE CONTRACTOR AS THOUGH IT WERE DETAILED HEREIN.
6. PORTABLE FIRE EXTINGUISHERS SHALL BE PER NFPA 70, 7.4.10-BC RATED NUMBER UNLESS NOTED OTHERWISE. KITCHEN EXTINGUISHERS SHALL BE THE "K" IF ANY.
7. EXIT WAYS SHALL BE ILLUMINATED BY BACK-UP POWER. THE CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING TESTING PRIOR TO INSPECTION BY DISCONNECTING THE MAIN.
8. THE UNLATCHING OF ANY LEAF OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
9. HANDLES, KNOBS, LATCHES AND LOCKS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT FINGERING, OR TWISTING OF THE WRIST TO OPERATE.
10. THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE NOTED ABOVE OTHER THAN EXTERIOR DOORS, SHALL NOT BE GREATER THAN FIVE (5) POUNDS FORCE.
11. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
12. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, TESTED, USED, CLEANED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS UNLESS OTHERWISE SPECIFIED TO THE CONTRARY.
13. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR COORDINATION ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
14. DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS.
15. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER AND WORKMANSHIP.
16. WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
17. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION (IN WRITING).
18. UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MAINTENANCE, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
19. THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND ALL WORK WILL BE GOOD QUALITY, FREE FROM DEFECTS AND CONFORMING TO ALL APPLICABLE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS AND INSURANCE.
20. THE WARRANTIES AND GUARANTEES PROVIDED IN THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY OR GUARANTEE OR REMEDY REQUIRED BY LAW OR BY THE CONSTRUCTION DOCUMENTS.



DRAWING INDEX:

000	COVER SHEET, SITE PLAN PROJECT INFORMATION
001	ALL SITE DETAILS
002	ARCHITECT
003	MEP ENGINEER
004	STRUCTURAL ENGINEER
005	FOUNDATION PLAN, SCHEDULES, DETAILS
006	FOUND. FORCE
007	C201
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