

## Building & Planning Department

P.O. Box 9, 230 Davidson Avenue  
Woodland, WA 98674  
www.ci.woodland.wa.us

Planning: (360) 225-1048 / Building: (360) 225-7299 / Fax: (360) 225-7336

# NOTICE OF APPLICATION

# NOTICE OF PUBLIC HEARING

## SITE PLAN REVIEW / SEPA LIKELY DETERMINATION OF NON-SIGNIFICANCE (DNS)

**ISSUE DATE: February 29, 2016**

**Lead Agency: City of Woodland, WA**

**Project Title: City of Woodland New Fire Station**

**Land Use Application No.: 216-903.SPR.SEPA**

Applicant/Property Owner:	City of Woodland C/O Bart Stepp, Public Works Director PO Box 9 Woodland, WA 98674
Site Location:	200 East Scott Avenue Woodland, WA 98674 Parcel No.: 5062302
Parcel Size:	Approx. 2.41 acres
Zoning Designation:	Public / Quasi-Public / Institutional
Date Application Received:	February 16, 2016
Notice of Application & Likely DNS issued:	February 29, 2016
Publish:	March 2, 2016
Comment Due Date:	March 16, 2016
Public Hearing Date:	10:00 AM Friday, March 18, 2016 200 East Scott Avenue (Council Chambers) Woodland, WA 98674

### I. DESCRIPTION OF PROPOSAL

The City of Woodland is proposing a new fire station along Scott Avenue frontage between the existing police station and public works office. Phase 1 of the project includes a new metal building that will be 40' by 75' and accommodate two engine bays. A 14' by 66' manufactured home will be placed east of the engine bay building to serve as living quarters for firefighters. It budget allows, an additive alternative is proposed that will consist of a third "storage bay" that will be 20' by 75'. The storage bay will include a mezzanine and will accommodate such uses as showers, lockers, and laundry. Paved access will be provided from Scott Avenue along the west end of the building. Fire

trucks will access the site along this driveway to the back (north end) of the building where maneuvering space is provided to enter the engine bay. Fire trucks and bay doors will face Scott Avenue for fast emergency existing from the engine bay building (Scott Avenue facing elevation) approximately 32 feet tall and the rear facing (north elevation) 16 feet tall. Site stormwater will be treated using rain gardens followed by infiltration. Three parking spaces will be provided at the rear of the building.

The site and building will be designed so that two additional engine bays can be added to the west side of the building with each bay being 20 feet wide. If the equipment storage, shower, and laundry area with upper mezzanine is not constructed in the first phase, it will be included in the future phase. The total buildout would include four bays at 75' by 100', plus the storage bay for a total of 7,500 square feet. This footprint will also include the 1,500 square foot mezzanine above the storage bay.

You are invited to comment on this project proposal. Full plans are available on the City's website at [www.ci.woodland.wa.us](http://www.ci.woodland.wa.us).

## **II. LOCATION OF PROPOSED DEVELOPMENT**

The property is located at 200 East Scott Avenue, Woodland, Washington: parcel number 5062302. The site is located in Township 5 North, Range 1 West, Section 13, Willamette Meridian.

## **III. ENVIRONMENTAL REVIEW:**

The City of Woodland has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by 5 p.m. on March 16, 2016 to:

City of Woodland  
Building and Planning Department  
c/o Amanda Smeller  
230 Davidson Ave., PO Box 9  
Woodland, WA 98674

Email: [smellera@ci.woodland.wa.us](mailto:smellera@ci.woodland.wa.us)  
Phone: 360-225-1048  
Fax: 360-225-7336

## **IV. EXISTING ENVIRONMENTAL DOCUMENTS**

1. SEPA checklist (February 10, 2016)

Application materials including the document listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674 or can otherwise be obtained by contacting the SEPA responsible official.

**V. PUBLIC COMMENT AND REVIEW AUTHORITY**

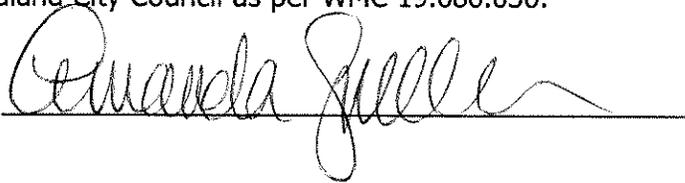
Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the City Public Works Department Staff. After the close of the comment period on the NOA, the City will review any comments on the environmental impacts of the project and decide whether to proceed with issuing a DNS. The City is required to circulate the DNS, if issued, to the Department of Ecology, agencies with jurisdiction, anyone who commented on this NOA, and anyone requesting a copy.

Per WMC 19.08.030, City initiated applications shall be approved, approved with conditions, or denied by the Hearing Examiner with recommendation provided by the Development Review Committee.

The public has the right to comment on the application, receive written notice of public meetings or hearings on the project, and/or receive a copy of the decision made on the application. Persons wanting to comment, request notice of meetings, or copies of decisions should send written comments or requests to: **Amanda Smeller, PO Box 9, Woodland, WA 98674**. The Woodland Hearing Examiner will hold a public hearing and take action on the City initiated Site Plan Review. The Public Hearing will take place on March 18, 2016 at 10:00 am in the Woodland City Council Chambers, 200 E Scott Avenue, Woodland, WA 98674. Interested parties have the right to appeal the Hearing Examiner's decision to the City of Woodland City Council as per WMC 19.080.030.

Date: February 29, 2016

Signature: \_\_\_\_\_



Published in The Reflector: March 2, 2016

Exhibit: Site Plan/Vicinity Map

Cc: Applicant/Owner  
Rob VanderZanden, HHPR  
Joe Turner, Hearing Examiner  
Property Owners within 300 feet of subject property  
Department Heads  
Planning Commission  
City Council  
Mayor  
Building Official  
Fire Marshal  
File  
Counter Copy





**STATE ENVIRONMENTAL POLICY ACT**  
**ENVIRONMENTAL CHECKLIST FORM**

**A. BACKGROUND**

**1. Name of proposed project, if applicable:**

City of Woodland Fire Station - Clark County Fire & Rescue

**2. Name of applicant:**

City of Woodland – Bart Stepp, PE

**3. Address and phone number of applicant and contact person:**

300 East Scott Avenue  
Woodland, WA 98674  
(360) 225-7999, ext 161

**4. Date checklist prepared:**

February 10, 2016

**5. Agency requesting checklist:**

City of Woodland

**6. Proposed timing or schedule (including phasing, if applicable):**

Construction from summer 2016 through winter of 2017

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

Yes. Additional emergency vehicle bays, living quarters and indoor storage area may be added to the proposed two-bay 40-foot by 75-foot structure. This future phase would increase the footprint of the structure to 100 feet wide (75X100) or 7,500 including a storage, shower and locker bay with a 1,500 square foot mezzanine.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

Phase I Environmental Assessment August 9, 2004  
Phase II Environmental Assessment April 2, 2005  
2012 update to Phase I

**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.**

None to our knowledge.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

City of Woodland  
Site Plan review  
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.)**

Two new buildings are proposed: Two-engine bay building (3,000 SF) and a mobile home to be used as firefighter living quarters (924 SF). The owner has intentions to expand the fire station in the future to 7,500 SF including a 1,500 square foot mezzanine and would include four engine bays, storage area and living quarters.

The project is on a parcel that is 2.43 acres. The project site will occupy approximately 0.6 acres of the parcel.

**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.**

The project site is located on E Scott Avenue west of Old Pacific Hwy in the City of Woodland. The site is addressed as 200 E Scott Avenue. Abbreviated legal is:

SUB:WOODLAND OUTLOT BLK:WDOL LOT:142A-1 LOT:143 DESC: EXC R/W FEE  
930622052 EXC R/W FEE 3496092 SECT,TWN,RNG:13-5N-1W DESC: BOZARTH J  
DLC PARCEL: 5062302

Tax Account Number: R042776

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

**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)?**

Site is flat. Steepest slope is approximately 5%.

**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.**

Native site soils consist of USDA Newberg Fine Sandy Loam. Much of the site has been filled with imported rock surfacing.

**d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Soil is susceptible to liquefaction in seismic events.

**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.**

Site development will require importing of approximately 1,000 cubic yards of material for grading and structural fill.

**f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

There is slight potential for erosion. The contractor will be required to provide erosion control per an approved plan that meets City of Woodland requirements.

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

The site is currently mostly impervious pavement. The combined fire station and recently constructed police station will provide approximately 14,000 square feet of landscaping and 28,500 square feet of undeveloped area resulting in the lot being 60% impervious surface.

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Best Management Practices (BMP) will include

- \*Construction entrance
- \*Silt fence or Bio bags
- \*inlet protection devices

## **2. Air**

**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.**

Short-term exhaust and dust from construction equipment.

**b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None to our knowledge.

**c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

Contractor will be required to shut off idle equipment and have emission control devices. Dust control practices will be implemented by the contractor.

**3. Water**

**a. Surface Water:**

**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.**

None.

**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.**

No.

**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.**

None.

**4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No.

**5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No.

**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.**

None.

**b. Ground Water:**

**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.**

Roof drainage will be disposed of in infiltration trenches, parking lot run off will be cleaned through the use of rain garden treatment swale.

**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.

None.

**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.**

Water runoff will be limited to water from the roof and from improved areas of the site. Stormwater from the roof will be infiltrated on site for quantities up to 100 year events. Stormwater from the paved areas will be treated in vegetated rain garden areas and infiltrated on site for quantities up to 100 year events.

Additional storm water will overflow in to the historical drainage ditch at the north side of the site where it will infiltrate into the ground.

**2) Could waste materials enter ground or surface waters? If so, generally describe.**

No.

**3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

Site drainage for the undeveloped portions of the site is primarily overland flow with partial infiltration. Existing drainage patterns will be revised in all areas of the site where development is occurring.

**4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

The design of new stormwater facilities will match recently developed portions of the site which utilize rain gardens for treating runoff from pollution generating surfaces and will incorporate infiltration trenches.

**4. Plants**

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

- deciduous tree: alder, maple, aspen, other: cottonwood**
- 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?**

The area of work is paved or rocked. No vegetation will be removed or altered.

**c. List threatened and endangered species known to be on or near the site.**

None known to exist.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

Landscaping will be provided in planter islands within the development.

**e. List all noxious weeds and invasive species known to be on or near the site.**

The site is mostly all paved with very limited vegetation outside of the landscaped areas of the recently completed police station.

**5. Animals**

**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:** birds common to the area fly over the site but the lack of habitat onsite currently doesn't support birds

**mammals:** None

**fish:** not applicable.

**b. List any threatened and endangered species known to be on or near the site.**

None known.

**c. Is the site part of a migration route? If so, explain.**

The site is within the Pacific Flyway.

**d. Proposed measures to preserve or enhance wildlife, if any:**

Trees and shrubs will be planted that will provide some limited habitat for birds.

**e. List any invasive animal species known to be on or near the site.**

None known.

**6. Energy and natural resources**

**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.**

Buildings will be new construction and meet current energy codes.

**b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No

**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:**

Buildings will meet current energy codes.

## **7. Environmental health**

**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 known.

**1) Describe any known or possible contamination at the site from present or past uses.**

None known.

**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.**

None known.

**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.**

Equipment such as excavators and backhoes may be stored on-site during construction. This equipment will have gasoline and diesel tanks as well as lubricants.

**4) Describe special emergency services that might be required.**

Emergency services and procedures are in place and provided through the local Fire district who is the applicant in this case.

**5) Proposed measures to reduce or control environmental health hazards, if any:**

### **b. Noise**

**1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

There is no noise in the area that would affect the project.

**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 noise will be generated during construction. Long-term noise will include use of sirens for emergency vehicles leaving the site on calls.

**3) Proposed measures to reduce or control noise impacts, if any:**

None proposed, however only source of significant noise will be temporary from emergency vehicle sirens that must be at a specific decibel level to provide adequate warning to the public.

**8. Land and shoreline use**

**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.**

Police station, public works office and vacant land

**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?**

Site has been developed for many years

**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:**

No surrounding farm or forest land.

**c. Describe any structures on the site.**

Existing police station and public works office.

**d. Will any structures be demolished? If so, what?**

No

**e. What is the current zoning classification of the site?**

Public/Quasi-Public/Institutional (PQPI)

**f. What is the current comprehensive plan designation of the site?**

Public/Quasi Public/Institutional

**g. If applicable, what is the current shoreline master program designation of the site?**

N/A.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No.

**i. Approximately how many people would reside or work in the completed project?**

Approximately 4 to 6 people will work at the site. The fire station will have crew quarters so that up to 6 people can sleep at the site to be available for emergency response.

**j. Approximately how many people would the completed project displace?**

None.

**k. Proposed measures to avoid or reduce displacement impacts, if any:**

N/A

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The site is currently used for governmental offices and zoned for public uses. The proposed fire station is a permitted use and is compatible with the existing and planned uses for the site.

**m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

Does not apply.

## **9. Housing**

**a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None.

**b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None.

**c. Proposed measures to reduce or control housing impacts, if any:**

N/A

## **10. Aesthetics**

**a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Approximately 32 feet.

**b. What views in the immediate vicinity would be altered or obstructed?**

There are no specific view sheds that would impacted.

**c. Proposed measures to reduce or control aesthetic impacts, if any:**

None deemed necessary.

## **11. Light and glare**

**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The project will have typical site lighting to what is found on this type of use including wall lights and parking lot lights. Lighting fixtures will be modern lighting type that will not create glare.

**b. Could light or glare from the finished project be a safety hazard or interfere with views?**

Lighting from vehicle emergency beacons will occur when vehicles are leaving the site for emergency calls. This will be temporary and necessary to warn the public.

**c. What existing off-site sources of light or glare may affect your proposal?**

None that impact the proposal.

**d. Proposed measures to reduce or control light and glare impacts, if any:**

None.

## **12. Recreation**

**a. What designated and informal recreational opportunities are in the immediate vicinity?**

No

**b. Would the proposed project displace any existing recreational uses? If so, describe.**

No

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None.

### 13. Historic and cultural preservation

**a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

According to the Washington Information System for Architectural and Archaeological Records Database, there are no buildings older than 45 years within the vicinity of the site.

**b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None known.

**c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

None deemed necessary.

**d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None deemed necessary.

### 14. Transportation

**a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

East Scott Avenue.

**b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

No

**c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

Three new spaces created, none removed.

**d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

None.

**e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

**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?**

Volunteer fire fighters arrive in response to calls at all hours of the day and night and the number of trips is subject to the number of emergency calls. It is estimated there will be fewer than 20 vehicles entering and exiting the site per day.

**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.**

No.

**h. Proposed measures to reduce or control transportation impacts, if any:**

None.

## **15. Public Services**

**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 fire station is a public service.

**b. Proposed measures to reduce or control direct impacts on public services, if any.**

None deemed necessary.

## **16. Utilities**

**a. Circle utilities currently available at the site:**

electricity natural gas, water, refuse service, telephone, sanitary sewer, septic system,

**other: Storm sewer**

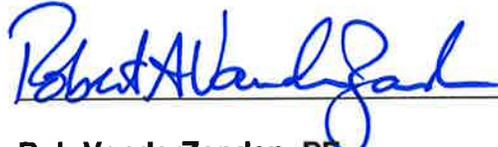
**b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Site will connect to domestic water and sanitary sewer in Scott Avenue.

**C. SIGNATURE**

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:**

Rob VanderZanden, PE

**Position and Agency/Organization:**

Project Manager  
Harper Houf Peterson Righellis Inc.

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

Section not applicable to this project.

**City of Woodland Fire Station - Clark County Fire & Rescue  
Type II Site Plan Review and SEPA  
Applicant Narrative**

**Owner/Applicant:** City of Woodland  
Bart Stepp, PE  
P.O. Box 9  
300 East Scott Avenue  
Woodland, WA 98674  
(360) 225-7999, ext 161  
[steppb@ci.woodland.wa.us](mailto:steppb@ci.woodland.wa.us)

**Engineer/Planner:** Harper Houf Peterson Righellis Inc.  
1104 Main Street, #100  
Vancouver, WA

Engineer: Rob VanderZanden, PE  
(360) 750-1141  
[robv@hhpr.com](mailto:robv@hhpr.com)

Planner: Keith Jones, AICP, LEED AP ND  
[keithj@hhpr.com](mailto:keithj@hhpr.com)  
(503) 221-1131

**Property Location:** 300 East Scott Avenue

**Tax Account Number:** R042776

**Tax Parcel Number:** 5062302

**Summary of Request:** Type II Site Plan Review and SEPA for new City Fire Station

**Date:** February 12, 2016



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## I. DESCRIPTION OF PROPOSAL

The City of Woodland owns property at the northwest corner of Old Pacific Highway and East Scott Avenue in the City of Woodland. The overall City-owned property consists of three tax parcels (R042775, R042776 and R042779) totaling approximately 5.45 acres. The property has approximately 160 feet of frontage on Old Pacific Hwy and approximately 500 feet of frontage on Scott Ave. The City of Woodland constructed a new police station in 2013 at the southeast corner of the property that faces both Old Pacific Highway and Scott Avenue. There is also a house that fronts Scott Avenue west of the police station that has been converted into City public works offices. The remainder of the flat property has been historically used for industrial and is mostly paved or gravel. Two large industrial building were recently demolished by the city. A new fire station is proposed along the Scott Avenue frontage between the existing police station and public works office on will be located on one of the tree parcels (Tax Account #:R04776 – Tax Parcel #:5062302 – 200 E. Scott Avenue).

Phase I of the project includes a new metal building that will be 40-foot by 75-foot and accommodate two engine bays. A 14-foot by 66-foot manufactured house will be placed east of the engine bay building to serve as living quarters for firefighters. If budget allows, an additive alternate is proposed that will consist of a third “Storage Bay” that will be 20-foot by 75-foot. The storage bay will include a mezzanine and will accommodate such uses as showers, lockers and laundry. Paved access will be provided from Scott Avenue along the west end of the building. Fire trucks will access the site along this driveway to the back (north end) of the building where maneuvering space is provided to enter the engine bay. Fire trucks and bay doors will face Scott Avenue for fast emergency exiting from the engine bay building. The building will be constructed with a shed roof with the front of the building (Scott Avenue facing elevation) approximately 32 feet tall and the rear facing (north elevation) 16 feet tall. Site stormwater will be treated using rain gardens followed by infiltration. Three parking spaces will be provide at the rear of the building.

The site and building will be designed so that two additional engine bays can be added to the west side of the building with each bay being 20 feet wide. If the equipment storage, shower and laundry area with upper mezzanine is not constructed in the first phase, it will be included in future phase. The total buildout would include four bays at 75-foot by 100-foot, plus the storage bay for a total 7,500 square foot building. This footprint will also include the 1,500 square foot mezzanine above the storage bay.

### Approval Request

The applicant requests Type II Site Plan approval for Phase I, 3,000 square foot two engine bay building with option to construct the storage area and mezzanine (1,500 square foot) and 924 square foot manufactured home; and SEPA approval for the ultimate buildout of the fire station (7,500 square foot fire station including 1,500 square foot mezzanine).

## II. RESPONSE TO APPLICABLE APPROVAL CRITERIA

### City of Woodland Municipal Code

### Chapter 17.24 – Public/Quasi-Public/Institutional (PQPI)



**17.24.020 – Principal Uses**

*Permitted primary uses in the PQPI district shall include:*

- A. *Uses commonly known as public use, such as schools, colleges, hospitals, sanitariums, and not-for-profit charitable uses;*
- B. *Churches with a lot area greater than three-quarter-acre, memorial buildings, community clubhouses and museums;*
- C. *Governmental buildings, including police and fire stations;*
- D. *Public parks and/or publicly owned recreational facilities (i.e., community swimming pool, tennis courts, skate parks)*
- E. *Cemeteries;*
- F. *Open space, wetland preserves, stormwater facilities and critical areas;*
- G. *Public utility buildings: sewage pumping stations, sewage treatment plants, water treatment plants, electrical distribution substations, water tanks, water pumping stations and similar developments necessary for the operation of a public utility;*
- H. *Electric vehicle infrastructure*

**Response:** The proposal is a fire station and is a permitted use in PQPI zone.

**17.24.040 – Conditional Uses**

*Uses permitted by a conditional use permit approved by the city of Woodland hearing examiner shall include:*

- A. *Parking lots located separately from a permitted primary use;*
- B. *Any of the principal uses when a residence is also proposed;*
- C. *Increased height limit requirements;*
- D. *Increased lot coverage percentage.*

**Response:** No conditional uses are proposed. The fire station will have living quarters for fire fighters to stay at the station while on their shift. A private residence is not proposed onsite.

**17.24.060 - Lots-width-depth-size**

*There are no limitations for minimum lot width and depth. Minimum lot size is ten thousand square feet.*

**Response:** The fire station will be located on the same parcel as the existing police station (Account #: R042776, Parcel #: 5062302 – 200 E Scott Avenue). The parcel is approximately 2.43 acres (105,851 square feet) exceeding the 10,000 square foot minimum lot size.

**17.24.070 – Building Setbacks**

*All setbacks shall be measured from the nearest wall or corner of the appropriate property line.*

- A. *Front Setback. The minimum front yard setback for all buildings shall be thirty feet.*
- B. *Side Setback. The minimum side yard setback for all buildings shall be ten feet.*
- C. *Rear Setback. The minimum rear yard setback for all buildings shall be twenty-five feet.*



**Response:** The building will be setback 42 feet from the property line on Scott Avenue exceeding the minimum front setback of 30 feet. The building will be 20 feet from the two neighboring City-owned lots to the west (both addressed to 300 East Scott Avenue) exceeding the 10-foot minimum setback. The building will be more than 200 feet away from the rear property line (25-foot minimum setback).

**17.24.080 – Building Height**

*Maximum building height in the PQPI district shall be three stories, but not more than forty-five feet. Building height in excess of three stories or forty-five feet may be approved through the conditional use process. Uninhabitable portions of structures such as a church spire, fleche, campanile or a dome and lantern or a clock tower may be permitted to exceed the height limit; provided, such appurtenances are not intended as advertising devices.*

**Response:** The building will have a shed roof and will have a maximum height at the south (front street facing end) of 32 feet and a maximum height of 16 feet at the rear (north end). The building will not exceed the 45-foot maximum height.

**17.24.090 – Lot Coverage**

*Maximum lot coverage by all buildings shall be fifty percent. Maximum lot coverage by all impervious areas shall be seventy-five percent. Lot coverage percentages may be increased, providing a conditional use permit is approved as per Section 17.24.040.*

**Response:** Proposed lot coverage will be as follows:

Total Lot Size (Account #: R042776, Parcel #: 5062302 – 200 E Scott Avenue): 2.43 acres (105,851 square feet)

Total Developed Size: Approximately 55 percent of the parcel is within the developed area or 58,300 SF

Building Coverage: 16,000 SF or 15 percent coverage of the total site area.  
The ultimate buildout of the fire station (7,500 SF) and the existing police station (8,500 SF)

Paved Areas: 47,500 SF or 44 percent.

Landscaping: 13,800 SF or 24% of the developed area (proposed fire station and existing police station)

**17.24.100 – Screening-Landscaping**

- A. *Along the boundary between the site and any adjacent residential district shall be installed either a solid wall or sight-obscuring fence between five and six feet in height, or vegetative buffer.*
- B. *Where such a use is located across the street from a residential district the street frontage shall be planted to a depth of at least eight feet with substantial trees, shrubbery and ground cover. A landscape plan shall be submitted to the public works director or designee for written approval prior to issuance of a building permit.*



**Response:** Residential is located across the street. A large concrete apron is necessary to allow ease of exit for emergency response and maneuvering of fire trucks. Therefore most of the frontage of the fire station will be paved with a concrete apron. Areas not paved will be landscaped in accordance with this section.

**17.24.110 – Parking**

*Off-street parking in the PQPI district shall meet the parking requirements of Chapter 17.56 of this code, Sections 17.56.030 through 17.56.060*

**Response:** Section 17.56.050 (Off-street parking – requirements for designated uses) does not list fire stations and therefore it is considered an unspecified use (Item V. in the table). The code states the following in regards to determining minimum parking required:

*The parking requirements for a use not provided for in this section shall be determined by the city's development review committee to be the requirements for the most comparable use specified in this section. In the case of conflicting use determinations by the applicant and development review committee, or if the use is to be allowed by rezone procedure, the planning commission shall determine what use and their requirements are most similar.*

The applicant believes that since firefighters will stay and sleep at the station when on duty, Item I, “Lodges, rooming houses and boarding houses containing sleeping quarters; fraternities; sorority and group student housing” is the listed use that is closest to the proposed. The table states for this use one parking space each two sleeping rooms or one parking space for each four beds, whichever is greater is the required minimum. The maximum amount of firefighters that will stay at the station is 6 and a need for 6 beds requiring 1.5 spaces. The applicant proposes 3 spaces meeting this standard.

17.24.120 – Signs

*Signs in the PQPI district shall meet the requirements as provided in Chapters 17.08 and 17.52 of this code.*

**Response:** Signage will be limited to identifying the fire station and will meet the requirements of the sign code. No specific sign designs have been identified at this time but a permit will be obtained from the City in the future when signs have been identified.

**17.24.130 – Lighting**

*Lighting, including permitted illuminated signs, shall be designed and arranged so as not to:*

- A. *Reflect or cast glare into any residential zone;*
- B. *Rotate, glitter or flash;*
- C. *Conflict with the readability of traffic signs and control signals.*

**Response:** The project will have typical site lighting to what is found on this type of use including wall lights and parking lot lights. Lighting fixtures will be modern lighting type that will not create glare. Lighting cut sheets are included with the submitted materials.



## Chapter 17.48 – Performance Standards

**Response:** This sections provides regulations related to sound levels, vibration, air pollution, odors industrial wastes and fire hazards. The fire station will not exceed limits specified in this section with the exception of sound levels during brief periods of time. However Section 17.48.030 states that devices used for emergency purposes that are temporary or infrequent are exempt. Washington Administrative Code (WAC) 173-60 regulates sound levels and emergency warning systems are also exempt.

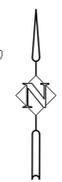
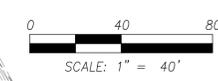
### III. CONCLUSION

This summary of request demonstrates compliance with applicable approval criteria and code. The applicant respectfully requests that the City approve this application.



# CITY OF WOODLAND FIRE STATION

CLARK COUNTY FIRE & RESCUE  
PRELIMINARY SITE PLAN



**Harper Houf Peterson Righellis Inc.**  
ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
1104 Main Street, Suite 100, Vancouver, WA 98660  
phone: 360.750.1131 www.hhpr.com fax: 360.750.1141



JOHANSSON  
ARCHITECTURE, PC

Karl Johansson, A.I.A.  
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Battle Ground, WA 98604  
Ph. 360-687-8379  
Fax 360-687-8450



City of  
Woodland

New Fire  
Station

Clark County  
Fire & Rescue

300 E. Scott Avenue  
Woodland, WA 98674

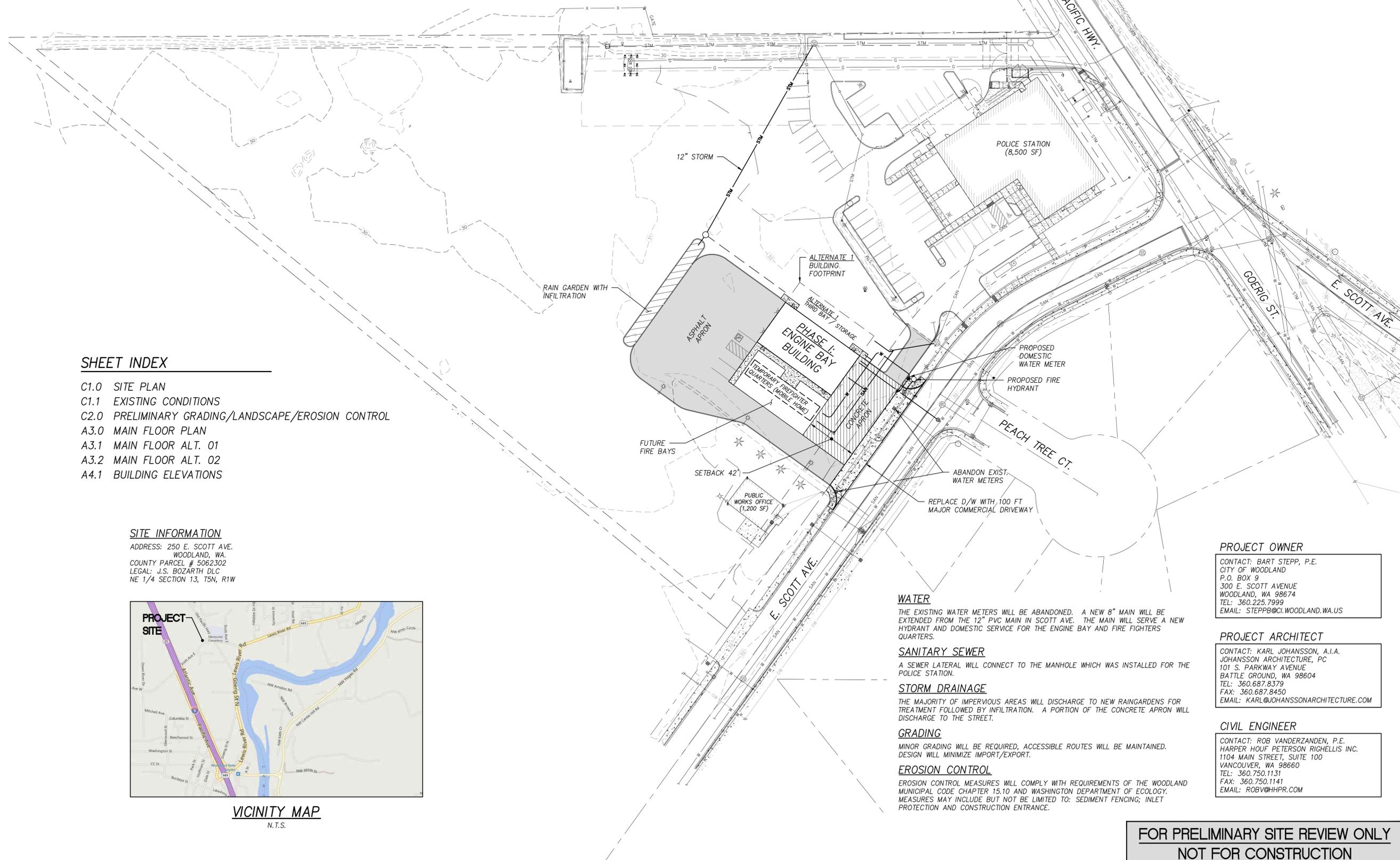
SITE PLAN

PROJECT #: 1431  
FILE #:  
DATE: February 12, 2016  
REVISIONS:

**PROJECT OWNER**  
CONTACT: BART STEPP, P.E.  
CITY OF WOODLAND  
P.O. BOX 9  
300 E. SCOTT AVENUE  
WOODLAND, WA 98674  
TEL: 360.225.7999  
EMAIL: STEPPB@CI.WOODLAND.WA.US

**PROJECT ARCHITECT**  
CONTACT: KARL JOHANSSON, A.I.A.  
JOHANSSON ARCHITECTURE, PC  
101 S. PARKWAY AVENUE  
BATTLE GROUND, WA 98604  
TEL: 360.687.8379  
FAX: 360.687.8450  
EMAIL: KARL@JOHANSSONARCHITECTURE.COM

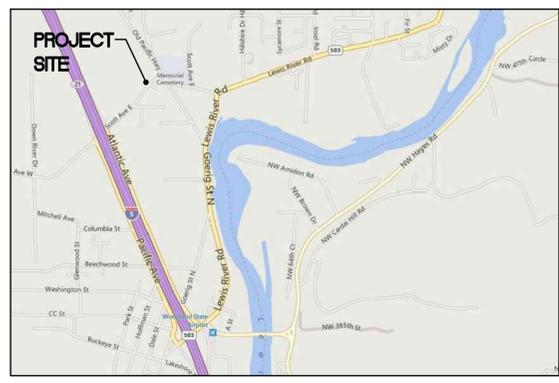
**CIVIL ENGINEER**  
CONTACT: ROB VANDERZANDEN, P.E.  
HARPER HOUF PETERSON RIGHELLIS INC.  
1104 MAIN STREET, SUITE 100  
VANCOUVER, WA 98660  
TEL: 360.750.1131  
FAX: 360.750.1141  
EMAIL: ROB@HHPR.COM



**SHEET INDEX**

- C1.0 SITE PLAN
- C1.1 EXISTING CONDITIONS
- C2.0 PRELIMINARY GRADING/LANDSCAPE/EROSION CONTROL
- A3.0 MAIN FLOOR PLAN
- A3.1 MAIN FLOOR ALT. 01
- A3.2 MAIN FLOOR ALT. 02
- A4.1 BUILDING ELEVATIONS

**SITE INFORMATION**  
ADDRESS: 250 E. SCOTT AVE.  
WOODLAND, WA  
COUNTY PARCEL # 5062302  
LEGAL: J.S. BOZARTH DLC  
NE 1/4 SECTION 13, T5N, R1W



**VICINITY MAP**  
N.T.S.

**WATER**  
THE EXISTING WATER METERS WILL BE ABANDONED. A NEW 8" MAIN WILL BE EXTENDED FROM THE 12" PVC MAIN IN SCOTT AVE. THE MAIN WILL SERVE A NEW HYDRANT AND DOMESTIC SERVICE FOR THE ENGINE BAY AND FIRE FIGHTERS QUARTERS.

**SANITARY SEWER**  
A SEWER LATERAL WILL CONNECT TO THE MANHOLE WHICH WAS INSTALLED FOR THE POLICE STATION.

**STORM DRAINAGE**  
THE MAJORITY OF IMPERVIOUS AREAS WILL DISCHARGE TO NEW RAINGARDENS FOR TREATMENT FOLLOWED BY INFILTRATION. A PORTION OF THE CONCRETE APRON WILL DISCHARGE TO THE STREET.

**GRADING**  
MINOR GRADING WILL BE REQUIRED, ACCESSIBLE ROUTES WILL BE MAINTAINED. DESIGN WILL MINIMIZE IMPORT/EXPORT.

**EROSION CONTROL**  
EROSION CONTROL MEASURES WILL COMPLY WITH REQUIREMENTS OF THE WOODLAND MUNICIPAL CODE CHAPTER 15.10 AND WASHINGTON DEPARTMENT OF ECOLOGY. MEASURES MAY INCLUDE BUT NOT BE LIMITED TO: SEDIMENT FENCING; INLET PROTECTION AND CONSTRUCTION ENTRANCE.

**FOR PRELIMINARY SITE REVIEW ONLY  
NOT FOR CONSTRUCTION**

PRELIMINARY  
0.0

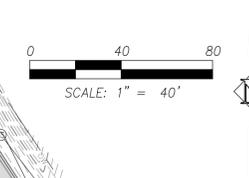
**STORM SEWER NOTES**

- 2587 AREA DRAIN 6" DIA.  
RIM= 31.20'
- 2590 AREA DRAIN 6" DIA.  
RIM= 31.18'
- 2612 CLEAN-OUT  
RIM=31.91'
- 2893 CLEAN-OUT  
RIM=28.44'
- 2904 STORM MANHOLE  
RIM=32.17  
IE 12"CPP(E)=28.41'  
IE 12"CPP(SE)=28.08'  
IE 12"CPP(W)=26.37'  
BOTTOM=26.18'

**SANITARY SEWER NOTES**

- 2600 SANITARY MANHOLE  
RIM= 32.82'  
IE 10" PVC(N)= 39.96'  
IE 10" PVC(S)= 39.86'  
IE 10" PVC(E)= 39.56'

LOCATED IN THE JS BOZARTH DLC, INDEXED WITHIN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF WOODLAND, COWLITZ COUNTY, WASHINGTON  
FIELD WORK DATES: 6/1/15-6/2/15 (FOR NEW SURVEY)



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City of Woodland

New Fire Station

Clark County Fire & Rescue

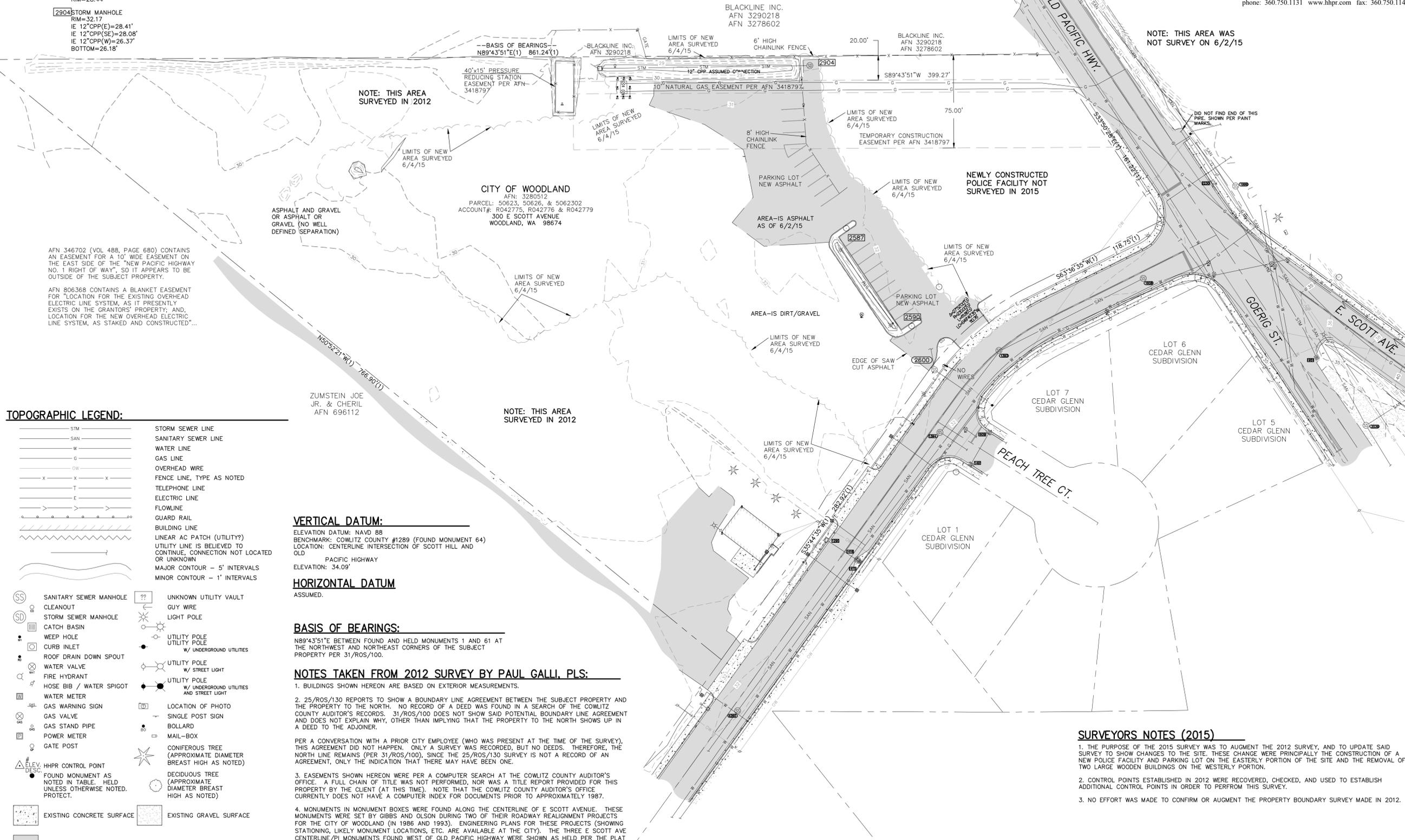
300 E. Scott Avenue  
Woodland, WA 98674

EXISTING CONDITIONS

PROJECT #: 1431  
FILE #:  
DATE: February 12, 2016

REVISIONS:

PRELIMINARY 1.1



**TOPOGRAPHIC LEGEND:**

- |     |   |    |   |
|-----|---|----|---|
| STM | STORM SEWER LINE  | ?? | UNKNOWN UTILITY VAULT   |
| SAN | SANITARY SEWER LINE   | ☆  | GUY WIRE  |
| W   | WATER LINE  | ○  | LIGHT POLE  |
| G   | GAS LINE  | ○  | UTILITY POLE  |
| DW  | OVERHEAD WIRE   | ○  | UTILITY POLE  |
| X   | FENCE LINE, TYPE AS NOTED   | W  | UNDERGROUND UTILITIES   |
| T   | TELEPHONE LINE  | ○  | UTILITY POLE  |
| E   | ELECTRIC LINE   | W  | UNDERGROUND UTILITIES   |
| →   | FLOWLINE  | ○  | UTILITY POLE  |
| —   | GUARD RAIL  | W  | UNDERGROUND UTILITIES   |
| —   | BUILDING LINE   | ○  | UTILITY POLE  |
| —   | LINEAR AC PATCH (UTILITY?)  | ○  | UTILITY POLE  |
| —   | UTILITY LINE IS BELIEVED TO CONTINUE, CONNECTION NOT LOCATED OR UNKNOWN | ○  | UTILITY POLE  |
| —   | MAJOR CONTOUR - 5' INTERVALS  | ○  | UTILITY POLE  |
| —   | MINOR CONTOUR - 1' INTERVALS  | ○  | UTILITY POLE  |
| SS  | SANITARY SEWER MANHOLE  | ○  | LOCATION OF PHOTO   |
| SD  | CLEANOUT  | ○  | SINGLE POST SIGN  |
| SM  | STORM SEWER MANHOLE   | ○  | BOLLARD   |
| CB  | CATCH BASIN   | ○  | MAIL-BOX  |
| WH  | WEEP HOLE   | ○  | CONIFEROUS TREE   |
| CI  | CURB INLET  | ○  | (APPROXIMATE DIAMETER BREST HIGH AS NOTED)                              |
| RDS | ROOF DRAIN DOWN SPOUT   | ○  | DECIDUOUS TREE  |
| WV  | WATER VALVE   | ○  | (APPROXIMATE DIAMETER BREST HIGH AS NOTED)                              |
| FH  | FIRE HYDRANT  | ○  | FOUND MONUMENT AS NOTED IN TABLE. HELD UNLESS OTHERWISE NOTED. PROTECT. |
| HBS | HOSE BIB / WATER SPIGOT   | ○  | EXISTING CONCRETE SURFACE   |
| WM  | WATER METER   | ○  | EXISTING GRAVEL SURFACE   |
| GWS | GAS WARNING SIGN  | ○  | EXISTING ASPHALT SURFACE  |
| GV  | GAS VALVE   | ○  |   |
| GSP | GAS STAND PIPE  | ○  |   |
| PM  | POWER METER   | ○  |   |
| GP  | GATE POST   | ○  |   |
| HP  | HHR CONTROL POINT   | ○  |   |
| EM  | FOUND MONUMENT AS NOTED IN TABLE. HELD UNLESS OTHERWISE NOTED. PROTECT. | ○  |   |

**VERTICAL DATUM:**

ELEVATION DATUM: NAVD 88  
BENCHMARK: COWLITZ COUNTY #1289 (FOUND MONUMENT 64)  
LOCATION: CENTERLINE INTERSECTION OF SCOTT HILL AND OLD PACIFIC HIGHWAY  
ELEVATION: 34.09'

**HORIZONTAL DATUM**

ASSUMED.

**BASIS OF BEARINGS:**

N89°43'51"E BETWEEN FOUND AND HELD MONUMENTS 1 AND 61 AT THE NORTHWEST AND NORTHEAST CORNERS OF THE SUBJECT PROPERTY PER 31/ROS/100.

**NOTES TAKEN FROM 2012 SURVEY BY PAUL GALLI, PLS:**

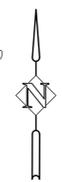
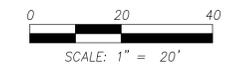
- BUILDINGS SHOWN HEREON ARE BASED ON EXTERIOR MEASUREMENTS.
- 25/ROS/130 REPORTS TO SHOW A BOUNDARY LINE AGREEMENT BETWEEN THE SUBJECT PROPERTY AND THE PROPERTY TO THE NORTH. NO RECORD OF A DEED WAS FOUND IN A SEARCH OF THE COWLITZ COUNTY AUDITOR'S RECORDS. 31/ROS/100 DOES NOT SHOW SAID POTENTIAL BOUNDARY LINE AGREEMENT AND DOES NOT EXPLAIN WHY, OTHER THAN IMPLYING THAT THE PROPERTY TO THE NORTH SHOWS UP IN A DEED TO THE ADJOINER.
- EASEMENTS SHOWN WERE PER A COMPUTER SEARCH AT THE COWLITZ COUNTY AUDITOR'S OFFICE. A FULL CHAIN OF TITLE WAS NOT PERFORMED, NOR WAS A TITLE REPORT PROVIDED FOR THIS PROPERTY BY THE CLIENT (AT THIS TIME). NOTE THAT THE COWLITZ COUNTY AUDITOR'S OFFICE CURRENTLY DOES NOT HAVE A COMPUTER INDEX FOR DOCUMENTS PRIOR TO APPROXIMATELY 1987.
- MONUMENTS IN MONUMENT BOXES WERE FOUND ALONG THE CENTERLINE OF E SCOTT AVENUE. THESE MONUMENTS WERE SET BY GIBBS AND OLSON DURING TWO OF THEIR ROADWAY REALIGNMENT PROJECTS FOR THE CITY OF WOODLAND (IN 1986 AND 1993). ENGINEERING PLANS FOR THESE PROJECTS (SHOWING STATIONING, LIKELY MONUMENT LOCATIONS, ETC. ARE AVAILABLE AT THE CITY). THE THREE E SCOTT AVE CENTERLINE/PI MONUMENTS FOUND WEST OF OLD PACIFIC HIGHWAY WERE SHOWN AS HELD PER THE PLAN OF CEDAR GLENN SUBDIVISION.
- THESE TACKS IN LEAD WERE SET AS REFERENCE POINTS TO THE CENTERLINE PI, PER FIELD NOTES PROVIDED BY GIBBS AND OLSON. SEE GIBBS AND OLSON FIELD BOOK 1180-B, PAGE 22, DATED 12/20/1993.

**SURVEYORS NOTES (2015)**

- THE PURPOSE OF THE 2015 SURVEY WAS TO AUGMENT THE 2012 SURVEY, AND TO UPDATE SAID SURVEY TO SHOW CHANGES TO THE SITE. THESE CHANGE WERE PRINCIPALLY THE CONSTRUCTION OF A NEW POLICE FACILITY AND PARKING LOT ON THE EASTERLY PORTION OF THE SITE AND THE REMOVAL OF TWO LARGE WOODEN BUILDINGS ON THE WESTERLY PORTION.
- CONTROL POINTS ESTABLISHED IN 2012 WERE RECOVERED, CHECKED, AND USED TO ESTABLISH ADDITIONAL CONTROL POINTS IN ORDER TO PERFORM THIS SURVEY.
- NO EFFORT WAS MADE TO CONFIRM OR AUGMENT THE PROPERTY BOUNDARY SURVEY MADE IN 2012.

FOR PRELIMINARY SITE REVIEW ONLY  
NOT FOR CONSTRUCTION

NOTE: SYMBOLS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION PURPOSES AND DO NOT NECESSARILY SHOW SHAPE, SIZE, ROTATION, CONDITION, TYPE, ETC. OF THE ACTUAL PHYSICAL IMPROVEMENTS THAT THEY REPRESENT. CONDITION, TYPE, ROTATION, ETC. MAY VARY AMONGST ITEMS SHOWN BY THE SAME SYMBOL.



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Fax 360-687-8450



City of  
Woodland

New Fire  
Station

Clark County  
Fire & Rescue

300 E. Scott Avenue  
Woodland, WA 98674

PRELIM. GRADING  
LANDSCAPE & EC

PROJECT #: 1431  
FILE #:  
DATE: February 12, 2016  
REVISIONS:

PRELIMINARY  
2.0

**LIGHTING ABBREVIATIONS**  
SA - WALL MOUNT LED FLOOD LIGHT, FORWARD  
THROW DISTRIBUTION, DARK SKY COMPLIANT.  
SB1 - 25' POLE MOUNTED LED, TYPE III  
DISTRIBUTION, FULL CUTOFF/DARK SKY COMPLIANT.  
SB2 - SAME AS SB1 EXCEPT WITH TYPE IV  
FORWARD THROW DISTRIBUTION.

**GRADING NOTES**

ALL WORK PERFORMED SHALL MEET THE APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, THE INTERNATIONAL BUILDING CODE (IBC), AND CITY OF WOODLAND STANDARDS, INCLUDING ALL AMENDMENTS AND SUPPLEMENTS.

ALL WORK SHALL CONFORM TO THE CONCLUSIONS AND RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT: "GEOTECHNICAL SITE INVESTIGATION - WOODLAND FIRE STATION, WOODLAND WASHINGTON." JUNE 22, 2015 BY COLUMBIA WEST ENGINEERING INC.

ARCHAEOLOGY: IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

EXISTING UTILITIES AS SHOWN ON THE PLANS ARE A BEST EFFORT COMPILATION OF A "UTILITIES LOCATE", SURFACE LOCATIONS AND AS-BUILT DRAWINGS. THE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

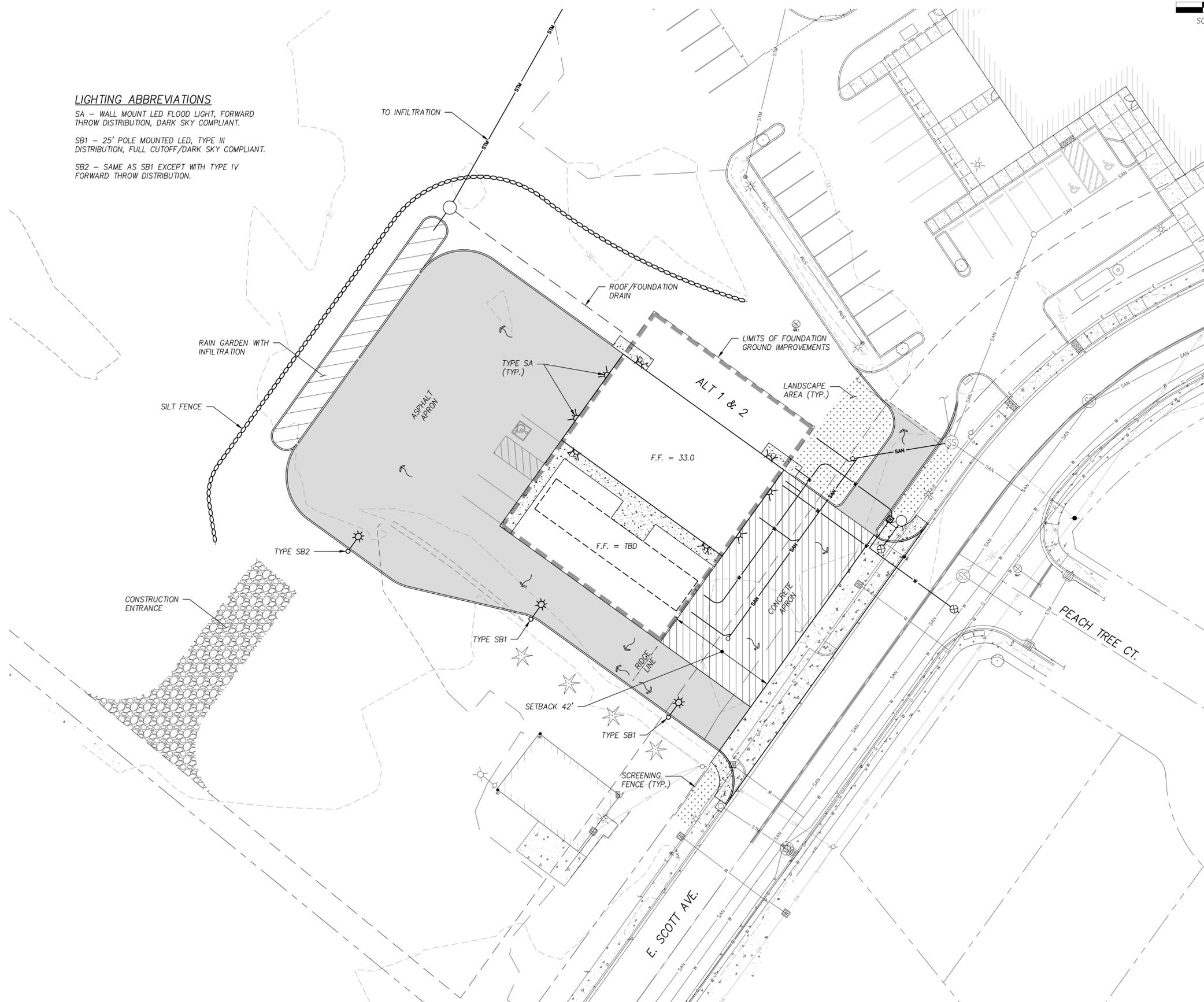
WITHIN PROJECT LIMITS, CONTRACTOR SHALL REMOVE AND DISPOSE OF VEGETATION, STUMPS, BRUSH, ROOTS, ASPHALT, CURBS, SIDEWALK AND OTHER UNACCEPTABLE MATERIAL OFF-SITE. MATERIAL SHALL BE DISPOSED OF IN SUCH A MANNER AS TO MEET LOCAL REGULATIONS. WHERE ASPHALT AND CONCRETE ARE TO BE REMOVED, CONTRACTOR SHALL SAWCUT IN NEAT STRAIGHT LINES. LOCATIONS FOR SAWCUTTING SHALL BE APPROVED BY THE OWNER PRIOR TO BEGINNING WORK.

SUBGRADE PREPARATION DURING WET OR WINTER WEATHER CONSTRUCTION IS USUALLY/OFTEN NOT FEASIBLE. A WET OR WINTER TIME PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL IF THE CONTRACTOR PLANS TO COMMENCE WITH CONSTRUCTION DURING WET WEATHER CONDITIONS. IF PAVING FROM OCTOBER 15TH TO MARCH 30TH, A WET WEATHER SUBGRADE PREPARATIONS PLAN IS REQUIRED.

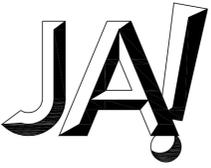
STRUCTURAL FILLS SHALL BE INSTALLED IN HORIZONTAL LIFTS NOT EXCEEDING TWELVE INCHES IN THICKNESS AND SHALL BE COMPACTED TO THE FOLLOWING SPECIFICATIONS:  
GRANULAR FILL = 95% MIN. (ASTM D 1557)

NON-STRUCTURAL FILLS SHALL BE INSTALLED IN HORIZONTAL LIFTS NOT EXCEEDING EIGHT INCHES IN THICKNESS AND SHALL BE COMPACTED TO THE FOLLOWING SPECIFICATIONS:  
UTILITY TRENCH BACKFILL = 92% MIN. (ASTM D 1557)  
LANDSCAPING/PLANTER AREAS = 90%

THE STEEPEST FINISH GRADE CUT/FILL SLOPE SHALL BE 2:1 (H:V) ANYWHERE ON SITE UNLESS SPECIFICALLY NOTED OTHERWISE.



**FOR PRELIMINARY SITE REVIEW ONLY  
NOT FOR CONSTRUCTION**



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Fax 360-687-8450

**City of  
Woodland**

**New Fire  
Station**

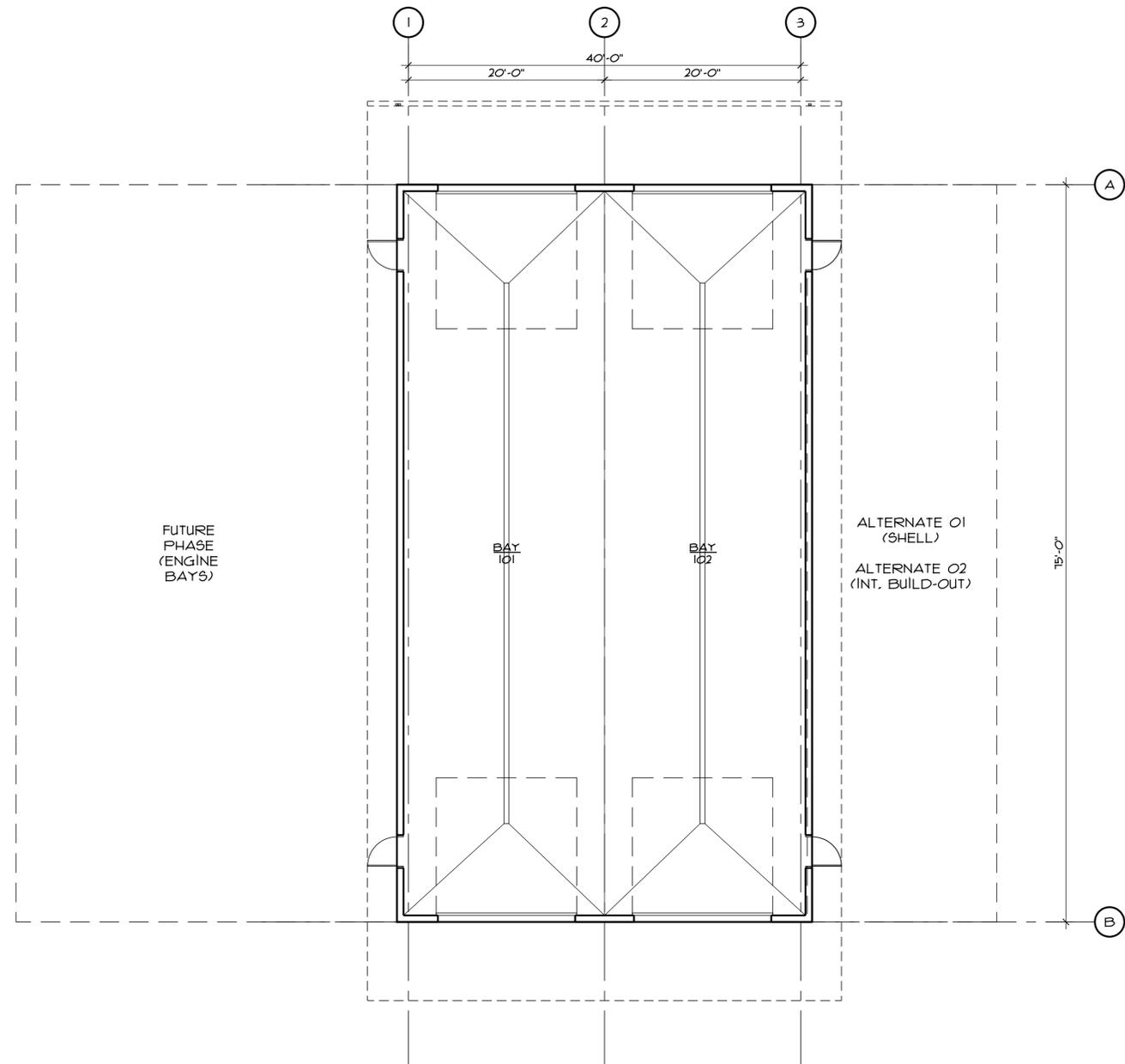
**Clark County  
Fire & Rescue**

300 E. Scott Avenue  
Woodland, WA 98674

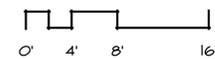
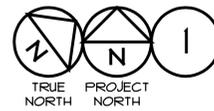
PROJECT #: 1431  
FILE #: 1431A30.dwg  
DATE: February 12, 2016

REVISIONS:

**A3.0**



**ENGINE BAY  
MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"





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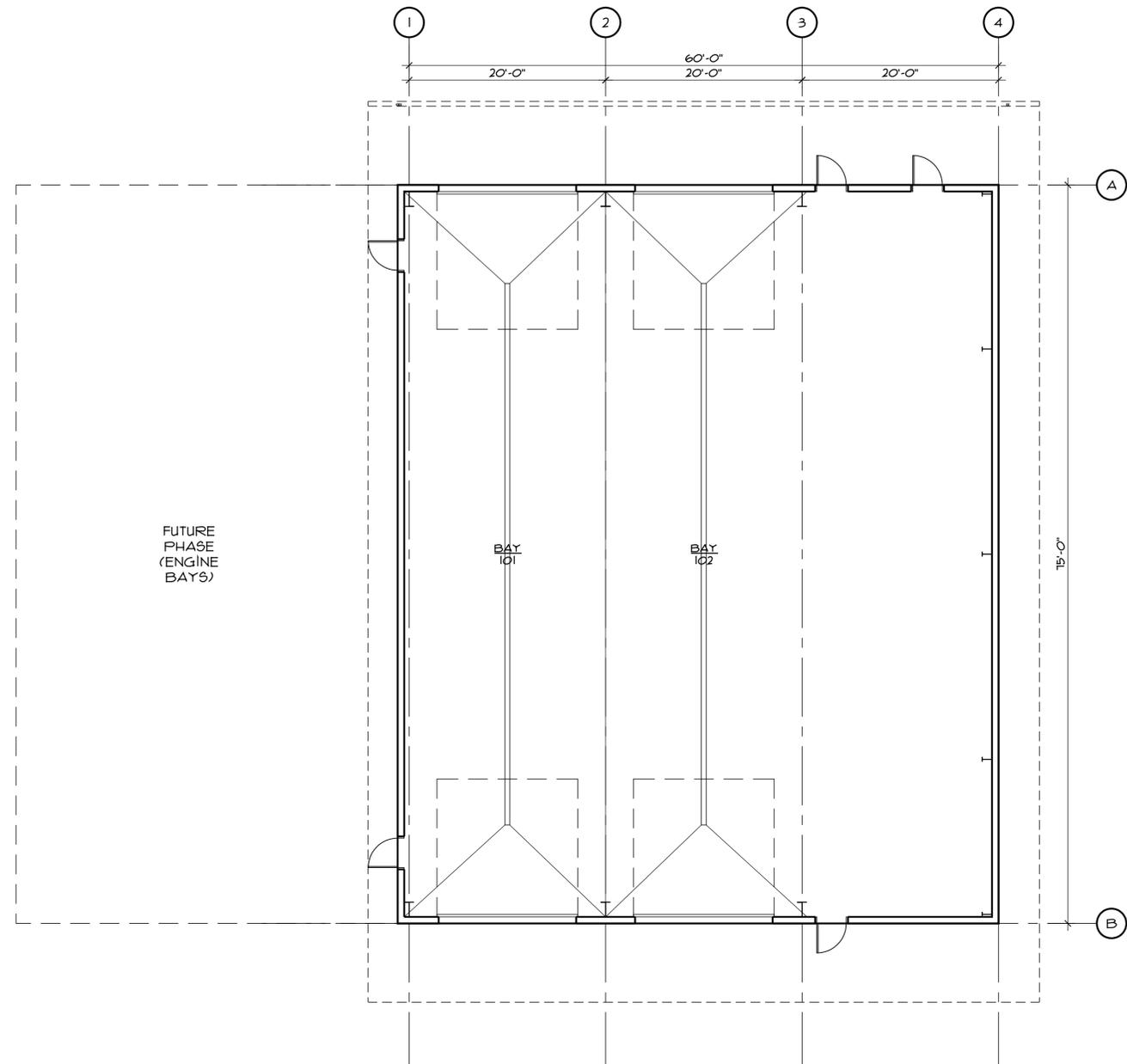
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Woodland, WA 98674

**MAIN FLOOR  
ALTERNATE 01**

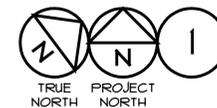
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REVISIONS:

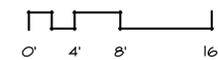
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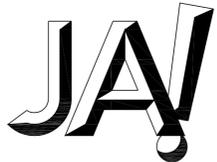


**ALTERNATE No. 01  
ENGINE BAY  
MAIN FLOOR PLAN**



SCALE: 1/8" = 1'-0"





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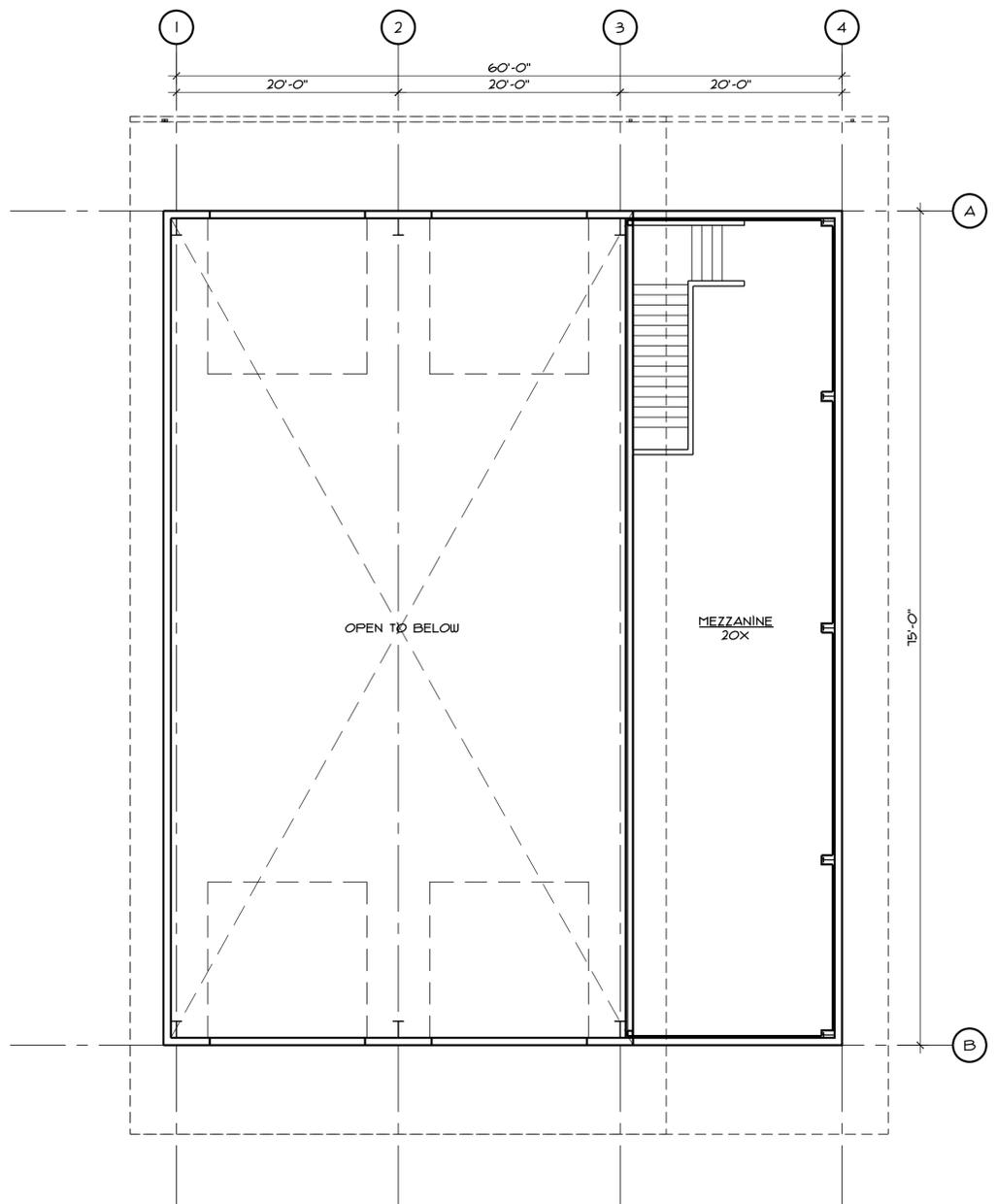
300 E. Scott Avenue  
Woodland, WA 98674

ALTERNATE 02

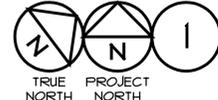
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DATE: February 12, 2016

REVISIONS:

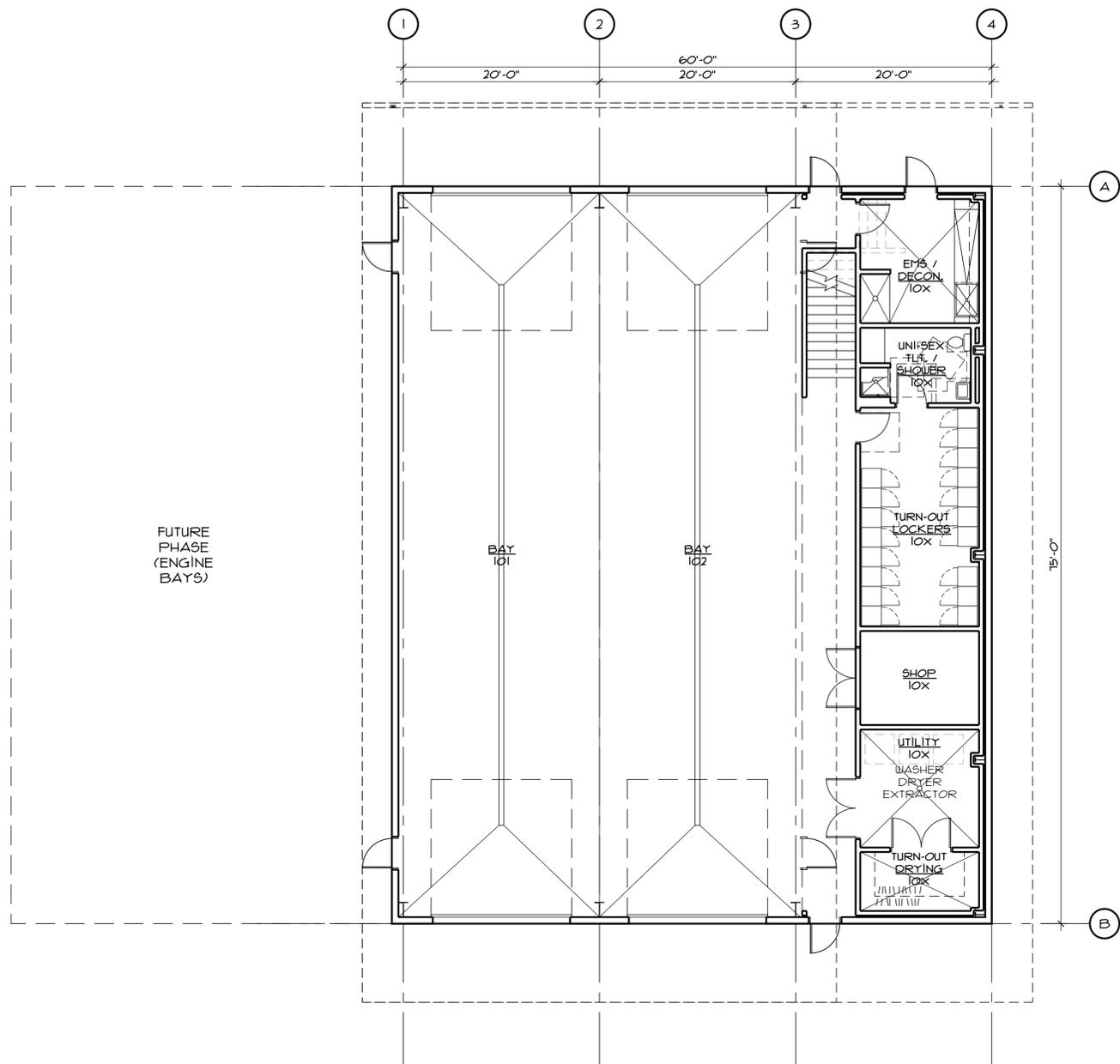
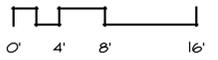
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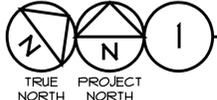
ALTERNATE No. 02  
ENGINE BAY  
MEZZANINE FLOOR PLAN



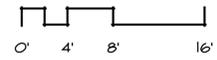
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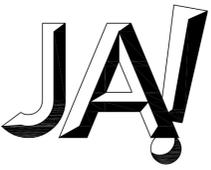
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ENGINE BAY  
MAIN FLOOR PLAN



SCALE: 1/8" = 1'-0"

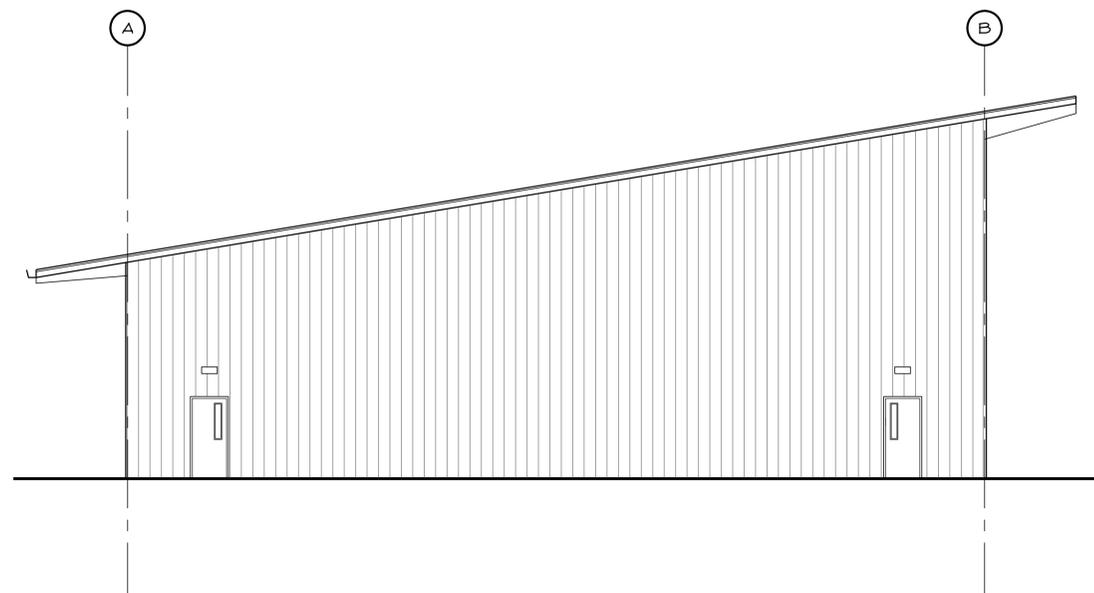


FUTURE PHASE (ENGINE BAYS)

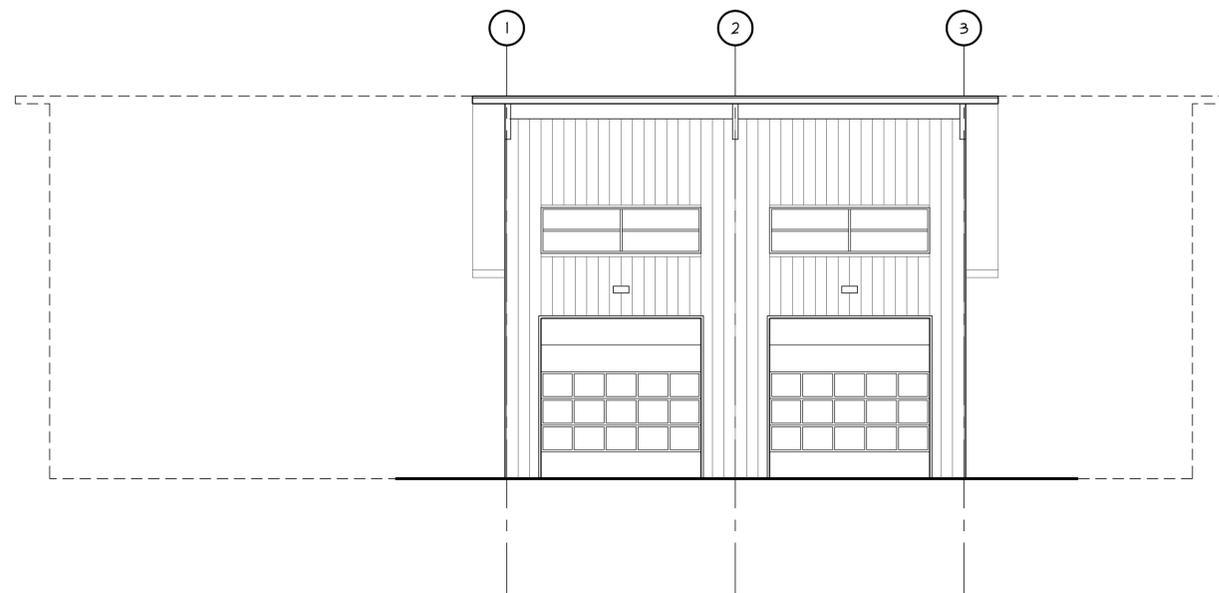


**JOHANSSON  
ARCHITECTURE, PC**

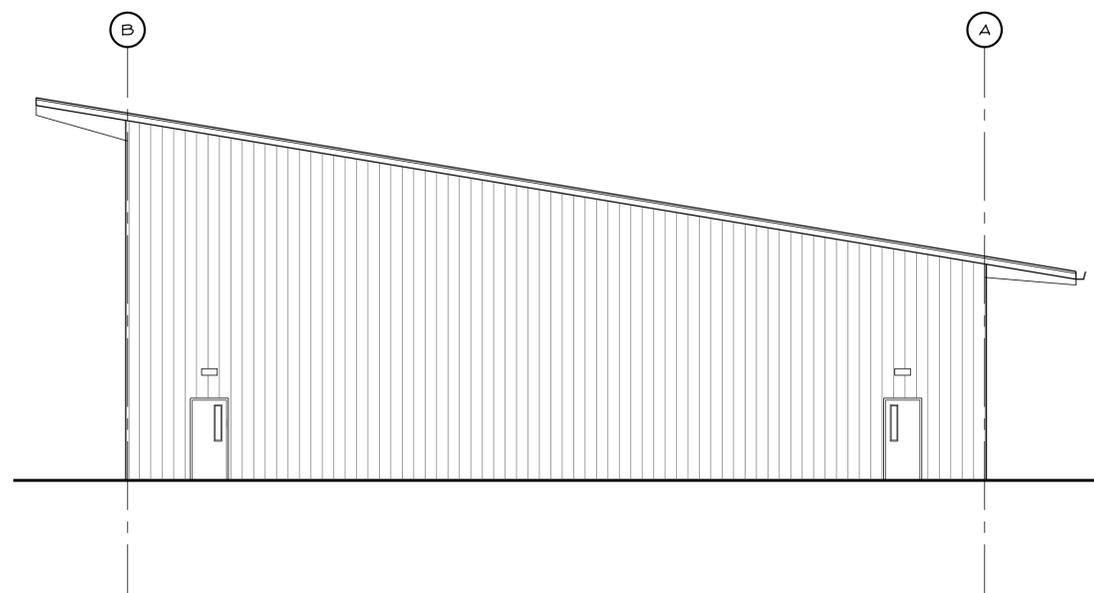
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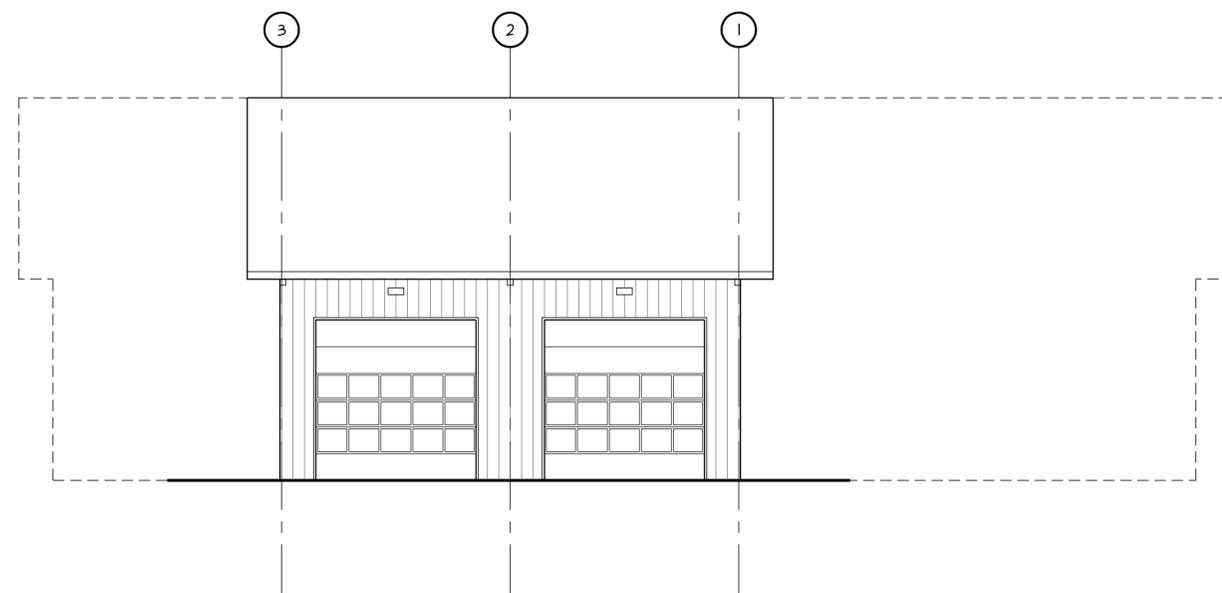
**1 WEST ELEVATION** SCALE: 1/8" = 1'-0"  
0' 4' 8' 16'



**1 SOUTH ELEVATION** SCALE: 1/8" = 1'-0"  
0' 4' 8' 16'



**1 EAST ELEVATION** SCALE: 1/8" = 1'-0"  
0' 4' 8' 16'



**1 NORTH ELEVATION** SCALE: 1/8" = 1'-0"  
0' 4' 8' 16'

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PROJECT #: 1431  
FILE #: 1431A40.dwg  
DATE: February 12, 2016

REVISIONS:

**A4.1**