



200301030084

Skagit County Auditor

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FLOOD EMERGENCY OPERATION PLAN

For

17389 Hulbert Road

P22917 Pt Govt Lt 7 31-34-3

Flooding conditions in the Skagit Valley are normally predicted by several weeks of heavy rain with warm temperatures that will induce snowmelt coupled with high tides. These conditions can be expected to occur periodically during the months on November to January.

Flood stage on the Skagit River is defined as 28 feet US Datum, as measured in Mount Vernon.

River level information can be found by calling 360-419-3425, or by calling Skagit County Emergency Management at 360-428-3250.

Flood warnings are broadcast locally on radio stations KBRC AM 1430 and KAPS AM 660.

Current river levels can be found on the internet at Skagit County's web site at: www.nwd-wc.usace.army.mil/nws/hh/basins/cgi-bin/skagit.pl.

Dike District 9 commissioners can be reached at Fred Messman 360-466-3598 and David Hedlund 360-466-3977.

Floodwaters can be expected to come from the north, along LaConner-Whitney Road where the property is protected by a secondary dike, and secondly from the south, through Dodge Valley.

Primary source of contact to implement the Flood Emergency Operation Plan is the Owner, currently Chris Dariotis, phone number 360-466-1213, or 425-353-0344, or cell 206-730-0358, who currently lives at 5522 101st St SW, Mukilteo, but who will live on site once a house is constructed.

Upon change in ownership of the property the new owner shall become the primary source of contact. The secondary source of contact to implement the plan is Allen Elliot who can be reached at 360-466-4461, who lives across Chilberg Road from the property.

The primary source of contact shall have sole responsibility to determine when a flood event is imminent. When a flood event is imminent the primary source of contact shall constantly monitor the river and flood conditions, utilizing the sources listed above. Upon the determination that a flood event may cause flood waters upon the subject property, a condition which may occur when the river reaches 28 feet, the primary source of contact shall install the flood shields which have been designed herein and are stored within the building over all exterior openings in the office portion of the building and into the opening into the wet flood proofed portion of the building. These flood shields shall remain in place until all danger from the flood event has passed, when the river has dropped below 28 feet.

Access to the site will be gained by travel along Chilberg and Hulbert roads. Which, at an elevation of 6.5 feet will be accessible by 4wd vehicles even during a 100-year flood at 8 feet.

Actions to implement in the case of a flood include the following:

- 1) Notify all inhabitants of the need to evacuate the premises by traveling from the site into LaConner thence onto Fidalgo Island.
- 2) Open the 3 overhead doors in the Agricultural Storage section of the building to allow floodwaters to flow through. Additionally, the automatic flood control louvers will allow the free passage of floodwaters. The agricultural storage portion of the building meets the requirements for wet-flood-proofing by: 1) being located in an area with river flood velocity of 0 mph 2) being designed to allow the free passage of flood waters through the automatic louvers 3) having all electrical and mechanical equipment located above the elevation of 9 feet, 4) having the above provisions verified by an architect licensed in the State of Washington.
- 3) Shut off the main electrical breaker in the panel in the Agricultural Storage section of the building.
- 4) Remove the 3 flood shields from their storage locations on the south wall of the Agricultural Storage section of the building and set them in place, including tightening of the bolts that secure the gaskets to the frames.

At least once a year a training exercise will be conducted as coordinated with community officials. At that time the gaskets, seals, and bolts of the flood shields will be inspected and maintained or replaced as necessary. A log of these training exercises will be kept together with the flood shields. The dry-flood-proofing elements of the Office part of the building will be inspected at that time and any penetrations of the perimeter flood proofing will be repaired.

Chris Davets 1-3-03



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Skagit County Auditor

STATE OF WASHINGTON

SS. (INDIVIDUAL ACKNOWLEDGEMENT)

County of Skagit

I certify that I know or have satisfactory evidence that Chris Dariosis is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 3 day of January 2003

Print Name

Notary Public in and for the State of Washington

My appointment expires: 11-15-04

STATE OF WASHINGTON

SS. (CORPORATE ACKNOWLEDGMENT)

County of _____

On this _____ day of _____ personally appeared before me _____ to me known to be the _____ of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be free and voluntary act and deed, of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ he _____ authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Print Name _____

Notary Public in and for the State of _____

My appointment expires: _____



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