

Return to:

Stephen Pedersen



200502010107
Skagit County Auditor

2/1/2005 Page 1 of 2 1:50PM

PROTECTED CRITICAL AREA SITE PLAN

Page 1 of 2

Grantor/Owner: Stephen & Tracy Pedersen

Grantee: PUBLIC

Site Address: 1881 Old Highway 99 North Road

Property ID #: P 49086 Assessors Tax Account #: 360407-4 010-0007

Legal Description: Sec. 7 Twp. 36 Rng. 4 / Plat Name _____ Lot _____

Permit/Activity #: BP04-0904

The PROTECTED CRITICAL AREA (PCA) is to be left undisturbed in its natural state. "With the exception of activities identified as Allowed without Standard review under SCC 14.24.100, any land-use activity that can impair the functions and values of critical areas or their buffers through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24." SCC 14.24.060 No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind, planting of non-native vegetation or grazing of livestock is allowed within the PCA areas except as specifically permitted by Skagit County on a case-by-case basis consistent with SCC 14.24.

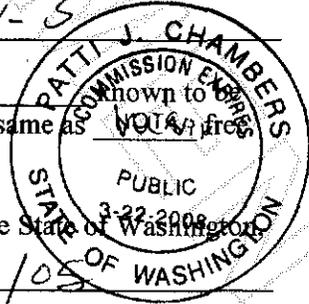
Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

The above references to "Grantor" and "Grantee" shall not be construed as a transfer of property ownership and are used solely for filing with the County Auditor.

Owner: Steph & Tracy Date: 2-1-05

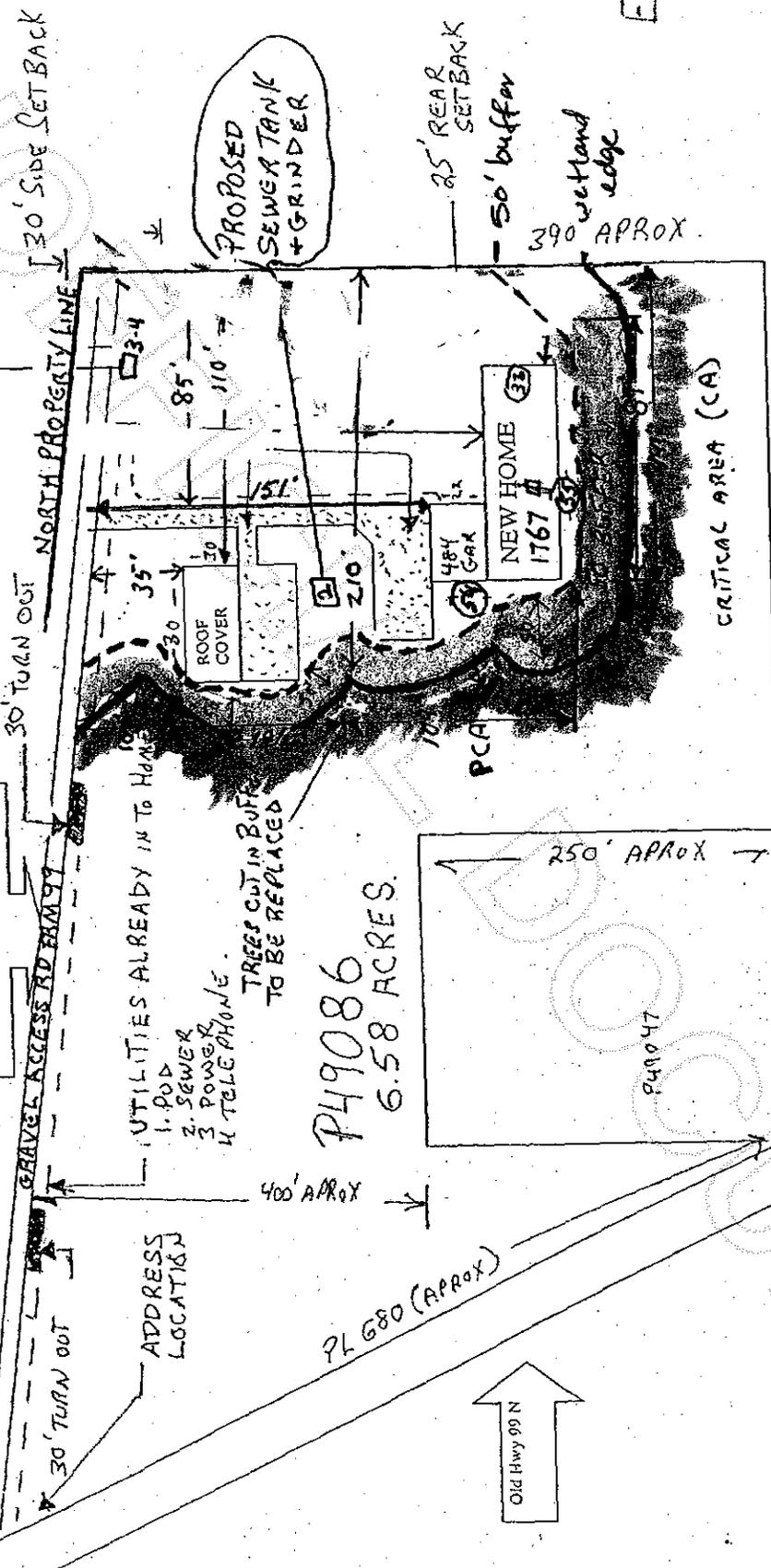
On this day personally appeared before me STEPHEN PEDERSEN the individual described herein and acknowledged to me that we signed the same as voluntary and voluntary act and deed for the uses and purposes therein mentioned.

Patti J. Chambers, Notary Public in and for the State of Washington
residing at MOUNT VERNON Date: 2/1/05



REVISED SITE PLAN
1881 OLD HWY 99 NORTH, PARCEL P49086

Existing 900 ft driveway to homestead
- level - 0% slope, 12 ft wide, gravel



P49086
6.58 ACRES

Category 3 wetland & standard 50 foot
buffer = Protected Critical Area (PCA)
 --- = wetland edge
 - - - = 50' buffer edge
 S ↓ CAO Approved 2/1/05 both files

IMPERVIOUS AREA	
House	1767 sq ft
Garage	484 sq ft
Roof Cover	900 sq ft
Drive/Parking	2500 sq ft
TOTAL	5,700 SQ FT

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