



201106240033

Skagit County Auditor

6/24/2011 Page

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2 9:40AM

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PROTECTED CRITICAL AREA SITE PLAN

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Grantor/Owner: Ira Fein & Simme Bobrosky

Grantee: PUBLIC

Site Address: 10225 Warfield Road

Property ID #: P41953 & P107855

Legal Description: Sec. 28 Twp. 35 Rng. 06/ Plat Name: --- Lot: ---

Permit/Activity #: BP07-1265

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 14.24.070, 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.

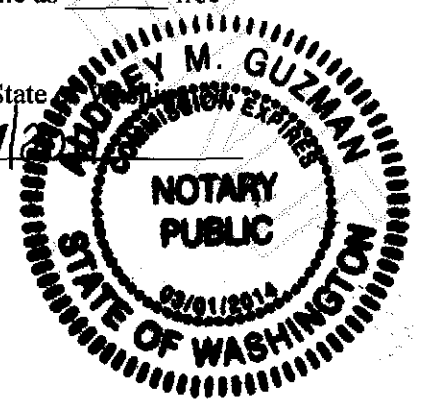
Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

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: Simme Bobrosky Date: 4/27/11

On this day personally appeared before me Ira Fein & Simme Bobrosky known to be the individual described herein and acknowledged to me that _____ signed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

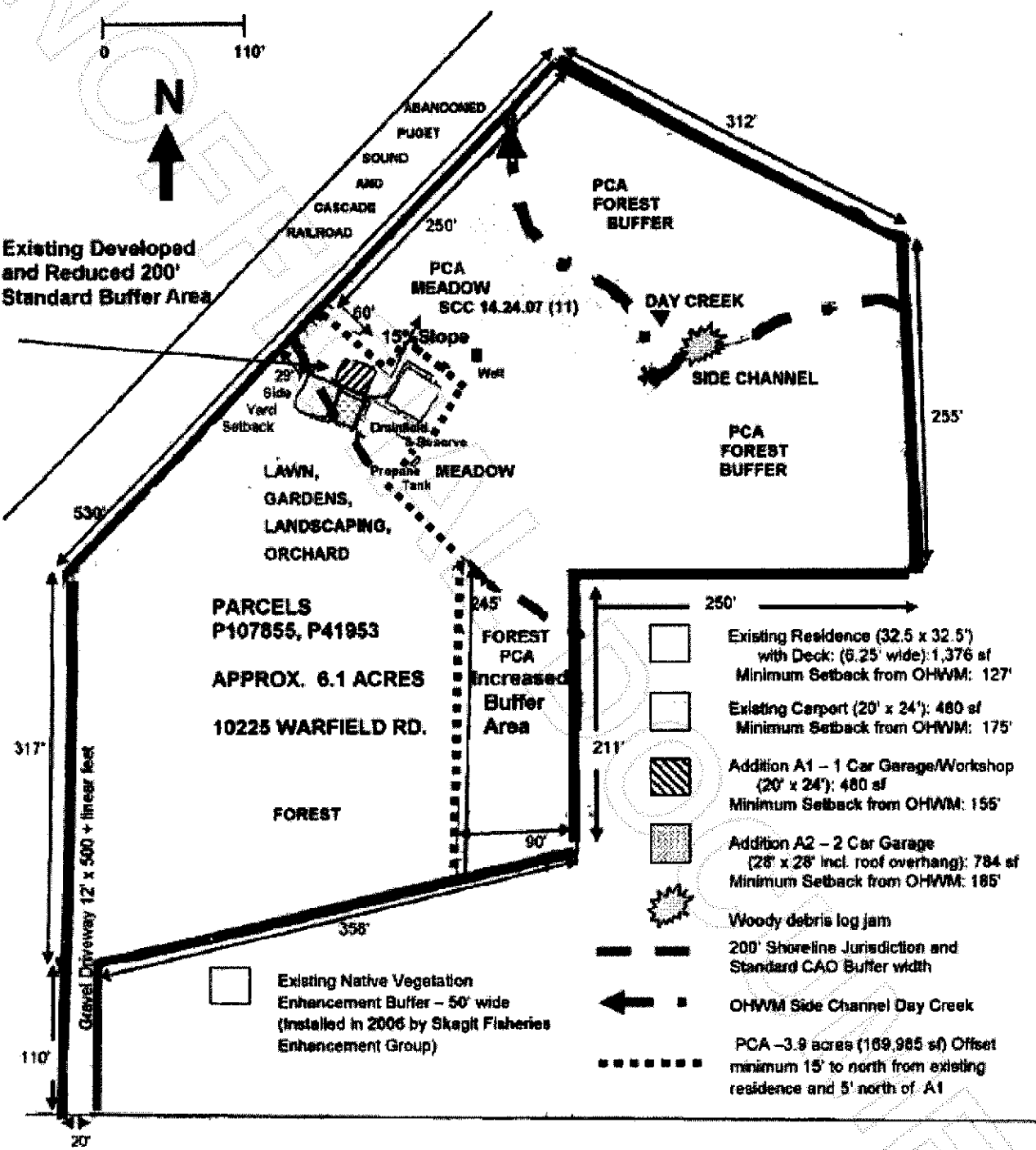
Audrey M. Guzman, Notary Public in and for the State of Washington
residing at Skagit Date: 04/27/11



APPROXIMATE SCALE:



Existing Developed and Reduced 200' Standard Buffer Area



PARCELS
P107855, P41953
APPROX. 6.1 ACRES
10225 WARFIELD RD.

Existing Native Vegetation
Enhancement Buffer - 50' wide
(Installed in 2006 by Skagit Fisheries
Enhancement Group)

- Existing Residence (32.5 x 32.5') with Deck (8.25' wide): 1,376 sf
Minimum Setback from OHWM: 127'
- Existing Carport (20' x 24'): 480 sf
Minimum Setback from OHWM: 175'
- Addition A1 - 1 Car Garage/Workshop (20' x 24'): 480 sf
Minimum Setback from OHWM: 155'
- Addition A2 - 2 Car Garage (28' x 28' incl. roof overhang): 784 sf
Minimum Setback from OHWM: 185'
- Woody debris log jam
- 200' Shoreline Jurisdiction and Standard CAO Buffer width
- OHWM Side Channel Day Creek
- PCA - 3.9 acres (169,985 sf) Offset minimum 15' to north from existing residence and 5' north of A1

WARFIELD ROAD

CAO Approved 4/22/11 Leah [Signature]

NOTE: The sizes and locations of indicated critical areas and associated buffers are estimates provided for planning purposes only. A professional survey would be required for accurate measurements and details. Advanced Environmental Solutions (360) 202-8839



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