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PROTECTED CRITICAL AREA SITE PLAN
Page 1 of 2

Grantor/Owner: LBMW LLC

Grantee: PUBLIC

Site Address: 15557 Flinn Road

Property ID #: P101399   Assessors Tax Account #: 360322-3-001-0100

Legal Description: Sec. 22 Twp. 36 Rng. 03/ Plat Name: ---   Lot: ---

Permit/Activity #: BP12-0189

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: _____ Date: 4-17-12

On this day personally appeared before me _Stennar Thorson_____, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that (he/she/they signed the same as (his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.
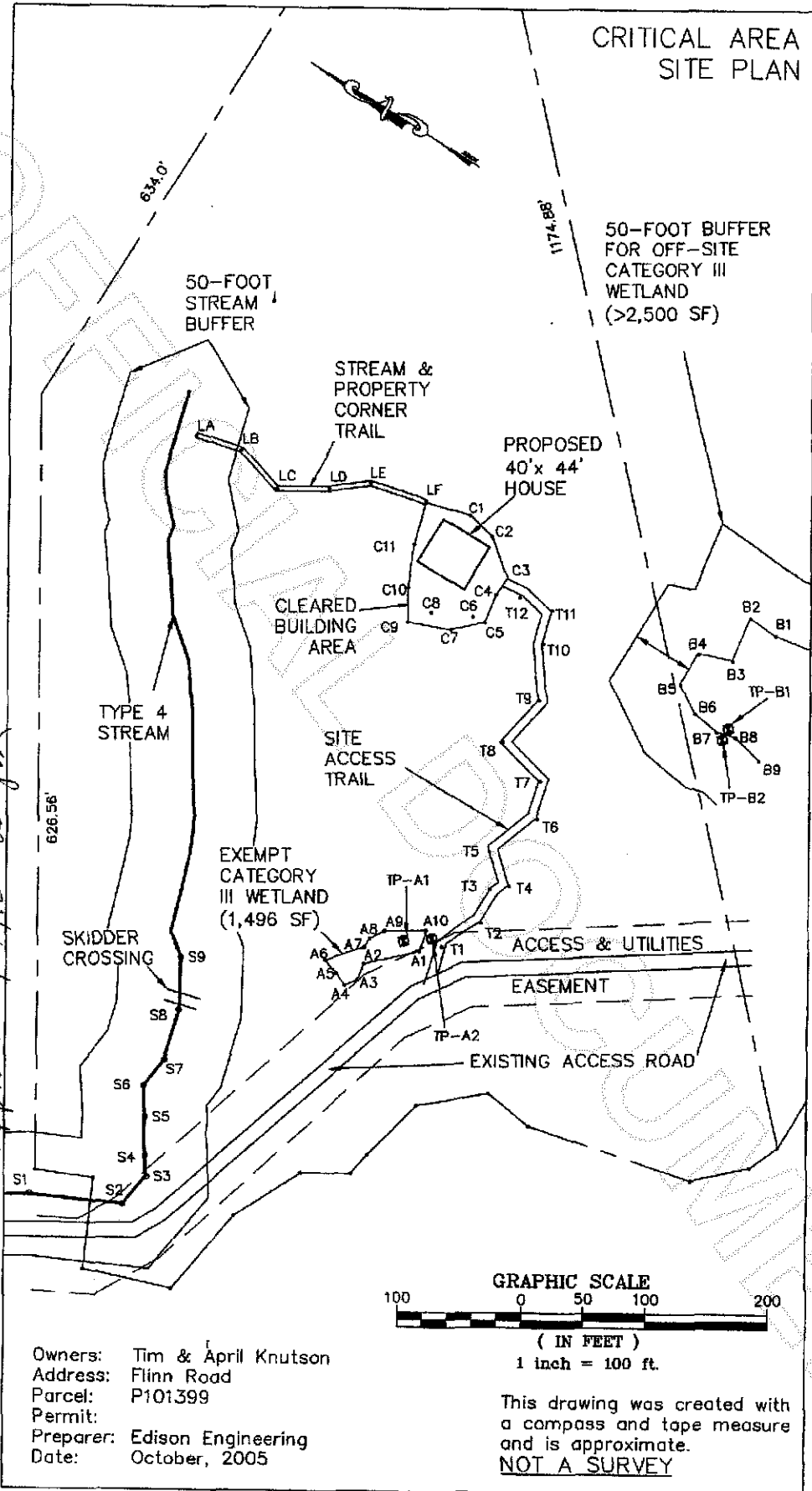
Given under my hand and seal of office this _17th_ day of _April_____, 20 _12_

_____
Notary Public residing at _Mount Vernon_
My Commission Expires: _1-26-14_

ROBIN R. WEST
COMMISSION EXPIRES
NOTARY
PUBLIC
1-26-2014
STATE OF WASHINGTON

CRITICAL AREA SITE PLAN

50-FOOT STREAM BUFFER

634.0'

1174.88'

50-FOOT BUFFER FOR OFF-SITE CATEGORY III WETLAND (>2,500 SF)

STREAM & PROPERTY CORNER TRAIL

PROPOSED 40'x 44' HOUSE

LA LB
LC LD LE
LF
C1
C2
C11
C3
C10 C4
C8 C6
CLEARED BUILDING AREA
C9 C5 C7
T12 T11
T10

B2 B1
B4 B3
B5 TP-B1
B6
B7 B8
B9
TP-B2

TYPE 4 STREAM

T9

SITE ACCESS TRAIL

T8

T7

T6

T5

EXEMPT CATEGORY III WETLAND (1,496 SF)

TP-A1
T3 T4
A8 A9 A10
A6 A7 T2
A2 A1 T1
A5 A3
A4

626.56'

ACCESS & UTILITIES

EASEMENT

SKIDDER CROSSING

S9

S8

TP-A2

EXISTING ACCESS ROAD

S7
S6
S5

S4
S3
S1 S2

CAO Approved 4/17/12 (handwritten signature)

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

This drawing was created with a compass and tape measure and is approximate.
NOT A SURVEY
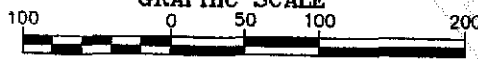
Owners: Tim & April Knutson
Address: Flinn Road
Parcel: P101399
Permit:
Preparer: Edison Engineering
Date: October, 2005