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Skagit County Auditor

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PROTECTED CRITICAL AREA SITE PLAN

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Grantor/Owner: East Ridge LLC

Grantee: PUBLIC

Site Address: 12779 Avon Allen Road

Property ID #: P20935

Assessors Tax Account #: 340301-0-014-0000

Legal Description: Sec. 01 Twp. 34 Rng. 03

Permit/Activity #: PL17-0007/BP17-0005

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: Kristi Gundersen Date: 2/10/17

On this day personally appeared before me Kristi Gundersen, 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 9 day of February, 20 17



Dina Remsen
Notary Public residing at Mount Vernon
My Commission Expires: 3/16/2020

TYPE "J" STREAM

④

③

PC#

PROPOSED TRUCK
LOADING
AREA

PROPOSED
BUILDING

EXISTING
DRIVEWAY
TO REMAIN
PROPOSED
PARKING

EL. BUILDINGS

PROPOSED FENCE

PC-A

- ① PROPOSED 112.6' WIDE BUFFER AS MEASURED FROM THE NEAREST ORDINARY HIGH WATER MARK NORTH OF THE EXISTING DRIVEWAY TO REMAIN WITHIN THE BUFFER, ENHANCEMENT SHALL BE PERFORMED PER "BUFFER ENHANCEMENT AREA #1" AND "BUFFER ENHANCEMENT AREA #2" OF THE BUFFER ENHANCEMENT PLAN PREPARED BY BACHMAN ENVIRONMENTAL.
- ② PROPOSED 112.6' WIDE BUFFER AS MEASURED FROM THE NEAREST ORDINARY HIGH WATER MARK SOUTH OF THE EXISTING DRIVEWAY TO REMAIN WITHIN THE BUFFER, THE EXISTING TREES CAN BE REMOVED AND ENHANCEMENT SHALL BE PERFORMED PER "BUFFER ENHANCEMENT AREA #3" OF THE ENHANCEMENT PLAN PREPARED BY BACHMAN ENVIRONMENTAL.
- ③ PROPOSED 60' WIDE BUFFER ON EACH SIDE AS MEASURED FROM THE RESPECTIVE ORDINARY HIGH WATER MARK

TYPE "N" STREAM

RCA for EAST RIDGE, LLC
PLAN-0007/BP7-0006
SCALE 1"=100'

CAD Approved
2/9/17
Leah