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John Cooper, LG
Planning & Development Services



Skagit County Auditor
9/21/2017 Page

1 of 2 2:40PM \$75.00

PROTECTED CRITICAL AREA SITE PLAN

Page 1 of 2

Grantor/Owner: Mr. Andrew McLaughlin

Grantee: PUBLIC

Site Address: 6720 Hilline Road, Anacortes

Property ID #: P33354 Assessors Tax Account #: 350231-1-012-0004

Legal Description: Sec. 31 Twp. 35 North Rng. 2 east, WM.

Permit/Activity #: PL17-0169 ✓

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.

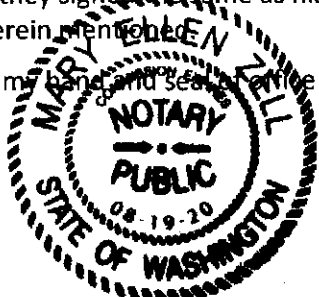
Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

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: [Signature] Date: 9/11/2017

On this day personally appeared before me ANDREW M. Laughlin 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 11th day of September, 2017



Mary Ellen Zell
Notary Public residing at ANACORTES
My Commission Expires: 8/19/2020

CRITICAL AREA SITE PLAN

60 FOOT ROAD EASEMENT
HILINE LANE
324.39

PRIVATE DRIVE

SETBACKS
ROAD: 25 FEET
SIDE: 8 FEET

GEHAZARDOUS BUFFER
30- FEET (PROTECTED
CRITICAL AREA, PCA)

PORCH (42' x 6')

HOUSE
GAR. 24' x 30'
(42' x 36')

6%

6%

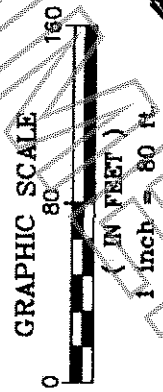
TOP OF
BLUFF

SLOPE
PROFILE
LINE

STREAM

335.76

324.39



This drawing was created with
a compass and tape measure
and is approximate.
NOT A SURVEY

Owners: Andrew & Mihoko McLaughlin
Address: Hilline Lane
Parcel: P33354
Permit: PL17-0169
Preparer: Edison Engineering
Date: July, 2017
File: 217036

Approved, John Long 96-17

