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2 \$75.00
1:04PM

PROTECTED CRITICAL AREA SITE PLAN

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Grantor/Owner: Mr. Norlin Joyce

Grantee: PUBLIC

Site Address: 5108 Potlatch Lane, Guemes Island

Property ID #: P68043 Assessors Tax Account #: 3967-000-016-0007

Legal Description: Sec. 35 Twp. 36 North Rng. 1 east, WM.

Permit/Activity #: PL17-0646

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.

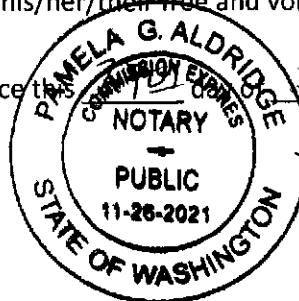
Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

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: Norlin Joyce Date: 2/27/18

On this day personally appeared before me Norlin Joyce, 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 19 day of February, 2018
Notary Public residing at Sedro Woolley
My Commission Expires: 11-26-2021



30 PERCENT COVERAGE
WITHIN 200 FEET OF OHWM

DECK/B-HOUSE	1,343 Sq.Ft.
STAIRS	160 Sq.Ft.
SHED	203 Sq.Ft.
DRIVEWAY	1,584 Sq.Ft.
HOUSE	1,901 Sq.Ft.
BREEZEWAY	17 Sq.Ft.
TOTAL	5,208 Sq.Ft.

PERCENTAGE 26.43 %
OF 200 FOOT SHORELINE AREA 19,704 Sq.Ft.

LOT HAS 703 SF OF NON COVERED SPACE BETWEEN THE OHWM AND 200 FEET OF IT.

ORDINARY HIGH WATER MARK (OHWM, BULKHEAD) 45.05

BELLINGHAM CHANNEL

SHED 45 203 SF

STAIRS

PATH

DECK 1,343 SF

BOAT HOUSE

DRIVEWAY 1,816 SF

NEIGHBORHOOD SETBACK 102-FOOT (315.28') N75d04'00"E

CONC. 805 SF

STORAGE GARAGE 864 SF

HOUSE 1,937 SF

BREEZEWAY 207 SF

SETBACKS 35' 08'

200-FOOT SHORELINE AREA

SEPTIC TANKS 5-FOOT MIN SEPARATION

100-FOOT FISH AND WILDLIFE HABITAT BUFFER (PROTECTED CRITICAL AREA, PCA)

TOP OF SLOPE

GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft.

CRITICAL AREA SITE PLAN

WEST SHORE ROAD

POTLATCH LANE

2-20-18

John C. [signature]

Owners: Norlin and Mary Joyce
Address: 5108 Potlatch Lane
Parcel: P68043
Permit: PL17-0646
Preparer: Edison Engineering
File: 218003
Date: February, 2018

WEST SHORE ROAD

POTLATCH LANE

DRIVEWAY
1,816 SF

NEIGHBORHOOD
SETBACK
102-FEET

LOT HAS 703 SF OF NON COVERED SPACE BETWEEN THE OHWM AND 200 FEET OF IT.

ORDINARY HIGH WATER

MARK (OHWM, BULKHEAD)

**BELLINGHAM
CHANNEL**

Q3H5

STAIRS

2

CP 1000

43 SF

BOAT

100-FOOT FISH AND WILDLIFE HABITAT
BUFFER (PROTECTED CRITICAL AREA, PCA)

This drawing was created by combining three surveys with compass and tape measure work. Approximate drawing.

NOT A SURVEY

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

CA approved, John Cooper
1-20-74

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