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05/18/2022 02:25 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

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PROTECTED CRITICAL AREA SITE PLAN

Page 1 of 2

Grantor/Owner: Ed Snyder

Grantee: PUBLIC

Site Address: 16811 Britt Road

Property ID #: 64095

Assessors Tax Account #: 3877-000-035-0003

Legal Description: NW ¼ NW ¼ Sec. 14 Twp. 35 Rng. 08

Permit/Activity #: PL21-0363

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.

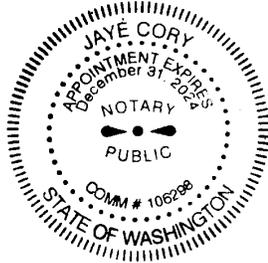
Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

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.

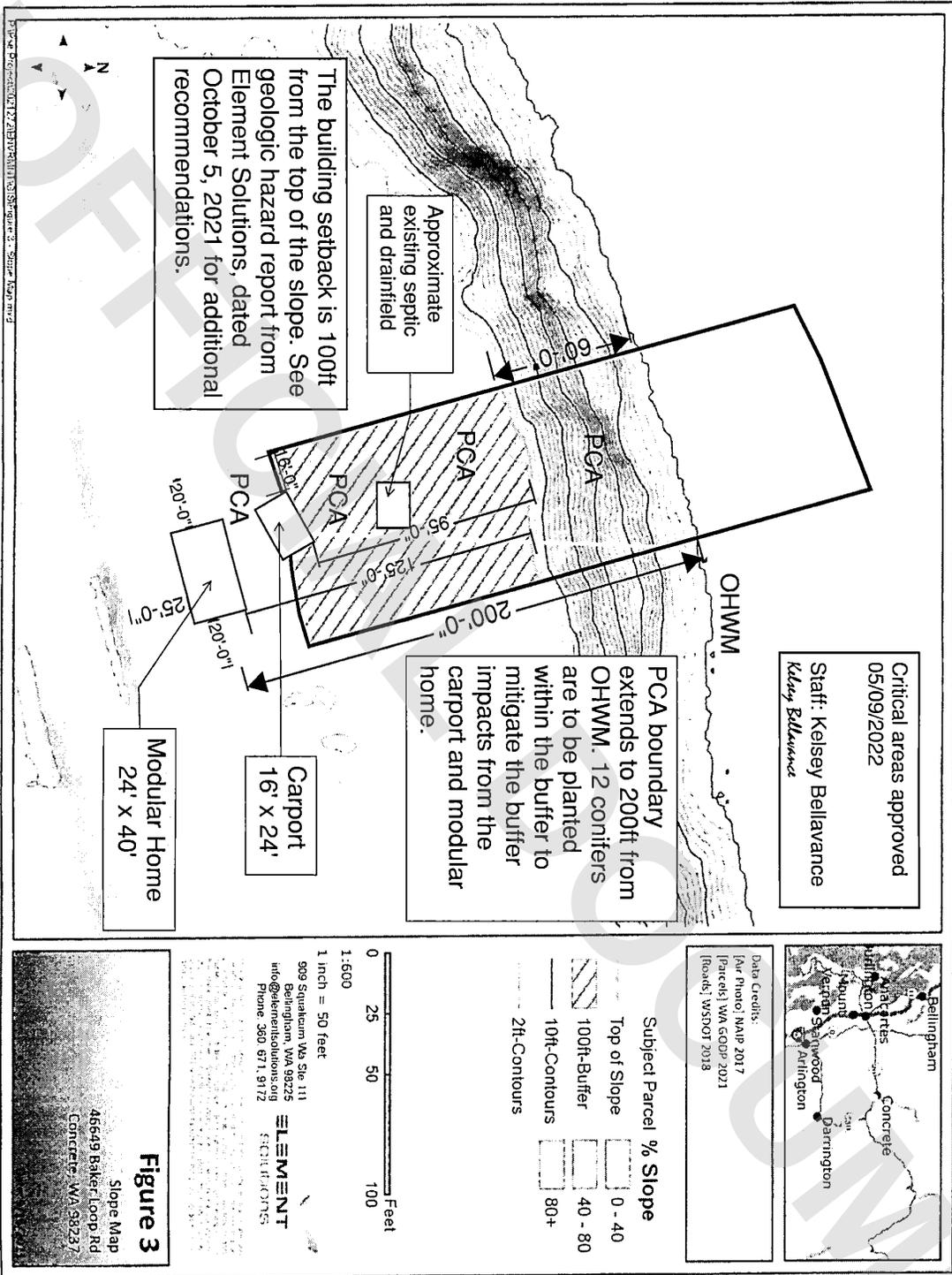
Owner: Ed Snyder Date: 5-13-22

On this day personally appeared before me Ed Snyder, 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 13 day of May, 2022



Notary Public residing at 0 Cannon Ave  
My Commission Expires: 12-31-2024



The building setback is 100ft from the top of the slope. See geologic hazard report from Element Solutions, dated October 5, 2021 for additional recommendations.

Approximate existing septic and drainfield

Critical areas approved  
 05/09/2022  
 Staff: Kelsey Bellavance  
 Kelsey Bellavance

PCA boundary extends to 200ft from OHWM. 12 conifers are to be planted within the buffer to mitigate the buffer impacts from the carport and modular home.

Modular Home  
 24' x 40'

Carport  
 16' x 24'

**Figure 3**  
 Slope Map  
 46649 Baker Loop Rd  
 Concrete, WA 98237

**Figure 3**  
 Slope Map  
 46649 Baker Loop Rd  
 Concrete, WA 98237

0 25 50 100 Feet  
 1:600  
 1 inch = 50 feet  
 909 Squakam Way Ste 111  
 Bellingham, WA 98225  
 info@element-solutions.org  
 Phone: 360 671, 9172  
**ELEMENT**  
 SOLUTIONS

**Subject Parcel % Slope**

Top of Slope	0 - 40
100ft-Buffer	40 - 80
10ft-Contours	80+
2ft-Contours	

Data Credits:  
 [air photo] MAP 2017  
 [parcels] WA G00P 2021  
 [roads] WSDOT 2018

