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05/23/2023 02:52 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: ~~Mia Heller and Wayne Heller~~

WAYNE G. HELLER & MARIA A  
HELLER TRUST

Grantee: PUBLIC

Site Address: 35187 Lucky Lane

Property ID #: P67031

Assessors Tax Account #: 3940-000-009-0008

Legal Description: NW ¼ of NW ¼ Sec. 36 Twp. 33N Rng. 7E / Plat Name: Lake Cavanaugh Park Lot: 9

Permit/Activity #: PL21-0346

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: Wayne G. Heller, Trustee Maria A Heller Date: TRUSTEE 5.20.23

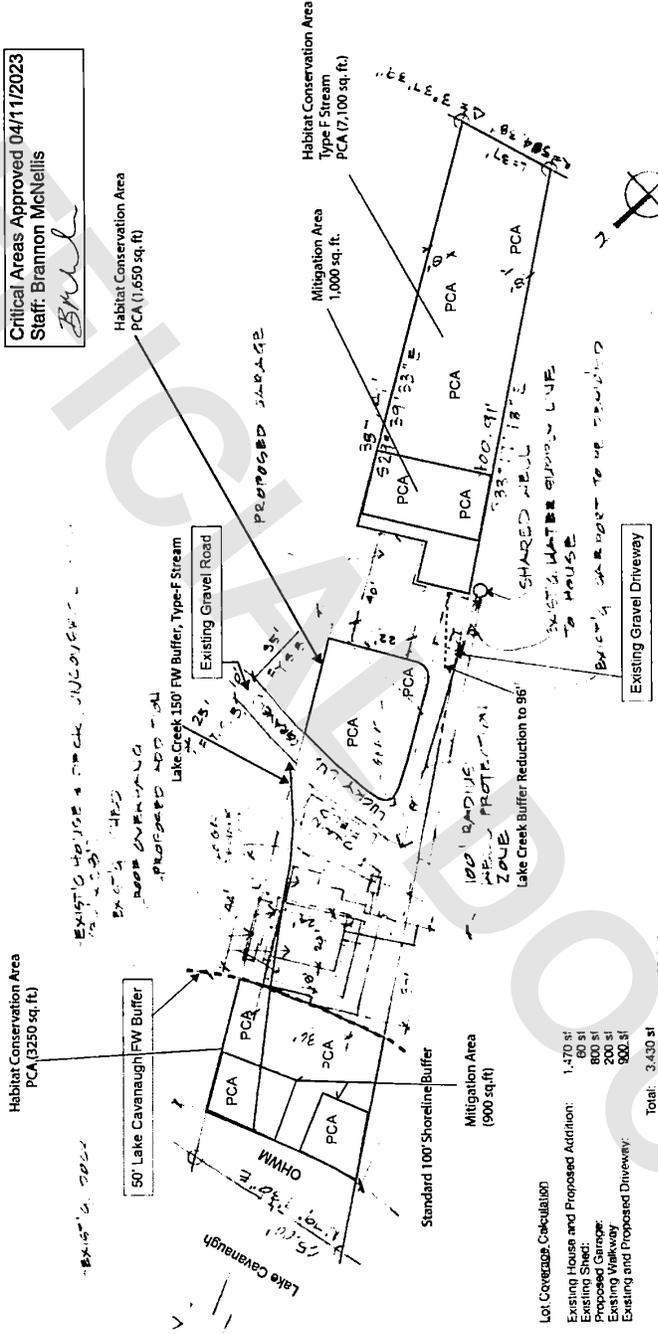
On this day personally appeared before me Stephen R. Lawrence, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 20<sup>th</sup> day of May, 2023



Stephen R. Lawrence  
Notary Public residing at Seattle  
My Commission Expires: 4.14.26

Critical Areas Approved 04/11/2023  
Staff: Brannon McNellis



Lot Coverage Calculation	
Existing House and Proposed Addition:	1,470 sf
Existing Shed:	60 sf
Proposed Garage:	800 sf
Existing Walkway:	200 sf
Existing and Proposed Driveway:	900 sf
<b>Total:</b>	<b>3,430 sf</b>
Lot Size:	44 acres or 19,165.4 sf
<b>Total Impervious Surfaces:</b>	<b>17%</b>

DATE: 5/23/2023  
SCALE: 1" = 47'

DATE: JUNE 15, 2023  
(revised 5-22-23 by CCS)

Critical Areas Site Plan  
PL21-0346

DATE ADDRESS: 25187 WILKINSON AVE  
PORT TOWN, WA 98121