

PROTECTED CRITICAL AREA SITE PLAN
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Grantor/Owner: SGT NJORD LLC

Grantee: PUBLIC

Site Address: 14341 JURA DRIVE

Property ID #: P73622 Assessors Tax Account #: 4110-000-009-0000

Legal Description: S 1/2 NE 1/4 Sec. 17 Twp. 34 N Rng. 02 E W.M./ Plat Name: GIBRALTER ANNEX, Lots: 8 & 9

Permit/Activity #: PLAN3-2024-0001 PL24-0207

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: May 14 2025

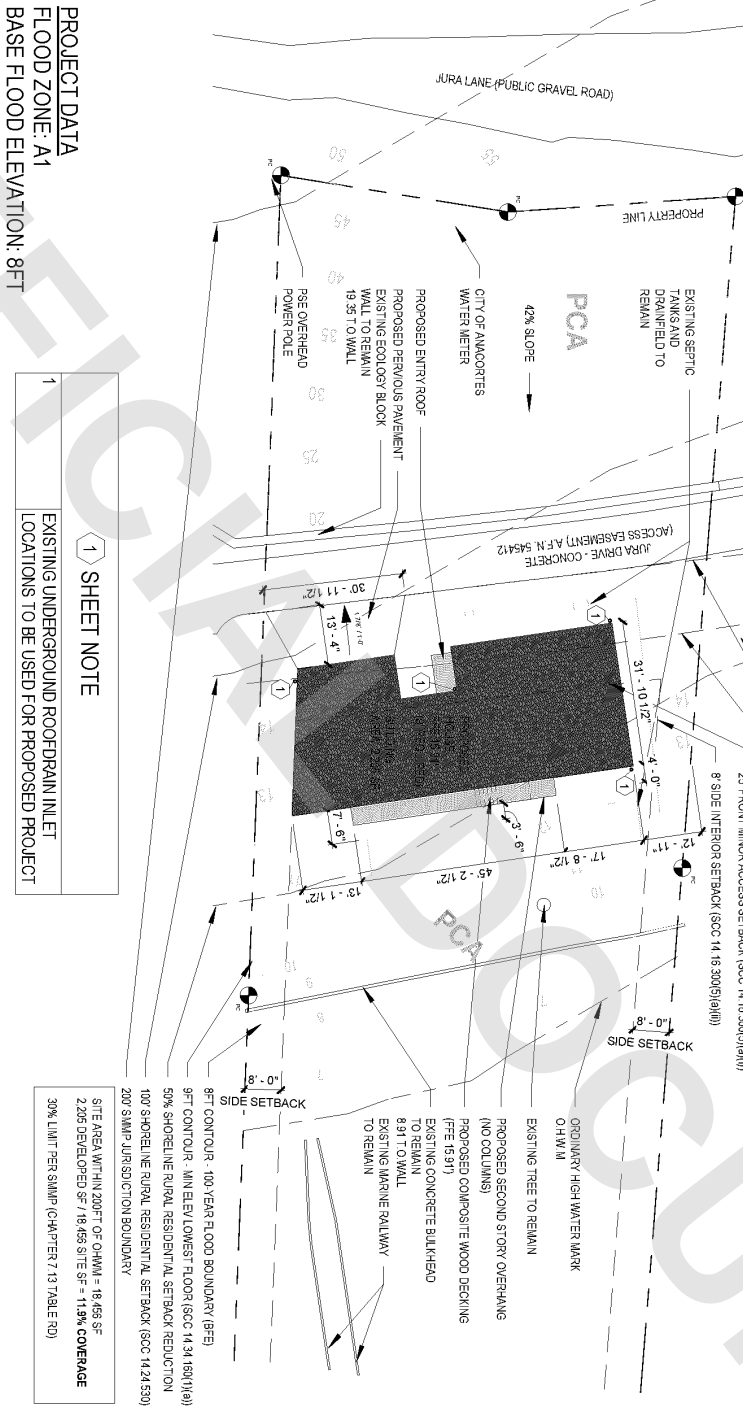
On this day personally appeared before me B K Gainer, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 16th day of May, 2025

[Signature]
Notary Public residing at Ameyles WA
My Commission Expires: 01/08/2029



Approved PCA Site Plan for geologically hazardous area west of Jura Dr. and reduced marine shoreline buffer east of the proposed residence.
 Critical Areas review - PL24-020.
 Critical Areas Variance - PLAN3-2024-0001.
 Compensatory Mitigation required in accordance with approved variance site plan. AW 5/15/2025



1 SHEET NOTE
 EXISTING UNDERGROUND ROOF DRAIN INLET LOCATIONS TO BE USED FOR PROPOSED PROJECT

SITE AREA WITHIN 200 FT. OF O.H.W.M. = 18,455 SF
 2,205 DEVELOPED SF / 18,455 SITE SF = 11.9% COVERAGE
 30% LIMIT PER SWAMP (CHAPTER 7.13 TABLE RD)

OWNER SGT M/JORD, LLC 14341 JURA DR ANACORTES, WA 98221	SITE PROPERTY ID# P73622 14341 JURA DR ANACORTES, WA 98221		DWG. TITLE <h3>PROPOSED SITE PLAN</h3>	DWG. NO.: <h3>A103</h3> DATE: 01/17/25 SHEET SIZE: (8.5'x11')
PROJECT DATA FLOOD ZONE: A1 BASE FLOOD ELEVATION: 8FT				