



# Grading Permit Application

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273  
voice 360-416-1320 · inspections 360-416-1330 · [www.skagitcounty.net/planning](http://www.skagitcounty.net/planning)

Permit #:

Received by:

Place a check (or N/A) in the box in the App(licant) column after attaching the required element. Staff will review the checklist using the PDS column and cannot accept applications without each required element.

## Pre-Application Checklist

The following requirements must be met **before** submitting an application:

PDS	App	Required Element
	<input type="checkbox"/>	<b>1. Lot Certification</b> <input type="checkbox"/> Approved Lot Cert, previously recorded; OR <input type="checkbox"/> Approved Lot Cert or Reasonable Use Exception (PDS will submit it for recording); OR <input type="checkbox"/> Lot has an existing residence (lot cert is not required for accessory buildings or residential additions).
	<input type="checkbox"/>	<b>2. Critical Areas</b> <input type="checkbox"/> Approval letter (attached) OR <input type="checkbox"/> Recorded Protected Critical Area site plan
	<input type="checkbox"/>	<b>3. Shorelines</b> <input checked="" type="checkbox"/> No portion of lot in Shoreline Jurisdiction OR <input type="checkbox"/> Single-Family Residential OR <input type="checkbox"/> Ltr of Exemption attached OR <input type="checkbox"/> Shoreline Permit No: _____
	<input type="checkbox"/>	<b>4. Flood Review</b> <input checked="" type="checkbox"/> Not in Flood Hazard Area OR Panel No: _____ Zone: _____ BFE/Depth: _____ <input type="checkbox"/> Floodway

## Pre-Application Optional Checklist

The following requirements may be submitted either *before* OR *with* an application:

PDS	App	Required Element
	<input type="checkbox"/>	<b>5. Access Permit</b> <input type="checkbox"/> attached OR <input type="checkbox"/> no change in existing driveway OR <input type="checkbox"/> access to existing private road OR <input type="checkbox"/> access to state highway with attached WSDOT permit

## Application Checklist

The following elements must be submitted **with** your permit application:

PDS	App	Required Element
	<input type="checkbox"/>	<b>6. Contact Info &amp; Signature Form</b> (with Agent Authorization Form if applicant is not property owner)
	<input type="checkbox"/>	<b>7. Impervious/Hard Surface Worksheet</b>
	<input type="checkbox"/>	<b>8. Construction Stormwater Pollution Prevention Plan (Construction SWPPP)</b> Projects that require coverage under the Ecology Construction General NPDES Permit (clearing, grading, and excavating activities that disturb one or more acres) may defer submittal. The Construction SWPPP must be submitted prior to permit issuance, and deferred submittal may delay your permit approval. <input type="checkbox"/> Check here if you are deferring submittal
	<input type="checkbox"/>	<b>9. Site Plan and Site Plan Requirements Checklist</b>
	<input type="checkbox"/>	<b>10. Cross Section Plan</b> (show dimensions of original and proposed grading; see sample drawing)
	<input type="checkbox"/>	<b>11. State Environmental Policy Act (SEPA) Checklist</b> Required only if > 500 cubic yards OR if any work on land covered by water
	<input type="checkbox"/>	<b>12. Fees</b> (double fees if permit is result of enforcement action)

Site address: Rockport Cascade Rd

Project description: See additional sheet

Cubic yards of fill: 556,200 Cubic yards of excavation: 267,200

Will project include tree removal? Yes Is project in a flood hazard area? No

If project involves excavation, where will material be placed? In topsoil stockpile areas, undersized rock stockpile areas, saved for reclamation

## Background

A grading permit may be necessary whenever grading (any excavation or filling) is being done in Skagit County. Appendix J of the International Building Code sets forth rules and regulations to control excavation, grading and earthwork construction including fills and embankments, establishes the administrative procedure for issuance of permits and provides for approval of plans and inspection of grading construction.

The following information is required for all applications. Use the attached checklist to determine if your application is complete. This checklist outlines a minimum amount of information needed for review of your application. Additional information which may be required by the County can substantially reduce review time.

### Flood Hazard Area

Fill and grading is restricted in specific flood risk zones and areas of flood hazard. Engineering analysis may be required to determine impact on flood flows (water displacement). See Skagit County Code Title 14.34 - Flood Damage Prevention for details.

### Fill to Support a Structure

If the fill is intended to support a structure, you must submit construction details/plans of fill placement including type of materials, depth differences and expected bearing and lateral

capacity after completion. Special inspection/compaction report from a qualified agency will be required at the time of building permit application.' If the fill or grading is expected to be placed/excavated adjacent to an existing or proposed structure, an engineer's design illustrating that the building or structure is capable of withstanding additional loads is required.

### Tree removal and Forest Practices

Fill and grading activities are commonly associated with even minor logging activities. Individuals wishing to remove trees from their property should first check with the Department of Natural Resources (DNR) at (360) 856-3500 to determine if a Forest Practice Application (FPA) is required. If an FPA is needed, and if future plans include a single-family residence or some other type of development approval (such as a short plat, subdivision or Special Use Permit), then Skagit County's permit requirements must be applied as part of the FPA.

### Forest Practice Conversions

Permit requirements include fill and grading activities commonly associated with the early stages of development, Forest Practice Application (FPA) form to the DNR, (not the County). If future plans for the site include conversion for future development, a SEPA (State Environmental Policy Act) checklist must also be filed with the FPA. DNR has its own fee schedule.

## Notes (Staff Use Only)



---

January 22, 2019

Submitted To: Skagit County Planning and Development Services  
1800 Continental Place, Mount Vernon, WA 98273  
(360) 416-1330

Subject: Additional Fact Sheet for **Marblemount Quarry Grading Permit**

---

### **Brief Project Description:**

The Proposed Project would occur in four steps:

1. Site clearing, grading, preparation, and building access roads and stormwater systems;
2. Mining within the existing Mineral Resource Overlay (MRO) Area;
3. Possible future quarry expansion (contingent on an MRO boundary change\*), and;
4. Quarry reclamation.

\*Note that the Proposed Project is **not** contingent upon Step 3. If the MRO boundary is not expanded, the rest of the project can still proceed and be commercially viable.

Reference the **Engineering Site Plans** (Exhibit A) and **Marblemount Quarry Reclamation Plans (Skagit Co. SUP)** (Exhibit B) for Proposed Project details.

**Step 1 – Site Clearing, Preparation, Building Access Roads and Stormwater Systems.** Step 1 will include clearing, timber harvest, stump removal, site grading, road construction, stormwater systems installation, and boundary line adjustments. Activities will occur on what is currently parcels P45543, P45550, P120304, P128574, and parts of P45548 and P45541. Marketable timber will be removed from the site. An approximately 6,700-foot gravel access road would be built to access the top and eastern portions of the project site. Details of the access road are provided in Exhibit A of the SEPA Checklist: **Engineering Site Plans**. Wood mulch and topsoil would be stockpiled on site for future reclamation. Access to the site would include building two new access driveways on Rockport Cascade Road and decommissioning the two existing access points. Details of the site access are provided in Exhibit A of the SEPA Checklist: **Engineering Site Plans**. Grading and roadways for quarry operations and stormwater management will be constructed on the western portion of the project limits. The road providing access to the eastern portion of the site would be designed to meet or exceed Skagit County standards, Washington Department of Natural Resources (DNR) Forest Practice and Mining standards, and any other standards appropriate for its use. Following site clearing and preparation, the road would be used to access the top of the quarry and for hauling rocks to the bottom for processing.

Step 1 will also include performing boundary line adjustments on parcels to consolidate the project footprint onto fewer parcels and to enable the potential for future phase quarry expansion (see Step 3 below). The Proposed Project would take place on two parcels following boundary line adjustments rather than the six parcels currently affected by the Proposed Project. The boundary line adjustments are not necessary for the permitting process or operation of the Proposed Project, but will ultimately result in simpler land ownership and management.

KIC will obtain SUP, Forest Practice Conversion, Grading, Road Access, Building, and Fire Permits from Skagit County and DNR as appropriate for the Step 1 activities.

**Step 2 – Mining within the Existing MRO Area (In MRO).** Step 2 includes establishing the quarry within the current MRO boundary per Exhibit B of the SEPA Checklist: **Marblemount Quarry Reclamation Plans (Skagit Co. SUP)**. Step 2 also includes the creation of mining operation areas, establishing support facilities, and mining operations implementation. Support facilities include portable offices/storage structures, a truck loadout scale, a heavy equipment and employee parking area, a fueling station, maintenance shops, and storage facilities for blasting equipment. An undersized rock stockpile area would be established within the existing MRO area on P128574. Rock mining would be conducted using a “top down” approach and transported to the stockpile or staging areas by truck. Surface mining would occur in phases as described in the Reclamation Plan. The land use to the south, east, and west of the project limits is secondary and industrial forestry and the land use to the north is rural residential. A minimum 100-foot setback would be maintained along adjacent property lines or bordering quarry activities. A 50-foot vegetative buffer would be maintained on Rockport Cascade Road.

A summary of project elements of Step 2 would include:

#### **Onsite Activities**

- Providing for an approximately 5-acre armor stone staging area in the western portion of P45543;
- Constructing a gravel area with 35 parking spaces;
- Providing a scale control shed and a 70-ton portable scale;
- Providing a maintenance facility, a lubrication storage unit, a spill response Connex, a tool storage facility;
- Providing three ANFO and emulsion trailers and two high explosive magazine storage buildings;
- Providing an off-road diesel tank, a highway diesel tank, and a gasoline tank;
- Providing an office structure;
- Providing an approximately 13-acre undersized rock stockpile area within the existing MRO area on P128574;
- Implementing rock quarrying within the existing MRO using a “top down” approach such that rock would not be cast off the cliff face;
- Transporting quarry rock on-site to the stockpile or staging areas by truck;
- Hours of Operation for quarrying and hauling operations would occur between 6:00 AM and 6:00 PM Monday through Saturday; however, occasional operation outside of these hours may occur during limited, short-duration time periods. Other supportive and normal activities, such as equipment maintenance, may occur after the stated work hours;



- Operations management will include Noise and Vibration Management, Stormwater Management, and Fugitive Dust Management. See Operations Proposal for details.

#### **Off-site Activities**

- Off-site hauling: The Proposed Project would have a *maximum* of 75 loaded trucks per day leaving the site during full quarry operations. Up to 50 trips would be flatbed trucks hauling jetty stone. Up to 25 trucks would be dump trucks hauling non-jetty stone rock material. These are maximum values and it is anticipated that there will be periods where little to no hauling of materials occurs.
  - Truck Loads: Trucks will be legal loads of up to 105,500 pounds. If loads exceed this weight limit, appropriate permits will be obtained. Maximum over-load hauls would be less than 10 percent of total hauls.
  - Haul Routes: The haul route identified is via Rockport Cascade Road to Rockport and west on SR-20 to I-5.

KIC will obtain Surface Mining Permits from Skagit County and DNR for Step 2 activities as appropriate.

**Step 3 – Possible Future Quarry Expansion (Future Phase).** Step 3 would enable the possibility of future quarry expansion to meet anticipated future demand for jetty stone (**Figure 3** in Attachment 1: **Detailed Project Description**). Step 3 is optional; Steps 1, 2 and 4 do not rely on MRO and quarry expansion. This potential step is referenced as the “future phase” throughout the SEPA checklist. KIC understands that future phase quarry expansion requires an expansion of the existing MRO through a Comprehensive Plan Amendment. The Proposed Project includes this potential future phase expansion for full disclosure. Technical assessments conducted for SEPA review considered the maximum project potential, including the future phase, for impact analysis.

If Step 3 is completed, the mining footprint would increase by approximately 10 acres and the undersized stockpile footprint would increase by approximately 15 acres. Approximately 18 acres of the expansion area would be vegetation retention areas, the existing road, and buffers. The total MRO expansion area would be approximately 43 acres. While the Proposed Project within the existing MRO can operate and meet the immediate demand, expanding the quarry would enable meeting anticipated future demand and increase the total potential quarry rock yield by approximately 150 percent. This would allow KIC to fulfill all anticipated supply needs with the least impact, as establishing a new quarry in another location would result in greater overall impacts.

The total proposed MRO expansion area would be approximately 31 acres, or about a 75 percent increase of the current MRO zone that includes the Marblemount Quarry. Skagit County has designated over 61,682 acres of land in Skagit County as MRO. The addition of 31 acres would increase the total MRO area in Skagit County by 0.05 percent.

KIC will work with Skagit County to obtain a Comprehensive Plan Amendment as appropriate to support Step 3 activities. Surface Mine Permit/Special Use Permits for Step 3 activities will either be integrated into permitted conditions (preferred) contingent upon MRO expansion, or modifications to existing permits will be necessary following successful MRO expansion.

**Step 4 – Quarry Reclamation.** Step 4 would include full reclamation of all the affected parcels following decommissioning of the quarry, roads, and supporting mining operations. The full lifespan of the quarry

would be up to 100 years or whenever the source of rock is exhausted. The Mining Reclamation Plan is consistent with DNR surface quarry reclamation regulations. The land will be restored to forestry land use following mine reclamation.



# Contact Information & Signature Form

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273  
voice 360-416-1320 · inspections 360-416-1330 · www.skagitcounty.net/planning

Permit #:

Received by:

Attach this form to an application that requires it. An application will not be accepted without this form.

By signing this form, the undersigned certifies that the statements, answers, and information both on this form and the remainder of this permit application are true and correct to the best of his or her knowledge and belief.

## Applicant/Contact

Name Kiewit Infrastructure Co. Mailing Address 2200 Columbia House Blvd  
City, State Vancouver, WA Zip 98661 Phone (360) 693-1478  
Email chuck.nylund@kiewit.com

## Property Owner ☐ Same as applicant ☒ Multiple owners (attach additional page)

Name See additional page Mailing Address \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
Email \_\_\_\_\_

## Contractor ☐ None ☒ Same as applicant ☐ Same as property owner

Name \_\_\_\_\_ Mailing Address \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_  
Email \_\_\_\_\_ License # \_\_\_\_\_ Expires \_\_\_\_\_

## Financing<sup>1</sup> ☒ None ☐ Lender below is providing construction financing ☐ Firm below has issued payment bond

Name \_\_\_\_\_ Mailing Address \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

## Signature

- ☐ I am the owner of the subject property and I grant permission to field staff to enter the site to verify the presence or absence of critical areas and perform inspections of work proposed by this application; OR
- ☒ I have the consent of the owners of the subject property and have attached Agent Authorization Form(s) (SCC 14.06.090); OR
- ☐ This is a mechanical/plumbing permit or pre-development/pre-app meeting request; ownership certification is not required.

Signature(s):

Charles D. Nylund

Date:

JAN 22, 2019

Printed Name:

CHARLES D. NYLUND

Title:

ESTIMATING DIRECTOR

Company:

KIEWIT INFRASTRUCTURE CO.

<sup>1</sup> Required by RCW 19.27.095(2)(d) for building permit applications.

**Marblemount Quarry  
Additional Sheet  
Skagit County Contact Information & Signature Forms**

**Property Owner**

**Skagit County Parcel #s:** P45541, P45548  
**Name:** Kiewit Infrastructure Co.  
**Mailing Address:** 2200 Columbia House Blvd  
**City, State:** Vancouver, WA  
**Zip:** 98661  
**Phone:** (360) 693-1478  
**Email:** chuck.nylund@kiewit.com

**Property Owner**

**Skagit County Parcel #:** P45543  
**Name:** A. Ann Parker, Trustee  
**Mailing Address:** P.O. Box 8  
**City, State:** Hamilton, WA  
**Zip:** 98255  
**Phone:** (360) 826-1109  
**Email:** johnecakes@aol.com

**Property Owners**

**Skagit County Parcel #s:** P128574, P45550, P120304  
**Name:** Kevin Ashenfelter  
**Name:** Sue Ashenfelter  
**Mailing Address:** PO Box 249  
**City, State:** Marblemount, WA  
**Zip:** 98267  
**Phone:** (360) 770-4506  
**Email:** ashenfs@outlook.com



**Kiewit**





# Agent Authorization Form

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273  
voice 360-416-1320 · inspections 360-416-1330 · www.skagitcounty.net/planning

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

Project Site

Property Address: P45548 and P45541; Rockport Cascade Road

City, State, Zip: Marblemount, WA 98267

## Authorization Statement

I/we, as the owners of the property identified above, authorize Charles Dale Nylund, Kiewit Infrastructure Co. to act as agent to submit applications, receive correspondence regarding the application, and sign title notices on my behalf.

I/we grant permission to field staff to enter the site to verify the presence or absence of critical areas and perform inspections of work proposed by this application.

## Property Owner Signature(s)

Signature:

Printed Name:

Title:

Company:

Date:

Signature:

Printed Name:

Title:

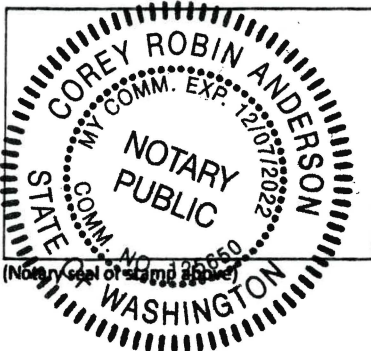
Company:

Date:

## Notarization

I certify that I know or have satisfactory evidence that CHARLES D. NYLUND is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2/19/2019



Signature of Notary Public

COREY ROBIN ANDERSON  
Printed Name of Notary Public

My appointment expires 12/31/2022

CRP

Permit #:

Received by:



# Agent Authorization Form

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273  
voice 360-416-1320 · inspections 360-416-1330 · [www.skagitcounty.net/planning](http://www.skagitcounty.net/planning)

Permit #:

Received by:

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

## Project Site

Property Address: P45543, Rockport Cascade Road

City, State, Zip: Marblemount, WA 98267

## Authorization Statement

I/we, as the owners of the property identified above, authorize Charles Dale Nylund, Kiewit Infrastructure Co. to act as agent to submit applications, receive correspondence regarding the application, and sign title notices on my behalf.

I/we grant permission to field staff to enter the site to verify the presence or absence of critical areas and perform inspections of work proposed by this application.

## Property Owner Signature(s)

Signature: A. Ann Parker

Printed Name: A. Ann Parker

Title: Trustee

Company: Cunningham Family Trust

Date: January 15, 2019

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_

## Notarization

I certify that I know or have satisfactory evidence that A. Ann Parker is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: January 15, 2019



(Notary seal shown above)

Sherri M Vander Yacht  
Signature of Notary Public

Sherri M Vander Yacht  
Printed Name of Notary Public

My appointment expires 12-9-21



# Agent Authorization Form

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273  
voice 360-416-1320 · inspections 360-416-1330 · [www.skagitcounty.net/planning](http://www.skagitcounty.net/planning)

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

Project Site

Property Address: P45550, P128574, P120304; Rockport Cascade Road

City, State, Zip: Marblemount, WA 98267

## Authorization Statement

I/we, as the owners of the property identified above, authorize Charles Dale Nylund, Kiewit Infrastructure Co. to act as agent to submit applications, receive correspondence regarding the application, and sign title notices on my behalf.

I/we grant permission to field staff to enter the site to verify the presence or absence of critical areas and perform inspections of work proposed by this application.

## Property Owner Signature(s)

Signature:

Kevin E. Ashenfelter

Printed Name:

Kevin Ashenfelter

Title:

Company:

Date:

Signature:

Sue Ashenfelter

Printed Name:

Sue Ashenfelter

Title:

Company:

Date:

## Notarization

I certify that I know or have satisfactory evidence that Kevin Ashenfelter and Sue Ashenfelter is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated:

1/16/2019



(Notary seal or stamp above)

Signature of Notary Public

Millie A. Fosberg

Printed Name of Notary Public

Millie A Fosberg

My appointment expires

06-01-2019







# Impervious/Hard Surface Worksheet

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273  
voice 360-416-1320 · inspections 360-416-1330 · [www.skagitcounty.net/planning](http://www.skagitcounty.net/planning)

Permit #:

Accepted by:

1. Provide your total expected land-disturbing activity: 5,208,490 sq ft
2. List amounts of all types of impervious or hard surfaces on your parcel. Use the "other" lines for categories not included in table.

Type of Impervious or Hard Surface	Existing (sq ft)	Proposed Replaced (sq ft)	Proposed New (sq ft)	Subtotal of New + Replaced
House + attached garage roof area	6,846		5,891	5,891
Detached garage + carport roof area:				
Accessory dwelling unit roof area				
Parking area				
Patio				
Driveway	153,798		536,439	536,439
Sidewalk				
Permeable pavement or vegetated roof (hard surface)				
Other:				
Other:				
Other:				
Other:				
<b>Totals</b>	<b>160,644</b>		<b>542,330</b>	<b>542,330</b>

3. Provide your total expected lot coverage as a percentage of your lot: 10 %

## Definitions

"Impervious surface" means a non- vegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces which similarly impeded the natural flow of stormwater. SCC 14.04.020.

"Hard surface" means an impervious surface, a permeable pavement, or a vegetated roof.

"Land disturbing activity" means any activity that results in a change in the existing soil cover (both vegetative and non-vegetative) and/or the existing soil topography. Land disturbing activities include, but are not limited to clearing, grading, filling and excavation. Compaction that is associated with stabilization of structures and road construction shall also be considered land disturbing activity. Vegetation maintenance practices, including landscape maintenance and gardening, are not considered land disturbing activity. Stormwater facility maintenance is not considered land disturbing activity if conducted according to established standards and procedures. SCC 14.04.020.

## STORMWATER MANAGEMENT

### Outside the NPDES Permit Area

a single-family residence on a lot < 1 acre triggers Minimum Requirements 1-9 when this total is

**≥ 4000 sq ft**

or when land-disturbing activity ≥ 14,000 sq ft

a single-family residence on a lot ≥ 1 acre triggers Minimum Requirements 1,2,4,9 when this total is

**≥ 7000 sq ft**

or when land-disturbing activity ≥ 14,000 sq ft

see the Stormwater Requirements handout for details and thresholds for other uses

### Inside the NPDES Permit Area

Inside the NPDES permit area, complete compliance with Ecology's Stormwater Management Manual, including consideration of Low-Impact Development, is required.





# Site Plan Requirements Checklist

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273  
voice 360-416-1320 · inspections 360-416-1330 · [www.skagitcounty.net/planning](http://www.skagitcounty.net/planning)

Permit #:

Accepted by:

See page 2 for examples of how to draw each element. Place a checkmark (or N/A) in the box in the App(licant) column when you have placed the element on your site plan. County permit staff will review the same checklist using the PDS column. Staff cannot accept applications without each of the required elements.

PDS App Required Element

	X	1. <b>Paper:</b> All site plans must be clearly and accurately drawn on 8½ x 11 (letter) or 11 x 17 (tabloid) paper. If you need more space, you may logically divide your site and draw each portion on a different page, or use layers.
	X	2. <b>Title block:</b> Applicant's name, site address, date, and assessor property ID number (P-number) for the subject property.
	X	3. <b>Scale:</b> Include map scale. Use any appropriate scale, e.g., Scale: 1" = 40'.
	X	4. <b>North arrow:</b> Show an arrow indicating the north direction.
	X	5. <b>Existing vs Proposed.</b> Clearly differentiate on drawings between existing and new conditions or improvements. Use the abbreviation (E) to indicate existing.
	X	6. <b>Property boundaries:</b> Show the property lines of all relevant parcels.
	X	7. <b>Easements:</b> Show all easements (e.g., utility, drainage, dike, access, railroad).
	X	8. <b>Setbacks:</b> Show the distances from all existing and proposed buildings from all property lines with dashed lines for setbacks, critical areas, and shorelines.
		9. <b>Shorelines:</b> If within 200 feet of the ordinary high water mark (OHWM), show the OHWM and setbacks from OHWM to all structures, including neighbors' structures, within 300 feet from both side property lines. If within 500 feet of a dike or levee, show measurements from the landward toe of the dike to the project.
	X	10. <b>Building footprints:</b> Show location and dimensions of all existing and proposed buildings or structures. Identify each building by its use (e.g., residence, garage). Show roof overhang lines, decks, porches, and retaining walls.
	X	11. <b>Driveway:</b> Show entire length and width of driveway in feet to a public or private road. Show grade of driveway in percent of slope. Turnouts are required every 300 feet. To create a turnout, the road must be widened to 20 feet for a length of 30 feet to allow vehicles to pull over and emergency vehicles to pass.
	X	12. <b>Well location and water lines:</b> Show the drinking water supply (existing and proposed, public or individual). Show all wells, a 100' radius around each well, public water mains, and water supply pipes to all buildings.
	X	13. <b>Septic or sewer:</b> Show method of sewage disposal. For private septic, show existing and proposed tank, drain fields, and lines. Tanks must be 5' from the building foundation and 50' from any well. Drain fields must be 10' from the building foundation and 100' from any well. For public sewer, show location of sewer main and private pipes to buildings.
	X	14. <b>Fuel tanks:</b> Show the location of any existing or proposed fuel tank (e.g., propane, fuel oil).
	X	15. <b>Slope:</b> Show slope (elevation change) of building site. Use contour lines or arrows to show direction and percent (%) of slope(s). Identify any erosion or landslide areas as well as any potential unstable slopes greater than 15%. Percentage % of slope = Rise (drop in height) divided by Run (distance) multiplied by 100.
	X	16. <b>Stormwater management:</b> Show the location and dimensions of existing and proposed: <ul style="list-style-type: none"> <li>a. infiltration systems;</li> <li>b. stormwater ponds;</li> <li>c. drainage ditches;</li> <li>d. below-grade pipes;</li> <li>e. temporary erosion and sediment control techniques;</li> <li>f. clearing limits.</li> </ul> <p>See the Stormwater Management Requirements handout for other requirements.</p>

Return Name & Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



201901310052

01/31/2019 01:04 PM Pages: 1 of 2 Fees: \$100.00  
Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES  
**LOT OF RECORD CERTIFICATION**

File Number: PL\_18-0644

Applicant Name: \_\_Element Solutions

Property Owner Name: \_\_Cunningham Family Trust & Lawrence Cunningham Trustee; Ardath Ann Parker, Trustee

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 45543; 351024-2-001-0012; within a Ptn. of the NE ¼ of the NW ¼ of Sec. 24, Twp. 35, Rge 10, E.W.M.

Lot Size: \_\_approximately 38 acres

**1. CONVEYANCE**

X **IS**, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.

**IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

**2. DEVELOPMENT**

**IS**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

X **IS NOT** the minimum lot size required for the \_\_Rural Resource-Natural Resource Land zoning district in which the lot is located, however, does meet an exemption listed in SCC 14.16.850(4)(c)(viii) and therefore IS eligible to be considered for certain development permits.

Authorized Signature: \_\_\_\_\_

Date: \_\_ 1/31/2019

**See attached map for Lot of Record boundaries.**

