



202301100122

01/10/2023 01:50 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return to:

Tim Kolb
9216 9th Ave NW
Seattle, wa 98117

PROTECTED CRITICAL AREA SITE PLAN
Page 1 of 2

Grantor/Owner: Tim Kolb

Grantee: PUBLIC

Site Address: NHN Sinclair Island

Property ID #: P69390 Assessors Tax Account #: 4007-000-012-0001

Legal Description: SW & SE ¼ NW ¼ Sec. 10 Twp. 36N Rng. 01E

Permit/Activity #: PL22-0466

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.

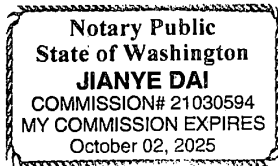
Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

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: 744 KM Date: 1/5/23

On this day personally appeared before me Tim Kolb 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 5th day of January, 2023



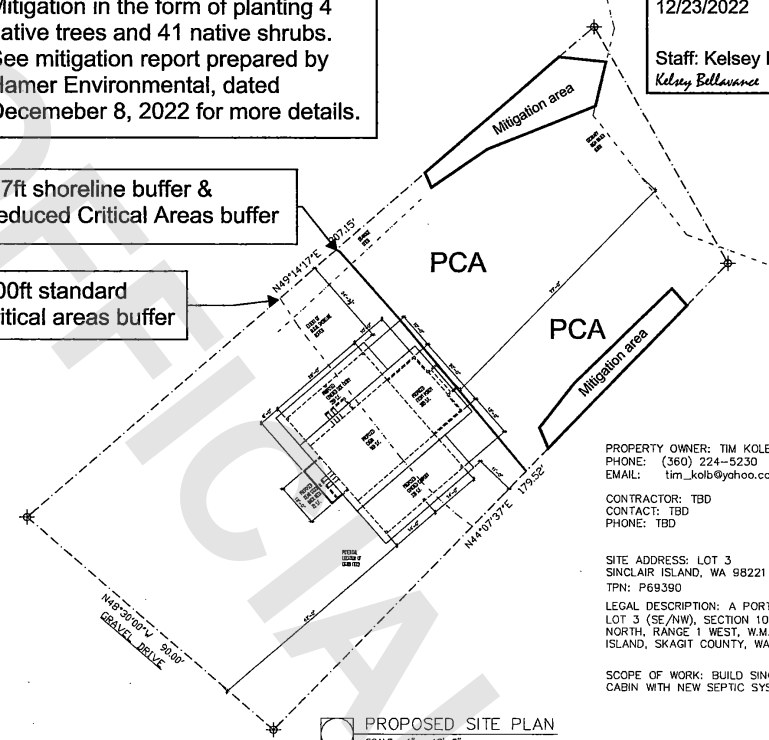
[Signature]
Notary Public residing at King, WA
My Commission Expires 10/02/25

Mitigation in the form of planting 4 native trees and 41 native shrubs. See mitigation report prepared by Hamer Environmental, dated December 8, 2022 for more details.

77ft shoreline buffer & reduced Critical Areas buffer

100ft standard critical areas buffer

Critical areas approved 12/23/2022
Staff: Kelsey Bellavance
Kelsey Bellavance



PROPERTY OWNER: TIM KOLB
PHONE: (360) 224-5230
EMAIL: tim_kolb@yahoo.com

CONTRACTOR: TBD
CONTACT: TBD
PHONE: TBD

SITE ADDRESS: LOT 3
SINCLAIR ISLAND, WA 98221
TPN: P69390

LEGAL DESCRIPTION: A PORTION OF GOV'T LOT 3 (SE/NW), SECTION 10, TOWNSHIP 36 NORTH, RANGE 1 WEST, W.M. SINCLAIR ISLAND, SKAGIT COUNTY, WA

SCOPE OF WORK: BUILD SINGLE FAMILY CABIN WITH NEW SEPTIC SYSTEM

PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



NO	DESCRIPTION	BY	DATE

SHEET TITLE: SITE PLAN

PROJECT DESIGNER:
TIM KOLB, PLS
2248 9th Ave NW
SEATTLE, WA 98117

DESIGNER PROVIDED BY:
RUSH FAZ DESIGN
10000 1st Ave NW
LYNNWOOD, WA 98037
206.251-5887

DATE: 11/2/2022

SCALE: 1" = 10'-0"

SHEET: A0