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04/17/2023 03:10 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

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SKAGIT COUNTY PLANNING
1800 CONTINENTAL PLACE
MOUNT VERNON, WA, 98273

PROTECTED CRITICAL AREA SITE PLAN

Page 1 of 2

Grantor/Owner: Patti Lynn Fenske & James Brian Hauser

Grantee: PUBLIC

Site Address: 37898 Theo Lane

Property ID #: P108080 Assessors Tax Account #: 4653-000-006-0000

Legal Description: SE ¼ SE ¼ Sec. 17 Twp. 35N Rng. 07E/ Plat Name: Skagit Sunset Lot: 6

Permit/Activity #: PL03-0464/SW23-0082

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.

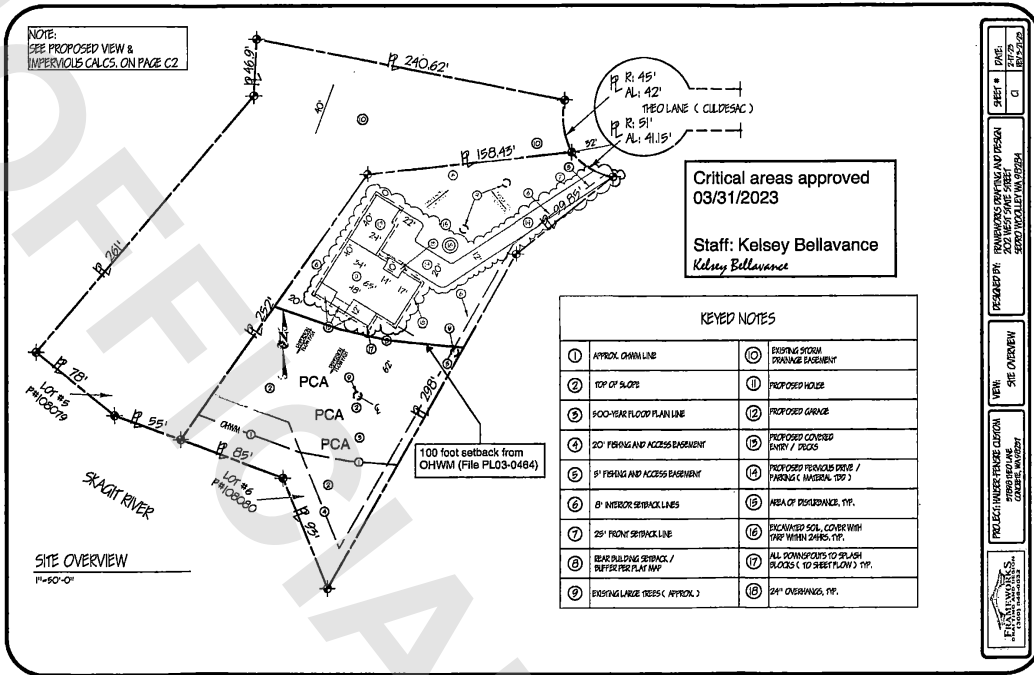
Owner: [Signature] Patti Lynn Fenske Date: 4-8-2022

On this day personally appeared before me, James Hauser & Patti Lynn Fenske 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 8th day of April, 2023

Disha G Bajaj
Notary Public
State of Washington
Lic # 151451
Commission Expires 12/02/2026

[Signature]
Notary Public residing at Snohomish County
My Commission Expires: 12/02/2026



NOTE:
 SEE PROPOSED VIEW &
 IMPERVIOUS CALCS. ON PAGE C2

R: 45'
 AL: 42'
 THEO LANE (CULDESAC)
 R: 51'
 AL: 115'

Critical areas approved
 03/31/2023
 Staff: Kelsey Bellavance
 Kelsey Bellavance

KEYED NOTES	
① APPROX. CHAIN LINE	⑩ EXISTING STORM DRAINAGE EASEMENT
② TOP OF SLOPE	⑪ PROPOSED HOUSE
③ 500-YEAR FLOOD PLAIN LINE	⑫ PROPOSED GARAGE
④ 20' FIBRING AND ACCESS EASEMENT	⑬ PROPOSED COVERED ENTRY / DECK
⑤ 5' FIBRING AND ACCESS EASEMENT	⑭ PROPOSED TERRAZZO TERRACE / PARKING (MAXIMUM 200')
⑥ 8' INTERIOR SETBACK LINES	⑮ AREA OF PERFORMANCE, TYP.
⑦ 25' FRONT SETBACK LINE	⑯ EXCAVATED SOIL COVER WITH 18\"/>

DESIGNED BY: FRANKLIN PERINCE DESIGN GROUP INC. 4802 MCLELLAN STREET, VANCOUVER, BC V6Z 1A7

VIEW: SITE OVERVIEW

PROJECT: UNDERPINNING OPTION FOR 100' WIDE LOT

DATE: 04/17/2023

SHEET # C1

