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PROTECTED CRITICAL AREA SITE PLAN

Page 1 of 6

Grantor/Owner: HJS Properties, LLC, ATTN Linda Bishop

Grantee: PUBLIC

Site Address: 17737 WEST BIG LAKE BOULEVARD

Property ID #: <u>P61973</u> Assessors Tax Account #: <u>3862-000-014-0005</u>

Legal Description: SW ¼ Sec. 36 Twp. 34 N Rng. 4 E / Plat Name: BIG LAKE WATER FRONT TRACTS, Tracts: 13 & 14

Permit/Activity #: PL24-0020

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.

I. EROSION CONTROL: COVER ALL EXCAVATED SOL MITH 24 HBS

2. ALL DOMMSPOLITS TO SPLASH BLOCKS TO SPEET PI
3. MODESS: 17757 W. BIGLAKE. BLVD. MOUNT VERM
98274

4. PARCEL * P61975

NOT A SURVEY. OWNER / CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS AND RESTRICTIONS PRIOR TO CONSTRUCTION

NOTES:

PROPOSED IMPERVIOUS AREA: (TOTAL LOT)

- LINGTOCH LOUIS / OVERWIGG 1917 90, PT.
 2. PROPOCH DIRNAC / OVERWIGG 582 90, PT.
 3. PROPOCH DIRNAC / OVERWIGG 220 50, PT.
 4. PROPOCH COMED PRICK / OVERWIGG 560 50, PT.
 5. PROPOCH COMED PRICK / OVERWIGG 74 50, PT.
 6. PROPOCH COMED LINGT / OVERWIGG 74 50, PT.
 7. PROPOCH CRUSTE 9.D.P. OVERWIGG 505 50, PT.
 7. PROPOCH CRIME 1.D.P. PRISTING 166 50, PT.
- TOTAL PROPOSED IMPERMOLIS SURFACE: 4478 SQ. FT.

PROPOSED IMPERVIOUS AREA:

(WITHIN 200' SHORELINE JURISDICTION)

- CWITHIN ZOU: SHORELINE JURIDUICTIUN)

 1. EBSING SPR(FILLE PIOLD / OVERWAGE H36 50, Pt.

 2. EUSING LORED ENITR: 84 50, Pt.

 4. ROOVEED ENITR: 84 50, Pt.

 4. ROOVEED ENITR: 84 50, Pt.

 5. PEONEED GRAVE / OVERWAGE H37 50, Pt.

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 7. REPONEED GRAVE / OVERWAGE 499 50, Pt. (NOTFILLY N BIFFER ZONE)

 6. REPONEED CONTERE PRINTAL OVERWAGE 200 50, Pt.

 8. PROVOED CONCERE PRINTAL WALKWAY. 200 50, Pt.

10(A. PROPOSED IMPERVIOUS SURFACE: 4478 50. FT. 200' SHORELINE LIRISDICTION AREA: 39291 50. FT. X OF IMPERVIOUS IN 200' SHORELINE: 11.4%

LOT COVERAGE:

- LOT COVERACIE:

 1. EXISTING INDEX / OPERINANS. 1952 SQ. FT.

 2. EXISTING DECS: 275 SQ. FT.

 3. EXISTING COMERT PURRY / OPERINAS. 128 SQ. FT.

 4. EXISTING GRAPEL DRIVE: 4646 SQ. FT.

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 5. EXISTING SERDS / OPERINASS. 477 SQ. FT.

 6. RECOPCIED DRIVE / OPERINASS. 1952 SQ. FT.

 7. RECOPCIED GRAPEL / OPERINASS. 580 SQ. FT.

 9. RECOPCIED COMERTE PURRY / OPERINASS. 560 SQ. FT.

 10. RECOPCIED COMERTE PURRY / OPERINASS. 560 SQ. FT.

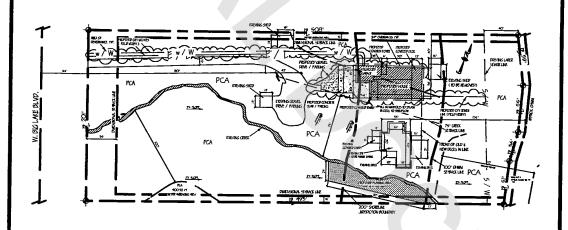
 11. RECOPCIED COMERTE PURRY / PREMING. 1958 SQ. FT.

 12. PROPOSED GRAPEL DRIVE / PREMING: 460 SQ. FT.

LOT SIZE: 101218 50. FT. +-

101AL LOT COVERAGE: 11.4%

Approved PCA Site Plan PL24-0020 AW 6/11/2024



SITE OVERVIEW I"=100'-0"

FRAMEWORKS

PROJECT: BISHOP CLISTOM 17737 W BIG LAKE BLVD MOUNT VERNON, WA 98274

VIEW: SITE OVERVIEW DESIGNED BY:

FRAMEWORKS DRAFTING AND DESIGN 202 WEST STATE STREET SEDRO WOOLLEY WA 98284

SHEET #	DATE:	Ì
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