



202410040058

10/04/2024 02:33 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

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PROTECTED CRITICAL AREA SITE PLAN

Page 1 of 2

Grantor/Owner: Timothy & Kelly Norman

Grantee: PUBLIC

Site Address: 18895 West Big Lake Boulevard

Property ID #: P62113

Assessors Tax Account #: 3863-000-093-0016

Legal Description: NE ¼ SW ¼ Sec. 6 Twp. 33N Rng. 05E/ Plat Name: First Addition to Big Lake Water Front

Tracts Lot: 92 & 93

Permit/Activity #: PL24-0184

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.

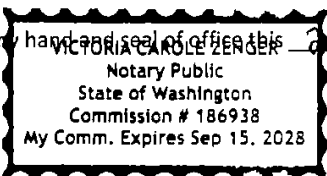
Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

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.

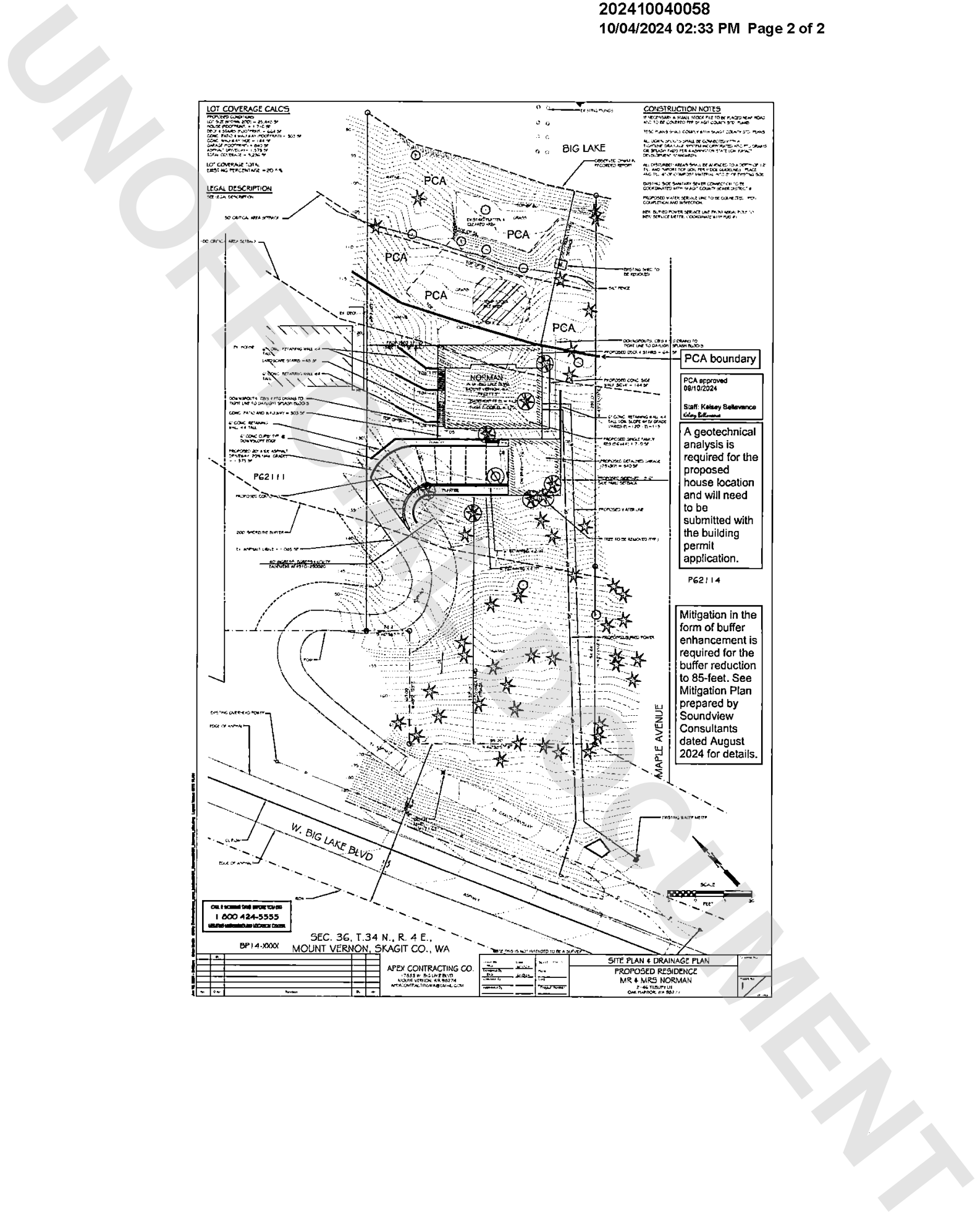
Owner: [Signature] Date: 10/2/2024

On this day personally appeared before me Timothy Norman and Kelly Norman 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 2nd day of October, 2024



[Signature]
Notary Public residing at OAK HARBOR
My Commission Expires: 09/15/2028



LOT COVERAGE CALCS

PROPOSED COVERED AREA:
100' x 100' RETAINING WALL = 10,000 SF
HOUSE FOOTPRINT = 1,712 SF
DECK & PORCH FOOTPRINT = 1,000 SF
CONC. PATIO & WALKWAY FOOTPRINT = 303 SF
CONC. DRIVEWAY = 1,184 SF
GARAGE FOOTPRINT = 845 SF
ASPHALT DRIVEWAY = 1,128 SF
TOTAL COVERED AREA = 15,172 SF

LOT COVERAGE TOTAL:
100% = 15,172 SF

LEGAL DESCRIPTION

SEE PLAN DESCRIPTION

50' CRITICAL AREA SETBACK

50' CRITICAL AREA SETBACK

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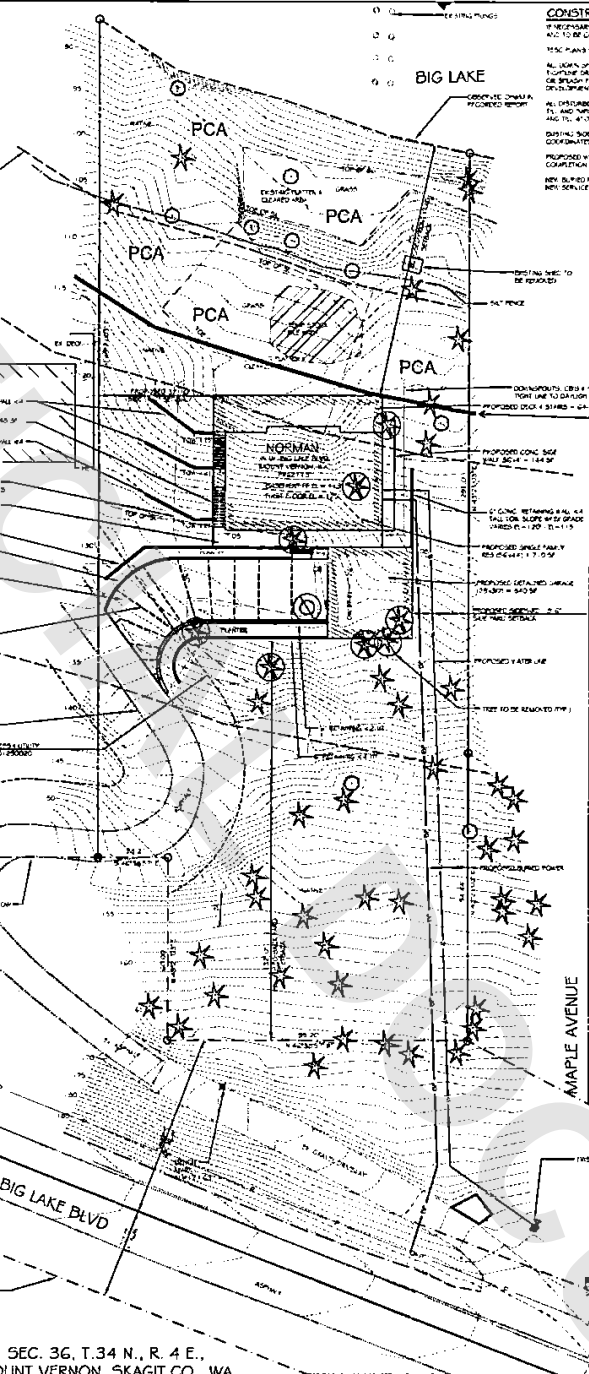
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CONSTRUCTION NOTES

- 1. PROVIDE A SMALL STOCK PILE FOR PLACED NEAR ROAD AND TO BE COVERED BY GRADE COUNTY SIDE WALK.
- 2. ALL PLANS SHALL COMPLY WITH ALL LOCAL COUNTY ORDINANCES.
- 3. ALL UTILITIES SHALL BE LOCATED WITHIN A 10' BUFFER OF THE PROPOSED HOUSE AND SHALL BE DEEPENED AND COVERED TO PROTECT THEM FROM DAMAGE.
- 4. ALL UTILITIES SHALL BE DEEPENED AND COVERED TO PROTECT THEM FROM DAMAGE.
- 5. ALL UTILITIES SHALL BE DEEPENED AND COVERED TO PROTECT THEM FROM DAMAGE.
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- 9. ALL UTILITIES SHALL BE DEEPENED AND COVERED TO PROTECT THEM FROM DAMAGE.
- 10. ALL UTILITIES SHALL BE DEEPENED AND COVERED TO PROTECT THEM FROM DAMAGE.

PCA boundary

PCA approved 08/10/2024

Staff: Kelsey Ballewicz, City Engineer

A geotechnical analysis is required for the proposed house location and will need to be submitted with the building permit application.

P62114

Mitigation in the form of buffer enhancement is required for the buffer reduction to 85-feet. See Mitigation Plan prepared by Soundview Consultants dated August 2024 for details.

Call & schedule time before you call 1 800 424-5555

UNOFFICIAL

BPI 14-XXXX

SEC. 36, T. 34 N., R. 4 E., MOUNT VERNON, SKAGIT CO., WA

APEX CONTRACTING CO.

1088 W. BIG LAKE BLVD.

MOUNT VERNON, WA 98274

APEX.CONTRACTING@GMAIL.COM

DATE: 10/04/2024

SCALE: 1" = 40'

PROJECT NO: 2024-10040058

SITE PLAN & DRAINAGE PLAN

PROPOSED RESIDENCE

MR. & MRS. NORMAN

7-46 THURBY LANE

ONE HUNDRED AND SEVENTY

THURBY LANE

MOUNT VERNON, WA 98274

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