

Return Address:
Public Works MS 607
3000 Rockefeller Ave MS 607
Everett, WA 98201

CRITICAL AREA SITE PLAN

Applicant/Project Proponent: Snohomish County Public Works		PAGE 1 OF 2
Project Name and #: 35th Ave SE 180th St SE to 152nd St SE, Phase 1 (RC1628)		
Tax Acct #: 27050900206200		
<p>This Critical Area Site Plan is recorded to provide permanent protection for critical areas to comply with conditions of the Army Corps of Engineers Permit #NWS-2017-766-WRD issued in connection with the 35th Ave SE 180th St SE to 152nd St SE, Phase 1 (RC1628).</p> <p>REFERENCE NUMBER(S) OF RELATED DOCUMENTS: Snohomish County Superior Court Case 17-2-090-31</p> <p>GRANTOR(S): Snohomish County</p> <p>GRANTEE(S): The Public</p>		
<p>Legal Description:</p> <p>All that real property in the Southwest quarter of the Northwest quarter of Section 9, Township 27 North, Range 5 East, Willamette Meridian, in the County of Snohomish, State of Washington, being portions of that parcel conveyed by Deed recorded at Auditor's File No. 9308230363, Records of said County, and described as follows:</p> <p>Acquisition Area: The East 262.00 feet of said parcel, as measured along the North line thereof;</p> <p>Containing 86,167 square feet, more or less;</p> <p>Access Easement: All that portion of said parcel conveyed by Deed recorded at Auditor's File No. 9308230363, being a strip 20.00 feet in width, contiguous with the North line of said parcel, being bounded on the West by the southerly projection of the West margin of 35th Drive SE, as it is shown on the plat of Westbrook Run recorded at Auditor's File No. 201502045003, records of said County, and bounded on the East by the West line of the Acquisition Area described above.</p> <p>Containing 3,980 square feet, more or less.</p>		
<p>Notes:</p> <ol style="list-style-type: none">1. Mitigation areas and associated maintenance activities to improve wetland, stream and buffer functions exist on this parcel. Future restoration or mitigation measures are permitted including unavoidable temporary disturbance to soils and vegetation to achieve improvement of ecological functions.2. The restrictions imposed by this Critical Area Site Plan do not supersede or otherwise diminish previously established easements, conveyances, or other legally established uses.3. The following activities are restricted: (a) construction of new structures; (b) removal of existing native vegetation; and (c) other development activities that would adversely affect the functions and values of the critical areas and buffers. Habitat enhancement in wetland(s), fish and wildlife habitat conservation area(s) and buffers are allowed. 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 and buffers. Development activities beyond the scope of this plan may require additional studies and regulatory approvals, including compensatory mitigation.		

Site Plan

