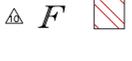
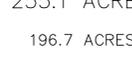


TOWN OF LA CONNER CRITICAL AREAS MAP

LEGEND:

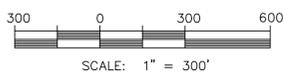
-  **F** 100 YEAR FLOOD PLAIN
CONTACT TOWN HALL FOR OFFICIAL FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAPS
-  **M** WETLANDS (ESTUARINE, OPEN WATER, EXCAVATED, PER NWI)
-  **S** REGULATED SLOPES (15% MIN. OVER 10' ELEVATION CHANGE)
-  **W** WETLANDS (PALUSTRINE, EMERGENT, PER NWI)
-  TOWN LIMITS
-  CRITICAL AREAS BOUNDARY LINE
-  200' SHORELINE SETBACK
-  NEW URBAN GROWTH AREA

AREA BREAKDOWN:

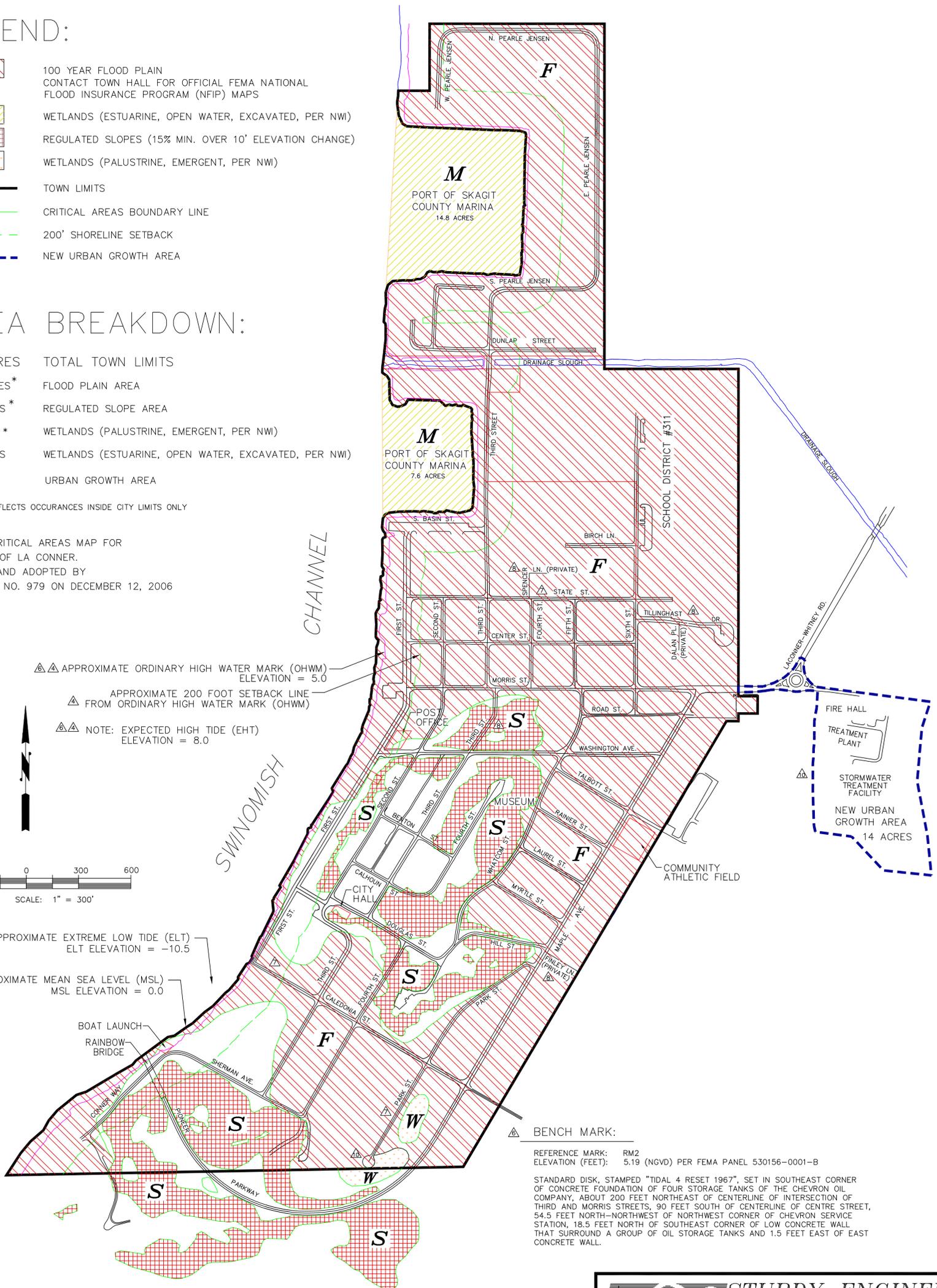
- 255.1 ACRES TOTAL TOWN LIMITS
 - 196.7 ACRES* FLOOD PLAIN AREA
 - 26.8 ACRES* REGULATED SLOPE AREA
 -  1.1 ACRES* WETLANDS (PALUSTRINE, EMERGENT, PER NWI)
 - 22.4 ACRES WETLANDS (ESTUARINE, OPEN WATER, EXCAVATED, PER NWI)
 -  14 ACRES URBAN GROWTH AREA
- * AREA REFLECTS OCCURANCES INSIDE CITY LIMITS ONLY

 OFFICIAL CRITICAL AREAS MAP FOR THE TOWN OF LA CONNER. CERTIFIED AND ADOPTED BY ORDINANCE NO. 979 ON DECEMBER 12, 2006

-  APPROXIMATE ORDINARY HIGH WATER MARK (OHWM) ELEVATION = 5.0
-  APPROXIMATE 200 FOOT SETBACK LINE FROM ORDINARY HIGH WATER MARK (OHWM)
-  NOTE: EXPECTED HIGH TIDE (EHT) ELEVATION = 8.0



-  APPROXIMATE EXTREME LOW TIDE (ELT) ELT ELEVATION = -10.5
-  APPROXIMATE MEAN SEA LEVEL (MSL) MSL ELEVATION = 0.0



BENCH MARK:
REFERENCE MARK: RM2
ELEVATION (FEET): 5.19 (NGVD) PER FEMA PANEL 530156-0001-B

STANDARD DISK, STAMPED "TIDAL 4 RESET 1967", SET IN SOUTHEAST CORNER OF CONCRETE FOUNDATION OF FOUR STORAGE TANKS OF THE CHEVRON OIL COMPANY, ABOUT 200 FEET NORTHEAST OF CENTERLINE OF INTERSECTION OF THIRD AND MORRIS STREETS, 90 FEET SOUTH OF CENTERLINE OF CENTRE STREET, 54.5 FEET NORTH-NORTHWEST OF NORTHWEST CORNER OF CHEVRON SERVICE STATION, 18.5 FEET NORTH OF SOUTHEAST CORNER OF LOW CONCRETE WALL THAT SURROUND A GROUP OF OIL STORAGE TANKS AND 1.5 FEET EAST OF EAST CONCRETE WALL.

NO.	DATE	DESCRIPTION	BY	APVD.
	12-4-07	REV URB GR AREA, ADD NOTE TO 100 YR FL PLAIN LEGEND; REV WETLAND PER ARMY CORPS OF ENGINEERS NATIONWIDE PERMIT 26, #96-4-01681, ISSUED 9/9/1996	GS	GS
	11-2-05	GENERAL REVISIONS	GS	GS
	10-24-05	ADDITION OF S. THIRD ST., SPENCER & FINLEY LNS., TILLINGHAST DR., DALAN PL. EXTENSION OF STATE ST.	GS	GS
	9-26-05	REMOVAL OF S. 2ND & N. 4TH STREETS, EXTENSION OF PARK & 1ST STREETS	GS	GS
	8-19-05	ADDITION OF BENCHMARK INFORMATION, CHANGES TO MSL, ELT, OHWM, EHT	GS	GS
	3-3-04	NEW URBAN GROWTH AREA, REVS TO AREA BREAKDOWN	GS	GS
	10-30-95	ADD OHWM LINE, OHWM SETBACK LINE, MLLW LINE, ELT LINE AND EHT NOTE	SB	GS
	5-23-94	REV. GROWTH MANAGEMENT LIMITS AND PUBLIC USE AREAS	JA	GS
	7-2-93	REV. TOWN LIMITS TO INCLUDE ANNEXED PROPERTY PER ORDINANCE 634	JA	GS
	7-2-93	REV. TOWN LIMITS TO INCLUDE LOT PREVIOUSLY OMITTED	JA	GS

STURDY ENGINEERING CORPORATION
Phone: (206) 299-2511 * FAX: (206) 299-2698
7168 San Juan Hill Lane Anacortes, WA 98221

TOWN OF LA CONNER
CRITICAL AREAS MAP

PROJECT
0108-04
SHEET
1 OF 1