

TOWN OF LA CONNER CRITICAL AREAS MAP

LEGEND:

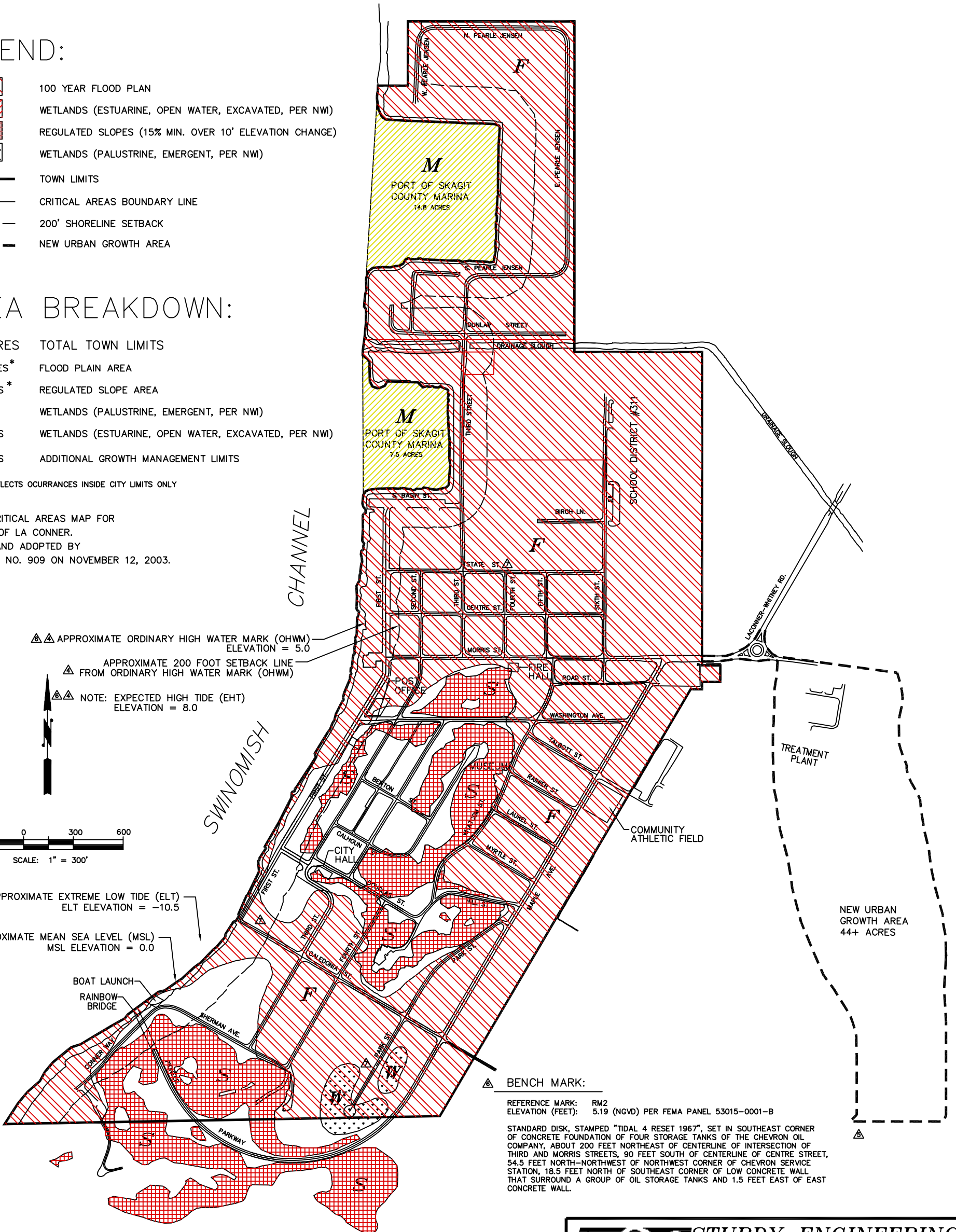
- F** 100 YEAR FLOOD PLAN
- M** WETLANDS (ESTUARINE, OPEN WATER, EXCAVATED, PER NWI)
- S** REGULATED SLOPES (15% MIN. OVER 10' ELEVATION CHANGE)
- W** WETLANDS (PALUSTRINE, EMERGENT, PER NWI)
- TOWN LIMITS
- CRITICAL AREAS BOUNDARY LINE
- 200' SHORELINE SETBACK
- NEW URBAN GROWTH AREA

AREA BREAKDOWN:

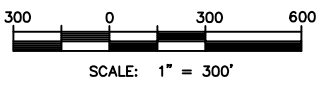
- 254.9 ACRES TOTAL TOWN LIMITS
- 196.7 ACRES* FLOOD PLAIN AREA
- 26.8 ACRES* REGULATED SLOPE AREA
- 3.1 ACRES WETLANDS (PALUSTRINE, EMERGENT, PER NWI)
- 22.4 ACRES WETLANDS (ESTUARINE, OPEN WATER, EXCAVATED, PER NWI)
- 47.3 ACRES ADDITIONAL GROWTH MANAGEMENT LIMITS

* AREA REFLECTS OCCURANCES INSIDE CITY LIMITS ONLY

OFFICIAL CRITICAL AREAS MAP FOR
THE TOWN OF LA CONNER.
CERTIFIED AND ADOPTED BY
RESOLUTION NO. 909 ON NOVEMBER 12, 2003.



- 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

BOAT LAUNCH
RAINBOW BRIDGE

BENCH MARK:

REFERENCE MARK: RM2
ELEVATION (FEET): 5.19 (NGVD) PER FEMA PANEL 53015-0001-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 SERVICE 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.
	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

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TOWN OF LA CONNER
CRITICAL AREAS MAP

PROJECT
0108-04
SHEET
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