



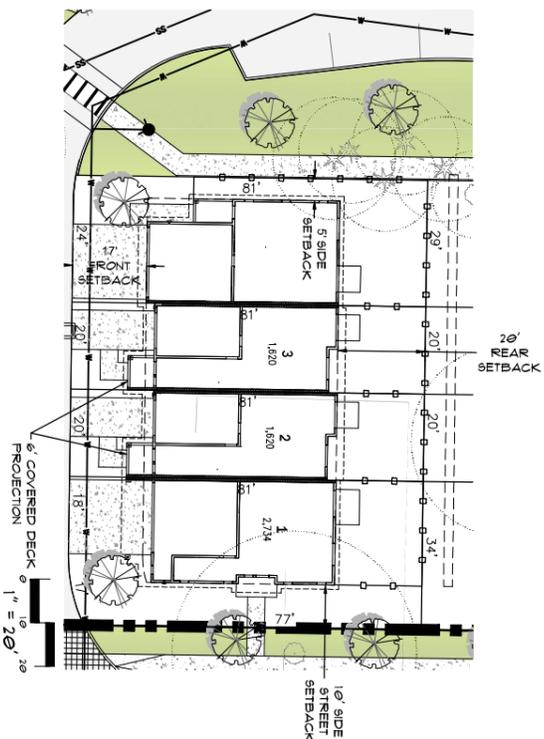
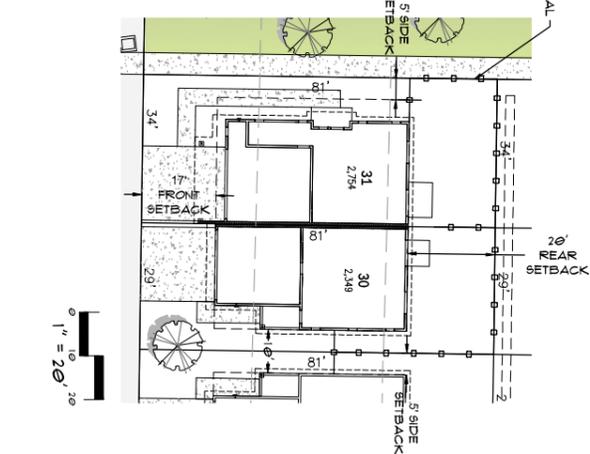
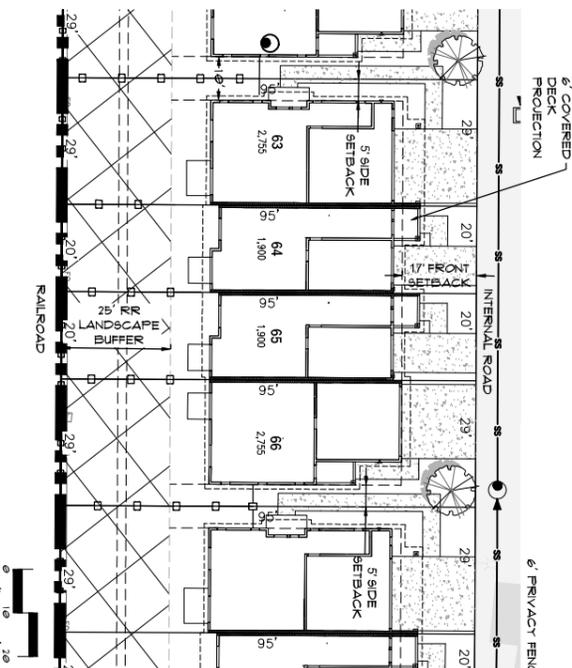
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## Notice of Permit Application and Public Comment Period

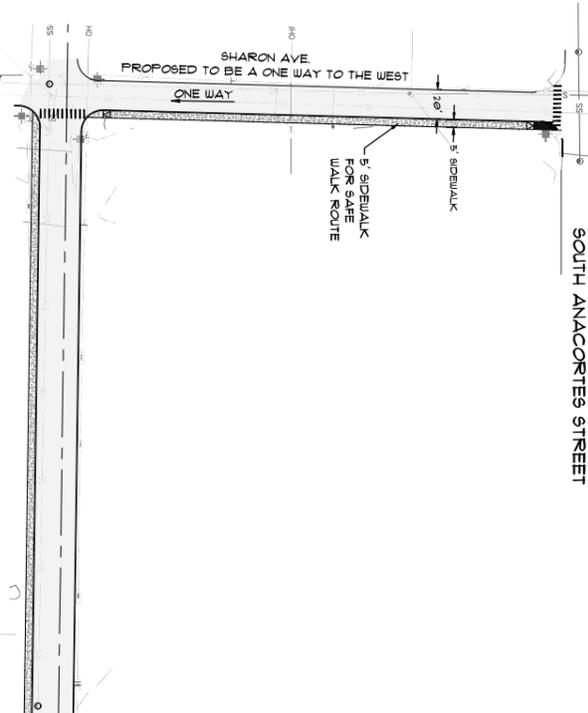
<b>Dates:</b>	Application Received:	July 19, 2023
	Application Complete:	August 1, 2023
	Notice Issued:	August 2, 2023
	Comments Due:	August 16, 2023
<b>Description:</b>	Development of 89 horizontally attached dwellings (townhomes) for individual sale. The development will include street improvements to Pine Street and Sharon Avenue, landscaping, utilities, environmental mitigation, and site improvements. Proposal includes an application to remove portions of the site from the regulatory floodplain through a FEMA Letter of Map Amendment (LOMA) process.	
<b>Permit Number(s):</b>	LUP 6-23	
<b>Applicant:</b>	Landed Gentry Development, Inc. – Anna Nelson	
<b>Lead Agency:</b>	The City of Burlington, Community Development Department	
<b>Project Location:</b>	900 South Pine Street, Burlington WA	
<b>Parcel Number:</b>	P133596, P133597, P72178, P72179, P72181, P62772 and P62771	
<b>Permits &amp; Studies:</b>	Preliminary subdivision, site plan review, and Shoreline Substantial Development (SDP) permit applications have been submitted. The application includes an environmental assessment, preliminary civil engineering, LOMA application, landscaping plan, mitigation plan, lighting plan, drainage and infiltration analysis, and survey information. Detailed civil engineering and building plans will be required prior to construction and will be reviewed later.	
<b>SEPA:</b>	The lead agency is utilizing the optional State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) process provided for in WAC 197-11-355 and expects to issue a MDNS. Additional mitigation measures may be required whether or not an EIS is required. Comments on the environmental impacts associated with the proposed action, or on the associated permits, must be submitted to the Burlington Community Development Department by 5:00 P.M. <u>August 16, 2023</u> . This may be the only opportunity to comment on this proposal.	
<b>Commenting:</b>	A public meeting will be held for this project. If you would like more information about this project, including the time and date of the public hearing, you must send a request, by mail or email, to the City of Burlington’s Community Development Department. Written comments may be submitted at any time prior to <u>August 16, 2023</u> . All studies, reports, application materials, and environmental documents for this proposal are on file with the Planning Department and are available upon request. Please contact Brad Johnson, Community Development Director - City of Burlington, 833 S. Spruce Street, Burlington, WA 98233, <a href="mailto:bradmj@burlingtonwa.gov">bradmj@burlingtonwa.gov</a> .	

**SITE STATISTICS**

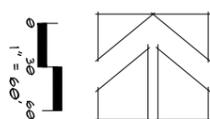
<b>SITE AREA</b>	562,270 SQ. FT. 13.36 ACRES
<b>ZONING</b>	RA-1
<b>MAX LOTS ALLOWED:</b>	39 DU/AC (CLUSTER DEV)
<b>DUELLINGS SHOWN:</b>	89, ALL 3 BEDROOM PLUS
<b>PARKING REQUIRED:</b>	118 (2 PER DUELLING)
<b>ON LOT PROVIDED:</b>	270 (135 GARAGE, 135 AFRONT)
<b>ON-STREET PARKING PROVIDED:</b>	22 SPACES (1 PER 4 DUELLING)
<b>PUBLIC PRIVATE:</b>	26 PARALLEL ON S. PINE STREET 23 PARALLEL INTERIOR
<b>DENSITY ACHIEVED:</b>	6.67 DU/AC = (89/13.36)
<b>MAX BLDG/IMPERVIOUS:</b>	15%



SEE BELOW



34' 11" IN NAVD 1988 DATUM FLOOD PLAIN AREA BEING SHOWN. THIS IS EQUIVALENT TO 31' IN NGVD 1929 DATUM. HOMES TO BE AT LEAST 1' ABOVE THIS.



**NOTES**

- ALTA SURVEY HAS BEEN DONE OF THE SITE BOUNDARY AND EASEMENTS ARE PER TITLE

**GAGES CROSSING  
GAGES CROSSING, LLC**

**SITE PLAN**

DATE	JUL 13, 2023
SHEET	OF
1	1
PROJECT NUMBER	22127