

**VERTICAL DATUM**

NAVD 88

**BENCHMARK**

TOP OF THE 1" REBAR BEING THE CENTER OF SECTION MONUMENT IN CASE AT INTERSECTION OF S. ANACORTES ST. & E. GILKEY ROAD. WASHINGTON STATE REFERENCE NETWORK GNSS DERIVED.

**BASIS OF BEARINGS**

N00°48'32"E BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF S. ANACORTES ST. BEING THE NORTH-SOUTH CENTERLINE OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., IN THE CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON.

**REFERENCES**

- P - FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH., VOL. 3, PG. 11, DATED JUNE 28, 1892 BURLINGTON ACREAGE PROPERTY, VOL. 1, PG. 49  
R1 - RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT, AFN 201703210044  
RECORD OF SURVEY, AFN 201103290030  
GREAT NORTHERN RAILWAY LINE, CASCADE DIVISION, BURLINGTON, DATED SEPTEMBER, 1909  
RIGHT OF WAY MAP, BURLINGTON - WASH., BELLINGHAM & SKAGIT RAILWAY CO., DATED 7-7-1911  
BUILDING SITE PLAN NO. BSP 2-14, AFN 201411250124  
RECORD OF SURVEY, AFN 9608210040  
RECORD OF SURVEY, AFN 199912030100  
SHORT PLAT NO. 5-06, AFN 200611600056

**LEGAL DESCRIPTION**

PARCEL A:  
LOTS 4 AND 5, BLOCK 129, PLAT OF FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH. AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENTED INTERSECTION OF EAST RIO VISTA AVENUE AND SOUTH ANACORTES STREET, BEING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 (NORTH 1/4 CORNER) OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, WA.  
THENCE NORTH 89° 36' 54" WEST ALONG THE CENTER LINE OF SAID EAST RIO VISTA AVENUE FOR A DISTANCE OF 369.94 FEET TO THE INTERSECTION WITH SOUTH PINE STREET;  
THENCE SOUTH 0° 22' 11" EAST ALONG THE CENTERLINE OF SAID SOUTH PINE STREET FOR A DISTANCE OF 637.08 FEET TO THE INTERSECTION WITH EAST SHARON AVENUE;  
THENCE CONTINUE ALONG SAID CENTERLINE OF SOUTH PINE STREET SOUTH 0° 22' 11" EAST FOR A DISTANCE OF 370.30 FEET;  
THENCE NORTH 89° 37' 26" WEST FOR A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF SAID SOUTH PINE STREET AND BEING THE SOUTHEAST CORNER OF LOT 3, CITY OF BURLINGTON SHORT PLAT NO. 5-06, APPROVED NOVEMBER 13, 2008 AND RECORDED NOVEMBER 16, 2008, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200811600056 AND BEING THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 89° 37' 26" WEST (CALLED NORTH 89° 36' 54" WEST ON THE FACE OF SAID SHORT PLAT) ALONG THE SOUTH LINE OF SAID LOT 3, FOR A DISTANCE OF 119.40 FEET TO THE SOUTHWEST CORNER THEREOF;  
THENCE SOUTH 0° 22' 11" EAST FOR A DISTANCE OF 122.00 FEET;  
THENCE SOUTH 89° 37' 26" EAST FOR A DISTANCE OF 119.40 FEET, MORE OR LESS, TO SAID WESTERLY MARGIN OF SOUTH PINE STREET AT A POINT BEARING SOUTH 0° 22' 11" EAST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 0° 22' 11" WEST ALONG SAID WESTERLY MARGIN FOR A DISTANCE OF 122.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:  
LOT 6, BLOCK 129, FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED CEDAR STREET ABUTTING UPON AND ADJACENT TO SAID LOT 6. SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL C:  
LOT 1, BLOCK 132, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF VACATED CEDAR STREET ABUTTING UPON AND ADJACENT TO THE SOUTH LINE THEREOF.

EXCEPTING FROM ALL OF THE ABOVE, THAT PORTION, IF ANY, OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY RIGHT-OF-WAY ALONG THE WESTERLY LINE THEREOF.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL D:  
LOTS 2 AND 3, BLOCK 132, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPTING FROM ALL OF THE ABOVE, THAT PORTION, IF ANY, OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY RIGHT-OF-WAY ALONG THE WESTERLY LINE THEREOF.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL E:  
THAT PORTION OF TRACTS 72, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE RIGHT OF WAY OF THE GREAT NORTHERN RAILWAY COMPANY, EXCEPT ROAD AND DIKE RIGHT OF WAY.

ALSO, THE WEST HALF OF LOTS 4 AND 5, BLOCK 131, AND LOT 4, BLOCK 132, EXCEPT THE WESTERLY 50 FEET THEREOF CONVEYED TO GREAT NORTHERN RAILWAY COMPANY FOR RIGHT OF WAY, AS CONVEYED BY DEED DATED APRIL 15, 1909 AND RECORDED APRIL 27, 1909, UNDER AUDITOR'S FILE NO. 23368, IN VOLUME 76 OF DEEDS, PAGE 561, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL F:  
THE WEST HALF OF LOT 3, BLOCK 131, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 15.27 FEET (AS MEASURED PERPENDICULAR TO THE NORTH LINE) THEREOF.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**OWNER/APPLICANT**

LANDED GENTRY  
504 E FAIRHAVEN AVENUE  
BURLINGTON, WASHINGTON 98233  
CONTACT: ANNA NELSON  
PHONE: (206) 419-4280

**ENGINEER/PLANNER/SURVEYOR/**

CORE DESIGN, INC.  
12100 NE 195TH STREET, SUITE 300  
BOTHELL, WA 98011 (425) 885-7877  
CONTACT: GARY R. SHARNBROICH, P.E. (ENGINEER)  
GSHARNBROICH@COREDESIGNINC.COM  
ROBERT D. WEST, P.L.S. (SURVEYOR)  
RD@COREDESIGNINC.COM  
BOB NIX (PLANNER)  
RNIX@COREDESIGNINC.COM

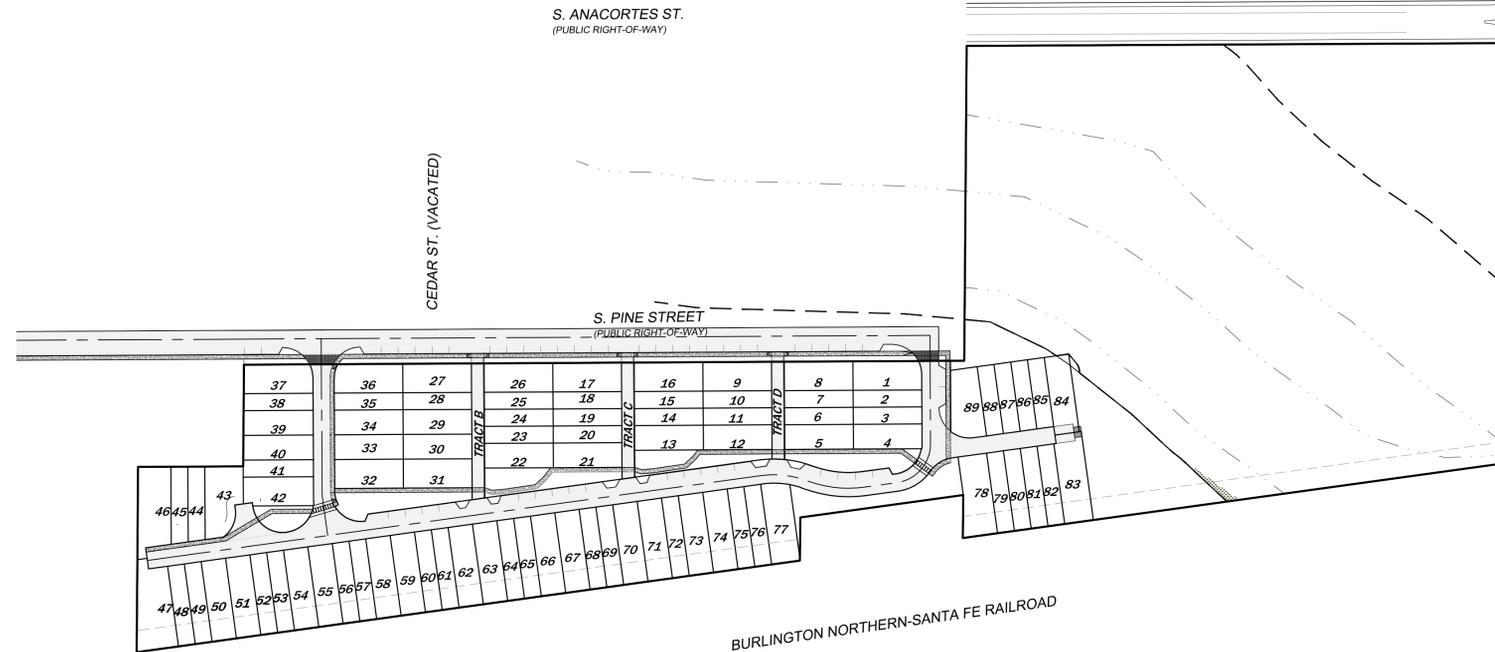
# GAGES CROSSING LANDED GENTRY

PINE ST  
BURLINGTON, WA 98233

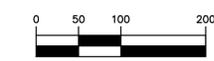
Exhibit "6"



VICINITY MAP  
SCALE 1" = 1000'



SCALE: 1" = 100'



**SITE STATISTICS**

ASSESSOR'S PARCEL NUMBERS:	P62271, P62272, P72178, P72179, P72181, P133596, P133597
SITE ADDRESS:	APPROX. 900 S PINE STREET BURLINGTON, WA 98233
GROSS SITE AREA:	13.36± ACRES
ZONING:	RA-1
GROSS PROJECT DENSITY:	6.67 DU/AC
NUMBER OF DWELLING UNITS:	89
REQUIRED SETBACKS:	REAR = 20' MIN. FRONT = 17' MIN. SIDE = 15'/5' MIN. STREET SIDE 10' MIN.

**SHEET INDEX**

P1	COVER SHEET
P2-P3	EXISTING CONDITIONS
P4-P5	PRELIMINARY PLAT PLAN
P6-P7	PRELIMINARY SITE PLAN
P8-P9	PRELIMINARY GRADING PLAN
P10-P12	PRELIMINARY UTILITY PLAN

IMPERVIOUS SURFACE:	28.9%
MAXIMUM HEIGHT ALLOWED:	35 FEET
CONSTRUCTION TYPE:	WOOD CONSTRUCTION (PER IBC)
UTILITY PURVEYORS:	SKAGIT PUBLIC UTILITY DISTRICT CITY OF BURLINGTON CITY OF BURLINGTON WASTE MANAGEMENT PUGET SOUND ENERGY CASCADE NATURAL GAS
OTHER SERVICES:	SCHOOL DISTRICT FIRE PROTECTION BURLINGTON-EDISON SCHOOL DISTRICT BURLINGTON FIRE DEPARTMENT

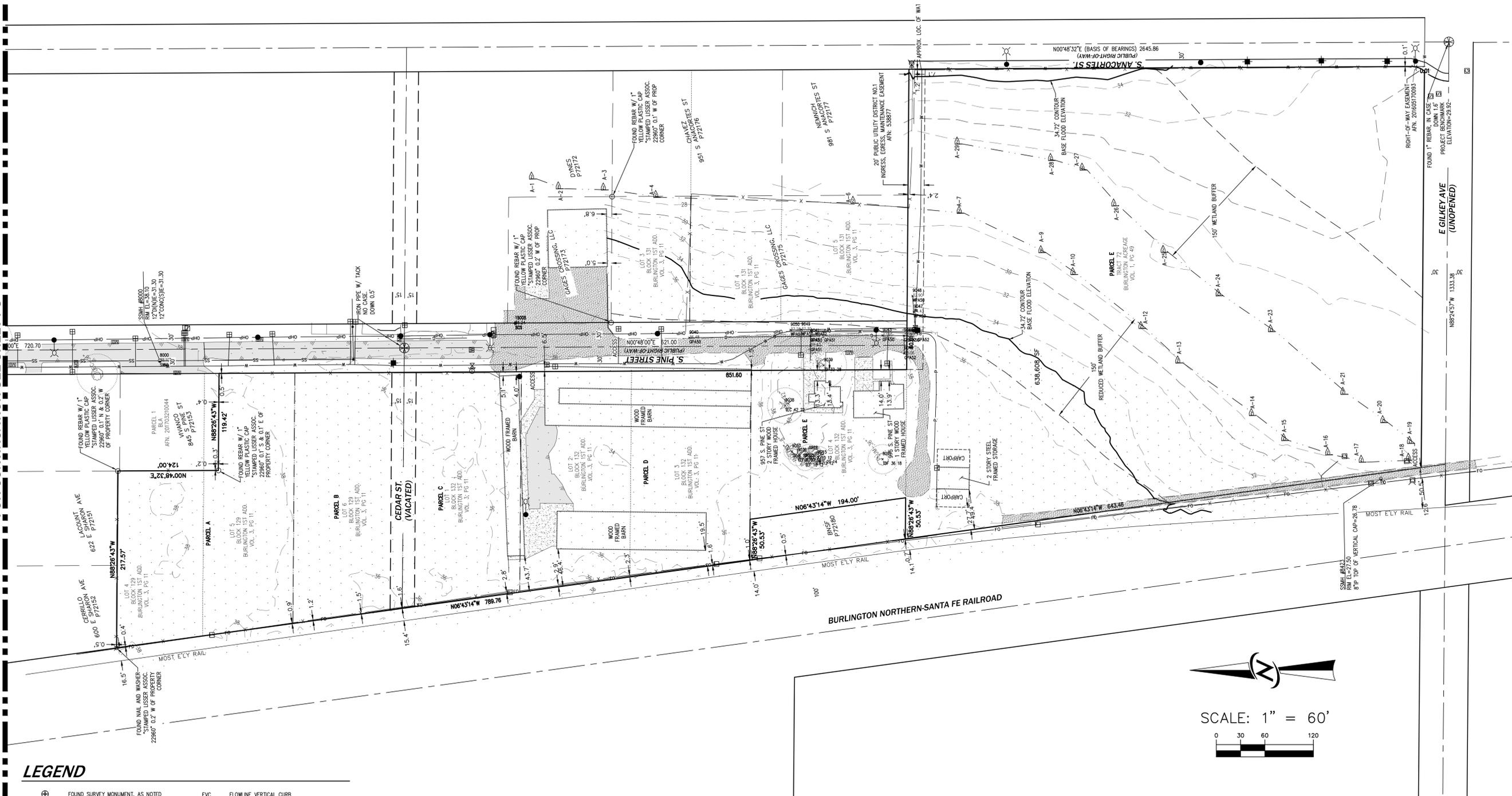


CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
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**CORE DESIGN**  
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

**COVER SHEET**  
**DYNES FARM PROPERTIES**  
**LANDED GENTRY**  
504 E FAIRHAVEN AVENUE  
BURLINGTON, WA 98233

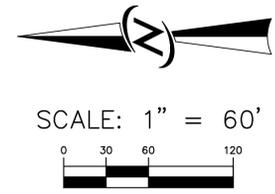
DATE	JULY 2023
DESIGNED	DANIEL LARSON P.E.
DRAWN	
APPROVED	PROJECT ENGINEER GARY R. SHARNBROICH P.E.
	PROJECT MANAGER
SHEET	OF
<b>P1</b>	<b>12</b>
PROJECT NUMBER <b>22127</b>	

FOR CONTINUATION SEE SHEET P3



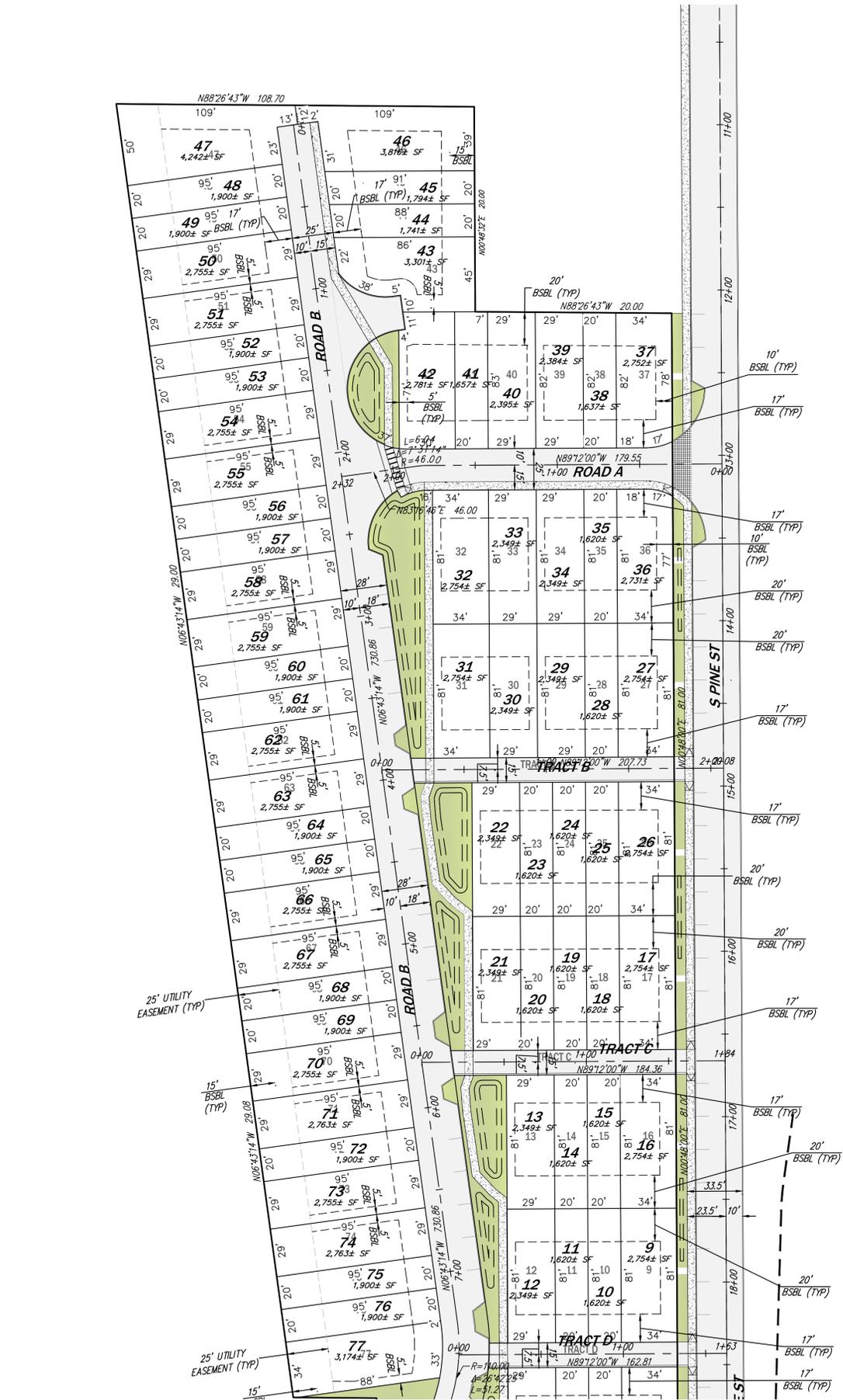
**LEGEND**

- |   |                                 |     |                        |
|---|---------------------------------|-----|------------------------|
| ⊕ | FOUND SURVEY MONUMENT, AS NOTED | FVC | FLOWLINE VERTICAL CURB |
| ○ | FOUND SURVEY MARKER, AS NOTED   | D/W | DRIVEWAY               |
| ● | SEWER MANHOLE                   | CLF | CHAIN LINK FENCE       |
| □ | CATCH BASIN TYPE I              | VBF | VERTICAL BOARD FENCE   |
| ⊙ | CATCH BASIN TYPE II             | —   | SEWER LINE             |
| ⊖ | STORM DRAIN MANHOLE             | —   | STORM DRAINAGE LINE    |
| ∨ | CULVERT END                     | —   | WATER LINE             |
| ⊕ | FIRE HYDRANT                    | —   | GAS LINE               |
| ⊗ | WATER VALVE                     | —   | OVERHEAD POWER LINE    |
| ⊕ | WATER METER                     | —   | UNDERGROUND POWER LINE |
| ⊕ | IRRIGATION METER                | —   | FENCE LINE             |
| ⊕ | GAS VALVE                       | —   | EDGE OF ASPHALT        |
| ⊕ | GAS METER                       | ▨   | CONCRETE               |
| ● | UTILITY POLE                    | ▨   | GRAVEL                 |
| ⊕ | LIGHT POLE                      | ▨   | ASPHALT                |
| ⊕ | SIGNAL POLE                     | ⊙   | EVERGREEN TREE         |
| ⊕ | POWER VAULT                     | ⊙   | DECIDUOUS TREE         |
| ⊕ | POWER METER                     | ⊙   | CONIFER                |
| ⊕ | POWER JUNCTION BOX              | ⊙   | FIR                    |
| ⊕ | POWER TRANSFORMER               | ⊙   | CEDAR                  |
| ⊕ | TRAFFIC SIGN, AS NOTED          | ⊙   | DECIDUOUS              |
| ● | BOLLARD                         | ⊙   | MAPLE                  |
| ⊕ | ROCKERY                         | ⊙   | WETLAND FLAG, AS NOTED |
| ⊕ | PROPERTY LINE                   | ⊕   | WATER MARKER           |

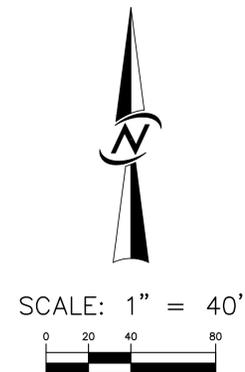


	<p style="text-align: center;"><b>CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING</b></p> <p style="text-align: center;"><b>CORE DESIGN</b></p> <p style="text-align: center;">12100 NE 19th St, Suite 300 Bellevue, WA 98007</p>
<p>DATE: JULY 2023</p> <p>DESIGNED: DANIEL LARSON P.E.</p> <p>DRAWN: [ ]</p> <p>APPROVED: GARY R. SHARNBROICH P.E.</p> <p>PROJECT MANAGER: [ ]</p>	<p style="text-align: center;"><b>EXISTING CONDITIONS DYNES FARM PROPERTIES LANDED GENTRY</b></p> <p style="text-align: center;">504 E FAIRHAVEN AVENUE BURLINGTON, WA 98233</p>
<p>SHEET OF</p> <p style="text-align: center;"><b>P2 12</b></p> <p>PROJECT NUMBER <b>22127</b></p>	<p>7-19-23</p>





FOR CONTINUATION SEE SHEET P5



DATE	JULY 2023
DESIGNED	DANIEL LARSON P.E.
DRAWN	
APPROVED	PROJECT ENGINEER
	GARY R. SHARNBROICH P.E.
	PROJECT MANAGER
SHEET	OF
P4	12
PROJECT NUMBER	22127

**PRELIMINARY PLAT**  
**DYNES FARM PROPERTIES**  
**LANDED GENTRY**  
 504 E. FAIRHAVEN AVENUE  
 BURLINGTON, WA 98233



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FOR CONTINUATION SEE SHEET P6



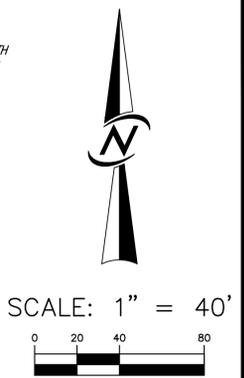
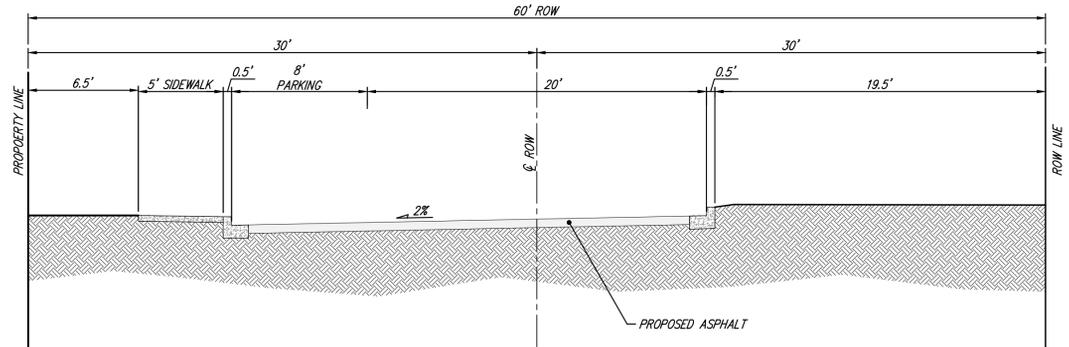
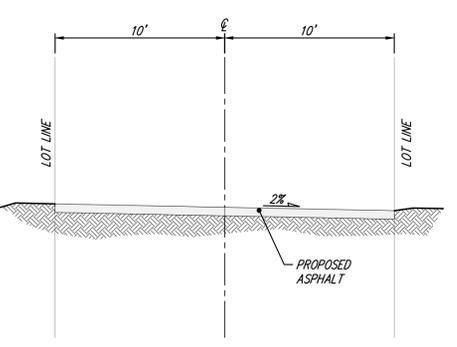
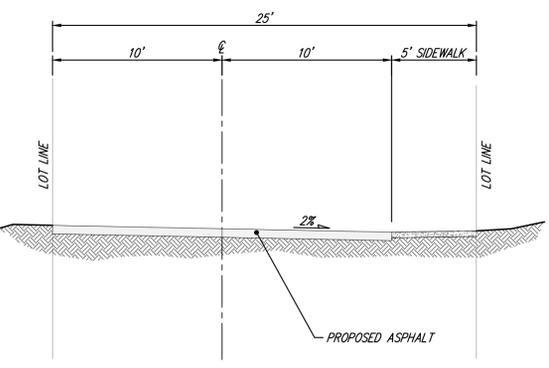
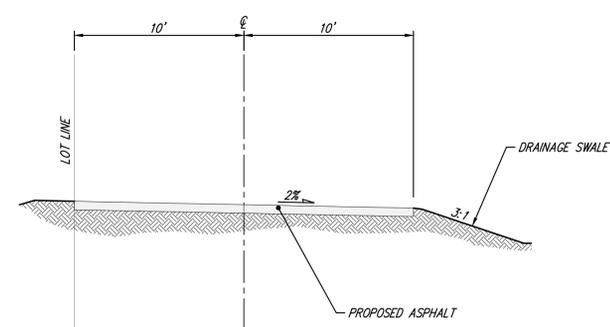
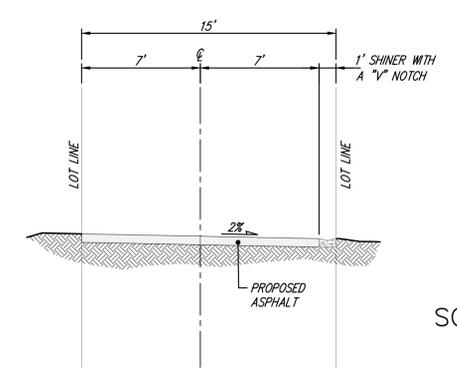
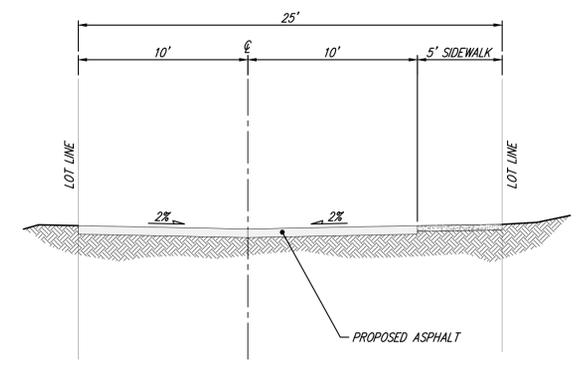
S. ANACORTES ST.  
(PUBLIC RIGHT-OF-WAY)



SCALE: 1" = 40'



DATE	JULY 2023	DESIGNED	DANIEL LARSON P.E.
SHEET	P7	DRAWN	
OF	12	APPROVED	PROJECT ENGINEER
PROJECT NUMBER	22127		GARY R. SHARNBROICH P.E.
			PROJECT MANAGER
<p><b>PRELIMINARY SITE PLAN</b>  <b>DYNES FARM PROPERTIES</b>  <b>LANDED GENTRY</b>                  504 E. FAIRHAVEN AVENUE                  BURLINGTON, WA 98233</p>			
			
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING			
12100 NE 195th St, Suite 300, Bonhall, Washington 98011 425.885.7877			
			
REVISIONS			
NO.			
DATE			



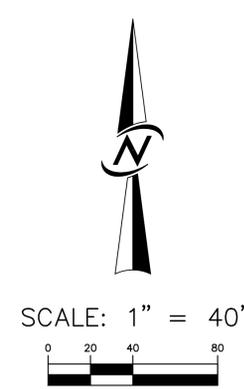
FOR CONTINUATION SEE SHEET P9

DATE	JULY 2023	DESIGNED	DANIEL LARSON P.E.
DESIGNED	DANIEL LARSON P.E.	DRAWN	GARY R. SHARNBROICH P.E.
DRAWN	GARY R. SHARNBROICH P.E.	APPROVED	GARY R. SHARNBROICH P.E.
APPROVED	GARY R. SHARNBROICH P.E.	PROJECT MANAGER	GARY R. SHARNBROICH P.E.
SHEET	P8	OF	12
PROJECT NUMBER	22127		

**PRELIMINARY GRADING PLAN**  
**DYNES FARM PROPERTIES**  
**LANDED GENTRY**  
 504 E FAIRHAVEN AVENUE  
 BURLINGTON, WA 98233

**CORE DESIGN**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 SURVEYING  
 12100 NE 19th St, Suite 300, Bonhall, Washington 98011 425.885.7877

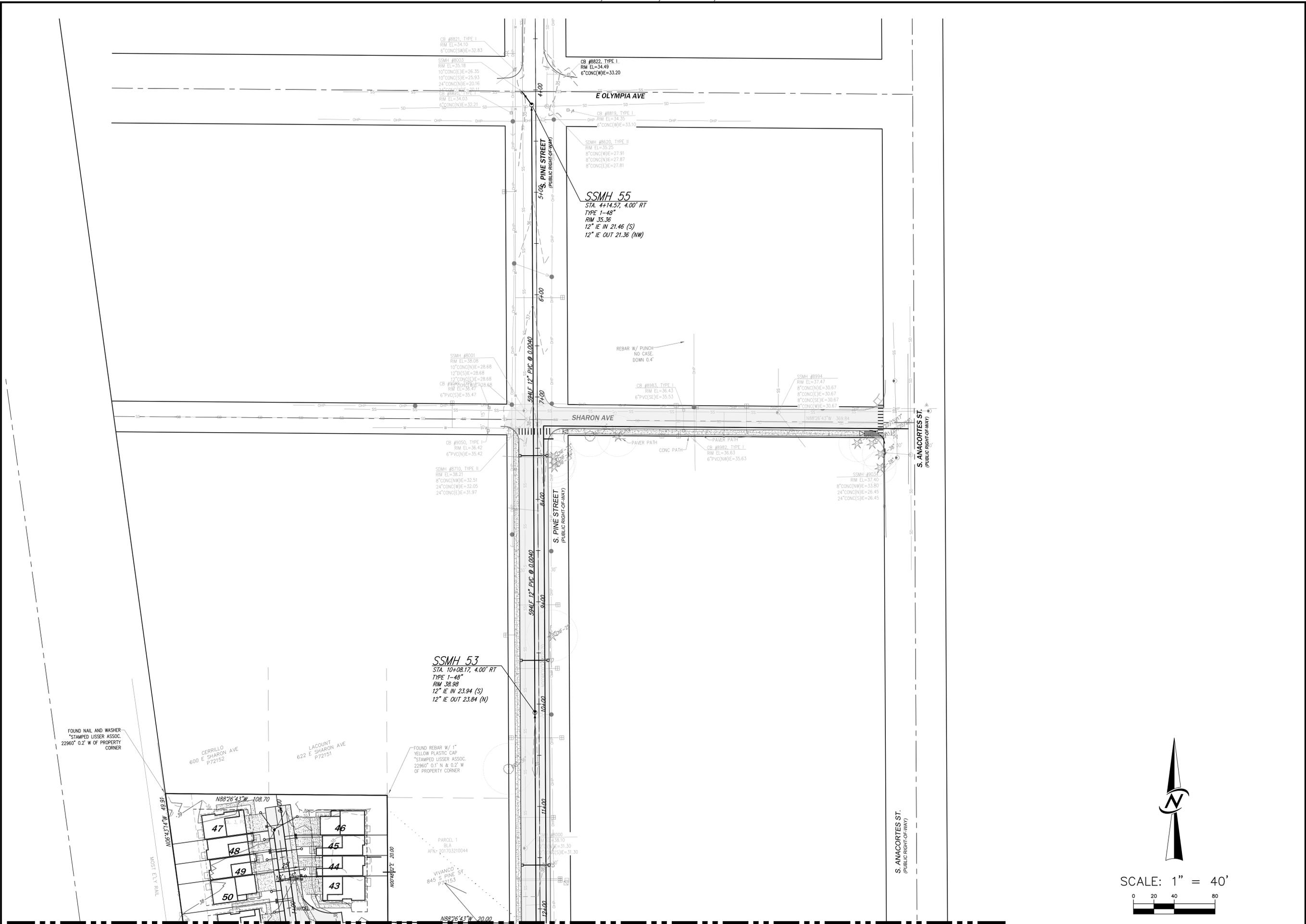
7-19-23



S. ANACORTES ST.  
(PUBLIC RIGHT-OF-WAY)

DATE	JULY 2023	DESIGNED	DANIEL LARSON P.E.
DRAWN		APPROVED	GARY R. SHARNBROICH P.E.
PROJECT NUMBER	22127	PROJECT MANAGER	
SHEET OF		P9 OF 12	
<b>PRELIMINARY GRADING PLAN</b> <b>DYNES FARM PROPERTIES</b> <b>LANDED GENTRY</b> 504 E. FAIRHAVEN AVENUE BURLINGTON, WA 98233			
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING 12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877			
NO.	REVISIONS	DATE	

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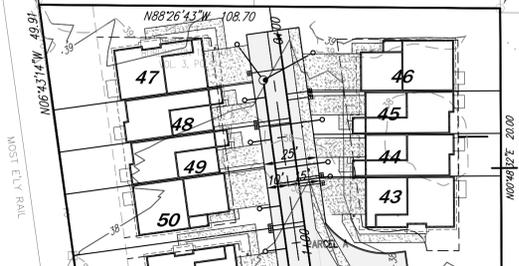
FOUND NAIL AND WASHER  
"STAMPED LISSER ASSOC.  
22960" 0.2" W OF PROPERTY  
CORNER

CERRILLO  
600 E SHARON AVE  
P72152

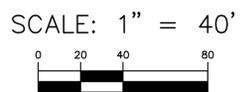
LACOUNT  
622 E SHARON AVE  
P72151

FOUND REBAR W/ 1"  
YELLOW PLASTIC CAP  
"STAMPED LISSER ASSOC.  
22960" 0.1" N & 0.2" W  
OF PROPERTY CORNER

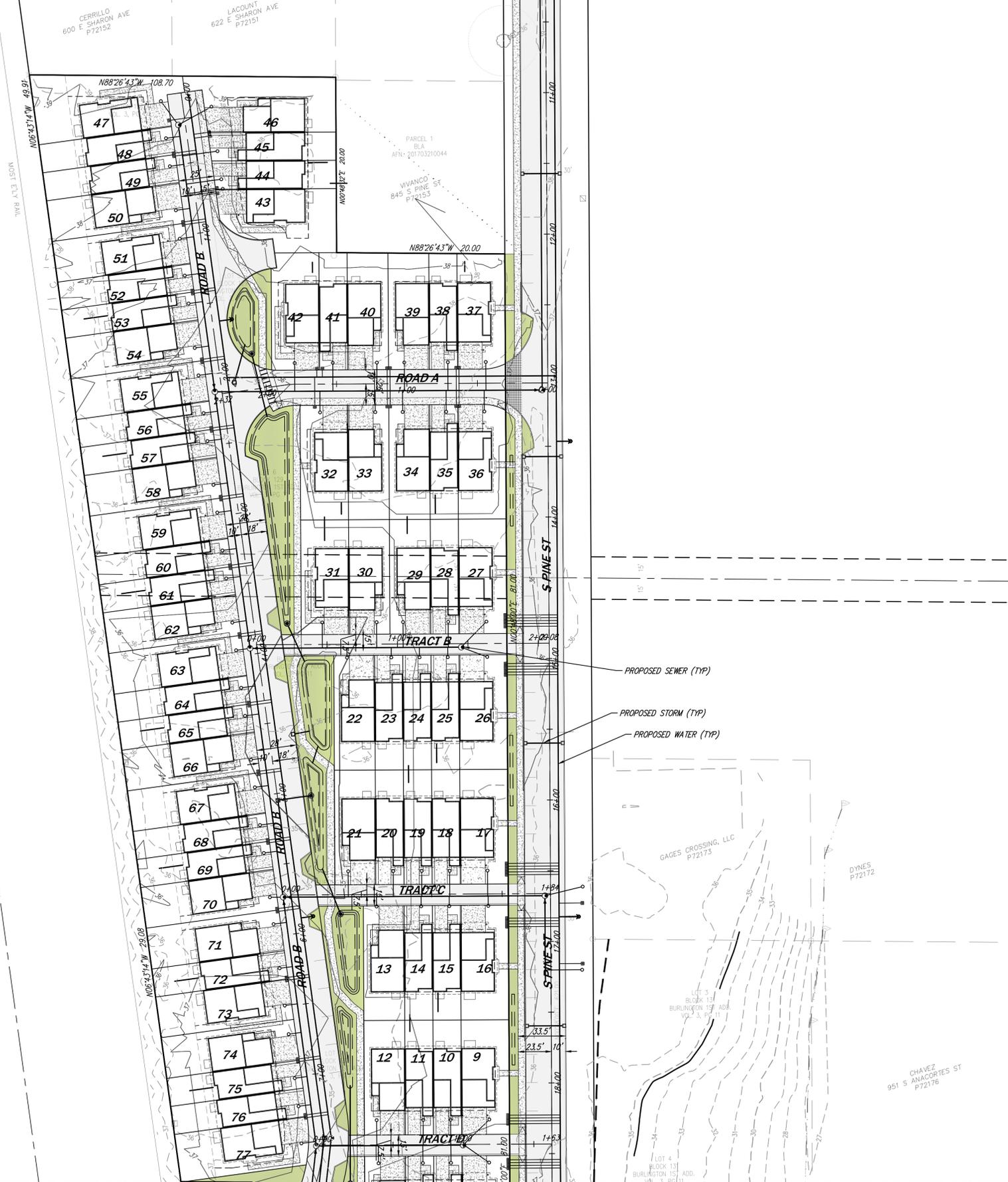
SSMH 53  
STA. 10+08.17, 4.00' RT  
TYPE 1-48"  
RIM EL=38.98  
12" IE IN 23.94 (S)  
12" IE OUT 23.84 (N)



FOR CONTINUATION SEE SHEET P11



DATE	JULY 2023
DESIGNED	DANIEL LARSON P.E.
DRAWN	
APPROVED	PROJECT ENGINEER
	GARY R. SHARNBROICH P.E.
	PROJECT MANAGER
<p><b>PRELIMINARY UTILITY PLAN</b>  <b>DYNES FARM PROPERTIES</b>  <b>LANDED GENTRY</b>          504 E FAIRHAVEN AVENUE          BURLINGTON, WA 98233</p>	
<p>CIVIL ENGINEERING          LANDSCAPE ARCHITECTURE          PLANNING          SURVEYING</p> <p><b>CORE</b>          DESIGN</p> <p>12100 NE 19th St, Suite 300, Bothell, Washington 98011 425.885.7877</p>	
NO.	
REVISIONS	
DATE	



FOR CONTINUATION SEE SHEET P12



SCALE: 1" = 40'  
 0 20 40 80

DATE	JULY 2023	DESIGNED	DANIEL LARSON P.E.
DRAWN		APPROVED	GARY R. SHARNBROICH P.E.
PROJECT ENGINEER		PROJECT MANAGER	
PRELIMINARY UTILITY PLAN DYNES FARM PROPERTIES LANDED GENTRY 504 E FAIRHAVEN AVENUE BURLINGTON, WA 98233			
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING			
CORE DESIGN 12100 NE 19th St, Suite 300, Bothell, Washington 98011 425.885.7877			
NO.		REVISED	
DATE			
SHEET 12 PROJECT NUMBER 22127			

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