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Skagit County Auditor

Heritage Construction Group LLC

PO Box 1731

Mount Vernon, WA 98273

P: 360-682-0030

Document Title:

NOTICE OF SPECIAL FLOOD HAZARD AND PROTECTED WETLAND AREA

For: City of Burlington

Grantee/Grantor: Heritage Construction Group LLC

Address: 650 South Skagit Street, Burlington, WA

Parcel #: P131852

Legal Description:

LOT 1, BURLINGTON SHORT PLAT NO. BURL-1-10, APPROVED APRIL 8, 2014, RECORDED APRIL 10, 2014, UNDER AUDITOR'S FILE NO. 201404100001, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF TRACT 59, PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.



DATE: June 25, 2019

TO: Heritage Construction Group LLC

FROM: Brad Johnson, Community Development Director
bradmj@burlingtonwa.gov or 360-755-9717

The info below shall be recorded with the Skagit County Auditor and a copy of the recorded document shall be provided to the Community Development Department:

Notice of Special Flood Hazard and Protected Wetland Area

**RE: P131852 – 650 S. Skagit Street, Burlington WA
Lot 1 of Short Plat 1-10**

1. This property is located in a Special Flood Risk Zone. A Special Flood Risk Zone is an area where a severe risk of flooding exists and where flood waters may be particularly deep or fast moving. Development may be difficult, prohibited, or require special permits.
2. The home on this property has been constructed on a specially engineered foundation that includes a system of open columns and breakaway walls. This foundation design is intended to allow fast moving flood water to pass through the foundation. The ground floor shall only be used for storage and parking and the breakaway walls shall not be modified or obstructed without written approval from the City of Burlington.
3. The placement of fill and grading is prohibited without written authorization from the City of Burlington.
4. The home on this property was authorized through a special permitting process. Future additions, modifications, or accessory buildings may not be permitted.
5. This property adjoins Gages Slough, a protected wetland area. Development on this property may be severely restricted or required special permits from the City of Burlington or the State of Washington. The boundaries of the wetland and wetland buffer are depicted on a short plat recorded under Skagit County Auditor's File Number 201404100001.
6. The wetland and wetland buffer shall remain in a natural and undisturbed state. No building, development, vegetation removal, or soil disturbing activities are permitted within the wetland or wetland buffer without written authorization from the City of Burlington.
7. Wetland edge markers have been installed on this property. These markers shall not be removed or defaced.