

**VICINITY MAP:**



**LEGAL DESCRIPTION:**

**PARCEL 1, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001, RECORDED UNDER RECORDING NUMBER 201409165001, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON.**  
 EXCEPT THAT PORTION OF SAID PARCEL 1, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 01°45'43" WEST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 453.24 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF PARCEL 3 OF SAID CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001 AND THE POINT OF BEGINNING; THENCE NORTH 50°53'15" EAST, A DISTANCE OF 149.74 FEET; THENCE SOUTH 88°39'49" EAST, A DISTANCE OF 216.78 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 1 THAT BEARS SOUTH 01°45'43" WEST, A DISTANCE OF 22.84 FEET FROM THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, SAID POINT BEING THE TERMINUS OF SAID LINE; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, CONTAINING 374,752 SF, MORE OR LESS.

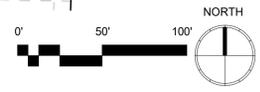
**PARCEL 2 AND PARCEL 3, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001, RECORDED UNDER RECORDING NUMBER 201409165001, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., IN SNOHOMISH COUNTY WASHINGTON.**  
 EXCEPT THAT PORTION OF SAID PARCEL 2, CONVEYED TO THE CITY OF MUKILTEO FOR RIGHT OF WAY, BY DEED RECORDED UNDER RECORDING NUMBER XXXXXXXXXXXXXXXXXX, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF PARCEL 1, CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001, RECORDED UNDER RECORDING NUMBER 201409165001, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 01°45'43" WEST, ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 453.24 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF PARCEL 3 OF SAID CITY OF MUKILTEO BOUNDARY LINE ADJUSTMENT NO. LLA-2014-001 AND THE POINT OF BEGINNING; THENCE NORTH 50°53'15" EAST, A DISTANCE OF 149.74 FEET; THENCE SOUTH 88°39'49" EAST, A DISTANCE OF 216.78 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 1 THAT BEARS SOUTH 01°45'43" WEST, A DISTANCE OF 22.84 FEET FROM THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, SAID POINT BEING THE TERMINUS OF SAID LINE; SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, CONTAINING 493,620 SF, MORE OR LESS.

**LAND USE CODE CRITERIA:**

Site Address:	2600 Mukilteo Speedway Mukilteo, WA 98275
Jurisdiction:	Snohomish County
Land Use Code:	Mukilteo Municipal Code
Parcel Number:	(PARCEL 3) 294, 836 SF 6.77 AC (PARCEL 2) 75,031 SF 1.79 AC (PARCEL 1) 497,406 SF 11.42 AC
Site Area:	6.77 Acres (294,837 Sq.Ft.), 1.79 Acres (78,031 Sq.Ft.), 11.42 Acres (497,406 SF)
Hard Surface / Impervious Area:	11.33 Acres Parcel 3, 2, & 1a: Existing Developed Conditions: 3.87 Acres (34.15%) Proposed Developed Conditions: 3.87 Acres (38.15%)
Parcel 1b:	8.58 Acres Existing Developed Conditions: 4.63 Acres (53.97%)
Pervious Area:	11.33 Acres Parcel 3, 2, & 1a: Existing Developed Conditions: 7.46 Acres (57.85%) Proposed Developed Conditions: 7.00 Acres (61.85%)
Parcel 1b:	8.58 Acres Existing Developed Conditions: 3.95 Acres (46.03%)
Zoning Designation:	Mukilteo Zoning RD7.5 Single Family Residential (7,500 SF minimum lot area) K-12 School Use requires Conditional Use A Approval
Zoning Surrounding Properties:	RD7.5 Single-Family Residential - High Density
Use:	Elementary School (Public School)
Overall Campus Capacity:	Students 520 Staff 45 Total 565
Parking:	Existing Parking: Spaces: 84 Existing ADA Stalls: 4 ADA stalls Existing Van-Accessible Parking: 1
Allowable Bldg. Height:	30' - 0" (per MMC)
Proposed Bldg. Height:	27' - 6" (from average ground elevation)
Minimum Bldg. Setbacks:	Front: 35 Feet Rear: 35 Feet Side: 35 Feet One Side, 35 Feet the Other Side (per MMC)
Water & Sewer District:	Alderwood Water & Wastewater District
Power District:	Puget Sound Energy
Fire District:	Mukilteo Fire Department

**LEGEND:**

- Property Line
- Building Setback
- Proposed Contours
- Existing Contours
- Chainlink Fence
- Existing Asphalt Pavement to Remain
- New Asphalt Paving
- New Concrete Paving
- Existing Trees to Remain
- New Trees
- Existing Building
- Proposed Building



RECEIVED  
10/30/2023



CONSULTANT

**Mukilteo Elementary School Replacement Phase 1**

2600 Mukilteo Speedway, Mukilteo, WA 98275

Mukilteo School District No. 6



6.30.2023 SCHEMATIC DESIGN  
8.31.2023 DESIGN DEVELOPMENT  
9.22.2023 CUP SUBMITTAL

**CUP SUBMITTAL**

09.22.2023  
PROJECT NUMBER: 2213

SHEET NAME

**Zoning Code Summary**

SHEET NUMBER