



NOTE:
EXISTING COVENANTS, CONDITIONS, EASEMENTS, AND OTHER SETBACKS SHOWN TO ENCUMBER LOT 4A OF THE AMENDED BINDING SITE PLAN FOR HARBOUR POINTE BUSINESS CENTER BIG GULCH CAMPUS (SNOHOMISH COUNTY AFN 200508295173) WILL BE EXTINGUISHED AND REPLACED WITH COMPARABLE PROVISIONS AND RESTRICTIONS AS REQUIRED AND AS CONDITIONED WITH THE PROPOSED UNIT LOT SUBDIVISION AND THE ASSOCIATED DEVELOPMENT AGREEMENT.

RECEIVED
07/01/2025

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY ATWELL, INC., AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY AKS ENGINEERING AND FORESTRY, LLC. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY ATWELL, INC.:

LEGAL DESCRIPTION

PARCEL 4A OF RECORD OF SURVEY AND AMENDED BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 200508295173, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOT 4, HARBOUR POINTE BUSINESS CENTER BIG GULCH CAMPUS BINDING SITE PLAN/RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9312305007, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN THE TOWNSHIP 28 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE NAD83/2011 (2010.00 EPOCH) PER GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

VERTICAL DATUM

VD 88 (PER GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WSRN)

BENCHMARKS

TBM-A

SET REBAR WITH RED 'ATWELL CONTROL' CAP ON THE WEST SIDE OF HARBOUR PLACE, 2.7' WEST OF THE WEST EDGE CONCRETE WALKWAY AND 3.1' NORTH OF THE NORTH EDGE CONCRETE WALKWAY FOR ADDRESS 9850.

ELEVATION=505.79

TBM-B

SET REBAR WITH RED 'ATWELL CONTROL' CAP ON THE EAST SIDE OF HARBOUR PLACE, OPPOSITE THE NORTHERLY DRIVEWAY FOR ADDRESS 10200, CENTERED IN A PLANTER STRIP BETWEEN THE BACK OF CURB AND THE WEST EDGE OF THE CONCRETE WALKWAY AT ± THE WESTERLY EXTENSION OF THE CENTERLINE OF CONCRETE STEPS. ELEVATION=500.42

PROJECT INFORMATION

GENERAL	
EXIST. PARCEL NO.	28042100103200
SITE ADDRESS	NOT YET ASSIGNED
	MUKILTEO, WA 98275
EXISTING ZONING	PLANNED COMMUNITY BUSINESS SOUTH, PCB(S)

SITE DEVELOPMENT	
TOTAL SITE AREA	3.26 AC (142,207 SF)
ROW DEDICATION	0.00 AC (0 SF)
NET SITE AREA	3.26 AC (142,207 SF)
CRITICAL AREA, TRACT 999	1.31 AC (56,928 SF)
NET DEVELOPABLE AREA	1.95 AC (85,279 SF)

IMPERVIOUS COVERAGE:	
REPLACED IMPERVIOUS AREA	0 SF
NEW IMPERVIOUS AREA	56,880 SF
NEW PLUS REPLACED IMPERVIOUS AREA	56,880 SF
IMPERVIOUS COVERAGE	40.0%

ALLOWABLE RESIDENTIAL DENSITY (MMC 17.20.030.A)	
ALLOWABLE BASE DENSITY	NO LIMIT
NO. TOWNHOME BUILDINGS	8
NO. TOWNHOME DWELLING UNITS	36 LOTS
GROSS RESIDENTIAL DENSITY	11 DU/AC
NET RESIDENTIAL DENSITY	18 DU/AC

BUILDING SETBACKS (MMC 17.20.040 PER ORD 1516 AND DA)	
FRONT SETBACK:	10 FT
SIDE SETBACK:	NONE
REAR SEBACK:	NONE

PARKING REQUIRED (MMC 17.56.040)	
REQUIRED PARKING:	2.0 SPACES PER DU + 1.0 GUEST SPACE/4 DU =2.0 SPACES X 36 DU + 1.0 SPACE X(36 DU/4DU)=81 SPACES
PROPOSED PARKING:	2.0 SPACES X 36 DU + 9 GUEST = 81 SPACES

RECREATION AND OPEN SPACE (MMC 17.51.050.B)	
REQUIRED FOR CREDIT:	20% GROSS SITE AREA = 0.65 AC
RECREATION AND OPEN SPACE PROVIDED:	2.29 AC

TREE RETENTION AND REPLACEMENT	
TREE RETENTION REQUIRED:	25%
PERCENT TREES RETAINED:	47 OF 97 TREES = 48%
REPLACEMENT TREE CREDITS REQUIRED:	NONE REQUIRED



JOB NUMBER:	12420
DATE:	06/27/2025
DESIGNED BY:	KMM
DRAWN BY:	MDS
CHECKED BY:	JBS