



PROJECT NARRATIVE

Speedway Quad II LLC Binding Site Plan

April 29, 2021

CURRENT OWNERS:
Speedway Quad II LLC
8626 Evergreen Way, Suite 200
Everett, WA 98208

SITE LOCATION AND PROJECT DESCRIPTION:

This Binding Site Plan is to separate parcel 00441400001100 and the buildings on it into 2 separate lots on the existing access easement making Lot 1 31,500 square feet and Lot 2 27,000 square feet. Existing water & sewer connections will remain the same, as well access into the lot(s) which will be utilized for commercial purposes – consistent with the surrounding uses of adjacent properties.

The site address is: 11338 Mukilteo Speedway, Mukilteo WA 98275.
This application is for lot generation only, and the existing conditions shall remain the same. No construction will occur on either of these lots altering the existing structures, access or parking.

The legal description is as follows:
Parcel A: Lot 11, plat of Evergreen Manor No. 3, according to the plat thereof recorded in Volume 13 of Plats, Page 78, Records of Snohomish County, Washington.

Parcel B: A non-exclusive easement for ingress and egress created by instrument recorded under recording no. 9311010244 and amended by instrument recorded under Recording No. 200607210398. Situate in the County of Snohomish, State of Washington.

The site topography is flat with two commercial buildings and 38 parking stalls. There is landscaping along the frontage on Mukilteo Speedway, and along the north and west lines along with scattered parking islands to remain. There are no critical areas on site.

Once approved, this Binding Site Plan will in no manner alter public safety, health or well-being, nor will it violate any conditions set forth by the recorded plat. The access to the Lots shall remain the same.

Ownership signing authority is attached.

2021-026