CHERYL JACOBS/ PHILIP

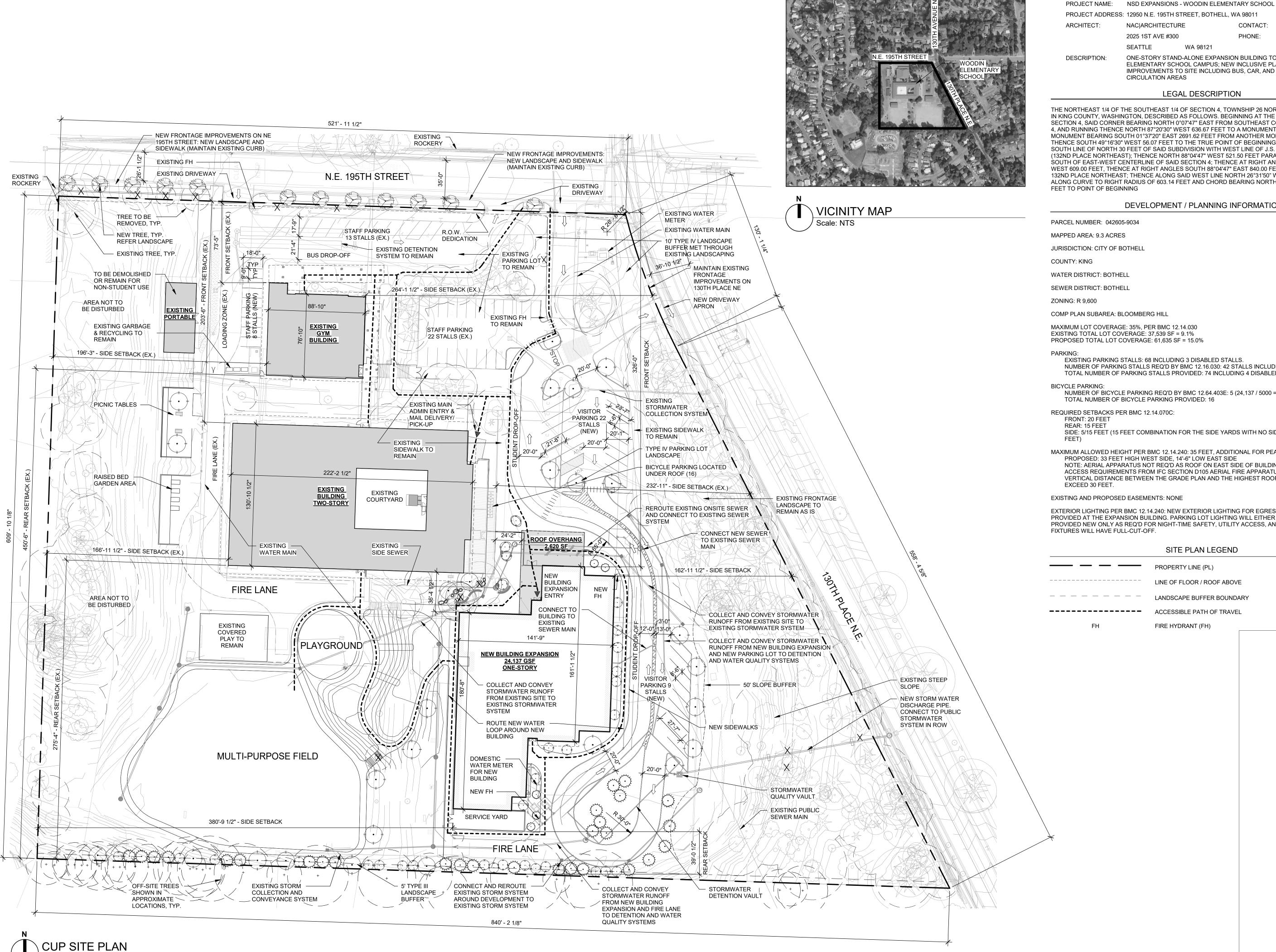
RIEDEL

PHONE: 206.441.4522

NAC NO 121-23002 DRAWN

CHECKED C DATE 08/15/2023

CUP SITE PLAN



LEGAL DESCRIPTION

NAC|ARCHITECTURE

CIRCULATION AREAS

2025 1ST AVE #300

SEATTLE

PROJECT INFORMATION

ONE-STORY STAND-ALONE EXPANSION BUILDING TO AN EXISTING

IMPROVEMENTS TO SITE INCLUDING BUS, CAR, AND FIRE LANE

ELEMENTARY SCHOOL CAMPUS; NEW INCLUSIVE PLAYGROUND; AND MINOR

CONTACT:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS. BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 4. SAID CORNER BEARING NORTH 0°07'47" EAST FROM SOUTHEAST CORNER OF SAID SECTION 4, AND RUNNING THENCE NORTH 87°20'30" WEST 636.67 FEET TO A MONUMENT MARKED D-28, SAID MONUMENT BEARING SOUTH 01°37'20" EAST 2691.62 FEET FROM ANOTHER MONUMENT MARKED D-29, THENCE SOUTH 49°16'30" WEST 56.07 FEET TO THE TRUE POINT OF BEGINNING, BEING INTERSECTION OF SOUTH LINE OF NORTH 30 FEET OF SAID SUBDIVISION WITH WEST LINE OF J.S. THORP ROAD NO. 2542 (132ND PLACE NORTHEAST); THENCE NORTH 88°04'47" WEST 521.50 FEET PARALLEL TO AND 30 FEET SOUTH OF EAST-WEST CENTERLINE OF SAID SECTION 4; THENCE AT RIGHT ANGLES SOUTH 01°55'13" WEST 609.00 FEET, THENCE AT RIGHT ANGLES SOUTH 88°04'47" EAST 840.00 FEET TO WEST LINE OF 132ND PLACE NORTHEAST; THENCE ALONG SAID WEST LINE NORTH 26°31'50" WEST 576 92 FEET, THENCE ALONG CURVE TO RIGHT RADIUS OF 603.14 FEET AND CHORD BEARING NORTH 21°17'20" WEST 110.72 FEET TO POINT OF BEGINNING

DEVELOPMENT / PLANNING INFORMATION

MAPPED AREA: 9.3 ACRES

JURISDICTION: CITY OF BOTHELL

WATER DISTRICT: BOTHELL

SEWER DISTRICT: BOTHELL

MAXIMUM LOT COVERAGE: 35%, PER BMC 12.14.030 EXISTING TOTAL LOT COVERAGE: 37,539 SF = 9.1%

PROPOSED TOTAL LOT COVERAGE: 61,635 SF = 15.0%

EXISTING PARKING STALLS: 68 INCLUDING 3 DISABLED STALLS.

NUMBER OF PARKING STALLS REQ'D BY BMC 12.16.030: 42 STALLS INCLUDING 4 DISABLED STALLS. TOTAL NUMBER OF PARKING STALLS PROVIDED: 74 INCLUDING 4 DISABLED STALLS.

NUMBER OF BICYCLE PARKING REQ'D BY BMC 12.64.403E: 5 (24,137 / 5000 = 5) TOTAL NUMBER OF BICYCLE PARKING PROVIDED: 16

REQUIRED SETBACKS PER BMC 12.14.070C:

FRONT: 20 FEET REAR: 15 FEET

SIDE: 5/15 FEET (15 FEET COMBINATION FOR THE SIDE YARDS WITH NO SIDE YARD LESS THAN 5

MAXIMUM ALLOWED HEIGHT PER BMC 12.14.240: 35 FEET, ADDITIONAL FOR PEAKED ROOF PROPOSED: 33 FEET HIGH WEST SIDE, 14'-6" LOW EAST SIDE

NOTE: AERIAL APPARATUS NOT REQ'D AS ROOF ON EAST SIDE OF BUILDING COMPLIES WITH ACCESS REQUIREMENTS FROM IFC SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS. THE VERTICAL DISTANCE BETWEEN THE GRADE PLAN AND THE HIGHEST ROOF SURFACE DOES NOT EXCEED 30 FEET.

EXISTING AND PROPOSED EASEMENTS: NONE

EXTERIOR LIGHTING PER BMC 12.14.240: NEW EXTERIOR LIGHTING FOR EGRESS & SECURITY WILL BE PROVIDED AT THE EXPANSION BUILDING. PARKING LOT LIGHTING WILL EITHER BE MAINTAINED AS IS OR PROVIDED NEW ONLY AS REQ'D FOR NIGHT-TIME SAFETY, UTILITY ACCESS, AND SECURITY. ALL FIXTURES WILL HAVE FULL-CUT-OFF.

SITE PLAN LEGEND

PROPERTY LINE (PL) LINE OF FLOOR / ROOF ABOVE LANDSCAPE BUFFER BOUNDARY ACCESSIBLE PATH OF TRAVEL

FIRE HYDRANT (FH)

Scale: 1" = 40'-0"