



PROJECT INFORMATION			
PROJECT NAME:	NSD EXPANSIONS - CRYSTAL SPRINGS ELEMENTARY SCHOOL		
PROJECT ADDRESS:	21615 9TH AVENUE S.E., BOTHELL, WA 98021		
ARCHITECT:	NAC/ARCHITECTURE	CONTACT:	CHERYL JACOBS/ PHILIP RIEDEL
	2025 1ST AVE #300	PHONE:	206.441.4522
	SEATTLE		WA 98121
DESCRIPTION:	TWO-STORY STAND-ALONE EXPANSION BUILDING TO AN EXISTING ELEMENTARY SCHOOL CAMPUS; NEW INCLUSIVE PLAYGROUND AND NEW COVERED PLAY STRUCTURE; AND MINOR IMPROVEMENTS TO SITE INCLUDING BUS, CAR, AND FIRE LANE CIRCULATION AREAS		

LEGAL DESCRIPTION

LOTS 50 THROUGH 54, CLIFFORD'S BOTHELL FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT THAT PORTION CONVEYED TO THE CITY OF BOTHELL BY RECORDING NUMBER 201509040156.

DEVELOPMENT / PLANNING INFORMATION

PARCEL NUMBER: 00411100005000

MAPPED AREA: 10.97 ACRES

JURISDICTION: CITY OF BOTHELL

COUNTY: SNOHOMISH

WATER DISTRICT: ALDERWOOD WATER & WASTEWATER DISTRICT

SEWER DISTRICT: ALDERWOOD WATER & WASTEWATER DISTRICT

ZONING: R 9.600

COMP PLAN SUBAREA: QUEENSBOROUGH / BRENTWOOD / CRYSTAL SPRINGS

MAXIMUM LOT COVERAGE: 35%. PER BMC 12.14.030
EXISTING TOTAL LOT COVERAGE: 79,950 SF (1.84 AC) = 16.7% (REMOVING PORTABLES)
PROPOSED TOTAL LOT COVERAGE: 79,770 SF (1.83 AC) = 16.7%

PARKING:
EXISTING PARKING STALLS: 55 INCLUDING 4 DISABLED STALLS
NUMBER OF PARKING STALLS REQUIRED BY BMC 12.16.030: 41 STALLS INCLUDING 3 DISABLED STALLS
TOTAL NUMBER OF PARKING STALL PROPOSED: 68 INCLUDING 3 DISABLED STALLS

BICYCLE PARKING:
NUMBER OF BICYCLE PARKING REQ'D BY BMC 12.64.403E: 7 (31,575 / 5000 = 7)
TOTAL NUMBER OF BICYCLE PARKING PROPOSED: A DEVIATION REQUEST WILL BE SUBMITTED WITH THE CUP TO REMOVE THE REQUIREMENT FOR BICYCLE PARKING INSTALLATION. SPACE WILL BE ALLOTTED FOR FUTURE BICYCLE PARKING IF CRYSTAL SPRINGS BECOMES A RECOMMENDED BIKE-TO-SCHOOL CAMPUS.

REQUIRED SETBACKS PER BMC 12.14.070D:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 30 FEET
THIS 30 FOOT SETBACK SHALL APPLY TO THE NORTH, SOUTH, AND WEST PROPERTY LINE BOUNDARIES.

MAXIMUM ALLOWED HEIGHT PER BMC 12.14.120: 35 FEET, ADDITIONAL FOR PEAKED ROOF PROPOSED: 32'-8 1/2"
NOTE: AERIAL APPARATUS NOT REQ'D AS ROOF ON SOUTH SIDE 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:
EXISTING: EXISTING EASEMENTS SHOWN RECORDED IN SURVEY
PROPOSED: 15-FT. WATER EASEMENT WILL BE PROVIDED FOR THE NEW WATER MAIN

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
	IMAGINARY LOT LINE
	ACCESSIBLE PATH OF TRAVEL
	FIRE HYDRANT



VICINITY MAP
Scale: NTS

CONDITIONAL
USE PERMIT

NORTSHORE SCHOOL DISTRICT
NSD EXPANSIONS - CRYSTAL SPRINGS ELEMENTARY SCHOOL
21615 9TH AVENUE S.E., BOTHELL, WA 98021

NAC

ARCHITECTURE

nacarchitecture.com

2025 FIRST AVE | SUITE 300

SEATTLE WA 98121

P:206.441.4522

NAC NO

121-23001

DRAWN

JT

CHECKED

CJ

DATE

09/07/2023

CUP SITE PLAN

G1.00