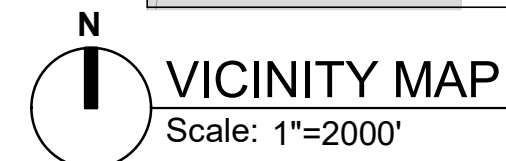


PROJECT NAME:	NSD EXPANSIONS - FERNWOOD ELEMENTARY SCHOOL		
PROJECT ADDRESS:	3933 JEWELL RD, BOTHELL, WA 98012		
ARCHITECT:	NAC ARCHITECTURE	CONTACT:	CHERYL JACOBS/PHILIP RIEDEL
	2025 1ST AVE #300	PHONE:	206.441.4522
	SEATTLE	WA 98121	
DESCRIPTION:	NEW PARKING LOT AND SUPPORTING STORMWATER INFRASTRUCTURE.		

Diagram illustrating various boundary types:

- SITE DISTURBANCE BOUNDARY
- PROPERTY LINE (PL)
- ACCESSIBLE PATH OF TRAVEL
- LINE OF FLOOR / ROOF ABOVE DETENTION VAULT
- FENCE LINE
- LANDSCAPE BUFFER BOUNDARY



PARCEL NUMBER: 27051200206700 / 27051600304600 / 27051600303400

MAPPED AREA: 4.27 ACRES (PARCEL 27052100206700), 7.71 ACRES (PARCEL 27051600304600)

TOTAL SITE AREA = 11.98 ACRES

JURISDICTION: SNOHOMISH COUNTY

COUNTY: SNOHOMISH

WATER DISTRICT: ALDERWOOD WATER & WASTEWATER DISTRICT (AWWD)

SEWER DISTRICT: ALDERWOOD WATER & WASTEWATER DISTRICT (AWWD)

POWER: SNOHOMISH COUNTY PUD

MAXIMUM LOT COVERAGE: 35%, PER 30.23.030

EXISTING TOTAL LOT COVERAGE: 92.325 SF / 2.12 AC = 17.7%

PROPOSED LOT COVERAGE: 92.325 SF / 2.12 AC = 17.7%

PARKING AREA INFO:

    PURSUANT TO SCC 30.26.022

    NUMBER OF PARKING STALLS: 37

    REQUIRED PERCENTAGE OF LANDSCAPED PARKING LOT AREA: 10%

    PROPOSED PERCENTAGE OF LANDSCAPED PARKING LOT AREA: 15%

        TOTAL PARKING LOT AREA: 20.857 SF

        TOTAL LANDSCAPED PARKING LOT AREA: 3.131 SF

RIGHT-OF-WAY DEDICATION AREA: NONE

GEOLOGICALLY HAZARDOUS AREA ON OR WITHIN 200 FEET OF THE SITE (SCC 30.62B.130): NONE

LOCATION, SIZE, AND TYPE OF ALL AQUIFER RECHARGE AREAS ON THE SUBJECT PROPERTY (SCC 30.62C.130): NONE

LOCATION OF ESTABLISHED CAPA OR NGPA: NO CRITICAL AREAS

EXCAVATION AND LAND USE QUANTITIES:

    EARTHWORK:

        CUT: 3,836 CY

        FILL: 956 CY

        NET: 2,880 CY CUT

CUT WILL BE DISPOSED OF TO AN APPROVED FACILITY LOCATION. CUT WILL BE REUSED IN FILL AREAS AS APPROPRIATE ACCORDING TO THE GEOTECH RECOMMENDATIONS AND PROJECT SPECIFICATIONS. STRUCTURAL FILL FROM AN APPROVED SOURCE PER SPECIFICATIONS MAY BE NECESSARY FOR CERTAIN PARTS OF THE SITE.

EXISTING LAND USE AREAS:

    IMPERVIOUS: 7.04 AC (58.8%)

    PERVIOUS: 4.94 AC

    TOTAL AREA: 11.98 AC

PROPOSED LAND USE AREAS:

    IMPERVIOUS: 7.07 AC (59%)

    PERVIOUS: 4.91 AC

    TOTAL AREA: 11.98 AC

 MINOR REVISION EXISTING CUP SITE PLAN - PHASE 1  
Scale: 1/16" = 1'-0"

PERMIT / GMP  
SET

**NSD EXPANSIONS - FERNWOOD ELEMENTARY SCHOOL**

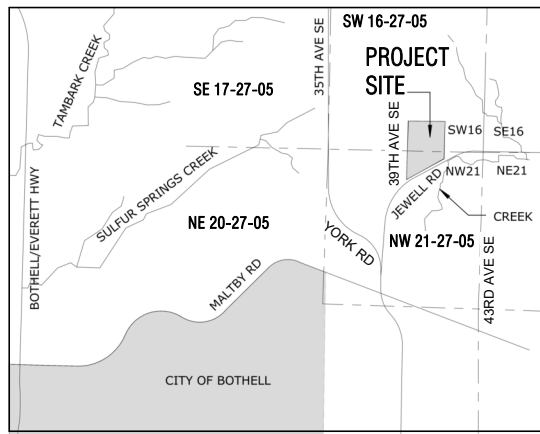
**IAC**  
CHITECTURE  
architecture.com  
1000 FIRST AVE | SUITE 300  
SEATTLE WA 98121  
P:206.441.4522

C NO 121-23003  
AWN G.B.  
ECKED C.J.  
TE 11/03/2023

CUP SITE PLAN -  
PHASE I

A0





VICINITY MAP  
Scale: 1"=2000'

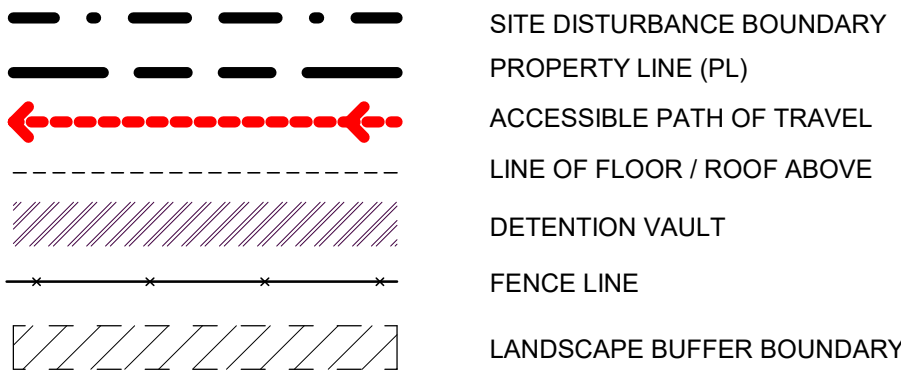
DEVELOPMENT / PLANNING INFORMATION

PARCEL NUMBER: 27052100206700 / 27051600304600 / 27051600303000  
MAPPED AREA: 4.17 ACRES (PARCEL 27052100206700), 7.66 ACRES (PARCEL 27051600304600)  
TOTAL SITE AREA = 11.90 ACRES (REDUCED FROM ROW DEDICATION)  
JURISDICTION: SNOHOMISH COUNTY  
COUNTY: SNOHOMISH  
WATER DISTRICT: ALDERWOOD WATER & WASTEWATER DISTRICT (AWWD)  
SEWER DISTRICT: ALDERWOOD WATER & WASTEWATER DISTRICT (AWWD)  
POWER: SNOHOMISH COUNTY PUD  
REQUIRED SETBACKS FROM PROPERTY LINE, 30.23.110, SPECIAL SETBACKS FOR CERTAIN USES:  
(7) EDUCATIONAL INSTITUTIONS  
ALL BUILDINGS SHALL BE SET BACK AT LEAST 35 FEET FROM ALL EXTERNAL PROPERTY LINES; AND  
ALL BUILDINGS SHALL BE SET BACK FROM ALL ROAD NETWORK ELEMENTS, EXCEPT A DRIVEWAY.  
THE SETBACK SHALL BE THE GREATER OF EITHER 75 FEET FROM THE CENTERLINE OF A ROAD  
NETWORK ELEMENT, OR 45 FEET FROM THE EDGE OF A ROAD NETWORK ELEMENT.  
PROPOSED SETBACKS:  
FRONT (JEWELL RD): 270'-3" FEET  
FRONT (39TH AVE E): 102'-8 1/2" FEET  
REAR: (FROM JEWELL RD): 448'-4 3/4" FEET  
REAR: (FROM 39TH AVE E): 338'-6 3/4" FEET  
MAXIMUM LOT COVERAGE: 35%, PER 30.23.030  
EXISTING TOTAL LOT COVERAGE: 2.12 AC / 11.98 AC = 17.7%  
PROPOSED LOT COVERAGE: 2.43 AC/11.90 AC = 20.4% (REDUCED FROM ROW DEDICATION)  
MAXIMUM BUILDING HEIGHT PER 30.23.050:  
SCHOOLS & EDUCATIONAL INSTITUTIONS AS PART OF A CUP HAVE A MAXIMUM BUILDING HEIGHT  
OF 55 FEET  
R-9,600: 30'-0"  
R-7,200: 35'-0"  
PROPOSED: 30'-0" (SOUTH SIDE), 30'-0" (NORTH SIDE)  
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.  
PARKING AREA INFO:  
PURSUANT TO SCC 30.26.022  
NUMBER OF PARKING STALLS: 90 (37 - PHASE 1)  
NUMBER OF REQUIRED PARKING STALLS: 59  
NUMBER OF BARRIER-FREE STALLS: 5 (4 VAN ACCESSIBLE)  
NUMBER OF COMPACT STALLS: 16  
TOTAL REQUIRED ACCESSIBLE STALLS: 4 (1 VAN ACCESSIBLE)  
REQUIRED PERCENTAGE OF LANDSCAPED PARKING LOT AREA: 10%  
PROPOSED PERCENTAGE OF LANDSCAPED PARKING LOT AREA: 10.6%  
TOTAL PARKING LOT AREA: 13,129 SF  
TOTAL LANDSCAPED PARKING LOT AREA: 1,400 SF  
RIGHT-OF-WAY DEDICATION AREA: 5' ON 39TH AVE SE  
3' ON JEWELL RD  
GEOLOGICALLY HAZARDOUS AREA ON OR WITHIN 200 FEET OF THE SITE (SCC 30.62B.130): NONE  
LOCATION, SIZE, AND TYPE OF ALL AQUIFER RECHARGE AREAS ON THE SUBJECT PROPERTY (SCC  
30.62C.130): NONE  
LOCATION OF ESTABLISHED CAPA OR NGPA: NO CRITICAL AREAS  
EXCAVATION AND LAND USE QUANTITIES:  
EARTHWORK:  
CUT: 8,035 CY  
FILL: 2,775 CY  
NET: 5,260 CY CUT  
CUT WILL BE DISPOSED OF TO AN APPROVED FACILITY LOCATION. CUT WILL BE REUSED IN FILL  
AREAS AS APPROPRIATE ACCORDING TO THE GEOTECH RECOMMENDATIONS AND PROJECT  
SPECIFICATIONS. STRUCTURAL FILL FROM AN APPROVED SOURCE PER SPECIFICATIONS MAY BE  
NECESSARY FOR CERTAIN PARTS OF THE SITE.  
EXISTING LAND USE AREAS:  
IMPERVIOUS: 7.07 AC (59%)  
PERVIOUS: 4.91 AC  
TOTAL AREA: 11.98 AC  
PROPOSED LAND USE AREAS  
(REDUCED FROM ROW DEDICATION):  
IMPERVIOUS: 7.19 AC (60.4%)  
PERVIOUS: 4.71 AC  
TOTAL AREA: 11.90 AC

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH  
COUNTY, WASHINGTON, LYING NORTHWESTERLY OF JEWELL ROAD AS CONVEYED TO SNOHOMISH  
COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 8383636; EXCEPT THE WEST 30 FEET  
THEREOF; AND EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER  
AUDITOR'S FILE NUMBER 8704300219.  
TOGETHER WITH THAT PORTION OF VACATED 196TH STREET SOUTHEAST AS VACATED BY SNOHOMISH  
COUNTY RESOLUTION NO. 80-10C AS WOULD ATTACH BY OPERATION OF LAW.  
AND ALSO THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 16, TOWNSHIP 27, NORTH, RANGE 5 EAST, W.M., RECORDS OF SNOHOMISH COUNTY,  
WASHINGTON; EXCEPT THE WEST 30 FEET THEREOF; AND EXCEPT THE NORTH 123.82 FEET THEREOF.  
TOGETHER WITH THAT PORTION OF VACATED 196TH STREET SOUTHEAST AS VACATED BY SNOHOMISH  
COUNTY RESOLUTION NO. 80-10C AS WOULD ATTACH BY OPERATION OF LAW.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

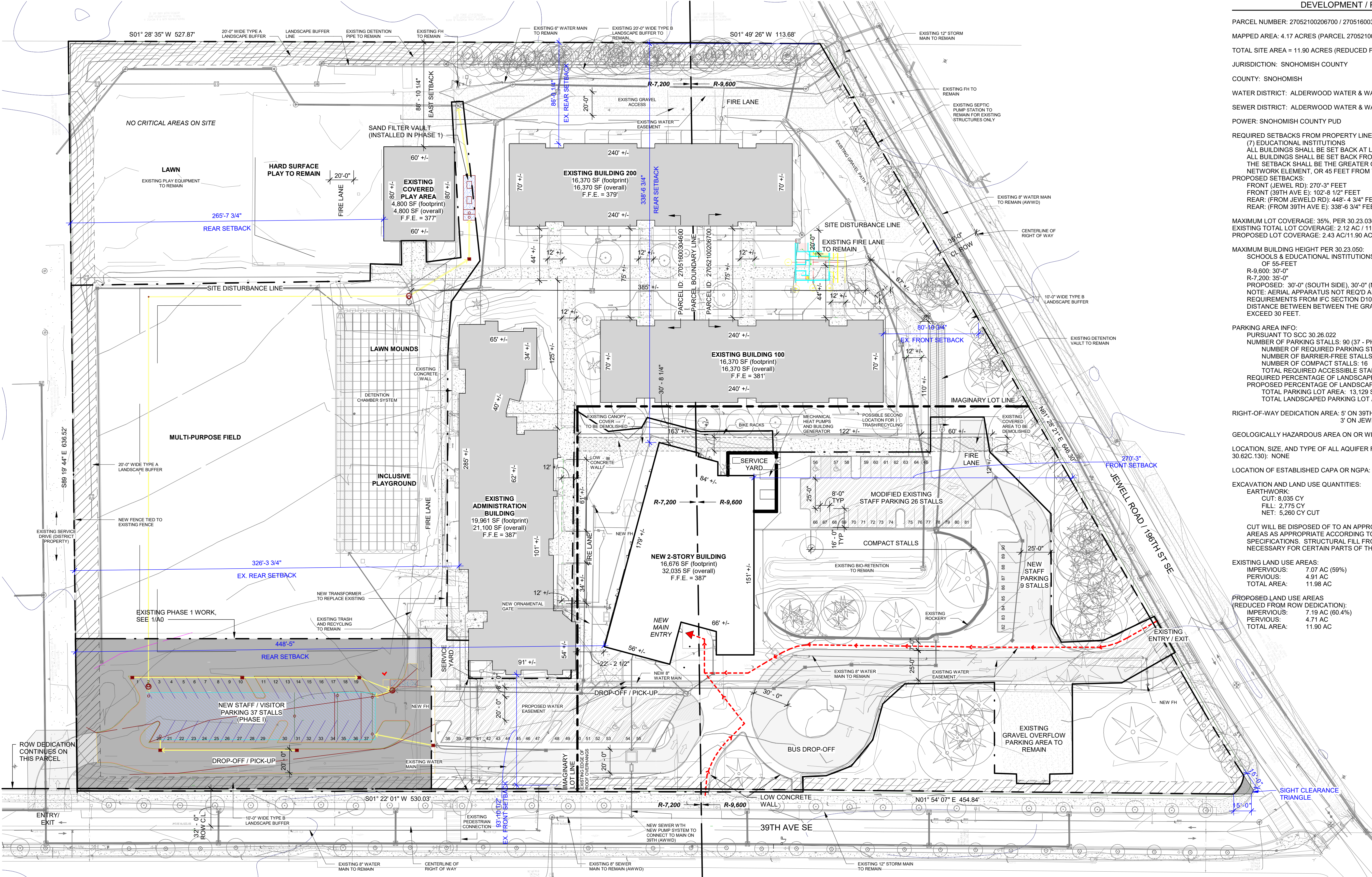
SITE PLAN LEGEND



PROJECT INFORMATION

PROJECT NAME: NSD EXPANSIONS - FERNWOOD ELEMENTARY SCHOOL  
PROJECT ADDRESS: 3933 JEWELL RD, BOTHELL, WA 98012  
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 MINOR  
IMPROVEMENTS TO SITE INCLUDING BUS, CAR, AND FIRE LANE  
CIRCULATION AREAS. NO CRITICAL AREAS ON SITE.

ZONING: R-9,600 / R-7,200 Residential



NEW CUP SITE PLAN - PHASE 2  
Scale: 1" = 40'-0"