CEDAR PARK SCHOOLS LYNNWOOD CAMPUS CONDITIONAL USE

1. Land Use Application Cover Sheet is attached.
2. Legal Description: TRACT 164, MEADOWDALE BEACH, AS PER PLAT RECORDED IN VOL. 5, PAGE 38 OF PLATS, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. EXCEPT THE SOUTH 10' AND THE WEST 10' THEREOF DEEDED TO SNOHOMISH COUNTY UNDER AUDITOR FILE NO. 1096468, RECORDS OF SAID COUNTY.
   Tax Account number: 00513100016401
3. Scope of project is to add a new building with gymnasium to expand the existing school campus with new parking lot. Since the new building and parking lot is being constructed in the existing play fields there is a space being provided to the east of the new building for a full size soccer field which required cutting down some of the trees on the easter boundary of the site and a small segmental retaining wall to level up the corner of the field.
   Project complies with LMC title 21 and all subsections.
   Building is located along the west side of the site to align with existing school buildings and allow the back of the site to be fenced off for security purposes. Parking has been provided between the building and the right of way with landscape screening required by LMC. Landscape barriers between residential properties to the north and east are being maintained except at the east end of the soccer field where the landscaping is being reduced. This layout reinforces connections with the other building on site that provide lunch room, performance and central administration, all which are currently existing.
4. Site is currently a school which operates from 7 am to 6 pm except for after school activities. There are up to 40 employees and 500 students. There are no hazardous materials used at this facility with the exception of standard over the counter cleaning products.
5. Site will be used as a K-12 school. There are 4 existing buildings totalling 35,526 sf, a covered plat 5,166 sf and the new 2 story classroom/gym building 22,115 sf. Schools include outdoor recreation areas that include surfaced play area, a play equipment area and fields.
6. Site area: 393,356 sf; 9.03 acres
   Total building area: 57,641 sf
   Covered play building: 5,166 sf
   Paving: 173,330 sf
   Landscaping: 21,463 sf
   Storm Pond: 9,328 sf
   Total remaining pervious surfaces including perimeter tree stands and play fields: 133,823 sf
7. Conditional use permit will not be injurious to neighborhood can be confirmed due to the fact that this is and existing facility.
   Conditional Use Permit will be in harmony with general purpose of LMC Title 21 in that schools are approved in RS zoning with a conditional use permit.
8. Separate 11x17 site plan is attached along with a site plan in the plan set.
9. Landscaping plan is included in plan set.
10. Exterior elevations are included in plan set.
11. Photograph of materials color board is attached.
12. Vicinity map is attached.
13. Site development plans are attached.
14. Per Pre-app meeting SEPA is not required for this project.
15. Permits required include Conditional use, Design Review, Building permit including mechanical, plumbing & electrical, right of way permit, and review by Health department.
16. Design review and Building permit may be reviewed at the same time as this permit.
17. Project is not being phased.
18. There are two design review requirements we would like to alter, 1. Is blank walls, the south wall of the building is relatively blank with must siding material changes and some minor roof height changes due to a future project which will expand the building to the south. 2. Landscaping around detention pond, since the future building will expand into the detention pond and a new underground vault will be created in the future we are asking to not be required to have intensive landscaping around the pond.
19. Notarized Affidavit of Ownership is attached.
20. Owner will pay application fee remotely in whatever form the city wishes to use, mail a check or pay on-line. Owner understands there is a $5,000 required for this permit.
Cedar Park Christian School

17931 64th AVE W
LYNNWOOD, WA, 98037

SITE INFORMATION

SITE AREA: 393,356 SF (9.03 ACRES)

PROJECT INFORMATION

NAME OF PROJECT: CEDAR PARK CHRISTIAN SCHOOL
17931 64TH AVE W
LYNNWOOD, WA, 98037

OWNER: CEDAR PARK CHRISTIAN SCHOOL
16300 117TH AVE NE
BOTHELL, WA, 98011

ZONING: RS-8400
LOT COVERAGE: 35%
HEIGHT: 35 FT
YARDS: FRONT AND REAR YARDS = 25; SIDEYARDS = 5

LEGAL DESCRIPTION

TAX ACCOUNT #: 00513100016401

TRACT 164, MEADOWDALE BEACH, AS PER PLAT
RECORDED IN VOL. 5, PAGE 38 OF PLATS,
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
EXCEPT THE SOUTH 10' AND THE WEST 10'
THEREOF DEEDED TO SNOHOMISH COUNTY UNDER
AUDITOR FILE NO. 1096166, RECORDS OF SAID
COUNTY.

BUILDING INFORMATION

850 SF CLASSROOMS: 7
5,000 SF GYM: 1
TOILET ROOMS: 8
ADMINISTRATION AREA: 1

FIRST FLOOR: 14,720 SF
SECOND FLOOR: 2,365 SF
TOTAL: 22,115 SF

PARKING

REQUIRED PARKING (1 STALL/6 STUDENTS):

TOTAL STALLS REQUIRED 500/6 = 83 SPACES
TOTAL STALLS PROVIDED: 98
CEDAR PARK SCHOOLS-LYNNWOOD CAMPUS: COLOR SCHEME

- Aluminum storefront
- Horizontal metal siding
- Horizontal metal siding/ horizontal metal trim
- Composite wall panel, concrete panel
- Composite wall panel, horizontal wood pattern
- Horizontal box rib metal siding
PLANT SCHEDULE

- Tree Planting Detail
- Container Shrub Planting Detail
- Groundcover Spacing
- Groundcover Planting Detail

LANDSCAPE NOTES

- General:
  1. All plants shall be properly staked and supported. Stakes shall be removed following the recommendation of the plant supplier or growing medium manufacturer.
  2. All plants shall be properly watered and mulched. Proper irrigation schedule and maintenance practices shall be provided by the contractor.
  3. All plants shall be properly pruned and trimmed. Pruning guidelines shall be provided by the plant supplier or growing medium manufacturer.

- Site Construction:
  1. All excavation work shall be completed prior to the installation of plants.
  2. All grading work shall be completed prior to the installation of plants.

- Note:
  Call at least 2 working days before you dig.
  Call '811'.

- Project No: 101901
- Date: 2/11/21
- Location: SE1/4 of SE1/4 of Sec. 8, T.27N, R.4E, W.M., Snohomish County, WA
- Permit Set: PERMIT SUBMITTAL

- CEDAR PARK SCHOOLS - LYNNWOOD CAMPUS
  1735, 64th Ave W
  LYNWOOD, WASHINGTON 98037

- Terraforma Design Group, Inc.
  1735, 64th Ave W
  LYNWOOD, WASHINGTON 98037