

## Wards Lake Park Phase 1 & 2 Improvements

City of Lakewood Parks and Recreation

### ADDENDUM NO. 1

November 13, 2024

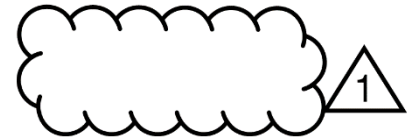
This Addendum forms a part of the Contract Documents and modifies the original Contract Documents dated October 29, 2024 as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum is issued to all known Plan Holders.

This Addendum consists of [4] pages plus attachments.

### ATTACHMENTS

NOTE: Addendum changes to the Drawings are issued on full size drawing sheets; these changes are noted by a cloud drawn around the change and a revision number in a triangle as follows:



1. Revised Bid Form (2 pages)
2. Revised Specification Section 31 1000 – Site Clearing (6 pages)
3. Revised Specification Section 32 3300 – Site Furnishings (10 pages)
4. Revised Drawing Sheet C-510 (1 page)
5. Revised Drawing Sheet C-512 (1 page)
6. Revised Drawing Sheet L-102 (1 page)
7. Revised Drawing Sheet L-102.1 (1 page)
8. Revised Drawing Sheet L-103 (1 page)
9. Revised Drawing Sheet L-103.1 (1 page)
10. Revised Drawing Sheet L-104 (1 page)
11. Revised Drawing Sheet L-104.1 (1 page)
12. Revised Drawing Sheet L-109.1 (1 page)
13. Revised Drawing Sheet L-110 (1 page)
14. Revised Drawing Sheet L-111 (1 page)
15. Revised Drawing Sheet L-112 (1 page)
16. Boundary and Topographic Survey (6 pages)

### QUESTIONS AND CLARIFICATIONS

1. The project shall comply with WSDOT Standard Specification 1-08.1 with relation to self-performance requirements.

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2. There is no mandatory or aspirational percentage goal for inclusion of DBE/MBE/WBE/SBE participation.
3. No CAD files will be provided, bidding and construction will be based off of the Contract Documents.
4. The boundary and topographic survey has been included with this addendum.
5. All proposed work is taxable.
6. The bird blind will be contractor furnished and contractor installed. Vector files will be provided to the Contractor, detailing the artistic cutouts, prior to construction. No specific method of fabrication of the panels is required but the finished product should contain clean and crisp cutouts and not result in the discoloration of the metal.
7. The pump track shall be precast concrete and conform to the specifications provided in section 32 3300 2.02.B.
8. Detail 6 on Sheet C-501 shall apply to the protection of existing trees onsite to be protected and preserved.
9. No modification to the bid opening date or time is proposed.

## **SPECIFICATIONS**

### BID FORM

**REVISE** Completion Time paragraph one to read,

**“Bidder agrees to achieve Substantial Completion in accordance with the Contract Documents within 280 calendar days from the date provided on the Physical Notice to Proceed letter and Final Completion shall be achieved within 30 calendar days from Substantial Completion.”**

**REVISE** Physical Notice to Proceed to read,

**“The Physical Notice to Proceed will be issued on Monday, September 3, 2024.”**

### SECTION 31 1000 – SITE CLEARING

**SUPPLEMENT** 3.05.C with the following sections,

**“1. The Contractor shall familiarize themselves with the site prior to the commencement of construction to accurately assess debris present onsite.**

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**2. The clearing of debris shall be performed throughout the course of construction, as needed, at the Contractor's expense.”**

SECTION 32 3300 – SITE FURNISHINGS

**REPLACE** 2.02.B.2.c. with the following,

**“c. Precast reinforced C35/45 concrete with sandblasted and Sika impregnated riding surface.”**

**REMOVE** 2.02.B.2.d

**REMOVE** 2.02.B.2.e

**SUPPLEMENT** 2.02.D.b with the following section,

**“9) Panel shall be 24" x 36" and a minimum of 1/2" in thickness.”**

**DRAWINGS**

(This narrative includes a brief description of addendums items. All clouded items on the addendum sheet to be included in the project bid.)

SHEET C-510 – CIVIL DETAILS

**REVISE** detail 1 to remove the reference to powder coating finish

SHEET C-512 – CIVIL DETAILS

**REVISE** detail 1 to clarify post connection details and remove the reference to powder coating finish.

SHEET L-102 – LANDSCAPE PLAN

**REVISE** plans to provide Bid Additive 03 delineation.

SHEET L-102.1 – NOTES & SCHEDULES

**REVISE** plant symbol in legend.

SHEET L-103 – LANDSCAPE PLAN

**REVISE** plans to provide Bid Additive 03 delineation.

SHEET L-103.1 – NOTES & SCHEDULES

**REVISE** plant symbol in legend.

SHEET L-104 – LANDSCAPE PLAN

**REVISE** plans to provide Bid Additive 03 delineation.

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SHEET L-104.1 – NOTES & SCHEDULES

**REVISE** plant symbol in legend.

SHEET L-109.1 – NOTES & SCHEDULES

**REVISE** plant symbol in legend.

SHEET L-110 – SCH A – NOTES & MASTER SCHEDULES

**REVISE** plant symbol in legend.

SHEET L-111 – SCH B – NOTES & MASTER SCHEDULES

**REVISE** plant symbol in legend.

SHEET L-112 – BID ADDITIVE MASTER PLANT LIST

**REVISE** plant symbol in legend.

**Approved Substitutions:**

The following manufacturers are acceptable subject to their ability to provide products conforming to the requirements of the Drawings and Specifications. (Inclusion in this list does not necessarily constitute approval of these manufacturer's standard products.)

<b>Section</b>	<b>Item</b>	<b>Manufacturer(s) Approved</b>
N/A	None	N/A

**END OF ADDENDUM NO. 1**



# BID FORM

**TO:** City of Lakewood, City Clerk's Office  
**ADDRESS:** 6000 Main Street SW, Lakewood, WA 98499-5027

## **PROPOSAL TO LAKEWOOD CITY COUNCIL, LAKEWOOD, WASHINGTON**

**PROJECT:** Wards Lake Park Phase 1 & 2 Improvements  
City Project No. 301.0020

**Bidder** \_\_\_\_\_

**Address** \_\_\_\_\_

\_\_\_\_\_

**Date**

**Contractor's State Lic. #** \_\_\_\_\_

### **Bidders Declaration of Understanding**

The Bidder, in compliance with the City's Advertisement for Bids and Instructions for Bidders for **Wards Lake Park Phase 1 & 2 Improvements** having examined the specifications, drawings, related documents, and the site of the proposed work, and being familiar with all of the conditions surrounding the work of the proposed project including the availability of material and labor, hereby proposes to furnish all labor, materials, tools, expendable equipment, affidavits of prevailing wages paid, utility and transportation services, and incidentals, necessary to perform the complete contract, in a workmanlike manner, and as required by and in strict conformance with the Project Manual, Addenda and Plans, all for the rates and lump sum prices listed below. These prices shall cover all expenses incurred in performing the work required under the contract documents, for which this bid is a part.

The City will award the project based upon the lowest responsive bidder total of Base Bid.

### **Completion Time**

Bidder agrees to achieve Substantial Completion in accordance with the Contract Documents within 280 calendar days from the date provided on the Physical Notice to Proceed letter and Final Completion shall be achieved within 30 calendar days from Substantial Completion.



### **Procurement Notice to Proceed,**

The Contractor shall begin construction planning and procure materials within ten (10) calendar days after receipt of Procurement Notice to Proceed. Physical work on the Project Site shall not occur till the Physical Notice to Proceed is issued to the Contractor.

### **Physical Notice to Proceed**

The Physical Notice to Proceed will be issued on Monday, January 6, 2024.



### **Over-Water Work**

The Over-Water Work is required to be completed in accordance with and within the work window provided in the projects Hydraulic Permit Approval (HPA), included in the appendix of these Contract Documents.

### **Liquidated Damages**

It is further understood and agreed that the City may deduct liquidated damages from payments due or to become due the Contractor in the amount set forth in WSDOTTSS Section 1-08.9 for each working day in

excess of the Two Hundred Eighty **(280) calendar days** stipulated in the paragraph above.

It is agreed that liquidated damages, in the amount of \$2,200.00, shall be levied for each and every calendar day by which the completion of the work is delayed beyond the time fixed for Substantial Completion or extension of the contract date.

The liquidated damages do not include, and are in addition to, damages from the costs for legal expense, administrative and court costs incurred beyond contract completion date. The cost of additional administrative surveillance, legal expense, and court costs beyond contract completion date shall be billed the contractor at standard billing rates for said services then in effect.

**Prevailing Wages**

This Project is subject to Prevailing Wages. The Bidder agrees to pay to labor not less than the hourly minimum rates of wages and fringe benefits determined by the State of Washington Department of Labor and Industries or, if applicable, the U.S. Secretary of Labor, whichever is the higher rate.

**Change Orders**

Written "Change Orders" will be issued formalizing and authorizing changes.

## SECTION 31 1000

### SITE CLEARING

#### PART 1 GENERAL

##### 1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General Conditions, Supplementary Conditions and Divisions 00 and 01 Specification Sections, apply to work of this section.
- B. Refer to Section 00 3100 for the following related reports available to bidders:
  - 1. Geotechnical Engineering Services for Phase 1 and Phase 2 by GeoEngineers, dated November 14, 2022 and January 30, 2024 for information on existing site conditions. Report is included for reference only related to existing site and soil conditions. Specific requirements related to the site and soils requirements for this project are shown on the Drawings and included in the Project Manual.
  - 2. Construction Stormwater Pollution Prevention Plan prepared by BCRA, dated March 7, 2024.

##### 1.02 SECTION INCLUDES

- A. Tree and Shrub Removal.
- B. Stripping and Removal of the following:
  - 1. Topsoil.
  - 2. Sod.
  - 3. Debris.
  - 4. Organic-Bearing Topsoil.
- C. Removal of Existing:
  - 1. Asphalt Pavement.
  - 2. Concrete Pavement.
  - 3. Concrete Curbs.
  - 4. Miscellaneous Concrete Elements.

### **1.03 PROJECT CONDITIONS**

- A. Contractor is responsible for visiting the site prior to bid to understand the site conditions and scope of clearing work required to accommodate the work of this project.
- B. Conform to applicable regulations relating to environmental requirements and disposal of debris.
- C. On-site burning of site clearing debris is not allowed.
- D. Existing site subgrade soils may be moisture sensitive. Operating equipment on subgrade that has moisture content over optimum for achieving specified compaction could result in a soft, mushy subgrade that will require drying out and recompaction or excavation and removal from the site at Contractor's expense. It shall be the contractor's responsibility to schedule work to be accomplished when weather and site conditions are dry and take any measures necessary to protect site soils from becoming unusable or over optimum moisture content or import suitable materials.
- E. Control the flow, collection, channeling and discharge of water on site to prevent damage to subsoil and excavations, to prevent off-site damage of any type and to conform to all ordinances and laws. Do not allow water to stand in any area where the building or pavement is to be constructed.
- F. Protect above and below-grade utilities, refer to Section 02 1725 for requirements related to existing utilities.
- G. Tree and Shrub Protection: Protect existing trees and shrubs not scheduled for removal from damage during clearing and grubbing work.
- H. Existing Improvements: Provide protection necessary to prevent damage to existing improvements not indicated for removal. Restore damaged improvements to their original condition.
- I. Protect bench marks, survey control points, existing structures, sidewalks, paving and curbs from excavating equipment and vehicular traffic.
- J. Traffic: Conduct site clearing operations to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities.

### **1.04 SAFETY CONSIDERATIONS**

- A. The Contractor is solely responsible for developing a safety plan to protect workers and the public from injury or harm conforming to all Local, State and Federal requirements and for executing and enforcing it on the Project site.
  - 1. Contractor shall consult with their own Geotechnical Engineering expert for determining soil classification relative to safe sloping of soils.

2. Determine safe excavation and dewatering methods, monitor excavations and earthwork operations for safety concerns and provide shoring and other protection as required to protect workers.
3. It is not the intent of the Construction Documents to dictate any unsafe construction means or methods; determine means and methods of construction conforming to their safety plan as required to construct work shown on the Contract Documents.

## **1.05 DOMESTIC PRODUCTS**

- A. Products shall comply with the requirements of the “Build America, Buy America Act”, term effective as of January 13, 2023; refer also to RCO Grant Agreements included in the appendices of the Project Manual for additional information.

## **PART 2 PRODUCTS**

### **2.01 NOT USED**

## **PART 3 EXECUTION**

### **3.01 COORDINATION**

- A. Review, coordinate and accommodate work of other sections that interface with, affect or are affected by the work of this section so as to facilitate the execution of the overall work of this project in a coordinated and efficient manner.

### **3.02 PROTECTION PRIOR TO SITE CLEARING**

- A. Do not start any clearing work until installation of erosion and sediment control provisions specified in Section 31 2500 - Erosion and Sediment Control, the Stormwater Pollution Prevention Plan Report and as shown on the Drawings, have been installed.
  1. Monitor water runoff from the site continuously during clearing work and implement any temporary erosion and sediment control measures on-site to mitigate / prevent turbid water runoff from leaving the site in conformance with Washington State Department of Ecology and City of Lakewood regulations.
- B. Locate, identify and protect existing underground and overhead utilities from damage, refer to Section 02 1725 for requirements regarding existing utilities. Pothole utilities to verify location. Existing utilities shall be located and marked in the field before the Contractor begins excavating.
- C. Tree and Shrub Protection: Prior to start of any work flag each existing tree and shrub in the vicinity of the clearing area that is not scheduled for removal and install 6-inch wide construction ribbon around each tree / shrub.

- D. Protect benchmarks, survey control joints and existing structures from damage or displacement. Said benchmark or control points shall be restored by a Professional Land Surveyor licensed to practice in the State of Washington, in accordance with standard of professional practice and State regulations.

### **3.03 PREPARATION**

- A. Lay out the limits of disturbance accurately on the site and mark clearly for maximum visibility by equipment operators during clearing operations.

### **3.04 CLEARING AND GRUBBING**

- A. Remove trees, stumps and shrubs within limits of disturbance, unless otherwise noted. Remove main root balls, tap roots and root systems, including those that extend deeper than topsoil stripping depths.
- B. Clear all vegetation and deadwood, including roots within the limits of disturbance, unless otherwise noted.
- C. Remove invasive plant species on within the limits of disturbance.
  - 1. Invasive species include: English Holly, English Ivy, Himalayan Blackberry, English and Portuguese Laurel, Scotch Broom.
  - 2. Refer to Invasive Species Management Plan prepared by Bartlett, dated April 01, 2022, included in the appendices of the Project Manual for removal guidance.
- D. Where existing trees are indicated to remain, stop topsoil stripping at the tree dripline or further distance away to prevent damage to the root system.
- E. Dispose of removed materials offsite at a Contractor provided and permitted disposal site.
- F. Open burning of waste material is not allowed.
- G. Asphalt / concrete pavement within the limits of disturbance, as indicated on the Drawings, shall be removed down to subgrade.

### **3.05 STRIPPING AND REMOVAL**

- A. Strip off and remove a minimum of 6-inches of all sod and organic topsoil to limits of grading exposing undisturbed native subgrade soil that is free of any organic material including roots.
  - 1. Coordinate with geotechnical report recommendations. Stripping depth may exceed 6 inches in some instances.

- B. Topsoil may be stockpiled on-site for re-use as fill in landscaping areas if it meets the definition of Satisfactory Fill per Section 31 2000 - Earthwork. Topsoil may also be stockpiled and amended to meet soil restoration requirements with approval by the Landscape Architect after review of a soil test. Refer to soil restoration and site preparation requirements on the Landscape Plans.
- C. Remove exposed boulders and any debris encountered from site.

- 1. The Contractor shall familiarize themselves with the site prior to the commencement of construction to accurately assess debris present onsite.
- 2. The clearing of debris shall be performed throughout the course of construction, as needed, at the Contractor's expense.



**3.06 REVIEW OF SUBGRADE BY GEOTECHNICAL ENGINEER**

- A. Schedule Geotechnical Engineer to inspect the exposed subgrade soils after stripping and removal has been completed but prior to any earthwork being started. Give Engineer at least 3 days advanced notice for each site visit.
  - 1. Geotechnical Engineer shall inspect subgrade soils and determine if they are free of organic material and suitable for earthwork to proceed.
  - 2. If Geotechnical Engineer determines that any subgrade soils still contain organic material or are otherwise unsuitable, strip off and remove the unsuitable soils as required by Geotechnical Engineer.

**3.07 PROTECTION AFTER SITE CLEARING**

- A. Protecting Subgrade:
  - 1. Protect newly exposed subgrade from damage due to water, traffic, freezing and erosion. Plan work so that subgrade is not left open and exposed to wet weather and construction traffic.
  - 2. Contractor is responsible for planning and overseeing the work so that exposed subgrade is protected from becoming soft, yielding or unsuitable after being exposed, requiring over-excavation and structural fill.
- B. Utilities: Refer to Section 02 1725 for requirements related to existing utilities. The Contractor shall protect all private and public utilities from damage. Adequate provisions shall be made for maintaining all electrical and other underground facilities encountered during construction. Structures which have been disturbed or damaged by the Contractor shall be satisfactorily restored, unless shown for demolition, upon completion of the work.
- C. Pavement: The Contractor shall protect from damage all street pavement or paved areas on streets leading to site.

- D. Access Streets and Roadways: Provide wheel cleaning stations to clean wheels and undercarriage of trucks before leaving site, as necessary, to prevent dirt from being carried onto public streets. If streets are fouled, they must be cleaned immediately in conformance with the City of Lakewood, Washington State Department of Ecology and all governing requirements and regulations.
- E. Repair and / or replacement of damaged facilities shall be accomplished at the Contractor's expense.

### **3.08 CLEAN-UP**

- A. Remove any dirt and debris from streets and pavements, dry sweep affected areas clean.
- B. Clean out and remove any dirt, silt or debris that is carried offsite or into any storm drainage system by water runoff resulting from clearing work on this site.
- C. Shape earthwork to blend naturally into surroundings.

### **3.09 FIELD QUALITY CONTROL**

- A. Contractor Quality Control: Employ / assign quality control personnel to monitor the work of this section for conformance to the requirements of the Contract Documents and to good construction practices.
  - 1. Contractor is solely responsible for managing and controlling the quality of the work and conformance with the requirements of the Contract Documents.

**END OF SECTION**



**SECTION 32 3300**  
**SITE FURNISHINGS**

**PART 1 GENERAL**

**1.01 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General Conditions, Supplementary Conditions and Divisions 00 and 01 Specification Sections, apply to work of this section.

**1.02 SUMMARY**

- A. General: All site furnishings shall be constructed and installed as shown on drawings and per manufacturer's recommendations.
- B. Workmanship: Workmanship shall be of acceptable quality and performed to the satisfaction of the Owner's Representative.

**1.03 SECTION INCLUDES**

- A. Trash / Recycling Receptacles.
- B. Site Benches.
- C. Site Picnic Tables, Cluster Seating.
- D. Site Picnic Tables, Bench Style.
- E. Site Bicycle Racks.
- F. Pet Waste Receptacle
- G. Water Pump.
- H. Drinking Fountain
- I. Precast Cement Concrete Pump Track.
- J. Non-Slip Treads.
- K. Park Map

**1.04 REFERENCES**

- A. References shall be the edition current as of the date of the Contract Documents.
- B. ADA Standards - 2010 ADA Standards for Accessible Design.

## **1.05 SUBMITTALS**

- A. Refer to Section 01 3300 for submittal procedures.
- B. Product Data: Submit manufacturer's product literature describing each product, features and options. Include manufacturer's installation instructions.
- C. Submit shop drawings for all items requiring fabrication and/or assembly.

## **1.06 DELIVERY, STORAGE AND HANDLING**

- A. Deliver and store in conformance with manufacturer's recommendations.

## **1.07 PRE-INSTALLATION CONFERENCE**

- A. Prior to start of the precast cement concrete pump track installation, Contractor shall schedule a pre-installation conference at the job site to review the project conditions and installation requirements.
- B. Persons attending pre-installation conference shall include the Contractor, precast cement concrete pump track installer, earth work subcontractor, precast cement concrete pump track manufacturer's designated field service representative, Civil Engineer, and Owner Representative(s).

## **1.08 DOMESTIC PRODUCTS**

- A. Products shall comply with the requirements of the "Build America, Buy America Act", term effective as of January 13, 2023; refer also to RCO Grant Agreements included in the appendices of the Project Manual for additional information.

## **PART 2 PRODUCTS**

### **2.01 OWNER-FURNISHED / CONTRACTOR-INSTALLED (OFCI) SITE FURNISHINGS**

- A. Trash / Recycling Receptacle
  - 1. Manufacturer / Product: Wabash Valley, *32 Gallon Receptacle- Diamond (model #: LR300D)*.
  - 2. Specifications:
    - a. Mounting: Surface mounted.
    - b. Color: Green.
- B. Site Benches
  - 1. Manufacturer / Product: Wabash Valley, *6' Bench With Back #SG306D and 6' Bench Without Back #SG307D*.
  - 2. Specifications:

- a. Site Bench, With Back
  - 1) Size: 6' bench.
  - 2) Style: Bench with Back
  - 3) Mounting: Surface mounted.
  - 4) Color: Green.
- b. Site Bench, Without Back
  - 1) Size: 6' bench.
  - 2) Style: Bench Without Back.
- c. Mounting: Surface mounted.
  - 1) Color: Green.

C. Site Picnic Tables, Cluster Seating

- 1. Manufacturer / Product: Columbia Cascade, *2056-8484-P Parkway Integral Table and Seats and 2057-8484-ADA-P Parkway Accessible Integral Table with Three Seats.*
- 2. Specifications:
  - a. Site Picnic Table, no accessibility:
    - 1) Size: 6'-11 1/2" x 6'-11 1/2".
    - 2) Mounting: Pedestal Mount.
    - 3) Finish: Black Powder Coating.
  - b. Site Picnic Table, accessibility:
    - 1) Size: 5'-1" x 4'-3 3/4".
    - 2) Mounting: Pedestal Mount.
    - 3) Finish: Black Powder Coating.

D. Site Picnic Tables, Bench Style

- 1. Manufacturer / Product: Wabash Valley, *6' Table #SG106D and 8' ADA Table #SG115D.*
- 2. Specifications:

- a. Site Picnic Table, no accessibility
    - 1) Size: 6' Table.
    - 2) MountingFree Standing.
    - 3) Color: Green.
  - b. Site Picnic Table, accessibility
    - 1) Size: 8' ADA Table.
    - 2) MountingFree Standing.
    - 3) Color: Green.
- E. Site Bicycle Racks
- 1. Manufacturer / Product: DuMor, Inc., *Bike Racks 125-30*.
  - 2. Specifications:
    - a. Capacity: 7 bicycles.
    - b. Size: 62 1/2" long.
    - c. Mounting: Surface Mounted.
- F. Water Pump
- 1. Manufacturer / Product: Bison Pumps, *Cadrom Creek Water Pump, Pump-n-Play Standard Playground Water Pump with Hand Pump and Water Tank* is the basis of design and the standard of quality, function, performance and appearance required for this project.
    - a. Products by other manufacturers may be acceptable, subject to their ability to meet or exceed this standard and provide products conforming with the requirements of the Drawings and this Specification.
    - b. Substitutions: Refer to Section 01 6000 for substitution procedures and requirements. Proposed substitutions must match specified product performance and colors.
  - 2. Specifications:
    - a. Construction: Stainless Steel.
    - b. Size: 53-1/2" tall from the base of the tank to the top of the handle, 40-1/8" from base of tank to bottom of spigot.

c. Connection: 3/4" pressurized water line.

G. Water Fountain

1. Manufacturer / Product: Most Dependable Fountains, Inc., *350 SMSS Pet Fountain*.
2. Specifications:
  - a. Color: Green.
  - b. Configuration: Pet Fountain

**2.02 CONTRACTOR-FURNISHED / CONTRACTOR-INSTALLED (CFCI) SITE FURNISHINGS**

A. Pet Waste Receptacle

1. Manufacturer / Product: Pet Waste Eliminator, *Superior Pet Waste Eliminator Station (SKU: E3)* is the basis of design and the standard of quality, function, performance and appearance required for this project.
  - a. Products by other manufacturers may be acceptable, subject to their ability to meet or exceed this standard and provide products conforming with the requirements of the Drawings and this Specification.
  - b. Substitutions: Refer to Section 01 6000 for substitution procedures and requirements. Proposed substitutions must match specified product performance and colors.
2. Specifications:
  - a. Color: Green.

B. Precast Cement Concrete Pump Track

1. Manufacturers / Products: Parkitect; Version 3.5 Modular Cement Concrete Pump Track, layout and configuration as shown on the Contract Documents, is the basis of design and the standard of quality, function, performance, and details required for this project.
  - a. Products by other manufacturers may be acceptable, subject to their ability to meet or exceed this standard and provide products conforming to the requirements of the Drawings and Specifications.
  - b. Substitutions: Refer to Section 01 6000 for substitution procedures and requirements.
2. Specifications:

- a. Track Width = 1,710 mm
- b. Precast modules shall have rounded edges to prevent chipping.
  - 1) Minimum edge radius = 45 mm.

c. Precast reinforced C35/45 concrete with sandblasted and Sika impregnated riding surface.



C. Non-Slip Treads

- 1. Manufacturer / Product: HandiTreads, *Non-Slip Aluminum Treads* is the basis of design and the standard of quality, function, performance and appearance required for this project.
  - a. Products by other manufacturers may be acceptable, subject to their ability to meet or exceed this standard and provide products conforming with the requirements of the Drawings and this Specification.
  - b. Substitutions: Refer to Section 01 6000 for substitution procedures and requirements. Proposed substitutions must match specified product performance and colors.
- 2. Specifications:
  - a. Material: Aluminum
  - b. Finish: Black Powder Coating
  - c. Dimensions: 48" long, 3.75" wide
  - d. Attachment Type: Mechanical anchors
  - e. Code Compliance: ADA Compliant

D. Park Map

- 1. Map Panel
  - a. Manufacturer / Product: Fossil Industries, Inc., *CHPL Graphic Panel* is the basis of design and the standard of quality, function, performance and appearance required for this project.
    - 1) Products by other manufacturers may be acceptable, subject to their ability to meet or exceed this standard and provide products conforming with the requirements of the Drawings and this Specification.

- 2) Substitutions: Refer to Section 01 6000 for substitution procedures and requirements. Proposed substitutions must match specified product performance and colors.

b. Specifications:

- 1) Artwork as provided in Contract Documents.
- 2) Graphics panels must be LEED, GREENGUARD and FSC Certified and be manufactured as Custom High Pressure Laminate (CHPL). CHPL graphic sign material is composed of several layers of phenolic resin impregnated kraft filler paper, a digitally imaged graphic, a layer of melamine resin, surfaced by a layer of translucent exterior UV / graffiti overlay protection. The entire panel, including exterior overlay, must be bonded under heat and extreme pressure to form a composite panel. The finish must be smoothly textured with reflectivity of 30 + or – 5 gloss units.
- 3) The CHPL graphics must be warranted for a minimum of 10 years against fading, de-lamination and weather deterioration. There should be no warranty requirements for an annual application of water sealant, no exclusions for panels used in “extreme temperatures” and no clause that warranties can be denied due to “improper maintenance”.
- 4) Panels must be able to be cleaned with any solvent and not restrict use of products containing lacquer thinner or acetone.
- 5) All cutting and finishing to be done using a CNC router.
- 6) Graphics must be made using 12-Color High Definition printing technology.
- 7) Vendor shall provide a sample from a supplied file to confirm quality.
- 8) Panels must be entirely made in the U.S.A.
- 9) Panel shall be 24" x 36" and a minimum of 1/2" in thickness.



2. Panel Support

a. Map Panel

- 1) Manufacturer / Product: Fossil Industries, Inc., *SPG1212 Pedestal* is the basis of design and the standard of quality, function, performance and appearance required for this project.
  - a) Products by other manufacturers may be acceptable, subject to their ability to meet or exceed this standard and provide products conforming with the requirements of the Drawings and this Specification.
  - b) Substitutions: Refer to Section 01 6000 for substitution procedures and requirements. Proposed substitutions must match specified product performance and colors.
- 2) Specifications:
  - a) Type: Angled Mount
  - b) Mounting: Ground Mount
  - c) Mounting Plate Size: 12" x 12"
  - d) Color: Black

E. Fasteners

1. Anchor bolts, fasteners, fittings and hardware: shall be stainless steel, or Manufacturer's standard, corrosion-resistant-coated or non-corrodible materials; commercial quality, tamperproof, vandal and theft-resistant, concealed, recessed and capped or plugged.
2. Separation from concrete pavement surface with neoprene or stainless steel bottom plate.

## **PART 3 EXECUTION**

### **3.01 COORDINATION**

- A. Review, coordinate and accommodate work of other sections that interface with, affect or are affected by the work of this section so as to facilitate the execution of the overall Work of this project in a coordinated and efficient manner.

### **3.02 EXAMINATION – GENERAL**

- A. Examine the areas and conditions where site furnishings are to be installed and notify the Contractor of conditions detrimental to the proper and timely installation and completion of the work.



- B. Do not proceed with the work until unsatisfactory conditions have been corrected by the Contractor in a manner acceptable and to the satisfaction of the Engineer and Owner.

### **3.03 INSTALLATION – GENERAL**

- A. Refer to applicable details and plans for layout and installation.
- B. Install rigid, plumb and true to lines and levels shown. Stake out all elements called for in this section for approval by Engineer or authorized representative. All work shall be of the highest quality.
- C. Unless otherwise indicated, install all equipment specified by name / manufacturer as per manufacturer's recommendations.

### **3.04 INSTALLATION – TRASH / RECYCLING RECEPTACLES**

- A. Install trash / recycling receptacles level, plumb and in proper alignment, bolt securely to concrete walk with stainless steel anchor bolts, in accordance with manufacturer's installation instructions.

### **3.05 INSTALLATION – PET WASTE RECEPTACLES**

- A. Install pet waste receptacles level, plumb and in proper alignment in accordance with manufacturer's installation instructions.

### **3.06 INSTALLATION – SITE BENCHES**

- A. Install site benches level, plumb and in proper alignment, bolt securely to concrete walk with stainless steel anchor bolts, in accordance with manufacturer's installation instructions.

### **3.07 INSTALLATION – SITE PICNIC TABLES, CLUSTER SEATING**

- A. Install tables and seating level, plumb and in proper alignment, bolt securely to concrete walk with stainless steel anchor bolts, in accordance with manufacturer's installation instructions.

### **3.08 INSTALLATION – SITE PICNIC TABLES, BENCH STYLE**

- A. Install tables and seating at locations shown on the Drawings. Install using provided mounting kits in strict accordance with the manufacturer's written directions.

### **3.09 INSTALLATION – SITE BICYCLE RACKS**

- A. Install per manufacturer's installation instructions. Installation shall be plumb and true.

### **3.10 INSTALLATION – PLAYGROUND WATER PUMP**

- A. Playground water pump shall be installed as indicated on approved submittals as recommended and in strict accordance with manufacturer's written directions and as indicated on the Drawings and specified herein.

### **3.11 INSTALLATION – PRECAST CEMENT CONCRETE PUMP TRACK**

- A. Precast cement concrete pump track shall be installed as indicated on approved submittals as recommended and in strict accordance with manufacturer's written directions and as indicated on the Drawings and specified herein.

### **3.12 INSTALLATION - NON-SLIP TREADS**

- A. Install per manufacturer's installation instructions.

### **3.13 INSTALLATION - PARK SIGN**

- A. Install per manufacturer's installation instructions.

### **3.14 FIELD QUALITY CONTROL**

- A. Contractor Quality Control: Employ / assign quality control personnel to monitor the work of this section for conformance to the requirements of the Contract Documents and to good construction practices.
  - 1. Contractor is solely responsible for managing and controlling the quality of the work and conformance with the requirements of the Contract Documents.

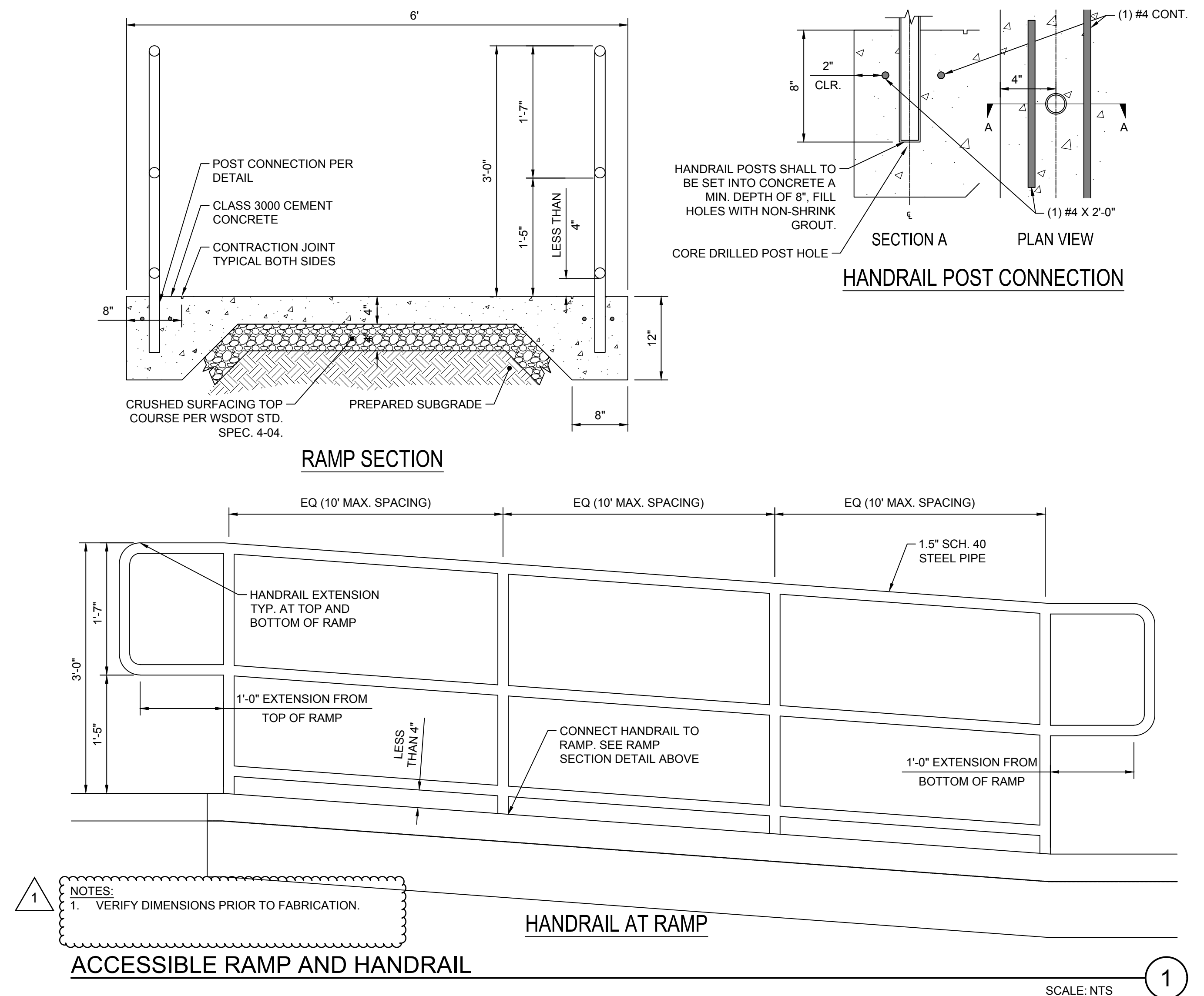
**END OF SECTION**







DATE PLOTTED: 11/12/2024 10:47:29 AM FILENAME: 211610-C510.DWG BY: ---



T. 253.627.4367 F. 253.627.4395 WWW.BCRADISEIGN.COM  
2108 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402



PROJECT:  
PHASE 1 & 2 IMPROVEMENTS  
**WARDS LAKE PARK**  
2716 84TH ST CT S  
LAKEWOOD, WA 98499

REVISIONS
1 BID ADDENDUM 01 11/13/24

DATE: 10.29.24  
 BCRA NO: 21167  
 DRAWN BY: RJB DESIGNED BY: BS  
 REVIEWED BY: ACC  
 SHEET TITLE: CIVIL DETAILS



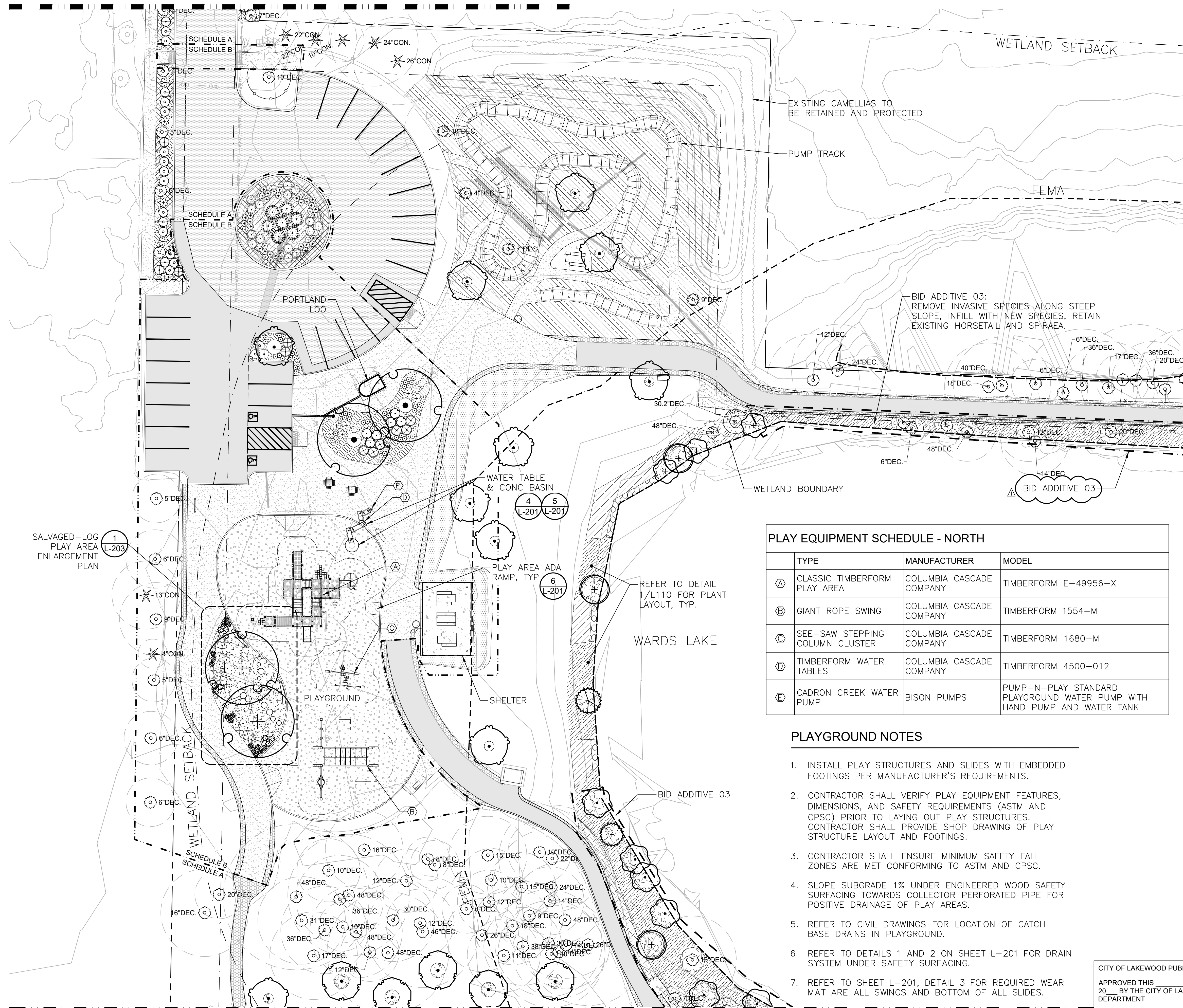
C-512

BID SET

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY



MATCHLINE - REFER TO SHEET L-101



**LEGEND**

- EXISTING TREES TO BE PROTECTED & RETAINED
- TREE DRIP LINE
- MULCH AROUND EXISTING & PROPOSED TREES
- ENGINEERED WOOD FIBER PLAY SURFACING
- BID ADDITIVE

**SITE FURNISHINGS LEGEND L-102**

- (1) RELOCATED EXISTING PICNIC TABLE
- (1) WABASH VALLEY, SIGNATURE COLLECTION 8' TABLE, 3/8" LEGS, DIAMOND, COLOR: GREEN
- (3) WABASH VALLEY, SIGNATURE COLLECTION 8' ADA TABLE, 2 3/8" LEGS, DIAMOND, COLOR: GREEN
- (3) WABASH VALLEY, SIGNATURE COLLECTION 6' BENCH W/ BACK, SURFACE MOUNT, DIAMOND, COLOR: GREEN
- (1) WABASH VALLEY, SIGNATURE COLLECTION 6' BENCH W/OUT BACK, SURFACE MOUNT, DIAMOND, COLOR: GREEN
- (1) TABLE WITH FOUR SEATS, 4' X 4'
- (1) TABLE WITH THREE SEATS, 4' X 4'
- (2) WABASH 32 GALLON RECEPTACLE, DIAMOND, COLOR: GREEN
- (1) DUMOR 125-30 BIKE RACK (SURFACE MOUNT)

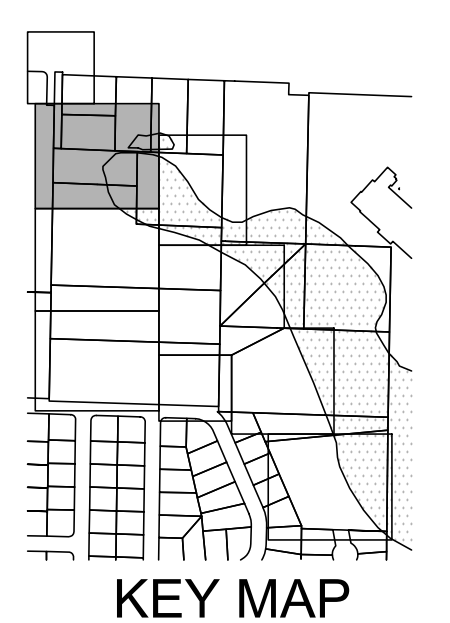
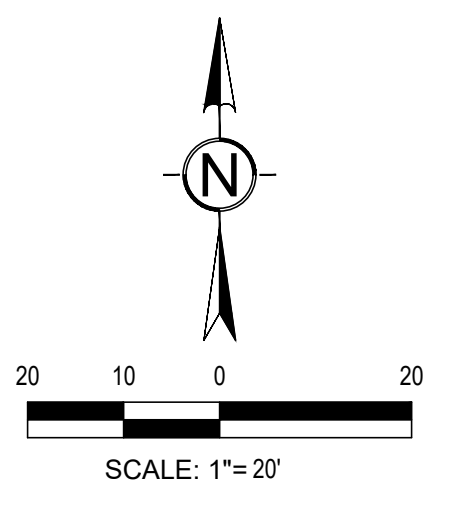
**PLAY EQUIPMENT SCHEDULE - NORTH**

TYPE	MANUFACTURER	MODEL
(A) CLASSIC TIMBERFORM PLAY AREA	COLUMBIA CASCADE COMPANY	TIMBERFORM E-49956-X
(B) GIANT ROPE SWING	COLUMBIA CASCADE COMPANY	TIMBERFORM 1554-M
(C) SEE-SAW STEPPING COLUMN CLUSTER	COLUMBIA CASCADE COMPANY	TIMBERFORM 1680-M
(D) TIMBERFORM WATER TABLES	COLUMBIA CASCADE COMPANY	TIMBERFORM 4500-012
(E) CADRON CREEK WATER PUMP	BISON PUMPS	PUMP-N-PLAY STANDARD PLAYGROUND WATER PUMP WITH HAND PUMP AND WATER TANK

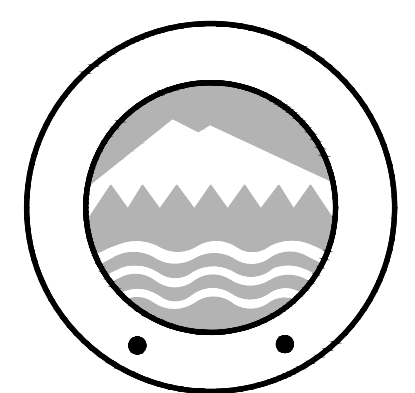
- PLAYGROUND NOTES**
- INSTALL PLAY STRUCTURES AND SLIDES WITH EMBEDDED FOOTINGS PER MANUFACTURER'S REQUIREMENTS.
  - CONTRACTOR SHALL VERIFY PLAY EQUIPMENT FEATURES, DIMENSIONS, AND SAFETY REQUIREMENTS (ASTM AND CPSC) PRIOR TO LAYING OUT PLAY STRUCTURES. CONTRACTOR SHALL PROVIDE SHOP DRAWING OF PLAY STRUCTURE LAYOUT AND FOOTINGS.
  - CONTRACTOR SHALL ENSURE MINIMUM SAFETY FALL ZONES ARE MET CONFORMING TO ASTM AND CPSC.
  - SLOPE SUBGRADE 1% UNDER ENGINEERED WOOD SAFETY SURFACING TOWARDS COLLECTOR PERFORATED PIPE FOR POSITIVE DRAINAGE OF PLAY AREAS.
  - REFER TO CIVIL DRAWINGS FOR LOCATION OF CATCH BASE DRAINS IN PLAYGROUND.
  - REFER TO DETAILS 1 AND 2 ON SHEET L-201 FOR DRAIN SYSTEM UNDER SAFETY SURFACING.
  - REFER TO SHEET L-201, DETAIL 3 FOR REQUIRED WEAR MAT ARE ALL SWINGS AND BOTTOM OF ALL SLIDES.

**NOTE:**

- REFER TO SHEET L-110 FOR SCH-A: MASTER PLANT & SEED SCHEDULES.
- REFER TO SHEET L-111 FOR SCH-B: MASTER PLANT & SEED SCHEDULES.
- REFER TO L-200 SERIES DRAWINGS FOR LANDSCAPE DETAILS, HARDSCAPE & PLANTING DETAILS.
- REFER TO L-300 SERIES DRAWINGS FOR IRRIGATION.
- REFER TO L-400 SERIES FOR IRRIGATION DETAILS
- REFER TO CIVIL FOR VEHICLE AND PEDESTRIAN PAVING.
- REFER TO SHEET L-102.1 FOR PLANT SCHEDULES FOR THIS SHEET.



CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20\_\_\_\_ BY THE CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT  
 CITY ENGINEER OR DESIGNEE



PROJECT: PHASE 1 & 2  
**WARDS LAKE PARK**  
 2716 84TH ST CT S  
 LAKEWOOD, WA 98499

REVISIONS

NO.	DATE	DESCRIPTION
1	11.14.24	ADDENDUM 1, 11.14.2024

DATE PLOTTED: 11/15/2024 3:59:25 PM FILENAME: L-101-105 PLANTING PLAN W/L-102.DWG BY: ...

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY



**PLANT SCHEDULE L-102 SCH-A**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
<b>TREES</b>				
	2	ALNUS RUBRA RED ALDER	1 GAL, 12" HT	
	9	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	3" CAL, BRANCHING AT 6 FT	
	1	PICEA SITCHENSIS SITKA SPRUCE	1 GAL	
	5	QUERCUS GARRYANA OREGON WHITE OAK	5 GAL, 4 - 6 FT HT	
	3	SALIX HOOKERIANA DUNE WILLOW	1 GAL, 12" HT	
<b>SHRUBS</b>				
	5	AZALEA X 'HINO-CRIMSON' HINO-CRIMSON KURUME AZALEA	2 GAL	
	6	AZALEA X 'GIRARD'S FUCHSIA' GIRARD'S FUCHSIA AZALEA	2 GAL	
	14	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	2 GAL, 12" SPREAD	
<b>GROUND COVERS</b>				
	52	AJUGA REPTANS 'CATLIN'S GIANT' CATLIN'S GIANT CARPET BUGLE	4" POT	18" o.c.
	53	FRAGARIA CHILOENSIS BEACH STRAWBERRY	4" POT	18" o.c.
	78	RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BRAMBLE	4" POT	18" o.c.

**PLANT MIX & SEED MIX SCHEDULE L-102 SCH-A**

	<b>SHORELINE - NATIVE SHRUB MIX</b> CORNUS SERICEA / RED TWIG DOGWOOD HOLODISCUS DISCOLOR / OCEANSPRAY LONICERA INVOLUCRATA / TWINBERRY MYRICA GALE / SWEETGALE ROSA NUTKANA / NOOTKA ROSE RUBUS PARVIFLORUS / THIMBLEBERRY SPIRAEA DOUGLASII / WESTERN SPIREA SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	1,078 SF
	<b>SHORELINE - NATIVE RUSH MIX</b> CLUSTER SAME SPECIES IN GROUPS OF 5 TO 12 JUNCUS EFFUSUS SPP. PACIFICUS / PACIFIC RUSH SCHOENOPLECTUS ACUTUS / HARDSTEM BULRUSH SCHOENOPLECTUS TABERNAEMONTANI / SOFTSTEM BULRUSH	158 SF
	<b>LAWN SEED MIX</b> IRRIGATED AREA	1,806 SF
	<b>TRAIL BUFFER - NATIVE SEED MIX</b> SUNMARK "STREAMBANK PLUS MIX" APPLICATION RATE: 1.5 LBS/1000 SF	306 SF
	<b>SHORELINE - LOW GROW NATIVE MIX</b> 1. APPLY FIRST: SUNMARK "NATIVE WATER QUALITY MIX" AT APPLICATION RATE OF 21.69 LBS / ACRE. 2. ALLOW ABOVE MIX TO GROW FOR 1 WEEK. 3. THE APPLY SUNMARK "WETLAND PRAIRIE MIX" AT RATE OF 43.66 LBS / ACRE.	1,291 SF
	<b>PUMP TRACK AREA - SEED MIX</b> SUNMARK "SUPREME PLUS MIX" APPLICATION RATE: 4 LBS / 1000 SF	8,508 SF

**NOTE:**

- SEE SHEET L-110 FOR SCH-A: MASTER PLANT & SEED SCHEDULES
- REFER TO DETAIL 1, L-110 FOR SAMPLE LAYOUT: SHORELINE - NATIVE SHRUB MIX

**PLANT SCHEDULE L-102 SCH-B**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
<b>TREES</b>				
	2	BETULA NIGRA RIVER BIRCH	2" CAL	
	1	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	3" CAL, BRANCHING AT 6 FT	
	2	QUERCUS PHELLOS WILLOW OAK	3" CAL, BRANCHING AT 6 FT	
<b>SHRUBS</b>				
	6	AZALEA X 'HINO-CRIMSON' HINO-CRIMSON KURUME AZALEA	2 GAL	
	9	AZALEA X 'GIRARD'S FUCHSIA' GIRARD'S FUCHSIA AZALEA	2 GAL	
	15	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	2 GAL	
	2	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	2 GAL, 12" SPREAD	
	6	RIBES SANGUINEUM RED FLOWERING CURRANT	2 GAL, 15" HT	
	7	SALIX PURPUREA 'CANYON BLUE' ARCTIC BLUE PURPLE OSIER WILLOW	3 GAL	
	38	SPIRAEA BETULIFOLIA 'TOR' WHITE FROST BIRCH LEAF SPIREA	2 GAL	
	6	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	5 GAL	
<b>FERNS/GROUNDCOVER/PERENNIALS</b>				
	18	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	2 GAL	
	9	EPIMEDIUM X 'AMBER QUEEN' AMBER QUEEN BARRENWORT	1 GAL	
	59	IRIS TENAX OREGON IRIS	BULB	
	15	STACHYS BYZANTINA 'BIG EARS' BIG EARS LAMB'S EAR	1 GAL	
<b>GROUND COVERS</b>				
	256	FRAGARIA CHILOENSIS BEACH STRAWBERRY	4" POT	18" o.c.
	144	RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BRAMBLE	4" POT	18" o.c.

NOTE: SEE SHEET L-111 FOR SCH-B: MASTER PLANT & SEED SCHEDULES

**BID ADDITIVE #03: PLANT SCHEDULE L-102**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	1	ALNUS RUBRA RED ALDER	1 GAL, 12" HT
	1	PINUS CONTORTA CONTORTA SHORE PINE	1 GAL
	6	SALIX SITCHENSIS SITKA WILLOW	1 GAL, 12" HT

**BID ADDITIVE #03: PLANT MIX & SEED MIX SCHEDULE L-102**

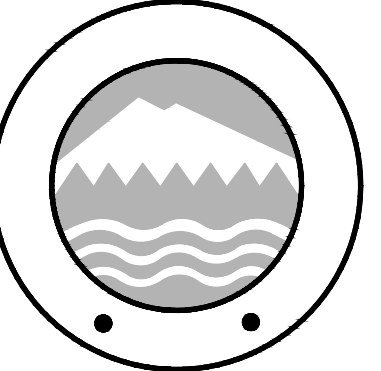
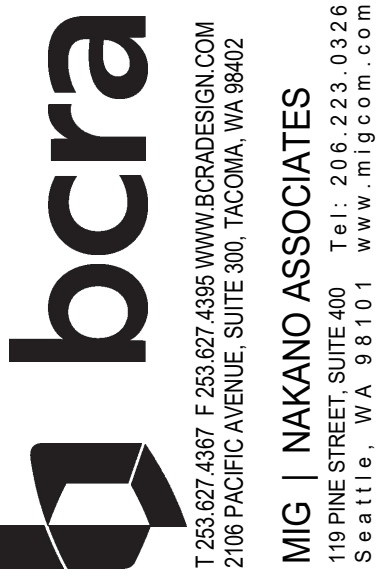
	<b>SHORELINE - NATIVE SHRUB MIX</b> CORNUS SERICEA / RED TWIG DOGWOOD HOLODISCUS DISCOLOR / OCEANSPRAY LONICERA INVOLUCRATA / TWINBERRY MYRICA GALE / SWEETGALE ROSA NUTKANA / NOOTKA ROSE RUBUS PARVIFLORUS / THIMBLEBERRY SPIRAEA DOUGLASII / WESTERN SPIREA SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	1,896 SF
	<b>TRAIL BUFFER - NATIVE SEED MIX</b> SUNMARK "STREAMBANK PLUS MIX" APPLICATION RATE: 1.5 LBS/1000 SF	306 SF

**NOTE:**

- SEE SHEET L-112 FOR BID ADDITIVE #03 MASTER PLANT & SEED SCHEDULE
- REFER TO DETAIL 1, L-112 FOR SAMPLE LAYOUT: SHORELINE - NATIVE SHRUB MIX

DATE PLOTTED: 11/15/2024 4:00:57 PM FILENAME: L-102-108 PLANTING PLAN W/ DWG BY: ...

CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ BY THE CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT  
\_\_\_\_\_  
CITY ENGINEER OR DESIGNEE



PROJECT:  
PHASE 1 & 2  
**WARDS LAKE PARK**  
2716 84TH STREET S  
LAKEWOOD, WA 98499

REVISIONS
ADDENDUM 1, 11.14.2024

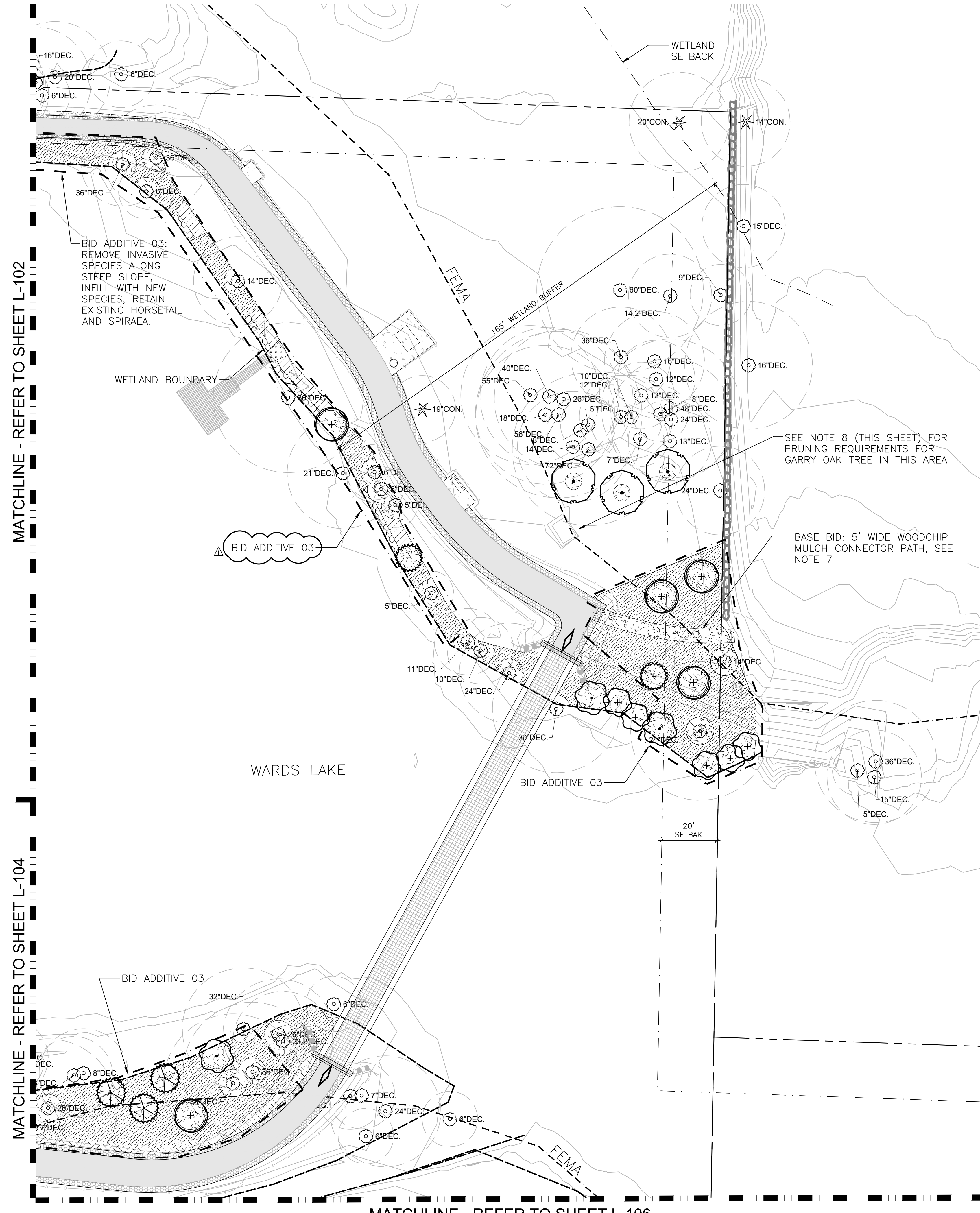
DATE: 11-14-24  
BCRA NO: 21167  
DRAWN BY: PS DESIGNED BY: PS, PG  
REVIEWED BY: IO  
SHEET TITLE: NOTES & SCHEDULES



**L-102.1**



DATE PLOTTED: 11/15/2024 4:00:58 PM FILENAME: L-103 PLANTING PLAN W/L.DWG BY: ...



LEGEND

- EXISTING TREES TO BE PROTECTED & RETAINED
- TREE DRIP LINE
- MULCH AROUND EXISTING & PROPOSED TREES
- BID ADDITIVE

SITE FURNISHINGS LEGEND L-103

- (1) RELOCATED EXISTING PICNIC TABLE
- (1) WABASH VALLEY, SIGNATURE COLLECTION 6\"/>
- (1) WABASH 32 GALLON RECEPTACLE, DIAMOND, COLOR: GREEN

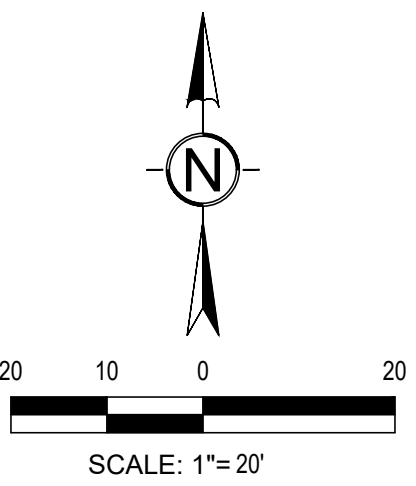
NOTE:

- REFER TO SHEET L-110 FOR SCH-A: MASTER PLANT & SEED SCHEDULES.
- REFER TO SHEET L-111 FOR SCH-B: MASTER PLANT & SEED SCHEDULES.
- REFER TO L-200 SERIES DRAWINGS FOR LANDSCAPE DETAILS, HARDSCAPE & PLANTING DETAILS.
- REFER TO L-300 SERIES DRAWINGS FOR IRRIGATION.
- REFER TO L-400 SERIES FOR IRRIGATION DETAILS.
- REFER TO CIVIL FOR VEHICLE AND PEDESTRIAN PAVING.
- REFER TO SHEET L-103.1 FOR PLANT SCHEDULES FOR THIS SHEET.
- FIELD VERIFY CONNECTOR PATH LAYOUT. FLAG LAYOUT OF PATH FOR APPROVAL BY OWNER PRIOR TO CONSTRUCTION OF PATH. MULCH DEPTH TO BE 6 INCHES.
- REFER TO THE FOLLOWING REPORT FOR REQUIRED PRUNING OF TREE 484 (NEAR EXISTING PICNIC TABLE). "WARDS LAKE PARK IMPROVEMENT PROJECT: TREE RISK ASSESSMENT AND PROTECTION" DATED JUNE 21, 2022, BY URBAN FORESTRY SERVICES|BARTLETT CONSULTING. NOTE: PRUNING IS REQUIRE EVEN THOUGH AT RISK PICNIC TABLE WILL BE MOVED OR REMOVED.

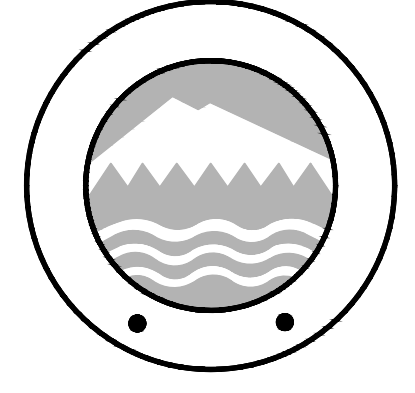
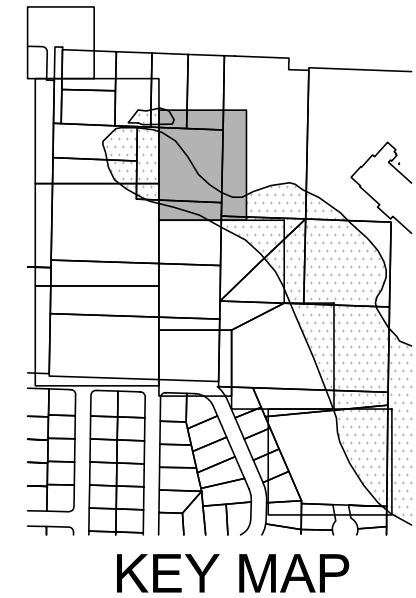
MATCHLINE - REFER TO SHEET L-102

MATCHLINE - REFER TO SHEET L-104

MATCHLINE - REFER TO SHEET L-106



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 20\_\_\_\_ BY THE CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT  
 \_\_\_\_\_  
 CITY ENGINEER OR DESIGNEE



PROJECT:  
 PHASE 1 & 2  
**WARDS LAKE PARK**  
 2716 84TH ST, CT S  
 LAKEWOOD, WA 98499


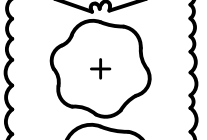

REVISIONS

ADDENDUM 1, 11.14.2024


DATE: 11-14-24  
 BCRA NO: 21167  
 DRAWN BY: PS DESIGNED BY: PS, PG  
 REVIEWED BY: IO  
 SHEET TITLE: LANDSCAPE PLAN




**PLANT SCHEDULE L-103 SCH-A**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	3	QUERCUS GARRYANA OREGON WHITE OAK	5 GAL, 4 - 6 FT HT
	2	SALIX HOOKERIANA DUNE WILLOW	1 GAL, 12" HT
	1	SALIX SITCHENSIS SITKA WILLOW	1 GAL, 12" HT

**PLANT MIX & SEED MIX SCHEDULE L-103 SCH-A**

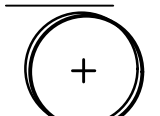
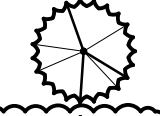



	<b>SHORELINE - NATIVE SHRUB MIX</b>	822 SF
	CORNUS SERICEA / RED TWIG DOGWOOD	6
	HOLIDISCUS DISCOLOR / OCEANSPRAY	6
	LONICERA INVOLUCRATA / TWINBERRY	5
	MYRICA GALE / SWEETGALE	2
	ROSA NUTKANA / NOOTKA ROSE	5
	RUBUS PARVIFLORUS / THIMBLEBERRY	7
	SPIRAEA DOUGLASII / WESTERN SPIREA	5
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	9

	<b>TRAIL BUFFER - NATIVE SEED MIX</b>	92 SF
	SUNMARK "STREAMBANK PLUS MIX"	
	APPLICATION RATE: 1.5 LBS/1000 SF	


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
- SEE SHEET L-110 FOR SCH-A: MASTER PLANT & SEED SCHEDULES
- REFER TO DETAIL 1, L-110 FOR SAMPLE LAYOUT: SHORELINE - NATIVE SHRUB MIX


**BID ADDITIVE #03: PLANT SCHEDULE L-103**


SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	5	ALNUS RUBRA RED ALDER	1 GAL, 12" HT
	3	PICEA SITCHENSIS SITKA SPRUCE	1 GAL
	2	PINUS CONTORTA CONTORTA SHORE PINE	1 GAL
	3	SALIX HOOKERIANA DUNE WILLOW	1 GAL, 12" HT
	2	SALIX SITCHENSIS SITKA WILLOW	1 GAL, 12" HT


**BID ADDITIVE #03: PLANT MIX & SEED MIX SCHEDULE L-103**

	<b>SHORELINE - NATIVE SHRUB MIX</b>	4,596 SF
	CORNUS SERICEA / RED TWIG DOGWOOD	34
	HOLIDISCUS DISCOLOR / OCEANSPRAY	34
	LONICERA INVOLUCRATA / TWINBERRY	23
	MYRICA GALE / SWEETGALE	11
	ROSA NUTKANA / NOOTKA ROSE	24
	RUBUS PARVIFLORUS / THIMBLEBERRY	34
	SPIRAEA DOUGLASII / WESTERN SPIREA	23
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	48

	<b>SHORELINE - NATIVE RUSH MIX</b>	175 SF
	CLUSTER SAME SPECIES IN GROUPS OF 5 TO 12	
	JUNCUS EFFUSUS SPP. PACIFICUS / PACIFIC RUSH	60
	SCHOENOPLECTUS ACUTUS / HARDSTEM BULRUSH	60
	SCHOENOPLECTUS TABERNAEMONTANI / SOFTSTEM BULRUSH	61

	<b>EROSION CONTROL SEED MIX</b>	33 SF
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	<b>TRAIL BUFFER - NATIVE SEED MIX</b>	385 SF
	SUNMARK "STREAMBANK PLUS MIX"	
	APPLICATION RATE: 1.5 LBS/1000 SF	

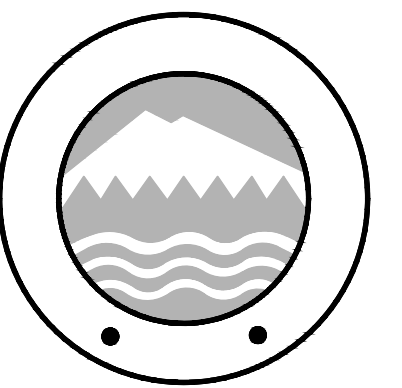
	<b>SHORELINE - LOW GROW NATIVE MIX</b>	298 SF
	1. APPLY FIRST: SUNMARK "NATIVE WATER QUALITY MIX" AT APPLICATION RATE OF 21.69 LBS / ACRE.	
	2. ALLOW ABOVE MIX TO GROW FOR 1 WEEK.	
	3. THE APPLY SUNMARK "WETLAND PRAIRIE MIX" AT RATE OF 43.66 LBS / ACRE.	

**NOTE:**

- SEE SHEET L-112 FOR BID ADDITIVE #03 MASTER PLANT & SEED SCHEDULE
- REFER TO DETAIL 1, L-112 FOR SAMPLE LAYOUT: SHORELINE - NATIVE SHRUB MIX

DATE PLOTTED: 1/11/2024 4:00:23 PM FILENAME: L:\01-106 PLANTING PLAN\WLP.DWG BY: ...

CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20\_\_\_\_ BY THE CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT  
 \_\_\_\_\_  
 CITY ENGINEER OR DESIGNEE



PROJECT:  
 PHASE 1 & 2  
**WARDS LAKE PARK**  
 2716 84TH ST CT S  
 LAKEWOOD, WA 98499

REVISIONS

NO.	DATE	DESCRIPTION
1	11.14.2024	ADDENDUM 1

DATE: 11-14-24  
 BCRA NO: 21167  
 DRAWN BY: PS DESIGNED BY: PS, PG  
 REVIEWED BY: IO  
 SHEET TITLE: NOTES & SCHEDULES



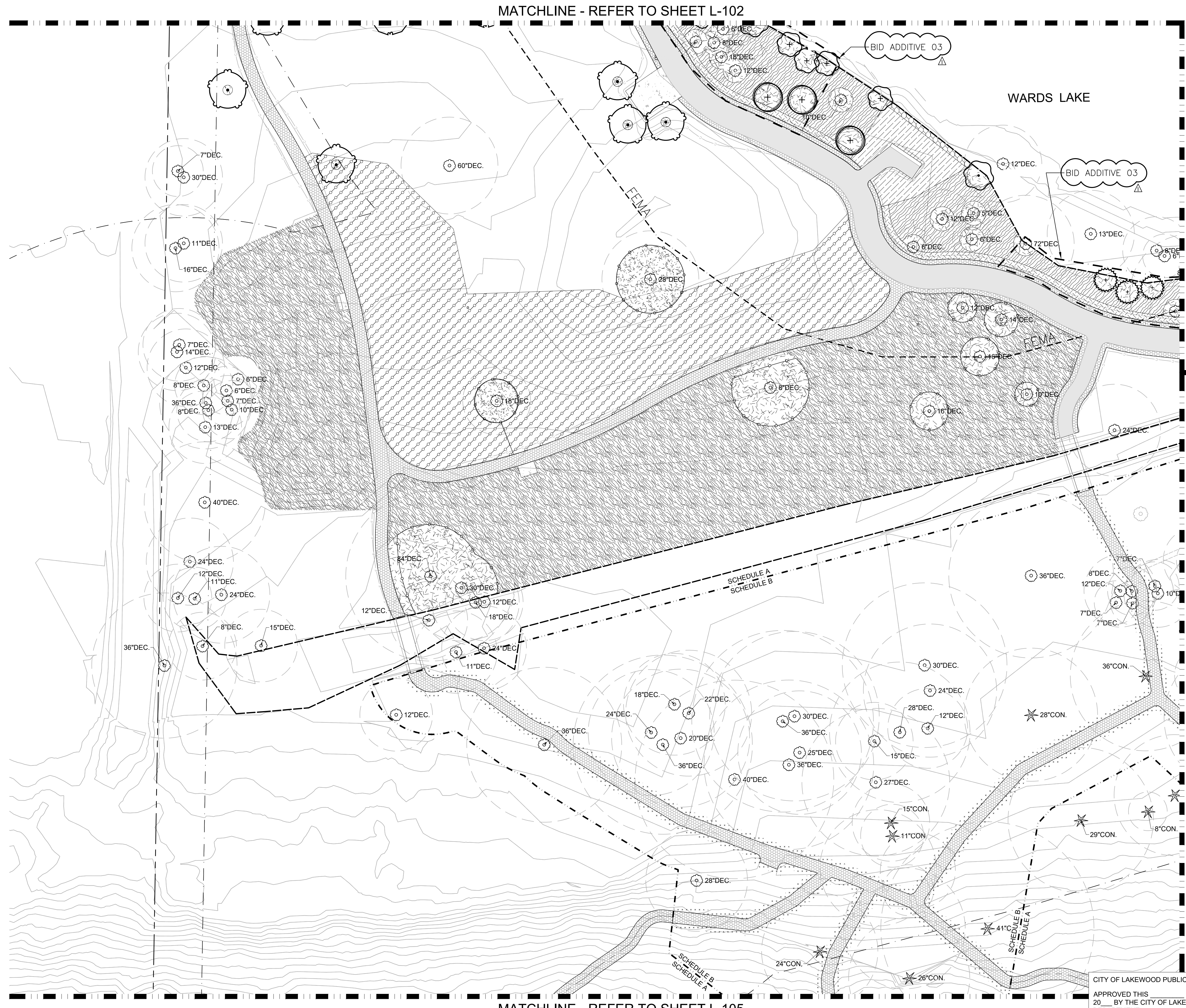
**L-103.1**

BID SET

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY



DATE PLOTTED: 11/15/2024 4:03:15 PM FILENAME: L-104-105 PLANTING PLAN.rvt DWG BY: ---



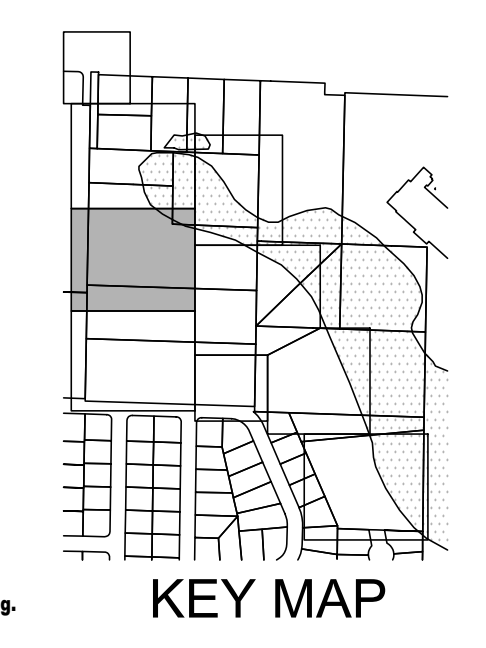
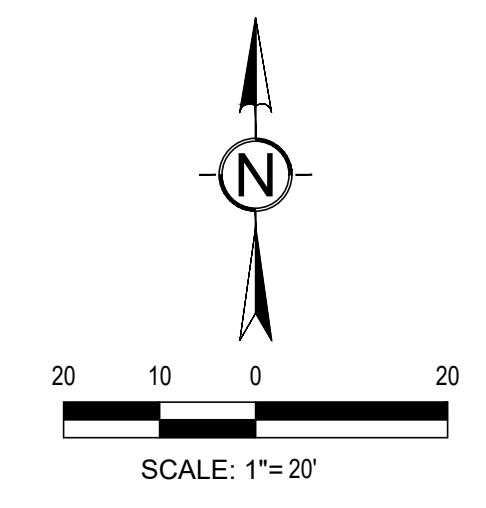
**LEGEND**

- EXISTING TREES TO BE PROTECTED & RETAINED
- TREE DRIP LINE
- MULCH AROUND EXISTING & PROPOSED TREES
- TREE PROTECTION FENCING, REFER TO CIVIL DETAILS
- BID ADDITIVE

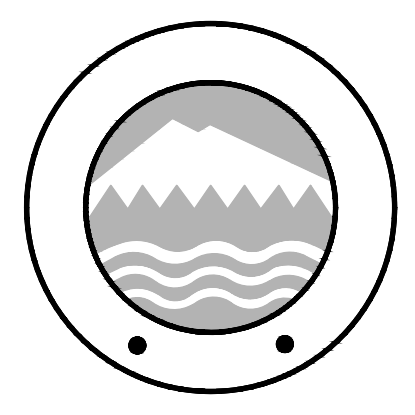
**SITE FURNISHINGS LEGEND L-104**

- (1) WABASH VALLEY, SIGNATURE COLLECTION 6\"/>

- NOTE:**
- REFER TO SHEET L-110 FOR SCH-A: MASTER PLANT & SEED SCHEDULES.
  - REFER TO SHEET L-111 FOR SCH-B: MASTER PLANT & SEED SCHEDULES.
  - REFER TO L-200 SERIES DRAWINGS FOR LANDSCAPE DETAILS, HARDSCAPE & PLANTING DETAILS.
  - REFER TO L-300 SERIES DRAWINGS FOR IRRIGATION.
  - REFER TO L-400 SERIES FOR IRRIGATION DETAILS
  - REFER TO CIVIL FOR VEHICLE AND PEDESTRIAN PAVING.
  - REFER TO SHEET L-104.1 FOR PLANT SCHEDULES FOR THIS SHEET.



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 CITY ENGINEER OR DESIGNEE



**PROJECT:**  
 PHASE 1 & 2  
**WARDS LAKE PARK**  
 2716 84TH ST CT S  
 LAKEWOOD, WA 98499

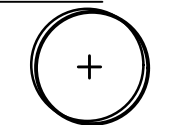
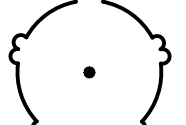

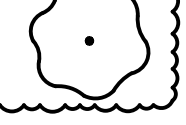
**REVISIONS**

ADDENDUM 1, 11.14.2024


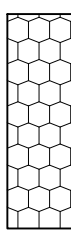


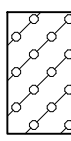

**DATE:** 11-14-24  
**BCRA NO:** 21167  
**DRAWN BY:** PS **DESIGNED BY:** PS, PG  
**REVIEWED BY:** IO  
**SHEET TITLE:** LANDSCAPE PLAN



**PLANT SCHEDULE L-104 SCH-A BASE BID**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	1	ALNUS RUBRA RED ALDER	1 GAL, 12" HT
	5	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	3" CAL, BRANCHING AT 6 FT
	1	SALIX HOOKERIANA DUNE WILLOW	1 GAL, 12" HT
	1	SALIX SITCHENSIS SITKA WILLOW	1 GAL, 12" HT

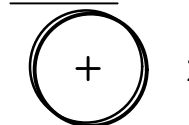
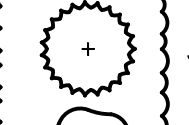

**PLANT MIX & SEED MIX SCHEDULE L-104 SCH-A**

	<b>SHORELINE - NATIVE SHRUB MIX</b> CORNUS SERICEA / RED TWIG DOGWOOD HOLODISCUS DISCOLOR / OCEANSPRAY LONICERA INVOLUCRATA / TWINBERRY MYRICA GALE / SWEETGALE ROSA NUTKANA / NOOTKA ROSE RUBUS PARVIFLORUS / THIMBLEBERRY SPIRAEA DOUGLASII / WESTERN SPIREA SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	1,438 SF 10 10 7 4 7 11 7 14
	<b>SHORELINE - NATIVE RUSH MIX</b> CLUSTER SAME SPECIES IN GROUPS OF 5 TO 12 JUNCUS EFFUSUS SPP. PACIFICUS / PACIFIC RUSH SCHOENOPLECTUS ACUTUS / HARDSTEM BULRUSH SCHOENOPLECTUS TABERNAEMONTANI / SOFTSTEM BULRUSH	108 SF 37 37 38
	<b>TRAIL BUFFER - NATIVE SEED MIX</b> SUNMARK "STREAMBANK PLUS MIX" APPLICATION RATE: 1.5 LBS/1000 SF	254 SF
	<b>MEADOW - SEED MIX:</b> SUNMARK "NATIVE MEADOW MIX" APPLICATION RATE: 1LB/1000 SF	20,529 SF
	<b>NATIVE GRASSLAND MIX</b> SUNMARK "NATIVE GRASSLANDS MIX" APPLICATION RATE: 1.0 LBS/1000 SF	12,453 SF
	<b>SHORELINE - LOW GROW NATIVE MIX</b> 1. APPLY FIRST: SUNMARK "NATIVE WATER QUALITY MIX" AT APPLICATION RATE OF 21.69 LBS / ACRE. 2. ALLOW ABOVE MIX TO GROW FOR 1 WEEK. 3. THE APPLY SUNMARK "WETLAND PRAIRIE MIX" AT RATE OF 43.66 LBS / ACRE.	838 SF

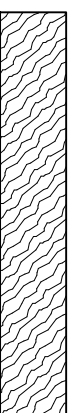
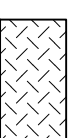
**NOTE:**

- SEE SHEET L-110 FOR SCH-A: MASTER PLANT & SEED SCHEDULES
- REFER TO DETAIL 1, L-110 FOR SAMPLE LAYOUT: SHORELINE - NATIVE SHRUB MIX

**BID ADDITIVE #03: PLANT SCHEDULE L-104**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	2	ALNUS RUBRA RED ALDER	1 GAL, 12" HT
	3	PINUS CONTORTA CONTORTA SHORE PINE	1 GAL
	3	SALIX HOOKERIANA DUNE WILLOW	1 GAL, 12" HT

**BID ADDITIVE #03: PLANT MIX & SEED MIX SCHEDULE L-104**

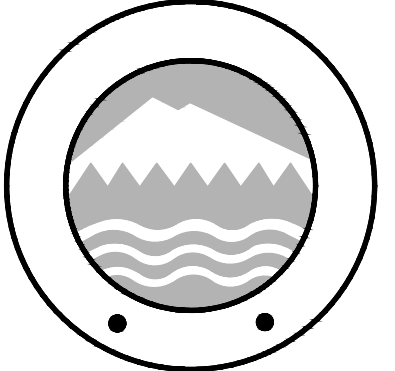
	<b>SHORELINE - NATIVE SHRUB MIX</b> CORNUS SERICEA / RED TWIG DOGWOOD HOLODISCUS DISCOLOR / OCEANSPRAY LONICERA INVOLUCRATA / TWINBERRY MYRICA GALE / SWEETGALE ROSA NUTKANA / NOOTKA ROSE RUBUS PARVIFLORUS / THIMBLEBERRY SPIRAEA DOUGLASII / WESTERN SPIREA SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	1,387 SF 10 10 7 3 7 10 7 14
	<b>TRAIL BUFFER - NATIVE SEED MIX</b> SUNMARK "STREAMBANK PLUS MIX" APPLICATION RATE: 1.5 LBS/1000 SF	447 SF

**NOTE:**

- SEE SHEET L-112 FOR BID ADDITIVE #03 MASTER PLANT & SEED SCHEDULE
- REFER TO DETAIL 1, L-112 FOR SAMPLE LAYOUT: SHORELINE - NATIVE SHRUB MIX

DATE PLOTTED: 11/15/2024 4:00:59 PM FILENAME: L:\01-106 PLANTING PLAN\WLP.DWG BY: ---

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\_\_\_\_\_  
CITY ENGINEER OR DESIGNEE



**PROJECT:**  
PHASE 1 & 2  
**WARDS LAKE PARK**  
2716 84TH ST CT S  
LAKEWOOD, WA 98499

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11.14.2024	ADDENDUM 1, 11.14.2024

DATE: 11-14-24  
BCRA NO: 21167  
DRAWN BY: PS DESIGNED BY: PS, PG  
REVIEWED BY: IO  
SHEET TITLE: NOTES & SCHEDULES



**L-104.1**

**PLANT SCHEDULE L-109 SCH-B**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	1	ACER CIRCINATUM 'PACIFIC FIRE' PACIFIC FIRE VINE MAPLE	6' - 7' HT, MULTISTEM, B&B
	4	ALNUS RUBRA RED ALDER	1 GAL, 12" HT
	3	ALNUS RUBRA RED ALDER	2" CAL, 10'-12' HT, B&B
	3	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	3" CAL, BRANCHING AT 6 FT
<b>SHRUBS</b>			
	10	HOLIDISCUS DISCOLOR OCEANSPRAY	1 GAL
	10	MAHONIA AQUIFOLIUM OREGON GRAPE	1 GAL
	8	PAXISTIMA MYRSINITES OREGON BOXWOOD	2 GAL, 12" HT
	18	SPIRAEA BETULIFOLIA 'TOR' WHITE FROST™ BIRCHLEAF SPIREA	2 GAL
	70	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	1 GAL
<b>FERNS/GROUND COVER/PERENNIALS</b>			
	7	CAMASSIA LEICHTLINII GREAT CAMAS	BULB
	55	IRIS TENAX OREGON IRIS	BULB
	129	MAHONIA REPENS CREEPING MAHONIA	1 GAL
<b>GROUND COVERS</b>			
	95	FRAGARIA CHILOENSIS BEACH STRAWBERRY	4" POT 18" o.c.
	138	GAULTHERIA SHALLON SALAL	1 GAL 18" o.c.

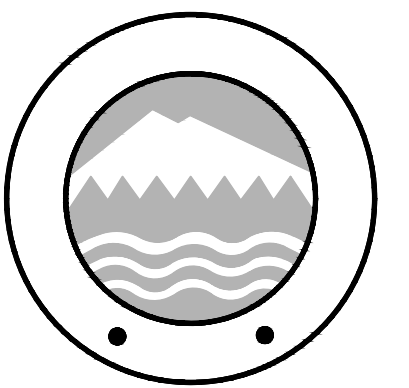
**PLANT MIX & SEED MIX SCHEDULE L-109 SCH-B**

	<b>LAWN SEED MIX</b> IRRIGATED AREA	9,067 SF
	<b>EROSION CONTROL SEED MIX</b>	5,990 SF
	<b>MEADOW - SEED MIX:</b> SUNMARK "NATIVE MEADOW MIX" APPLICATION RATE: 1LB/1000 SF	2,071 SF

NOTE: SEE SHEET L-111 FOR SCH-B: MASTER PLANT & SEED SCHEDULES

DATE PLOTTED: 1/11/2024 4:00:00 PM FILENAME: L-109-111 PLANTING PLAN.WPLD.DWG BY: ---

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 \_\_\_\_\_  
 CITY ENGINEER OR DESIGNEE



PROJECT:  
 PHASE 1 & 2  
**WARDS LAKE PARK**  
 2716 84TH ST CT S  
 LAKEWOOD, WA 98499

REVISIONS

△	ADDENDUM 1, 11.14.2024

DATE: 11-14-24  
 BCRA NO: 21167  
 DRAWN BY: PS DESIGNED BY: PS, PG  
 REVIEWED BY: IO

SHEET TITLE  
**NOTES & PLANT SCHEDULE**



**L-109.1**

BID SET

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY



SCH-A: MASTER PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	3	ALNUS RUBRA RED ALDER	1 GAL, 12" HT
	15	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	3" CAL, BRANCHING AT 6 FT
	1	PICEA SITCHENSIS SITKA SPRUCE	1 GAL
	8	QUERCUS GARRYANA OREGON WHITE OAK	5 GAL, 4 - 6 FT HT
	6	SALIX HOOKERIANA DUNE WILLOW	1 GAL, 12" HT
	2	SALIX SITCHENSIS SITKA WILLOW	1 GAL, 12" HT
<b>SHRUBS</b>			
	22	AZALEA X 'HINO-CRIMSON' HINO-CRIMSON KURUME AZALEA	2 GAL
	18	AZALEA X 'GIRARD'S FUCHSIA' GIRARD'S FUCHSIA AZALEA	2 GAL
	27	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	2 GAL, 12" SPREAD
<b>GROUND COVERS</b>			
	145	AJUGA REPTANS 'CATLIN'S GIANT' CATLIN'S GIANT CARPET BUGLE	4" POT 18" o.c.
	177	FRAGARIA CHILOENSIS BEACH STRAWBERRY	4" POT 18" o.c.
	290	RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BRAMBLE	4" POT 18" o.c.

MASTER LEGEND

	EXISTING RHODODENDRON SHRUBS TO BE PROTECTED AND RETAINED
	EXISTING TREES TO BE PROTECTED & RETAINED
	TREE DRIP LINE
	MULCH AROUND EXISTING & PROPOSED TREES
	ENGINEERED WOOD FIBER PLAY SURFACING
	2"-4" RIVER ROCK SURFACING
	SINGLE RAIL WOOD FENCE, REFER TO CIVIL DETAILS
	POST AND RAIL FENCE, REFER TO CIVIL DETAILS
	TREE PROTECTION FENCING, REFER TO CIVIL DETAILS
	BID ADDITIVE

SCH-A: MASTER SITE FURNISHINGS SCHEDULE

	(2) RELOCATED EXISTING PICNIC TABLE
	(1) WABASH VALLEY, SIGNATURE COLLECTION 8' ADA TABLE, 2 3/8" LEGS, DIAMOND, COLOR: GREEN
	(6) WABASH VALLEY, SIGNATURE COLLECTION 6' BENCH W/ BACK, SURFACE MOUNT, DIAMOND, COLOR: GREEN
	(4) WABASH 32 GALLON RECEPTACLE, DIAMOND, COLOR: GREEN
	(1) SUPERIOR PET WASTE ELIMINATOR STATION ITEM SKU: E3
	(1) PET FOUNTAIN, REFER TO CIVIL

TREE MAINTENANCE AND PRUNING:

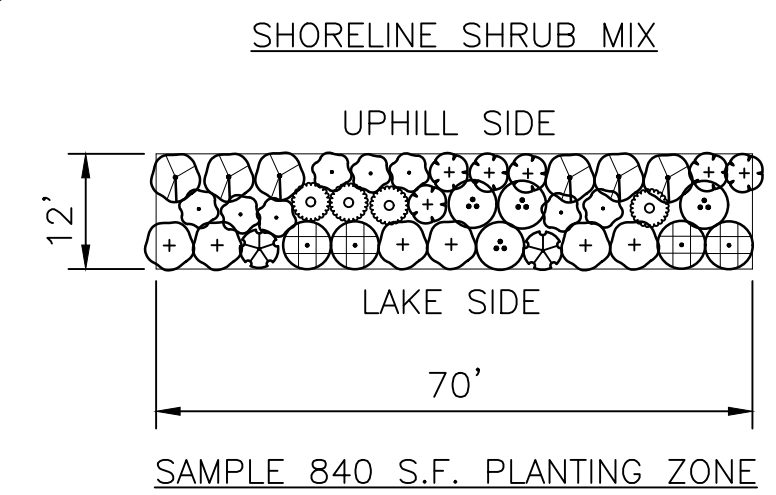
TREES RECOMMENDED FOR MAINTENANCE AND APPROVED BY THE OWNER, SHALL BE PRUNED FOR DEADWOOD, LOW HANGING LIMBS, AND PROPER BALANCE, AS RECOMMENDED FOR SAFETY, CLEARANCE, OR AESTHETICS. ALL PRUNING SHALL BE DONE BY AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST. ANSI A300 AMERICAN STANDARDS FOR PRUNING SHALL BE USED. LIMBS OF RETAINED TREES WITHIN 10 FEET OR LESS, OF ANY POWER LINE, DEPENDING ON POWER LINE VOLTAGE, MAY ONLY BE PRUNED BY A UTILITY CERTIFIED ARBORIST. THIS PRUNING MUST BE COORDINATED WITH THE LOCAL POWER COMPANY, AS THEY MAY PREFER TO PROVIDE THIS PRUNING.

SCH-A: MASTER PLANT MIX & SEED MIX SCHEDULE

	<b>SHORELINE - NATIVE SHRUB MIX</b> CORNUS SERICEA / RED TWIG DOGWOOD HOLODISCUS DISCOLOR / OCEANSPRAY LONICERA INVOLUCRATA / TWINBERRY MYRICA GALE / SWEETGALE ROSA NUTKANA / NOOTKA ROSE RUBUS PARVIFLORUS / THIMBLEBERRY SPIRAEA DOUGLASII / WESTERN SPIRAEA SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	3,146 SF 22 22 16 8 16 24 16 31	1 GAL, FACW 1 GAL, FACU 1 GAL, FAC 1 GAL, OBL 1 GAL, FAC 1 GAL, FACU 1 GAL, FACW 1 GAL, FACU	18% @ 60" oc 18% @ 60" oc 12% @ 60" oc 4% @ 48" oc 8% @ 48" oc 12% @ 48" oc 12% @ 60" oc 16% @ 48" oc
	<b>SHORELINE - NATIVE RUSH MIX</b> CLUSTER SAME SPECIES IN GROUPS OF 5 TO 12 JUNCUS EFFUSUS SPP. PACIFICUS / PACIFIC RUSH SCHOENOPLECTUS ACUTUS / HARDSTEM BULRUSH SCHOENOPLECTUS TABERNAEMONTANI / SOFTSTEM BULRUSH	266 SF 91 91 93	10 CU IN PLUG 10 CU IN PLUG 10 CU IN PLUG	33% @ 12" oc 33% @ 12" oc 34% @ 12" oc
	<b>LAWN SEED MIX</b> IRRIGATED AREA	1,806 SF		
	<b>DOG PARK SWALE</b> SUNMARK "SHADE TOLERANT BIO-FILTER MIXTURE" APPLICATION RATE: 3 LBS / 1000 SF	3,210 SF		
	<b>TRAIL BUFFER - NATIVE SEED MIX</b> SUNMARK "STREAMBANK PLUS MIX" APPLICATION RATE: 1.5 LBS/1000 SF	315 SF		
	<b>MEADOW - SEED MIX:</b> SUNMARK "NATIVE MEADOW MIX" APPLICATION RATE: 1LB/1000 SF	20,529 SF		
	<b>NATIVE GRASSLAND MIX</b> SUNMARK "NATIVE GRASSLANDS MIX" APPLICATION RATE: 1.0 LBS/1000 SF	12,453 SF		
	<b>SHORELINE - LOW GROW NATIVE MIX</b> 1. APPLY FIRST:: SUNMARK "NATIVE WATER QUALITY MIX" AT APPLICATION RATE OF 21.69 LBS / ACRE. 2. ALLOW ABOVE MIX TO GROW FOR 1 WEEK. 3. THE APPLY SUNMARK "WETLAND PRAIRIE MIX" AT RATE OF 43.66 LBS / ACRE.	2,129 SF		
	<b>PUMP TRACK AREA - SEED MIX</b> SUNMARK "SUPREME PLUS MIX" APPLICATION RATE: 4 LBS / 1000 SF	8,508 SF		

NOTE:  
SEE SHEET L-112 FOR BID ADDITIVE #03 MASTER PLANT & SEED SCHEDULE

1 SAMPLE LAYOUT: SHORELINE - NATIVE SHRUB MIX



NOTE:  
THE CONTRACT IS TO PROVIDE THE PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULES. PLANT QUANTITIES FOR AREAS HATCHED W/ THE 'SHORELINE NATIVE SHRUB MIX' ARE BASED ON THIS SAMPLE PLANTING LAYOUT.

PLANT QUANTITIES FOR 840 S.F. AREA

SYMBOL	QTY	BOTANICAL NAME	SIZE	REMARKS
	6	CORNUS SERICEA	1 GAL	FACW
	6	HOLODISCUS DISCOLOR	1 GAL	FACU
	4	LONICERA INVOLUCRATA	1 GAL	FAC
	2	MYRICA GALE	1 GAL	OBL
	4	ROSA NUTKANA	1 GAL	FAC
	6	RUBUS PARVIFLORUS	1 GAL	FACU
	4	SPIRAEA DOUGLASII	1 GAL	FACW
	8	SYMPHORICARPOS ALBUS	1 GAL	FACU

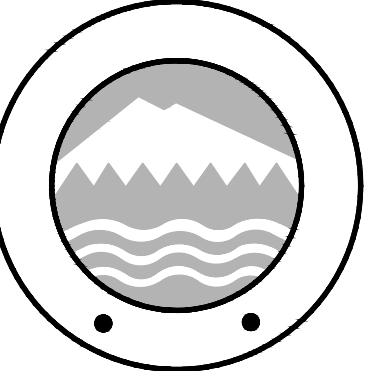
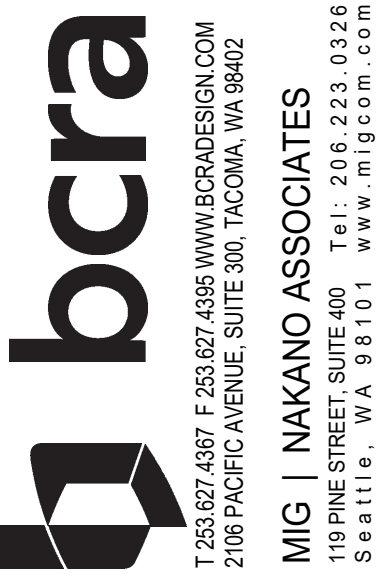
GENERAL GUIDELINES: SHORELINE PLANTING SHRUB DISTRIBUTION BASED ON WETLAND STATUS

OBL	BOTTOM OF SLOPE. CLOSEST TO WATER
FACW	BOTTOM OF SLOPE. CLOSEST TO WATER
FAC	MIDDLE OF SLOPE. OKAY AT BOTTOM & TOP OF SLOPE
FACU	TOP OF SLOPE. FURTHEST FROM WATER'S EDGE

NOTES

- CONTRACTOR TO FIELD VERIFY AND STAKE THE LOCATION OF ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING.
- INFILL PLANTING TO OCCUR IN AREAS THAT HAVE INVASIVE REMOVAL OR TREE REMOVAL. INVASIVE SPECIES SHALL BE CLEARED AND GRUBBED IN INFILL PLANTING AREAS PRIOR TO INSTALLATION OF NATIVE SPECIES.
- INVASIVE SPECIES SHALL BE CLEARED AND GRUBBED FROM ALL NEW PLANTING AREAS WITHIN THE PARK.
- NO TREES OTHER THAN THOSE SPECIFICALLY CALLED OUT FOR REMOVAL MAY BE REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION OF THE OWNERS REPRESENTATIVE.
- SHORELINE PLANTINGS SHALL RECEIVE 4" DEPTH OF ARBORIST WOOD CHIP MULCH. ALL OTHER PLANTINGS SHALL RECEIVE 3" DEPTH OF ARBORIST WOOD CHIP MULCH.
- ALL TOPSOIL AND VEGETATION INDICATED FOR REMOVAL OR EXCAVATION SHALL BE FLAGGED OR MARKED FOR APPROVAL BY THE CITY OF LAKEWOOD PRIOR TO REMOVAL.
- CLEARING AND GRUBBING OF INVASIVE SPECIES SHALL BE DONE BY HAND WHERE EXISTING NATIVE VEGETATION IS TO BE RETAINED AND WITHIN THE ROOT ZONE OF TREES TO BE RETAINED.
- VEGETATION AREAS TO BE PRESERVED SHALL BE FENCED FOR PROTECTION DURING CONSTRUCTION USING MINIMUM 4 FOOT HIGH ORANGE MESH BARRICADE FENCING. PROTECTIVE FENCING MUST REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL NOXIOUS WEEDS (PER WASHINGTON STATE NOXIOUS WEEDS LIST 2023) SHALL BE REMOVED DURING PLANTING AREA PREPARATION.
- REFER TO DETAIL SHEETS FOR SOIL PREPARATION AND PLANTING.
- HYDROSEEDING SHALL BE COMPLETED PRIOR TO INSTALLATION OF EROSION CONTROL FABRICS. FOLLOW MANUFACTURERS INSTRUCTION FOR INSTALLATION OF
- SITE FURNITURE LOCATIONS TO BE APPROVED IN THE FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- EXISTING PICNIC TABLES SHALL BE REVIEWED WITH OWNER'S REPRESENTATIVE PRIOR TO ANY DEMOLITION WORK. THE BEST THREE TABLES SHALL BE SET SIDE, PROTECTED, AND INSTALLED IN LOCATIONS INDICATED ON LANDSCAPE PLANS.
- ALL WORK WITHIN CRITICAL ROOT ZONES OF EXISTING TREES SHALL BE IN ACCORDANCE WITH TREE PROTECTION PLAN, NOTES, AND DETAIL.

CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ BY THE CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT  
CITY ENGINEER OR DESIGNEE



PROJECT:  
PHASE 1 & 2  
**WARDS LAKE PARK**  
2716 84TH ST CT S  
LAKEWOOD, WA 98499

REVISIONS
ADDENDUM 1, 11.14.2024

DATE: 11-14-24  
BCRA NO: 21167  
DRAWN BY: PS DESIGNED BY: PS, PG  
REVIEWED BY: IO  
SHEET TITLE: SCH A - NOTES & MASTER SCHEDULES



**L-110**

BID SET



SCH-B: MASTER PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	
<b>TREES</b>				
	1	ACER CIRCINATUM 'PACIFIC FIRE' PACIFIC FIRE VINE MAPLE	6'-7' HT, MULTISTEM, B&B	
	19	ALNUS RUBRA RED ALDER	1 GAL, 12" HT	
	3	ALNUS RUBRA RED ALDER	2" CAL, 10'-12' HT, B&B	
	2	BETULA NIGRA RIVER BIRCH	2" CAL	
	4	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	3" CAL, BRANCHING AT 6 FT	
	2	QUERCUS PHELLOS WILLOW OAK	3" CAL, BRANCHING AT 6 FT	
<b>SHRUBS</b>				
	6	AZALEA X 'HINO-CRIMSON' HINO-CRIMSON KURUME AZALEA	2 GAL	
	9	AZALEA X 'GIRARD'S FUCHSIA' GIRARD'S FUCHSIA AZALEA	2 GAL	
	15	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	2 GAL	
	10	HOLODISCUS DISCOLOR OCEANSPRAY	1 GAL	
	10	MAHONIA AQUIFOLIUM OREGON GRAPE	1 GAL	
	8	PAXISTIMA MYRSINITES OREGON BOXWOOD	2 GAL, 12" HT	
	2	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	2 GAL, 12" SPREAD	
	6	RIBES SANGUINEUM RED FLOWERING CURRANT	2 GAL, 15" HT	
	7	SALIX PURPUREA 'CANYON BLUE' ARCTIC BLUE PURPLE OSIER WILLOW	3 GAL	
	56	SPIRAEA BETULIFOLIA 'TOR' WHITE FROST™ BIRCHLEAF SPIRAEA	2 GAL	
	70	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	1 GAL	
	6	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	5 GAL	
<b>FERNS/GROUNDCOVER/PERENNIALS</b>				
	18	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	2 GAL	
	7	CAMASSIA LEICHTLINII GREAT CAMAS	BULB	
	9	EPIMEDIUM X 'AMBER QUEEN' AMBER QUEEN BARRENWORT	1 GAL	
	114	IRIS TENAX OREGON IRIS	BULB	
	129	MAHONIA REPENS CREEPING MAHONIA	1 GAL	
	15	STACHYS BYZANTINA 'BIG EARS' BIG EARS LAMB'S EAR	1 GAL	
<b>GROUND COVERS</b>				
	351	FRAGARIA CHILOENSIS BEACH STRAWBERRY	4" POT	18" o.c.
	138	GAULTHERIA SHALLON SALAL	1 GAL	18" o.c.
	144	RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BRAMBLE	4" POT	18" o.c.

SCH-B: MASTER PLANT MIX & SEED MIX SCHEDULE

	LAWN SEED MIX IRRIGATED AREA	9,067 SF
	EROSION CONTROL SEED MIX	12,588 SF
	MEADOW - SEED MIX: SUNMARK "NATIVE MEADOW MIX" APPLICATION RATE: 1LB/1000 SF	9,598 SF

SCH-B: MASTER SITE FURNISHINGS SCHEDULE

	(1) WABASH VALLEY, SIGNATURE COLLECTION 6' TABLE, 3/8" LEGS, DIAMOND, COLOR: GREEN
	(4) WABASH VALLEY, SIGNATURE COLLECTION 8' ADA TABLE, 2 3/8" LEGS, DIAMOND, COLOR: GREEN
	(4) WABASH VALLEY, SIGNATURE COLLECTION 6' BENCH W/ BACK, SURFACE MOUNT, DIAMOND, COLOR: GREEN
	(2) WABASH VALLEY, SIGNATURE COLLECTION 6' BENCH W/OUT BACK, SURFACE MOUNT, DIAMOND, COLOR: GREEN
	(2) TABLE WITH FOUR SEATS, 4' X 4'
	(2) ADA TABLE WITH THREE SEATS, 4' X 4'
	(3) WABASH 32 GALLON RECEPTACLE, DIAMOND, COLOR: GREEN
	(2) DUMOR 125-30 BIKE RACK (SURFACE MOUNT)

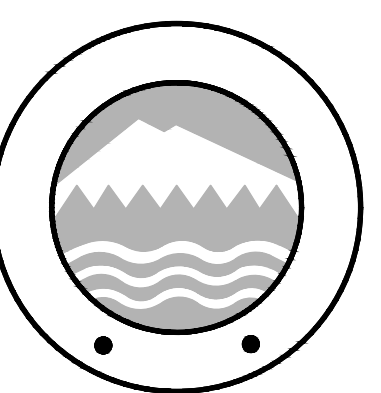
NOTES

- CONTRACTOR TO FIELD VERIFY AND STAKE THE LOCATION OF ALL PLANTING AREAS PRIOR TO COMMENCEMENT OF PLANTING.
- INFILL PLANTING TO OCCUR IN AREAS THAT HAVE INVASIVE REMOVAL OR TREE REMOVAL. INVASIVE SPECIES SHALL BE CLEARED AND GRUBBED IN INFILL PLANTING AREAS PRIOR TO INSTALLATION OF NATIVE SPECIES.
- INVASIVE SPECIES SHALL BE CLEARED AND GRUBBED FROM ALL NEW PLANTING AREAS WITHIN THE PARK.
- NO TREES OTHER THAN THOSE SPECIFICALLY CALLED OUT FOR REMOVAL MAY BE REMOVED WITHOUT PRIOR WRITTEN AUTHORIZATION OF THE OWNERS REPRESENTATIVE.
- SHORELINE PLANTINGS SHALL RECEIVE 4" DEPTH OF ARBORIST WOOD CHIP MULCH. ALL OTHER PLANTINGS SHALL RECEIVE 3" DEPTH OF ARBORIST WOOD CHIP MULCH.
- ALL TOPSOIL AND VEGETATION INDICATED FOR REMOVAL OR EXCAVATION SHALL BE FLAGGED OR MARKED FOR APPROVAL BY THE CITY OF LAKEWOOD PRIOR TO REMOVAL.
- CLEARING AND GRUBBING OF INVASIVE SPECIES SHALL BE DONE BY HAND WHERE EXISTING NATIVE VEGETATION IS TO BE RETAINED AND WITHIN THE ROOT ZONE OF TREES TO BE RETAINED.
- VEGETATION AREAS TO BE PRESERVED SHALL BE FENCED FOR PROTECTION DURING CONSTRUCTION USING MINIMUM 4 FOOT HIGH ORANGE MESH BARRICADE FENCING. PROTECTIVE FENCING MUST REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL NOXIOUS WEEDS (PER WASHINGTON STATE NOXIOUS WEEDS LIST 2023) SHALL BE REMOVED DURING PLANTING AREA PREPARATION.
- REFER TO DETAIL SHEETS FOR SOIL PREPARATION AND PLANTING.
- HYDROSEEDING SHALL BE COMPLETED PRIOR TO INSTALLATION OF EROSION CONTROL FABRICS. FOLLOW MANUFACTURERS INSTRUCTION FOR INSTALLATION OF
- SITE FURNITURE LOCATIONS TO BE APPROVED IN THE FIELD BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- EXISTING PICNIC TABLES SHALL BE REVIEWED WITH OWNER'S REPRESENTATIVE PRIOR TO ANY DEMOLITION WORK. THE BEST THREE TABLES SHALL BE SET SIDE, PROTECTED, AND INSTALLED IN LOCATIONS INDICATED ON LANDSCAPE PLANS.
- ALL WORK WITHIN CRITICAL ROOT ZONES OF EXISTING TREES SHALL BE IN ACCORDANCE WITH TREE PROTECTION PLAN, NOTES, AND DETAIL.

TREE MAINTENANCE AND PRUNING:

TREES RECOMMENDED FOR MAINTENANCE AND APPROVED BY THE OWNER, SHALL BE PRUNED FOR DEADWOOD, LOW HANGING LIMBS, AND PROPER BALANCE, AS RECOMMENDED FOR SAFETY, CLEARANCE, OR AESTHETICS. ALL PRUNING SHALL BE DONE BY AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST. ANSI A300 AMERICAN STANDARDS FOR PRUNING SHALL BE USED. LIMBS OF RETAINED TREES WITHIN 10 FEET OR LESS, OF ANY POWER LINE, DEPENDING ON POWER LINE VOLTAGE, MAY ONLY BE PRUNED BY A UTILITY CERTIFIED ARBORIST. THIS PRUNING MUST BE COORDINATED WITH THE LOCAL POWER COMPANY, AS THEY MAY PREFER TO PROVIDE THIS PRUNING.

CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20\_\_\_\_ BY THE CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT  
 \_\_\_\_\_  
 CITY ENGINEER OR DESIGNEE



PROJECT:  
 PHASE 1 & 2  
**WARDS LAKE PARK**  
 2716 84TH ST, CT S  
 LAKEWOOD, WA 98499

REVISIONS
ADDENDUM 1, 11.14.2024

DATE: 11-14-24  
 BCRA NO: 21167  
 DRAWN BY: PS DESIGNED BY: PS, PG  
 REVIEWED BY: IO  
 SHEET TITLE: SCH B - NOTES & MASTER SCHEDULES



**L-111**

BID SET

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**BID ADDITIVE #03: MASTER SCHEDULE**

SYMBOL QTY BOTANICAL / COMMON NAME SIZE

**TREES**

	8	ALNUS RUBRA RED ALDER	1 GAL, 12" HT
	3	PICEA SITCHENSIS SITKA SPRUCE	1 GAL
	6	PINUS CONTORTA CONTORTA SHORE PINE	1 GAL
	6	SALIX HOOKERIANA DUNE WILLOW	1 GAL, 12" HT
	8	SALIX SITCHENSIS SITKA WILLOW	1 GAL, 12" HT

**BID ADDITIVE #03: MASTER PLANT MIX & SEED MIX SCHEDULE**

	<b>SHORELINE - NATIVE SHRUB MIX</b>	7,898 SF
	CORNUS SERICEA / RED TWIG DOGWOOD	58 1 GAL, FACW 18% @ 60" oc
	HOLODISCUS DISCOLOR / OCEANSPRAY	58 1 GAL, FACU 18% @ 60" oc
	LONICERA INVOLUCRATA / TWINBERRY	39 1 GAL, FAC 12% @ 60" oc
	MYRICA GALE / SWEETGALE	19 1 GAL, OBL 4% @ 48" oc
	ROSA NUTKANA / NOOTKA ROSE	40 1 GAL, FAC 8% @ 48" oc
	RUBUS PARVIFLORUS / THIMBLEBERRY	58 1 GAL, FACU 12% @ 48" oc
	SPIRAEA DOUGLASII / WESTERN SPIREA	39 1 GAL, FACW 12% @ 60" oc
	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	80 1 GAL, FACU 16% @ 48" oc

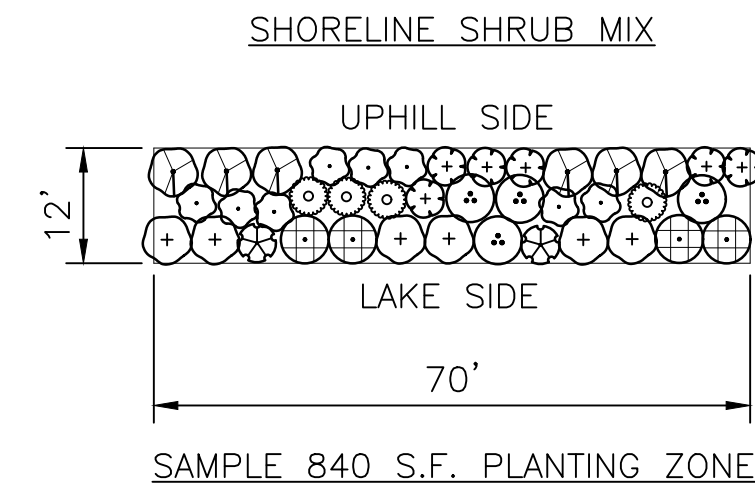
	<b>SHORELINE - NATIVE RUSH MIX</b>	175 SF
	CLUSTER SAME SPECIES IN GROUPS OF 5 TO 12	
	JUNCUS EFFUSUS SPP. PACIFICUS / PACIFIC RUSH	60 10 CU IN PLUG 33% @ 12" oc
	SCHOENOPLECTUS ACUTUS / HARDSTEM BULRUSH	60 10 CU IN PLUG 33% @ 12" oc
	SCHOENOPLECTUS TABERNAEMONTANI / SOFTSTEM BULRUSH	61 10 CU IN PLUG 34% @ 12" oc

	<b>EROSION CONTROL SEED MIX</b>	33 SF
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	<b>TRAIL BUFFER - NATIVE SEED MIX</b>	1,138 SF
	SUNMARK "STREAMBANK PLUS MIX"	
	APPLICATION RATE: 1.5 LBS/1000 SF	

	<b>SHORELINE - LOW GROW NATIVE MIX</b>	298 SF
	1. APPLY FIRST: SUNMARK "NATIVE WATER QUALITY MIX" AT APPLICATION RATE OF 21.69 LBS / ACRE.	
	2. ALLOW ABOVE MIX TO GROW FOR 1 WEEK.	
	3. THE APPLY SUNMARK "WETLAND PRAIRIE MIX" AT RATE OF 43.66 LBS / ACRE.	

**1 SAMPLE LAYOUT: SHORELINE - NATIVE SHRUB MIX**



**NOTE:**  
THE CONTRACT IS TO PROVIDE THE PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULES. PLANT QUANTITIES FOR AREAS HATCHED W/ THE 'SHORELINE NATIVE SHRUB MIX' ARE BASED ON THIS SAMPLE PLANTING LAYOUT.

**PLANT QUANTITIES FOR 840 S.F. AREA**

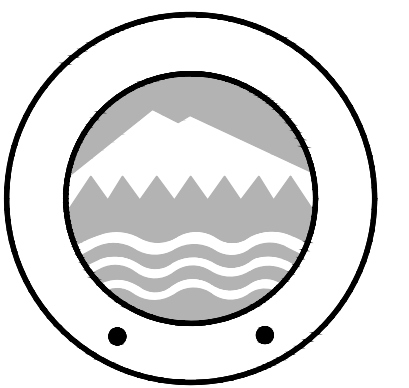
SYMBOL	QTY	BOTANICAL NAME	SIZE	REMARKS
<b>SHRUBS</b>				
	6	CORNUS SERICEA	1 GAL	FACW
	6	HOLODISCUS DISCOLOR	1 GAL	FACU
	4	LONICERA INVOLUCRATA	1 GAL	FAC
	2	MYRICA GALE	1 GAL	OBL
	4	ROSA NUTKANA	1 GAL	FAC
	6	RUBUS PARVIFLORUS	1 GAL	FACU
	4	SPIRAEA DOUGLASII	1 GAL	FACW
	8	SYMPHORICARPOS ALBUS	1 GAL	FACU

**GENERAL GUIDELINES: SHORELINE PLANTING SHRUB DISTRIBUTION BASED ON WETLAND STATUS**

OBL	BOTTOM OF SLOPE. CLOSEST TO WATER
FACW	BOTTOM OF SLOPE. CLOSEST TO WATER
FAC	MIDDLE OF SLOPE. OKAY AT BOTTOM & TOP OF SLOPE
FACU	TOP OF SLOPE. FURTHEST FROM WATER'S EDGE

DATE PLOTTED: 11/15/2024 4:02:28 PM FILENAME: L:\05-111 PLANTING PLAN\WLD.DWG BY: ...

CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ BY THE CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT  
\_\_\_\_\_  
CITY ENGINEER OR DESIGNEE



PROJECT:  
PHASE 1 & 2  
**WARDS LAKE PARK**  
2716 84TH ST, CT S  
LAKEWOOD, WA 98499

REVISIONS

Δ	ADDENDUM 1, 11.14.2024

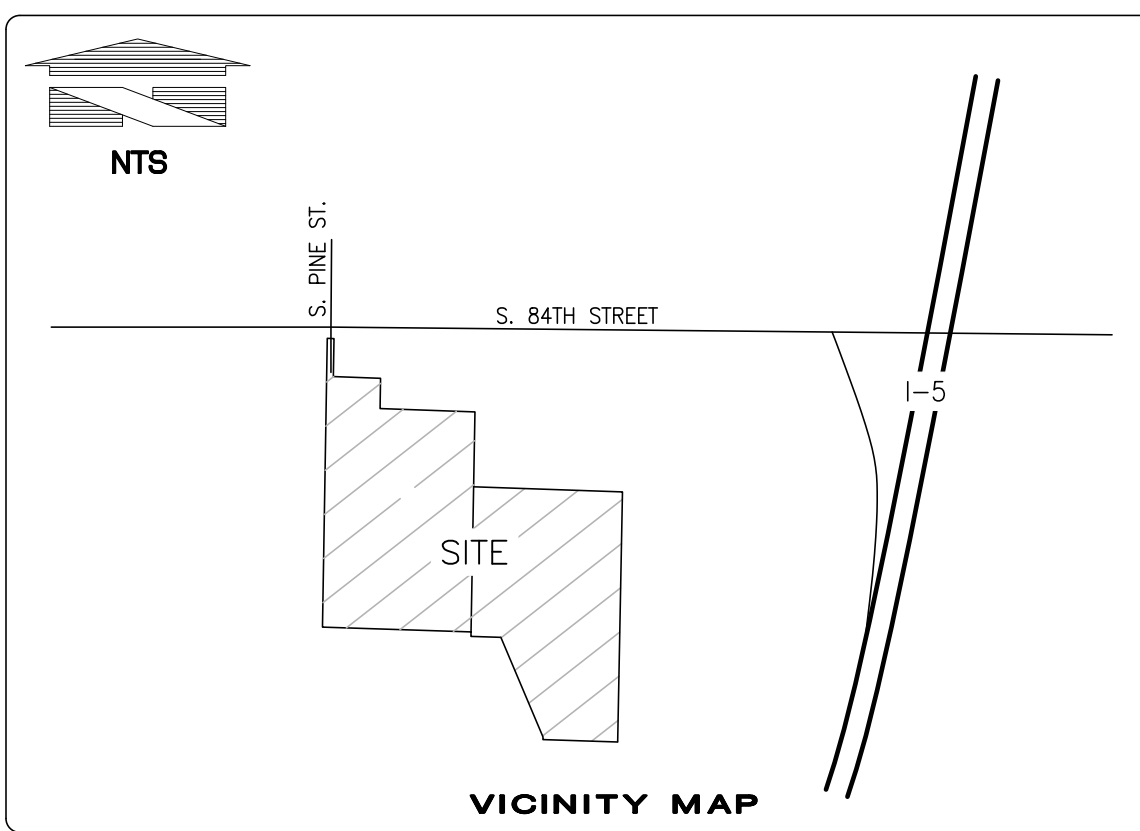
DATE: 11-14-24  
BCRA NO: 21167  
DRAWN BY: PS DESIGNED BY: PS, PG  
REVIEWED BY: IO  
SHEET TITLE: BID ADDITIVE MASTER PLANT LIST



**L-112**

BID SET

# BOUNDARY AND TOPOGRAPHIC SURVEY



**LEGAL DESCRIPTIONS:**  
 PARCELS OF LAND DELINEATED AND DESCRIBED ON RECORD OF SURVEY PREPARED FOR THE CITY OF LAKEWOOD, RECORDED UNDER AUDITOR'S FILE NUMBER 200110175005, RECORDS OF PIERCE COUNTY, WASHINGTON.

LOTS 1, 2 & 3 OF PIERCE COUNTY SHORT PLAT NO. 75-349, RECORDED UNDER AUDITOR'S FILE NUMBER 75-349, RECORDS OF PIERCE COUNTY, WASHINGTON.

PARCELS OF LAND AS DESCRIBED IN STATUTORY WARRANTY DEED PER AFN 200110310220.

**PARCEL A:**  
 THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

**PARCEL B:**  
 BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;

THENCE ON THE SOUTH LINE OF SAID SECTION OF SAID SUBDIVISION NORTH 89°04' WEST 662.40 FEET TO THE WEST LINE OF SAID SUBDIVISION;  
 THENCE ON SAID WEST LINE NORTH 266.84 FEET;  
 THENCE SOUTH 89°01' EAST 663.62 FEET TO THE EAST LINE OF SAID SUBDIVISION  
 THENCE ON SAID EAST LINE OF SAID SUBDIVISION SOUTH 0°03' WEST 266.3 FEET TO THE PLACE OF BEGINNING.

EXCEPT THE SOUTH 20 FEET THEREOF AS CONVEYED TO PIERCE COUNTY BY DEED RECORDED MARCH 31, 1973 UNDER RECORDING NUMBER 2488705.

SITUATE IN THE CITY OF LAKEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCELS OF LAND AS DESCRIBED IN STATUTORY WARRANTY DEED PER AFN 201401310088.

**PARCEL A:**  
 BEGINNING AT A POINT ON THE EAST LINE OF LOT 2, BLOCK 2, SYLVAN PARK NINTH ADDITION, ACCORDING TO PLAT RECORDED IN BOOK 23 OF PLATS AT PAGES 51 AND 52, IN PIERCE COUNTY, WASHINGTON, 40.45 FEET SOUTH 24°46'04" EAST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 24°46'04" WEST 120.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE W.M.; THENCE SOUTH 89°57'34" EAST ALONG SAID NORTH LINE, 529.41 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 0°44'04" EAST ALONG THE EAST LINE OF SAID GOVERNMENT SUBDIVISION, 50.00 FEET; THENCE WESTERLY 480 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

**PARCEL B:**  
 BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN LAKEWOOD, PIERCE COUNTY, WASHINGTON, 794.96 FEET SOUTH 89°57'34" EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 24°46'04" EAST 481.29 FEET;  
 THENCE SOUTH 0°51'29" EAST 12.04 FEET;  
 THENCE NORTH 90°00'00" EAST 333.36 FEET TO A POINT ON THE EAST LINE OF SAID SUBDIVISION, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 4, SYLVAN PARK, NINTH ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 23 OF PLATS AT PAGES 51 AND 52;

THENCE NORTH 0°44' WEST 452.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE NORTH 89°57'34" WEST 529.41 FEET TO THE POINT OF BEGINNING;  
 EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 2, BLOCK 2 SYLVAN PARK, NINTH ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 23 OF PLATS AT PAGES 51 AND 52, 40.45 FEET SOUTH 24°46'04" EAST OF THE NORTHEAST CORNER OF SAID LOT 2;  
 THENCE NORTH 24°46'04" WEST 120.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31; TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;  
 THENCE SOUTH 89°57'34" EAST ALONG SAID NORTH LINE 529.41 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31;  
 THENCE SOUTH 0°44'04" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, 50.00 FEET;  
 THENCE WESTERLY 480 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

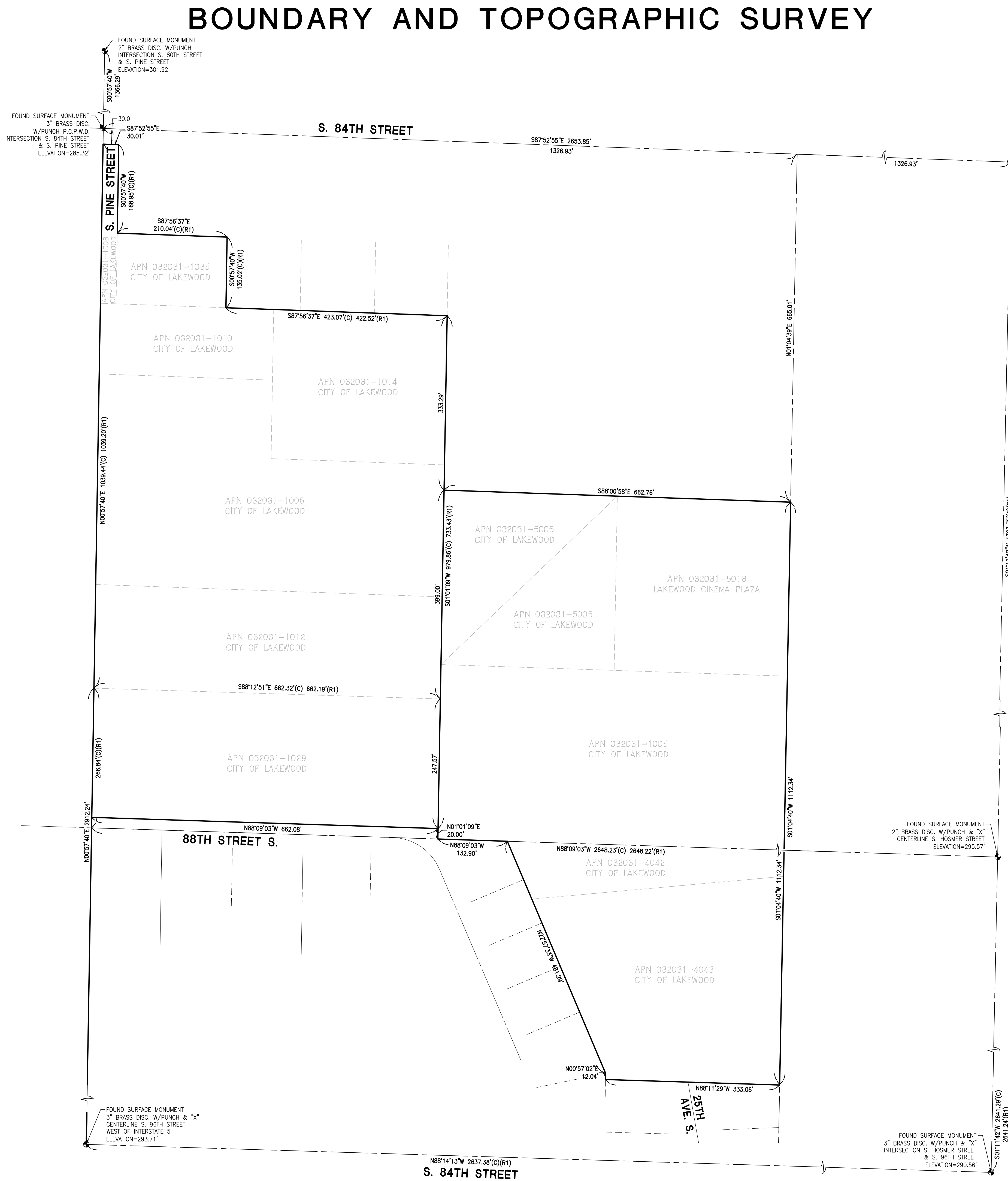
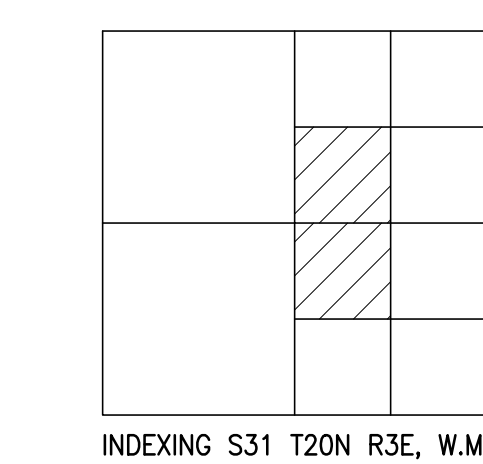
**PURPOSE OF THIS SURVEY**  
 THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS FOR DEVELOPMENT AND/OR DESIGN

**BASIS NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)**  
 BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

**PROJECT BASE POINT**  
 LATITUDE: N47.180168435  
 LONGITUDE: W122.473133693  
 HEIGHT: 298.000000  
 PROJECT COMBINED SCALE: 1.0000456774

**VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18**

**LOCAL SITE/PROJECT BENCHMARKS**  
 AS SHOWN ON THIS SURVEY



**SITE ADDRESS**  
 2716 S. 84TH STREET

**ASSESSOR'S PARCEL NUMBERS**  
 032031-1005, 032031-1006, 032031-1008, 032031-1010, 032031-1012,  
 032031-1014, 032031-1029, 032031-1035, 032031-5005, 032031-5006,  
 032031-5018, 032031-4042, 032031-4043.

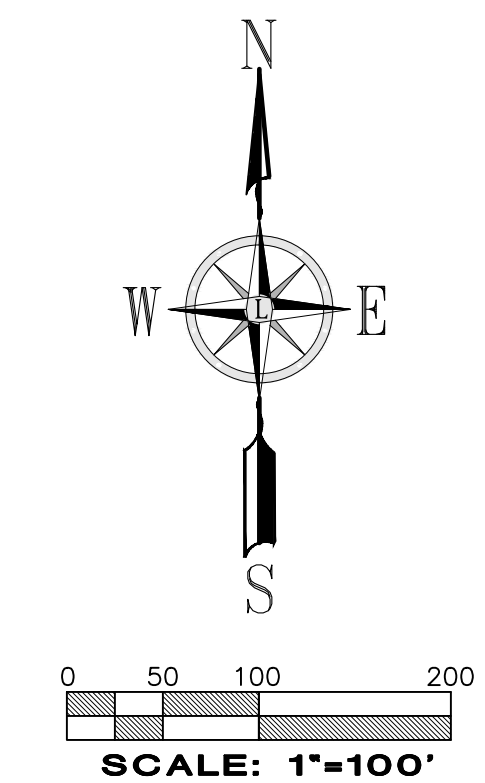
**FLOOD INFORMATION**  
 PARCEL IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, AND  
 ZONE "A" - SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE).  
 PER FEMA PANEL NUMBERS 530530311E, AND 530530312E, DATED 03/07/2017.

**REFERENCE SURVEYS**  
 R1) RECORD OF SURVEY, REC. NO. 200110175005  
 R2) PIERCE COUNTY SHORT PLAT NUMBER 75-349, AFN 75-349

**NOTES**

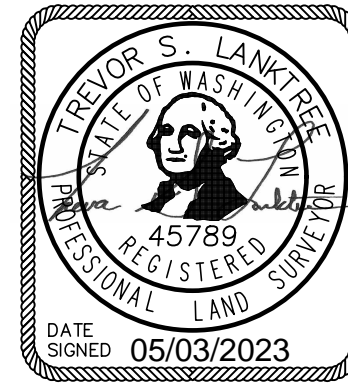
- ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.
- UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATE PAINT MARKINGS ARE 1.5'± HORIZONTALLY, VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POT-HOLING BE PERFORMED.
- FIELD SURVEY WAS COMPLETED IN MARCH 2022 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED. ADDITIONAL TOPOGRAPHY WAS COLLECTED IN JULY 2022 AND APRIL 2023.
- THIS SURVEY IS A RETRACEMENT OF THE PARCELS OF LAND DELINEATED AND DESCRIBED ON RECORD OF SURVEY PREPARED FOR THE CITY OF LAKEWOOD, RECORDED UNDER AUDITOR'S FILE NUMBER 200110175005, RECORDS OF PIERCE COUNTY, WASHINGTON.
- WETLANDS ARE SHOWN PER GEOENGINEERS FIELD FLAGGING AND MAPS DATED 03/09/2022 AND 03/21/2023.

**PROCEDURE / NARRATIVE:**  
 A FIELD TRAVERSE USING A TRIMBLE S7 & SX10 ROBOTIC TOTAL STATION AND DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND SPECTRA PRECISION SP80 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090



**SURVEYOR'S CERTIFICATE:**  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.

TREVOR S. LANKTREE P.L.S.  
 DATE SIGNED 05/03/2023  
 WASHINGTON REGISTRATION NO. 45789



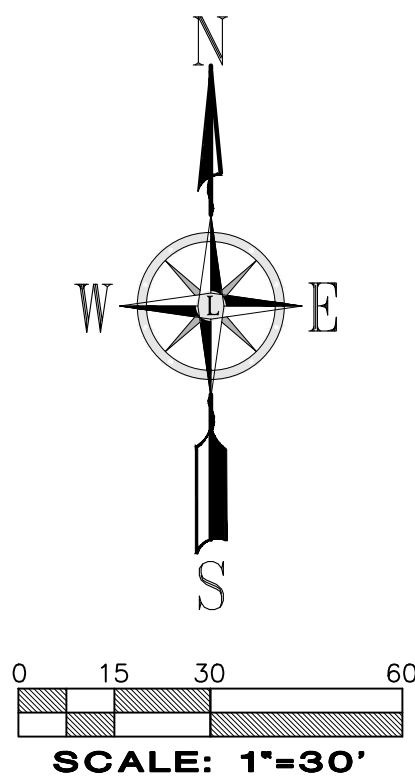
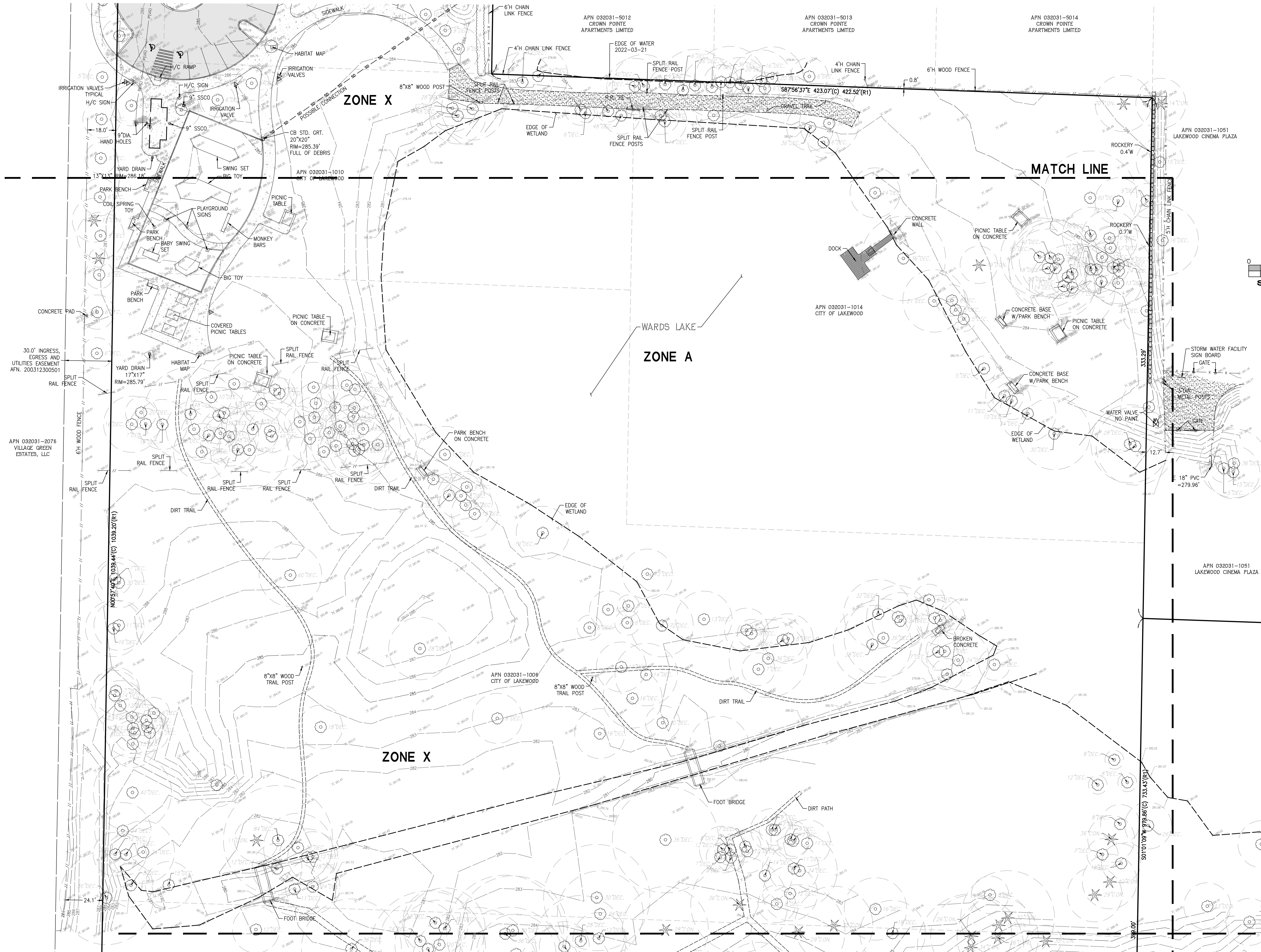
<b>Title:</b> BOUNDARY AND TOPOGRAPHIC SURVEY PTNS. OF THE SW1/4, OF THE NE1/4 AND NW1/4, OF THE SE 1/4 OF SEC. 31, TWP. 20 N., RGE. 3 EAST, W. M. CITY OF LAKEWOOD PIERCE COUNTY STATE OF WASHINGTON	
<b>For:</b> BCRA 2106 PACIFIC AVENUE, SUITE 300 TACOMA, WA 98402	<b>Scale:</b> Horizontal 1"=100' Vertical 1"=100'
<b>Designed:</b> JKL <b>Drawn:</b> JKL <b>Checked:</b> JKL <b>Approved:</b> JKL <b>Date:</b> 7/14/22	Job Number <b>6326</b>
<b>LANKTREE LAND SURVEYING, INC.</b> 25510 74TH AVENUE SOUTH KENT, WA 98032 PHONE: (253) 653-6423 FAX: (253) 793-1616 WWW.LANKTREELANDSURVEYING.COM	Sheet <b>1</b> of <b>6</b>

File: P:\6326 (Survey) DWG\6326T002.dwg Date/Time: May 03, 2023 10:49am Scale: 1"=0' User: jkl@lanktree.com



# BOUNDARY AND TOPOGRAPHIC SURVEY

SEE MATCH LINE SHEET 3 OF 6



### LEGEND

- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
- SURVEY MONUMENT (AS NOTED)
  - SECTION CORNER (AS NOTED)
  - SET REBAR/CAP (LS#45789 OR #41282)
  - FOUND REBAR/CAP (AS NOTED)
  - LUMINAIRE (LUM.)
  - YARD LIGHT
  - ORNAMENTAL LIGHT
  - POWER METER (PM)
  - POWER POLE (PP)
  - JUNCTION BOX (AS NOTED)
  - TELEPHONE RISER (TR)
  - CATCH BASIN (CB)
  - STORM MANHOLE (SDMH)
  - SANITARY SEWER MANHOLE (SSMH)
  - GAS METER (GM)
  - GAS VALVE (GV)
  - WATER VALVE (WV)
  - FIRE HYDRANT (FH)
  - WATER METER (WM)
  - SIGN
  - IRRIGATION VALVE (IV)
  - HANDICAP
  - MAILBOX (MB)
  - WETLAND FLAG
  - CHAIN LINK FENCE
  - WOOD FENCE
  - METAL/IRON FENCE
  - WATER LINE
  - GAS LINE
  - TELEPHONE LINE (OH) OR (UG)
  - POWER LINE (OH) OR (UG)
  - STORM LINE
  - SEWER LINE
  - ROCKERY
  - KEYSTONE WALL
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - TREE DRIPLINE
  - CONCRETE
  - GRAVEL/SAND (AS NOTED)
  - ASPHALT
  - BUILDING LINE

### ABBREVIATIONS

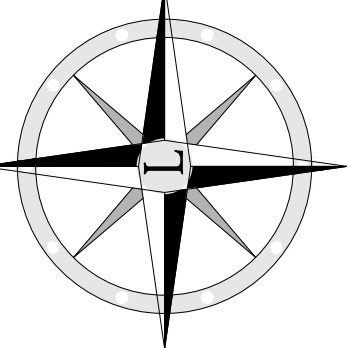
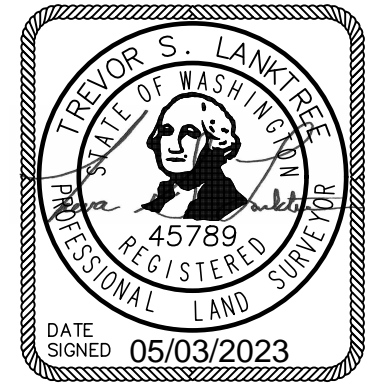
- (R#) REFERENCE SURVEYS
- (OH) OVERHEAD
- (UG) UNDERGROUND
- (TYP) TYPICAL
- (C) CALCULATED
- (M) MEASURED
- (GIS) GEOGRAPHICAL INFORMATION SYSTEMS
- (REF) PER REFERENCE INFORMATION
- (H) HIGH
- (V) IRRIGATION VALVE

No.	Date	By	Chk.	Appr.	Revision
3	5/3/23	BJM	JSK		ADDED TREE DRIP LINES
2	4/14/23	BJM	JSK	TSL	ADDED ADDITIONAL TOPO
1	7/19/22	JSK			ADDED ADDITIONAL TOPO

<b>Title:</b>		<b>BOUNDARY AND TOPOGRAPHIC SURVEY</b>	
<b>For:</b>		<b>BCRA</b>	
<b>Scale:</b>		Horizontal 1"=30'	
<b>Designed:</b>		XXX	
<b>Drawn:</b>		BOL	
<b>Checked:</b>		JSK	
<b>Approved:</b>		TSL	
<b>Date:</b>		7/14/22	
<b>Job Number:</b>		6326	
<b>Sheet:</b>		2 of 6	
<b>Date Signed:</b>		05/03/2023	
<b>File:</b>		P:\6326\Survey\DWG\6326T02.dwg Date/Time: May 03, 2023 10:49am Scale: 1"=0' Jeff.Kiesewetter Xrefs:	

**2106 PACIFIC AVENUE, SUITE 300  
TACOMA, WA 98402**

**LANKTREE  
LAND SURVEYING, INC.**  
25510 74TH AVENUE SOUTH KENT, WA 98032  
PHONE: (253) 653-6423  
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SEE MATCH LINE SHEET 4 OF 6

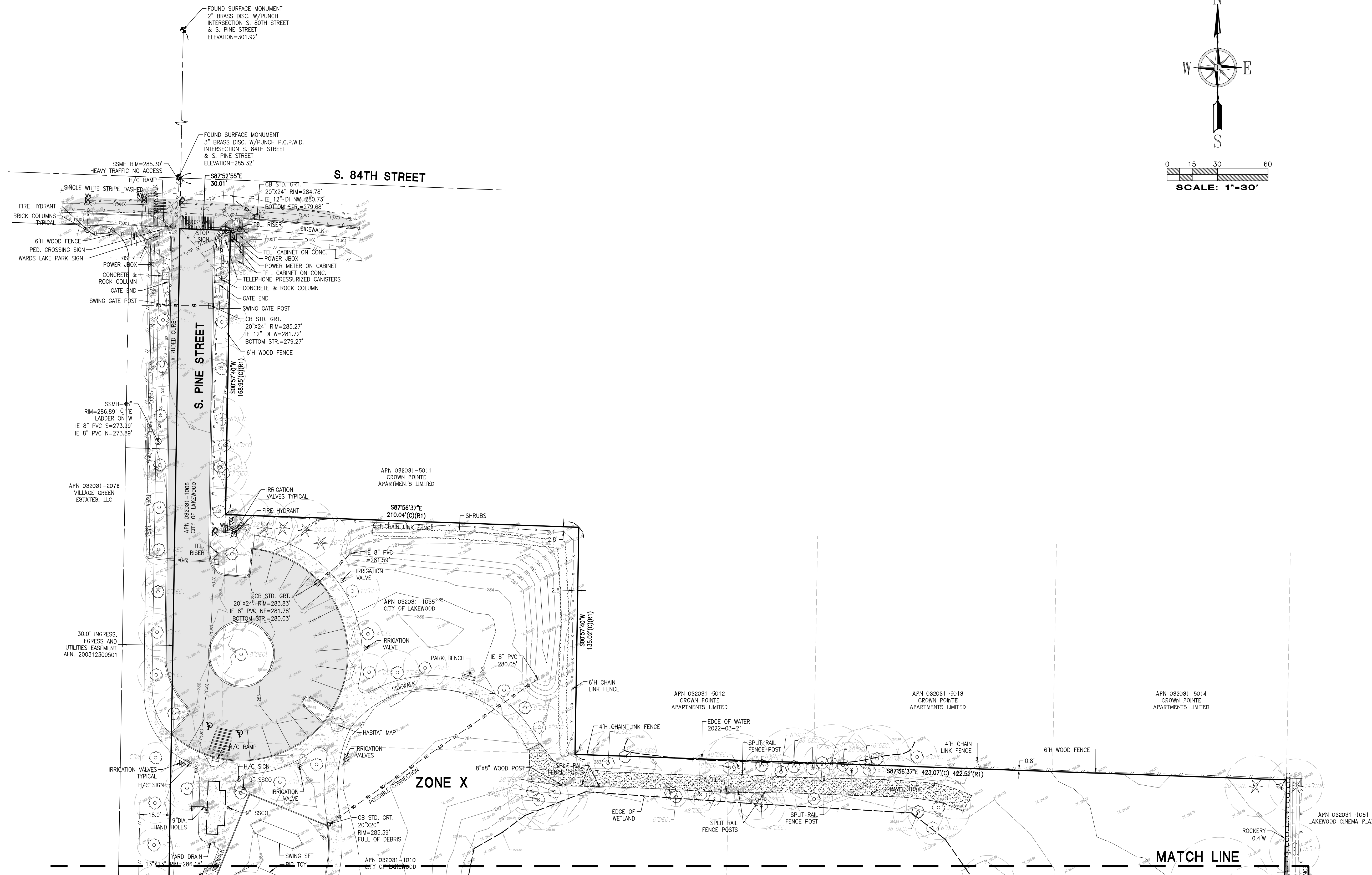


# BOUNDARY AND TOPOGRAPHIC SURVEY

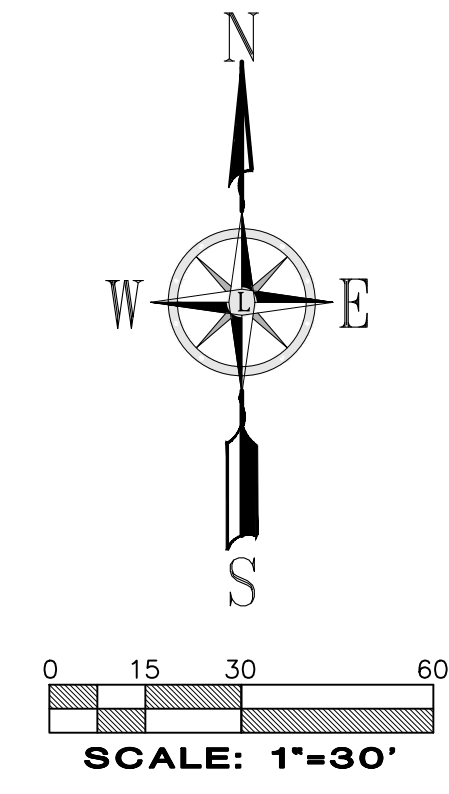
## LEGEND

- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
- SURVEY MONUMENT (AS NOTED)
  - SECTION CORNER (AS NOTED)
  - SET REBAR/CAP (LS#45789 OR #41282)
  - FOUND REBAR/CAP (AS NOTED)
  - LUMINAIRE (LUM.)
  - YARD LIGHT
  - ORNAMENTAL LIGHT
  - POWER METER (PM)
  - POWER POLE (PP)
  - JUNCTION BOX (AS NOTED)
  - TELEPHONE RISER (TR)
  - CATCH BASIN (CB)
  - STORM MANHOLE (SDMH)
  - SANITARY SEWER MANHOLE (SSMH)
  - GAS METER (GM)
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  - WATER VALVE (WV)
  - FIRE HYDRANT(FH)
  - WATER METER (WM)
  - SIGN
  - IRRIGATION VALVE (IV)
  - HANDICAP
  - MAILBOX (MB)
  - WETLAND FLAG
  - CHAIN LINK FENCE
  - WOOD FENCE
  - METAL/IRON FENCE
  - WATER LINE
  - GAS LINE
  - TELEPHONE LINE (OH) OR (UG)
  - POWER LINE (OH) OR (UG)
  - STORM LINE
  - SEWER LINE
  - ROCKERY
  - KEYSTONE WALL
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - TREE DRIPLINE
  - CONCRETE
  - GRAVEL/SAND (AS NOTED)
  - ASPHALT
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- ### ABBREVIATIONS
- (R#) REFERENCE SURVEYS
  - (OH) OVERHEAD
  - (UG) UNDERGROUND
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  - (GIS) GEOGRAPHICAL INFORMATION SYSTEMS
  - (REF) PER REFERENCE INFORMATION
  - (H) HIGH
  - (IV) IRRIGATION VALVE



SEE MATCH LINE SHEET 2 OF 6



Revision  
No. Date By Cld. I Appr.

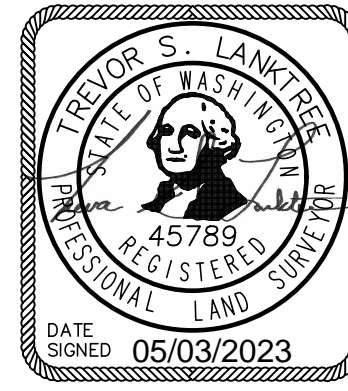
**Title:** BOUNDARY AND TOPOGRAPHIC SURVEY  
PTNS. OF THE SW1/4, OF THE NE1/4  
AND NW1/4, OF THE SE 1/4 OF SEC. 31,  
TWP. 20 N., RGE. 3 EAST, W. M.  
CITY OF LAKEWOOD  
PIERCE COUNTY STATE OF WASHINGTON

**For:** BCRA  
2106 PACIFIC AVENUE, SUITE 300  
TACOMA, WA 98402

**LANKTREE LAND SURVEYING, INC.**  
25510 74TH AVENUE SOUTH KENT, WA 98032  
PHONE: (253) 653-6423  
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WWW.LANKTREELANDSURVEYING.COM

Job Number  
**6326**

Sheet  
**3** of **6**



File: P:\6326\Survey\DWG\6326T02.dwg Date/Time: May 03, 2023 10:50am Scale: 1"=0' User: Jeff.Kiesewetter Xrefs:

# BOUNDARY AND TOPOGRAPHIC SURVEY

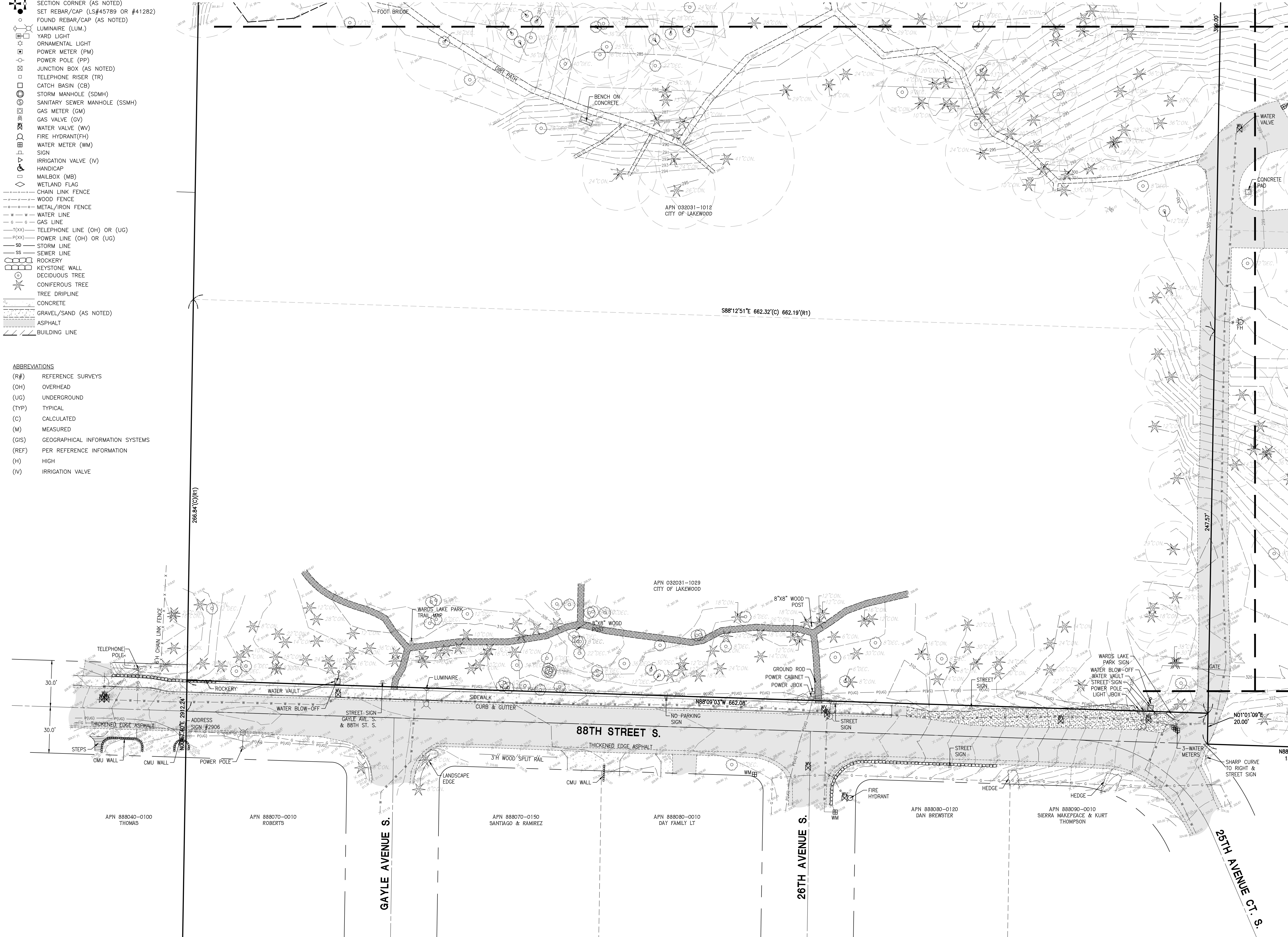
## LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

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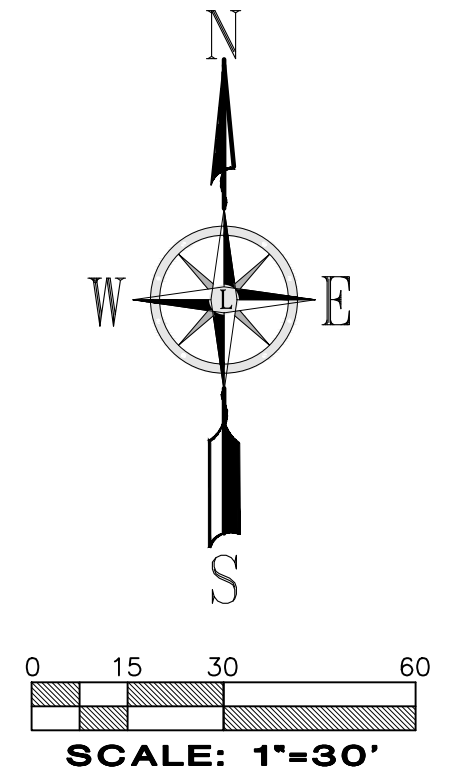
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SEE MATCH LINE SHEET 2 OF 6



SEE MATCH LINE SHEET 5 OF 6

SEE MATCH LINE SHEET 6 OF 6



No.	Date	By	Chk.	Appr.	Revision
3	5/3/23	BSM	JSK	JSK	ADDED TREE DRIP LINES
2	4/14/23	BSM	JSK	TSL	ADDED ADDITIONAL TOPO
1	7/19/22	BSM	JSK	JSK	ADDED ADDITIONAL TOPO

<b>Job Number</b> 6326	<b>Sheet</b> 4 of 6	<b>Title:</b> BOUNDARY AND TOPOGRAPHIC SURVEY PTNS. OF THE SW1/4, OF THE NE1/4 AND NW1/4, OF THE SE 1/4 OF SEC. 31, TWP. 20 N., RGE. 3 EAST, W. M. CITY OF LAKEWOOD PIERCE COUNTY STATE OF WASHINGTON	<b>For:</b> BCRA 2106 PACIFIC AVENUE, SUITE 300 TACOMA, WA 98402
Scale: Horizontal 1"=30' Vertical 1"=30'		Designed: JJK Drawn: BBL Checked: JSK Approved: TSL Date: 7/14/22	
LANKTREE LAND SURVEYING, INC. 25510 74TH AVENUE SOUTH KENT, WA 98032 PHONE: (253) 653-6423 FAX: (253) 793-1616 WWW.LANKTREELANDSURVEYING.COM			

File: P:\6326\Survey\DWG\6326T02.dwg Date/Time: May 03, 2023 10:50am Scale: 1"=0' User: jslanktree Xref:



# BOUNDARY AND TOPOGRAPHIC SURVEY

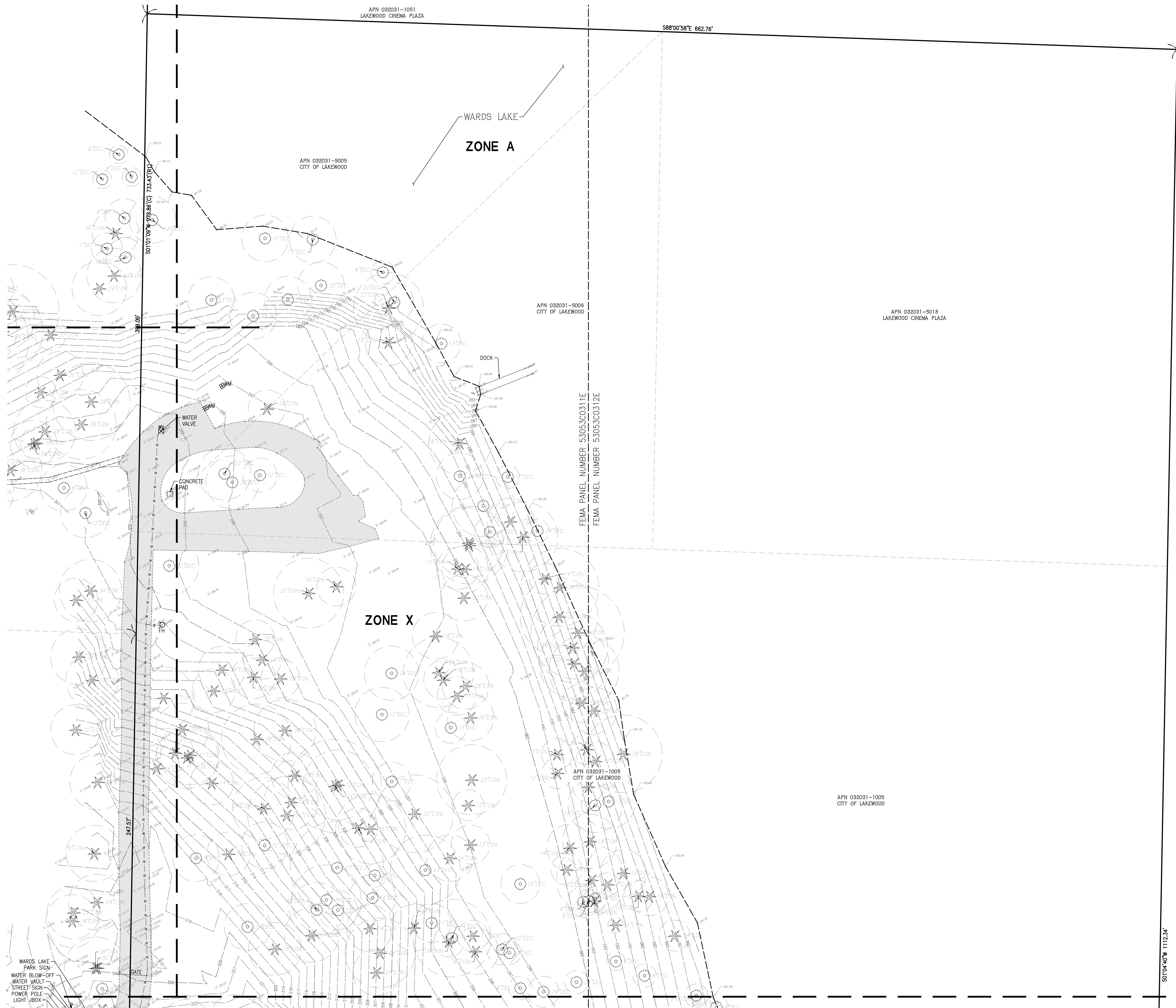
## LEGEND

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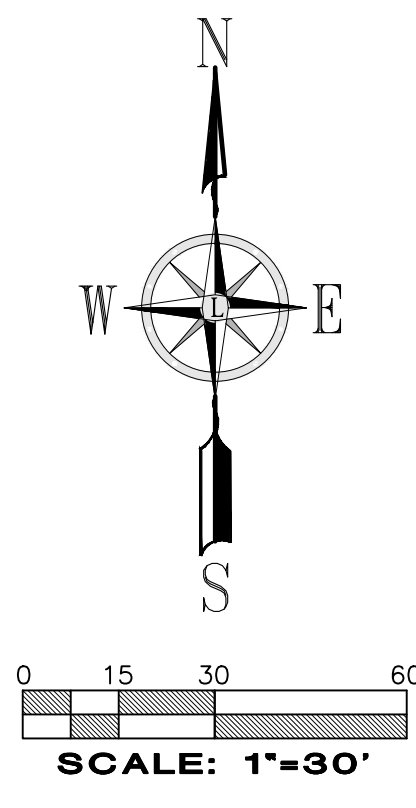
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SEE MATCH LINE SHEET 4 OF 6



SEE MATCH LINE SHEET 6 OF 6



No.	Date	By	Chk.	Appr.	Revision
3	5/3/23	BJK	JSK		ADDED TREE DRIP LINES
2	4/14/23	BJK	JSK		ADDED ADDITIONAL TOPO
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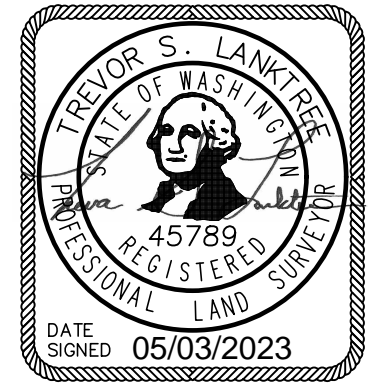
**Title:**  
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 PTNS. OF THE SW1/4, OF THE NE1/4  
 AND NW1/4, OF THE SE 1/4 OF SEC. 31,  
 TWP. 20 N., RGE. 3 EAST, W. M.  
 CITY OF LAKEWOOD  
 PIERCE COUNTY STATE OF WASHINGTON

**For:**  
**BCRA**  
**2106 PACIFIC AVENUE, SUITE 300**  
**TACOMA, WA 98402**

Scale:	Horizontal	Vertical
1"=30'	1"=30'	Vertical

**LANKTREE LAND SURVEYING, INC.**  
 25510 74TH AVENUE SOUTH KENT, WA 98032  
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 WWW.LANKTREELANDSURVEYING.COM

Job Number	6326
Sheet	5 of 6



File: P:\6326 (Survey) DWG\6326T002.dwg Date/Time: May 03, 2023 10:50am Scale: 1"=0' Jeff.Kiesewetter Xrefs:

# BOUNDARY AND TOPOGRAPHIC SURVEY

SEE MATCH LINE SHEET 5 OF 6

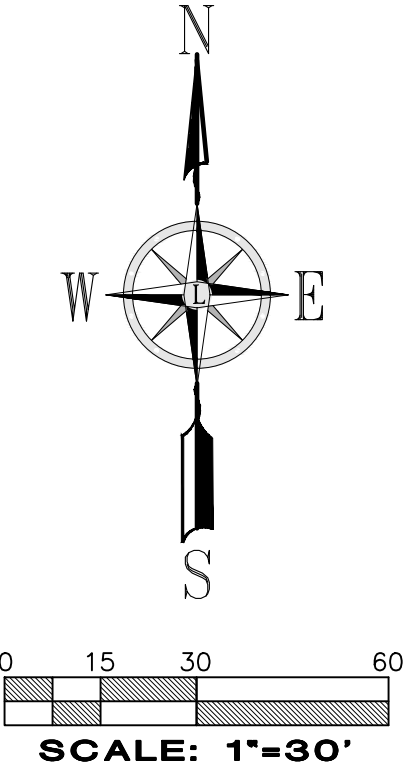
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SEE MATCH LINE SHEET 4 OF 6



No.	Date	By	Chk.	Appr.	Revision
3	5/3/23	BSM	JSK	JSK	ADDED TREE DRIP LINES
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<b>Job Number</b>	<b>6326</b>	<b>Sheet</b>	<b>6</b>	<b>of</b>	<b>6</b>
<b>LANKTREE LAND SURVEYING, INC.</b> 25510 74TH AVENUE SOUTH KENT, WA 98032 PHONE: (253) 653-6423 FAX: (253) 793-1616 WWW.LANKTREELANDSURVEYING.COM					
<b>For:</b> BCRA 2106 PACIFIC AVENUE, SUITE 300 TACOMA, WA 98402					
<b>Title:</b> BOUNDARY AND TOPOGRAPHIC SURVEY PTNS. OF THE SW1/4, OF THE NE1/4 AND NW1/4, OF THE SE 1/4 OF SEC. 31, TWP. 20 N., RGE. 3 EAST, W. M. CITY OF LAKEWOOD PIERCE COUNTY STATE OF WASHINGTON					



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