

PARKS & RECREATION PLANNING BOARD MEETING AGENDA



City of Lake Stevens Vision Statement

We are a thriving community that promotes a vibrant economy, preserves natural beauty, and supports an exceptional quality of life for all.

May 13, 2024 - 6:00 PM

In-Person: The Mill, Sawyers Room, 1808 Main St.

Join Zoom Meeting: To Join Zoom Meeting [CLICK HERE](#)

- 1. Call to Order**
- 2. Roll Call**
- 3. Guest Business**
- 4. Action Items**
 - A. Approve January 2024 Meeting Minutes
 - B. Approve March 2024 Meeting Minutes
 - C. Approve April 2024 Meeting Minutes
 - D. Adopt Official Trail Name
 - E. Public Hearing for Naming the Property Formerly known as 20th Street Ballfields Jill Meis
- 5. Discussion Items**
 - A. Review 30% Design for Eagle Ridge Park Jill Meis
 - B. Parks Update May 2024 Jill Meis
- 6. Board Member Reports**
- 7. Council Report**
- 8. Upcoming Agenda Items**
- 9. Adjourn**

THE PUBLIC IS INVITED TO ATTEND

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Human Resources, City of Lake Stevens ADA Coordinator, (425) 622-9400, at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, (800) 833-6384, and ask the operator to dial the City of Lake Stevens City Hall number.

PARKS & RECREATION PLANNING BOARD MINUTES



Hybrid: Zoom & In-person
The Mills, Sawyer Room, 1808 Main St
Lake Stevens, WA 98258
Monday, January 8, 2024

CALL TO ORDER: 6:01 PM by Roger Schollenberg

MEMBERS PRESENT: Bryan Heigert, Carl Johnson, Colton Whitworth, Roger Schollenberg

MEMBERS ABSENT: Susan Green, Dawn Williams

STAFF PRESENT: Jill Meis-Parks Coordinator; Sarah Garceau-Parks Director; Jaclyn Lewandowski-Administrative Assistant, Parks & Recreation

EXCUSED ABSENCE:

Carl Johnson moved to excuse Susan Green's absence; Bryan Heigert seconded. The motion passed: 4-0-0-2.

GUEST BUSINESS:

Marlene Sweet stated that she has resigned, gave overview of her years of service, and thanked the board.

ACTION ITEMS:

Vote for 2024 Chair & Vice-Chair: Collectively decided to table until next meeting once all board members have been reinstated. Motioned by Bryan Heigert; seconded by Carl Johnson. The motion passed: 4-0-0-2. Roger noted he would like Bryan to consider taking a position.

Minutes: Motion for approval of November 8, 2023, made by Carl Johnson; Bryan Heigert seconded. The motion passed: 4-0-0-2.

Naming Policy P-3-90: Jill Meis reviewed changes. The Naming Policy was updated by modernizing language, streamlining process, and adding key elements to allow Park board review and initiate process. Clarification of process discussed. Motioned by Carl Johnson to accept changes; Bryan Heigert seconded. Motion passed: 4-0-0-2.

Renaming 20th Street Ballfields and Trailhead: Jill Meis explained the origination of the 20th Street Ballfield. The park located at 8629 20th Street SE is undergoing construction in 2024 and the City would like the Park Board to consider beginning the formal naming process following the Naming Policy P-3-90. Carl Johnson motioned to start formal naming process; Bryan Heigert seconded. Motion passed: 4-0-0-2.

2024 Work Program: Park and Recreation staff prepared the 2024 work program for Park Board to review and approve. Next step would be presenting it to City Council for final approval. Work program reviewed. Carl Johnson motioned to approve; Bryan Heigert seconded. Motion passed: 4-0-0-2.

DISCUSSION ITEMS:

- 1. Grounds Operations and Maintenance Standards:** Sarah Garceau presented the document. Parks and Recreation department established a plan for how properties and open space will be operated and maintained using industry standards. The Park Board was asked to review the document and submit feedback by Friday, January 12th, 2024, for any edits, concerns, or suggestions. City Council will be reviewing at the Tuesday, January 23, 2024, meeting.
- 2. Parks Update:** Jill Meis presented.
 - a. From the last meeting, Carl Johnson asked about size of dog parks so Jill brought the data showing Cavalero park is 1.9 acres and 20th ballfield is proposed to be 1.3 acres.
 - b. Park Ranger position will be recruited for in first quarter and reviewed ranger responsibilities. Sarah Garceau answered and clarified Park Boards questions. Look forward to growing the Ranger team to make this a robust system.
 - c. Parks maintenance crew uniforms will be rolling out this year using Lake Stevens blue and will help identify the Park and Recreation team out in the field.
 - d. Request for proposal for Lundeen concessionaire will be submitted for distribution in the first quarter. Would like to have water recreation and refreshments at Lundeen but will depend on proposals submitted.
 - e. Update on Capital Projects:
 - i. Design for Frontier Heights Park is almost complete. Drainage is being improved for Frontier Heights. Work will begin this year to include walking trail, exercise stations, pickleball, sensory garden, and synthetic field.
 - ii. Davies Beach mitigation planting near shoreline to support good habitat has been completed. Cleans water and provides shade to support fries to survive.
 - iii. Consult for Eagle Ridge has been completed and design work to begin soon. Wetland delineation will be completed next week.
 - iv. Life ring installed at Sunset Beach; picture provided in packet.
 - v. Bench installed at Frontier Heights Park near basketball court.
 - f. Events, Recreation & Culture:

- i. Winterfest and Harvestfest overview of the events success, will report out attendance numbers at the next meeting.
- ii. Parks team is working on events for 2024, list will be ready to share soon.
- g. Economic Study: Reviewed a recent study from National Park and Recreation Association (NRPA) to show economic impact of local park and recreation agencies. Washington State was ranked 8th of 50.

BOARD MEMBER REPORT: Each board stated:

- 1. Carl – Art & Park Foundation updated on tiles for the water feature. Mural will be created on front side and the fish will be on the backside. Once wall is filled with fish no more will be sold unless it expands.
- 2. Bryan – Asked about plants to be planted at the Water Tower and around town. Sarah gave an update.
- 3. Roger & Colton – Nothing to report.

UPCOMING AGENDA ITEMS: Roger Schollenberg suggested to discuss Eagle Ridge Park and if a plaque to be placed with Marlene Sweet's name on it. Staff will review policy for dedication to see what can be approved.

ADJOURN:

Carl Johnson moved to adjourn; Bryan Heigert seconded. Motion passed: 4-0-0-2. The meeting adjourned at 7:07 pm.

Clerk for Park Board Meeting

PARKS & RECREATION PLANNING BOARD MINUTES



Hybrid: Zoom & In-person
The Mill, Sawyer Room, 1808 Main St
Lake Stevens, WA 98258
Monday, March 11, 2024

CALL TO ORDER: 6:01 PM by Roger Schollenberg

MEMBERS PRESENT: Bryan Heigert, Carl Johnson, Colton Whitworth, Dawn Williams, Roger Schollenberg, Tina Decker

MEMBERS ABSENT: Susan Green

STAFF PRESENT: Sarah Garceau-Parks Director; Jaclyn Lewandowski-Administrative Assistant, Parks & Recreation

GUEST BUSINESS:

No guest business.

ACTION ITEMS:

Vote for 2024 Chair & Vice-Chair:

- Roger Schollenberg motioned for Bryan Heigert to be Park Board Chair for 2024, Carl Johnson seconded. Motion approved. 6-0-0-1.
- Roger Schollenberg motioned for Tina Decker to be Park Board Vice-Chair for 2024, Dawn Williams seconded. Motion approved. 6-0-0-1.

Minutes: January 2024 meeting minutes are needing clarification, will be revisited next board meeting.

Begin Park Naming Procedure for 20th St: Carl Johnson motioned to begin Parks naming procedure for 20th St Ballfields property, Roger Schollenberg seconded. Motion approved. 6-0-0-1.

DISCUSSION ITEMS:

- 1. Upcoming Board Engagement Workshop:** Sarah Garceau presented.
 - a. Discussion about best way to pick date, Board members agreed survey would work best.
 - b. Noted dates that did not work for board members.
- 2. Parks Update:** Sarah Garceau presented.

- a. Discussed recent completed projects by the Park Department.
- b. Selection for solicited concession was finalized and “Float & Chill” would be up and running in May 2024. Board members would like an overview of the average timeframe a vendor changing hands at the Lundeen concession stand.
- c. Overview of Events for 2024. Board members requested to have the next two-month worth of events to be given at each meeting.
- d. Staff news: Reviewed trainings Park & Recreation Department staff took that are benefiting the department and Park board.
- e. Presented the new Park & Recreation Department Vision Statement:
Enriching lives through diverse parks and recreation experiences.
- f. Presented the new Park & Recreation Department Mission Statement:
Lake Stevens parks and Recreation enriches lives through our commitment to:
 - Play:** We provide vibrant locations to recreate in and have recreation programs and events that engage our community and activate our spaces.
 - Access:** We provide access to our diverse areas, including the City’s lake, natural resources and trails.
 - Stewardship:** We maintain our parks to the highest standards while looking for ways to be more efficient. We embrace low impact methodology and climate resilience and protect and improve our environment by focusing on sustainability and water quality.
 - Community:** We strive to engage the public, promote healthy lifestyles, encourage inclusiveness, and foster community identity.
- g. Discussed next step will be working on the five-year strategic plan.
- h. Reviewed the 2023 year-end report.

BOARD MEMBER REPORT: Each board stated:

Roger Schollenberg:

- Would like to incorporate a plaque in Marlene’s name at Eagle Ridge. Asked if the Maintenance & Operation Procedure document was approved by Council. Sarah Garceau responded that we could review the policy when we get closer to Eagle Ridge completion and confirmed that yes, the Maintenance & Operation Procedure document was approved and can be found online.

Carl Johnson:

- The Art and Park Foundation fish project water feature is coming along. Foundation is looking at putting a mural at Frontier Park to help decrease graffiti.

Dawn Williams, Colton Whitworth, Bryan Heigert:

- Nothing to report.

Tina Decker:

- Was voted for another term on the Art & Park Foundation. Wanted to know how many additional benches were placed in Frontier Heights Park. Requested an example of when a public meeting would or would not include Park Board. Sarah Garceau responded that two benches were added and would double check. Sarah explained the breakdown of Public

Meetings. At a Park Department Public Meeting, Park Board members would be a guest vs. a Park Board Public Meeting is when members need to attend as members.

Marcus Tageant:

- Nothing to report.

UPCOMING AGENDA ITEMS:

No agenda items requested.

ADJOURN:

Carl Johnson moved to adjourn, Roger Schollenberg seconded. Motion passed: 6-0-0-1. The meeting adjourned at 7:03 pm.

Clerk for Park Board Meeting

PARKS & RECREATION PLANNING BOARD MINUTES



In-Person Meeting Only
The Mill, Sawyer Room, 1808 Main St
Lake Stevens, WA 98258
Monday, April 15, 2024

CALL TO ORDER: 6:33 PM by Bryan Heigert, Chair

MEMBERS PRESENT: Bryan Heigert, Carl Johnson, Colton Whitworth, Dawn Williams, Roger Schollenberg, Susan Green, Tina Decker

MEMBERS ABSENT: No absence.

STAFF PRESENT: Sarah Garceau-Parks Director; Jaclyn Lewandowski-Administrative Assistant, Parks & Recreation

DISCUSSION ITEMS: Structured meeting covering the following:

1. Meeting Overview - Sarah Garceau
 - a. Roberts Rules Overview - Jaclyn Lewandowski
 - i. Key Words Defined
 - ii. Voting Procedures
 - iii. Resources
2. Attending Meetings
 - a. Meeting Structure – Sarah Garceau
 - b. Virtual Expectations – Jaclyn Lewandowski
 - c. Review Agenda Packet Prior to Meeting – Sarah Garceau
 - d. Expectations For Missed Meetings – Sarah Garceau
 - e. Special Meetings – Sarah Garceau
3. Communication
 - a. Follow Up – Sarah Garceau
 - b. Emails – Jaclyn Lewandowski
 - c. Phone Calls – Sarah Garceau
4. Board Survey
 - a. Review Results – Sarah Garceau
5. Board Direction
 - a. Review Board Purpose – Sarah Garceau
6. Practicing Wording and Procedures
 - a. Role play – Board members & City Staff

- i. Calling to the clerk for attendance
- ii. Voting
- iii. Discussion

ADJOURN:

The meeting adjourned at 8:32pm.

Clerk, Jaclyn Lewandowski

PARKS & RECREATION PLANNING BOARD STAFF REPORT



Agenda Date: 5/13/2024

Subject: Adopt Official Trail Name

Contact Person/Department: Jill Meis, Parks Department

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Adopt the Bayview Trail as a preferred name for the trail that connects Lake Stevens and Marysville.

SUMMARY/BACKGROUND:

Lake Stevens has been working with the City of Marysville on developing a trail plan that continues the Bayview Trail. This trail starts at the Centennial Trail and travels south within the City of Marysville. With the new phases of this trail, it will reach Soper Hill Road and continue to the city limits at the south end of Lake Stevens. Through this process, staff discovered the trail may be eligible for grant opportunities jointly with Marysville. Additionally, the Bayview Trail has regional name recognition. If Lake Stevens adopts the Bayview Trail name, it allows for a congruent project that uses place making to identify the location and aesthetic of the trail. This has been successful with the Burke-Gilman and Centennial Trails, which travel through several cities but maintain their regional identification. This has proven to be beneficial for recreation users and for economic development initiatives.

The user experience would remain consistent throughout the trail as most users don't recognize when they flow from one jurisdiction to the other. It is a benefit for users to know there is connectivity and the trail doesn't end when the city limits end. Bayview, as the name suggests is also well suited as users will have views of the bay while using the trail in Lake Stevens. Staff is suggesting adopting the trail name as the Bayview Trail.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

None

PARKS & RECREATION PLANNING BOARD STAFF REPORT



Agenda Date: 5/13/2024

Subject: Public Hearing for Naming the Property Formerly known as 20th Street Ballfields

Contact Person/Department: Jill Meis, Parks Department

Budget Impact: N/A

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Forward a recommendation to City Council to formally adopt a name for the park located at 8629 20th Street SE

SUMMARY/BACKGROUND:

Pursuant to the adopted Policy P-3-90 regarding park and facility naming, the Park Board will hold a public hearing to adopt a preferred name to be forwarded to City Council for final adoption. Staff solicited names via local newspaper and electronically for a period of not less than two weeks. A notice of public hearing was also published on April 19, 2024, in the Herald newspaper and posted at City Hall. All submissions received by May 8, 2024, have been attached for review and deliberation by the Board. Pursuant to the public hearing format additional names can be brought forward at the public hearing.

APPLICABLE CITY POLICIES:

P-3-90

ATTACHMENTS:

1. Public hearing presentation will follow the public hearing format listed below
2. Revised Naming Policy P-3-90
3. 20th Street Ballfields Name Submissions

Public hearing presentation will follow the public hearing format listed below:

PUBLIC HEARING FORMAT

- 1. PB Chair Opens Public Hearing**
- 2. Staff Presentation**
- 3. Board's questions for staff**
- 4. Proponent's comments**
- 5. Comments from the audience**
- 6. Proponent rebuttal comments**
- 7. Close public comments portion of hearing by motion**
- 8. Re-open public comment portion of hearing for additional comments (optional)**
- 9. Close Hearing by motion**
- 10. BOARD ACTION BY MOTION—**
Recommendation to Council
 - A. Approve**
 - B. Deny**
 - C. Continue**



CRITERIA FOR NAMING CITY PARKS AND FACILITIES

City Policy No.: P-3-90

Effective: October 9, 1990

The following criteria for naming city parks and facilities is adopted as a procedural guideline:

1. Upon receiving a request from an individual or group, the Parks and Recreation Director will decide if the request is timely. City Council or staff may also initiate this process if a new park or facility is built or if an existing park or facility name needs to be reconsidered.
2. If the request is timely, the director will refer the matter to the Park Board. If the Park Board agrees it is timely, the board will solicit public comment for a period of not less than two weeks, by posting in the local newspaper, city website and other outlets.
3. The Park Board will hold a public hearing where all proposed names will be presented. The public hearing will also hold public comment where additional names can be brought forward. The Park Board will adopt by a majority vote on the preferred name. The preferred name and a recommendation will be forwarded to the City Council.
4. The City Council will consider the recommendation submitted by the Park Board, together with all recommendations submitted to the Park Board. The final decision on the name for a city facility will be made by a resolution of the Council.

Recognizing that the naming or renaming of a park or facility should be approached cautiously with forethought and deliberation, the following criteria shall be used by both the Park Board and City Council in determining the name of a city park or facility:

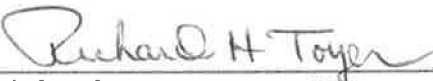
1. City facilities should bear a name which meets one of the following criteria:
 - a. The name should represent the unique historical significance of the site; or,
 - b. The name should reflect some unique natural quality or feature of the area; or,
 - c. The name may identify a national or internationally recognized person who has had a positive influence on the world; or,
 - d. The name may honor a group of people or event of local or historical significance; or,
 - e. The name may recognize a local individual or group who has contributed to the betterment of the City, or, who has played an important role in the development of the community.
2. When proposing to name a city facility in honor of a local individual or group, or other person of distinction, the following criterial shall be utilized:
 - a. Individuals will be considered who have made an outstanding contribution to the facility either by providing the initial idea for the project, or by contributing time or material resources to the project.



- b. Individual shall be considered who have played an important role in the community in such areas as civic or youth work, business, recreation programs, cultural development, or athletic activities.
- c. Individuals will be considered whose name and some historical significance which will serve to enrich the background of the community.
- d. Proposals shall be reviewed by staff to avoid duplication, confusing similarity or inappropriateness.

PASSED THIS 8th day of October 1990

AMENDED THIS 6th day of January 2024


Richard H. Toyer, Mayor


Brett Gailey (Feb 15, 2024 13:53 PST)

Brett Gailey, Mayor (Amended by)

The ballfield property will also include a dog park and trailhead for a future regional trail that connects to Marysville. Please submit your entry below.

Parky Mcparkface

Cavelero-Bayview Park

Cavalero Park and Trailhead

Meis Park. This is someone who has dedicated years to improving the City's parks and recreation and takes personal responsibility for making things happen.

Ebey View Park

Power Line Park

Olympic Park

Jackie Robinson Park or Robinson Park (first Black baseball player)

Electric Park

Big Rock Park

Power Park

Live Wire Park

The Heart Park of Lake-Stevens

Caballero complex

McCallum Park

Named after one of the founders of the state sport, Pickleball.

Powerful Park, Take Charge Park, Charged Up Park

1) Coach Tom Triumph Park (TRI-umph or Triumph Park)

2) Coach Tom Tri Park

3) Gridiron Glory

4) Touchdown Terrace

Hartford Park

Lake Stevens Park

Powerline Park.

Lushootseed Park

20th Street Power Line Park; Power Line Park

Westview Park & Trailhead

Westlake Hub or Westlake Complex

SOUTH20

Vikings Community Recreation Park

Nikola Tesla Park and Power Field (Alternating current power distribution lines were invented by Tesla, the power lines are a unique feature).

Ron Brooks

Title: Celebrating Thor Heyerdahl Park: A Tribute to Norwegian Immigrants

Introduction: Lake Stevens, a picturesque city nestled in the heart of Washington state, has a rich history shaped by the contributions of its diverse community. Among the many immigrant groups that have left an indelible mark on this region, the Norwegian population stands out. Their hard work, resilience, and cultural heritage have significantly influenced Lake Stevens' development. As the city prepares to unveil a new park, it is only fitting to honor the legacy of one of Norway's most celebrated explorers: Thor Heyerdahl. Let us explore why naming this park after Heyerdahl would be a meaningful tribute to the Norwegian immigrants who helped build Lake Stevens.

Thor Heyerdahl: A Visionary Explorer: Thor Heyerdahl, born in 1914, was an adventurer, anthropologist, and writer. His daring expeditions captured the world's imagination and challenged conventional wisdom. Heyerdahl's most famous voyage was the 1947 Kon-Tiki expedition, during which he sailed a balsa wood raft across the Pacific Ocean from South America to Polynesia. His goal was to prove that ancient civilizations could have crossed vast oceans using primitive vessels. The success of the Kon-Tiki journey showcased Heyerdahl's courage, determination, and commitment to understanding humanity's past.

Norwegian Immigrants in Lake Stevens: Lake Stevens owes much of its early development to Norwegian immigrants who settled here in the late 19th and early 20th centuries. These hardworking pioneers cleared forests, built homes, and established farms. They contributed to the growth of the local economy, shaping the landscape that we cherish today. Their cultural heritage, strong work ethic, and sense of community laid the foundation for Lake Stevens' prosperity.

Why Name the Park After Thor Heyerdahl?

1. Inspiration and Exploration:

Heyerdahl's adventurous spirit resonates with the essence of a park—a place where people explore, play, and connect with nature.

Bayview Trail

The John Spencer Recreational Park AKA "Spencer Park"

Hawkins Whitsell Park - first two mayors

Bayview

Kathy Holder Park

(Council Member Holder who was also a Veteran and local school teacher was a strong supporter of our local Parks system)-SL

Gridiron greenbelt, on account of all the power lines running along the park. TAA

Taylor Swift Fields

Evergreen Park And Trail

Dog Park McBall Face

Pilchuck Park

Mitchell Park

Viking Park

Skyline Park

Trestle Park

Reptar

Highline park. Because of the power lines.

Pilchuck Path

Mt Pilchuck Park

Historical Names from Staff

Swallowell, Hewitt, Fobes, Pipe Line

PARKS & RECREATION PLANNING BOARD STAFF REPORT



Agenda Date: 5/13/2024

Subject: Review 30% Design for Eagle Ridge Park

Contact Person/Department: Jill Meis, Parks Department

Budget Impact: N/A

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Discuss and provide feedback for staff on Eagle Ridge Park design

SUMMARY/BACKGROUND:

Eagle Ridge Park, located at 2420 Soper Hill Road, is an assemblage of parcels that was purchased beginning in 1996 and master planned in 2010. There was robust public input as the Master Plan document was developed, and again in 2023, the Board held an open house to look at the plan and make any changes necessary. At the conclusion of the public input in 2023, staff hired a consultant to begin developing engineered plans for the park development. The first project milestone was a 30% design to present to the Board and the public for additional comment and refinement.

Staff met internally with the 30% design and reviewed it for space considerations and feasibility. A tree survey was performed by the consultants for these plans and each tree was inventoried to show the location. This park has many mature trees and protection and retention of trees at this site has been prioritized. Feedback from the Senior Center and others preferred to keep the stand of trees adjacent to Soper Hill Road. The plans aspire to protect these trees and adjustments will be made to meander the sidewalk to avoid damaging them.

The covered picnic shelter has been enlarged to accommodate larger functions in response to comments heard at the open house. Restrooms are located close to the parking lot to improve maintenance access. Some of the comments staff noted related to the location of the playground. Feedback from performers has emphasized a need

to locate the playground away from the amphitheater to reduce conflict of use during performances. The location of the playground as shown on the plans will be a conflict and is a CPTED (crime prevention through environmental design) concern as it will be partially blocked from view from the parking lot. Staff is proposing to move the playground adjacent to the parking stalls, north of the parking area (shown in red-lined plans and presented in-person). The amphitheater would be relocated to the site where the playground is shown. Other comments relating to the style of the amphitheater to include exterior lighting, a storage room and access from the back of the stage were also provided.

Staff has included the 30% designs for comments and feedback from the Board. Landscaping plans will come at a later date once the footprint of the amenities is finalized. A paper copy will be available with pens to note any comments or feedback as well.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Eagle Ridge Park Ph 2_30% Plans



VICINITY MAP

SCALE: NTS

ABBREVIATIONS

AC	ACRE	G	GAS	R	RADIUS
APPROX	APPROXIMATELY	GRVL	GRAVEL	RC	REINFORCED CONCRETE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	GV	GAS VALVE	RCW	REVISED CODE OF WASHINGTON
ARCH	ARCHITECTURAL	H	HEIGHT	ROW	RIGHT-OF-WAY
ASPH	ASPHALT	HDPE	HIGH DENSITY POLYETHYLENE	RT	RIGHT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	HMA	HOT MIX ASPHALT	SC	SOUTH
AVE	AVENUE	HORIZ	HORIZONTAL	SC	SCHEDULE
				SD	STORM DRAIN
BLDG	BUILDING	ID	INSIDE DIAMETER	SDMH	STORM DRAIN MANHOLE
BMP	BEST MANAGEMENT PRACTICE	IE	INVERT ELEVATION	SDR	STANDARD DIMENSION RATIO
BG	BOTTOM OF GRADE	IN	INCH	SF	SQUARE FEET
BTM	BOTTOM OF PIPE	L	LENGTH	SPECS	SPECIFICATIONS
BW	BOTTOM OF WALL	LAT	LATITUDE	SQ YD	SQUARE YARD
		LF	LINEAR FEET	SS	SANITARY SEWER
€	CENTERLINE	LON	LONGITUDE	SSCO	SANITARY SEWER CLEANOUT
CB	CATCH BASIN	LT	LEFT	ST	STREET
CF	CUBIC FEET			STA	STATION
CL	CLASS	MAX	MAXIMUM	STD	STANDARD
CMP	CORRUGATED METAL PIPE	MH	MANHOLE	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
CO	CLEAN OUT	MIN	MINIMUM		
COLS	CITY OF LAKE STEVENS	MISC	MISCELLANEOUS	T	TELEPHONE
CONC	CONCRETE	MJ	MECHANICAL JOINT	TC	TOP OF CURB
CPEP	CORRUGATED POLYETHYLENE PIPE	MON	MONUMENT	TEMP	TEMPORARY
				TESC	TEMPORARY EROSION & SEDIMENT CONTROL
CR	CROWN OF PIPE	N	NORTH	TG	TOP OF GRADE
CSTC	CRUSHED SURFACING TOP COURSE	NC	NO CURB	TP	TOP OF PAVEMENT
		NO	NUMBER	TW	TOP OF WALL
		NTS	NOT TO SCALE	TYP	TYPICAL
DEPT	DEPARTMENT	OC	ON CENTER	UG	UNDER GROUND
DI	DUCTILE IRON	OD	OUTSIDE DIAMTER	UIC	UNDER GROUND INJECTION CONTROL
		OFF	OFFSET	U.O.N.	UNLESS OTHERWISE NOTED
E	EAST			UP	UTILITY POLE
EFA	EACH	PC	POINT OF CURVATURE		
EC	EXTRUDED CURB	PCC	POINT OF COMPOUND CURVE	V	VERTICAL
EG	EXISTING GRADE	PI	POINT OF INTERSECTION		
ELEV	ELEVATION	PL	PROPERTY LINE	W	WEST
EP	EDGE OF PAVEMENT	PP	POWER POLE	W/	WITH
ESC	EROSION & SEDIMENT CONTROL	PRC	POINT OF REVERSE CURVE	WAC	WASHINGTON ADMINISTRATIVE CODE
EXIST	EXISTING	PROP	PROPOSED	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
		PT	POINT OF TANGENCY	WV	WATER VALVE
FFE	FINISH FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE	YD	YARD DRAIN
FG	FINISHED GRADE	PVMT	PAVEMENT		
FH	FIRE HYDRANT				
FL	FLANGED				

SURVEY INFORMATION

FROM LANKTREE LAND SURVEYING, INC. DATED JANUARY 2024

TAX PARCEL NUMBERS

2302 SOPER HILL ROAD	00604900000400
2420 SOPER HILL ROAD	006049000000501
2424 SOPER HILL ROAD	006049000000601

LEGAL DESCRIPTION

REFER TO LANKTREE SURVEY

BASIS OF BEARING

BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: N48.017734554
LONGITUDE: W122.106703535
HEIGHT: 285.00
PROJECT COMBINED SCALE: 1.0000698425

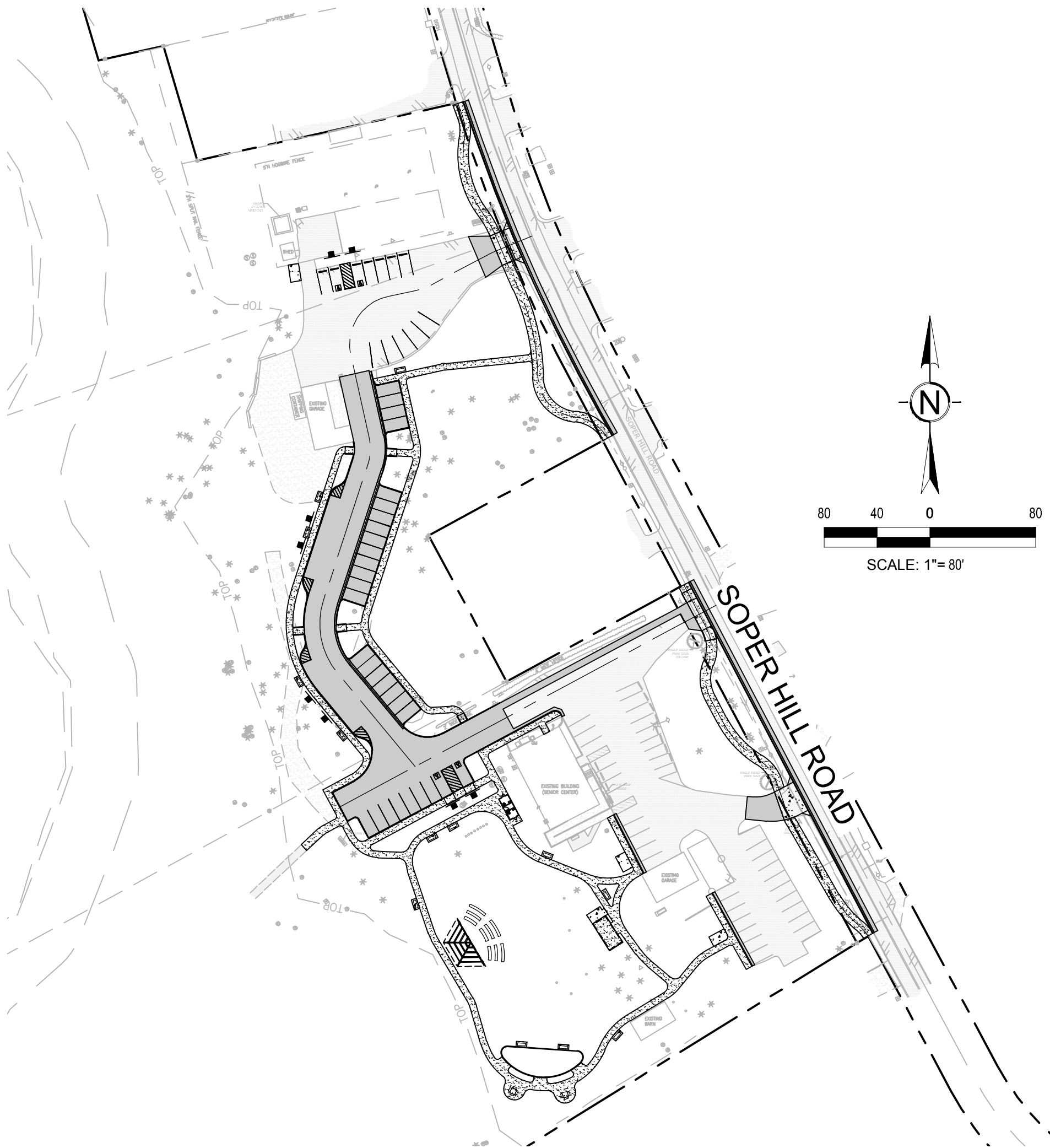
VERTICAL DATUM

NAVD88 PER WSRN TIED TO GEOD18

EAGLE RIDGE PARK, PHASE II

2302 SOPER HILL ROAD
LAKE STEVENS, WA 98258

30% DESIGN



SHEET INDEX	
SHEET	TITLE
C-101	COVER SHEET
SV-01	SURVEY COVER SHEET 1 OF 3
SV-02	BOUNDARY & TOPOGRAPHIC SHEET 2 OF 3
SV-03	BOUNDARY & TOPOGRAPHIC SHEET 3 OF 3
C-201	SITE AND SURFACING PLAN NORTH
C-202	SITE AND SURFACING PLAN SOUTH
C-301	GRADING, DRAINAGE AND UTILITY PLAN NORTH
C-302	GRADING, DRAINAGE AND UTILITY PLAN SOUTH
C-401	CONSTRUCTION DETAILS
C-402	CONSTRUCTION DETAILS
C-403	CONSTRUCTION DETAILS
L-201	SCHEMATIC OVERALL MATERIAL KEY PLAN, SCHEDULE, AND NOTES
L-210	SCHEMATIC MATERIAL PLAN - NORTH
L-211	SCHEMATIC MATERIAL PLAN - SOUTH
L-301	SCHEMATIC OVERALL LANDSCAPE KEY PLAN, SCHEDULE, AND NOTES
L-310	SCHEMATIC LANDSCAPE PLAN - NORTH
L-311	SCHEMATIC LANDSCAPE PLAN - SOUTH

LEGEND

---	PROPERTY/BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	SETBACK LINE
---	MATCH LINE
---	ROAD CENTERLINE
---	BUILDING FOOTPRINT
---	ASPHALT PAVEMENT
---	CEMENT CONCRETE SIDEWALK
---	CEMENT CONCRETE PAVEMENT
---	GRAVEL
---	INTEGRAL CURB
---	VERTICAL CURB
---	CURB AND GUTTER
---	PRECAST CONCRETE WHEELSTOP
---	CURB CUT
---	CHAINLINK FENCE
---	WOOD FENCE
---	ROCKERY
---	SIGN
---	BOLLARD / GUARD POST
---	NUMBER OF PARKING STALLS PER ROW
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	SPOT ELEVATION
---	GRADE BREAK
---	SLOPE ARROW
---	STORM DRAIN LINE
---	UNDERDRAIN LINE
---	SWALE/DITCH
---	STORM/ROOF DRAIN CLEAN OUT
---	CATCH BASIN TYPE 1
---	CATCH BASIN TYPE 2
---	STORM DRAIN OUTLET
---	DOWNSPOUT
---	RIP RAP
---	BIORETENTION CELL

CONTACTS:

OWNER
CITY OF LAKE STEVENS
2306 131ST AVE NE
LAKE STEVENS, WA 98258
CONTACT: FRANK REINART
PHONE: 425.622.9446
EMAIL: FREINART@LAKESTEVENS.WA.GOV

CIVIL ENGINEER
BCRA
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TACOMA, WA 98402
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PHONE: 253.627.4367
EMAIL: SPODGORSKI@BCRADESIGN.COM

LANDSCAPE ARCHITECT
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TACOMA, WA 98402
CONTACT: ERIC STREEBY, PLA
PHONE: 253.627.4367
EMAIL: ESTREEBY@BCRADESIGN.COM

SURVEYOR
LANKTREE LAND SURVEYING, INC.
25510 74TH AVE SOUTH
KENT, WA 98032
CONTACT: TREVOR LANKTREE, PLS
PHONE: 253.653.6425
EMAIL: TLANKTREE@LANKTREELAND.COM

ARBORIST
URBAN FORESTRY SERVICE
15199 MCLEAN RD.
MT VERNON, WA 98273
CONTACT: MILES BECKER
PHONE: 360.399.1377
EMAIL: MBECKER@BARTLETT.COM

GEOTECHNICAL ENGINEER
KLEINFELDER
14741 NE 87TH STREET, SUITE 100
REDMOND, WA 98052
CONTACT: MARCUS BYERS, PE
PHONE: 425.301.0106
EMAIL: MBYERS@KLEINFELDER.COM

ELECTRICAL ENGINEER
BCE ENGINEERS
6021 12TH ST E, SUITE 200
FIFE, WA 98424
CONTACT: CARRIE TAYLOR
PHONE: 253.922.0446
EMAIL: CLTAYLOR@TRANSYSTEMS.COM



PROJECT
EAGLE RIDGE PARK, PHASE II
2302 SOPER HILL ROAD
LAKE STEVENS, WA 98258

REVISIONS

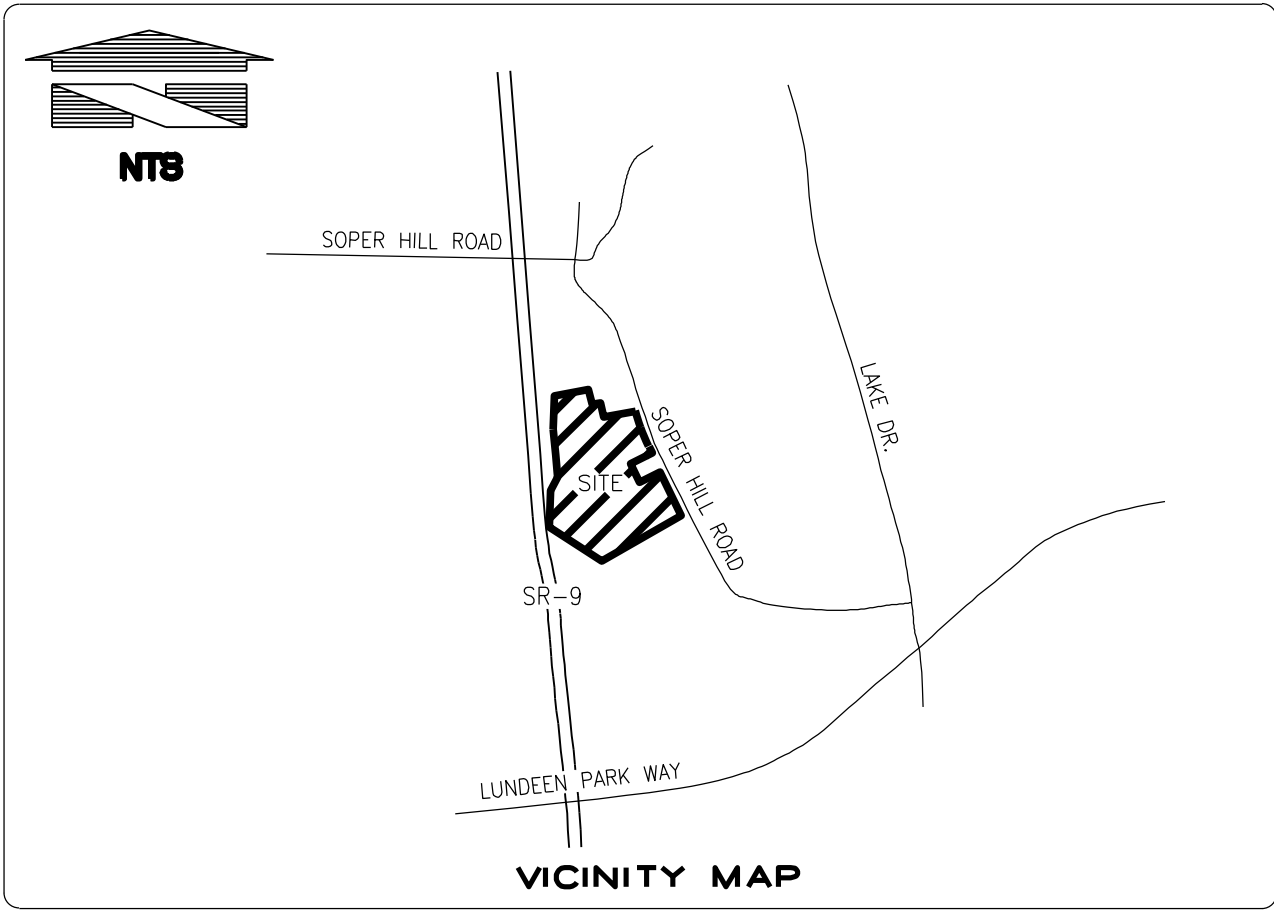
DATE	02.27.2024
BCRA NO.	23156
DRAWN BY	RJB
DESIGNED BY	SMP
REVIEWED BY	ACC
SHEET TITLE	COVER SHEET



C-101

30% DESIGN

IF SHEET MEASURES LESS THAN 22"x34", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY



LEGAL DESCRIPTION:
REAL PROPERTY IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL I:
TRACT 4, VERNON PARK, ACCORDING TO THE PUT THEREOF RECORDED IN VOLUME 9 OF PLATS ON PAGE 62, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE NORTHEASTERLY 10 FEET AS CONVEYED TO COUNTY FOR ROAD PURPOSES UNDER RECORDING NO. 7603220248.

PARCEL II:
TRACT 5, VERNON PARK, ACCORDING TO THE PUT THEREOF RECORDED IN VOLUME 9 OF PLATS ON PAGE 62, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID TRACT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID TRACT FOR 125 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID TRACT FOR 150 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID TRACT FOR 125 FEET TO THE SOUTHEASTERLY LINE THEREOF; THENCE EASTERLY ON SAID SOUTHEASTERLY LINE 150 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 200911190547

PARCEL III:
TRACT 6, PLAT OF VERNON PARK, SNOHOMISH COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 62, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING NORTH OF A LINE PARALLEL WITH AND 140 FEET SOUTH FROM THE NORTHERLY LINE OF SAID LOT, MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID TRACT.

ALSO EXCEPT THE SOUTHERLY 94 FEET OF THE EASTERLY 250 FEET OF THE NORTHERLY 234 FEET OF TRACT 6, MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID TRACT.

ALSO EXCEPT THE SOUTHERLY 90 FEET OF THE EASTERLY 200 FEET OF THE NORTHERLY 324 FEET OF TRACT 6, MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID TRACT.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 200911190547

SPECIAL EXCEPTIONS:
ITEM 1-3) TAX RELATED. (NON SURVEY RELATED ITEMS)

ITEM 4) PUBLIC POWER EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING DATE: NOVEMBER 8, 1976
RECORDING INFORMATION: 7611080140 (APPROXIMATE LOCATION SHOWN ON PARCEL I)

ITEM 5) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT FOR ALTERNATIVE ON-SITE SEWAGE SYSTEM" RECORDED AUGUST 19, 1991 AS RECORDING NO. 9108190007 OF OFFICIAL RECORDS. (NOT PLOTTABLE, AFFECTS PARCEL III)

ITEM 6) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BOUNDARY LINE AGREEMENT" RECORDED APRIL 15, 1999 AS RECORDING NO. 9904150142 OF OFFICIAL RECORDS. (EXISTING CONDITIONS SHOWN HEREON, AFFECTS PARCEL III)

ITEM 7) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT" RECORDED NOVEMBER 15, 1999 AS RECORDING NO. 199911150213 OF OFFICIAL RECORDS. (AS SHOWN ON PARCEL II)

ITEM 8) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CRITICAL AREAS SITE PLAN" RECORDED JUNE 28, 1999 AS RECORDING NO. 199906280694 OF OFFICIAL RECORDS. (EXISTING CONDITIONS SHOWN HEREON, AFFECTS PARCEL I)

ITEM 9) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SNOHOMISH COUNTY NEIGHBORHOOD IMPROVEMENT PROGRAM INTERLOCAL AGREEMENT" RECORDED JULY 14, 2003 AS RECORDING NO. 200307140796 OF OFFICIAL RECORDS. (NOT PLOTTABLE, AFFECTS PARCEL I)

ITEM 10) RIGHT OF FIRST REFUSAL IN FAVOR OF SNOHOMISH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, AS DISCLOSED BY QUITCLAIM DEED AND AGREEMENT RECORDED JULY 14, 2003 AS RECORDING NO. 200307140797. (NOT PLOTTABLE, AFFECTS PARCEL I)

ITEM 11) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT" RECORDED JULY 14, 2003 AS RECORDING NO. 200307140798 OF OFFICIAL RECORDS. (NOT PLOTTABLE, AFFECTS PARCEL I)

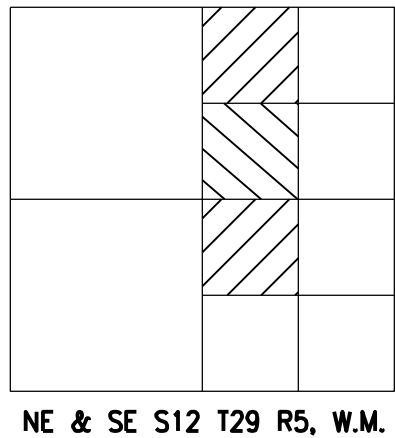
ITEM 12) CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED AUGUST 15, 2005 AS RECORDING NO. 200508155242 OF SURVEYS, IN SNOHOMISH COUNTY, WASHINGTON. (EXISTING CONDITIONS SHOWN HEREON, AFFECTS PARCEL I)

ITEM 13) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT" RECORDED MAY 5, 2008 AS RECORDING NO. 200805050320 OF OFFICIAL RECORDS. (NOT PLOTTABLE, AFFECTS PARCEL I)

ITEM 14) RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY DOCUMENT IN FAVOR OF THE STATE OF WASHINGTON:
RECORDED: NOVEMBER 19, 2009
RECORDING NO.: 200911190547
(EXISTING CONDITIONS SHOWN HEREON, AFFECTS PARCELS II AND III)

ITEM 15) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WARRANTY DEED (ACCESS RIGHTS ONLY)" RECORDED MARCH 8, 2010 AS RECORDING NO. 201003080371 OF OFFICIAL RECORDS. (AFFECTS PARCEL I)

ITEM 16) UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.



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: N48.017734554
LONGITUDE: W122.106703535
HEIGHT: 285.00
PROJECT COMBINED SCALE: 1.0000698425

VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18

LOCAL SITE/PROJECT BENCHMARKS
AS SHOWN ON THIS SURVEY

SITE ADDRESS
2302 SOPER HILL ROAD
2420 SOPER HILL ROAD
2424 SOPER HILL ROAD

ASSESSOR'S PARCEL NUMBER
00604900000400
00604900000501
00604900000601

FLOOD INFORMATION
PARCEL IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD.
PER FEMA PANEL NUMBER 53061C0738F, DATED 6/19/2020.

PARCEL AREA
542,758± SQ FT OR 12.460± ACRES

REFERENCE SURVEYS
R1) PLAT OF VERNON PARK, VOL. 9, PG.62
R2) PLAT OF VERNON GROVE, REC. NO. 200010185005
R3) BOUNDARY LINE ADJUSTMENT, REC. NO. 201907235003
R4) RECORD OF SURVEY, REC. NO. 201301095001
R5) RECORD OF SURVEY, REC. NO. 200201315003
R6) RIGHT OF WAY PLANS-2009-06-18-VERNON RD VICINITY TO SOPER HILL VICINITY

REFERENCE REPORTS
RR1) WETLAND REPORT LETTER OF FINDINGS BY HARMSSEN 23-165 EAGLE RIDGE PARK, DATED MAY 19, 2023. WETLAND FLAGS WERE SET BY HARMSSEN ON 01/16/2024.
RR2) EAGLE RIDGE PARK - LAKE STEVENS - SIGNIFICANT TREE REPORT BY BARTLETT CONSULTING 12/21/2023.

NOTES
1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.

2. 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 POTHOLING BE PERFORMED.

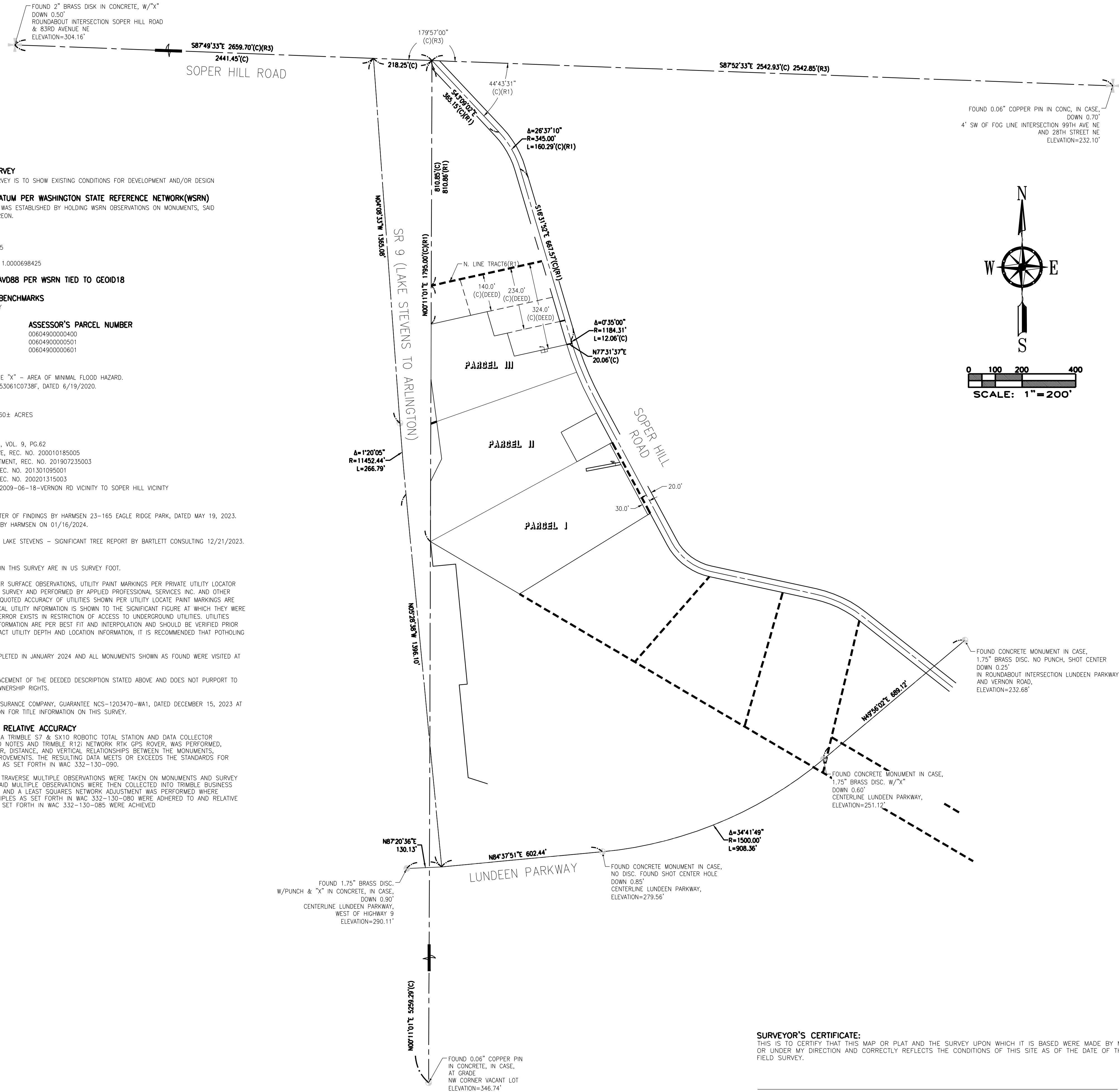
3. FIELD SURVEY WAS COMPLETED IN JANUARY 2024 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.

4. THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.

5. FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NCS-1203470-WA1, DATED DECEMBER 15, 2023 AT 7:30 A.M., WAS RELIED UPON FOR TITLE INFORMATION ON THIS SURVEY.

FIELD TRAVERSE AND RELATIVE ACCURACY
A FIELD TRAVERSE USING A TRIMBLE S7 & SX10 ROBOTIC TOTAL STATION AND DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R12 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.

DURING THE ABOVE FIELD TRAVERSE MULTIPLE OBSERVATIONS WERE TAKEN ON MONUMENTS AND SURVEY FIELD CONTROL POINTS. SAID MULTIPLE OBSERVATIONS WERE THEN COLLECTED INTO TRIMBLE BUSINESS CENTER OFFICE SOFTWARE AND A LEAST SQUARES NETWORK ADJUSTMENT WAS PERFORMED WHERE RELATIVE ACCURACY PRINCIPLES AS SET FORTH IN WAC 332-130-080 WERE ADHERED TO AND RELATIVE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-085 WERE ACHIEVED



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.

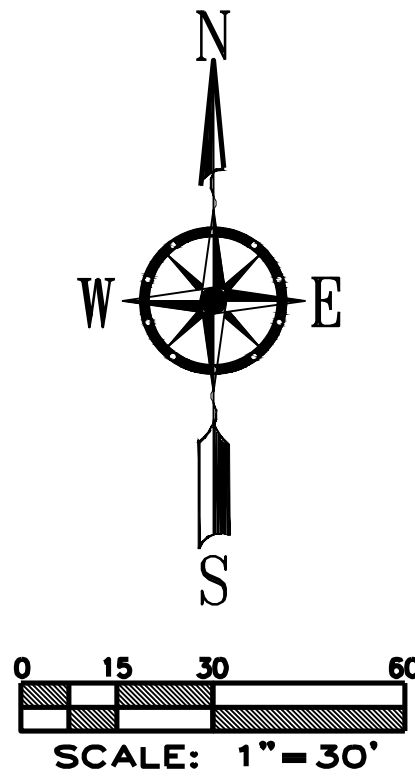
TREVOR S. LANKTREE P.L.S.
WASHINGTON REGISTRATION NO. 45789

DATE SIGNED _____ DATE _____

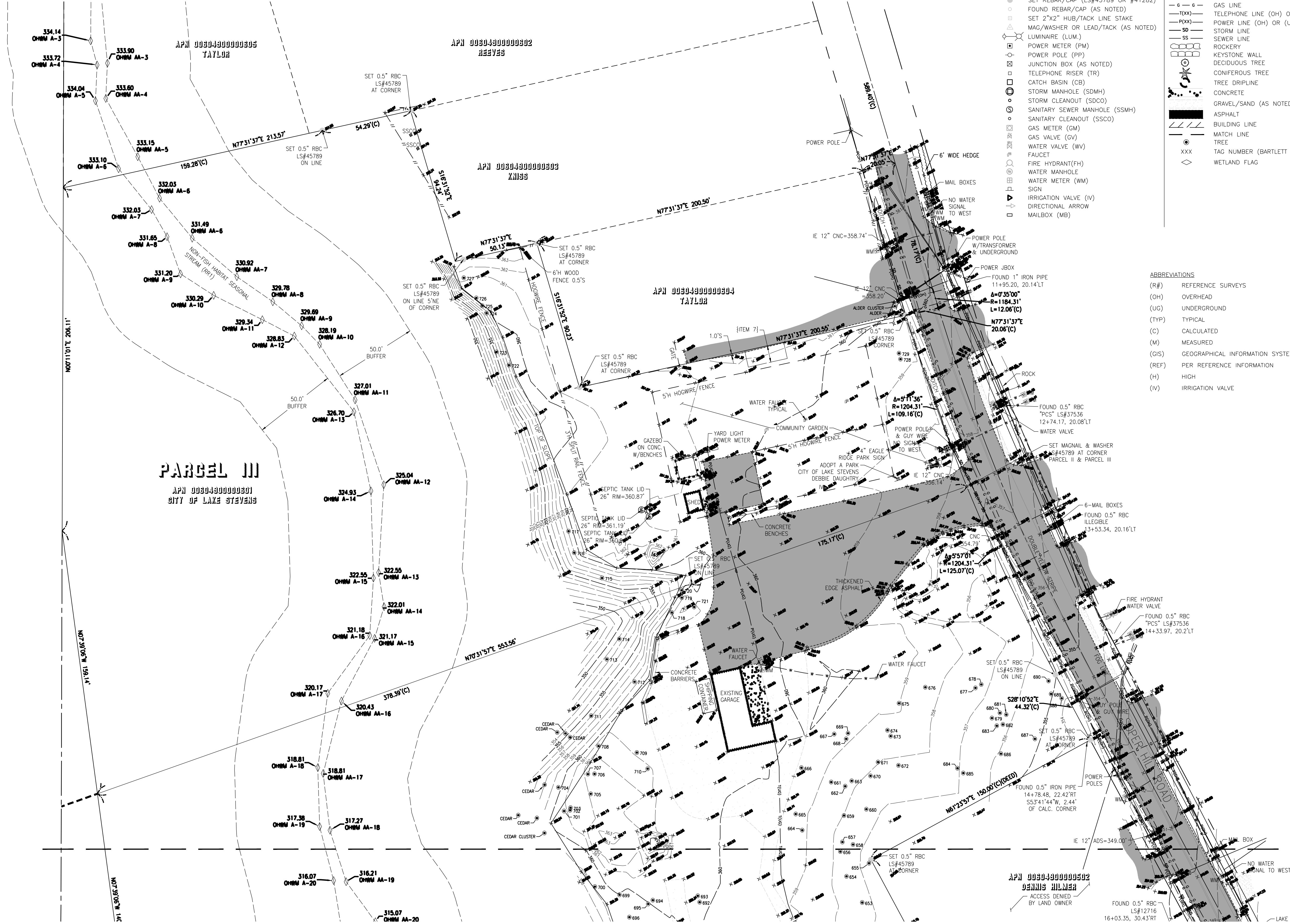


No.	Date	By	Cud.	Appr.	Revision
Title: BOUNDARY AND TOPOGRAPHIC SURVEY PINS. OF THE NE1/4, AND THE SE1/4 OF SEC. 12, TWP. 29 N., RGE 5 EAST, W. M. CITY OF LAKE STEVENS SNOHOMISH COUNTY STATE OF WASHINGTON					
For: BCRA INC. 2106 PACIFIC AVENUE, SUITE 300 TACOMA, WA 98402					
Scale:		Horizontal 1"=200'		Vertical 1"=1'	
Designed XXX	Drawn XXX	Checked XXX	Approved XXX	Date 1/28/24	
LANKTREE LAND SURVEYING, INC. 25510 74TH AVENUE SOUTH KENT, WA 98032 PHONE: (253) 653-6423 FAX: (253) 793-1616 WWW.LANKTREELANDSURVEYING.COM				Feb 27, 2024 - 4:21pm	
Job Number 7587	Sheet 1 of 3				bbasis

BOUNDARY AND TOPOGRAPHIC SURVEY



SR 9 (LAKE STEVENS TO ARLINGTON)



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)
- SET 2"x2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- LUMINAIRE (LUM.)
- POWER METER (PM)
- POWER POLE (PP)
- JUNCTION BOX (AS NOTED)
- TELEPHONE RISER (TR)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- STORM CLEANOUT (SDCO)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY CLEANOUT (SSCO)
- GAS METER (GM)
- GAS VALVE (GV)
- WATER VALVE (WV)
- FAUCET
- FIRE HYDRANT(FH)
- WATER MANHOLE
- WATER METER (WM)
- SIGN
- IRRIGATION VALVE (IV)
- DIRECTIONAL ARROW
- MAILBOX (MB)

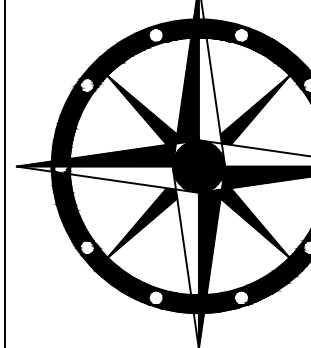
- CHAIN LINK FENCE
- WOOD FENCE
- HOGWIRE FENCE
- WATER LINE
- GAS LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIFLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE
- MATCH LINE
- TREE
- TAG NUMBER (BARTLETT CONSULTING)
- WETLAND FLAG

ABBREVIATIONS

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



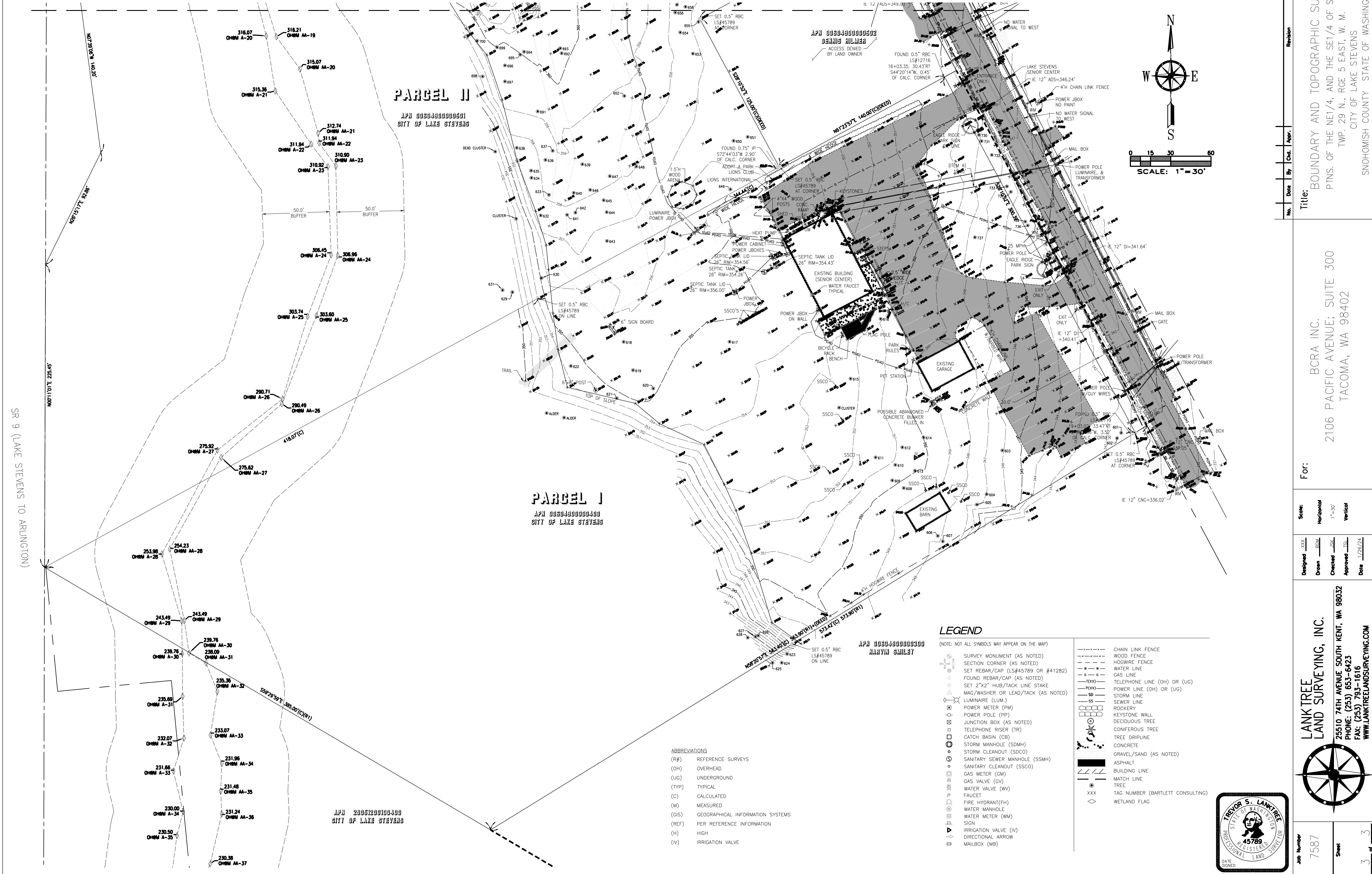
Job Number 7587	Sheet 2 of 3	Date 1/26/24	Designed XXX	Drawn BOL	Checked LSK	Approved TSL	Scale Horizontal 1"=30' Vertical 1"=1'	For: BCRA INC. 2106 PACIFIC AVENUE, SUITE 300 TACOMA, WA 98402	Title: BOUNDARY AND TOPOGRAPHIC SURVEY PINS. OF THE NE1/4, AND THE SE1/4 OF SEC. 12, TWP. 29 N., RGE 5 EAST, W. M. CITY OF LAKE STEVENS SNOHOMISH COUNTY STATE OF WASHINGTON	Revision No. Date By Cud. App.



LANKTREE
LAND SURVEYING, INC.
25510 74TH AVENUE SOUTH KENT, WA 98032
PHONE: (253) 653-6423
FAX: (253) 793-1616
WWW.LANKTREELANDSURVEYING.COM

BOUNDARY AND TOPOGRAPHIC SURVEY

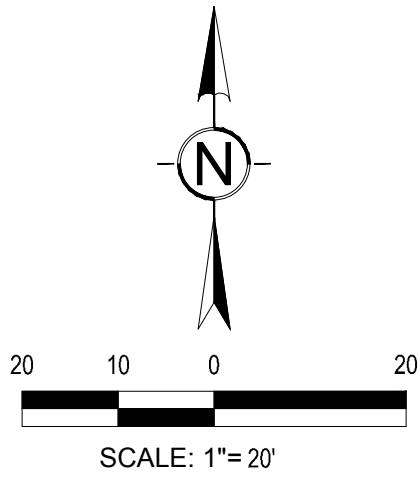
SEE MATCH LINE SHEET 2 OF 3



DATE PLOTTED: 2/29/2024 11:28:30 AM FILENAME: 23196C-201.DWG BY: ---



MATCHLINE - REFER TO SHEET C-201



SHEET NOTES

- 1 HMA PAVEMENT PER DETAIL
- 2 CEMENT CONCRETE SIDEWALK PER DETAIL
- 3 CEMENT CONCRETE PAVEMENT PER DETAIL
- 4 CEMENT CONCRETE CURB AND GUTTER PER DETAIL
- 5 CEMENT CONCRETE VERTICAL CURB
- 6 CEMENT CONCRETE SIDEWALK WITH INTEGRAL CURB PER DETAIL
- 7 CEMENT CONCRETE DRIVEWAY ACCESS
- 8 TRASH ENCLOSURE
- 9 ACCESSIBLE PARKING STALL WITH SIGN AND PAVEMENT MARKING PER DETAIL
- 10 4" WIDE WHITE PAINTED STALL STRIPING
- 11 4" WIDE TRAFFIC PAINT STRIPING, 2' O.C. AT 45°
- 12 PARALLEL CURB RAMP
- 13 PERPENDICULAR CURB RAMP
- 14 SINGLE-DIRECTION CURB RAMP PER DETAIL
- 15 24'x12' PREFABRICATED COVERED PICNIC SHELTER
- 16 PREFABRICATED RESTROOM
- 17 CEMENT CONCRETE VALLEY GUTTER
- 18 PREFABRICATED COVERED AMPHITHEATER
- 19 PLAYGROUND

PROJECT

EAGLE RIDGE PARK, PHASE II
2302 SOPER HILL ROAD
LAKE STEVENS, WA 98258

REVISIONS

DATE

02.27.2024

BCRA NO.

23156

DRAWN BY: RJB

DESIGNED BY: SMP

REVIEWED BY: ACC

SHEET TITLE

SITE AND SURFACING
NORTH

bcra

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SHEET

C-201

30% DESIGN

IF SHEET MEASURES LESS THAN 22"x34", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

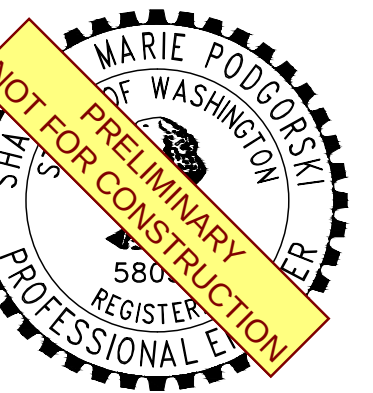
SEAL



bcra

T 253.627.4387 F 253.627.4395 WWW.BCRADESIGN.COM
2108 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

- 1 HMA PAVEMENT PER DETAIL
- 2 CEMENT CONCRETE SIDEWALK PER DETAIL
- 3 CEMENT CONCRETE PAVEMENT PER DETAIL
- 4 CEMENT CONCRETE CURB AND GUTTER PER DETAIL
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- 19 PLAYGROUND



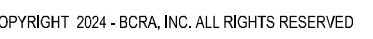
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APPROVED BY: ACC

TE AND SURFACING

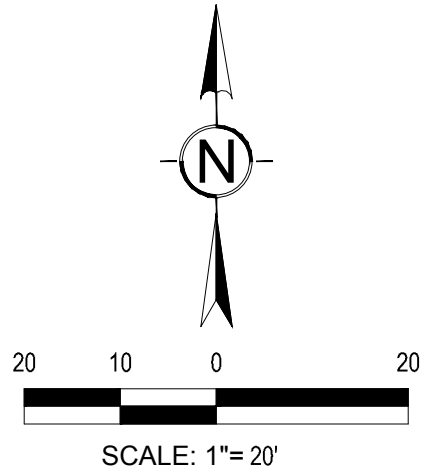
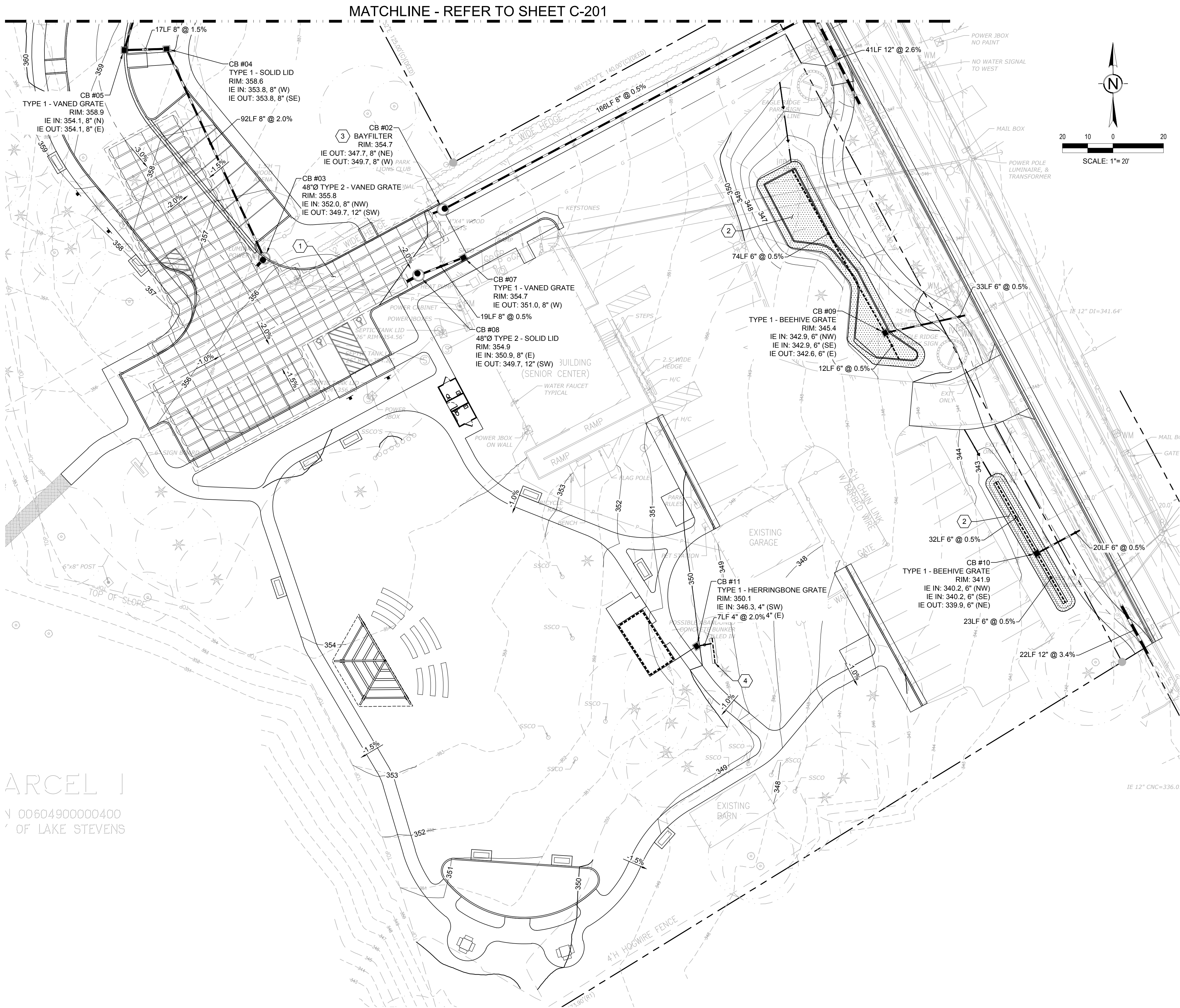
OUTH



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DATE PLOTTED: 2/29/2024 11:20:06 AM FILENAME: 23156C-301-302.DWG BY: ---

ARCEL I
00604900000400
OF LAKE STEVENS



SHEET NOTES

- 1 UNDERGROUND DETENTION CHAMBERS
- 2 BIORETENTION CELL
- 3 WATER QUALITY TREATMENT UNIT
- 4 DISPERSION TRENCH

PROJECT

EAGLE RIDGE PARK, PHASE II
2302 SOPER HILL ROAD
LAKE STEVENS, WA 98258

REVISIONS

NO.	DESCRIPTION	DATE

DATE

02.27.2024

BCRA NO.

23156

DRAWN BY

RJB

DESIGNED BY

SMP

REVIEWED BY

ACC

SHEET TITLE

**GRADING DRAINAGE
AND UTILITY PLAN SOUTH**



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SHEET

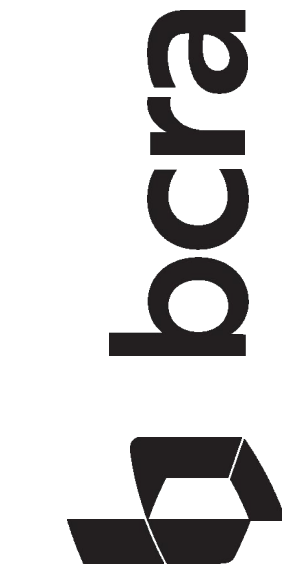
C-302

30% DESIGN

IF SHEET MEASURES LESS THAN 22"x34", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

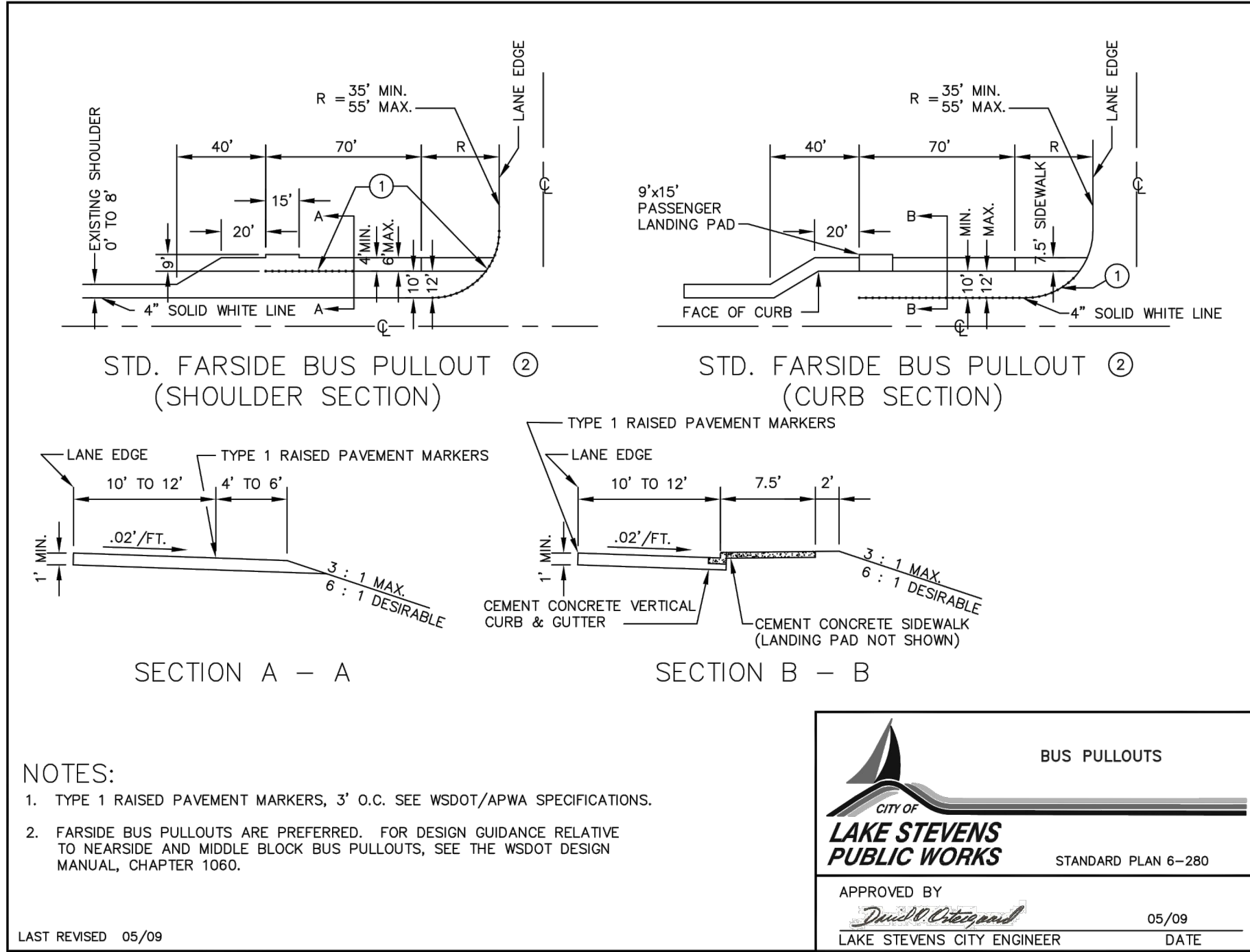


SEAL



T 253.627 4387 F 253.627 4395 WWW.BCRADESIGN.COM
2108 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

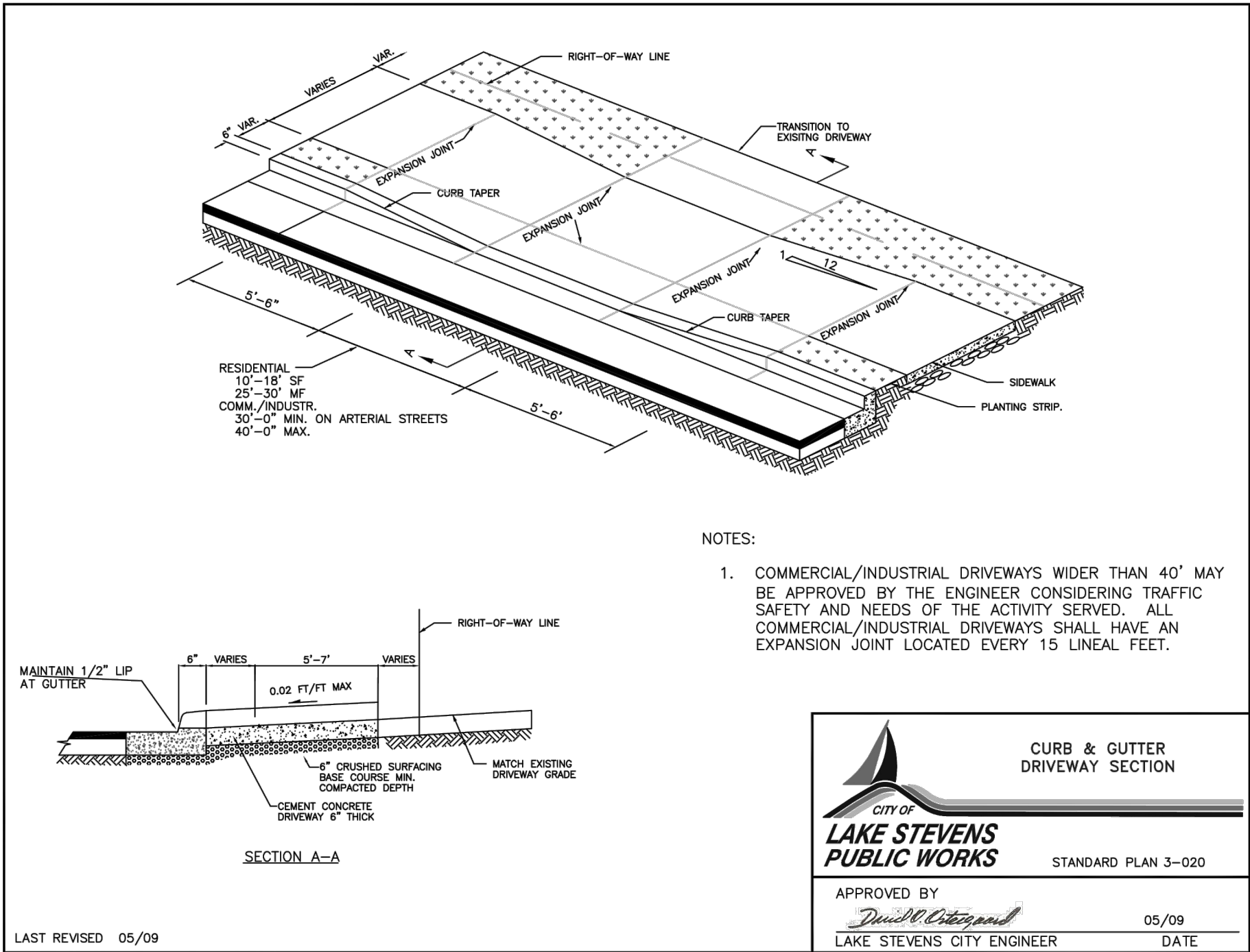
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BUS PULLOUTS

SCALE: NTS

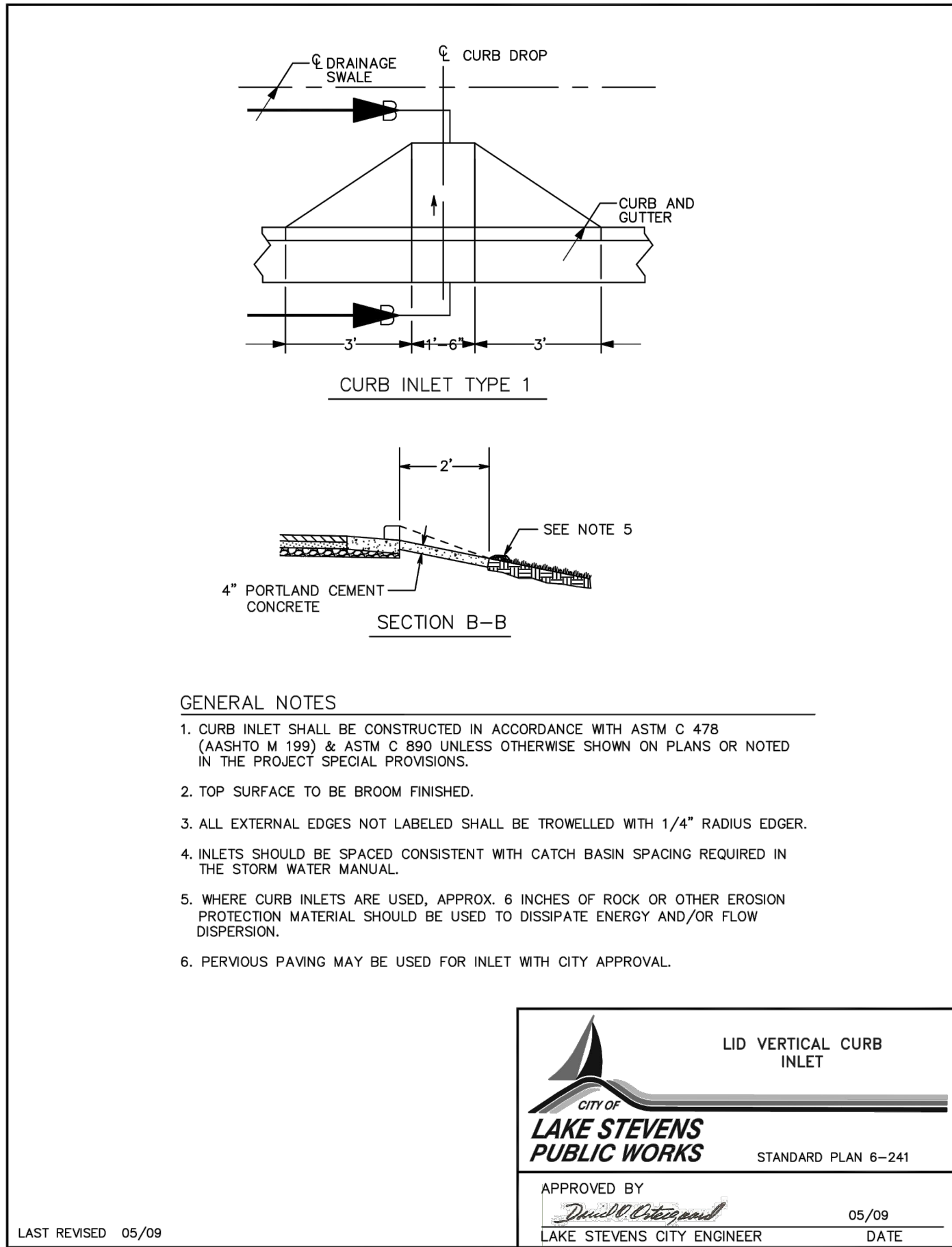
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CURB & GUTTER DRIVEWAY SECTION

SCALE: NTS

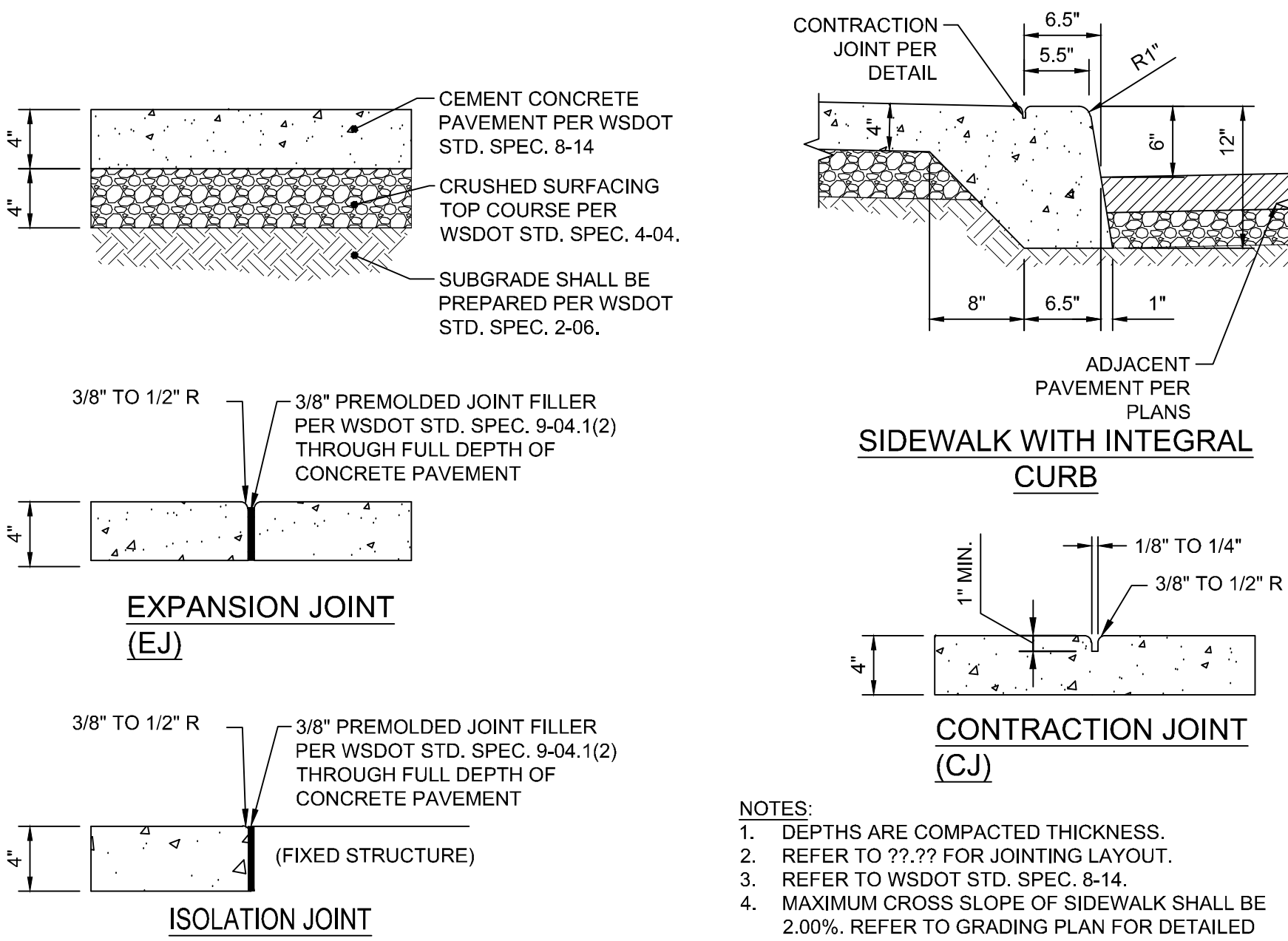
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VERTICAL CURB INLET

SCALE: NTS

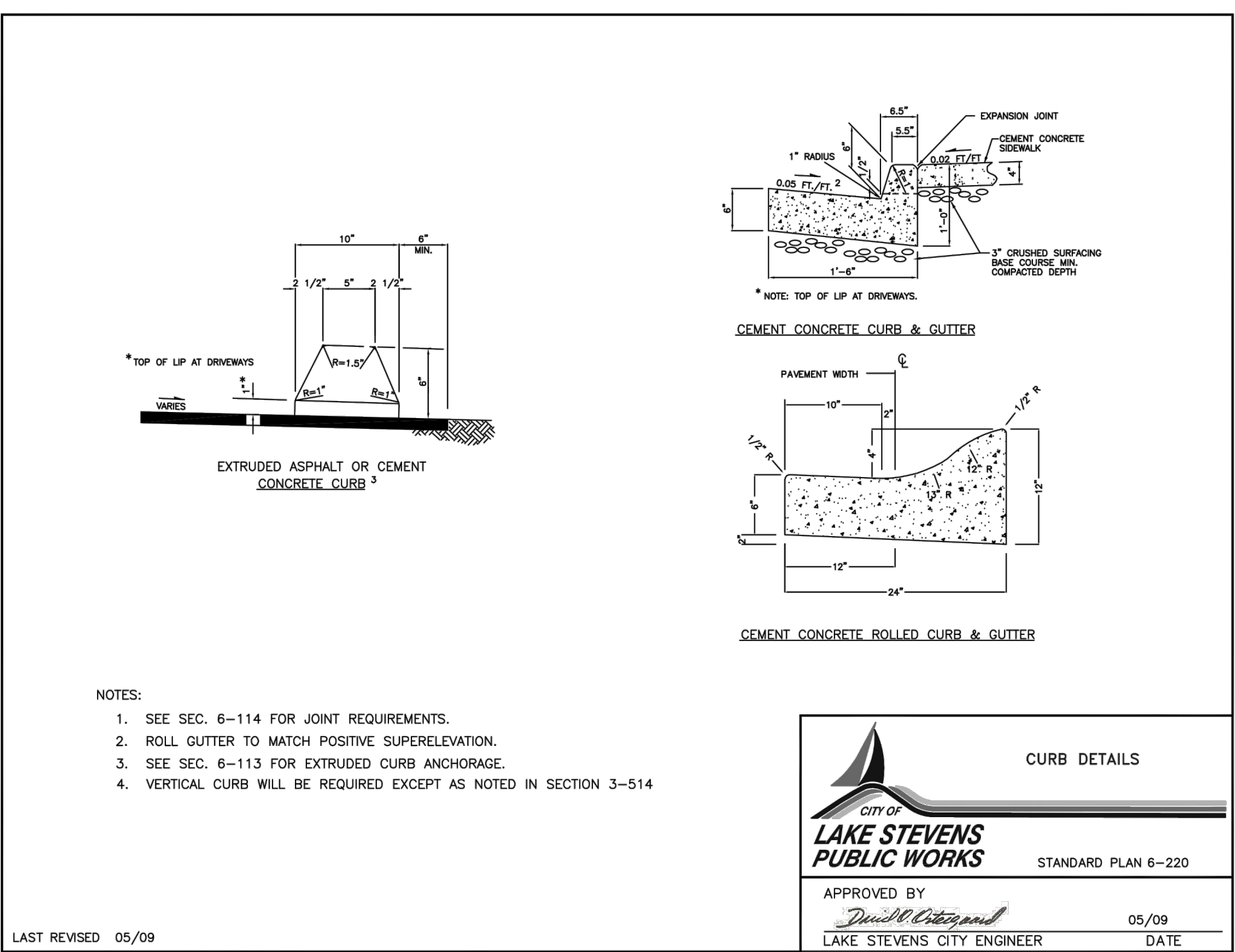
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CEMENT CONCRETE SIDEWALK

SCALE: NTS

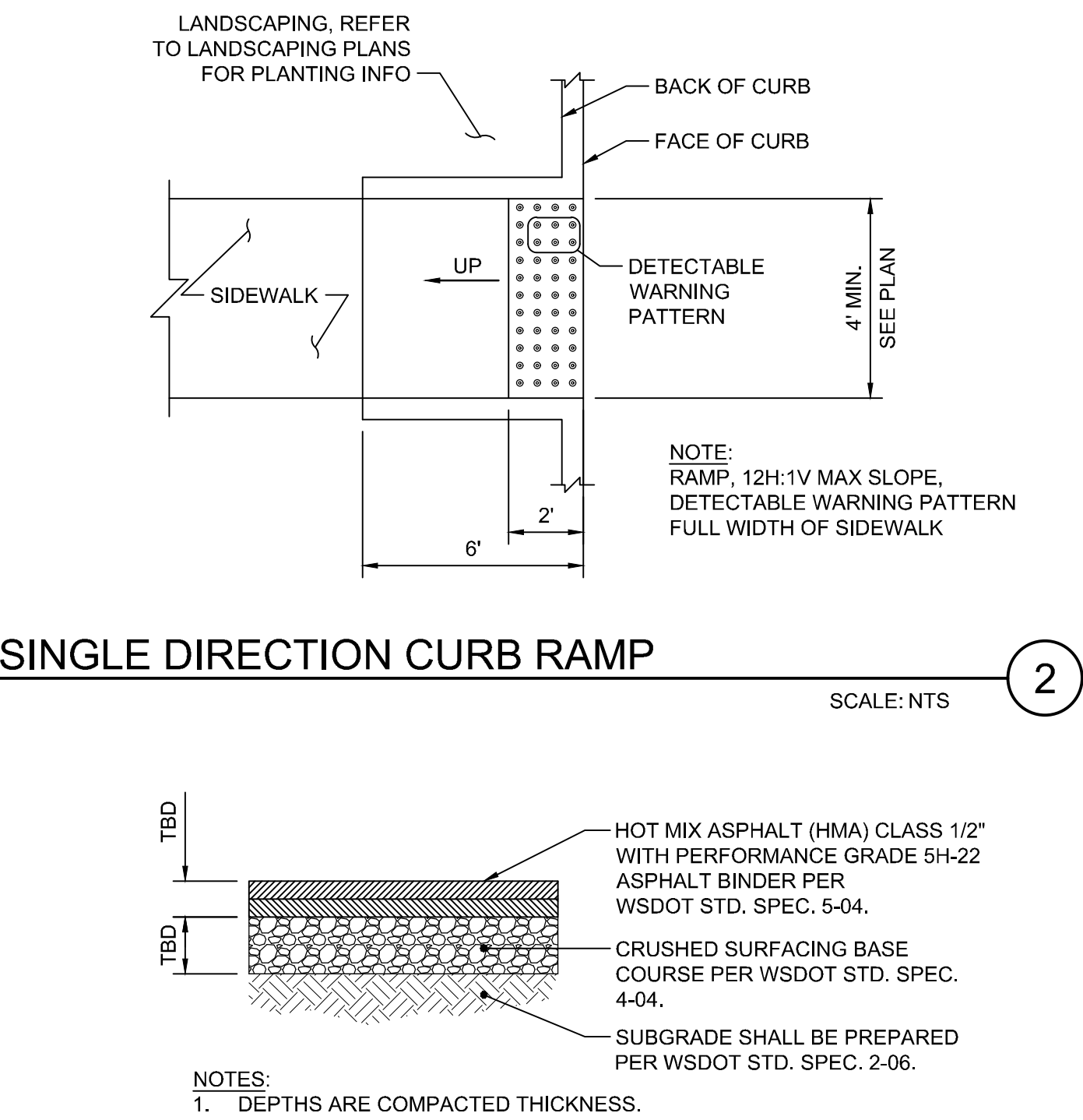
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CURBS

SCALE: NTS

4



HMA PAVEMENT

SCALE: NTS

1



PROJECT
EAGLE RIDGE PARK, PHASE II
2302 SOPER HILL ROAD
LAKE STEVENS, WA 98258

REVISIONS

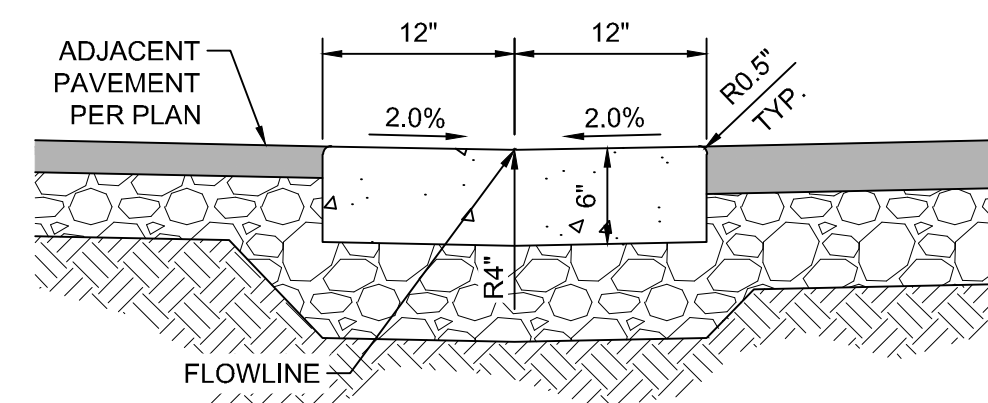
DATE	02.27.2024
BCRA NO.	23156
DRAWN BY	RJB
DESIGNED BY	SMP
REVIEWED BY	ACC
SHEET TITLE	CONSTRUCTION DETAILS



C-401

30% DESIGN

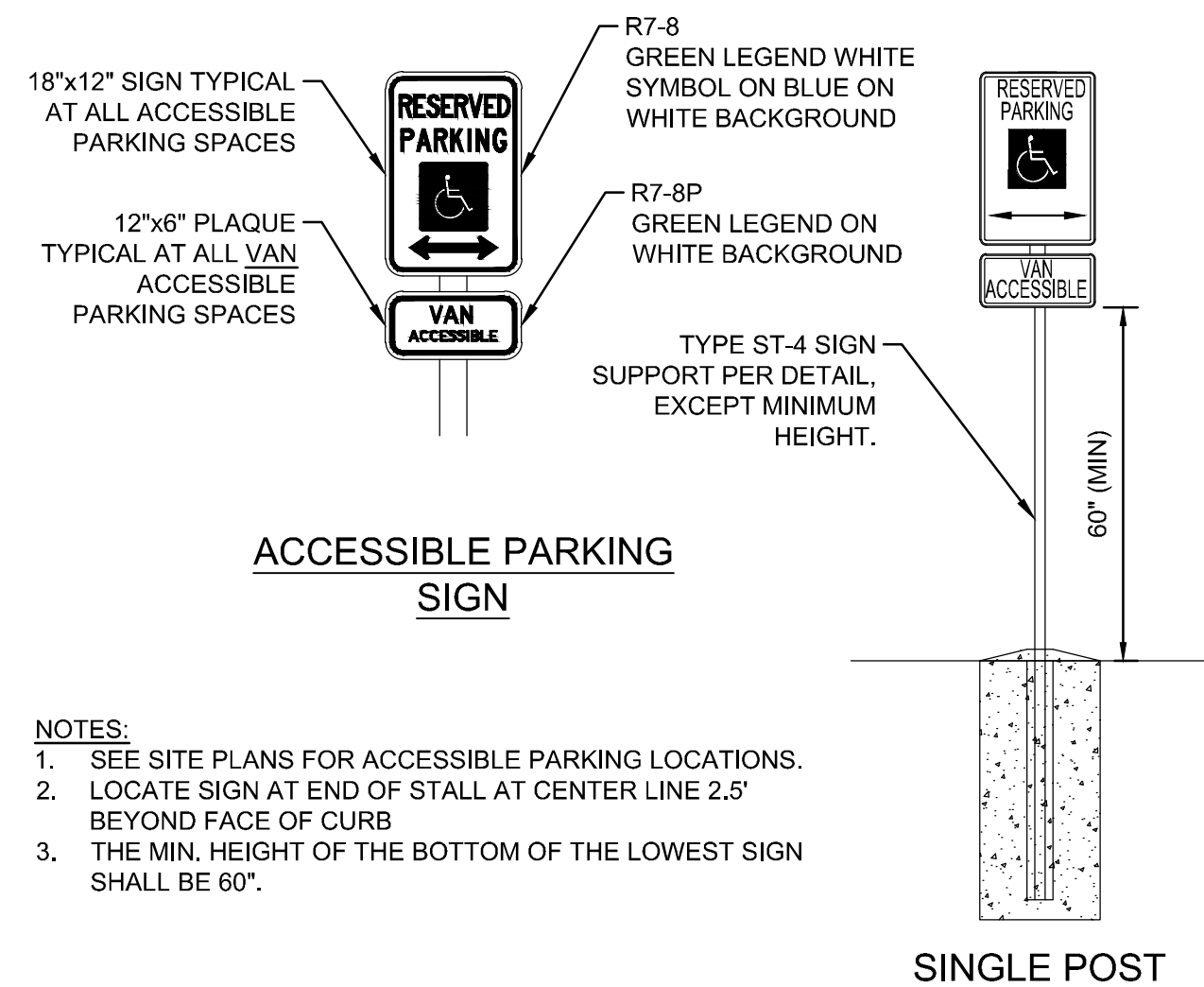
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CEMENT CONCRETE VALLEY CURB

SCALE: NTS

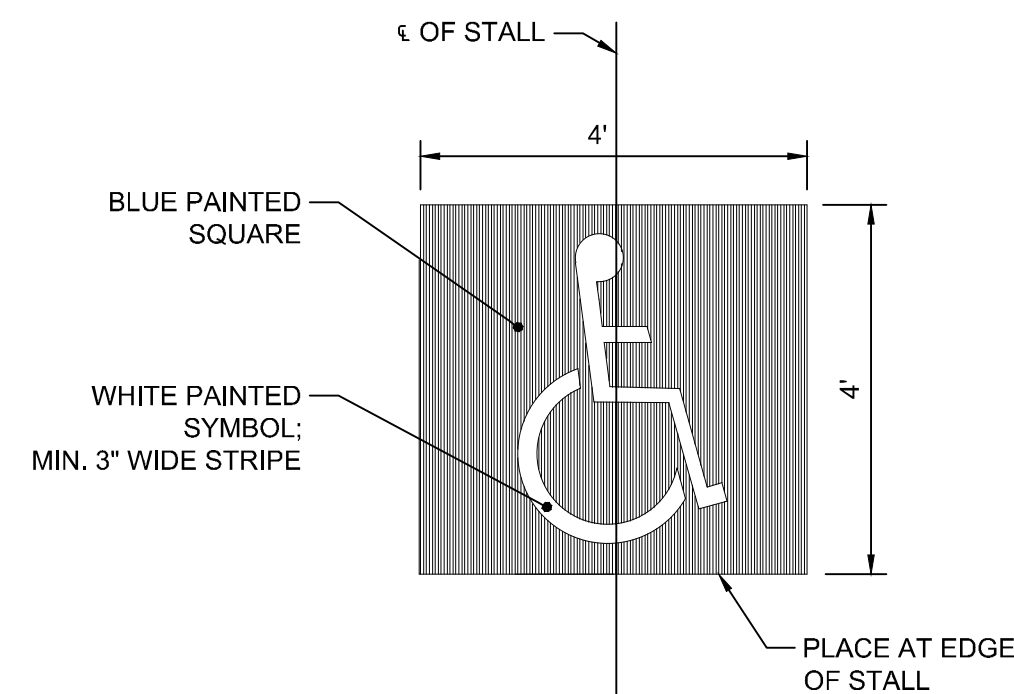
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ADA PARKING SIGN

SCALE: NTS

3



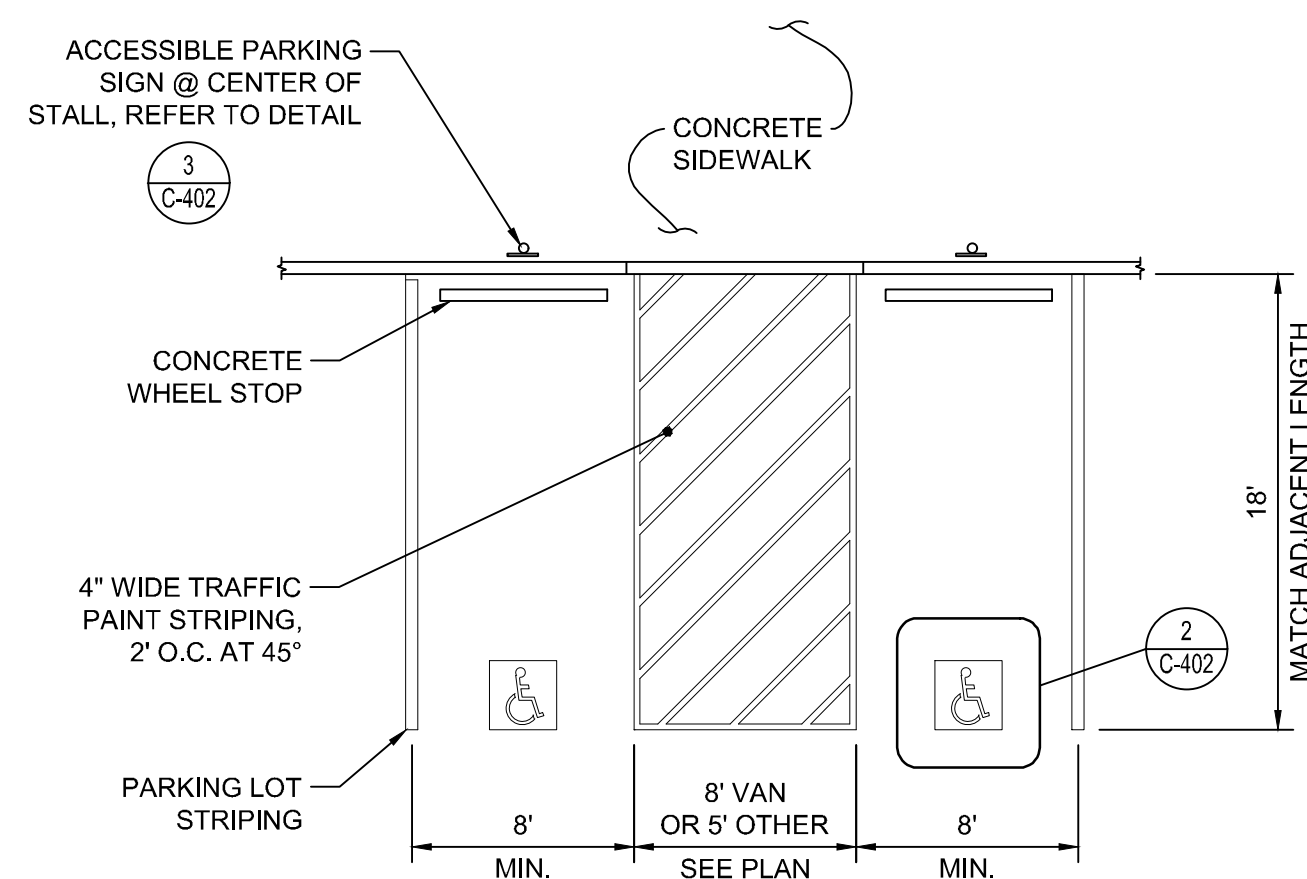
NOTES:

1. REFER TO SITE PLAN FOR ACCESSIBLE STALL PAVEMENT MARKING LOCATIONS.
2. PAVEMENT MARKING SHALL CONFORM TO WAC 51-30, AND INTERNATIONAL BUILDING CODE (IBC) CHAPTER 11.
3. PAVEMENT MARKING SHALL BE PER WSDOT STD. SPEC. 8-22.
4. PAINT SHALL BE LOW VOC SOLVENT BASED PAINT PER WSDOT STD. SPEC. 9-34.2(4).
5. PAINT COLORS SHALL MEET THE REQUIREMENTS OF WSDOT STD. SPEC. 9-34.2(2).

ADA PAVEMENT MARKING

SCALE: NTS

2



NOTES:

1. SURFACE SLOPES SHALL NOT EXCEED 1/4"V TO 1'H IN ANY DIRECTION.
2. WIDTH OF STRIPED AREA IS 8' FOR VAN STALLS AND 5' FOR ALL OTHER ADA STALLS. VAN STALLS SHALL HAVE 8' STRIPED AREA ON RIGHT HAND SIDE.
3. COLOR TBD

ADA PARKING STALL LAYOUT

SCALE: NTS

1

DATE PLOTTED: 2/28/2024 10:52:49 AM FILENAME: 23156C-401-402.DWG BY: ---

Poligon Product Specification Form

PROJECT NAME:

PROJECT LOCATION:

CUSTOMER NAME:

E-MAIL:

COMPANY:

ADDRESS:

ADDRESS 2:

CITY:

STATE:

ZIP:

PHONE:

FAX:

SEISMIC DESIGN:

BLDG CODE:

STANDARD WITH THIS BUILDING:

☒ Treated gluelam wooden columns

☒ Wooden trusses and purlins

☒ Structural steel, hot dip galvanized connection plates

☒ Hot dipped galvanized structural fasteners

☒ 2X6 SYP tongue and groove primary roof

☒ Asphalt shingles with felt and trim - Shingle color:

☒ Pre-drilled plates and gluelams

☒ Surface mount columns

☒ 6:12 pitch

☒ 12'-0" under eave height

☒ 30 PSF snow load

☒ 120 MPH wind load

SELECT MODIFICATIONS TO A STANDARD:

See website for multi-rib roof color choices and wood stain choices: www.poligon.com

☐ Kynar Multi-rib metal roof instead of asphalt shingles - Roof color:

☐ Stained tongue and groove roof - Stain choice:

☐ Stained columns and trusses - Stain choice:

☐ Increase snow load:

☐ Increase wind load:

☐ Modify under tension member height (12' max):

☐ Substitute surface mount for embedded column

by **PORTERCORP**
PORTERCORP, 4240 N. 136th AVE., HOLLAND, MI 49424
www.poligon.com 616-399-1963

Wood Amphitheater [WLLW]

Standard Sizes Available

☒ WLLW-40

☐ WLLW-50

Sheet Index

COVER SHEET / ORDER FORM
ELEVATION VIEWS
STRUCTURAL FRAME
ANCHOR LAYOUT

See website for multi-rib roof color choices and wood stain choices.
www.poligon.com

SHELTER MODEL:
WOOD BANDSHELL 40 w/ WALLS
WLLW-40

SCALE: 1:100 REV LEVEL: A DATE: 9/27/2011



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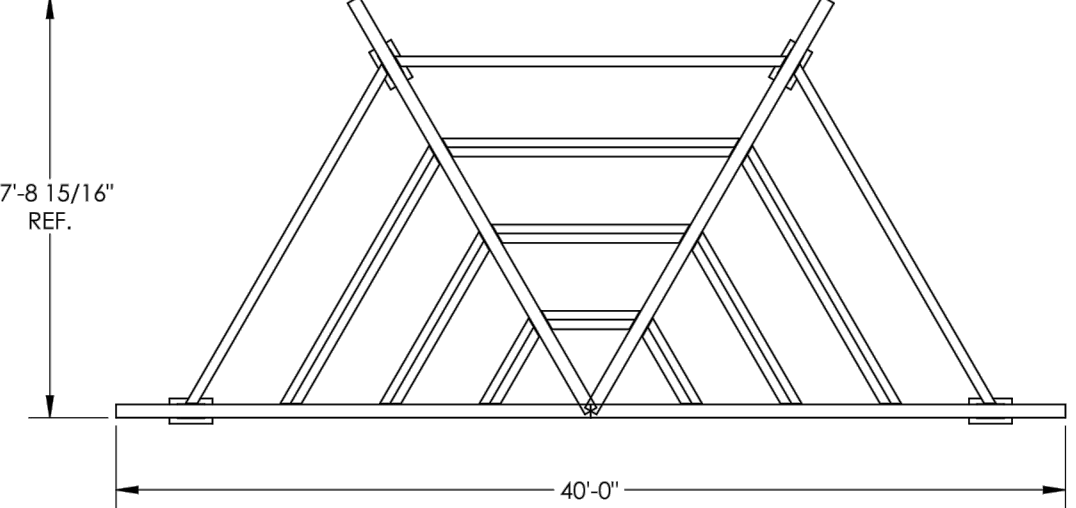
by **PORTERCORP**
PORTERCORP, 4240 N. 136th AVE., HOLLAND, MI 49424
www.poligon.com 616-399-1963

SHEET
COVER SHEET

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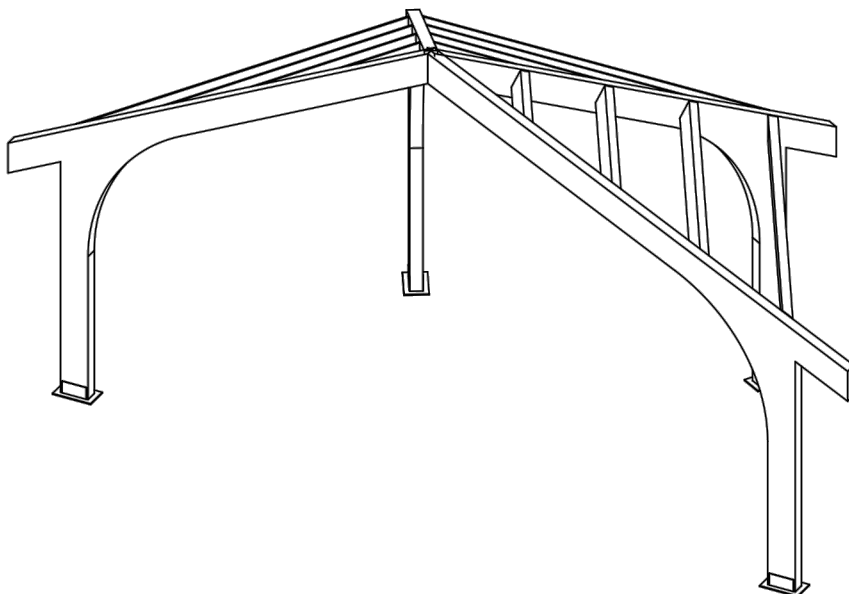
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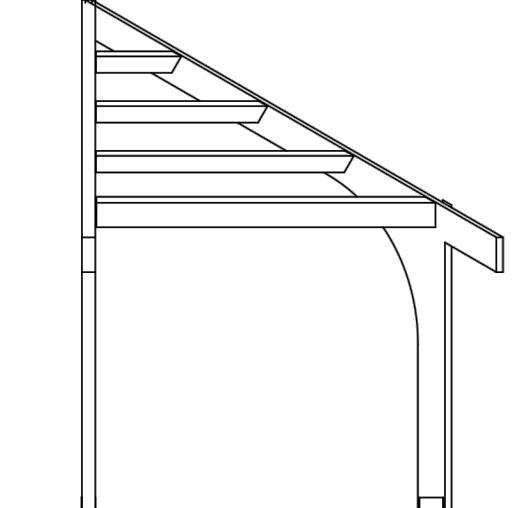
17'-9 15/16" REF.

40'-0"



12'-0" UNDER TENSION MEMBER

FINISH GRADE



21'-7" REF.

FINISH GRADE

SHELTER MODEL:
WOOD BANDSHELL 40 w/ WALL
WLLW-40

SCALE: 1:85 REV LEVEL: A DATE: 9/27/2011



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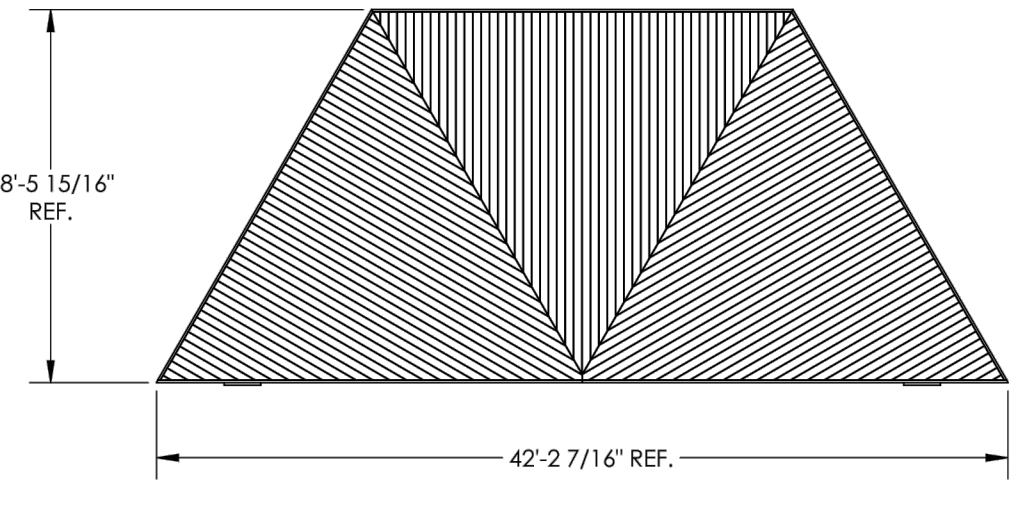
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FRAME VIEWS

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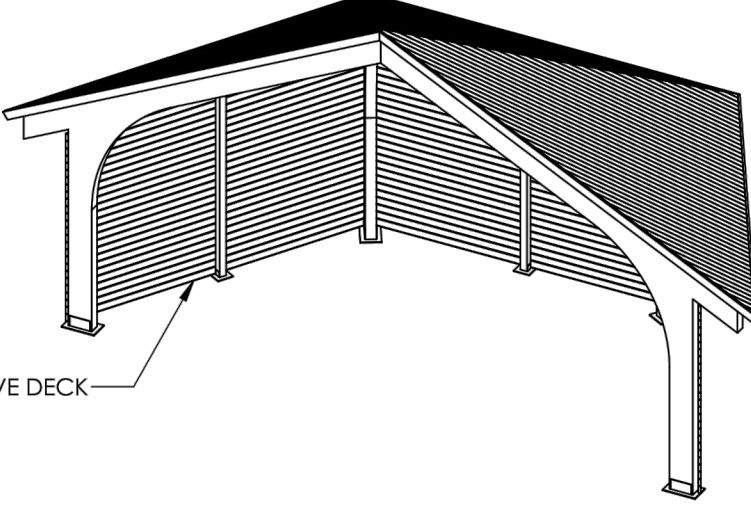
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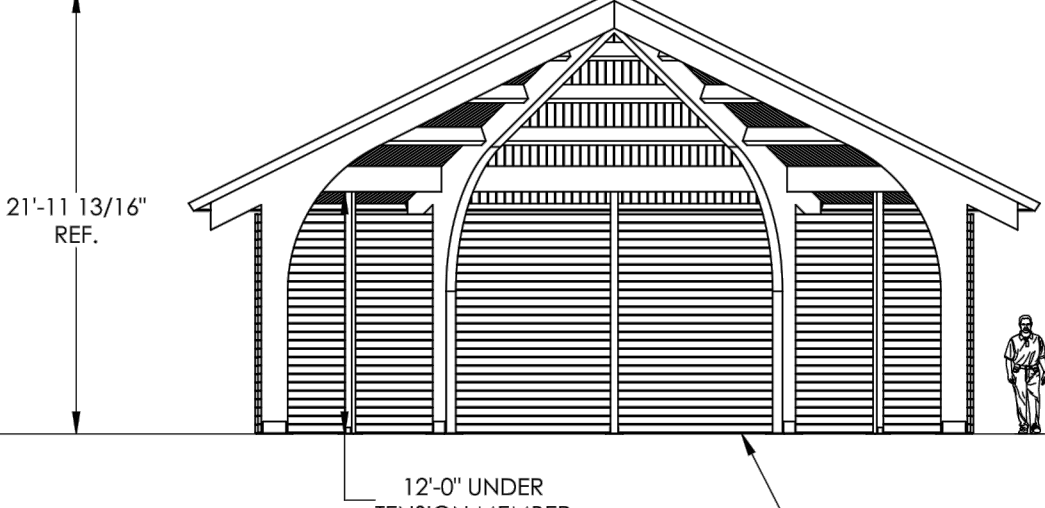


18'-5 15/16" REF.

42'-2 7/16" REF.



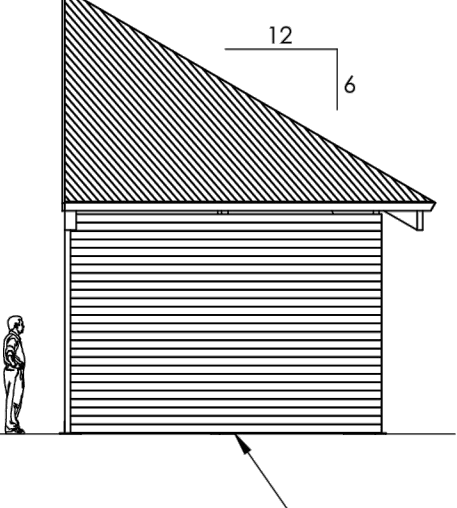
TONGUE AND GROOVE DECK



21'-11 13/16" REF.

12'-0" UNDER TENSION MEMBER

FINISH GRADE



12

6

FINISH GRADE

SHELTER MODEL:
WOOD BANDSHELL 40 w/ WALL
WLLW-40

SCALE: 1:100 REV LEVEL: A DATE: 9/27/2011



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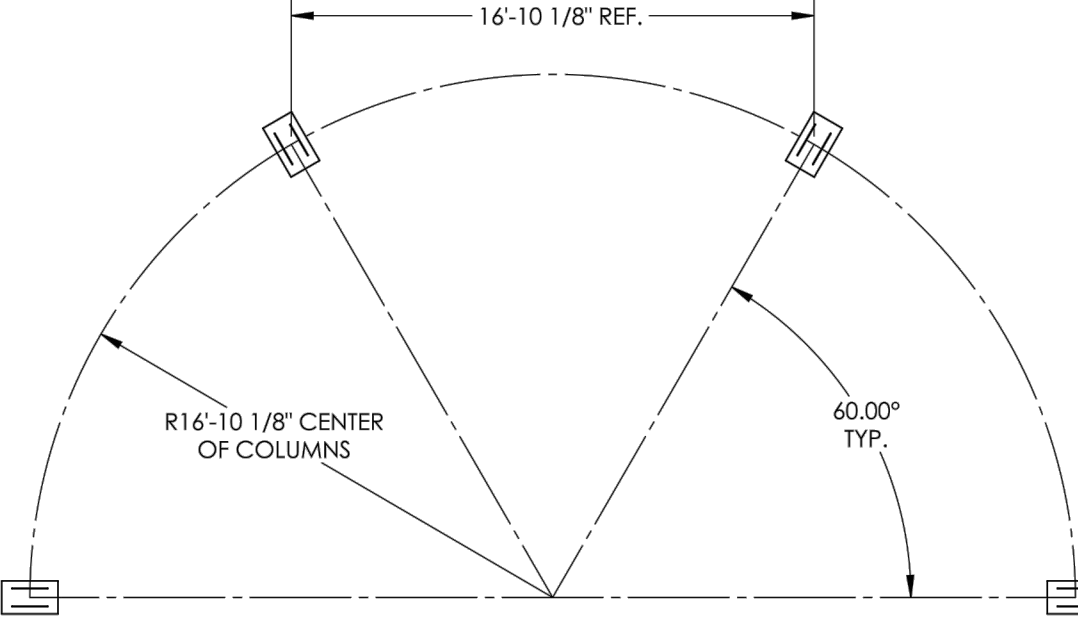
SHEET
ELEVATION VIEWS

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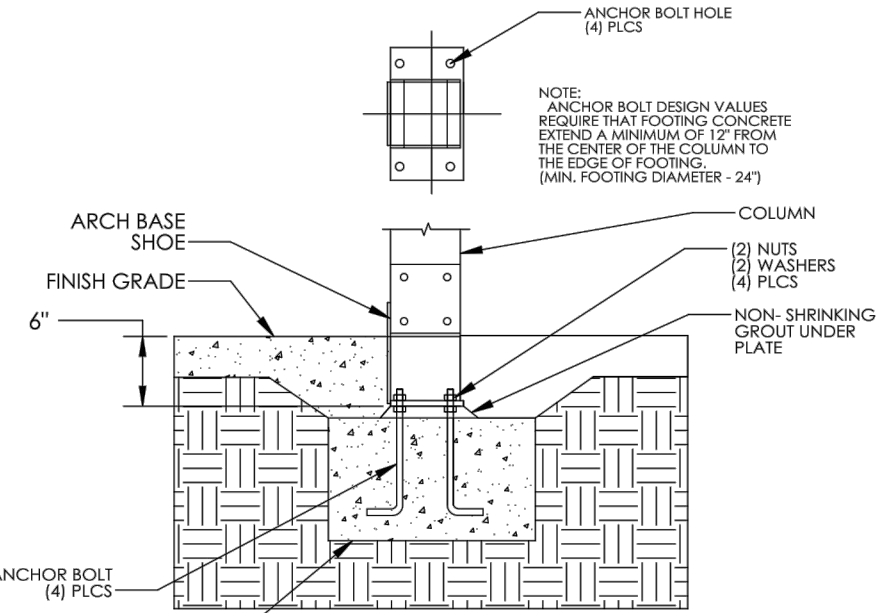
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16'-10 1/8" REF.

R16'-10 1/8" CENTER OF COLUMNS

60.00° TYP.



ANCHOR BOLT HOLE (4) PLCS

NOTE: ANCHOR BOLT DESIGN VALUES ASSUME THAT FOOTING CONCRETE EXTENDS A MINIMUM OF 12" FROM THE CENTER OF THE COLUMN TO THE EDGE OF FOOTING. (MIN. FOOTING DIAMETER = 24")

ARCH BASE SHOE

FINISH GRADE

6"

ANCHOR BOLT (4) PLCS

(2) NUTS

(2) WASHERS

(4) PLCS

NON-SHRINKING GROUT UNDER PLATE

FOOTING DESIGN BY POLIGON MATERIAL BY OTHERS

TYP. ANCHOR BOLT CONNECTION

SHELTER MODEL:
WOOD BANDSHELL 40 w/ WALL
WLLW-40

SCALE: 1:65 REV LEVEL: A DATE: 9/27/2011



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SHEET
COLUMN LAYOUT

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PREFABRICATED AMPHITHEATER

EAGLE RIDGE PARK, PHASE II

2302 SOPER HILL ROAD
LAKE STEVENS, WA 98258

PROJECT

REVISIONS

DATE:
02.27.2024

BCRA NO.
23156

DRAWN BY: RJB DESIGNED BY: SMP

REVIEWED BY: ACC

SHEET TITLE

CONSTRUCTION DETAILS

bcra

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SHEET

C-403

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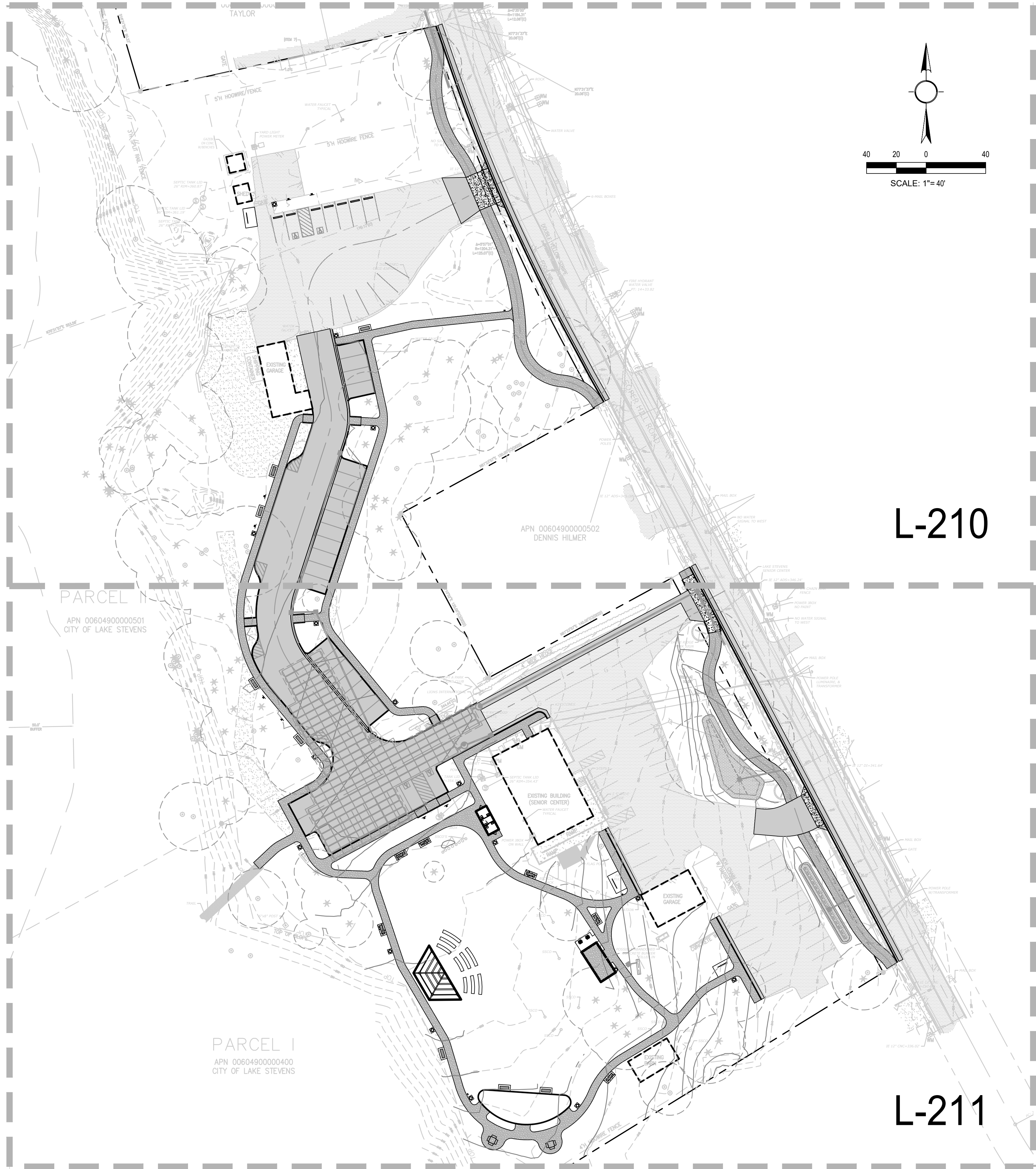
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1

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OVERALL MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	TRASH RECEPTACLE	17
2	PICNIC TABLE, 4 MAN, STANDARD	1
3	PICNIC TABLE, 3 MAN, ADA	1
4	BENCH, 6', TYP.	14
5	BIKE RACK	3
6	BARBEQUE GRILL	2
7	PET WASTE BAG DISPENSER	3

GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO RESIST POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
2. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
3. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

b

bcra

SEAL

NOT FOR CONSTRUCTION

PRELIMINARY

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

ERIC JOHN STREEBY

LICENSE NO. 1436
EXPIRES ON 01/24/2026

PROJECT

EAGLE RIDGE PARK
2302 SOPHER HILL ROAD
LAKE STEVENS, WA 98258

REVISIONS

DATE

02.27.2024

BCRA NO.

23156

DRAWN BY: MT

DESIGNED BY: ES/MT

REVIEWED BY: ES

SHEET TITLE

SCHEMATIC OVERALL
MATERIAL KEY PLAN,
SCHEDULE, AND
NOTES

b

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SHEET

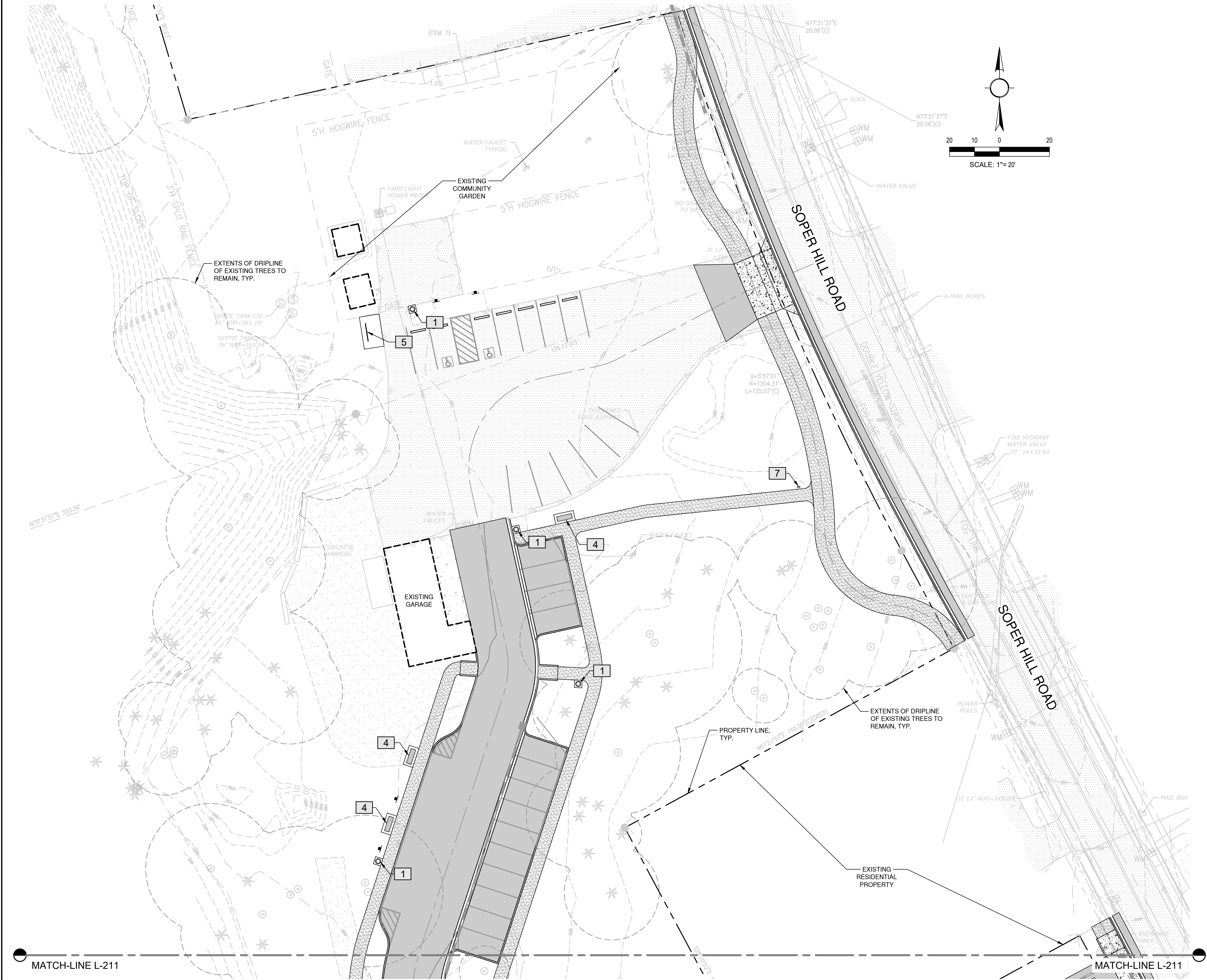
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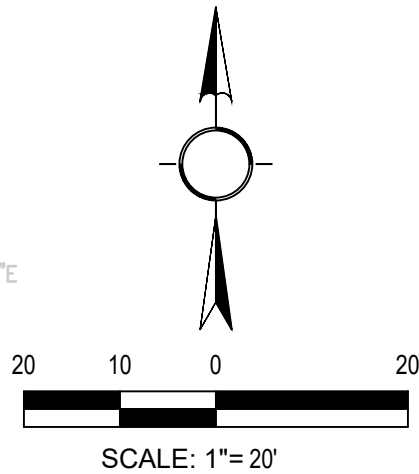
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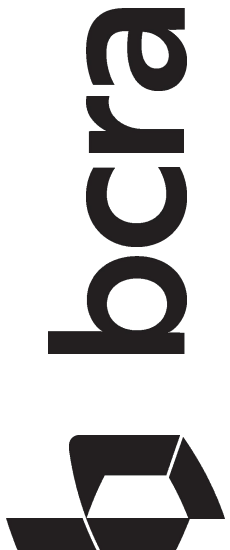
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MATERIAL SCHEDULE NORTH

SYMBOL	DESCRIPTION
1	TRASH RECEPTACLE
4	BENCH, 6', TYP.
5	BIKE RACK
7	PET WASTE BAG DISPENSER





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PROJECT

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2302 SOPER HILL ROAD
LAKE STEVENS, WA 98258

REVISIONS

NO.	DATE	DESCRIPTION

DATE
02.27.2024

BCRA NO.
23156

DRAWN BY: MT DESIGNED BY: ES/MT

REVIEWED BY: ES

SHEET TITLE
**SCHEMATIC
MATERIAL PLAN -
NORTH**

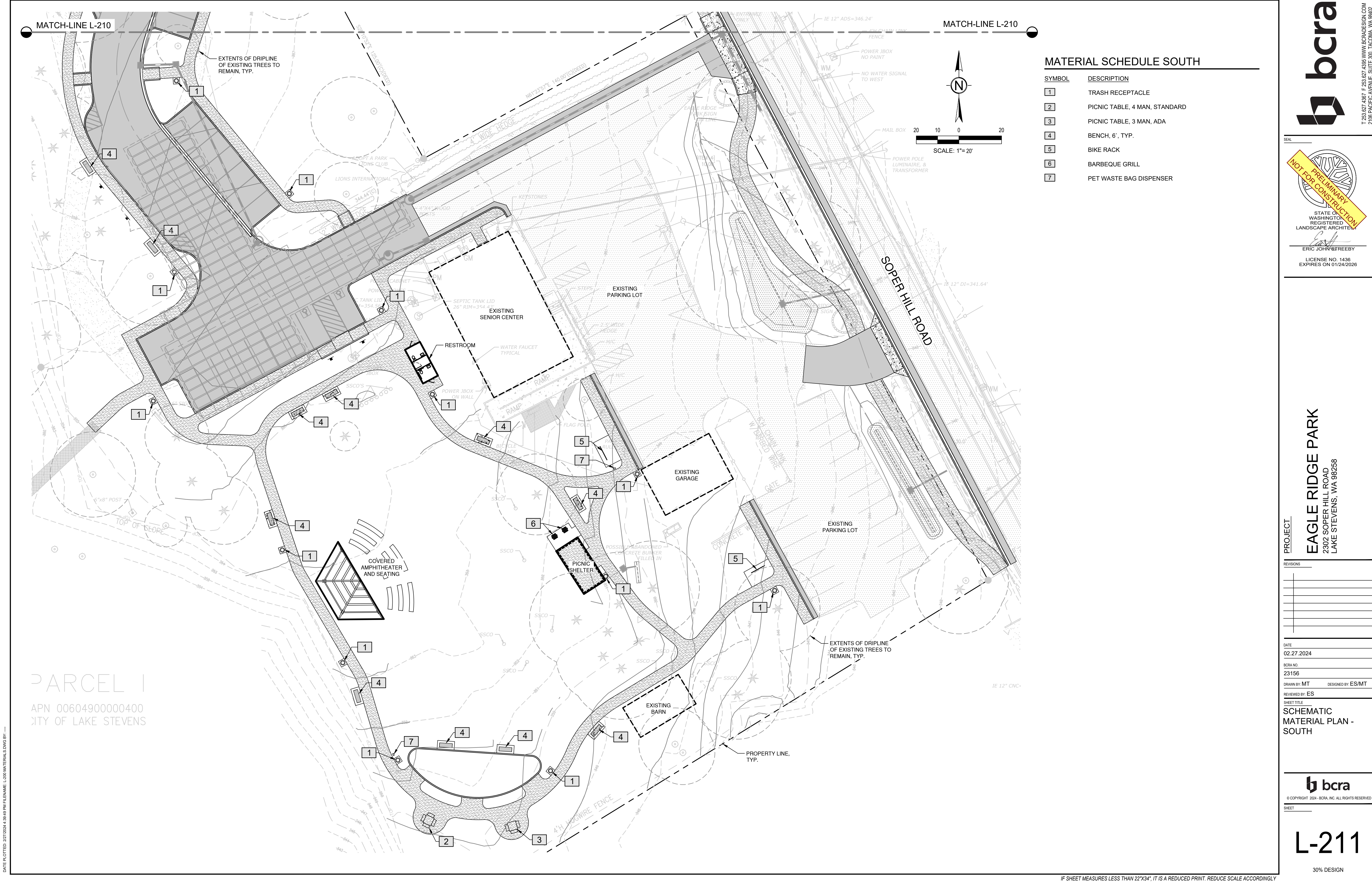


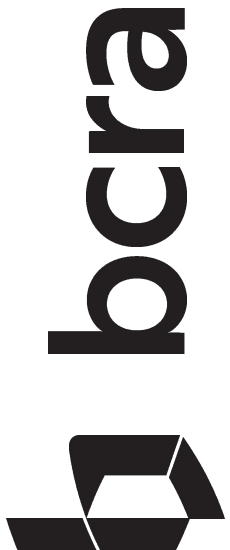
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L-210

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2302 SOPER HILL ROAD
LAKE STEVENS, WA 98258

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NO.	DATE	DESCRIPTION

DATE
02.27.2024

BCRA NO.
23156

DRAWN BY: MT DESIGNED BY: ES/MT

REVIEWED BY: ES

SHEET TITLE
**SCHEMATIC
MATERIAL PLAN -
SOUTH**



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SHEET

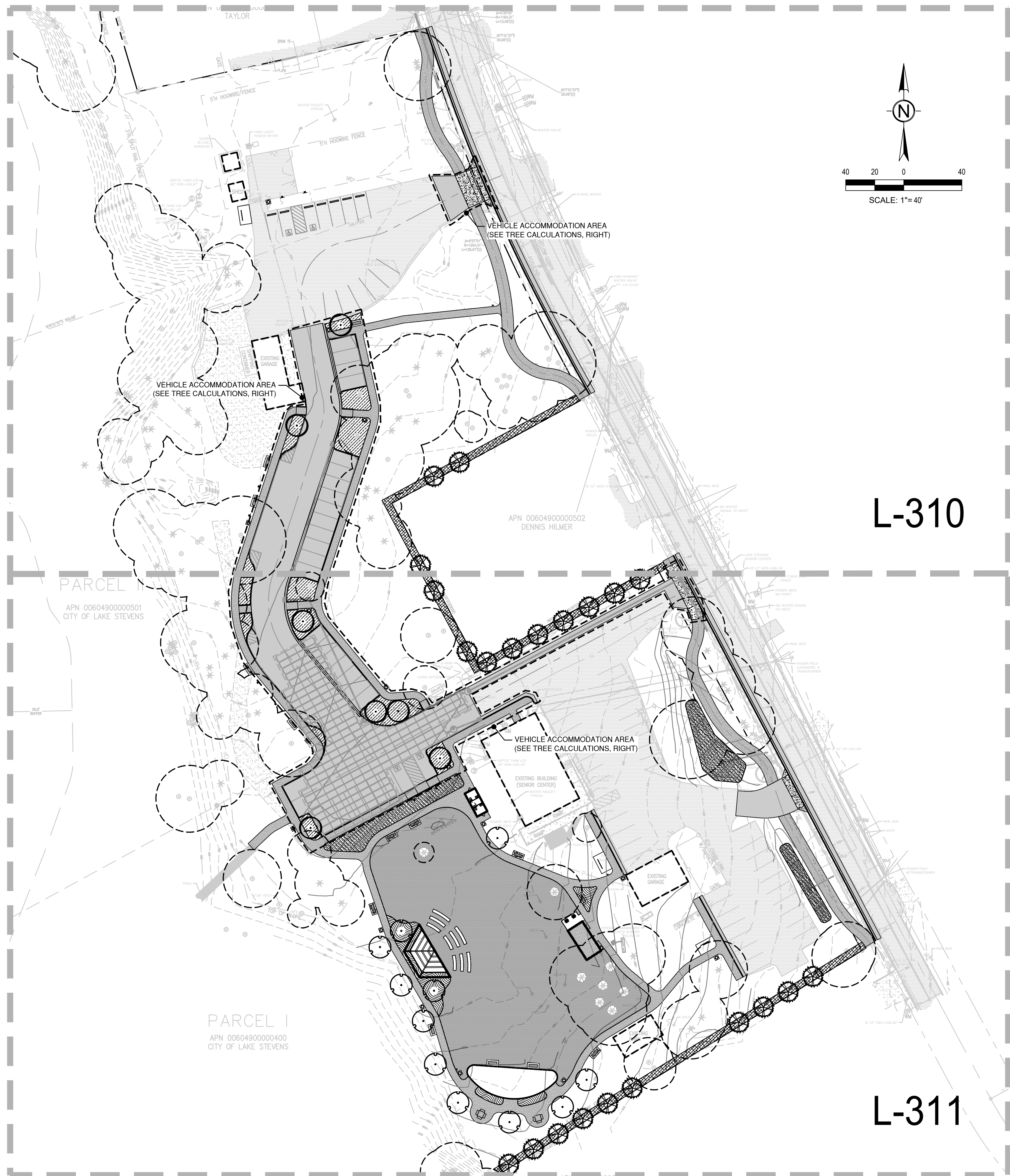
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OVERALL CONCEPT PLANT SCHEDULE

	VEHICLE ACCOMODATION AREA SHADE TREE PER LSMC 14.76.130 AND CITY OF LAKE STEVENS GUIDE FOR LANDSCAPING E-3 CERCIDIPHYLLUM JAPONICUM / KATSURA TREE LIRIODENDRON TULIPIFERA / TULIP POPLAR PRUNUS X YEDOENSIS 'AKEBONO' / AKEBONO YOSHINO CHERRY QUERCUS ROBUR / ENGLISH OAK	7	B & B B & B B & B B & B
	EVERGREEN TREE PER CITY OF LAKE STEVENS GUIDE FOR LANDSCAPING, CALOEDRUS DECURRENS TO BE USED AT PARCEL 00604900000502 CALOEDRUS DECURRENS / INCENSE CEDAR PSEUDOTSUGA MENZIESII / DOUGLAS FIR THUJA PLICATA / WESTERN RED CEDAR	22	6' MIN. HT. 6' MIN. HT. 6' MIN. HT.
	DECIDUOUS TREE PER CITY OF LAKE STEVENS GUIDE FOR LANDSCAPING ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE CERCIDIPHYLLUM JAPONICUM / KATSURA TREE LIQUIDAMBAR STYRACIFLUA / SWEET GUM	11	B & B B & B B & B
	BIORETENTION PLANTINGS PER LSMC 14.76	2,638 SF	
	HYDROSEED LAWN	18,230 SF	
	PARKING AREA LANDSCAPING PER LSMC 14.76	2,966 SF	
	MIXED NATIVE/ORNAMENTAL LANDSCAPING	1,113 SF	
	SEMI-OPAQUE SCREEN WITH BUFFER PER LSMC 14.76-I AND LSMC 14.76.040	3,346 SF	

TREE CALCULATIONS

VEHICLE ACCOMMODATION AREA: 24,710 SF (SEE AREA WITH DASHED OUTLINE ON KEY PLAN, LEFT)
VEHICLE ACCOMMODATION AREA (24,710 SF) x 0.20 = 4,942
4,942 DIVIDED BY 707 SF = 7 TREES (ROUNDED UP FROM 6.99)
SHADE TREES REQUIRED: 7 TREES
SHADE TREES PROVIDED: 7 TREES (PLUS EXISTING TREES TO REMAIN AT VEHICLE ACCOMMODATION AREA)

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
- THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. BCRA SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
 - PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTNG PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
- CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- ALL PLANTING AREAS ARE TO RECEIVE 2" DEPTH OF MULCH CONSISTING OF A 50% FINE BARK / 50% ORGANIC MULCH MIXTURE.

ERIC JOHN TREEBY
LICENSE NO. 1436
EXPIRES ON 01/24/2026

PROJECT
EAGLE RIDGE PARK
2302 SOPER HILL ROAD
LAKE STEVENS, WA 98258

REVISIONS

DATE	02.27.2024
BCRA NO.	23156
DRAWN BY: MT	DESIGNED BY: ES/MT
REVIEWED BY: ES	
SHEET TITLE	SCHEMATIC OVERALL LANDSCAPE KEY PLAN, SCHEDULE, AND NOTES

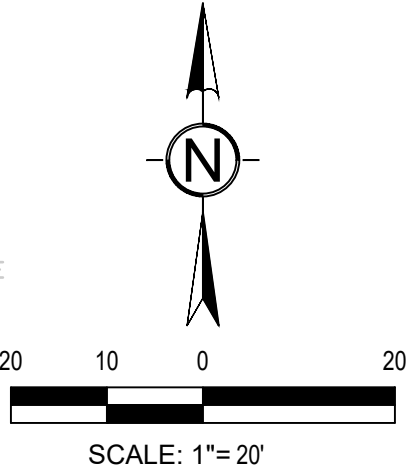
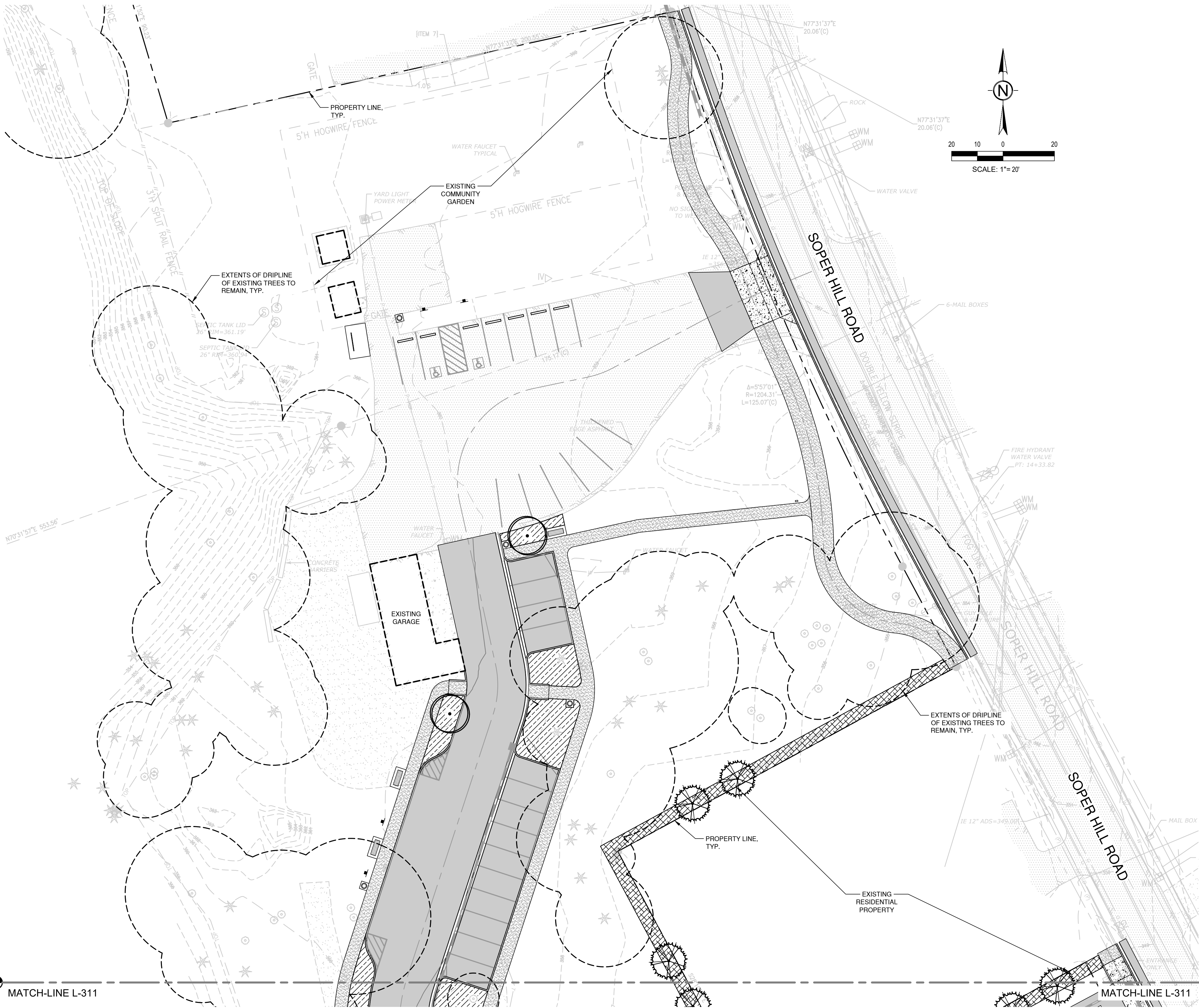
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SHEET

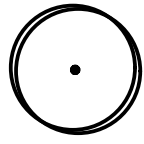
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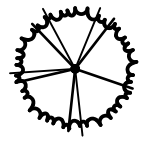
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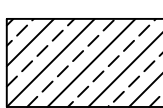
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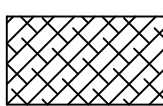


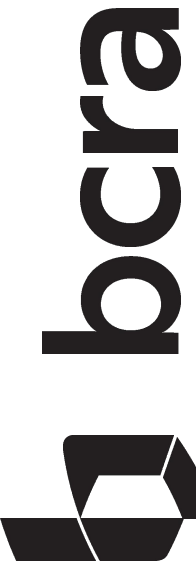
CONCEPT PLANT SCHEDULE NORTH

 **VEHICLE ACCOMODATION AREA SHADE TREE**
PER LSMC 14.76.130 AND CITY OF LAKE STEVENS GUIDE FOR LANDSCAPING E-3
CERCIDIPHYLLUM JAPONICUM / KATSURA TREE
LIRIODENDRON TULIPIFERA / TULIP POPLAR
PRUNUS X YEDOENSIS 'AKEBONO' / AKEBONO YOSHINO CHERRY
QUERCUS ROBUR / ENGLISH OAK

 **EVERGREEN TREE**
PER CITY OF LAKE STEVENS GUIDE FOR LANDSCAPING, CALOEDRUS DECURRENS TO BE USED AT PARCEL 00004900000502
CALOEDRUS DECURRENS / INCENSE CEDAR
PSEUDOTSUGA MENZIESII / DOUGLAS FIR
THUJA PLICATA / WESTERN RED CEDAR

 **PARKING AREA LANDSCAPING**
PER LSMC 14.76

 **SEMI-OPAQUE SCREEN WITH BUFFER**
PER LSMC 14.76-I AND LSMC 14.76.040



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SEAL



ERIC JOHN TREEBY
LICENSE NO. 1436
EXPIRES ON 01/24/2026

NOT FOR CONSTRUCTION

PRELIMINARY

PROJECT
EAGLE RIDGE PARK
2302 SOPER HILL ROAD
LAKE STEVENS, WA 98258

REVISIONS	

DATE
02.27.2024

BCRA NO.
23156

DRAWN BY: MT DESIGNED BY: ES/MT

REVIEWED BY: ES

SHEET TITLE
**SCHEMATIC
LANDSCAPE PLAN -
NORTH**



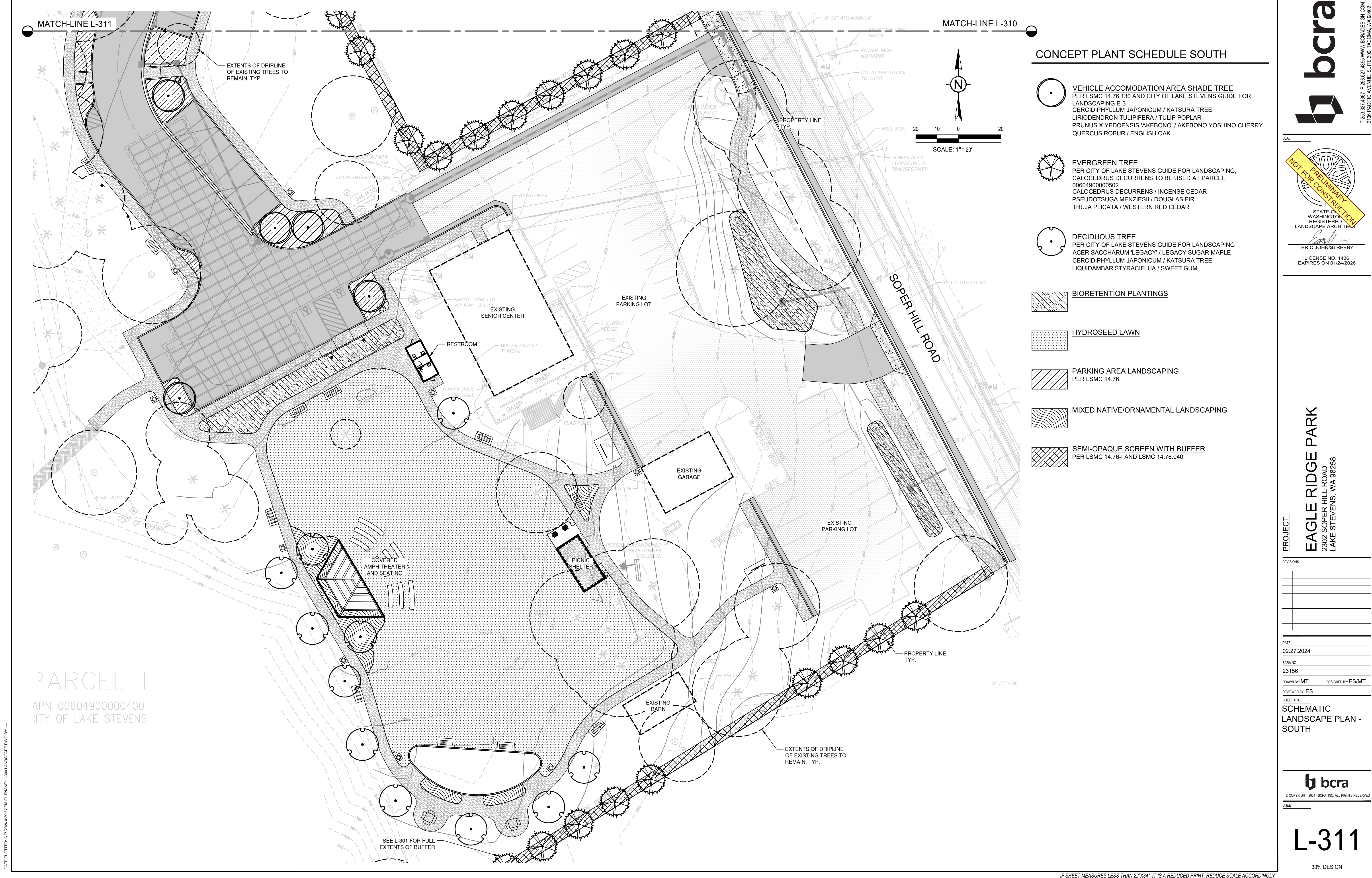
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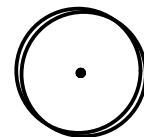
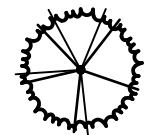
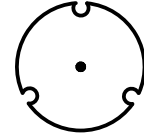
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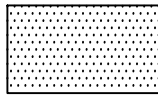
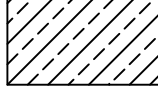
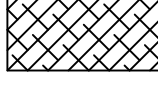
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IF SHEET MEASURES LESS THAN 22"x34", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY



CONCEPT PLANT SCHEDULE SOUTH

-  **VEHICLE ACCOMODATION AREA SHADE TREE**
PER LSMC 14.76.130 AND CITY OF LAKE STEVENS GUIDE FOR LANDSCAPING E-3
CERCIDIPHYLLUM JAPONICUM / KATSURA TREE
LIRIODENDRON TULIPIFERA / TULIP POPLAR
PRUNUS X YEDOENSIS 'AKEBONO' / AKEBONO YOSHINO CHERRY
QUERCUS ROBUR / ENGLISH OAK
-  **EVERGREEN TREE**
PER CITY OF LAKE STEVENS GUIDE FOR LANDSCAPING, CALOCEDRUS DECURRENS TO BE USED AT PARCEL 00604900000502
CALOCEDRUS DECURRENS / INCENSE CEDAR
PSEUDOTSUGA MENZIESII / DOUGLAS FIR
THUJA PLICATA / WESTERN RED CEDAR
-  **DECIDUOUS TREE**
PER CITY OF LAKE STEVENS GUIDE FOR LANDSCAPING
ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE
CERCIDIPHYLLUM JAPONICUM / KATSURA TREE
LIQUIDAMBAR STYRACIFLUA / SWEET GUM

-  **BIORETENTION PLANTINGS**
-  **HYDROSEED LAWN**
-  **PARKING AREA LANDSCAPING**
PER LSMC 14.76
-  **MIXED NATIVE/ORNAMENTAL LANDSCAPING**
-  **SEMI-OPAQUE SCREEN WITH BUFFER**
PER LSMC 14.76-1 AND LSMC 14.76.040



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PRELIMINARY
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
ERIC JOHN STREEBY
LICENSE NO. 1436
EXPIRES ON 01/24/2026

PROJECT	EAGLE RIDGE PARK	
	2302 SOPER HILL ROAD LAKE STEVENS, WA 98258	
REVISIONS		
DATE	02.27.2024	
BCRA NO.	23156	
DRAWN BY: MT	DESIGNED BY: ES/MT	
REVIEWED BY: ES		
SHEET TITLE	SCHEMATIC LANDSCAPE PLAN - SOUTH	



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SHEET

L-311

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PARKS & RECREATION PLANNING BOARD STAFF REPORT



Agenda Date: 5/13/2024

Subject: Parks Update May 2024

Contact Person/Department: Jill Meis, Parks Department

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

For discussion only

SUMMARY/BACKGROUND:

Parks Update May 2024

Two new trees were planted in North Cove Park.

Oak Hill Park swing reopened to the public in April.

The native growth protection area (NGPA) at Frontier Heights was mulched and planted to enhance the wetland buffer in that area.

Float and Chill will be operating at Lundeen Concession Stand on Memorial Day.

Services include paddle boats, ice cream and light refreshments. Hours:

Months	Days (in a week)	Operational Hours
June - August	All days	10AM - 6PM
September	Friday, Saturday & Sunday only	10AM - 6PM
October - April	On-call reservations only + special/seasonal events	On-call reservations only + special/seasonal events
May	Friday, Saturday & Sunday only	10AM - 4PM

*Rentals will NOT be operational on most major holidays.

Eagle Ridge Community Garden has just a few beds still available for this season.

Anyone interested can rent one on the website.

The Parks & Recreation crew will be switching to 7 days a week on May 19th to provide more coverage over the summer.

Events:

- May 27 at 10am Memorial Day Service at the War Memorial in North Cove Park
- June 1 Community Garage Sale
- June 5 - August 28 Farmers Market on Wednesdays at North Cove
- June 8 from 11am to 6pm Lake Stevens Pride on the Lake Festival at Lundeen Park
- June 23 from 9am to 4pm Lake Stevens Health and Wellness Festival at North Cove
- July 4 Old Fashioned 4th at North Cove
- July 26-28 Aquafest in Downtown Lake Stevens

Recreation:

- All summer - Skyhawks recreation camps at Lundeen Park
- Thursday nights from 7pm to 8pm ballroom dance lessons at the Mill
- June 22, July 27 & August 17 at 9:30am free yoga at Lundeen Park

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Image
2. Image (2)
3. Image (3)





