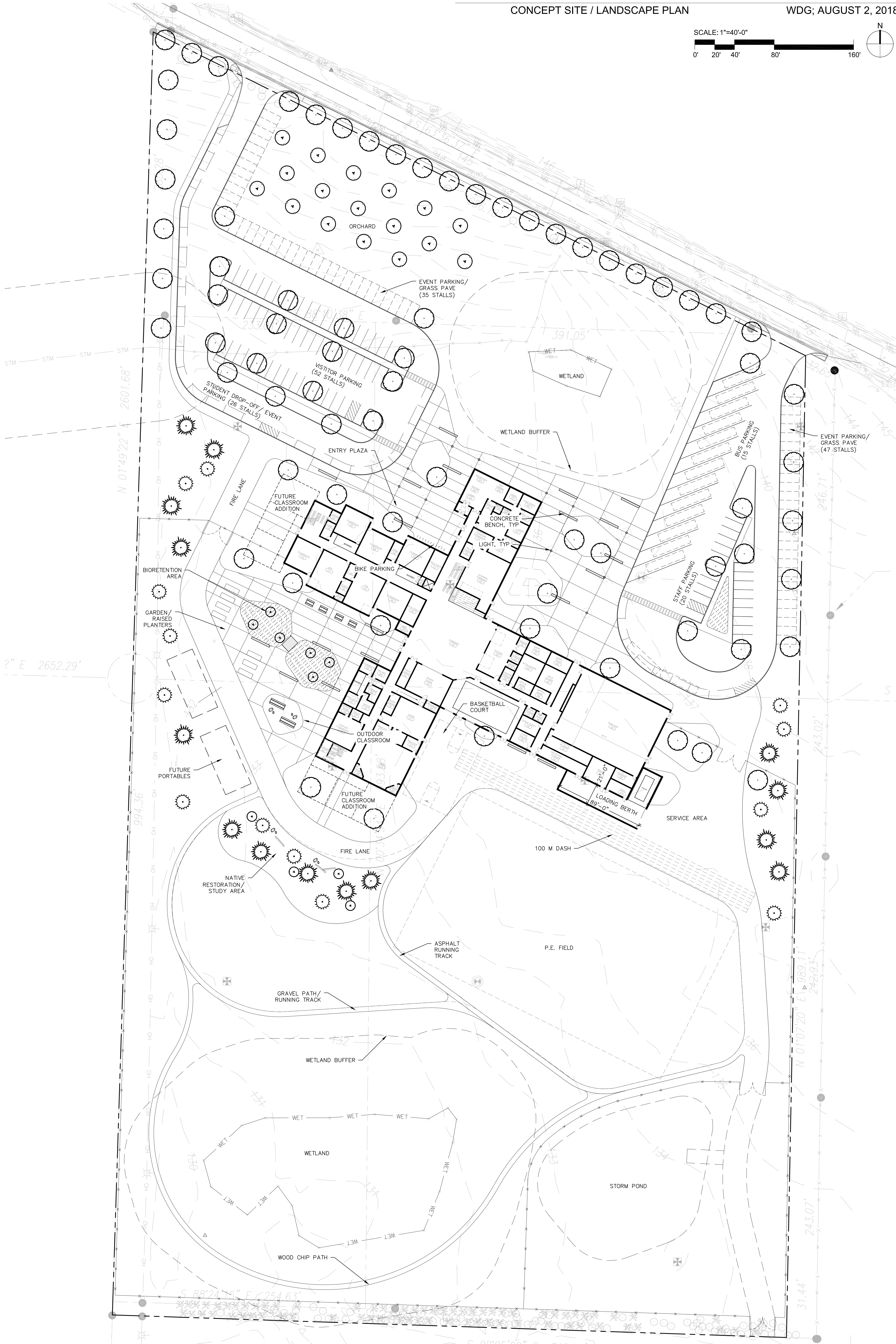
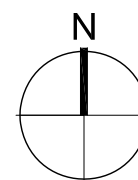
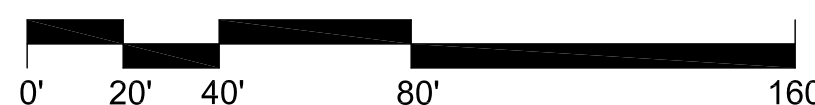


LA CENTER MIDDLE SCHOOL

CONCEPT SITE / LANDSCAPE PLAN

WDG; AUGUST 2, 2018

SCALE: 1"=40'-0"



PLANT SCHEDULE

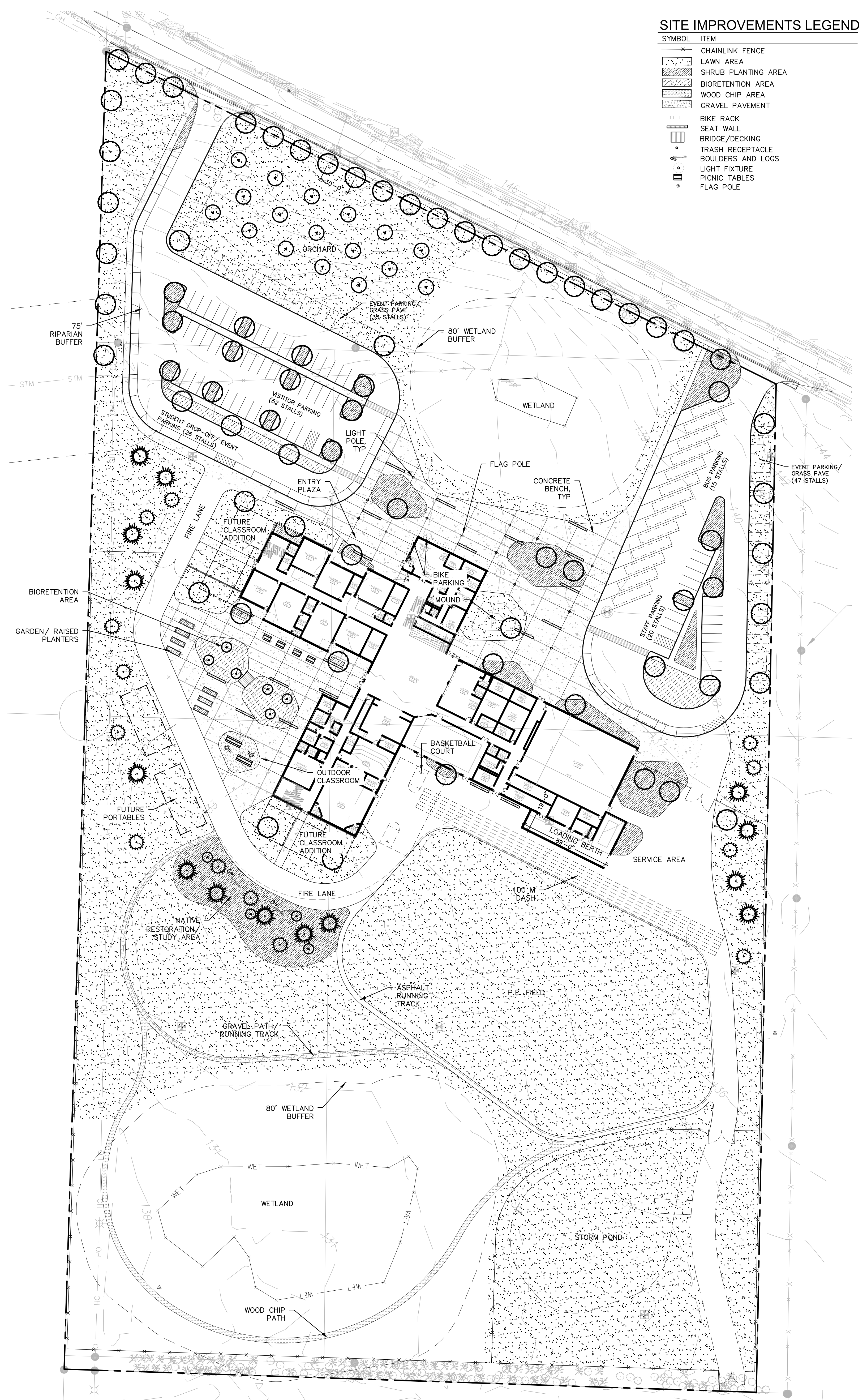
ACCENT TREE	BOTANICAL NAME	SIZE/CONDITION/REMARKS	
	MALUS SPEC. PRUNUS SPEC. FRUIT TREES	1" CAL. MIN., 8-10' HT., MATCHED, B&B OR CONT., WELL-BRANCHED	
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' 'AUTUMN BRILLIANCE' SERVICEBERRY	MULTI-STEM, (3) 1" CAL. TRUNKS MIN., 8-10' HT., WELL-BRANCHED, FULL & BUSHY, B&B OR C	
	CORNUS KOUSA KOUSA DOGWOOD	MULTI-STEM, (3) 1" CAL. TRUNKS MIN., 8-10' HT., WELL-BRANCHED, FULL & BUSHY, B&B OR C	
	ACER CIRCINATUM VINE MAPLE	MULTI-STEM, (3) 1" CAL. TRUNKS MIN., 8-10' HT., WELL-BRANCHED, FULL & BUSHY, B&B OR C	
	PARROTIA PERSICA PERSIAN PARROTIA	2" CAL. MIN., 10-12' HT., MATCHED, B&B OR CONT., WELL-BRANCHED ABOVE 6' HT.	
	STEWARTIA PSEUDOCAMELLIA JAPANESE STEWARTIA	2" CAL. MIN., 10-12' HT., MATCHED, B&B OR CONT., WELL-BRANCHED ABOVE 6' HT.	
		ACER TRUNCATUM SHANTUNG MAPLE	2" CAL. MIN., 14-16' HT., MATCHED, B&B OR CONT.
		ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE FREEMAN MAPLE	2" CAL. MIN., 14-16' HT., MATCHED, B&B OR CONT., WELL-BRANCHED ABOVE 6' HT.
		GINKGO BILOBA 'AUTUMN GOLD' MAIDENHAIR TREE	2" CAL. MIN., 14-16' HT., MATCHED, B&B OR CONT.
		NYSSA SYLVATICA 'BLACK TUPELO' SOUR GUM	2" CAL. MIN., 14-16' HT., MATCHED, B&B OR CONT., WELL-BRANCHED ABOVE 6' HT.
QUERCUS COCCINEA SCARLET OAK		3" CAL. MIN., 14-16' HT., MATCHED, B&B OR CONT., WELL-BRANCHED ABOVE 6' HT.	
QUERCUS GARRYANA OREGON OAK		2" CAL. MIN., 14-16' HT., MATCHED, B&B OR CONT., WELL-BRANCHED ABOVE 6' HT.	
ACER PALMATUM JAPANESE MAPLE		SPECIMEN TREE, (3) 2" CAL. TRUNKS MIN., 12'-14' HT., WELL BRANCHED, FULL & BUSHY, B&B	
		PSEUDOTSUGA MENZIESII DOUGLAS FIR	8-10' HT., FULL & BUSHY TO BASE, B&B OR CONT.
		THUJA PLICATA 'HOGAN' HOGAN CEDAR	8-10' HT., FULL & BUSHY TO BASE, B&B OR CONT.
		EXISTING TREE	N/A
	ANEMONE X HYBRIDA 'HONORINE JOBERT' HONORINE JOBERT JAPANESE ANEMONE	1 GAL. POTS, FULL AND BUSHY, SPACING AS SHOWN ON PLAN	
	ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	18-24" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	CORNUS STOLONIFERA 'ARCTIC FIRE' ARCTIC FIRE DOGWOOD	15-18" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	CORNUS STOLONIFERA 'KELSEY' KELSEY DOGWOOD	12-15" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	DESCHAMPSIA CESPIIOSA TUFTED HAIR GRASS	2 GAL. POTS, FULL AND BUSHY, SPACING AS SHOWN ON PLAN	
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAVILLY	1 GAL. POTS, FULL AND BUSHY, SPACING AS SHOWN ON PLAN	
	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	24-30" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	LONICERA PILEATA 'PRIVET' HONEYSUCKLE	18-24" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	MAGNOLIA STELLATA 'ROYAL STAR' ROYAL STAR MAGNOLIA	4-5' HT./SPD., FULL & BUSHY, CONT. OR B&B, SPACING PER PLAN	
	MAHONIA AQUIFOLIUM OREGON GRAPE	24-30" HT./SPD., FULL & BUSHY, CONT. OR B&B, SPACING PER PLAN	
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	18-24" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	18-24" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	NANDINA DOMESTICA 'MOYERS RED' MOYERS RED HEAVENLY BAMBOO	24-30" HT./SPD., FULL & BUSHY, CONT. OR B&B, SPACING PER PLAN	
	RIBES SANGUINEUM RED FLOWERING CURRANT	30-36" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	SARCOCOCCA RUSCIFOLIA FRAGRANT SARCOCOCCA	18-24" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA	18-24" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	SPIRAEA JAPONICA 'ANTHONY WATERER' JAPANESE SPIREA	18-24" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	18-24" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	18-24" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	VIBURNUM DAVIDII DAVID VIBURNUM	18-24" HT./SPD., FULL & BUSHY, CONT., SPACING PER PLAN	
	GAULTHERIA SHALLON SALAL	1 GAL. CONT., @18" O.C. SPACING, 12" MIN. HT., FULL TRIANGULAR SPACING, START FIRST	
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	1 GAL. CONT., @18" O.C. SPACING, 12" MIN. HT., FULL TRIANGULAR SPACING, START FIRST	
		25% MAHONIA NERVOSA OREGON GRAPE	1 GAL., FULL AND BUSHY, 24" OC TRIANG. SPACING, START FIRST ROW 12" FROM EDGE
		25% POLYSTICHUM MUNITUM WESTERN SWORD FERN	
		50% GAULTHERIA SHALLON SALAL	
		DRILL SEEDED TURF	SEE SPECIFICATION
		ECO TURF MEADOW SEED MIX	SEE SPECIFICATION
		SEEDED LAWN	SEE SPECIFICATION
		20% IRIS DOUGLASIANA DOUGLAS IRIS	10" PLUGS AT 8" O.C. TRIANG. SPAC., START FIRST ROW 8" FROM EDGE
20% JUNCUS ENSIFOLIUS SWORDLEAF RUSH			
30% CAREX OBNUPTA SLOUGH SEDGE			
30% JUNCUS PATENS CALIFORNIA GRAY RUSH			

GENERAL NOTES:

- SUBMIT COLOR PHOTOS REPRESENTATIVE OF PROPOSED NURSERY STOCK FOR EACH PLANT SPECIES AND VARIETY LISTED IN LANDSCAPE SCHEDULE. FINAL APPROVAL OF PLANT MATERIAL WILL NOT BE PROVIDED UNTIL DELIVERY AND REVIEW ON SITE.
- CONTAINERIZED TREES ARE STRONGLY DISCOURAGED. TREES WITH LARGE CIRCLING ROOTS OR TOO DEEP ROOT SYSTEMS WILL BE REJECTED.
- ALL ROOT PACKAGES MUST BE FREE OF ANY WEEDS.
- TREE STAKING REQUIREMENTS WILL BE DETERMINED BY LANDSCAPE ARCHITECT AT THE TIME OF PLANTING. PROPERLY PROPORTIONED AND PLANTED TREES WITH HEALTHY ROOT PACKAGES MAY NOT REQUIRE STAKING.
- ALL TREE STAKES MUST BE REMOVED BY THE CONTRACTOR BY THE END OF THE FIRST FULL GROWING SEASON.
- AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, PRUNING MAY BE REQUIRED TO REMOVE DAMAGED, CROSSING, MISSHAPEN OR LOW BRANCHING LIMBS. TREES SHOULD NOT REQUIRE SIGNIFICANT PRUNING TO CORRECT HEALTH OR AESTHETIC DEFICIENCIES.
- INSTALL 3" DEPTH SPECIFIED MULCH IN ALL LANDSCAPE AREAS.
- INSTALL 8" DEPTH SPECIFIED TOPSOIL IN ALL LANDSCAPE AREAS.
- PROVIDE A 4" DIAMETER MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS.
- REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS AND PROTECTION FENCING AROUND EXISTING VEGETATION.
- REFER TO TREE PRESERVATION PLANS FOR SCHEDULE OF EXISTING TREES TO BE SAVED OR REMOVED.
- REFER TO CIVIL PLANS FOR UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCH AND REPAIR OF ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION WORK UNDER THIS CONTRACT.
- REFER TO PLANTING AND SEEDING SPECIFICATION FOR ADDITIONAL REQUIREMENTS, INCLUDING EXTENDED MAINTENANCE REQUIREMENTS.

SITE IMPROVEMENTS LEGEND

SYMBOL	ITEM
	CHAINLINK FENCE
	LAWN AREA
	SHRUB PLANTING AREA
	BIORETENTION AREA
	WOOD CHIP AREA
	GRAVEL PAVEMENT
	BIKE RACK
	SEAT WALL
	BRIDGE/DECKING
	TRASH RECEPTACLE
	BOULDERS AND LOGS
	LIGHT FIXTURE
	PICNIC TABLES
	FLAG POLE



WEISMANDESIGNGROUP
SCHEMATIC DESIGN

WEISMANDESIGNGROUP
LANDSCAPE CONSULTANT
2232 E. MADISON ST.
SUITE 100, SP12
LA CENTER, WA 98520
PHONE: 509.322.1722
WWW.WDGROUP.COM



LA CENTER SCHOOL DISTRICT
NEW LA CENTER MIDDLE SCHOOL
LA CENTER, WA

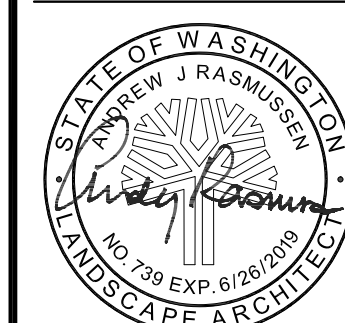


NAC
ARCHITECTURE
nacarchitecture.com
2025 FIRST AVENUE | SUITE 300
SEATTLE WA 98121
P: 206.441.6522

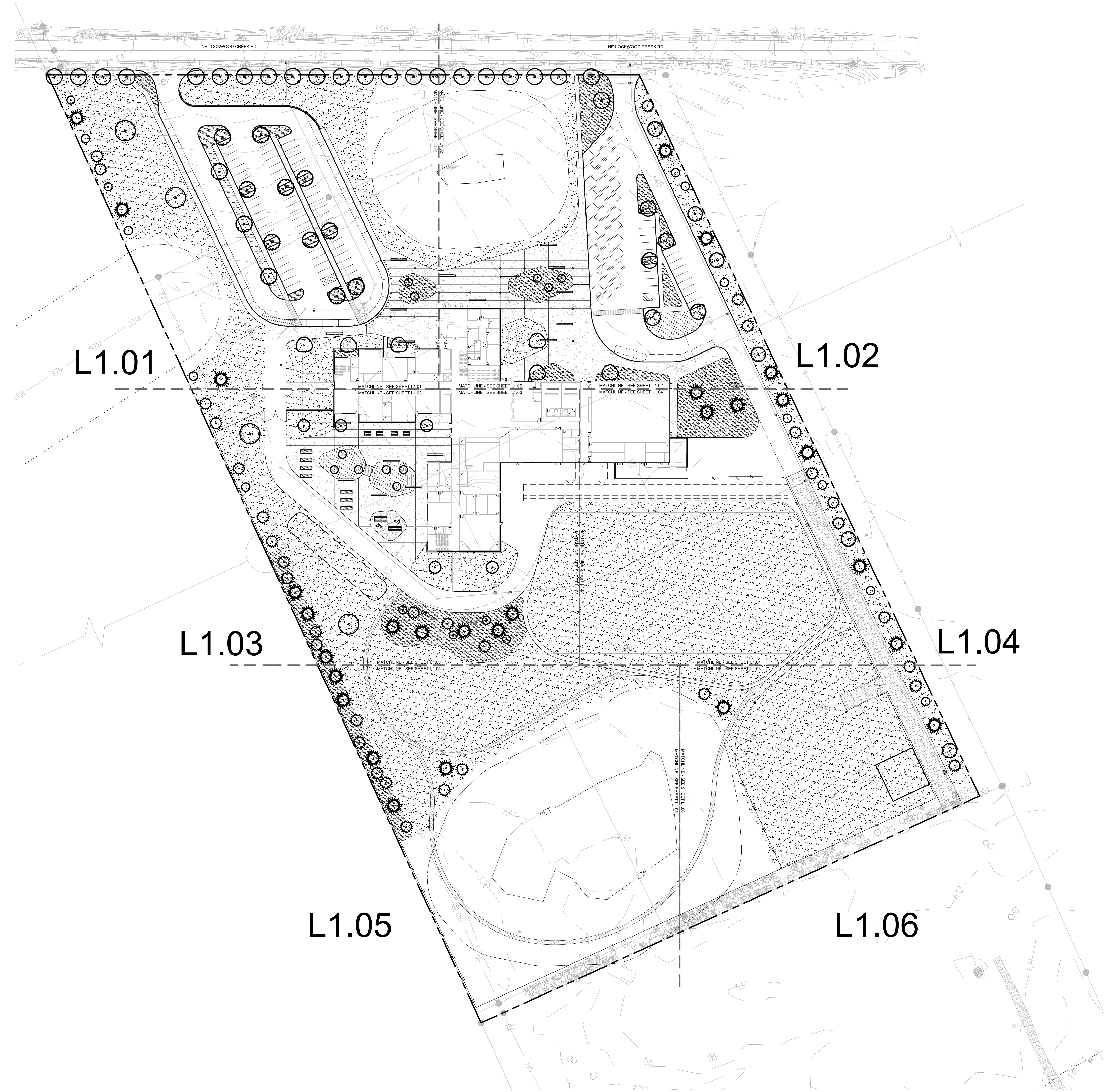
NAC NO 121-18009
DRAWN
CHECKED
DATE 08-20-2018

OVERALL SITE PLAN

L1.00



NAC NO 121-18009
 DRAWN AL
 CHECKED AR
 DATE 9-13-2018



IMPERVIOUS SURFACE / COVERAGE

TOTAL GROSS AREA	=	767,337 sf	17.615 acres	(+/-)
TOTAL RIGHT OF WAY AREA	=	1,881 sf	0.043 acres	(+/-)
TOTAL WETLAND AREA	=	27,081 sf	0.621 acres	(+/-)
TOTAL WETLAND BUFFER AREA (INC. WETLAND AREA)	=	147,875 sf	3.394 acres	(+/-)
TOTAL LANDSCAPING AREA (NOT INC WETLAND/BUFFER)	=	274,724 sf	6.305 acres	(+/-)
TOTAL STUDENTS	=	550		
TOTAL EMPLOYEES	=	41		
TOTAL PARKING SPACES	=	157		
STAFF	=	21		
VISITOR	=	62		
EVENT	=	38		
TOTAL BICYCLE PARKING SPACES	=	36		
PROPOSED IMPERVIOUS SURFACE AREA (MAX 50% ALLOWED)	=		acres	(+/-)
NEW IMPERVIOUS AREA	=	sf	acres	(+/-)
BLDG. LOT COVERAGE (1st Floor Bldg./Lot Area) (MAX 35% ALLOWED)	=	7% (55685 sf)	1.278 acres	(+/-)

LEGAL DESCRIPTION

A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

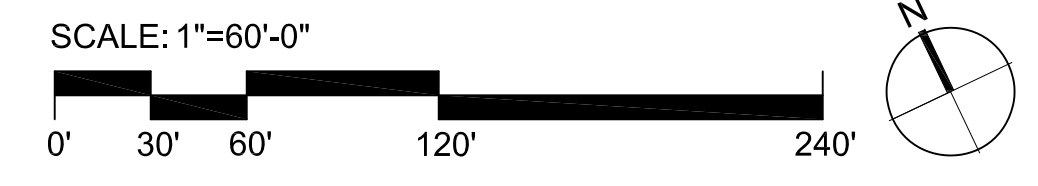
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AS SHOWN IN THE SURVEY RECORDED IN BOOK 33 OF SURVEYS AT PAGE 144, RECORDS OF CLARK COUNTY WASHINGTON;

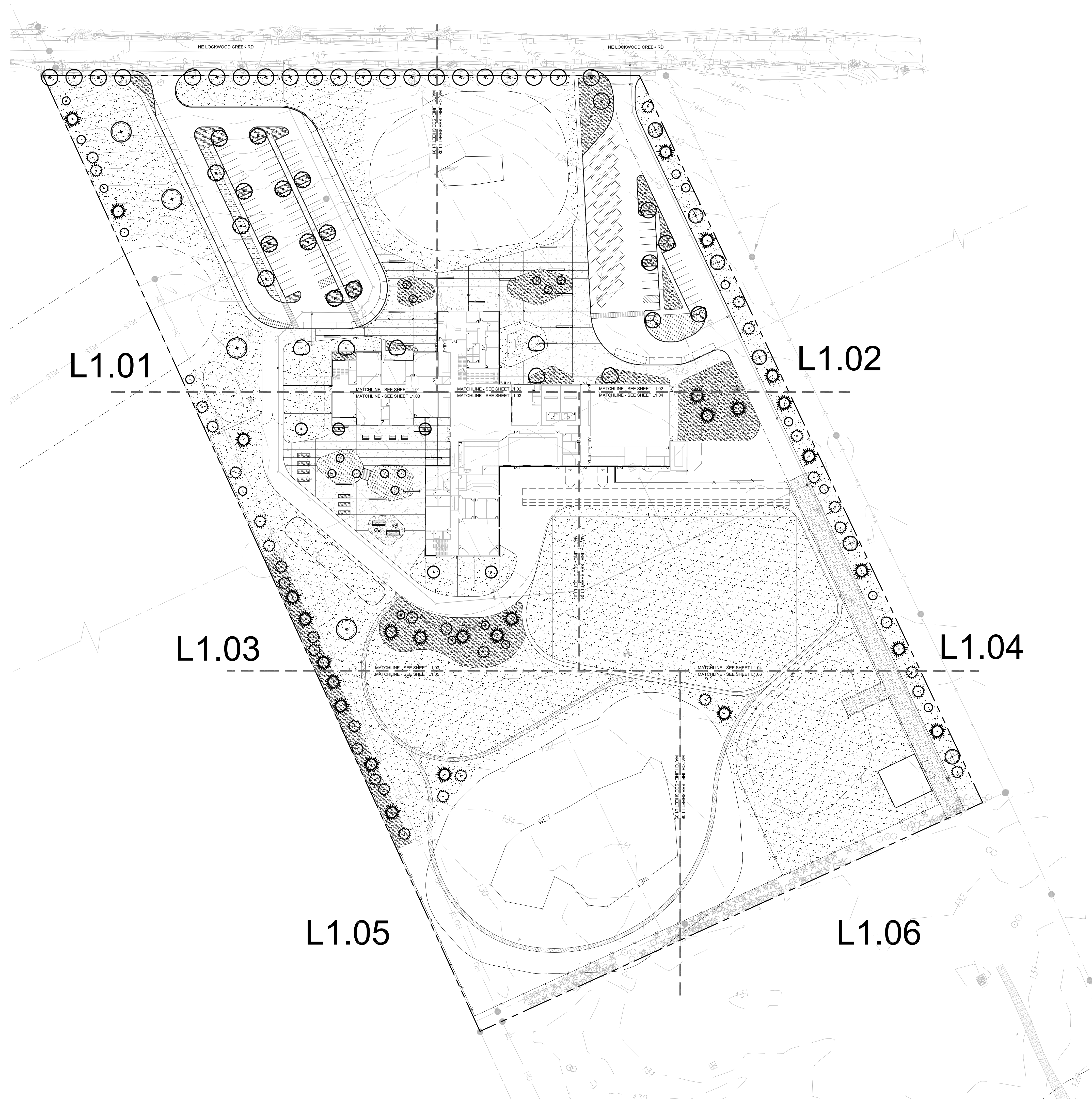
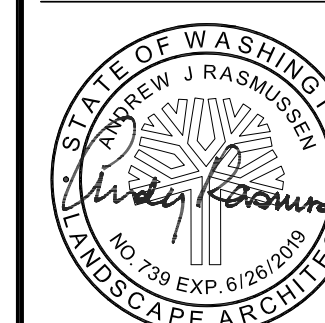
THENCE NORTH 01°49'28" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AS SHOWN IN SAID SURVEY 336.30 FEET, TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO TO GRAVITATE CAPITAL, LLC BY DEED RECORDED UNDER AUDITORS FILE NO. 5354714, RECORDS OF CLARK COUNTY, WASHINGTON SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°10'32" EAST, ALONG THE SOUTH LINE OF SAID GRAVITATE CAPITAL, LLC PARCEL PERPENDICULAR TO SAID WEST LINE OF THE NORTHEAST QUARTER, 624.28 FEET; TO THE SOUTHEAST CORNER THEREOF, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NE LOCKWOOD CREEK ROAD AS SHOWN IN SAID MINISTER SURVEY;

THENCE NORTH 63°36'37" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 686.41 FEET, TO THE WEST LINE OF SAID NORTHEAST QUARTER AS SHOWN IN SAID MINISTER SURVEY;

THENCE SOUTH 01°49'28" , ALONG SAID WEST LINE OF THE NORTHEAST QUARTER 285.36 FEET, TO THE TRUE POINT OF BEGINNING.





IMPERVIOUS SURFACE / COVERAGE

TOTAL GROSS AREA	=	767,337 sf	17.615 acres	(+/-)
TOTAL RIGHT OF WAY AREA	=	1,881 sf	0.043 acres	(+/-)
TOTAL WETLAND AREA	=	27,081 sf	0.621 acres	(+/-)
TOTAL WETLAND BUFFER AREA (INC. WETLAND AREA)	=	147,875 sf	3.394 acres	(+/-)
TOTAL LANDSCAPING AREA (NOT INC WETLAND/BUFFER)	=	274,724 sf	6.305 acres	(+/-)
TOTAL STUDENTS	=	550		
TOTAL EMPLOYEES	=	41		
TOTAL PARKING SPACES	=	157		
STAFF	=	21		
VISITOR	=	62		
EVENT	=	38		
TOTAL BICYCLE PARKING SPACES	=	36		
PROPOSED IMPERVIOUS SURFACE AREA (MAX 50% ALLOWED)	=		acres	(+/-)
NEW IMPERVIOUS AREA	=	sf	acres	(+/-)
BLDG. LOT COVERAGE (1st Floor Bldg./Lot Area) (MAX 35% ALLOWED)	=	7% (55685 sf)	1.278 acres	(+/-)

LEGAL DESCRIPTION

A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AS SHOWN IN THE SURVEY RECORDED IN BOOK 33 OF SURVEYS AT PAGE 144, RECORDS OF CLARK COUNTY WASHINGTON;

THENCE NORTH 01°49'28" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AS SHOWN IN SAID SURVEY 336.30 FEET, TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO TO GRAVITATE CAPITAL, LLC BY DEED RECORDED UNDER AUDITORS FILE NO. 5354714, RECORDS OF CLARK COUNTY, WASHINGTON SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 88°10'32" EAST, ALONG THE SOUTH LINE OF SAID GRAVITATE CAPITAL, LLC PARCEL PERPENDICULAR TO SAID WEST LINE OF THE NORTHEAST QUARTER, 624.28 FEET; TO THE SOUTHEAST CORNER THEREOF, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NE LOCKWOOD CREEK ROAD AS SHOWN IN SAID MINISTER SURVEY;

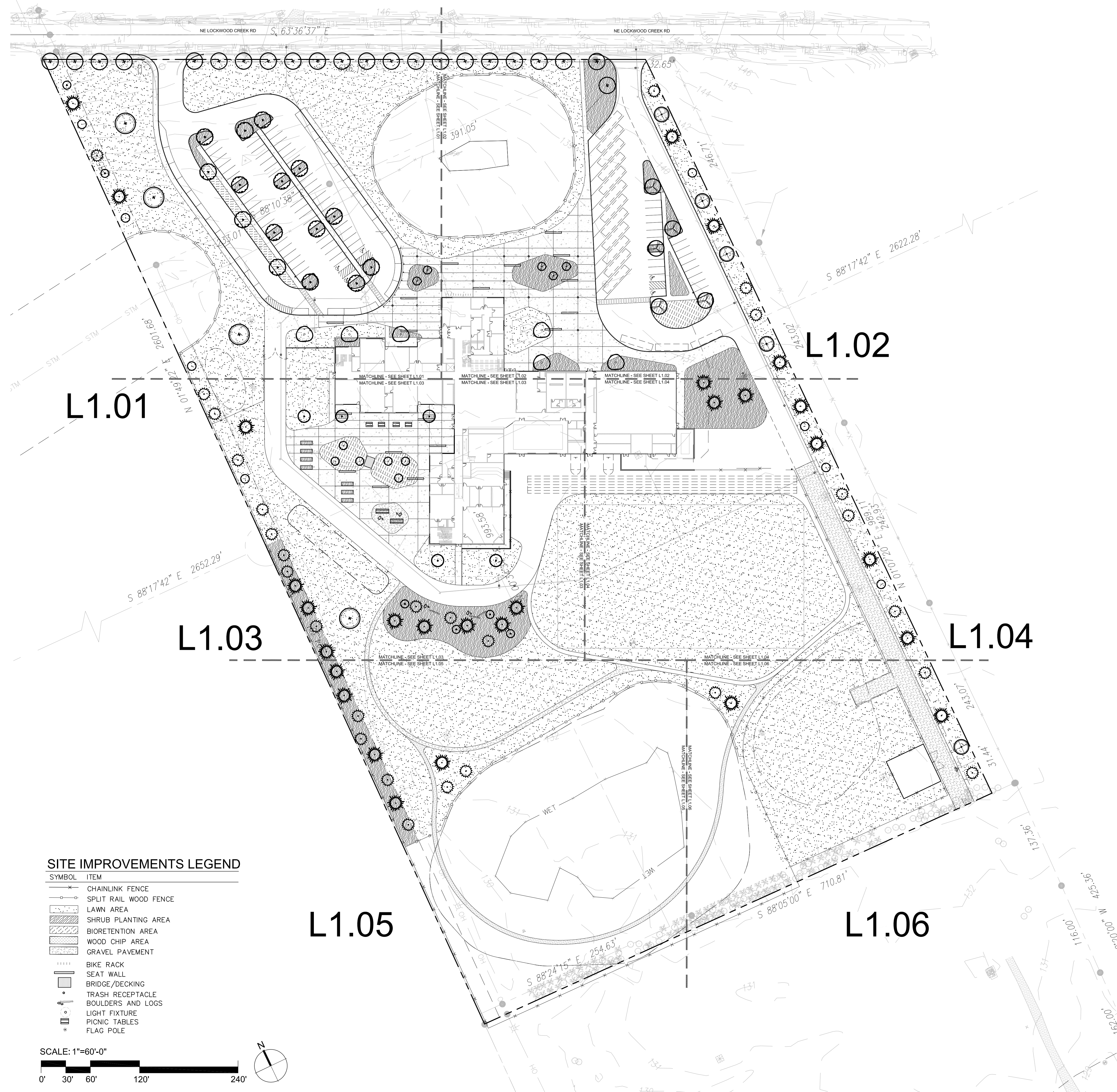
THENCE NORTH 63°36'37" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 686.41 FEET, TO THE WEST LINE OF SAID NORTHEAST QUARTER AS SHOWN IN SAID MINISTER SURVEY;

THENCE SOUTH 01°49'28" , ALONG SAID WEST LINE OF THE NORTHEAST QUARTER 285.36 FEET, TO THE TRUE POINT OF BEGINNING.



GENERAL NOTES:

1. SUBMIT COLOR PHOTOS REPRESENTATIVE OF PROPOSED NURSERY STOCK FOR EACH PLANT SPECIES AND VARIETY LISTED IN LANDSCAPE SCHEDULE. FINAL APPROVAL OF PLANT MATERIAL WILL NOT BE PROVIDED UNTIL DELIVERY AND REVIEW ON SITE.
2. CONTAINERIZED TREES ARE STRONGLY DISCOURAGED. TREES WITH LARGE CIRCLING ROOTS OR TOO DEEP ROOT SYSTEMS WILL BE REJECTED.
3. ALL ROOT PACKAGES MUST BE FREE OF ANY WEEDS.
4. TREE STAKING REQUIREMENTS WILL BE DETERMINED BY LANDSCAPE ARCHITECT AT THE TIME OF PLANTING. PROPERLY PROPORTIONED AND PLANTED TREES WITH HEALTHY ROOT PACKAGES MAY NOT REQUIRE STAKING.
5. ALL TREE STAKES MUST BE REMOVED BY THE CONTRACTOR BY THE END OF THE FIRST FULL GROWING SEASON.
6. AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, PRUNING MAY BE REQUIRED TO REMOVE DAMAGED, CROSSING, MISSHAPEN OR LOW BRANCHING LIMBS. TREES SHOULD NOT REQUIRE SIGNIFICANT PRUNING TO CORRECT HEALTH OR AESTHETIC DEFICIENCIES.
7. INSTALL 3" DEPTH SPECIFIED MULCH IN ALL LANDSCAPE AREAS.
8. INSTALL 8" DEPTH SPECIFIED TOPSOIL IN ALL LANDSCAPE AREAS.
9. PROVIDE A 4' DIAMETER MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS.
10. REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS AND PROTECTION FENCING AROUND EXISTING VEGETATION.
11. REFER TO TREE PRESERVATION PLANS FOR SCHEDULE OF EXISTING TREES TO BE SAVED OR REMOVED.
12. REFER TO CIVIL PLANS FOR UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCH AND REPAIR OF ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION WORK UNDER THIS CONTRACT.
13. REFER TO PLANTING AND SEEDING SPECIFICATION FOR ADDITIONAL REQUIREMENTS, INCLUDING EXTENDED MAINTENANCE REQUIREMENTS.
14. ALL NEW LANDSCAPE AREAS WILL BE WATERED WITH A PERMANENT, AUTOMATIC, WATER EFFICIENT IRRIGATION SYSTEM. PROVIDE IRRIGATION SYSTEM COMPONENTS INCLUDING ALL HEADS, PIPING, VALVES, VALVE BOXES, CONTROLLERS, WIRING AND BACKFLOW PREVENTION. RAINBIRD AND/OR HUNTER POP-UP SPRAY HEAD, STREAM ROTOR AND GEAR DRIVE ROTOR IRRIGATION HEADS, CLASS 200 PVC LATERAL PIPE, SCHEDULE 40 MAINLINES, RAINBIRD AUTOMATIC CONTROL VALVES, TIME CLOCK, AND RAIN SENSOR.
15. A CONSERVATION COVENANT SHALL BE RECORDED IN A FROM APPROVED BY THE CITY ATTORNEY AS ADEQUATE TO INCORPORATE THE RESTRICTIONS OF THE CITY CODE AND TO GIVE NOTICE OF THE REQUIREMENT TO OBTAIN A WETLAND PERMIT PRIOR TO ENGAGING IN REGULATED ACTIVITIES WITHIN A WETLAND OR ITS BUFFER.



IMPERVIOUS SURFACE / COVERAGE

TOTAL GROSS AREA	=	767,337 sf	17.615 acres	(+/-)
TOTAL RIGHT OF WAY AREA	=	1,881 sf	0.043 acres	(+/-)
TOTAL WETLAND AREA	=	27,081 sf	0.621 acres	(+/-)
TOTAL WETLAND BUFFER AREA (INC. WETLAND AREA)	=	147,875 sf	3.394 acres	(+/-)
TOTAL LANDSCAPING AREA (NOT INC WETLAND/BUFFER)	=	274,724 sf	6.305 acres	(+/-)
TOTAL STUDENTS	=	550		
TOTAL EMPLOYEES	=	41		
TOTAL PARKING SPACES	=	157		
STAFF	=	21		
VISITOR	=	62		
EVENT	=	38		
TOTAL BICYCLE PARKING SPACES	=	36		
PROPOSED IMPERVIOUS SURFACE AREA (MAX 50% ALLOWED)	=		acres	(+/-)
NEW IMPERVIOUS AREA	=	sf	acres	(+/-)
BLDG. LOT COVERAGE (1st Floor Bldg./Lot Area) (MAX 35% ALLOWED)	=	7% (55685 sf)	1.278 acres	(+/-)

LEGAL DESCRIPTION

A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AS SHOWN IN THE SURVEY RECORDED IN BOOK 33 OF SURVEYS AT PAGE 144, RECORDS OF CLARK COUNTY WASHINGTON;

THENCE NORTH 01°49'28" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AS SHOWN IN SAID SURVEY 336.30 FEET, TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO TO GRAVITATE CAPITAL, LLC BY DEED RECORDED UNDER AUDITORS FILE NO. 5354714, RECORDS OF CLARK COUNTY, WASHINGTON SAID POINT BEING THE TRUE POINT OF BEGINNING;

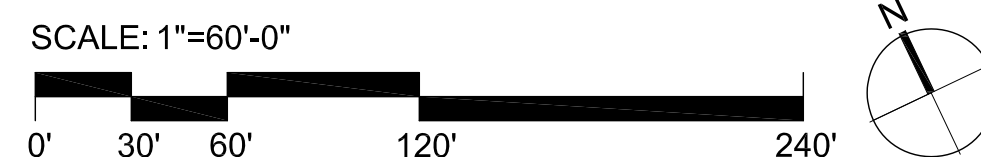
THENCE SOUTH 88°10'32" EAST, ALONG THE SOUTH LINE OF SAID GRAVITATE CAPITAL, LLC PARCEL PERPENDICULAR TO SAID WEST LINE OF THE NORTHEAST QUARTER, 624.28 FEET; TO THE SOUTHEAST CORNER THEREOF, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NE LOCKWOOD CREEK ROAD AS SHOWN IN SAID MINISTER SURVEY;

THENCE NORTH 63°36'37" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 686.41 FEET, TO THE WEST LINE OF SAID NORTHEAST QUARTER AS SHOWN IN SAID MINISTER SURVEY;

THENCE SOUTH 01°49'28" ,ALONG SAID WEST LINE OF THE NORTHEAST QUARTER 285.36 FEET, TO THE TRUE POINT OF BEGINNING.

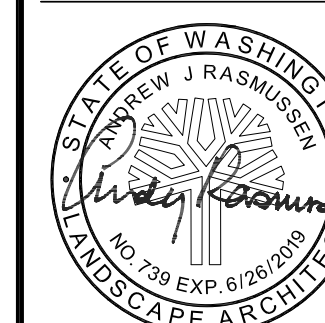
SITE IMPROVEMENTS LEGEND

SYMBOL	ITEM
	CHAINLINK FENCE
	SPLIT RAIL WOOD FENCE
	LAWN AREA
	SHRUB PLANTING AREA
	BIORETENTION AREA
	WOOD CHIP AREA
	GRAVEL PAVEMENT
	BIKE RACK
	SEAT WALL
	BRIDGE/DECKING
	TRASH RECEPTACLE
	BOULDERS AND LOGS
	LIGHT FIXTURE
	PICNIC TABLES
	FLAG POLE



CUP

WEISMANDESIGNGROUP
 LANDSCAPE CONSULTANT
 2322 E WASHINGTON ST
 SEATTLE WA 98112
 206-322-1732
 WWW.WDGR.COM



LA CENTER SCHOOL DISTRICT
LA CENTER NEW MIDDLE SCHOOL
 725 HIGHLAND ROAD, LA CENTER, WA 98629



NAC
 ARCHITECTURE
 nacarchitecture.com

NAC NO: 121-18009
 DRAWN: AL
 CHECKED: AR
 DATE: 9-25-2018

OVERALL SITE PLAN

L1.00

GENERAL NOTES:

1. SUBMIT COLOR PHOTOS REPRESENTATIVE OF PROPOSED NURSERY STOCK FOR EACH PLANT SPECIES AND VARIETY LISTED IN LANDSCAPE SCHEDULE. FINAL APPROVAL OF PLANT MATERIAL WILL NOT BE PROVIDED UNTIL DELIVERY AND REVIEW ON SITE.
2. CONTAINERIZED TREES ARE STRONGLY DISCOURAGED. TREES WITH LARGE CIRCLING ROOTS OR TOO DEEP ROOT SYSTEMS WILL BE REJECTED.
3. ALL ROOT PACKAGES MUST BE FREE OF ANY WEEDS.
4. TREE STAKING REQUIREMENTS WILL BE DETERMINED BY LANDSCAPE ARCHITECT AT THE TIME OF PLANTING. PROPERLY PROPORTIONED AND PLANTED TREES WITH HEALTHY ROOT PACKAGES MAY NOT REQUIRE STAKING.
5. ALL TREE STAKES MUST BE REMOVED BY THE CONTRACTOR BY THE END OF THE FIRST FULL GROWING SEASON.
6. AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, PRUNING MAY BE REQUIRED TO REMOVE DAMAGED, CROSSING, MISSHAPEN OR LOW BRANCHING LIMBS. TREES SHOULD NOT REQUIRE SIGNIFICANT PRUNING TO CORRECT HEALTH OR AESTHETIC DEFICIENCIES.
7. INSTALL 3" DEPTH SPECIFIED MULCH IN ALL LANDSCAPE AREAS.
8. INSTALL 8" DEPTH SPECIFIED TOPSOIL IN ALL LANDSCAPE AREAS.
9. PROVIDE A 4' DIAMETER MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS.
10. REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS AND PROTECTION FENCING AROUND EXISTING VEGETATION.
11. REFER TO TREE PRESERVATION PLANS FOR SCHEDULE OF EXISTING TREES TO BE SAVED OR REMOVED.
12. REFER TO CIVIL PLANS FOR UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCH AND REPAIR OF ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION WORK UNDER THIS CONTRACT.
13. REFER TO PLANTING AND SEEDING SPECIFICATION FOR ADDITIONAL REQUIREMENTS, INCLUDING EXTENDED MAINTENANCE REQUIREMENTS.
14. ALL NEW LANDSCAPE AREAS WILL BE WATERED WITH A PERMANENT, AUTOMATIC, WATER EFFICIENT IRRIGATION SYSTEM. PROVIDE IRRIGATION SYSTEM COMPONENTS INCLUDING ALL HEADS, PIPING, VALVES, VALVE BOXES, CONTROLLERS, WIRING AND BACKFLOW PREVENTION. RAINBIRD AND/OR HUNTER POP-UP SPRAY HEAD, STREAM ROTOR AND GEAR DRIVE ROTOR IRRIGATION HEADS, CLASS 200 PVC LATERAL PIPE, SCHEDULE 40 MAINLINES, RAINBIRD AUTOMATIC CONTROL VALVES, TIME CLOCK, AND RAIN SENSOR.
15. A CONSERVATION COVENANT SHALL BE RECORDED IN A FROM APPROVED BY THE CITY ATTORNEY AS ADEQUATE TO INCORPORATE THE RESTRICTIONS OF THE CITY CODE AND TO GIVE NOTICE OF THE REQUIREMENT TO OBTAIN A WETLAND PERMIT PRIOR TO ENGAGING IN REGULATED ACTIVITIES WITHIN A WETLAND OR ITS BUFFER.

IMPERVIOUS SURFACE / COVERAGE

TOTAL GROSS AREA	=	754,617 sf	17.32 acres	(+/-)
TOTAL RIGHT OF WAY AREA	=	1,730 sf	0.04 acres	(+/-)
TOTAL WETLAND AREA	=	32,725 sf	0.75 acres	(+/-)
TOTAL WETLAND BUFFER AREA (INC. WETLAND ARI)	=	178,931 sf	4.108 acres	(+/-)
TOTAL LANDSCAPING AREA (NOT INC PROTECTED WETLAND/BUFFER)	=	328,772 sf	7.547 acres	(+/-)
TOTAL STUDENTS	=	550		
TOTAL EMPLOYEES	=	41		
TOTAL PARKING SPACES	=	157		
STAFF	=	21		
VISITOR	=	62		
EVENT	=	38		
TOTAL BICYCLE PARKING SPACES	=	36		
PROPOSED IMPERVIOUS SURFACE AREA (MAX 50% ALLOWED)	=	33% (252095)sf	5.79 acres	(+/-)
BLDG. LOT COVERAGE (1st Floor Bldg./Lot Area)	=			
(MAX 35% ALLOWED)	=	7% (55685 sf)	1.278 acres	(+/-)

BUILDING SETBACKS

FRONT SETBACK	20 FEET REQUIRED	-	289'-6" PROVIDED
SIDE SETBACK - EAST	7.5 FEET REQUIRED	-	127' PROVIDED
SIDE SETBACK - WEST	7.5 FEET REQUIRED	-	148' PROVIDED
REAR SETBACK	20 FEET REQUIRED	-	521' PROVIDED
STREET SETBACK	10 FEET REQUIRED	-	289'-6" PROVIDED

LEGAL DESCRIPTION

A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AS SHOWN IN THE SURVEY RECORDED IN BOOK 33 OF SURVEYS AT PAGE 144, RECORDS OF CLARK COUNTY WASHINGTON;

THENCE NORTH 01°49'28" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AS SHOWN IN SAID SURVEY 336.30 FEET, TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO TO GRAVITATE CAPITAL, LLC BY DEED RECORDED UNDER AUDITORS FILE NO. 5354714, RECORDS OF CLARK COUNTY, WASHINGTON SAID POINT BEING THE TRUE POINT OF BEGINNING;

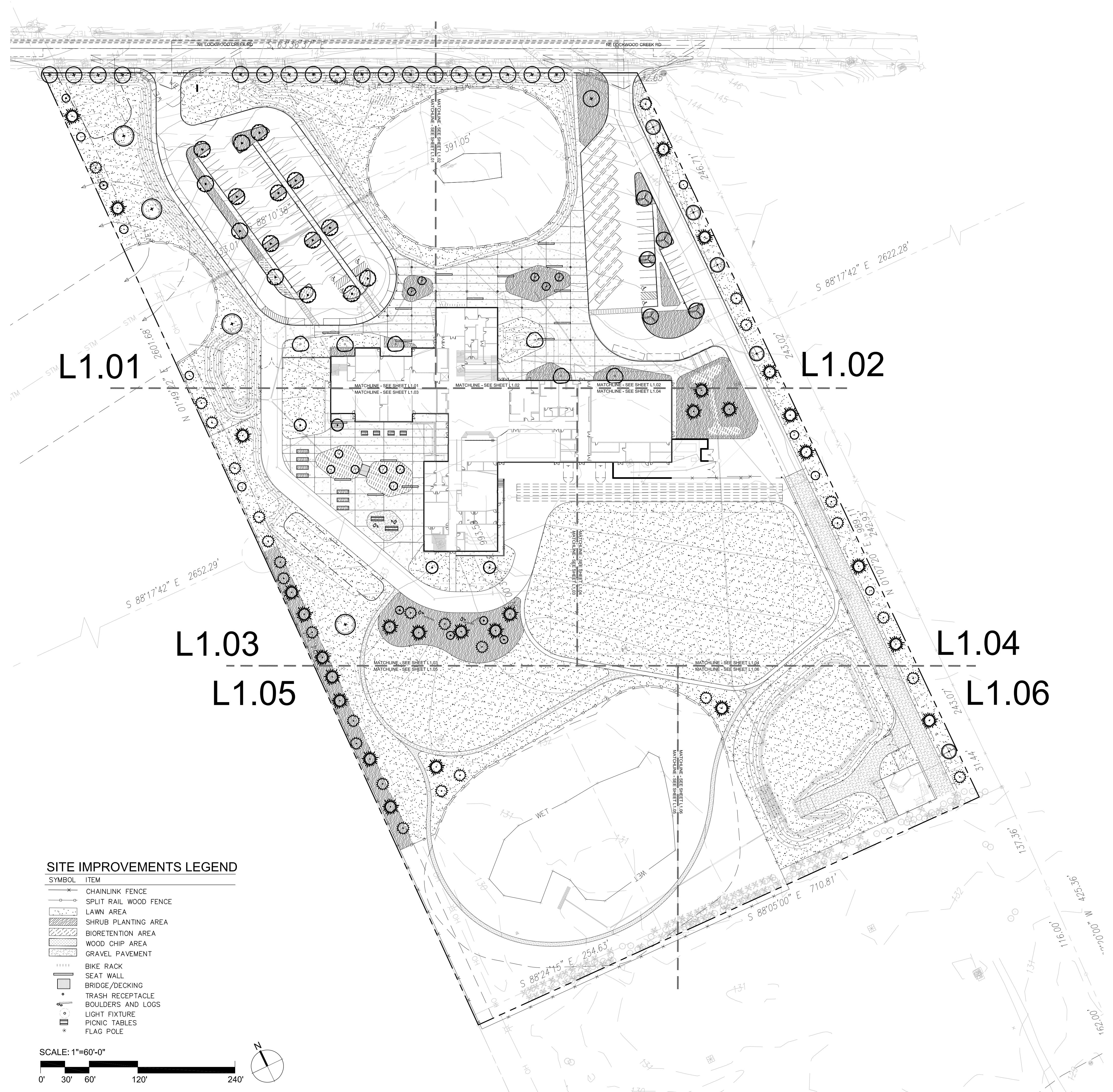
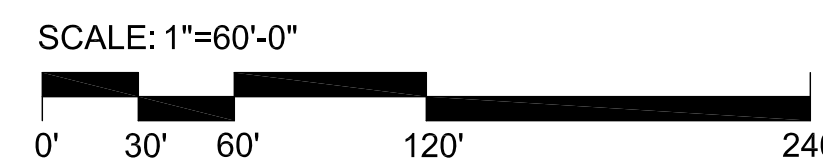
THENCE SOUTH 88°10'32" EAST, ALONG THE SOUTH LINE OF SAID GRAVITATE CAPITAL, LLC PARCEL PERPENDICULAR TO SAID WEST LINE OF THE NORTHEAST QUARTER, 624.28 FEET; TO THE SOUTHEAST CORNER THEREOF, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NE LOCKWOOD CREEK ROAD AS SHOWN IN SAID MINISTER SURVEY;

THENCE NORTH 63°36'37" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 686.41 FEET, TO THE WEST LINE OF SAID NORTHEAST QUARTER AS SHOWN IN SAID MINISTER SURVEY;

THENCE SOUTH 01°49'28", ALONG SAID WEST LINE OF THE NORTHEAST QUARTER 285.36 FEET, TO THE TRUE POINT OF BEGINNING.

SITE IMPROVEMENTS LEGEND

SYMBOL	ITEM
	CHAINLINK FENCE
	SPLIT RAIL WOOD FENCE
	LAWN AREA
	SHRUB PLANTING AREA
	BIORETENTION AREA
	WOOD CHIP AREA
	GRAVEL PAVEMENT
	BIKE RACK
	SEAT WALL
	BRIDGE/DECKING
	TRASH RECEPTACLE
	BOULDERS AND LOGS
	LIGHT FIXTURE
	PICNIC TABLES
	FLAG POLE



WEISMANDESIGNGROUP
 LANDSCAPE CONSULTANT
 2322 E WADSWORTH ST
 SEATTLE WA 98112
 206-322-1732
 WWW.WDGR.COM



LA CENTER SCHOOL DISTRICT
LA CENTER NEW MIDDLE SCHOOL
 725 HIGHLAND ROAD, LA CENTER, WA 98629



NAC
 ARCHITECTURE
 nacarchitecture.com
 2025 FIRST AVENUE | SUITE 300
 SEATTLE WA 98121
 P:206-441-4522

NAC NO	121-18009
DRAWN	AL
CHECKED	AR
DATE	10-09-2018

IMPERVIOUS SURFACE / COVERAGE

TOTAL GROSS AREA	=	754,617 sf	17.32 acres (+/-)
TOTAL RIGHT OF WAY AREA	=	1,730 sf	0.04 acres (+/-)
TOTAL WETLAND AREA	=	32,725 sf	0.75 acres (+/-)
TOTAL WETLAND BUFFER AREA (INC. WETLAND ARI)	=	178,931 sf	4.108 acres (+/-)
TOTAL LANDSCAPING AREA (NOT INC PROTECTED WETLAND/BUFFER)	=	328,772 sf	7.547 acres (+/-)
TOTAL STUDENTS	=	550	
TOTAL EMPLOYEES	=	41	
TOTAL PARKING SPACES	=	157	
STAFF	=	21	
VISITOR	=	62	
EVENT	=	38	
TOTAL BICYCLE PARKING SPACES	=	36	
PROPOSED IMPERVIOUS SURFACE AREA (MAX 50% ALLOWED)	=	33% (252095sf)	5.79 acres (+/-)
BLDG. LOT COVERAGE (1st Floor Bldg./Lot Area) (MAX 35% ALLOWED)	=	7.4% (55,778 sf)	1.28 acres (+/-)
BUILDING SQUARE FOOTAGE (all floors)	=	82,559 sf	

BUILDING SETBACKS

FRONT SETBACK	20 FEET REQUIRED	=	289'-6" PROVIDED
SIDE SETBACK - EAST	7.5 FEET REQUIRED	=	127' PROVIDED
SIDE SETBACK - WEST	7.5 FEET REQUIRED	=	148' PROVIDED
REAR SETBACK	20 FEET REQUIRED	=	521' PROVIDED
STREET SETBACK	10 FEET REQUIRED	=	289'-6" PROVIDED

LEGAL DESCRIPTION

Perimeter of Assessor's Parcel No. 209064-000

A parcel of land in a portion of the Southwest quarter of the Northeast quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows:
 Beginning at the Southwest corner of said Northeast quarter as shown in the Survey recorded in Book 33 of Surveys at page 144, records of Clark County Washington;
 Thence North 01°49'28" East, along the West line of said Northeast quarter as shown in said survey 336.30 feet, to the Southwest corner of that tract of land conveyed to Gravitate Capital, LLC by deed recorded under Auditor's File No. 5354714, records of Clark County, Washington said point being the TRUE POINT OF BEGINNING;
 Thence South 88°10'32" East, along the South line of said Gravitate Capital, LLC parcel perpendicular to said West line of the Northeast quarter, 624.28 feet, to the Southeast corner thereof, being on the Southerly Right-of-Way line of NE Lockwood Creek Road as shown in said Minister Survey;
 Thence North 63°36'37" West, along said Southerly Right-of-way line, 686.41 feet, to the West line of said Northeast quarter as shown in said Minister Survey;
 Thence South 01°49'28" West, along said West line of the Northeast quarter 285.36 feet, to the TRUE POINT OF BEGINNING.

Perimeter of Assessor's Parcel No. 209118-000

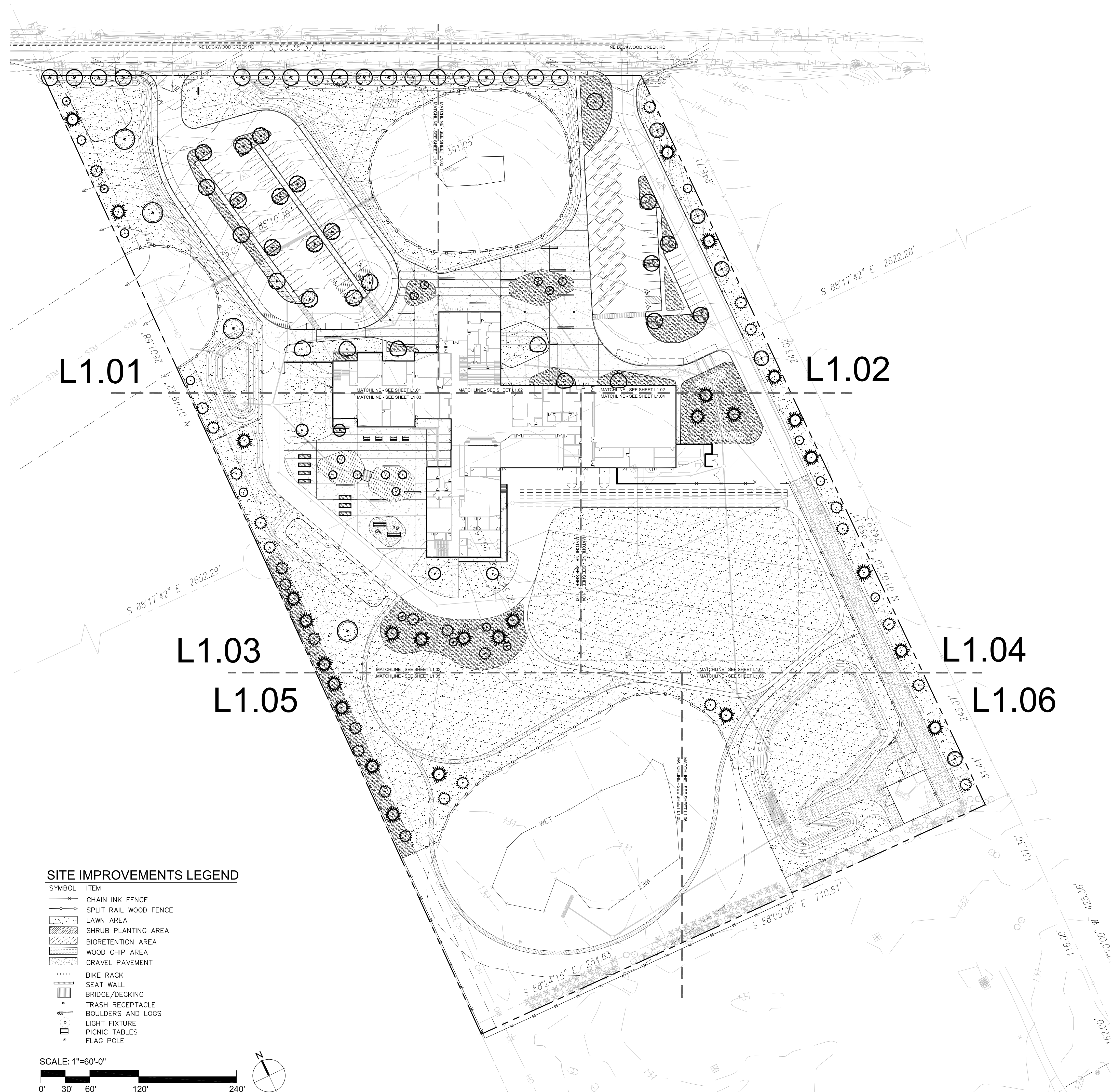
BEGINNING at a point 300.96 feet South of the center of County Road No. 42 on the East line of the Northwest quarter, in Section 2, Township 4 North, Range 1 East, of the Willamette Meridian, Clark County, Washington, said point being the Southeast corner of that property conveyed to David T. Meehan as recorded under Auditor's File No. 8911290124, records of Clark County, Washington; thence South 979.03 feet to a point 515 feet North of the Northwest corner of that property conveyed to Bluford W. Birdsong as recorded under Auditor's File No. 9212180144, records of Clark County, Washington; thence East 254.63 feet; thence Northwesterly to a point 233.01 feet east of the point of beginning; thence West 233.01 feet to the point of beginning.

Perimeter of Assessor's Parcel No. 209119-000

A tract of land situated in the Southeast quarter of Section 2, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington. Said tract of land being more particularly described as follows:
 Commencing at the South quarter corner of said Section 2 as shown in Clark County Survey Records Book No. 33, Page 144; thence North 01°49'28" East a distance of 1469.11 feet along the West line of the said Southeast quarter of Section 2 to the Northwest corner of Parcel 1 and the point of beginning; thence North 01°49'28" East a distance of 501.68 feet continuing along said West line; thence, leaving said quarter section line South 88°05'00" East a distance of 710.81 feet; thence, South 02°20'00" West a distance of 425.36 feet to a point on the North line of Parcel 2 of said Survey; thence South 76°32'33" West a distance of 278.65 feet along the North line of said Parcel 2 to the corner common to Parcels 1 and 2; thence, North 88°23'54" West a distance of 438.23 feet along the North line of Parcel 1 of said Survey to the point of beginning.

Perimeter of Assessor's Parcel No. 209120-000

That portion of the East half of Section 2, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:
 BEGINNING at the Southwest corner of the Northeast quarter of Section 2; thence North 01°49'28" East, along the West line of the Northeast quarter of said Section 2, a distance of 366.30 feet to the Southeast corner of that certain tract of land conveyed to David T. Meehan by deed recorded under Auditor's File No. 8911290124, records of Clark County, Washington, said point being the Northwest corner of that certain tract of land conveyed to Myron Prouty et ux, by deed recorded under Auditor's File No. 9702260226, records of said county; thence North 88°10'32" East, along the North line of said Prouty tract, 233.01 feet to the Northeast corner thereof and the True Point of BEGINNING;
 THENCE South 01°34'45" West, along the East line of said Prouty tract, 994.86 feet to the Southeast corner thereof; thence North 88°10'32" West, along the South line of said Prouty tract, 254.63 feet to the Southwest corner thereof; thence South 01°49'28" West, along the West line of the Southeast quarter of said Section 2, a distance of 13.32 feet to the Northwest corner of that certain tract of land conveyed to M & S Properties, Inc., by deed recorded under Auditor's File No. 9702250071, records of Clark County, Washington; thence South 88°05'00" East along the North line of said M & S Properties, Inc, tract, 976.37 feet; thence North 01°07'20" East, 989.48 feet to a point 30.00 feet from as measured at right angles to the centerline of County Road No. 42; thence North 63°36'37" West, parallel to said centerline, a distance of 47.23 feet; thence North 88°10'32" West, 391.28 feet to the Northwest corner of aforementioned Prouty tract and the True Point of Beginning.



SITE IMPROVEMENTS LEGEND

SYMBOL	ITEM
	CHAINLINK FENCE
	SPLIT RAIL WOOD FENCE
	LAWN AREA
	SHRUB PLANTING AREA
	BIORETENTION AREA
	WOOD CHIP AREA
	GRAVEL PAVEMENT
	BIKE RACK
	SEAT WALL
	BRIDGE/DECKING
	TRASH RECEPTACLE
	BOULDERS AND LOGS
	LIGHT FIXTURE
	PICNIC TABLES
	FLAG POLE

