



Mayor Tammy de Weerd

City Council Members:

Luke Cavener
Ty Palmer
Treg Bernt

Joe Borton
Genesis Milam
Anne Little Roberts

**TRANSMITTALS TO AGENCIES FOR COMMENTS ON DEVELOPMENT PROJECTS
WITH THE CITY OF MERIDIAN**

To ensure that your comments and recommendations will be considered by the Meridian Planning and Zoning Commission please submit your comments and recommendations to cityclerk@meridiacity.org

To: Attention C.Jay Coles, City Clerk

By: August 31, 2018

Transmittal Date: July 20, 2018

File No: H-2018-0075 AZ, CUP

Hearing Date: September 6, 2018

REQUEST: Annexation and Zoning of 108.76 Acres of Land with an R-8 Zoning District and A Conditional Use Permit for an Education Institution in and R-8 Zoning District for Owyhee High School.

By: West Ada School District

Location of Property or Project: 7020 West Ustick Road

Planning and Zoning Commission	Meridian School District
Tammy de Weerd, Mayor	Meridian Post Office
City Council	Ada County Highway District
Sanitary Services	Ada County Development Services
Building Department	Central District Health
Fire Department	COMPASS
Police Department	Nampa Meridian Irrigation District
City Attorney	Settlers Irrigation District
City Public Works	Idaho Power Company
City Planner	Century Link
Parks Department	Intermountain Gas Co.
Economic Development	Idaho Transportation Department
New York Irrigation District	Ada County Associate Land Records
Boise Project Board of Control – Tim Paige	Downtown Projects
Community Development	Meridian Development Corporation
Valley Transit	Historical Preservation Commission
Idaho DEQ	South of RR/SW Meridian
	NW Pipeline
	Boise-Kuna Irrigation District

Hearing Date: September 6, 2018

File No.: H-2018-0075

Project Name: Owyhee High School

Request:

Annexation & zoning of 108.76 acres of land with an R-8 zoning district; and,
Conditional Use Permit for an education institution in an R-8 zoning district, by West Ada
School District.

Location: The site is located at 7020 W. Ustick Rd., in the east ½ of Section 32, Township 4N., Range
1W.



STAFF USE ONLY:
 Project name: Owyhee High School
 File number(s): H-2018-0075
 Assigned Planner: Sonya Allen Related files: _____

Type of Review Requested (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Accessory Use (check only 1)
<input type="checkbox"/> Daycare
<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Home Occupation/Instruction for 7 or more
<input type="checkbox"/> Administrative Design Review
<input type="checkbox"/> Alternative Compliance
<input checked="" type="checkbox"/> Annexation and Zoning
<input type="checkbox"/> Certificate of Zoning Compliance
<input type="checkbox"/> City Council Review
<input type="checkbox"/> Comprehensive Plan Map Amendment
<input type="checkbox"/> Comprehensive Plan Text Amendment
<input checked="" type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Conditional Use Modification (check only 1)
<input type="checkbox"/> Director
<input type="checkbox"/> Commission
<input type="checkbox"/> Development Agreement Modification
<input type="checkbox"/> Final Plat | <input type="checkbox"/> Final Plat Modification
<input type="checkbox"/> Landscape Plan Modification
<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Private Street
<input type="checkbox"/> Property Boundary Adjustment
<input type="checkbox"/> Rezone
<input type="checkbox"/> Short Plat
<input type="checkbox"/> Time Extension (check only 1)
<input type="checkbox"/> Director
<input type="checkbox"/> Commission
<input type="checkbox"/> UDC Text Amendment
<input type="checkbox"/> Vacation (check only 1)
<input type="checkbox"/> Director
<input type="checkbox"/> Commission
<input type="checkbox"/> Variance
<input type="checkbox"/> Other _____ |
|--|---|

Applicant Information

Applicant name: Joint School District No. 2 | Joe Yochum, Assist. Supt. Operations Phone: 208.855.4500
 Applicant address: 1303 E Central Drive Email: Yochum.Joe@westada.org
 City: Meridian State: ID Zip: 83642

Applicant's interest in property: Own Rent Optioned Other Path of Annexation & Utilities
 Owner name: Joint School District No. 2 (see info above) / Robert G. Spriggel Phone: 208.631.1978
 Owner address: 4005 N. McDermott Road Email: _____
 City: Meridian State: ID Zip: 83646

Agent/Contact name (e.g., architect, engineer, developer, representative): Matthew T. Adams
 Firm name: The Land Group, Inc. Phone: 208.939.4041
 Agent address: 462 E. Shore Drive, Suite 100 Email: matt@thelandgroupinc.com
 City: Eagle State: ID Zip: 83616

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 7020 W. Ustick Road Township, range, section: 4N 1W 32
 Assessor's parcel number(s): S0432141900 (Spriggel) Total acreage: 15.43 Zoning district: RUT
S0432438650 & S0432438700 (Joint School Dist. #2) 93.33 RUT
108.76 total acres in annexation request

Project/subdivision name: West Ada High School | Spriggel Property

General description of proposed project/request: Annex, rezone R-8, CUP for public education facilities and future residential development

Proposed zoning district(s): R8

Acres of each zone proposed: 108.76

Type of use proposed (check all that apply):

Residential Office Commercial Employment Industrial Other School

Who will own & maintain the pressurized irrigation system in this development? Joint School District No. 2 / HOA

Which irrigation district does this property lie within? Nampa & Meridian Irrigation District

Primary irrigation source: Surface - Eight Mile Lateral Secondary: Supplemental Well

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): NA

Residential Project Summary (if applicable) Spriggel Property

Number of residential units: One Number of building lots: _____

Number of common lots: _____ Number of other lots: _____

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): _____ Maximum building height: _____

Minimum property size (s.f.): _____ Average property size (s.f.): _____

Gross density (Per UDC 11-1A-1): _____ Net density (Per UDC 11-1A-1): _____

Acreage of qualified open space: _____ Percentage of qualified open space: _____

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): _____

Amenities provided with this development (if applicable): _____

Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse

Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable) Joint School Dist. #2 Property

Number of building lots: 2 Common lots: NA Other lots: NA

Gross floor area proposed: 246,390 SF Existing (if applicable): 69,370 SF (Agricultural Use)

Hours of operation (days and hours): 7:00 am to 5:00 pm Building height: 42' - 2"

Total number of parking spaces provided: 1,211 Number of compact spaces provided: NA

Authorization

Print applicant name: Mary Ann Panells Joint School District No. 2

Applicant signature: Mary Ann Panells Date: 5-8-18



THE LAND GROUP, INC.

June 27, 2018

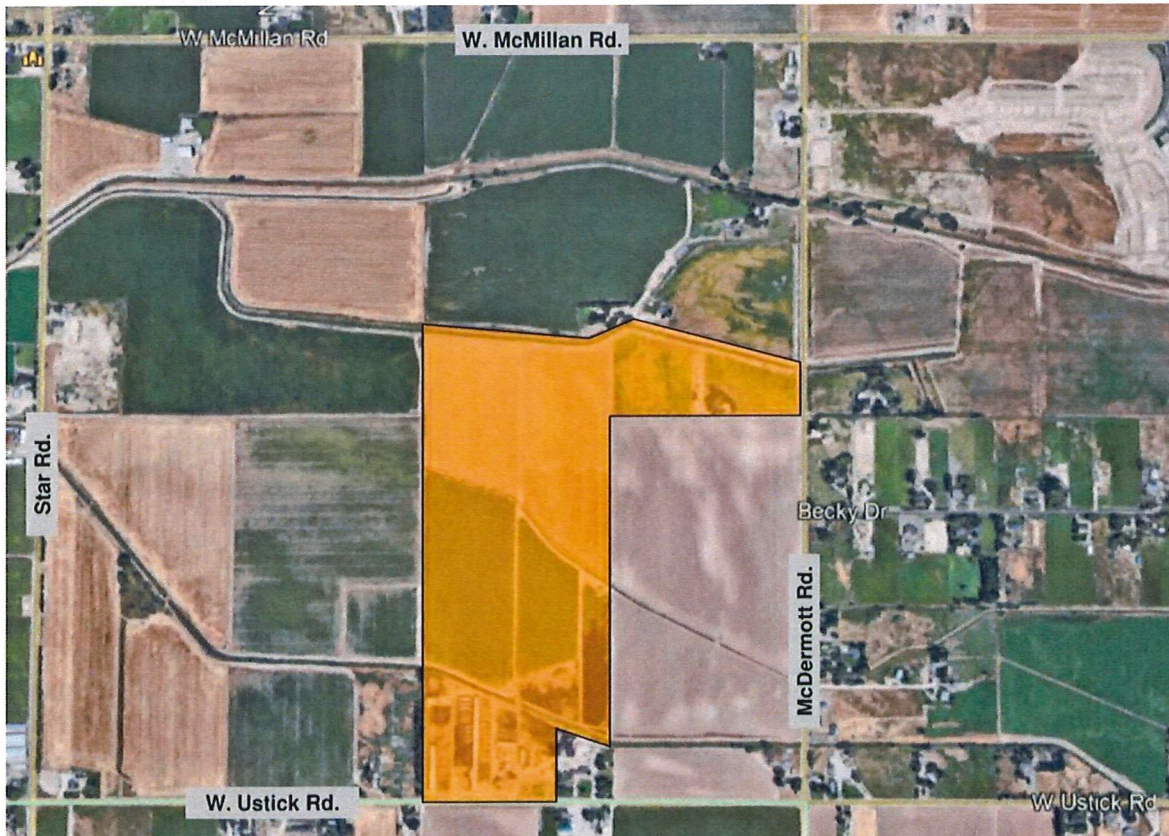
Caleb Hood and Bill Parsons
City of Meridian – Planning Division
33 E. Broadway Ave, Suite 102
Meridian, ID 83642

RE: Owyhee High School - Annexation, Rezone, & CUP Narrative

Dear Caleb and Bill:

Attached to this letter are applications for Annexation, Zoning, and Conditional Use Permit for the above referenced project. This application includes parcels S0432438650, S0432438700 and S0432141900 for a total of 108.76 acres (orange area below). The overall annexation area to the centerline of the adjacent roadways is 108.76 acres. The applicant is requesting that this be processed as a single application resulting in two unique Development Agreements; one for the school district property and one for the Spriggel property.

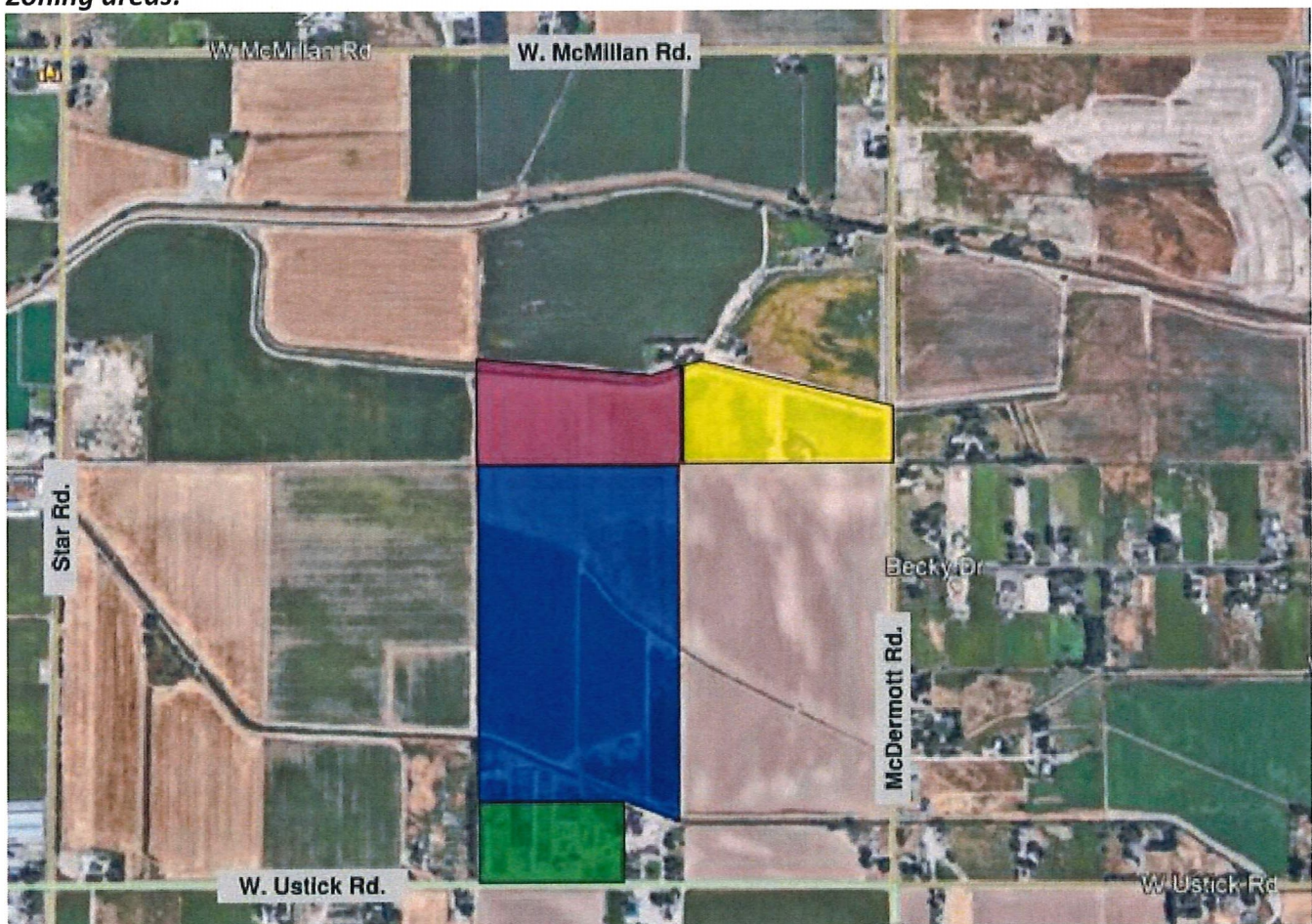
Annexation area:



The property is located northwest of the Ustick Road and McDermott Road intersection and is currently zoned RUT in Ada County. The property is in the Meridian Impact Area and has a future land use designation of Medium Density Residential.

The attached development applications propose to annex the property into the City of Meridian and zone 108.76 acres to R-8. The proposed development plan is for a new high school on approximately 66 acres (blue) with 15.7 acres reserved for a future elementary school site (purple) and 11.63 acres reserved for future residential development (green). The 15.43 acre Spriggel Parcel (yellow) will be developed as single family residential in the future. A specific development plan for the future development areas will be processed separately at a later, undetermined date.

Zoning areas:



The property to the north, west, and east is within Ada County and is zoned RUT. These properties are all currently being utilized for agricultural uses with some existing single-family homes. The property is bordered to the south by Ustick Road, a public arterial and agricultural land within Canyon County. The contiguous property creating a path to annexation is north and east of the proposed annexation area on the east side of McDermott Road. This parcel is currently zoned R-8 and has an approved plat. It remains undeveloped at this time.

The existing structures on the south end of the property near Ustick Road associated with the dairy will be decommissioned and will be removed as required to maintain building setbacks prior to development of the high school site and future residential. The West Ada School District notified the entity operating the dairy that the lease would be terminated in March of 2018 and the dairy farmer is currently working to relocate. The Dairy will cease operation in March of 2019 at the latest. The existing residential home and associated out buildings on the Spriggel parcel will remain until future development occurs in this area.

Zoning:

The project proposes to annex 108.76 acres to the City of Meridian. An R-8 zone is proposed for all annexation areas and is consistent with the City of Meridian Future Land Use Map.

The R-8 zoning designation is consistent with nearby platted subdivision to the east. A development plan for the Spriggel Parcel and the future area to the south of the high school is not included with this application but will be developed and submitted through the appropriate entitlement process at a future date. The specific residential subdivision layout, design and materials will be finalized with the specific development application and the design review process.

Conditional Use Permit:

A detailed site plan is provided for the development of the high school and is the only planned development at this time. A conceptual site plan is graphically depicted for the future elementary school for reference only, no site plan has been developed at this time for the future school. Timing for development of the elementary school is unknown at the time of this applications.

Off-Site Roadway and Circulation:

A traffic impact study (TIS) has been conducted and submitted to ACHD. Comments from ACHD on the TIS were received on June 11, 2018 and responded to on June 15, 2018. The TIS anticipates an 1,800 student facility opening the fall of 2020.

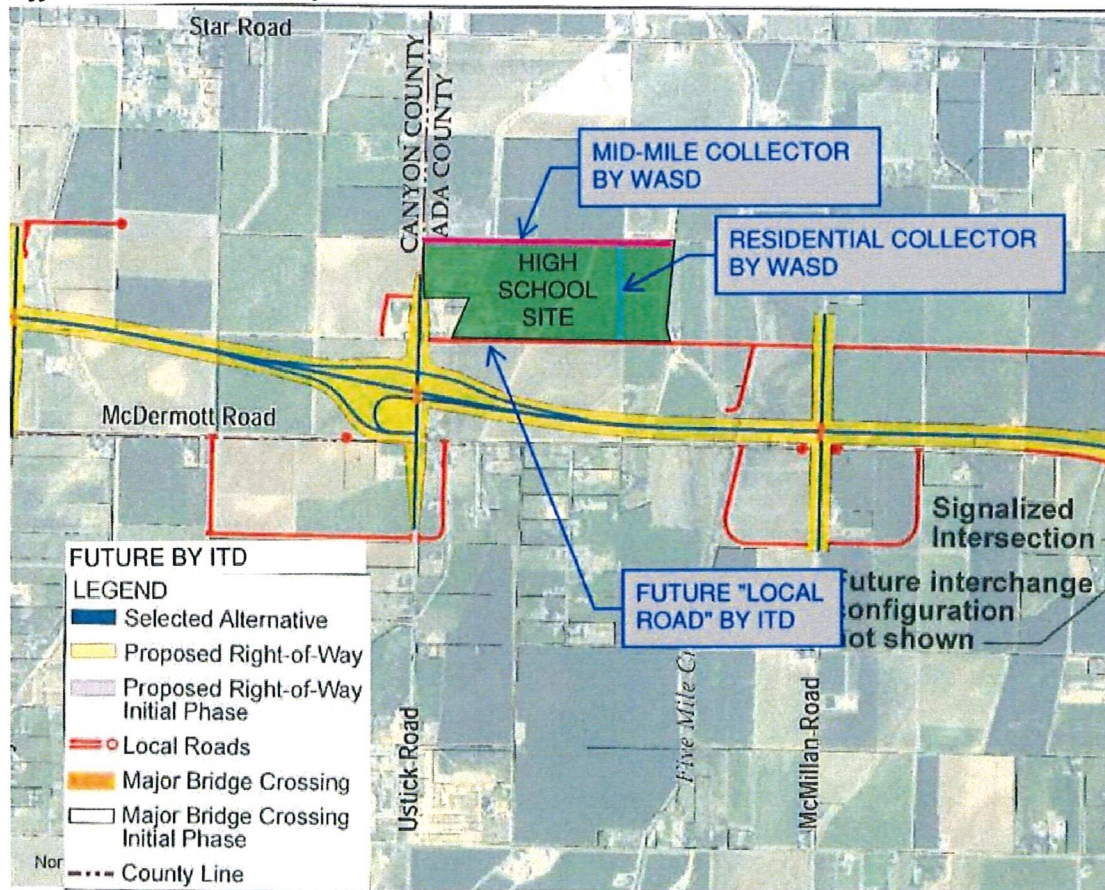
Vehicular access to the high school site and properties to the north and east of the high school are planned via ACHD public roadways. A mid-mile Collector Road (46/70) is proposed on the west edge of the high school site from Ustick Road north to the north edge of the applicant's parcel (McFadden Drain). It is anticipated that this roadway will be shifted to the east to accommodate construction of the three-lane section completely on the high school parcel with no impact to the adjacent parcel to the west. A mid-mile Residential Collector Road (36/54) is proposed to connect from the mid-mile collector, eastward to the parcels east of the high school site. This residential collector will provide for access on the north side to the future elementary school and on the south side to the bus and service access drive of the high school site. This residential collector road will also provide access to the future residential uses to the east of the high school on the Spriggel and/or Acclima parcels. City of Meridian staff stated in the Pre-Application Meeting that future development to the north and east may necessitate a Local Road connection north from the residential collector road at the east edge of the

future elementary school site. This road will not be constructed at this time but the necessary width for a minimum of half of the 47' right of way will be reserved for the future connection. Two parcels exist to the south and east of the WASD annexation area that are adjacent to the WASD site; Flowers and Woodside Avenue Investors (Woodside). Access to these parcels is available from Ustick Road (Flowers) and from Ustick Road & McDermott Road (Woodside) at this time and no additional extensions of roadways are planned as part of this application.

All parcels to the west of the WASD parcel currently have access from Ustick Road currently and will have access to the Mid-Mile Collector in the future.

It is our understanding that the Idaho Transportation Department is planning an extension of Hwy 16 on the west side of McDermott Road. At this time ITD does not own any ROW for this extension in the vicinity of the WASD property. The planned route, as published by ITD, will have an impact on the Spriggel, Acclima, and Woodside parcels and could affect their ability to access McDermott Road. The ITD planned route indicates a public roadway on the west edge of these parcels to restore access. The WASD has no objection to this future connection as a public roadway adjacent to the east edge of the school site is not seen as a negative impact by the WASD.

Off-Site Circulation Map:



Idaho 16 Selected Alternative Plan

ACHD spacing criteria is met for all site access points to the high school from the mid-mile collector road. North bound right turn lanes will be constructed at all school access points to accommodate the high peaking characteristics that schools experience. The mid-mile collector will also be constructed as a three-lane cross-section with a continuous two-way left-turn lane to facilitate anticipated traffic patterns.

The intersection of the east/west residential collector road to the north/south mid-mile collector will be stop control for west bound traffic on the residential collector road providing free movement on the mid-mile collector, as recommended by the TIS.

The intersection of the mid-mile collector to Ustick Road will be stop control for south bound traffic on the mid-mile collector providing free movement on Ustick Road, as recommended by the TIS. This intersection will be constructed with a two-way left-turn lane on Ustick Road, separate westbound right-turn on Ustick Road, and separate southbound left-turn and right-turn lanes on the mid-mile collector.

Internal Site Circulation & Parking:

All internal parking lots, fire lanes, sidewalks, etc. are compliant with the dimensional standards of Meridian City Code, Fire Department Standards, and ADA. The bus circulation, student parking, staff parking, parent drop-off, and key on-site pedestrian routes are shown on the site plan. The bus loop is located on the east side of the building and has been designed to be accessible to busses and delivery/service uses only. Busses will drop students off curbside at the school allowing student access to the building without crossing any parking lot traffic and easily observed by school staff. Parent drop-off circulation is separated from other uses and is designed so that students are dropped off curbside at the building main entry from the passenger side of the vehicle allowing student access to the building without crossing any parking lot traffic. The parent drop-off lane is sized to accommodate queuing of all anticipated drop-off and pick-up traffic off the public roadway.

Fire Department and emergency response compliant access is provided throughout all parking lots, between lots through controlled access points, and to all exterior points of the building. These routes are controlled by pipe gates and bollards and can be utilized by on-site WASD staff to facility event day traffic circulation when desired.

Meridian City Code requires 1 parking space per 500 square feet of building. The code required parking count for this project is 493 parking stalls. A total of 1,234 parking stalls are proposed to accommodate students, staff, visitors, and event parking needs. Parking is provided in three lots that wrap the north, west, and south of the main building. This configuration provides for highly functional parking during day to day school operations, after school activities, and major events. The south lot is primarily student parking and consists of 518 stalls. This lot provides convenient access to the classroom wing, east student commons entrance, and main building entrance. The north lot is primarily staff and event parking as it is nearest the large event venues of the athletics stadium, gymnasium, and auditorium. This lot may be appropriate for a designated group of students, i.e. senior parking if such programming

is desired by the principal. The north lot consists of 567 stalls. The west lot is primarily for staff and visitor parking as it is nearest the main building entrance. The west lot consists of 149 stalls.

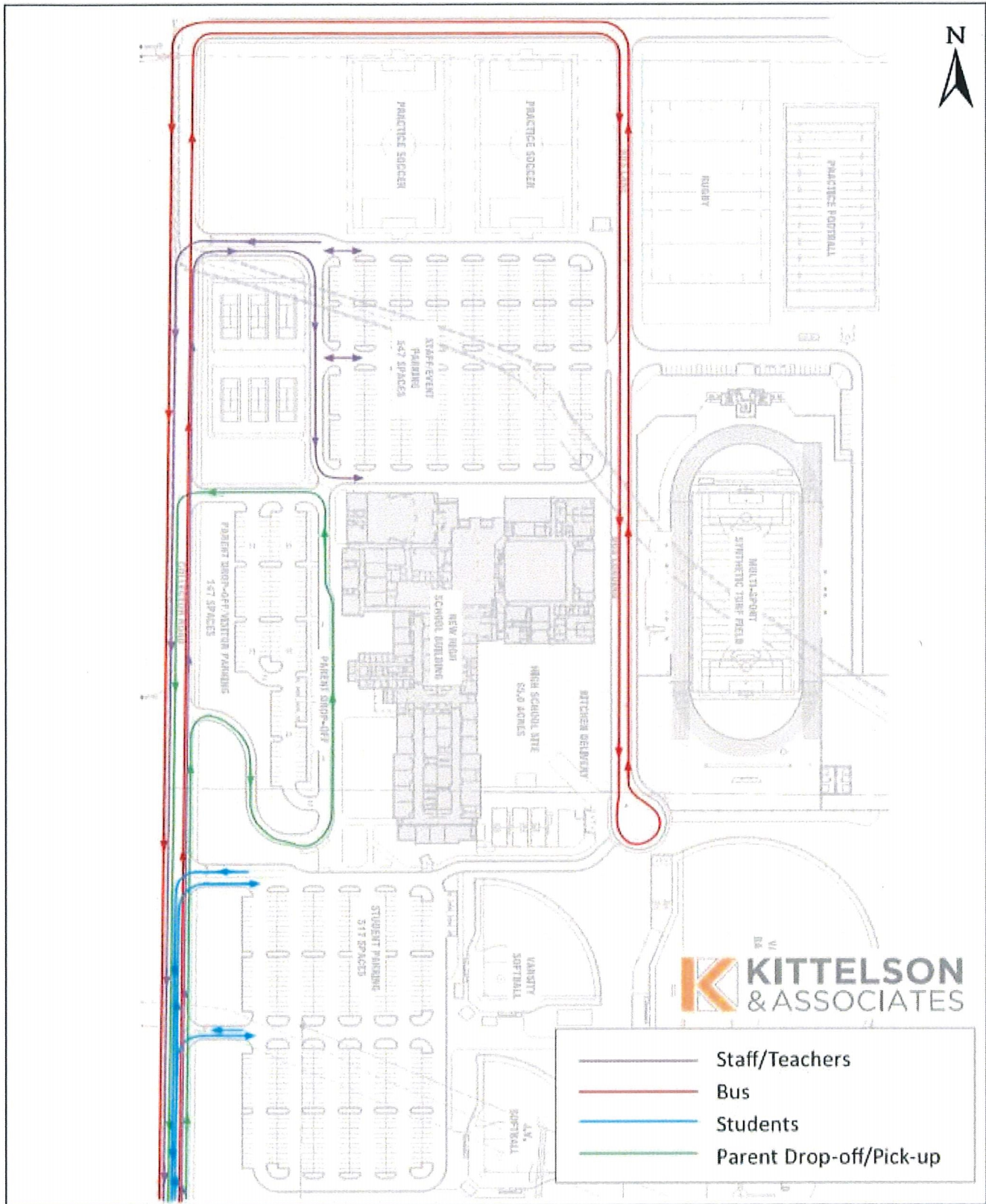
Pedestrian access is provided from the mid-mile collector to all building entries on fully accessible routes that do not cross any internal parking lot driveways. All pedestrian crossings of vehicle routes are at designated crosswalks at the mid-mile collector drive approaches. Bicycle parking is provided at the southwest corner of the building and at the northeast corner of the building. In compliance with the City of Meridian Pathways Master Plan, a 10' wide multi-use pathway will be provided on the south edge of the high school site. The sidewalk along the new mid-mile collector on the west edge of the high school site is 8' wide to accommodate students walking to and from the school.

Student pedestrian access is provided from the school building to all site athletic venues on fully accessible routes that do not cross any internal parking lot driveways or roadways. Students can safely access all areas of the site. These same routes are designed with wide pathways and gates to allow maintenance vehicles, mowers, and athletic trainers to access all areas of the site.

Kitchen delivery and kitchen trash collection is accommodated on the east side of the building and is screened from all adjacent parcels. It is accessible via the bus lane which is separated from all other access points for students, staff, and visitors. A second trash enclosure is located on the south end of the building at the classroom wing entrance/exit doors and is accessible to truck collection through the student parking lot. Kitchen delivery and trash collection on the east side are designed to allow for uninterrupted bus flow, all delivery and trash vehicles can move past busses and out of the circulation through route. Busses can enter and exit the bus drop off area without being blocked by service and delivery vehicles allowing them to stay on their route schedules.



Internal Site Circulation Map:



Building Character & Locations:

The proposed high school building is approximately 246,000 square feet divided between one-story and two-story volumes. The primary classroom & academic (southern) portion of the building is two-story. The administration, performing and fine arts, auditorium, student commons/cafeteria, and main gymnasium consist of single-story space primarily to the north. Second floor auxiliary gyms are included in the athletic area. Building finishes primarily consist of integral colored structural CMU and CMU veneer in smooth and split-face finish, pre-finished metal panel accent panels. The roof is low slope membrane roofing concealed by a combination of parapet walls and mansard roof finished with standing seam metal roofing.

The high school building elevations are included in the application. The specific materials and design will be finalized with staff during the design review process for each building. The outbuilding elevations are not included with this application but will be consistent in character and materials with the main school building. Outbuildings specific design will be finalized with staff during the design review process for each building.

All buildings are located to create a beautiful, safe, and highly functional campus. The main school building is centrally located on the site to facilitate safe and functional access by both pedestrians and vehicles, provide adequate parking to both the athletic and performance spaces as well as the classroom wing. Out buildings are located to support various athletic facilities with restrooms, concessions, and storage. Future modular classroom buildings are planned and will have necessary utilities provided to facilitate efficient additions to the campus in the future.

Student Activities and Athletics:

Student activities and athletics are supported on approximately 35 acres of the site. All athletic spaces are compliant with the National Federation of High Schools, the IHSAA, and the WASD District.

Athletics space consists of the following spaces:

- Stadium with track & field events and multi-sport synthetic turf field marked for football, soccer, and women's lacrosse. Stadium seating is planned to be consistent with Rocky Mountain HS and Mountain View HS and provide 2,400 home seats (west) and 1,000 visitor seats (east). The stadium field will be lit with performance level athletic field lighting, 4 total poles.
- Tennis will consist of a 6 court facility that is fully fenced into 2 pods to facilitate spectator viewing, coaching, and large teams. The courts will be constructed with Post Tensioned Concrete and tennis court surfacing.
- Baseball will consist of one performance baseball field with adjacent batting tunnel (post & net system) and baseball practice infield. Spectator seating for 200 will be provided on fixed aluminum bleachers. Field will consist of a natural grass outfield and infield with skinned surface base paths. The baseball field will be lit with performance level athletic field lighting, 6 total poles.
- Softball will consist of one performance varsity softball field with adjacent batting tunnel (post & net system) and one performance junior varsity softball field. Spectator seating for 200

(varsity) and 100 (junior varsity) will be provided on fixed aluminum bleachers. Field will consist of natural grass outfield with skinned infield. The varsity softball field will be lit with performance level athletic field lighting, 4 total poles.

- A location for a future baseball/softball indoor hitting facility has been reserved, east of the junior varsity softball field. Providing for a location now for a potential booster club funded facility will limit potential issues with access and utilities in the future.
- Football (1), soccer (2), and rugby (1) practice field space is provided on large natural grass fields on the north end of the high school site. While the plan indicates field markings for specific sports, the practice field area will be large open lawn and can be programmed for its best use by the Owyhee HS AD and coaches.

Student activities such as band, dance, cheer, PE, clubs, etc. can be accommodated on the various practice fields and within the stadium on the synthetic turf field. The parking lot north of the school building is also modified to provide greater distance between parking lot islands to provide for additional activities space.

Student Gathering and Outdoor Learning Environment:

A proposed student courtyard and outdoor commons space is located on the east side of the building. The courtyard will consist of seating areas, outdoor classroom space with informal seating, and student gathering space. Materials consist of concrete sidewalks, synthetic turf, landscape planters, fixed tables, and concrete seat walls. The courtyard provides access from the bus lane and the student parking lot to the building entrance and exit points. The courtyard is easy to monitor from ground level and second story classroom windows as well as from within the space by WASD staff. The student courtyard will provide students with a gathering space.

The greater courtyard area is also home to the VoAg program greenhouse with space designated for raised planters associated with the greenhouse use. The greenhouse is located in close proximity to the VoAg classrooms in the main building and can accommodate vehicle access for deliveries and maintenance. South of the greenhouse is a designated space for three future modular classroom buildings. This area will be constructed as asphalt paving or similar surface with dry utilities stubbed for future building installation.

Utilities:

All site utilities will be designed and constructed per the standards of the authority having jurisdiction and input from the West Ada School District Facilities staff. Listed below are the proposed site utilities and the agencies that have jurisdiction over the utility.

- Domestic Water – City of Meridian
- Fire Service Water – City of Meridian
- Sanitary Sewer - City of Meridian
- Storm Water - City of Meridian
- Irrigation Surface Water (Eight Mile Lateral) – Private
- Irrigation Ground Water (Well) – Idaho Department of Water Resources and IDEQ

- Gravity Irrigation Drain (Sky Pilot Drain) – Nampa Meridian Irrigation District, Bureau of Reclamation, Army Corp of Engineers, Idaho Department of Lands.

Domestic Water, Fire Service Water, and Sanitary Sewer services will require significant off-site improvements to bring utilities to and through the site. On-site water utilities will consist of an 8" water main looping the building to service on-site fire hydrants as well as building potable water and dedicated fire service. On-site sanitary sewer will consist of an 8" gravity main for the main building and athletic out buildings. Off-site water will consist of a 12" water main from the existing City of Meridian municipal well at McDermott and McMillan to the site, south to Ustick Road, and then east in Ustick to Christian Way. This extension to the east is required to achieve necessary fire flows for the high school project. Off-Site sanitary sewer will consist of approximately 1,800 LF of 36" sewer trunk line south in McDermott from the existing Oaks lift station. Then an 8" sanitary sewer main west through the adjacent Spriggel property and into the high school site. The sanitary sewer and municipal water services are sized and routed for future connection to the planned elementary school located north of the high school site.

All site storm water will be collected and treated on site in below ground seepage beds. Storm water design will be compliant with the geotechnical soils evaluation and the City of Meridian. Parking lots will utilize curb & gutter and/or valley gutters and catch basins to collect and route storm water to seepage beds. Roof drainage will be hard piped at downspouts and roof drain leaders and routed to seepage beds. Landscape areas and athletic fields will utilize gravel trench drains (french drains) and surface catch basins to collect surface water and route to below ground seepage beds. Storm drainage collection at performance athletic fields is critical to allow for use in inclement weather.

Irrigation water for landscape areas and athletic fields will be delivered from both the Eight Mile Lateral and an existing supplemental irrigation well. The Eight Mile Lateral will be realigned and piped below grade through the high school site to service the high school as well as deliver water to downstream users. Surface water from the Eight Mile Lateral is the primary irrigation water source for the high school site and the future elementary school site. The irrigation well and associated ground water right is a supplemental water source and will be utilized during shoulder season irrigation. Shoulder season will occur prior to surface water being available in the spring and after surface water is out of the ditches in the fall. The supplemental well can also be utilized if surface water delivery is reduced in season. The Sky Pilot Drain on the south edge of the high school site will also be piped in its current alignment to allow for the planned site improvements of the high school. Sanitary Sewer and Domestic Water drawings are attached for reference.

Existing Natural Features – Canals & Drains:

Two existing gravity irrigation drains and one gravity irrigation lateral exist within the annexation area. The McFadden Drain is on the north edge of the parcels and will be retained and protected in its current alignment. At the time of development of the future elementary school the applicant will analyze and install necessary fencing for student safety. The Eight Mile Lateral crosses the mid-point of the high school site and is a private lateral delivering surface water to the school site and adjacent parcels to the west. This private lateral will be piped and rerouted through the high school site and all

existing water delivery points will be maintained. The Sky Pilot Drain is on the south edge of the high school site. This drain will be partially piped and rerouted to facilitate the high school site design. Areas not piped will be fenced from the school site for student safety.

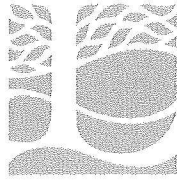
The proposed landscape improvements are compliant with City of Meridian code. Student courtyard spaces are provided at the front building entrance and at the rear building entrance. All street buffers and buffers to adjacent parcels are compliant with City of Meridian code. The north, east, and south borders of the high school site will be fenced while the west side of the site will be open to the street frontage. All landscape will be irrigated with existing surface water and ground water rights through a private pump station and on-site pressure irrigation system. The irrigation system will be sized to accommodate the future elementary school site.

Thank you in advance for your consideration and support. We look forward to working with City staff to plan a quality project of which we can all be proud.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt T. Adams".

Matthew T. Adams
The Land Group, Inc.



THE LAND GROUP, INC.

May 14, 2018
Project No. 118001

**ANNEXATION
CITY of MERIDIAN**

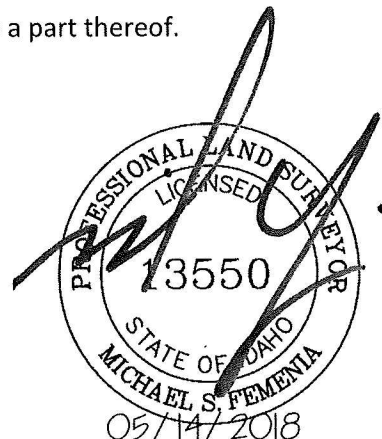
A parcel of land being a portion of the east one half of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the South One Quarter corner of said Section 32, marked by a 5/8" iron rod, thence on the north-south mid-section line of said Section 32, North 00°36'39" East, 2631.82 feet, to the Center One Quarter corner of said Section 32;
Thence continuing on said mid-section line, North 00°36'39" East, 641.84 feet;
Thence leaving said mid-section line, South 86°41'44" East, 581.69 feet;
Thence South 82°03'34" East, 557.33 feet;
Thence North 66°26'46" East, 280.00 feet;
Thence South 75°07'44" East, 1296.05 feet to a point on the easterly section line of aforementioned Section 32, from which the northeast corner of said Section 32 bears, North 00°32'39" East, 2292.08 feet;
Thence on said easterly section line, South 00°32'39" West, 341.62 feet;
Thence leaving said easterly section line, North 89°19'39" West, 1323.00 feet, to the center east one-sixteenth corner marked by an aluminum cap monument;
Thence South 00°33'03" West, 1316.33 feet;
Thence South 00°33'19" West, 917.73 feet, to the northeasterly corner of property described in Record of Survey #11348, as recorded at Instrument #2018-036119, Ada County records;
Thence North 67°07'23" West, 478.51 feet;
Thence South 00°33'19" West, 579.05 feet, to a point on the south section line of aforementioned Section 32, from which the southeast corner of said Section 32 bears, South 89°17'50" East, 1768.22 feet;
Thence on said south section line, North 89°17'50" West, 882.80 feet, to the POINT OF BEGINNING.

The above described parcel contains 108.76 acres, more or less and is subject to all existing easements and right-of-ways of record.

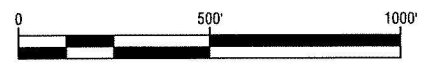
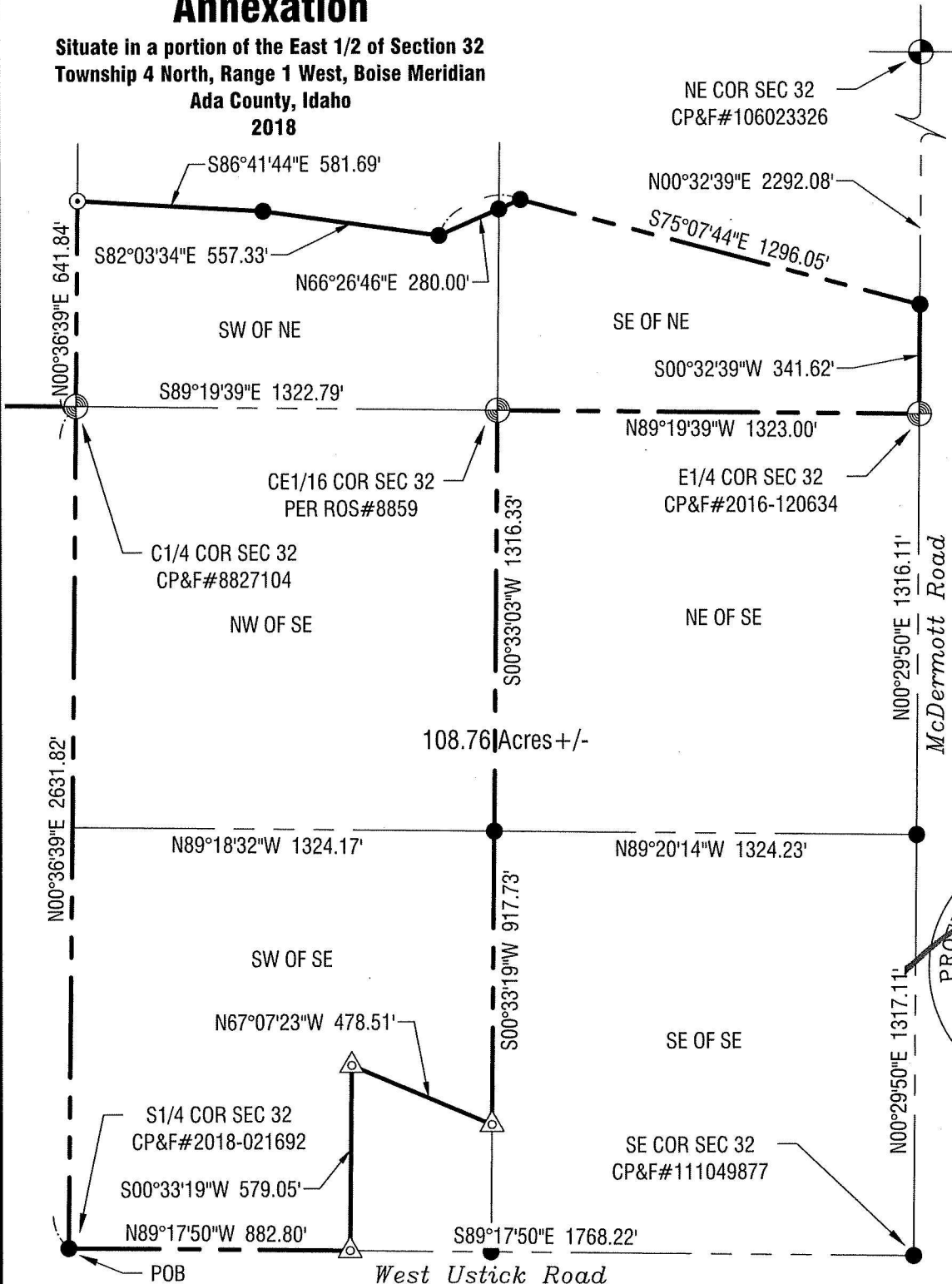
Attached hereto is Map Exhibit "B" and by this reference is made a part thereof.

PREPARED BY:
THE LAND GROUP, INC.
Michael S. Femenia



Annexation

Situate in a portion of the East 1/2 of Section 32
Township 4 North, Range 1 West, Boise Meridian
Ada County, Idaho
2018



Annexation
HORIZONTAL SCALE: 1" = 500'

Last Plotted By: mike femenia
Date Plotted: Monday, May 14, 2018 at 02:42 PM



THE LAND GROUP
INCORPORATED
462 East Shore Drive, Suite 100
Eagle, Idaho 83616
Phone 208.939.4041 - Fax 208.939.4445

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Sheet Title:
**Annexation-City of Meridian
West Ustick Road
Exhibit "B"**

Ada County Idaho

Project No.:	118001
Date of Issuance:	May 14, 2018
Designed by:	MSF
Checked by:	STAFF
Sheet No.:	1

RECORDED AT THE REQUEST OF
AND WHEN RECORDED MAIL TO:

DWIGHT F. BICKEL
Attorney at Law
9069 Covey Hill Court
Boise, ID 83709-0506
Idaho State Bar #866

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

2000 MAY 16 AM 9:29

RECORDED - REQUEST OF
Dwight Bickel
FEE 900 DEPUTY *J. Navarro*

100037152

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED
(Personal Residence)

NOTICE TO ASSESSOR

This deed reserves a "life estate" to the Grantor party or parties named below. After the recording of this deed, the said Grantor party or parties will continue to be deemed to be the "owner" of the property described herein for property tax purposes pursuant to I.C. §63-701(8), and also pursuant to I.C. §55-1001(4), as amended effective July 1, 2000, and such property will continue to be "owner occupied" for purposes of the Homeowner Exemption provided by I.C. §63-602G and any property tax relief available under the provisions of I.C. Title 63, Chapter 7.

GRANTOR:

ROBERT G. SPRIGGEL and JUDITH K. SPRIGGEL, husband and wife.

GRANTEE:

ROBERT G. SPRIGGEL and JUDITH K. SPRIGGEL, as Co-Trustees of THE ROBERT G. & JUDITH K. SPRIGGEL TRUST under Trust Agreement dated effective May 10, 2000, and their substitutes and successors as Trustee thereunder.

GRANTEE'S MAILING ADDRESS FOR TAX NOTICES:

4005 N. McDermott Road, Meridian, ID 83642.

DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:

Situated in the County of Ada, State of Idaho:

The real estate more particularly described upon Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

RESERVING, HOWEVER, to Grantors, and to the survivor after the death of either Grantor, a LIFE ESTATE to use and occupy the improvements situated upon the above described property as and for Grantors' personal residence; **SUBJECT, HOWEVER,** to Trustee's right to terminate said life estate under certain

circumstances more fully set forth in the Trust Agreement of the above named Trust, by notice of termination recorded in the public records of the County in which the property conveyed hereby is situated.

FOR GOOD AND SUFFICIENT CONSIDERATION, the above-named Grantor does hereby GRANT and CONVEY unto the above-named Grantee, the real property above described, together with all improvements thereon and all appurtenances thereto. This deed is given for estate planning purposes, without valuable consideration in cash or property, to vest title to the property in a living trust established by Grantor parties.

Grantor WARRANTS that Grantor has good right and authority to execute and deliver this deed to the Grantee, and that Grantor is the owner in fee simple of said premises, subject only to those encumbrances of record, if any, which were made, suffered, or assumed by the Grantor. If the premises conveyed hereby are subject to any encumbrance securing indebtedness for the payment of which Grantor is presently personally liable, nothing herein contained shall be construed to release Grantor from such personal liability.

The singular terms "Grantor" and "Grantee" as used in this instrument shall be construed to include the plural.

DATED: May 10, 2000.

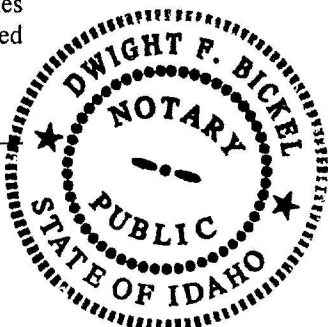
Robert G. Spriggel
ROBERT G. SPRIGGEL

Judith K. Spriggel
JUDITH K. SPRIGGEL

STATE OF IDAHO)
)ss.
COUNTY OF ADA)

On this 10 day of May, 2000, before me, a Notary Public in and for said State, personally appeared ROBERT G. SPRIGGEL and JUDITH K. SPRIGGEL, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Dwight F. Bichel
Notary Public for Idaho
Residing at Boise, Idaho
Comm. Expires: 11-05-2005



**EXHIBIT "A" TO
SPECIAL WARRANTY DEED**

LEGAL DESCRIPTION OF PROPERTY

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO; THENCE AND RUNNING SOUTH 0 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 2,291.90 FEET (FORMERLY DESCRIBED AS SOUTH 0 DEGREES 14 MINUTES EAST 2,291.9 FEET), ALONG THE EASTERLY BOUNDARY OF SAID SECTION 32, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 341.82 FEET, ALONG THE EASTERLY BOUNDARY OF SECTION 32, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 32; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS WEST A DISTANCE OF 1,322.91 FEET, ALONG THE SOUTHERLY BOUNDARY OF THE SAID NORTHEAST QUARTER OF SECTION 32, TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32, THENCE NORTH 0 DEGREES 12 MINUTES 02 SECONDS WEST A DISTANCE OF 629.58 FEET, ALONG THE WESTERLY BOUNDARY OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TO A POINT; THENCE NORTH 65 DEGREES 39 MINUTES 55 SECONDS EAST (FORMERLY DESCRIBED AS NORTH 65 DEGREES 48 MINUTES EAST) 73.26 FEET TO A POINT; THENCE SOUTH 75 DEGREES 54 MINUTES 35 SECONDS EAST A DISTANCE OF 1,295.96 FEET (FORMERLY DESCRIBED AS SOUTH 75 DEGREES 53 MINUTES EAST A DISTANCE OF 1,295.0 FEET). EXCEPT THEREFROM ANY PORTION LYING WITH THE RIGHT OF WAY OF MCDERMOTT ROAD.

QUITCLAIM DEED

THIS INDENTURE, made this 2nd day of MAY, 2018, the Joint School District No. 2 dba West Ada School District, "Grantor" and the Joint School District No. 2 dba West Ada School District, the "Grantee";

WITNESSETH:

FOR VALUE RECEIVED, the Grantor does hereby convey, release, remise and forever quitclaim unto "Grantee" that certain real property situated in the County of Ada, State of Idaho, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof,

Grantee is the Joint School District No. 2 dba West Ada School District, whose current address is:

1303 East Central Drive, Meridian Idaho, 83642

RE-RECORDED TO CORRECT
LEGAL DESCRIPTION

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=6 BONNIE OBERBILLIG
JOINT SCHOOL DISTRICT NO 2

2018-041572
05/08/2018 11:33 AM
NO FEE



00493364201800415720060062

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 BONNIE OBERBILLIG
JOINT SCHOOL DISTRICT NO 2

2018-039668
05/02/2018 03:07 PM
NO FEE



00491306201800396680040043

IN WITNESS WHEREOF, this QUITCLIAM DEED has been duly executed by and on behalf of the GRANTOR, the day, month and year herein first above written.

WEST ADA SCHOOL DISTRICT

Mary Ann Ranells

By: Dr. Mary Ann Ranells
Its: Superintendent

State of Idaho } ss
County of Ada }

On this 2 day of May 2018, before me, Dr. Mary Ann Ranells
a Notary Public in and for said state, personally appeared Dr. Mary Ann Ranells,
Superintendent, and on behalf the Joint School District No.2 dba West Ada School
District, known or identified to me to be the person whose executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cheri R. Newbold

Notary Public for the State of Idaho

Residing at: West Ada School District

Commission Expires: 2-11-22

Exhibit List

Exhibit "A", Legal Description of that certain real Parcel of Land

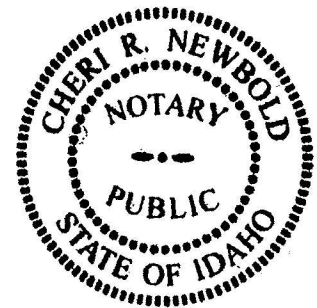




EXHIBIT "A"
PARCEL "A"
LEGAL DESCRIPTION

A parcel of land as shown on the Parcel Boundary Adjustment Record of Survey Instrument No. 2018-036119 dated April 23, 2018 within the West Half of the East Half of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being a portion of Grantor's parcel granted under WARRANTY DEED Instrument No. 9113210 and all of WARRANTY DEED Instrument No. 888577, more particularly described as follows.

COMMENCING at the Southeast Corner of Section 32 at the intersection of McDermott Road and West Ustick Road monumented by a found 5/8" rebar with plastic cap stamped "PLS 4431", as described in CP&F Instrument No. 2011024316; thence along the southerly boundary of Section 32, South 89°17'50" East, 1325.57 feet to the Southeast Corner of the Southwest Quarter of the Southeast Quarter (East 1/16) of Section 32, monumented by a found 5/8" rebar with plastic cap stamped "ISG PLS 7729", as described in CP&F Instrument No. 200651102; thence continuing along the southerly boundary of Section 32, South 89°17'50" East, 1325.45 feet to the Southwest Corner of the Southeast Quarter (South 1/4) of Section 32, monumented by a found 5/8" rebar with plastic cap stamped "ISG PLS 7729", as described in CP&F Instrument No. 200651101 and the **POINT OF BEGINNING**:

Thence along the westerly boundary of the Southeast Quarter of Section 32, North 00°36'39" East, 2,631.80 feet to the Northwest Corner of the Southeast Quarter (Center 1/4) of Section 32, monumented by a found aluminum cap, as described in CP&F Instrument No. 8827104;

Thence along the westerly boundary of the Northeast Quarter of Section 32, North 00°36'39" East, 641.84 feet the northerly side of McFadden Drain, monumented by a found PK nail in a concrete ditch as shown on Record of Survey No. 1221;

Thence along said northerly edge the following three (3) courses:

- 1) South 86°41'44" East, 581.68 feet to a set 5/8" rebar with cap "FLSI ID PLS 8575";
- 2) South 82°03'34" East, 557.33 feet to a set 5/8" rebar with cap "FLSI ID PLS 8575";
- 3) North 66°26'46" East, 206.73 feet to the easterly boundary of the Southwest Quarter of the Northeast Quarter of Section 32 monumented by a set 5/8" rebar with cap "FLSI ID PLS 8575";

Thence along said easterly boundary, South 00°34'42" West, 629.46 feet to the Southeast Corner of the Southwest Quarter of the Northeast Quarter (Northeast 1/16) of Section 32, monumented by a found aluminum cap as shown on Record of Survey No. 8859;



FOX
LAND SURVEYS

**1515 S. SHOSHONE ST.
BOISE, ID 83705
208.342.7957
www.foxlandsurveys.com**

Thence along the easterly boundary of the Northwest Quarter of the Southeast Quarter of Section 32, South 00°33'03" West, 1,316.34 feet to the Southeast Corner of the Northwest Quarter of the Southeast Quarter (Southeast 1/16) of Section 32, monumented by a found 5/8" rebar with illegible plastic cap as shown on Record of Survey No. 8859;

Thence along the easterly boundary of the Southwest Quarter of the Southeast Quarter of Section 32, South 00°33'19" West, 917.73 feet to a point in the centerline of Sky Pilot Drain, witnessed by a found 5/8" rebar with plastic cap stamped "JUB PLS 972" bearing South 00°33'19" East, 30.11 feet;

Thence along the centerline of Sky Pilot Drain, North 67°07'23" West, 478.51 feet to a point, referenced by a found 5/8" rebar with plastic cap stamped "JUB PLS 972" bearing South 13°26'52" West, 31.06 feet;

thence South 00°33'19" West, 579.05 feet to the southerly boundary of Section 32, witnessed by a found 5/8" rebar with plastic cap stamped "JUB PLS 972" bearing North 00°33'19" East, 25.00 feet;

thence along the southerly boundary of Section 32, North 89°17'50" West, 50.00 feet to a point, witnessed by a set 5/8" rebar with plastic cap stamped "FLSI ID PLS 8575" bearing North 00°33'19" East, 25.00 feet;

thence North 00°33'19" East, 653.50 feet to the northerly side of Sky Pilot Drain; monumented by a set 5/8" rebar with plastic cap stamped "FLSI ID PLS 8575";

thence along said northerly side, North 67°07'23" West, 629.07 feet to a set 5/8" rebar with plastic cap stamped "FLSI IS PLS8575";

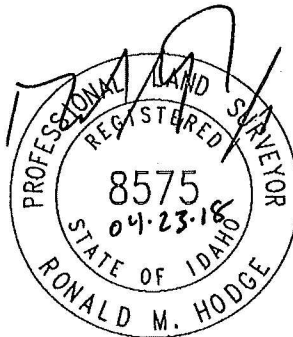
thence South 00°36'39" West, 890.92 feet to the southerly boundary of Section 32, witnessed by a set 5/8" rebar with plastic cap stamped "FLSI ID PLS 8575" bearing North 00°36'39" East, 25.00 feet;

thence along the southerly boundary of Section 32, North 89°17'50" West, 250.00 feet to the **POINT OF BEGINNING.**

Containing 83.008 acres, more or less.

END OF DESCRIPTION

Prepared by:
Ronald M. Hodge, PLS
Senior Project Manager



RMH:csl



1515 S. SHOSHONE ST.
BOISE, ID 83705
208.342.7957
www.foxlandsurveys.com

AMMENDED EXHIBIT 'A'
PARCEL "A"
LEGAL DESCRIPTION

A parcel of land as shown on the Parcel Boundary Adjustment Record of Survey Instrument No. 2018-036119 dated April 23, 2018 within the West Half of the East Half of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being a portion of Grantor's parcel granted under WARRANTY DEED Instrument No. 9113210 and all of WARRATNY DEED Instrument No. 888577, more particularly described as follows.

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Thence along the westerly boundary of the Southeast Quarter of Section 32, North 00°36'39" East, 2,631.80 feet to the Northwest Corner of the Southeast Quarter (Center 1/4) of Section 32, monumented by a found aluminum cap, as described in CP&F Instrument No. 8827104;

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Thence along said northerly edge the following three (3) courses:

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- 2) South 82°03'34" East, 557.33 feet to a set 5/8" rebar with cap "FLSI ID PLS 8575";
- 3) North 66°26'46" East, 206.73 feet to the easterly boundary of the Southwest Quarter of the Northeast Quarter of Section 32 monumented by a set 5/8" rebar with cap "FLSI ID PLS 8575";

Thence along said easterly boundary, South 00°34'42" West, 629.46 feet to the Southeast Corner of the Southwest Quarter of the Northeast Quarter (Northeast 1/16) of Section 32, monumented by a found aluminum cap as shown on Record of Survey No. 8859;

Thence along the easterly boundary of the Northwest Quarter of the Southeast Quarter of Section 32, South 00°33'03" West, 1,316.34 feet to the Southeast Corner of the Northwest Quarter of the Southeast



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Quarter (Southeast 1/16) of Section 32, monumented by a found 5/8" rebar with illegible plastic cap as shown on Record of Survey No. 8859;

Thence along the easterly boundary of the Southwest Quarter of the Southeast Quarter of Section 32, South 00°33'19" West, 917.73 feet to a point in the centerline of Sky Pilot Drain, witnessed by a found 5/8" rebar with plastic cap stamped "JUB PLS 972" bearing South 00°33'19" East, 30.11 feet;

Thence along the centerline of Sky Pilot Drain, North 67°07'23" West, 478.51 feet to a point, referenced by a found 5/8" rebar with plastic cap stamped "JUB PLS 972" bearing South 13°26'52" West, 31.06 feet;

thence South 00°33'19" West, 579.05 feet to the southerly boundary of Section 32, witnessed by a found 5/8" rebar with plastic cap stamped "JUB PLS 972" bearing North 00°33'19" East, 25.00 feet;

thence along the southerly boundary of Section 32, North 89°17'50" West, 50.00 feet to a point, witnessed by a set 5/8" rebar with plastic cap stamped "FLSI ID PLS 8575" bearing North 00°33'19" East, 25.00 feet;

thence North 00°33'19" East, 653.50 feet to the northerly side of Sky Pilot Drain; monumented by a set 5/8" rebar with plastic cap stamped "FLSI ID PLS 8575";

thence along said northerly side, North 67°07'23" West, 629.07 feet to a set 5/8" rebar with plastic cap stamped "FLSI IS PLS8575";

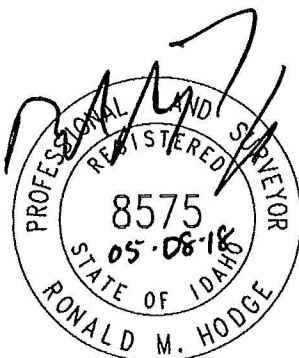
thence South 00°36'39" West, 890.92 feet to the southerly boundary of Section 32, witnessed by a set 5/8" rebar with plastic cap stamped "FLSI ID PLS 8575" bearing North 00°36'39" East, 25.00 feet;

thence along the southerly boundary of Section 32, North 89°17'50" West, 250.00 feet to the **POINT OF BEGINNING**.

Containing 83.008 acres, more or less.

END OF DESCRIPTION

Prepared by:
Ronald M. Hodge, PLS
Senior Project Manager
REVISED 05-08-18



RMH:csl

QUITCLAIM DEED

THIS INDENTURE, made this 2nd day of MAY, 2018, the Joint School District No. 2 dba West Ada School District, "Grantor" and the Joint School District No. 2 dba West Ada School District, the "Grantee";

WITNESSETH:

FOR VALUE RECEIVED, the Grantor does hereby convey, release, remise and forever quitclaim unto "Grantee" that certain real property situated in the County of Ada, State of Idaho, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof,

Grantee is the Joint School District No. 2 dba West Ada School District, whose current address is:

1303 East Central Drive, Meridian Idaho, 83642

RE-RECORDED TO CORRECT
LEGAL DESCRIPTION

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 BONNIE OBERBILLIG
JOINT SCHOOL DISTRICT NO 2

2018-041571
05/08/2018 11:33 AM
NO FEE



00493352201800415710040043

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 BONNIE OBERBILLIG
JOINT SCHOOL DISTRICT NO 2

2018-039667
05/02/2018 03:07 PM
NO FEE



00491304201800396670030039

IN WITNESS WHEREOF, this QUITCLAIM DEED has been duly executed by and on behalf of the GRANTOR, the day, month and year herein first above written.

WEST ADA SCHOOL DISTRICT

Mary Ann Ranells
By: Dr. Mary Ann Ranells
Its: Superintendent

State of Idaho} ss
County of Ada}

On this 2 day of May 2018, before me, Dr. Mary Ann Ranells
a Notary Public in and for said state, personally appeared **Dr. Mary Ann Ranells,
Superintendent, and on behalf the Joint School District No.2 dba West Ada School
District,** known or identified to me to be the person whose executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cheri R. Newbold

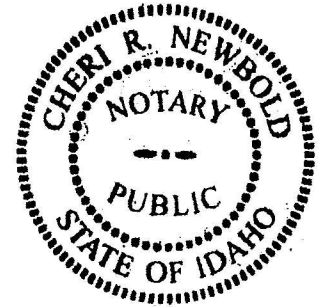
Notary Public for the State of Idaho

Residing at: West Ada School District

Commission Expires: 2-11-22

Exhibit List

Exhibit "A", Legal Description of that certain real Parcel of Land





1515 S. SHOSHONE ST.
BOISE, ID 83705
208.342.7957
www.foxlandsurveys.com

EXHIBIT A
PARCEL "B"
LEGAL DESCRIPTION

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Thence parallel and offset 250.00 feet East of the westerly boundary of the Southeast Quarter of Section 32, North 00°36'39" East, 890.92 feet to the northerly side of Sky Pilot Drain, monumented by a set 5/8" rebar with plastic cap stamped "FLSI ID PLS 8575";

Thence along said northerly side, South 67°07'23" East, 629.07 feet to a set 5/8" rebar with plastic cap stamped "FLSI ID PLS 8575";

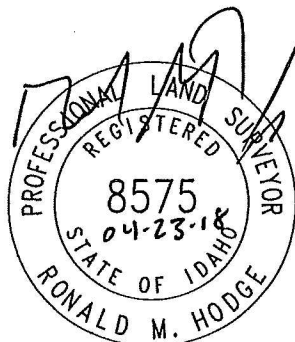
thence South 00°33'19" West, 653.50 feet to the southerly boundary of Section 32, witnessed by a set 5/8" rebar with plastic cap stamped "FLSI ID PLS 8575" bearing North 00°33'19" East, 25.00 feet;

thence along the southerly boundary of Section 32, North 89°17'50" West, 582.80 feet to the **POINT OF BEGINNING**.

Containing 10.325 acres, more or less.

END OF DESCRIPTION

Prepared by:
Ronald M. Hodge, PLS
Senior Project Manager



RMH:csl



1515 S. SHOSHONE ST.
BOISE, ID 83705
208.342.7957
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AMMENDED EXHIBIT 'A'
PARCEL "B"
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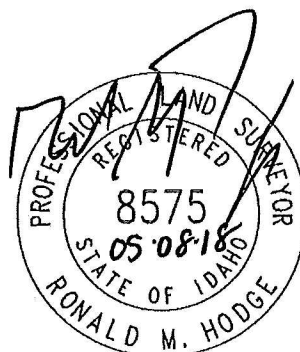
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thence along the southerly boundary of Section 32, North 89°17'50" West, 582.80 feet to the **POINT OF BEGINNING**.

Containing 10.325 acres, more or less.

END OF DESCRIPTION

Prepared by:
Ronald M. Hodge, PLS
Senior Project Manager
REVISED 05-08-18



RMH:csl

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, WEST ADA SCHOOL DISTRICT, 1303 E. CENTRAL DRIVE
(name) (address)
MERIDIAN, IDAHO
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

The Land Group, Inc., 462 E. Shore Dr., Suite 100, Eagle, ID 83616
(name) (address)

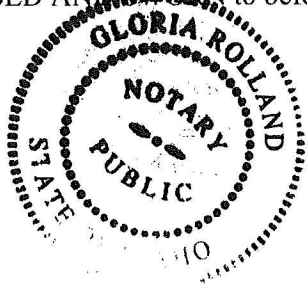
to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 2nd day of may, 2018

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



Gloria Rolland
(Notary Public for Idaho)

Residing at: Meridian, Idaho

My Commission Expires: Feb. 18, 2021

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF ADA)

I, Robert Spriggel, 4005 N McDERMOTT RD
(name) (address)
MERIDIAN, IDAHO 83646
(city) (state)

being first duly sworn upon, oath, depose and say:

- That I am the record owner of the property described on the attached, and I grant my permission to:
Joint School District No. 2, 1303 E. Central Drive, Meridian, ID 83642
The Land Group, Inc., **462 E. Shore Dr., Suite 100, Eagle, ID 83616**
(name) (address)

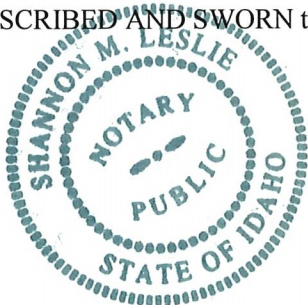
to submit the accompanying application(s) pertaining to that property.

- I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 7 day of May, 20 18

Robert Spriggel
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



Shannon Leslie
(Notary Public for Idaho)

Residing at: Nampa, Idaho

My Commission Expires: 6/3/18

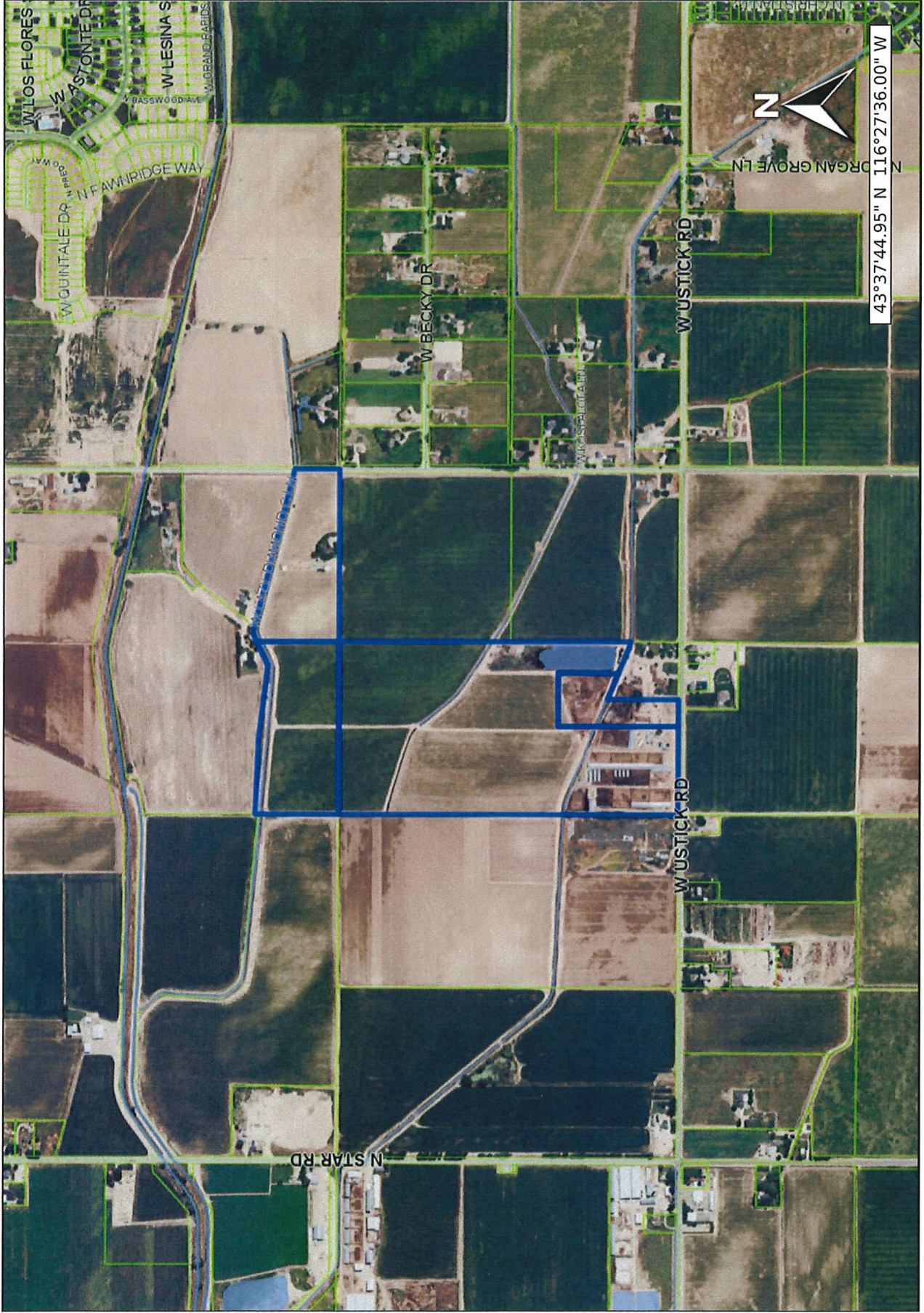
**CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES**

Project/Subdivision Name: WASD High School Date: 4/26/18
Applicant(s)/Contact(s): Matt, Tamara, Joe
City Staff: Sonya, Brian, Kim, Tom, Joe, Denny, Caleb
Location: NW of Ustick & McDermott Rds. Size of Property: 105.8
Comprehensive Plan FLUM Designation: MDR
Existing Use: Rural residential/ag Existing Zoning: RUT
Proposed Use: public education institution (high school) Proposed Zoning: R-8
Surrounding Uses: Rural residential/ag
Street Buffer(s) and/or Land Use Buffer(s): 25' buffer required along Ustick & McDermott Rds.
Open Space/Amenities/Pathways: multi-use pathway (east/west and north/south to the pathway along the Five Mile Creek) as designated on the Pathways Master Plan; coordinate w/Kim Warren, Park's Dept.
Access/Stub Streets: Access via W. Ustick Rd.; provide a collector street along west boundary per Master Street Map; provide a stub street to the north about halfway between the collector & McDermott, consistent with SH-16 study – the public road can use the sewer easement to go east/west toward the future SH-16
Waterways/ Floodplain/Topography/Hazards: The Eight Mile Lateral and Sky Pilot Drain run east/west through this site – comply with UDC 11-3A-6 (the lateral should remain open & be protected, the drain should be piped unless improved as a linear open space)
History: None
Additional Meeting Notes: Obtain approval of a property boundary adjustment in the County prior to annexation

- Annexation & zoning with R-8 zoning consistent with MDR FLUM designation; submit a concept plan for annexation area
- Conditional use permit for an education institution in an R-8 district; comply with specific use standards in UDC 11-4-3-14
- Subdivision of property will require a preliminary plat application
- If residential is proposed on the northern portion of the site, a sound attenuation wall is required adjacent to the future extension of SH16 per UDC 11-3H-4
- Comply with dimensional standards of the R-8 district listed in UDC 11-2A-3E & 11-2A-6 (i.e. building height meas. per bldg. code)
- Traffic Impact Study needs to be accepted by ACHD prior to application submittal to the City; TIS should consider driving behaviors of youth & distracted drivers (parents), impacts of parking lot congestion on proposed collector & Ustick Rd, and traffic flow of adjacent future SH-16 interchange (grade separated) with peak use periods at the proposed high school - it's essential that peak period congestion not impact the future interchange.
- Proposed roundabout at Ustick & proposed collector needs to factor in future SH-16 interchange. Since a final design for ht efuture interchange isn't done, coordinate with ACHD on whether a RAB in close proximity will work long-term, and if not, consider improvements (and ROW preservation) needed for future configurations.
- Proposed cul-de-sac shown at NEC of site should be preserved, and a local roadway planned to connect north with futue adjacent elementary school to future residential development north of canal.
- If time is of the essence, don't propose developments which would necessitate a change to the FLUM such as commercial
- Cross-access across portions of properties facing Ustick will need to be preserved. No access along Ustick near the future SH-16 can be allowed. Primary access to all of these properties would need to be from proposed collector.
- The only access shown to the HS at opening is at Ustick & proposed collector; additional temporary/emergency access needed in accord with Fire Dept. requirements. Consider through utility easement & path of annexation.
- Verify ROW width/location for the future SH-16
- Provide pedestrian connectivity to the parcel south of the school at a minimum

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.

WEST ADA HIGH SCHOOL VICINITY MAP



CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES

Other Agencies/Departments to Contact:

- | | | |
|---|---|--|
| <input type="checkbox"/> Ada County Highway Dist. (ACHD) | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD) | <input type="checkbox"/> Settler's Irrigation District | <input type="checkbox"/> Building Department |
| <input type="checkbox"/> Republic Services | <input type="checkbox"/> Police Department | <input type="checkbox"/> Parks Department , Jay |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Other: _____ |

Application(s) Required:

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| X Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | X Preliminary Plat | X Variance (if needed for height) |
| X Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.



THE LAND GROUP, INC.

NEIGHBORHOOD MEETING ATTENDANCE RECORD

Project: New High School (W. Ustick) - WASD

Meeting Date, Time & Location: April 30, 2018, 5:30 - 6:15 PM, District Service Center, 1303 E Central Drive, Meridian, ID 83642

Print Name	Address	Email/Phone
Matt Adams	426 E. Shore Drive, Ste 100 Eagle, ID 83616	matt@thelandgroupinc.com 208.939.4041
Jyl Glancey	426 E. Shore Drive, Ste 100 Eagle, ID 83616	jyl@thelandgroupinc.com 208.939.4041
BILL HASMIAN	216 SW 5TH AVE STE 100 MERIDIAN, ID 83642	bhamlin@designvestid.com 208-888-1768
TREY CROOKSTON	431 W. McCREGOR DR. BOISE, ID 83705	treyc@cmcompany.com 208-384-0800
James Hunter	1132 E. Laguna Shore Eagle Idaho 83616	James.Hunter@bestmail.com 208 484-6401
Lynne & John Sterling	920 J. Arthur Dr Payer Idaho 83616	John 208-761-9335
Travis Hunter	2628 S. Wise Way Boise 83716	thunter@boisehunterhomes.com 4843000
Marne Corbitt-Johnson	4235 White Ash	Premier Investments LLC,
ARNIE GRIGGEL	12094 W. KITTREDGE KUNA, ID 83634	208-488-0461


COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.



Applicant/agent signature

May 16, 2018

Date



Community Development
Department

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
208.887.2211

Parcel Verification

Date: 5-11-18

The parcel information below has been researched and verified as correct by the City of Meridian Community Development Department.

Project Name: **West Ada School District - New High School**

T/R/S: **4N 1W 32**

Parcel Numbers: **S0432131500 (15.6 Acres) - Joint School District No 2**
S0432438620 (68.31 Acres) - Joint School District No 2
S0432438710 (6.47 Acres) - Joint School District No 2
S0432141900 (15.43 Acres) - Robert G Spriggle Life Estate

Ada County Assessor's Office - Land Records Parcel Activity Form



190 E. FRONT ST.
STE 107
BOISE ID 83702
LR Phone: 208-287-7262
LR Fax: 208-287-7219

GIS CONTROL
New Control
Control Problem

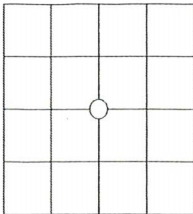
ReRec Inst # 2018036119 Dtd 4/23/18

Intnl # _____
Intnl Dtd _____

Appraiser JWA
Source Year 2018
Target Year 2019

Aliquot SE4 & SW4NE4

Twp, Rng & Sec 4N 1W 32



Land Group 4N 1W 32
Target Parcel # S0432438650
Tax Code Area 73 Total Ac 83.010
TCA UR Incr _____ Calc'd GIS Ac _____
Zoning RUT GIS Map Ac _____
Appraiser JWA Waste Ac _____
Owner Information Useable Ac 83.010
JOINT SCHOOL DISTRICT NO 02

Land Group 4N 1W 32
Target Parcel # S0432438700
Tax Code Area 73 Total Ac 10.330
TCA UR Incr _____ Calc'd GIS Ac _____
Zoning RUT GIS Map Ac _____
Appraiser JWA Waste Ac _____
Owner Information Useable Ac 10.330
JOINT SCHOOL DISTRICT NO 02

Land Group _____
Target Parcel # _____
Tax Code Area _____ Total Ac _____
TCA UR Incr _____ Calc'd GIS Ac _____
Zoning _____ GIS Map Ac _____
Appraiser _____ Waste Ac _____
Owner Information Useable Ac 0.000

Transaction Type Split Combine
 Par Ln Adj Misc-Remove _____
 Misc-Create _____
Ownership Check Current Year _____

C/O _____
Mailing Address 1303 E CENTRAL DR
MERIDIAN ID 83642

C/O _____
Mailing Address _____

Parcel Has HOE
Source Parcels
 S0432131500 Assessor's Description PAR #8650 OF W2E2
 S0432438620 Assessor's Description SEC 32 4N 1W
 S0432438710 Assessor's Description PARCEL A ROS 11348
 #131500-C #438620-S #438710-S

Assessor's Description PAR #8700 OF SW4SE4
SEC 32 4N 1W
PARCEL B ROS 11348
#438620-S #438710-S

Assessor's Description _____

Parcel Actions & Comments WORK #2018041572 AS STR FOR 2018.

Parcel Actions & Comments WORK #201841571 AS STR FOR 2018.

Parcel Actions & Comments _____

Property Address W USTICK RD
City MERIDIAN Zip 83646

Property Address W USTICK RD
City MERIDIAN Zip 83646

Property Address _____
City _____ Zip _____

Worked SRM dtd 5/7/18
1st Chk dtd _____
Keyed dtd _____
GIS dtd _____
Final Chk dtd _____

Dead Processing Check
Taxes _____ TCA _____ AC Verified _____
Lnd Grp _____ Bf/Aft _____ Comp-GIS _____
GIS Map _____ Waste _____ HOE _____

GIS Check
R/W Hist _____ Excl _____
TCA _____ UR Incr _____
Cntrl Pts _____ Bf/Aft _____
Scale _____ Adj Par _____

Comments: _____

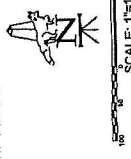
Reference Sheet Traverse Map Edit

Bf/Aft Inst # 2018036119

Transaction 1 of 1
Page 1 of 1

RECORD OF SURVEY NO. 16348

Instrument No. 20187-030119
 STATE OF IDAHO, COUNTY OF ADA #5
 Filed for record at the request of WEST ADA SCHOOL DISTRICT
 4/26/18, West II, o'clock, A.M. this 23rd day of April, 2018
 By *John Reynolds*
 For *FLS, CO*



SCALE: 1"=100'

RECORD DATA
 ROS 884 FOR GERALD & CONNIE FLOWERS, 07-22-1988
 ROS 1822 FOR GERALD FLOWERS, 04-29-1991

- LEGEND**
- BOUNDARY
 - SECTIONAL LINE
 - RECORD OF SURVEY
 - RECORD EASEMENT
 - EXISTING FENCE
 - FOUND BRASS CAP MONUMENT
 - FOUND ALUMINUM CAP MONUMENT
 - FOUND IRON CAP MONUMENT
 - FOUND 1/2" REBAR, NO CAP UNLESS OTHERWISE NOTED
 - FOUND 3/4" REBAR, NO CAP UNLESS OTHERWISE NOTED
 - SET 5/8" REBAR, PLASTIC CAP
 - CALCULATION POINT, NOTHING FOUND OR SET
 - CORNER RECORD IN
 - CR
 - CHIT
 - LN
 - NMID
 - REPT. SURVEY
 - ROS
 - WC
 - WITNESS CORNER (NUMBER IN FEET)

NOTES

- THE RECORDING OF THIS RECORD OF SURVEY DOES NOT ENABLE THE CLAIMANT TO RECOVER DAMAGES OR COMPENSATION BASED SOLELY ON THIS MAP. A WRITTEN CONVEYANCE MUST ACCOMPANY SUCH CHANGE IN OWNERSHIP. THIS RECORD OF SURVEY DOES NOT SERVE AS A LEGAL DESCRIPTION FOR THE PROPERTY SHOWN ON THIS MAP.
- FOX LAND SURVEYS, INC. ASSUMES NO LIABILITY FOR PRESENT OR FUTURE ORDINANCES AND/OR RESTRICTIONS.
- CERTIFICATION AND CERTIFY AS USED HEREIN MEAN TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR MATTERS SPECIFICALLY REFERRED TO IN THIS CERTIFICATION, WHICH DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY GPS OBSERVATIONS, PROJECTED TO THE IDAHO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, WEST ZONE. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED.

CERTIFICATE OF SURVEYOR

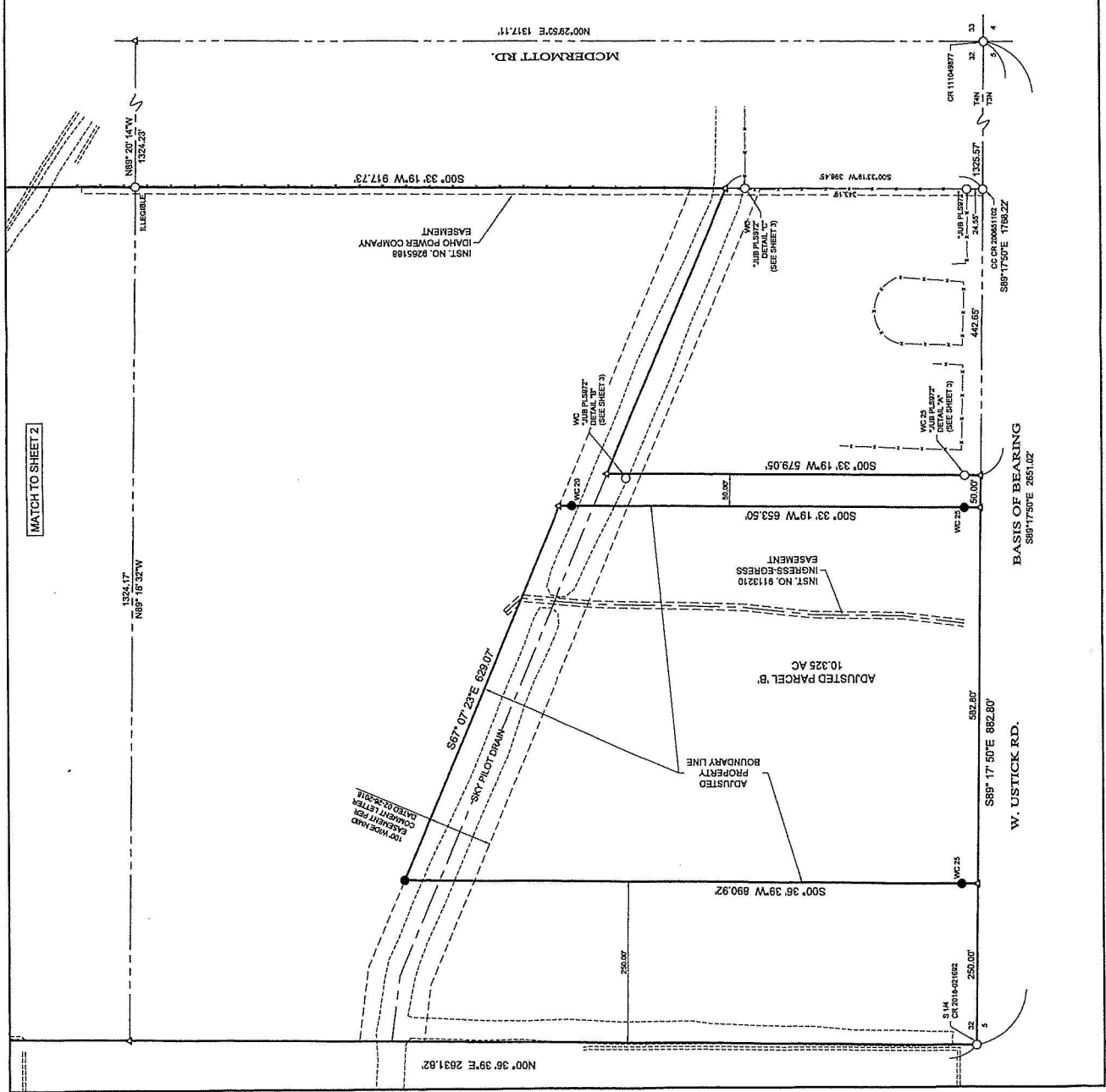
I, RONALD M. HODGES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY. IT IS IN CONFORMITY WITH THE CODES AND REGULATIONS GOVERNING SURVEYS WITH THE IDAHO CODES 55-1001 THROUGH 55-1012 AND TO THE IDAHO CODE RELATING TO SURVEYS.

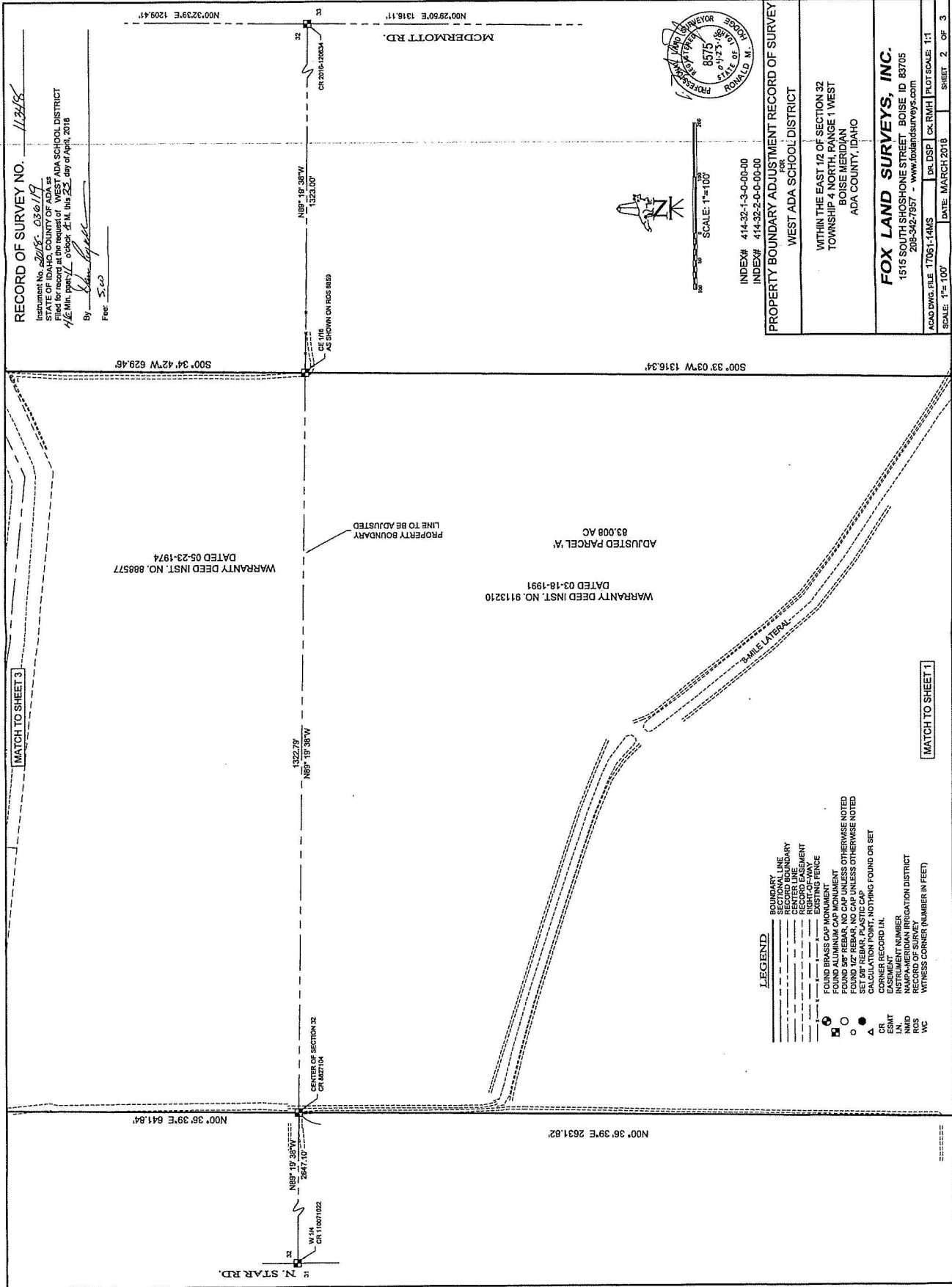
INDEX# 414-32-1-3-0-00-00
 INDEX# 414-32-0-0-00-00

PROPERTY BOUNDARY ADJUSTMENT RECORD OF SURVEY
 for
 WEST ADA SCHOOL DISTRICT
 WITHIN THE EAST 1/2 OF SECTION 32
 TOWNSHIP 4 NORTH, RANGE 1 WEST
 BOISE MERIDIAN
 ADA COUNTY, IDAHO

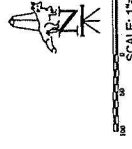
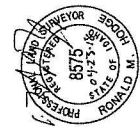
FOX LAND SURVEYS, INC.
 1515 SOUTH SHOSHONE STREET BOISE ID 83705
 208-542-7857 - www.foxland-surveys.com

ACAD.DWG FILE 17051-14MS DR.DSP CK.RMH PLOT SCALE 1:1
 SCALE: 1"=100' DATE: MARCH 2018 SHEET 1 OF 3





RECORD OF SURVEY NO. 113474
 Instrument No. 2018-036119
 COUNTY OF ADA
 Filed for record at the request of WEST ADA SCHOOL DISTRICT
H.E. Min., papers 7 o'clock, 4 P.M. the 23 day of April, 2018
 By [Signature]
 Fee 5.00



INDEX# 414-32-1-3-0-00-00
 INDEX# 414-32-2-0-00-00

PROPERTY BOUNDARY ADJUSTMENT RECORD OF SURVEY
 FOR
 WEST ADA SCHOOL DISTRICT
 WITHIN THE EAST 1/2 OF SECTION 32
 TOWNSHIP 4 NORTH, RANGE 1 WEST
 BOISE MERIDIAN
 ADA COUNTY, IDAHO
FOX LAND SURVEYS, INC.
 1515 SOUTH SHOSHONE STREET BOISE ID 83705
 208-342-7957 - www.foxland surveys.com
 ACAD DWG. FILE: 17061-1-AMS DR. DSP CK. RMH PROT. SCALE: 1:1
 SCALE: 1"=100' DATE: MARCH 2018 SHEET 2 OF 3

WARRANTY DEED INST. NO. 888577
 DATED 05-23-1974

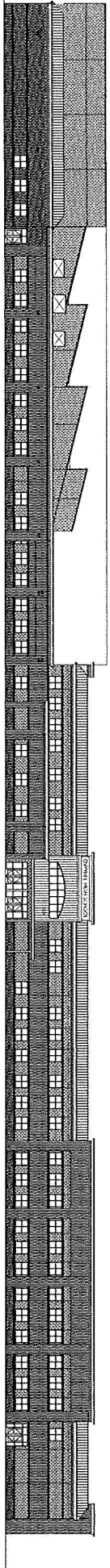
WARRANTY DEED INST. NO. 913210
 DATED 03-18-1991

ADJUSTED PARCEL W
 83.008 AC

- LEGEND**
- BOUNDARY
 - SECTION LINE
 - PROPERTY BOUNDARY
 - CENTER LINE
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY
 - EXISTING FENCE
 - FOUND BRASS CAP MONUMENT
 - FOUND 1/2\"/>

MATCH TO SHEET 3

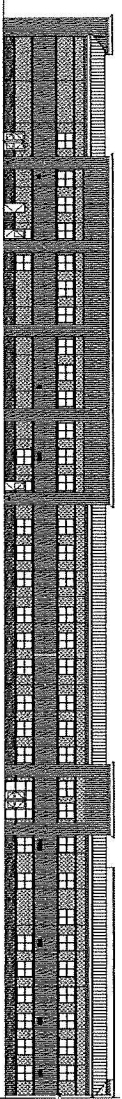
MATCH TO SHEET 1



FRONT ELEVATION



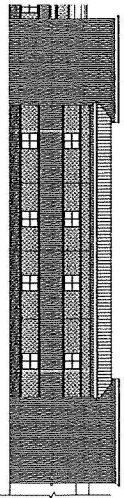
SIDE ELEVATION



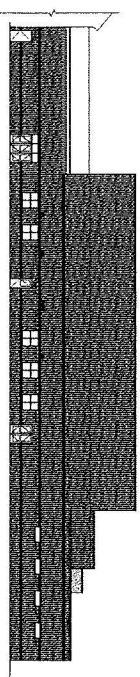
REAR ELEVATION - CLASSROOM WING



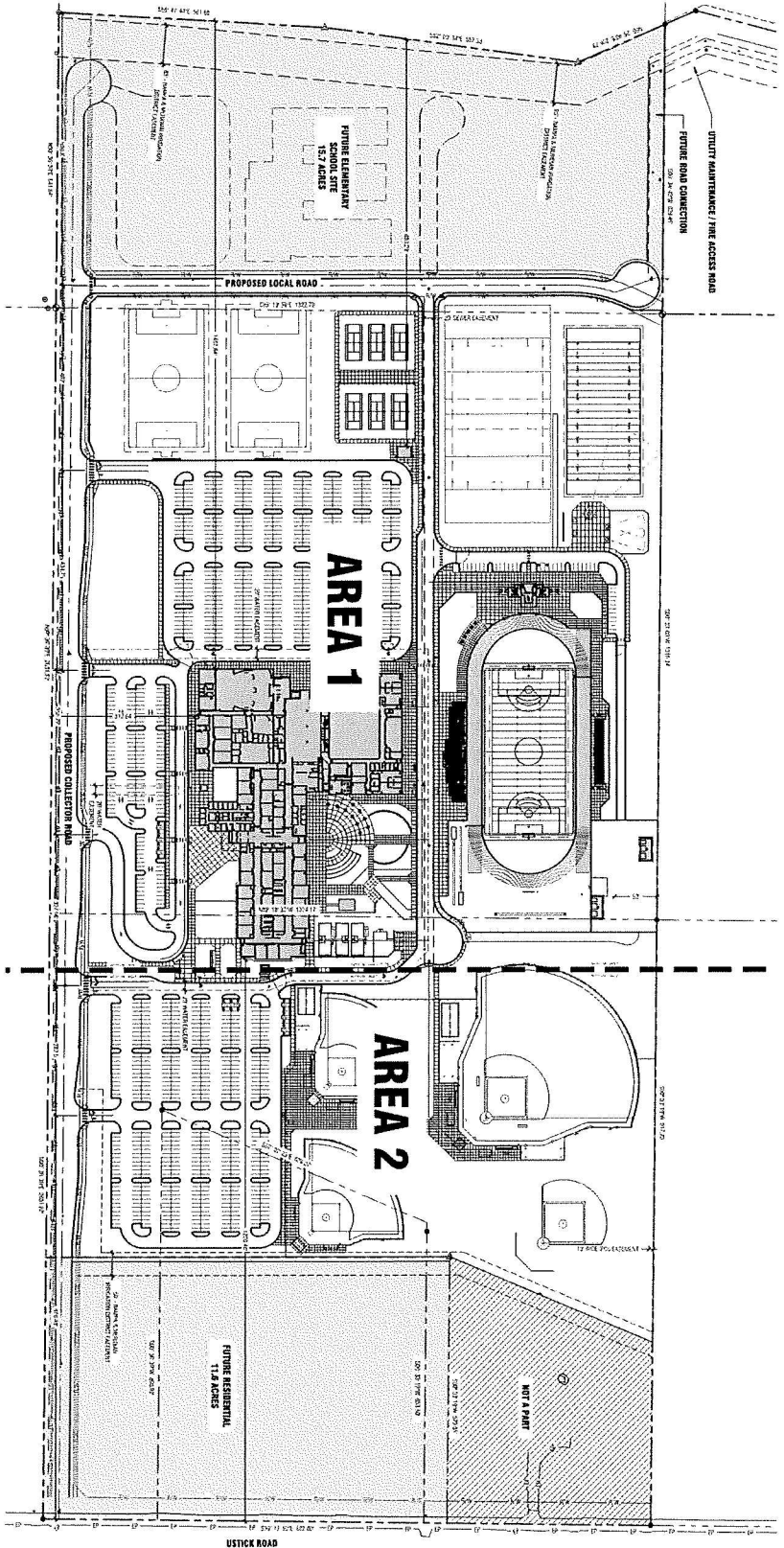
REAR ELEVATION - GYMNASIUM



SIDE ELEVATION



SIDE ELEVATION

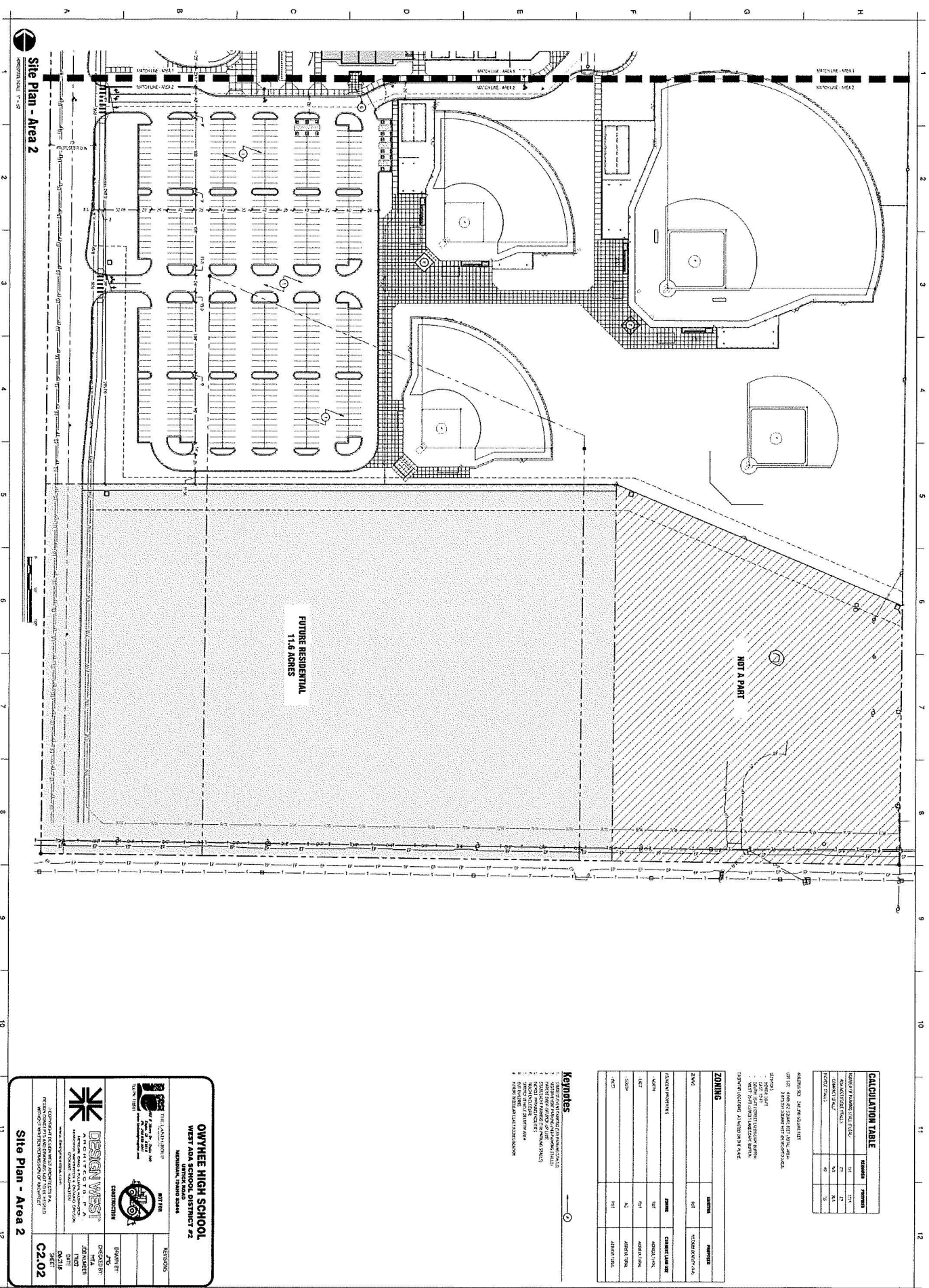


Overall Site Plan



THE LANDSCAPE ARCHITECTURE FIRM, INC. 1000 N. W. 10th St. Oklahoma City, OK 73102 (405) 521-1100 www.thelandscapefirm.com		DESIGN WEST, INC. 1000 N. W. 10th St. Oklahoma City, OK 73102 (405) 521-1100 www.designwest.com	
CLIENT WEST ADA SCHOOL DISTRICT #2 1000 N. W. 10th St. Oklahoma City, OK 73102 (405) 521-1100		PROJECT Owyhee High School West Ada School District #2 1000 N. W. 10th St. Oklahoma City, OK 73102 (405) 521-1100	
DESIGNER THE LANDSCAPE ARCHITECTURE FIRM, INC. DESIGN WEST, INC.		DATE 06/11/16	
SCALE AS SHOWN		SHEET C2.00	

Overall Site Plan



CALCULATION TABLE

DESCRIPTION	AMOUNT	REMARKS
TOTAL PLANNING FEE	100	100
DESIGN FEE	100	100
PERMIT FEE	100	100
TOTAL	300	300

ZONINGS

ZONING	PERMITTED
RESIDENTIAL	RESIDENTIAL
COMMERCIAL	COMMERCIAL
INDUSTRIAL	INDUSTRIAL

Keynotes

KEYNOTE	DESCRIPTION
1	ASPHALT DRIVE
2	CONCRETE DRIVE
3	GRAVEL DRIVE
4	GRAVEL DRIVE
5	GRAVEL DRIVE
6	GRAVEL DRIVE
7	GRAVEL DRIVE
8	GRAVEL DRIVE
9	GRAVEL DRIVE
10	GRAVEL DRIVE
11	GRAVEL DRIVE
12	GRAVEL DRIVE

OWYHEE HIGH SCHOOL
WEST ADA SCHOOL DISTRICT #2
MONTICELLO, VERMONT 05745

DESIGN WEST
ARCHITECTURE & INTERIOR DESIGN
1000 W. MAIN ST. SUITE 100
MONTICELLO, VT 05745
PHONE: 802.885.1234
WWW.DESIGNWESTVT.COM

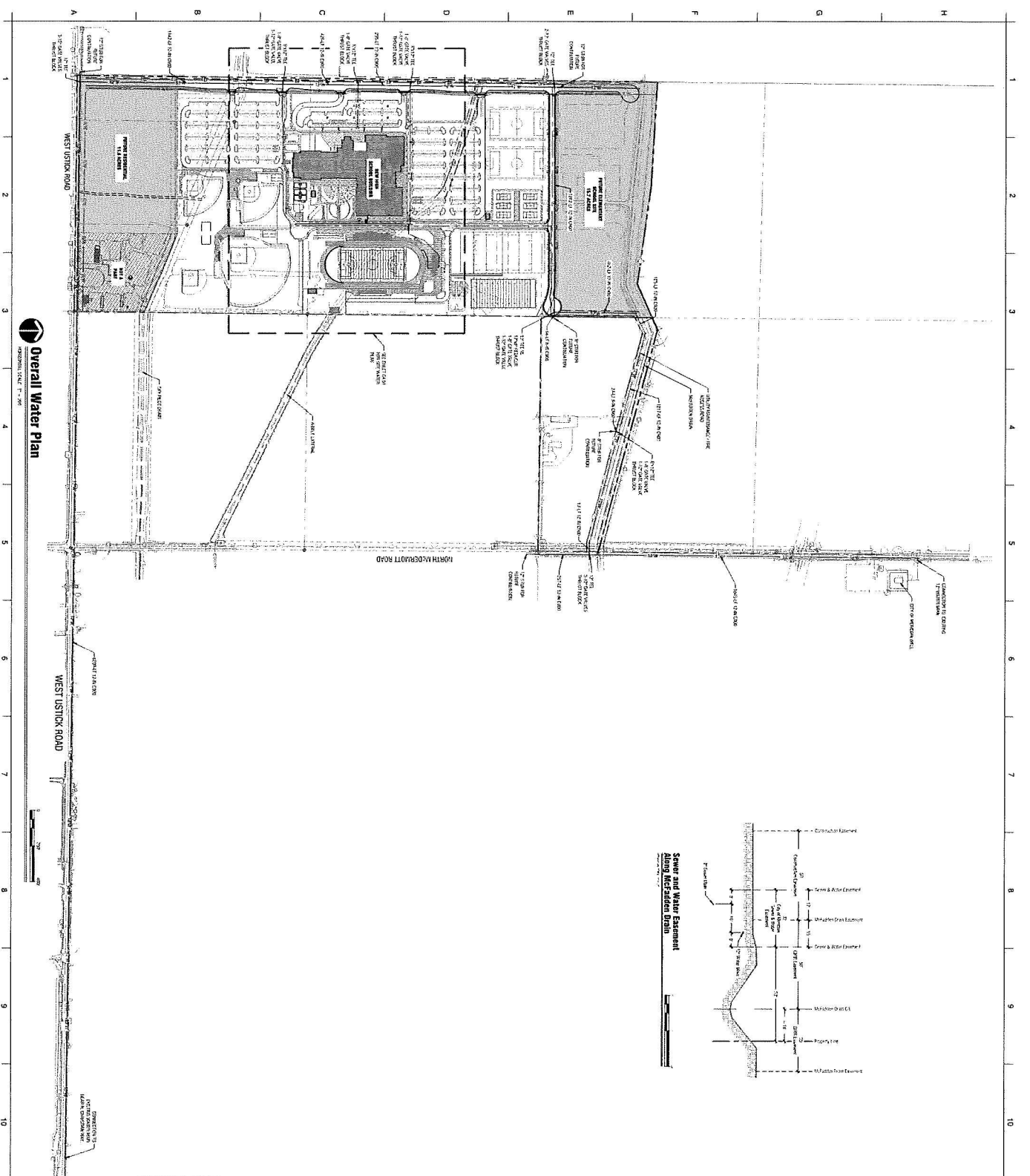
CLIENT
OWYHEE HIGH SCHOOL
WEST ADA SCHOOL DISTRICT #2

PROJECT
C2.02

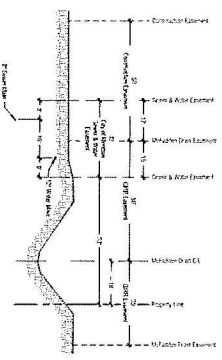
DATE
08/11/14

SCALE
AS SHOWN

Site Plan - Area 2



**Sewer and Water Easement
Along McDewott Drain**

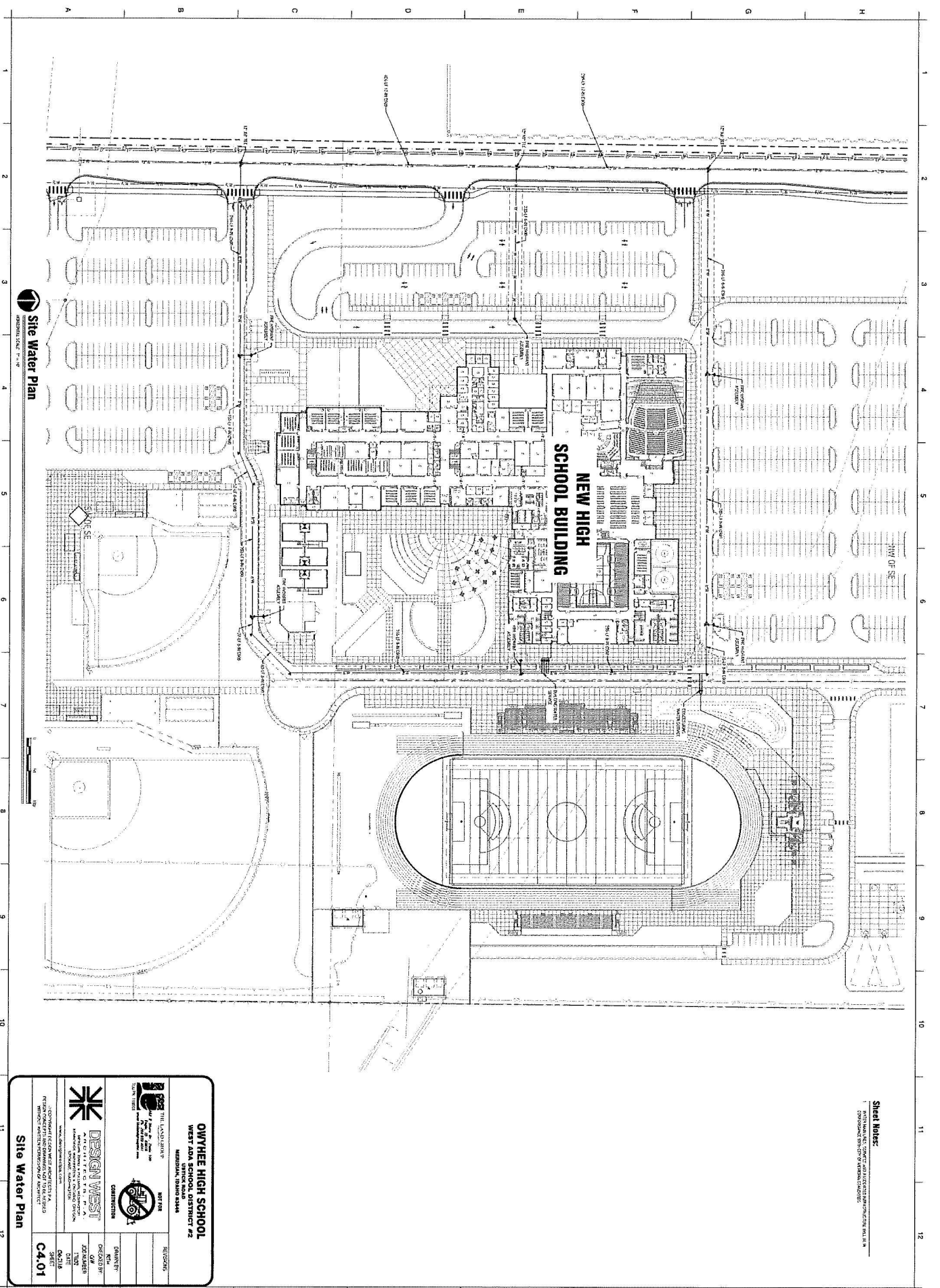


Overall Water Plan

		OWYHEE HIGH SCHOOL WEST ADA SCHOOL DISTRICT #2 400 W. 1ST ST. OUYHEE, OR 97532	
		DESIGN WEST ARCHITECTS P.A. 1000 W. 1ST ST. OUYHEE, OR 97532	
PROJECT INFORMATION		CLIENT THE CITY OF OUYHEE	
DATE 06-2018		PROJECT NO. CA-00	
DESIGNER DESIGN WEST		DATE 06-2018	
OWNER THE CITY OF OUYHEE		PROJECT NO. CA-00	
PROJECT NO. CA-00		DATE 06-2018	

Overall Water Plan

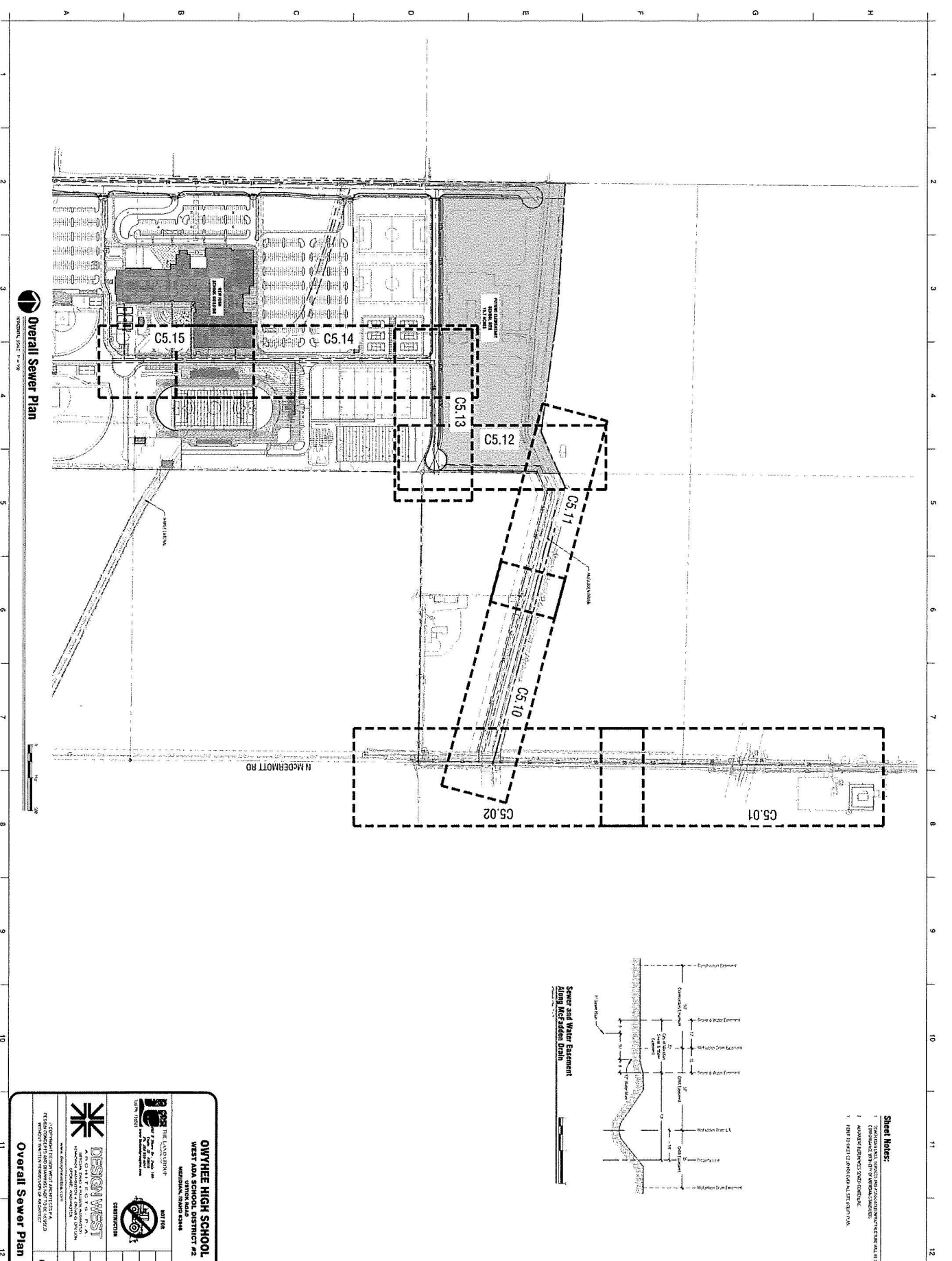
Sheet Notes:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. VERIFY ALL UTILITIES BEFORE CONSTRUCTION.



Sheet Notes:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. REFER TO SHEET C4.01 FOR GENERAL NOTES.

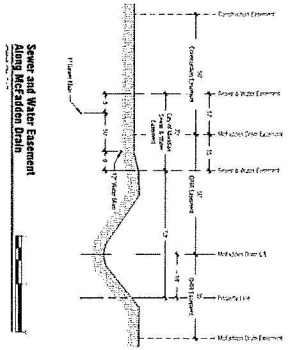
Site Water Plan
 ORIGINAL SCALE: 1" = 40'



		OWYHEE HIGH SCHOOL WEST ASIA SCHOOL DISTRICT #2 WESTERN, OREGON 97146	
OWNER:	OWYHEE HIGH SCHOOL	DESIGNER:	DESIGN WEST ARCHITECTS, P.C.
ARCHITECT:	KIM HORN ARCHITECTS, P.C.	DATE:	08/11/11
PROJECT NO.:	OWYHEE HS	SCALE:	C4.01
DATE:	08/11/11		



Sheet Notes:

1. CONSULT ALL UTILITIES AND RECORD DRAWINGS PRIOR TO FIELD WORK.
2. EXISTING UTILITIES SHALL BE MAINTAINED.
3. VERIFY ALL DIMENSIONS AND ELEVATIONS.

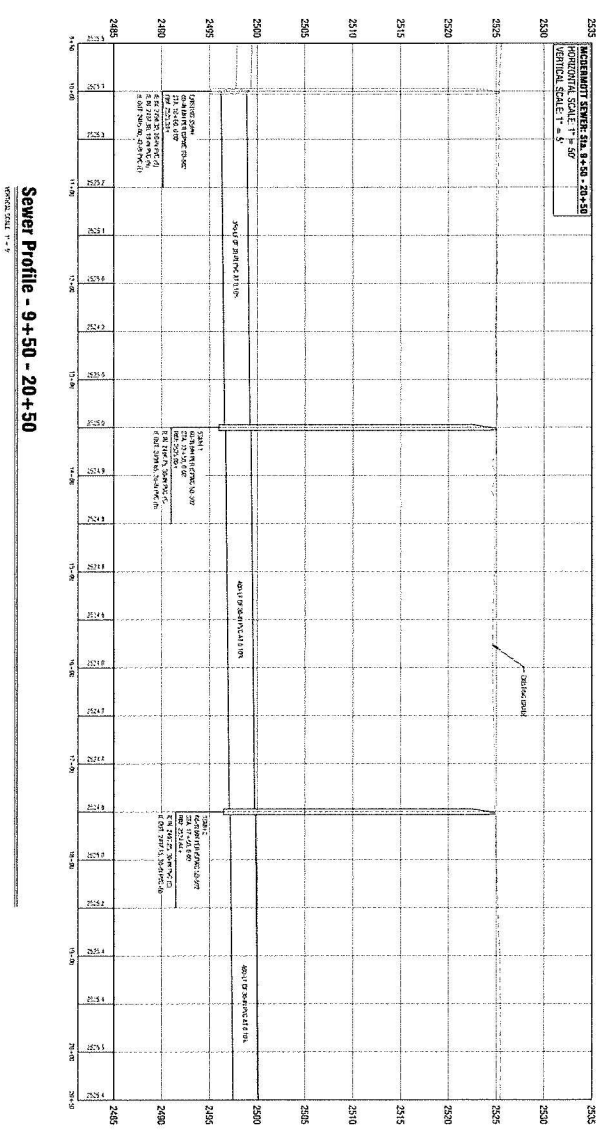
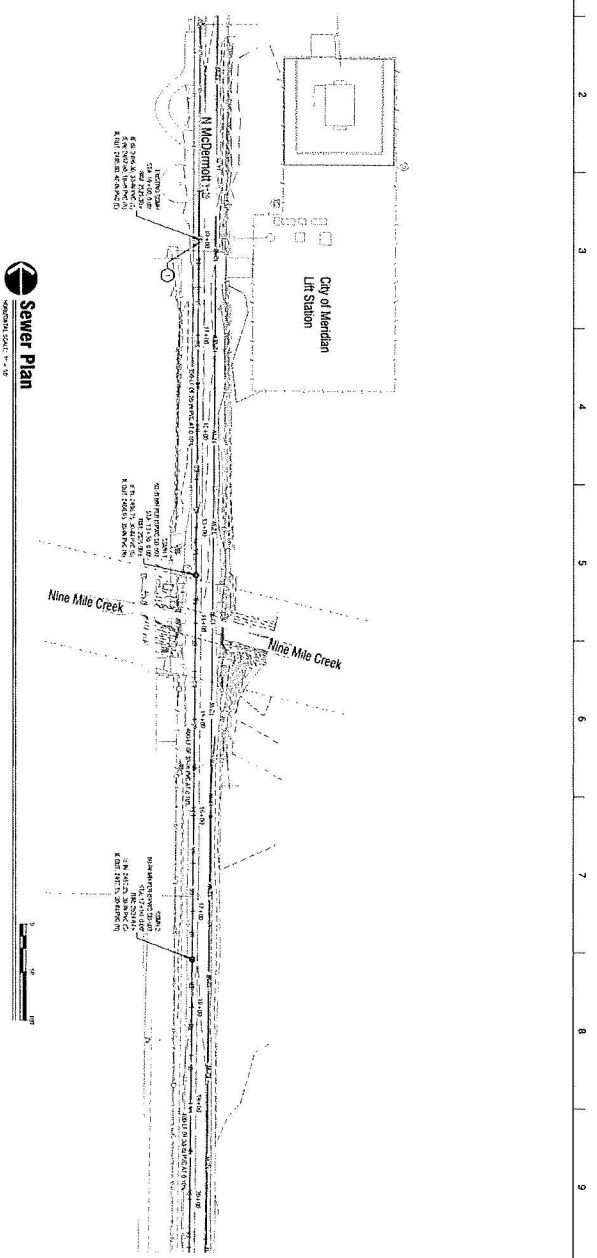


			
OWYHEE HIGH SCHOOL WEST ADA SCHOOL DISTRICT #2 WEST ADASCHOOLDISTRICT#2 WEST ADASCHOOLDISTRICT#2		DESIGN WEST A ARCHITECTS & ENGINEERS 1000 W. GARDEN AVENUE SUITE 100 TULSA, OKLAHOMA 74106 WWW.DESIGNWESTOKLAHOMA.COM	
PROJECT OVERALL SEWER PLAN	DATE 08/15/2023	DESIGNER J. B. BARNETT	CHECKER J. B. BARNETT
SCALE AS SHOWN	PROJECT NO. 23-001	DATE 08/15/2023	PROJECT NO. 23-001

Overall Sewer Plan

Overall Sewer Plan

C5.00



- Sheet Notes:**
1. CONSULT THE DESIGNER FOR ANY CHANGES TO THE PLAN.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MERIDIAN SPECIFICATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
- Sewer Keynotes:**
- 1. Manhole
 - 2. Structure
 - 3. Invert
 - 4. Slope

OWYSEE HIGH SCHOOL
WEST ADA SCHOOL DISTRICT #2
MERCER, IDAHO 83426

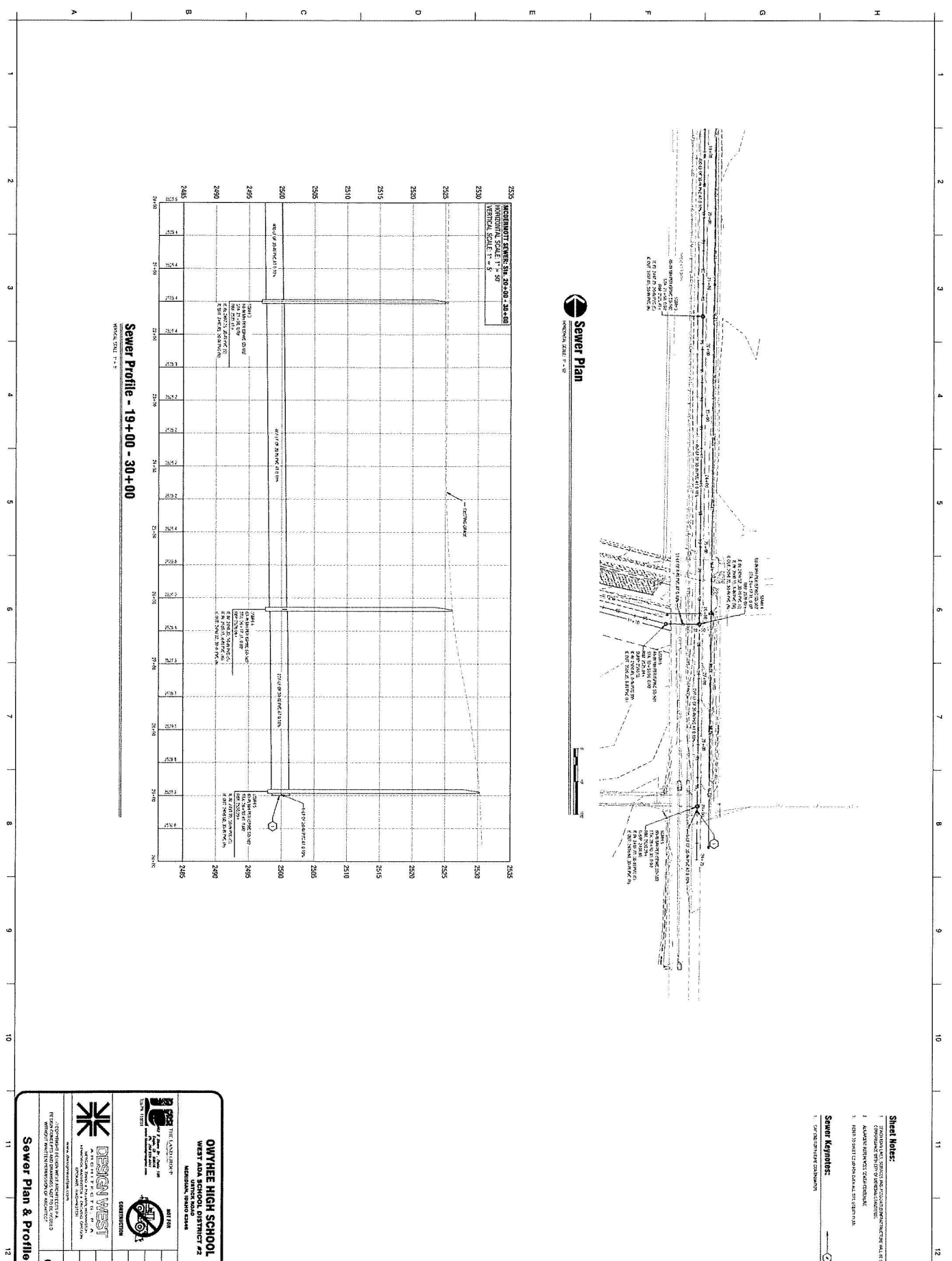
DESIGN WEST
ARCHITECTS & ENGINEERS
1100 W. MAIN ST. SUITE 200
BOZEMAN, IDAHO 83725
PHONE: (208) 353-1100
WWW.DESIGNWESTIDAHO.COM

PROJECT INFORMATION

PROJECT NO.	05.01
DATE	05/11/2011
SCALE	AS SHOWN

DESIGNER'S SEAL

Professional Engineer License No. 11000
State of Idaho
David J. Schmitt



Sewer Plan
HORIZONTAL SCALE 1" = 50'

Sewer Profile - 19+00 - 30+00
VERTICAL SCALE 1" = 5'

- Sheet Notes:**
1. EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY. VERIFY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND IRC.
 3. ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWING.
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.
- Sewer Keynotes:**
1. SEE MANHOLE CONNECTION

OWYHEE HIGH SCHOOL
WEST ALVA SCHOOL DISTRICT #2
WEST ALVA, OREGON 97146

DESIGN WEST
A DIVISION OF CH2M HILL
1500 WEST ALVA AVENUE
WEST ALVA, OREGON 97146
PH: 503.863.1234
WWW.DESIGNWEST.COM

PROJECT INFORMATION

PROJECT NO.	2019-001
DATE	08/15/2019
DRAWN BY	JKH
CHECKED BY	JKH
DATE	08/15/2019
SCALE	AS SHOWN

REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR PERMIT

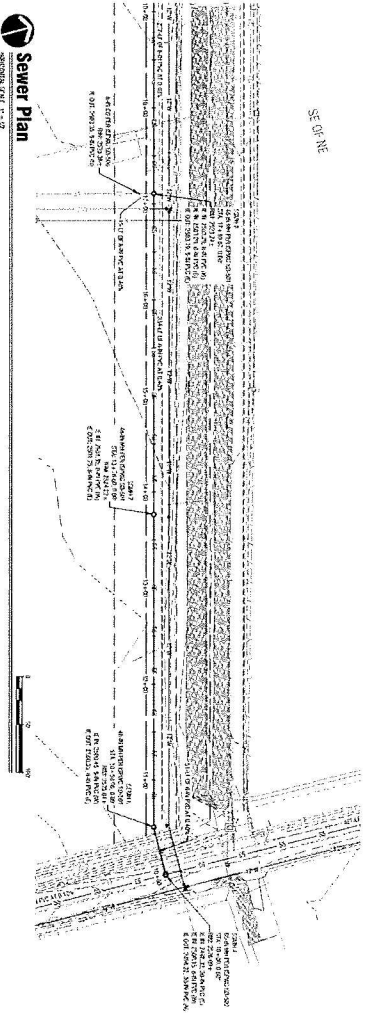
PROJECT LOCATION

19+00 20+00 21+00 22+00 23+00 24+00 25+00 26+00 27+00 28+00 29+00 30+00

PROJECT NO. CS.02

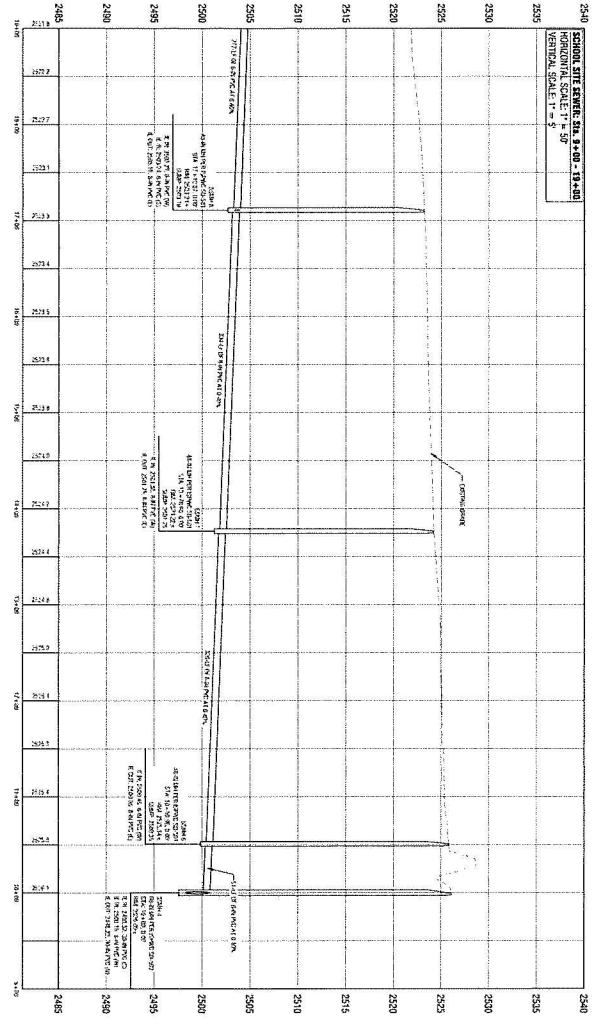
Sewer Plan & Profile

SEE OTHER



- Sheet Notes:**
1. EXISTING UTILITIES, STRUCTURES AND OBSTRUCTIONS SHOWN FOR INFORMATION ONLY.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- Sewer Keynotes:**
1. MANHOLE
 2. STRUCTURE
 3. VALVE
 4. CLEANOUT
 5. SERVICE LINE
 6. STREET CLOSURE
 7. STREET OPENING
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 99. STREET OPENING
 100. STREET CLOSURE

Sewer Profile - 9+00 - 19+00



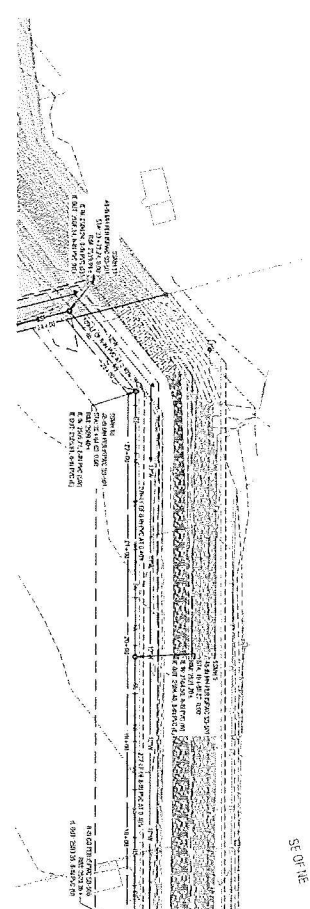
OWYHEE HIGH SCHOOL
WEST ADA SCHOOL DISTRICT #2
 WASHINGTON, WYOMING

DESIGN WEST
 A DIVISION OF
 WESTERN ENGINEERING & ARCHITECTURE, P.C.
 1000 W. UNIVERSITY AVENUE, SUITE 100
 CHEYENNE, WYOMING 82001
 WWW.DESIGNWEST.COM

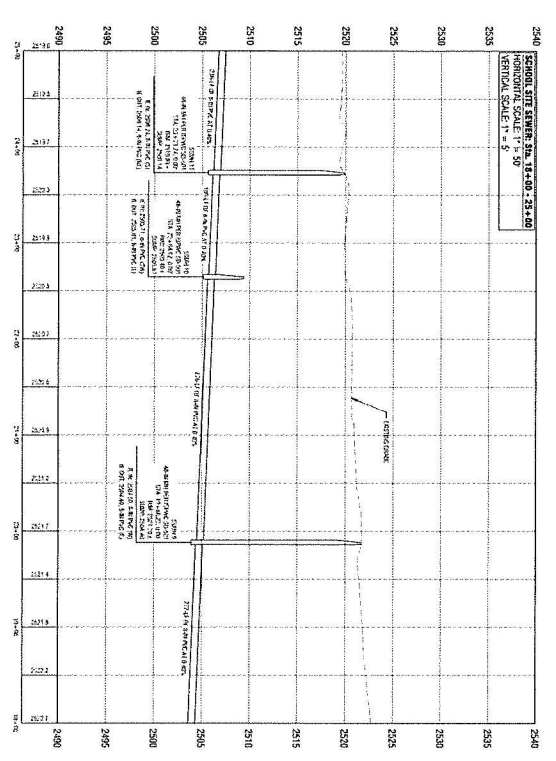
PROJECT INFORMATION

DATE	10/15/2014
PROJECT NO.	14-001
CLIENT	WESTERN ENGINEERING & ARCHITECTURE, P.C.
DESIGNER	DESIGN WEST
CHECKED BY	JANIS KRAVITZ
DATE	10/15/2014
SCALE	AS SHOWN
SHEET	C5.10

Sewer Plan & Profile



Sewer Plan
 HORIZONTAL SCALE 1" = 20'
 VERTICAL SCALE 1" = 5'



Sewer Profile - 18+00 - 25+00
 HORIZONTAL SCALE 1" = 20'
 VERTICAL SCALE 1" = 5'

- Sheet Notes:**
1. SEE GENERAL NOTES ON SHEET CS.10 FOR ADDITIONAL INFORMATION.
 2. SEE GENERAL NOTES ON SHEET CS.11 FOR ADDITIONAL INFORMATION.
 3. SEE GENERAL NOTES ON SHEET CS.12 FOR ADDITIONAL INFORMATION.

OWYHEE HIGH SCHOOL
 WEST ADA SCHOOL DISTRICT #2
 WASHINGTON, WASHINGTON

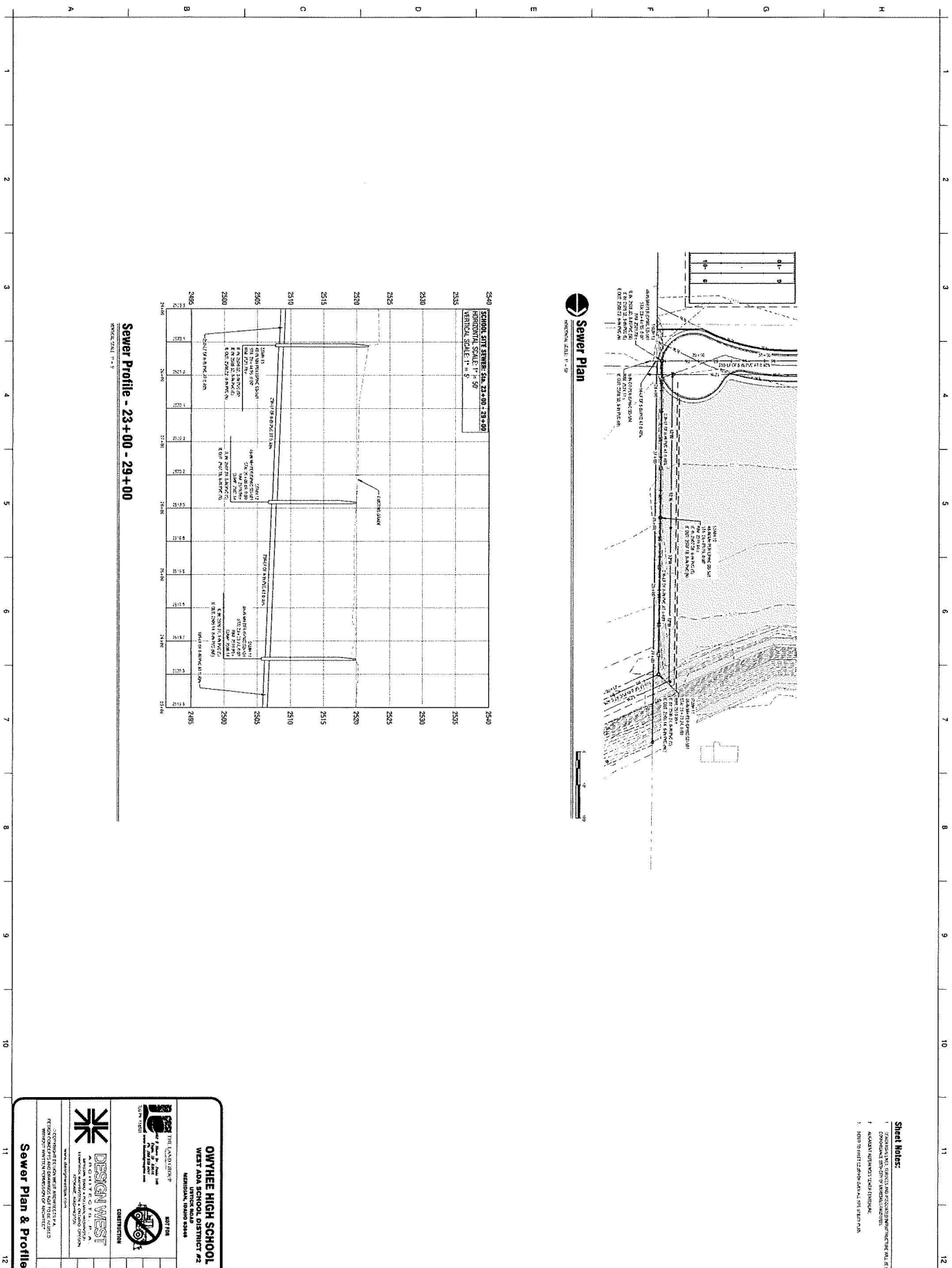
DESIGN WEST
 A DIVISION OF WEST GROUP
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, COLORADO 80202
 WWW.DESIGNWEST.COM

PROJECT: SEWER SYSTEM
CLIENT: WEST ADA SCHOOL DISTRICT #2
DESIGNER: DESIGN WEST
DATE: 10/20/07
SHEET: CS.11

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/20/07	ISSUE FOR PERMIT

A B C D E F G H 1 2 3 4 5 6 7 8 9 10 11 12



- Sheet Notes:**
1. SHOW ALL UTILITIES, STRUCTURES AND ACCESSORIES IN THE PROJECT AREA.
 2. CONFORM TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
 3. ALL UTILITIES SHALL BE DEEPER THAN THE SEWER LINE.
 4. ALL UTILITIES SHALL BE DEEPER THAN THE STORM DRAIN.

OWYHEE HIGH SCHOOL
 WEST ADA SCHOOL DISTRICT #2
 1000 W. 10th St. Astoria, OR 97103

DESIGN WEST
 1000 W. 10th St. Astoria, OR 97103
 503.325.4100
 www.designwest.com

PROJECT INFORMATION

PROJECT NO.	1000 W. 10th St. Astoria, OR 97103
CLIENT	OWYHEE HIGH SCHOOL
DESIGNER	DESIGN WEST
DATE	10/12/11
SCALE	AS SHOWN

REVISIONS

NO.	DATE	DESCRIPTION
1	10/12/11	ISSUED FOR PERMIT

PROJECT LOCATION
 1000 W. 10th St. Astoria, OR 97103

PROJECT NO.
 1000 W. 10th St. Astoria, OR 97103

PROJECT NAME
 OWYHEE HIGH SCHOOL

PROJECT ADDRESS
 1000 W. 10th St. Astoria, OR 97103

PROJECT CITY
 ASTORIA, OR

PROJECT COUNTY
 CLATSOP COUNTY, OR

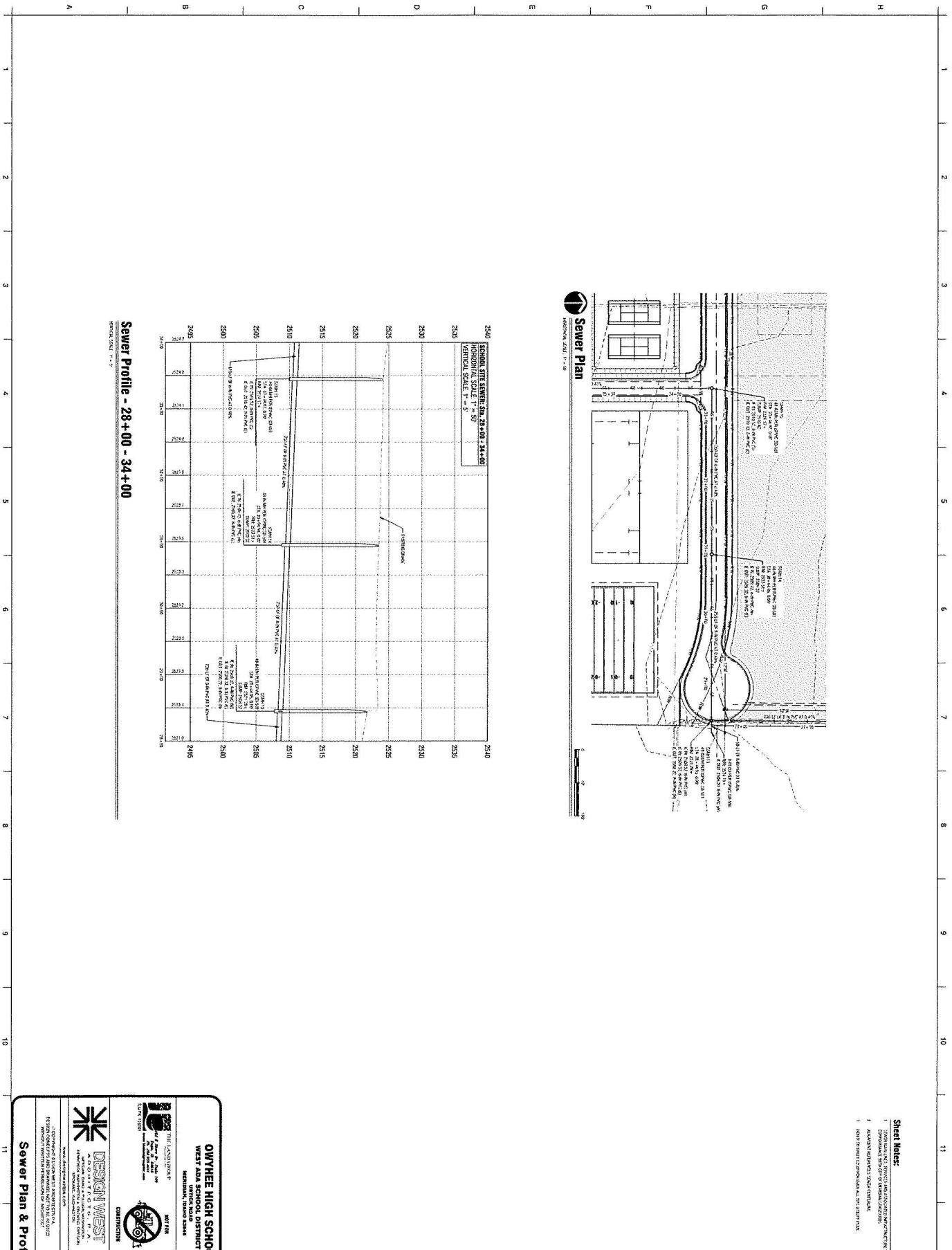
PROJECT STATE
 OREGON

PROJECT ZIP
 97103

PROJECT SHEET
 CS.12

A B C D E F G H

1 2 3 4 5 6 7 8 9 10 11 12



- Sheet Notes:**
1. DESIGNER SHALL VERIFY ALL ASSUMPTIONS AND CONDITIONS.
 2. CONSULT WITH THE CITY OF WEST ADAMS FOR ALL NECESSARY PERMITS AND REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WEST ADAMS SPECIFICATIONS AND STANDARDS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.

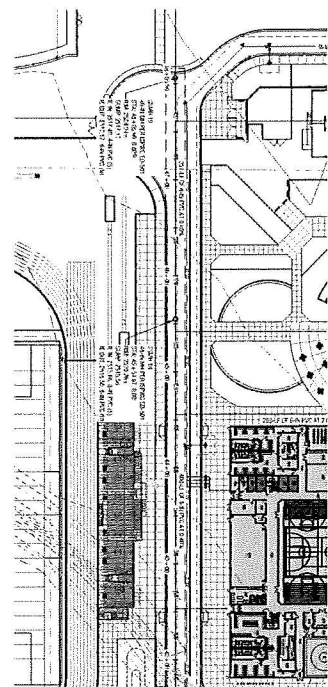
OWYHEE HIGH SCHOOL
 WEST ADAMS SCHOOL DISTRICT #2
 WEST ADAMS, MISSOURI 64686

DESIGN WEST
 ARCHITECTS & ENGINEERS
 1000 WEST 10TH AVENUE
 SUITE 100
 WEST ADAMS, MISSOURI 64686
 WWW.DESIGNWESTMO.COM

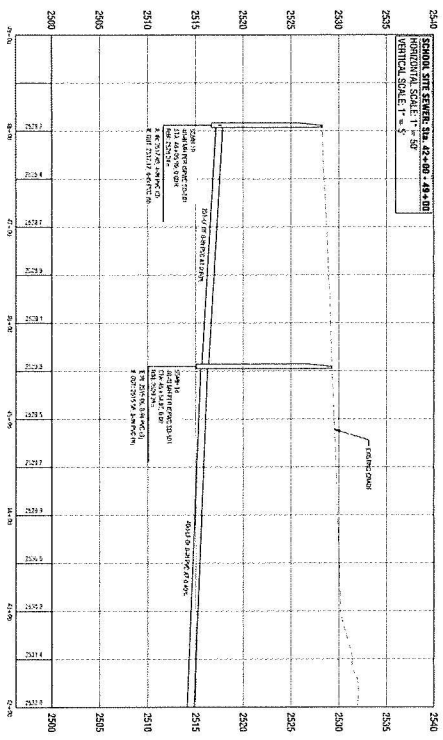
PROJECT INFORMATION

OWNER	WEST ADAMS SCHOOL DISTRICT #2
DESIGNER	DESIGN WEST ARCHITECTS & ENGINEERS
DATE	05.13
SHEET	05.13

Sewer Plan & Profile



Sewer Plan
 HORIZONTAL SCALE: 1" = 30'

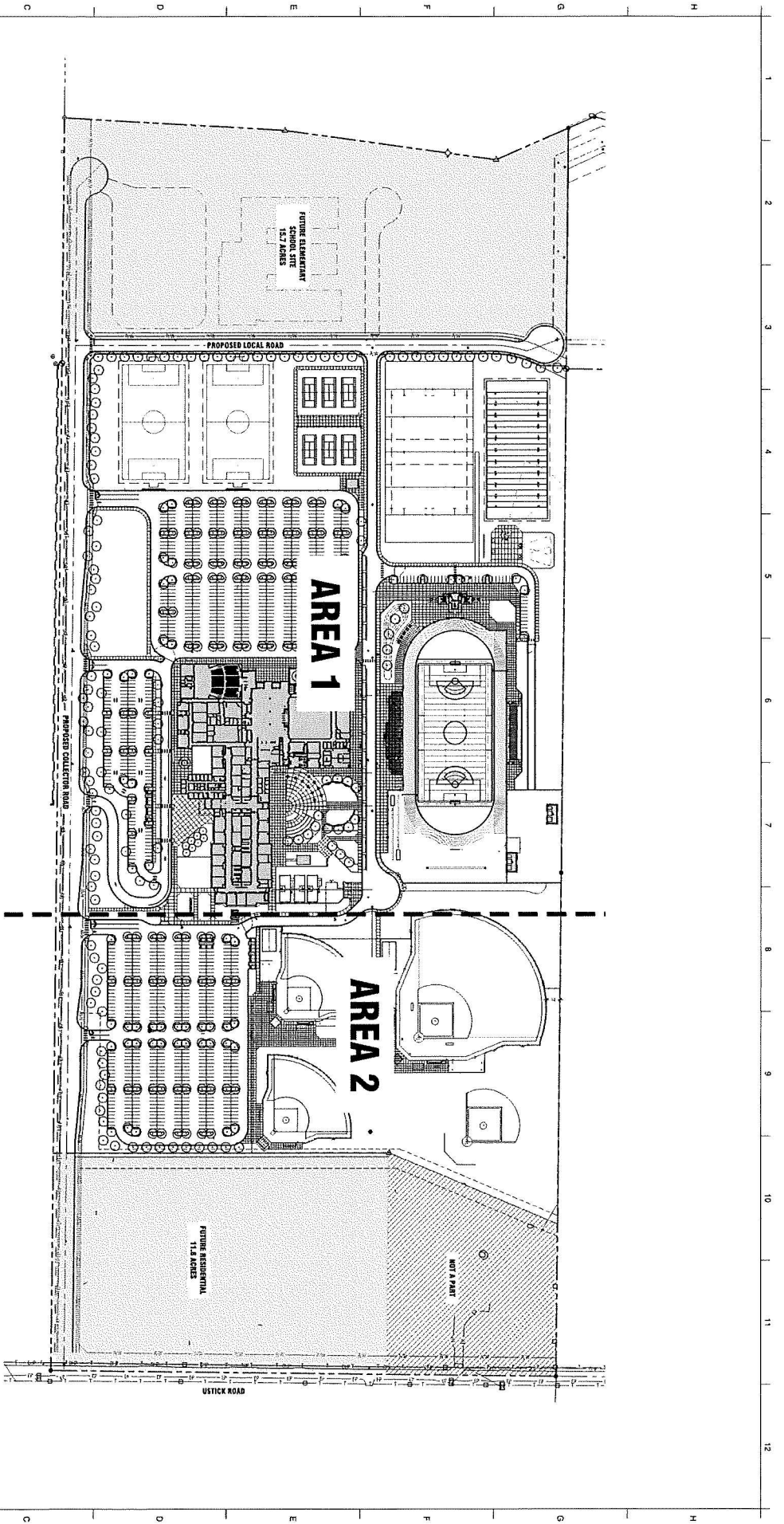


Sewer Profile - 42+00 - 48+00
 HORIZONTAL SCALE: 1" = 30'



- Sheet Notes:**
1. CONSULT LOCAL, STATE AND FEDERAL AGENCIES FOR ALL PERMITS.
 2. CONSULT WITH ALL AGENCIES FOR ALL PERMITS.
 3. VERIFY ALL EXISTING CONDITIONS AND UTILITIES.

OWYHEE HIGH SCHOOL WEST ADA SCHOOL DISTRICT #2 WASHINGTON, WY 82401		DESIGN WEST, INC. 1000 W. 10TH ST. SUITE 100 CHEYENNE, WY 82001 TEL: 307.632.1234 WWW.DESIGNWESTINC.COM	
PROJECT NO.: SHEET NO.: DATE:	CLIENT: DESIGNER: CHECKER: DATE:	REVISIONS: NO. DESCRIPTION DATE	PROJECT LOCATION: PROJECT NUMBER: SHEET NUMBER: SHEET TOTAL:

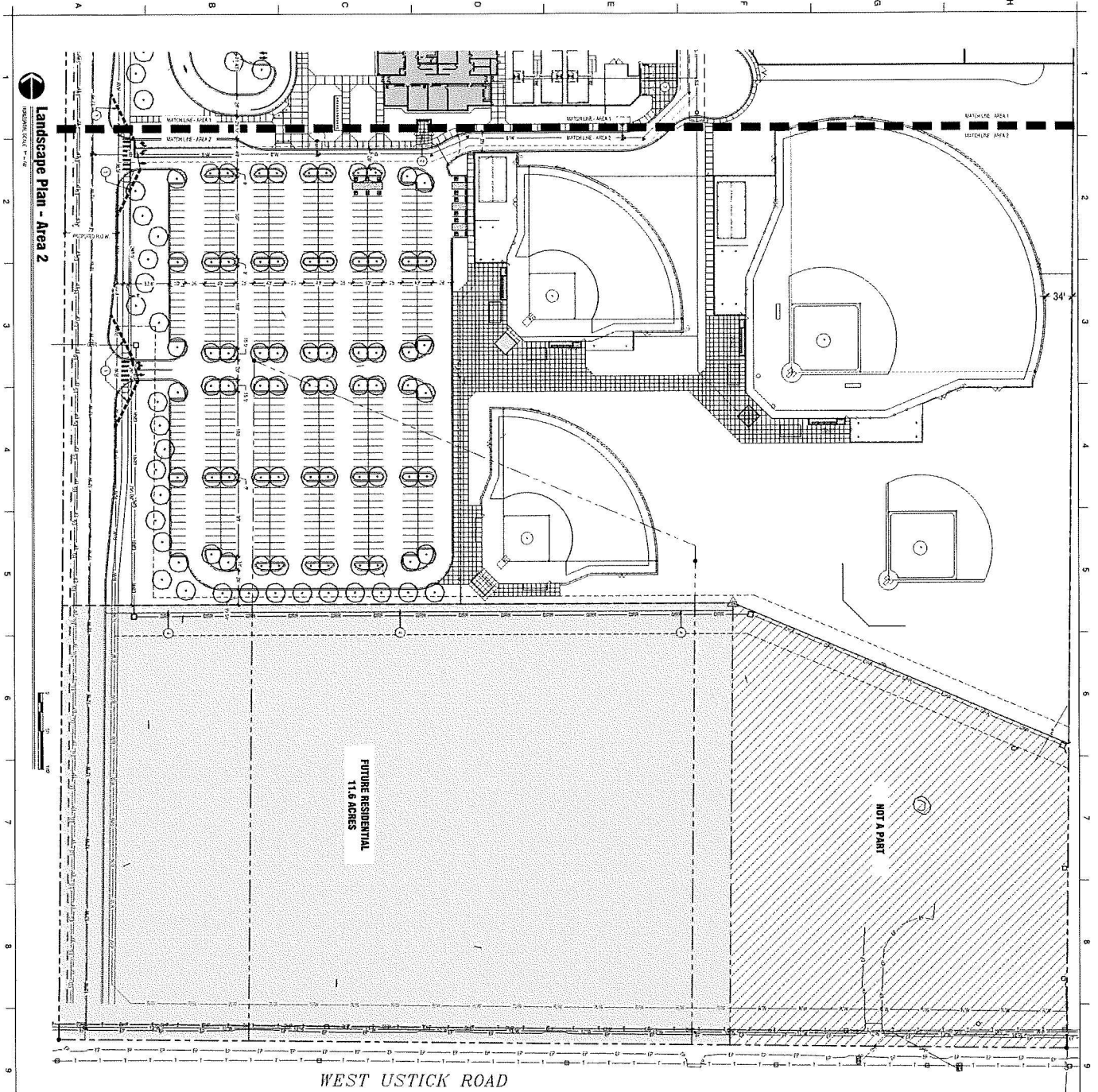
Sewer Plan & Profile



Overall Landscape Plan
 NORTH ARROW
 SCALE: 1" = 10'

			
<p>THE LANDSHAPER 1000 N. 10th St., Suite 100 Boise, ID 83702 Phone: 208.333.4444 www.designwest.com</p>		<p>DESIGN WEST ARCHITECTS & PLANNERS 1000 N. 10th St., Suite 100 Boise, ID 83702 Phone: 208.333.4444 www.designwest.com</p>	
<p>CLIENT: THE LANDSHAPER PROJECT: WEST ADA SCHOOL, DISTRICT #2 LOCATION: SANDOZ PARK</p>		<p>DATE: 11/11/11 SHEET: L100</p>	

Overall Landscape Plan



CALCULATION TABLE

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
GRASS	1000	1.00	1000.00
FLORAL MULCH	500	2.00	1000.00
WOOD MULCH	200	5.00	1000.00
PAVING	100	10.00	1000.00
CONCRETE	50	20.00	1000.00
ASPHALT	200	5.00	1000.00
IRONING	100	10.00	1000.00
PAINT	50	20.00	1000.00
LABOR	1000	1.00	1000.00
EQUIPMENT	100	10.00	1000.00
PERMITS	100	10.00	1000.00
TOTAL			10000.00

PLANT SCHEDULE

PLANT NAME	QUANTITY	UNIT PRICE	TOTAL
PLANT 1	100	10.00	1000.00
PLANT 2	200	5.00	1000.00
PLANT 3	300	3.33	1000.00
PLANT 4	400	2.50	1000.00
PLANT 5	500	2.00	1000.00
PLANT 6	600	1.67	1000.00
PLANT 7	700	1.43	1000.00
PLANT 8	800	1.25	1000.00
PLANT 9	900	1.11	1000.00
PLANT 10	1000	1.00	1000.00

Keynotes

- 1. SEE KEYNOTE 1 FOR DETAILS OF CONSTRUCTION.
- 2. SEE KEYNOTE 2 FOR DETAILS OF CONSTRUCTION.
- 3. SEE KEYNOTE 3 FOR DETAILS OF CONSTRUCTION.
- 4. SEE KEYNOTE 4 FOR DETAILS OF CONSTRUCTION.
- 5. SEE KEYNOTE 5 FOR DETAILS OF CONSTRUCTION.
- 6. SEE KEYNOTE 6 FOR DETAILS OF CONSTRUCTION.
- 7. SEE KEYNOTE 7 FOR DETAILS OF CONSTRUCTION.
- 8. SEE KEYNOTE 8 FOR DETAILS OF CONSTRUCTION.
- 9. SEE KEYNOTE 9 FOR DETAILS OF CONSTRUCTION.
- 10. SEE KEYNOTE 10 FOR DETAILS OF CONSTRUCTION.

Landscape Notes

- 1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL.
- 2. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL.
- 3. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL.
- 4. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL.
- 5. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL.

OWYHEE HIGH SCHOOL
 WEST ADA SCHOOL DISTRICT #2
 WEST USTICK ROAD
 WASHINGTON STATE 99148

DESIGN WEST
 AN ARCHITECTURAL FIRM
 1000 10TH AVENUE, SUITE 100
 SEASIDE, WA 98138
 WWW.DESIGNWEST.COM

LANDSCAPE ARCHITECTURE
 1102
 SHEET

L1102

Landscape Plan - Area 2