



CITY OF STAR
**LAND USE STAFF REPORT
MEMO**

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **February 18, 2025 – PUBLIC HEARING (TABLED FROM 2-4-25)**

FILE(S) #: CUP-24-09 – Pollard Lane - Star Elementary School

OWNER/APPLICANT/REPRESENTATIVE

Representative:

Toby Norskog
LKV Architects
2400 Riverwalk Dr.
Boise, Idaho 83702

Applicant/Owner:

West Ada School District
1303 E. Central Drive
Meridian, Idaho 83642

REQUEST

Request: The Applicant is seeking approval of a Conditional Use Permit to construct a new elementary school. The property is located at 2211 N. Pollard Lane in Star, Idaho.

SUMMARY

This application was tabled to February 4, 2025 by Council to allow the applicant and staff to review some of the concerns brought up at the public hearing and meet with ACHD. Staff met with the applicant and reviewed specific items. The City also met with ACHD and the School District to discuss traffic options. The Star Transportation Committee has also made a recommendation to move up Pollard Lane on the new ACHD Five-Year Work Program. These efforts have resulted in the following staff proposed conditions of approval and agency recommendations that the Council should consider at the next scheduled public hearing on February 18, 2025. The discussion and conditions should include the following:

- **Recommend that ACHD expedite the review of the traffic study, currently being developed by the applicant, and determine the most appropriate measures necessary to make the intersection of Pollard Lane and Floating Feather Road function safely and effectively with the existing and new traffic that will be generated from the new school.**
- **Recommend that ACHD stripe and sign the intersections of Pollard Lane and W. Pickett Creek Street, Pollard Lane and W. Reynolds Creek Street, and Pollard Lane W. Broken Arrow as “Do Not Block Intersection” areas as soon as possible. The City worked with ACHD and received a commitment to put the traffic squares in the road when the weather permits.**
- **Recommend, through the Star Transportation Committee, that widening and improvements of N. Pollard Lane be moved up on the ACHD Five-Year Work Program as a top priority item.**
- **Condition CU-24-09 as follows:**
 - **The applicant shall work with the City and ACHD on measures to improve the safety and functionality of the intersection of N. Pollard Lane and W. Floating Feather Road with regards to traffic and pedestrians.**
 - **The applicant shall provide a secondary access point into the WASD campus north of the existing access point at W. Pickett Creek Street and design an appropriate directional plan to move bus and vehicle traffic in and out of the school area. The applicant shall work with City Staff on a plan.**
 - **The applicant shall provide a pathway connection along N. Pollard Lane from the existing sidewalk stub on the south side of the Rivercreek Subdivision into the school campus. This pathway may be incorporated into the design of the secondary access point roadway.**
 - **The applicant shall provide a landscape buffer similar to that of the middle school along the western boundary of the two sport field areas adjacent to the neighboring residential properties as illustrated on the approved site plan.**
 - **No permits for construction shall be issued until ACHD has reviewed and made recommendations the necessary improvements at Pollard Lane and Floating Feather Road.**
 - **Other conditions deemed appropriate by Council**



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Smith*

MEETING DATE: **February 18, 2025 – PUBLIC HEARING (TABLED FROM 2-4-25)**

FILE(S) #: CUP-24-09 – Pollard Lane - Star Elementary School

OWNER/APPLICANT/REPRESENTATIVE

Representative:

Toby Norskog
LKV Architects
2400 Riverwalk Dr.
Boise, Idaho 83702

Applicant/Owner:

West Ada School District
1303 E. Central Drive
Meridian, Idaho 83642

REQUEST

Request: The Applicant is seeking approval of a Conditional Use Permit to construct a new elementary school. The property is located at 2211 N. Pollard Lane in Star, Idaho.

PROPERTY INFORMATION

Property Location: The subject property is generally located on the west side of N. Pollard Lane, south of Beacon Light Road and adjacent to the Star Middle School. Ada County Parcel No. R7747350415.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	November 21, 2024
Neighborhood Meeting Held	December 4 & 9, 2024
Application Submitted & Fees Paid	December 24, 2024
Application Accepted	November 21, 2024

Residents within 300' Notified	January 16, 2025
Agencies Notified	January 7, 2025
Legal Notice Published	January 18, 2025
Property Posted	January 22, 2025

HISTORY

The property was previously annexed into the City and zoned R-4 as part of the West Ada School District property.

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1B-4: CONDITIONAL USES:

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a specific property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use within this title. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through issuance of a conditional use permit, development agreement or PUD, upon approval by Council.

C. Process:

1. The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for a conditional use.
2. A neighborhood meeting shall be held by the applicant pursuant to Section 8-1A-6C of this title.
3. An application and appropriate application fees shall be submitted to the City on forms provided by the city.
4. Prior to issuing the conditional use permit, the administrator may require additional information, including studies, concerning the social, economic, fiscal or environmental effects of the proposed conditional use. Traffic studies may be required by the transportation authority prior to acceptance of an application.

D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title that:

1. Minimize adverse impact of the use on other property.
2. Control the sequence and timing of the use.

3. Control the duration of the use.
4. Assure that the use and the property in which the use is located is maintained properly.
5. Designate the location and nature of the use and the property development.
6. Require the provision for on site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this title.
8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

E. Findings: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
2. That the proposed use shall meet the intent of the Star comprehensive plan and be in compliance with the requirements of this title.
3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity.
4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.
5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.
6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance as determined by the City.

8-1B-4E. FINDINGS: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

8-1E-1: TERMS DEFINED:

EDUCATION INSTITUTION, PUBLIC: The use of a site for education financially supported by the state of Idaho. The use includes, but is not limited to, elementary and secondary schools; institutions of higher learning; and vocational schools.

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

(R) RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

ZONING DISTRICT USES	R
Educational institution, public	C

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-3	35'	15' to living area 20' to garage face	15'	7.5'(2)	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhang onto the sidewalk.
2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

8-4B-3: REQUIRED NUMBER OF OFF-STREET PARKING SPACES:

Elementary and junior high schools	2 for each classroom and 1 for every 5 seats in the auditoriums or assembly halls
------------------------------------	---

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Public Use/Parks/Open Space

Suitable primarily for the development of such uses as golf courses, parks, recreation facilities, greenways, schools, cemeteries, and public service facilities such as government offices. All development within this land use is encouraged to be designed to accommodate the different needs, interests, and age levels of residents in matters concerning both recreation and civil activities.

Open space should be designed to capitalize on and expand the open space areas around natural features and environmentally sensitive areas. Priorities

for preservation include: the most sensitive resources – floodways and floodplains (including riparian and wetland areas), slopes in excess of 25%, locally significant features, and scenic viewpoints. Fragmentation of open space areas should be minimized so that resource areas are able to be managed and viewed as an integrated network. Open space areas along the Boise River should be designed to function as part of a larger regional open space network. Where possible, open space should be located to be contiguous to public lands and existing open space areas.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

PROJECT OVERVIEW

CONDITIONAL USE PERMIT:

The applicant is requesting approval of a Conditional Use Permit for a new elementary school. The new school will be built on property that the school district currently owns and will occupy approximately 9.85 acres of the larger parcel (37.34 acres). The property is currently zoned Residential (R-3). The Unified Development Code, Section 8-3A-3, requires all educational institution uses to be approved through a Conditional Use Permit.

Section 8-4B-3 requires elementary and junior high schools to provide 2 parking spots for each classroom and 1 space for every 5 seats in the auditoriums or assembly halls. The proposed building size would require 52 parking spaces. The Applicant is proposing 98 external spots. This will satisfy the parking requirements of the Unified Development Code. The Applicant is proposing 4 ADA parking stalls.

Section 8-4B-2 of the UDC requires all parking stalls to be a minimum of nine feet (9') wide and twenty feet (20') deep.

- A. When a vehicle bumper overhangs onto a sidewalk or landscape area, the parking stall dimensions may be reduced two (2) feet in length if two (2) feet is added to the width of the sidewalk or landscaped area, and the additional area is planted in ground cover. In this case, wheel restraints may be removed.

The proposed site plan calls out the appropriate dimensions to satisfy these requirements.

Access is proposed to be taken from an existing private drive via Pollard Lane. Bus and passenger vehicle access will be separated, and the site is designed to include significant stacking on the school site to limit traffic issues on any adjacent roadways.

The Unified Development Code (UDC), Section 8-4B-2 requires "all drive aisles adjacent to a building shall be a minimum of 25' 0" or as required by the fire code..." The proposed site plan appears to call out a minimum of 25 feet at the narrowest section of the drive aisle, satisfying this portion of the UDC.

All signage, including building, directional and monuments will need separate permits and approval from Staff.

The applicant has not asked for any setback waivers and the site plan is compliant with the required Residential (R-3) setbacks.

As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. **The Applicant has provided a landscape plan that appears to satisfy these requirements. The proposed plan also appears to satisfy the commercial parking lot requirements for landscaping.**

The applicant has provided exterior elevations and color renderings that detail the project. Council may decide to approve these elevations and renderings as part of their approval, making an additional Design Review Committee approval unnecessary.

The proposed dumpster location appears to be in a good location so as not to disturb any adjacent residents. The Applicant should gain approval on final location from Republic Services. Staff is supportive of a brick CMU trash enclosure with metal double gates.

The Applicant has not provided a site/building lighting plan. This will need to be submitted and reviewed as part of the Design Review/CZC process.

Staff believes that the Applicant should complete a pathway going north along the west side of Pollard Lane to connect to the existing sidewalk from Rivercreek Landing Subdivision, the development to the north of the school property.

AGENCY/DEPARTMENT RESPONSES

Star Sewer & Water District	January 9, 2025
Star City Engineer	January 15, 2025
Star Fire District	January 7, 2025
ITD	January 24, 2025
ACHD	Pending

PUBLIC RESPONSES

Ken Borja	2173 N. Garnet Creek Avenue
-----------	-----------------------------

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed conditional use permit meets the requirements, standards and intent for development as they relate to the Unified Development Code and Comprehensive Plan.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

FINDINGS

CONDITIONAL USE PERMIT FINDINGS:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
The Council must find that the site of the proposed use would be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.
2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.
The Council must find that the proposed use request is harmonious with the Star

Comprehensive Plan and is in accord with the requirements of this Title. The proposed development should meet the intent or purpose of the Mixed-Use District.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Council must find that the operation of the proposed use would be compatible with the other uses in the general area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Council must find that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Council must find that the proposed use be adequately served by essential public facilities and services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Council must find that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Council must find that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

The Council must find that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.

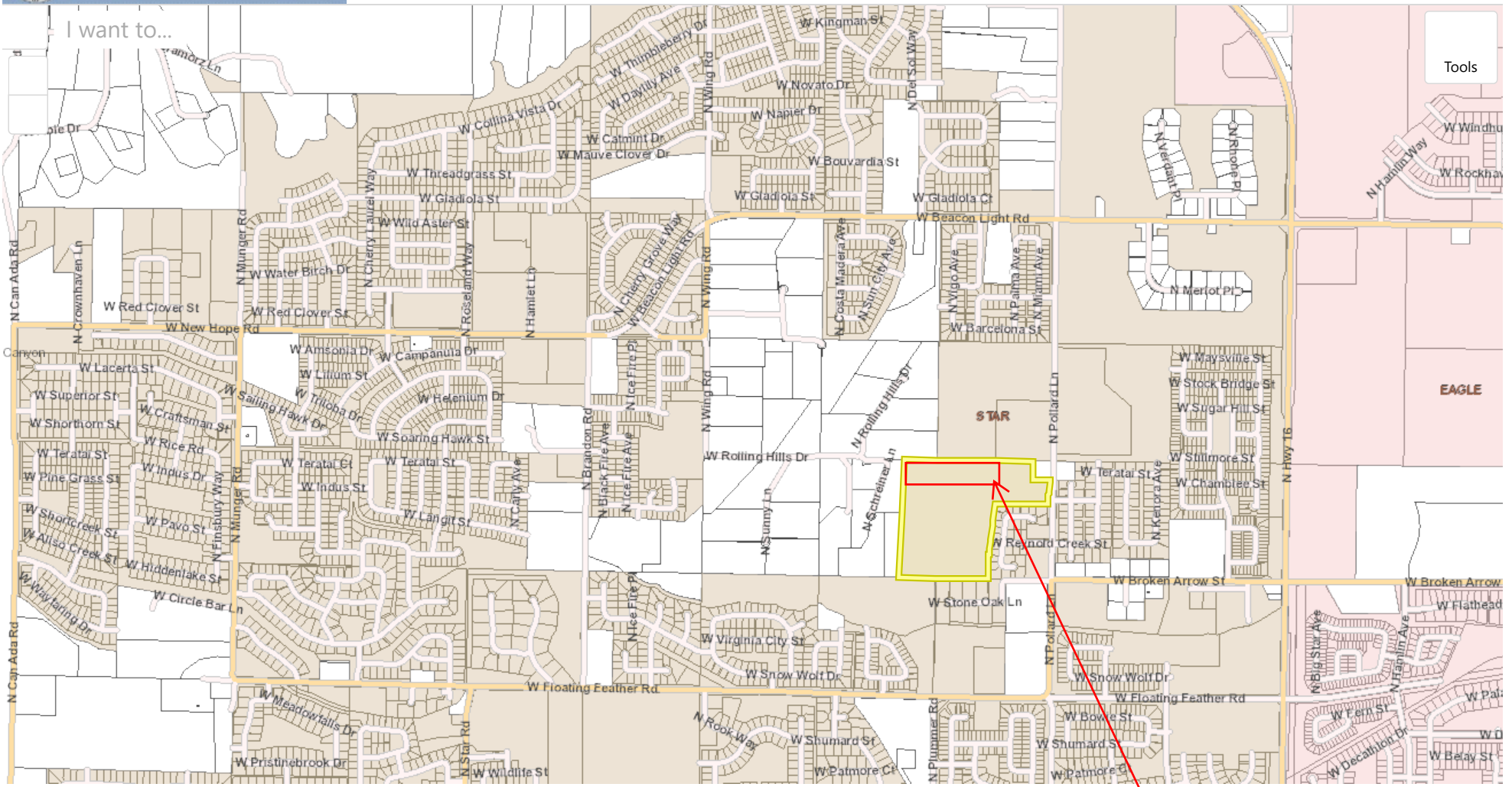
CONDITIONS OF APPROVAL

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.

2. **Prior to issuance of a building permit, the applicant shall receive a certificate of zoning compliance and/or design review for compliance with the Architectural Design Guidelines.**
3. **The Applicant shall complete a pathway going north along Pollard to connect to the existing sidewalk from Rivercreek Landing Subdivision, the development to the north of the school property.**
4. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
5. A form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District.
6. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through occupancy that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
7. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy of the unit.
8. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
9. The applicant shall obtain a sign permit prior to any signage being placed on the site or building.
10. A Certificate of Zoning Compliance will be required prior to the start of construction.
11. Any additional Condition of Approval as required by Staff and City Council.
12. Any Conditions of Approval as required by Star Fire Protection District.
13. The property associated with this approved conditional use permit shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of the conditional use permit or building permit.
14. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File Number CU-24-09 for New Star Elementary School on _____, 2025.

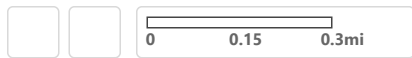


Tools

EAGLE

STAR

New Star Elementary School Location





December 24, 2024

Star Planning & Zoning Department
P.O. Box 130
10769 W. State Street
Star, Idaho 83669

RE: Conditional Use Permit Application
New Star Elementary School
West Ada School District
N. Pollard Lane, Star, Idaho 83669

Planning Staff:

The West Ada School District respectfully requests Conditional Use Permit approval for the construction of a new elementary school, located north of Floating Feather Road, east of N. Pollard Lane. A Conditional Use Permit is required due to the property's R3 zoning and the public-school use. The scope of the project includes the construction of a single story, 65,000 square foot elementary school for grades Pre-K-5 and all associated site work.

The site is approximately 9.85 acres and will be improved with separate student drop off areas for parent vehicles and buses. There will be two separate parking lots with a total of ninety-eight off-street parking spaces. The remaining unpaved portion of the site is landscaped with lawn, bushes, and trees. The student play areas are designed with gathering and active play areas with built-in play equipment. An asphalt walking path will also be installed around the perimeter of the grass play area and will make connections to the existing pedestrian pathways.

The building will be single story with a combination of pitched asphalt roofing and low slope roofing with parapets to screen roof top mounted mechanical systems. The exterior building materials will be a combination of masonry veneer, structural masonry block, and accent metal panels. The height of the tallest portion of the building will be at the Gymnasium with a height of 33'-4" to the top of the parapet. The three classroom wings are 23'-6 1/2" to the top of the roof ridge line. All windows and door framing shall be an aluminum storefront system.

Fencing will be provided along property lines and will be installed to conform to the subdivision requirements.

www.lkvarchitects.com
208.336.3443
2400 E. Riverwalk Dr.
Boise, Idaho 83706



Ada County Highway District and Idaho Transportation Department have both been contacted regarding this project. A traffic study is currently being conducted on the project and will be presented to the city at a later date. A neighborhood meeting was held at Star Middle School on December 4th, 2024, at 6:00 pm, December 9th, 2024, at 6:00 pm and a separate meeting was also held at Star Fire Protection District – Station 51 for those that could not attend the previous meeting.

The West Ada School District would like to begin construction of this facility in the Spring of 2025 and have a construction schedule to allow for a 2026 fall school year opening.

West Ada School District thanks you for your consideration of this Conditional Use Permit application. Please feel free to contact me with any questions or comments.

Respectfully,

A handwritten signature in black ink, appearing to read 'Toby Norskog', written in a cursive style.

Toby Norskog, Architect
LKV Architects

c.c. David Reinhart, West Ada School District



CONDITIONAL USE PERMIT APPLICATION

***All applicable information must be filled out to be processed.

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
--

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative ___

Applicant Name: West Ada School District, David Reinhart _____

Applicant Address: 1303 E. Central Drive _____ Zip: 83642 _____

Phone: 208-855-4500 _____ Email: reinhart.david@westada.org _____

Owner Name: West Ada School District, David Reinhart _____

Owner Address: 1303 E. Central Drive _____ Zip: 83642 _____

Phone: 208-855-4500 _____ Email: reinhart.david@westada.org _____

Representative (e.g., architect, engineer, developer):

Contact: Toby Norskog _____ Firm Name: LKV Architects _____

Address: 2400 Riverwalk Dr., Boise, Idaho _____ Zip: 83702 _____

Phone: 208-336-3443 _____ Email: Toby@lkvarchitects.com _____

Property Information:

Site Address: 2211 N POLLARD LN STAR, ID 83669 _____ Parcel Number: R7747350415 _____

Requested Condition(s) for Conditional Use: _____

	Zoning Designation	Comp Plan Designation
Existing	R-3	Medium Density Residential
Proposed		
North of site	R-2 (WASD Property)	Low Density Residential
South of site	R-3	Medium Density Residential
East of site	R-3	Medium Density Residential
West of site	RUT	Low Density Residential

Site Data:

Total Acreage of Site: 9.85 Acres
Proposed Percentage of Site Devoted to Bldg Coverage: 12.8% Phs 1, 15% Future Phase & Phs 1
Proposed Percentage of Site Devoted to Landscaping: 46.9%
Number of Parking spaces: Proposed 98 Required 52
Requested Front Setback: > 15' per R-3 Requested Rear Setback: > 15' per R-3
Requested Side Setback: > 7.5' per R-3 Requested Side Setback: > 7.5' per R-3
Requested Side Setback: > 7.5' per R-3

Existing Site Characteristics: The project's development site is 9.85 acres of a larger WASD parcel.
The project site is currently vacant with existing soil stockpiling from construction of the middle school.
Access comes from an existing private drive to the south. No significant constraints or natural features.

Number and Uses of Proposed Buildings: 1; School
Location of Buildings: See sheet C2.00. School is located 47.79' south of existing northern property line.
Gross Floor Area of Proposed Buildings: _____
Describe Proposed On and Off-Site Traffic Circulation: Traffic will enter an existing private drive via
Pollard lane. Bus and passenger vehicle access will be separated and the site is designed to include
significant stacking on the Elementary school site to limit traffic issues on adjacent roadways.
Proposed Signs – number, type, location: Monument sign, directional signs. See sheet C2.00.
(include draft drawing) _____

Public Services (state what services are available and what agency is providing the service):

- Potable Water - Star Sewer and Water District
- Irrigation Water - Farmers Union Ditch Co LTD
- Sanitary Sewer - Star Sewer and Water District
- Schools - West Ada School District
- Fire Protection - Star Fire Protection District
- Roads - Ada County Highway District

Flood Zone Data (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision/Project Name: _____ Phase: _____

Special Flood Hazard Area: total acreage _____ number of homes/structures _____

- a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: _____
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
Base Flood Elevation(s): AE____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.



Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
✓	Completed and signed Conditional Use Application	
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	
to be provided at later date	Legal description of the property (word.doc and electronic version with engineer's seal):	
	Copy of recorded warranty deed.	
	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
✓	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	Vicinity map showing the location of the subject property	
	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
✓	Building elevations showing construction materials	
	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	

Site Plan (If applicable):

	The following items must be included on the site plan:	
✓	<ul style="list-style-type: none"> Date, scale, north arrow, and project name 	
Sheet A2.1	<ul style="list-style-type: none"> Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan 	
✓	<ul style="list-style-type: none"> Existing boundaries, property lines, and dimensions of the lot 	
✓	<ul style="list-style-type: none"> Relationship to adjacent properties, streets, and private lanes 	
✓	<ul style="list-style-type: none"> Easements and right-of-way lines on or adjacent to the lot 	
Listed above	<ul style="list-style-type: none"> Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties 	
Sheet A2.1	<ul style="list-style-type: none"> Building locations(s) (including dimensions to property lines) 	
✓	<ul style="list-style-type: none"> Parking and loading areas (dimensioned) 	
✓	<ul style="list-style-type: none"> Traffic access drives and traffic circulation (dimensioned) 	

✓	• Open/common spaces	
✓	• Refuse and service areas	
✓	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
to be provided at later date	• All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances	

Landscape Plan (If applicable):

	The following items must be included on the landscape plan:	
✓	• Date, scale, north arrow, and project name	
✓	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	
✓	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	
✓	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	
✓	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	
✓	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	
✓	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	
✓	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	
✓	• Proposed screening structures	
✓	• Design drawings(s) of all fencing proposed	
✓	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> ➤ Number of street trees and lineal feet of street frontage ➤ Width of street buffers (exclusive of right-of-way) ➤ Width of parking lot perimeter landscape strip ➤ Buffer width between different land uses ➤ Number of parking stalls and percent of parking area with internal landscaping ➤ Total number of trees and tree species mix ➤ Mitigation for removal of existing trees, including number of caliper inches being removed 	

SIGNS (If applicable):

All signs will require separate submittal of a sign application.

FEE REQUIREMENT:

**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**

_____ 

_____ 12/24/2024

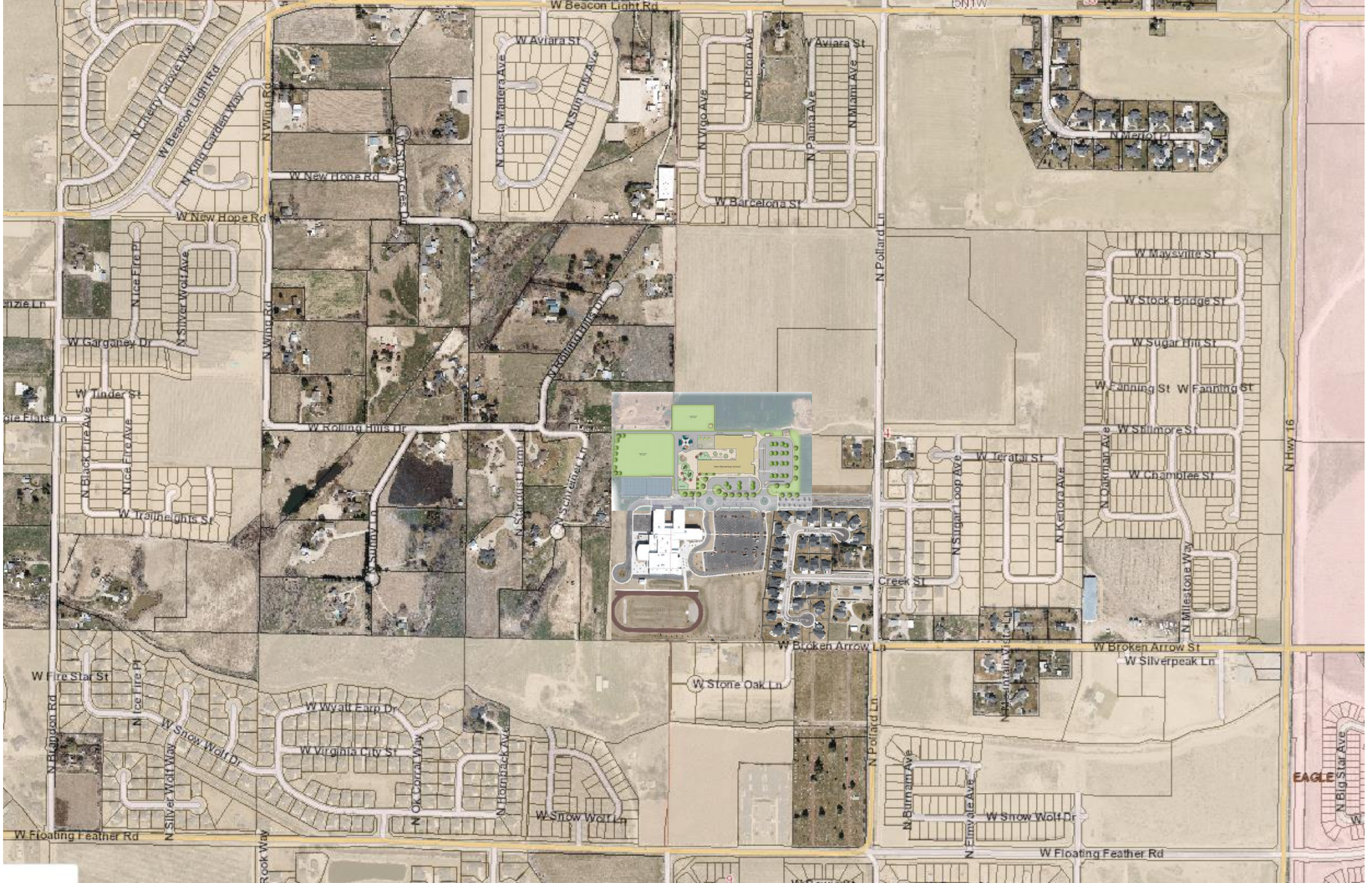
Star Elementary School

2211 N. Pollard Lane
Star, Idaho 83669



PN: 124165





General Notes

1. SEE CIVIL SHEETS FOR GRADING, DRAINAGE, AND SITE UTILITIES.
2. SEE CIVIL SHEETS FOR PAVING SECTIONS.
3. SEE LANDSCAPE SHEETS FOR LANDSCAPING AND IRRIGATION PLANS.

Reference Notes (00)

Keyed Notes (000000.A0)

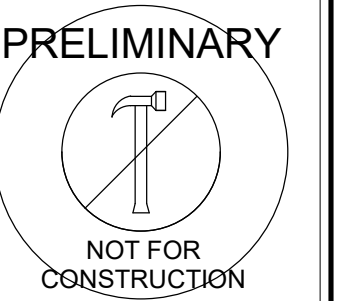
Legend

Names and Address

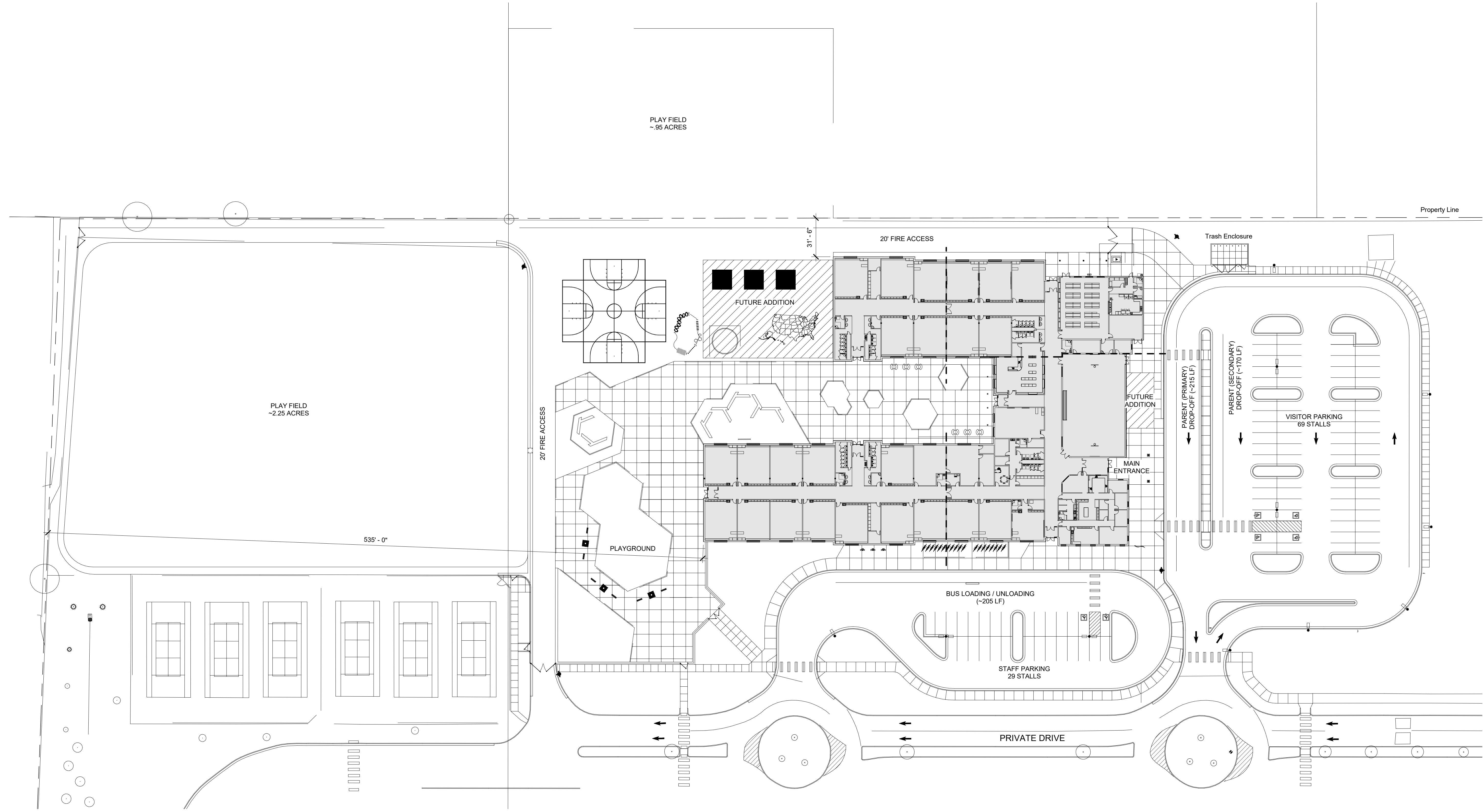
OWNER	ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
West Ada School District 1303 E. Central Drive Meridian, ID 83642	LKV Architects 2400 East Riverwalk Dr. Boise, Idaho 83706	The Land Group 462 E. Shore Dr, Suite 100 Eagle, ID 83616	The Land Group 462 E. Shore Dr, Suite 100 Eagle, ID 83616
David Reinhart Owner Phone: (208) 350-5024 reinhart.david@westada.org	Toby Norskog Architect Phone: (208) 336-3443 toby@lkvarchitects.com	Jim Gute Civil Engineer Phone: (208) 939-4041 jgute@thelandgroupinc.com	Sean Conner Landscape Architect Phone: (208) 939-4041 sean@thelandgroupinc.com



2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443



#	Revisions Description	Date



SITE PLAN
1" = 40'-0"

**NEW STAR ELEMENTARY
WEST ADA SCHOOL DISTRICT**
2211 N POLLARD LN, STAR, ID 83669

DATE: 12/20/2024
LKV PROJECT #: 2429

DRAWN BY: TL
CHECKED BY: TN

50% DD SET

DRAWING NO.:

A2.1
ARCHITECTURAL SITE
PLAN

Project Calculations:

- | | |
|--|---|
| A. SITE DESIGN: 9.85 ACRES | C. PARKING |
| A.A. PHASE 1 BUILDING COVERAGE: 54,718 SF 12.8% | C.A. STANDARD STALLS |
| A.A.A. FUTURE PHASE & PHASE 1 BUILDING COVERAGE: ± 64,235 SF 15.0%* | C.A.A. REQUIRED: 52** |
| A.B. LANDSCAPING: 201,178 SF 46.9% | C.A.B. PROVIDED: 92 |
| A.C. PAVING (INCL. UNIT PAVERS): 172,996 SF 40.3% | C.B. ADA STALLS |
| B. IRRIGABLE LANDSCAPE AREA | C.B.A. REQUIRED: 4 |
| B.A. TURF GRASS: 188,029 SF 4.32 ACRES | C.B.B. PROVIDED: 6 |
| B.B. PLANTERS: 7,898 SF 0.18 ACRES | C.C. BICYCLE PARKING |
| B.C. NON IRRIGATED LANDSCAPE (GRAVEL, SYNTHETIC TURF PLAY SURFACE): 14,362 SF 0.33 ACRES | C.C.A. REQUIRED: NOT DEFINED |
| | C.C.B. PROVIDED: 38 AND 20 MICROMOBILITY/SCOOTER SPACES |

* NOTE: PAVING AND LANDSCAPE AREAS WILL BE REDUCED WHEN THIS FUTURE PHASE BUILDING FOOTPRINT IS CONSTRUCTED.
 ** CALCULATION BASED ON PHASE ONE BUILDING CONSTRUCTION

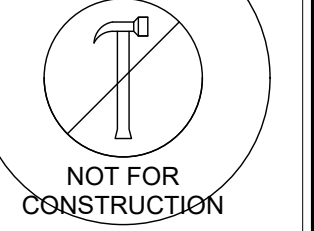


2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443



462 E. Shore Dr Ste 100,
Eagle, ID 83616
www.thelandgroupinc.com
208.939.4041

PRELIMINARY



#	Revisions Description	Date

POLLARD ELEMENTARY SCHOOL
WEST ADA SCHOOL DISTRICT
2211 N POLLARD LN, STAR, ID 83669

DATE: 12/20/2024
LKV PROJECT #: 2429

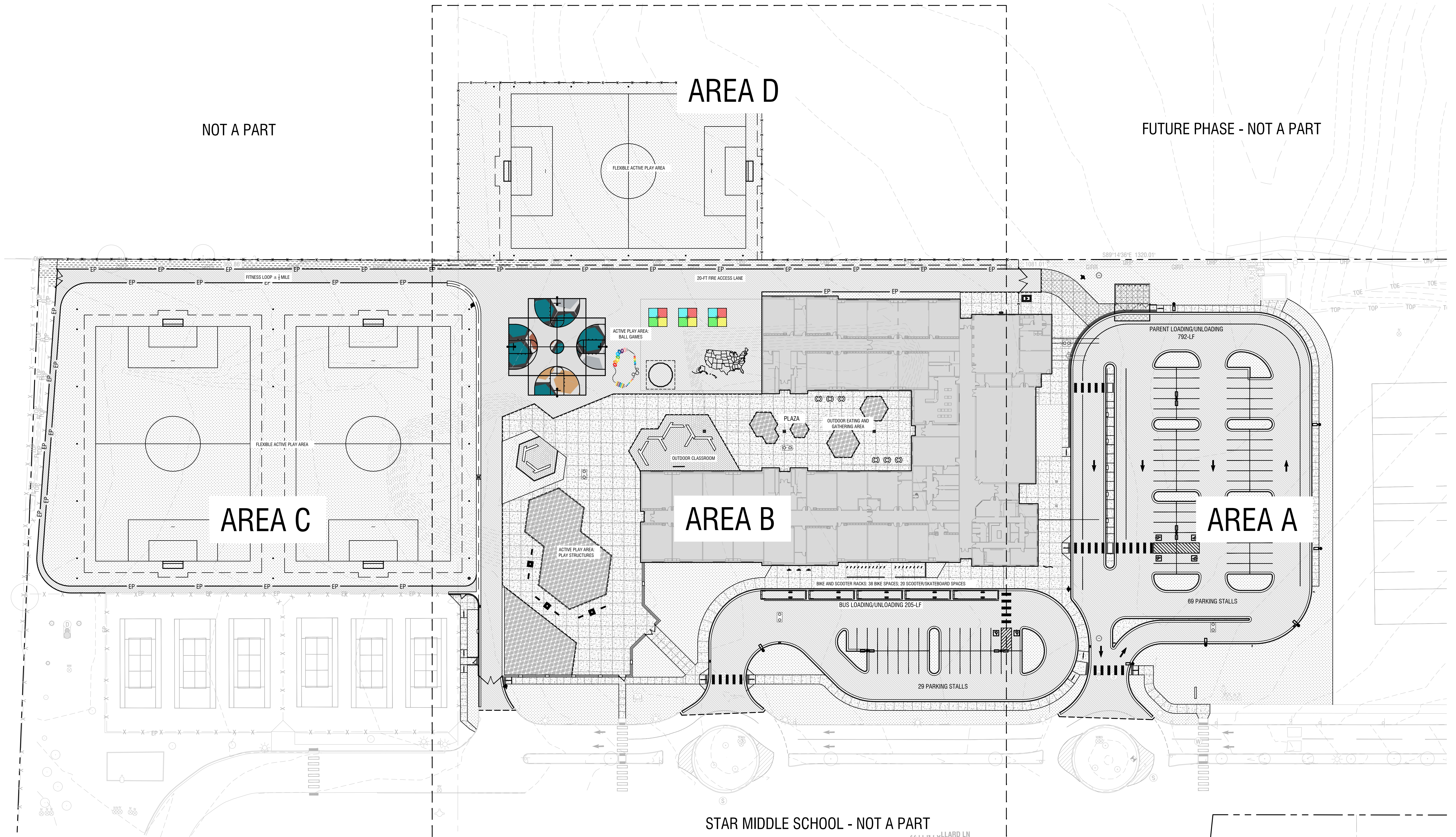
DRAWN BY: CL/LM
CHECKED BY: SC

50% DD Set

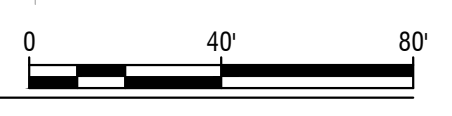
DRAWING NO.:

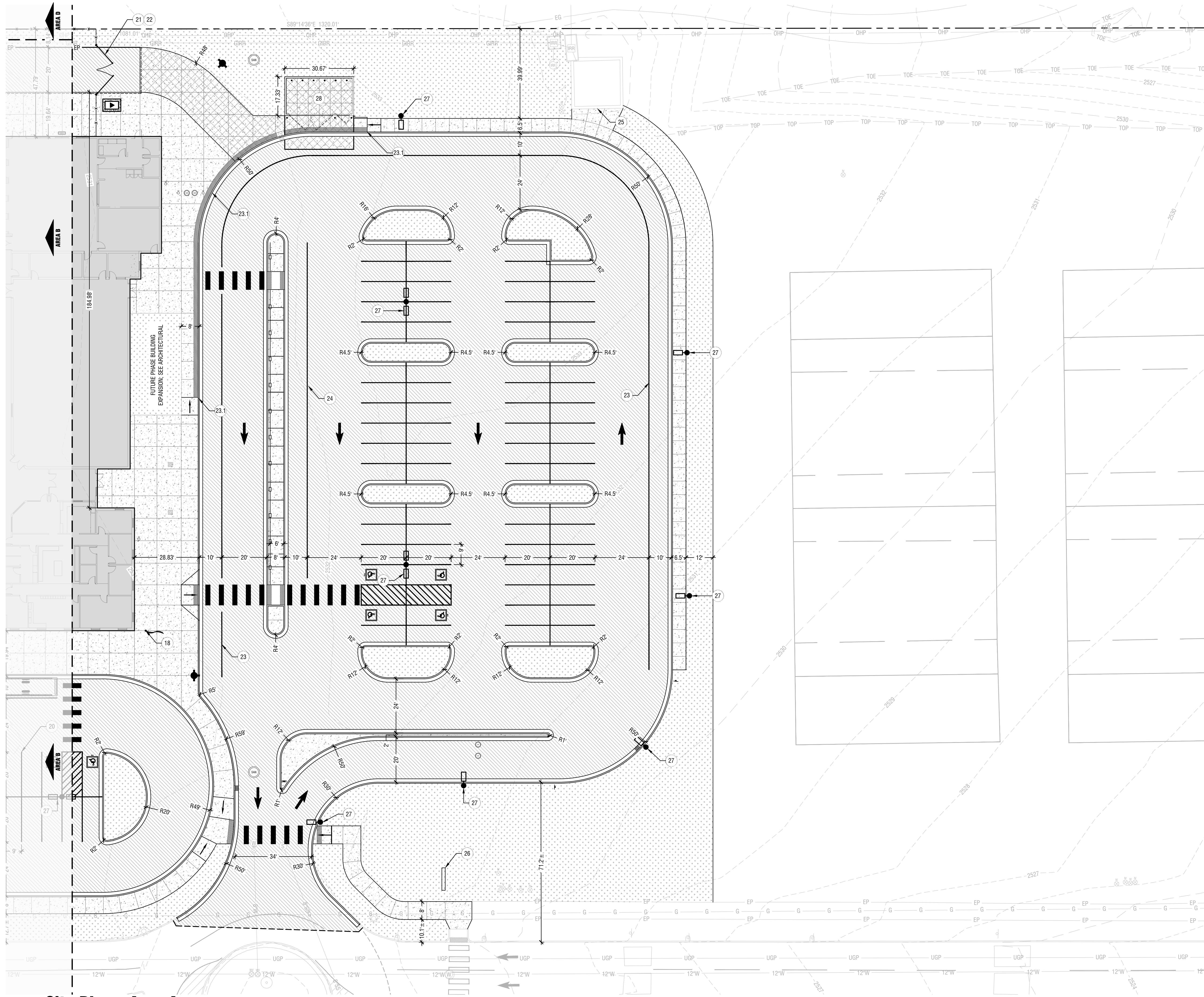
C2.00

SITE PLAN - OVERALL


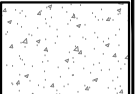


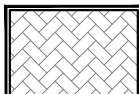




Site Plan - Overall
Horizontal Scale: 1" = 40'

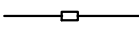
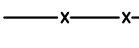





Material Legend:

-  ASPHALT PAVING
-  STANDARD CONCRETE FLATWORK
-  HEAVY DUTY CONCRETE FLATWORK
-  LANDSCAPE AREAS
-  CONCRETE UNIT PAVERS
-  SYNTHETIC TURF PLAYGROUND SURFACING
-  MINUS COMPACTED GRAVEL

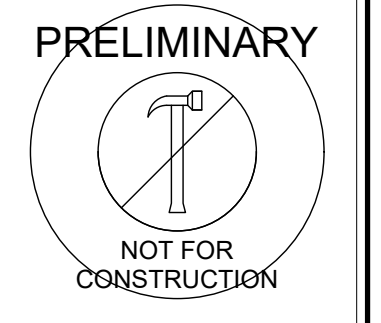
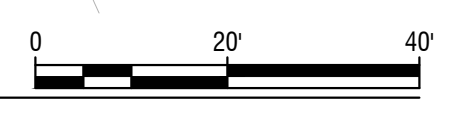
Fence Legend:

-  4' CHAIN LINK FENCE
-  6' CHAIN LINK FENCE
-  EXISTING CHAIN LINK FENCE

Keynotes:

1. ELEMENTARY ACTIVE PLAY AREA; STRUCTURES TBD FROM LANDSCAPE STRUCTURES "HEDRA" PRODUCT FAMILY OR SIMILAR.
2. PRE-K ACTIVE PLAY AREA; STRUCTURES TBD FROM LANDSCAPE STRUCTURES "HEDRA" PRODUCT FAMILY OR SIMILAR.
3. SECURE BUS-RIDER WAITING AREA
4. BASKETBALL COURT.
5. FOUR SQUARE.
6. GAGA BALL AREA.
7. AGILITY COURSE.
8. SOCIAL PLAY AREA WITH SCULPTURAL SEATWALL.
9. OUTDOOR CLASSROOM AND FLEXIBLE SOCIAL PLAY AREA.
10. RAISED TURF INLAY AND ELEVATED INFORMAL SEATING.
11. SOCIAL PLAY AREA WITH GAME/PICNIC TABLE. MAGLIN "FAVA CLUSTER" PRODUCT FAMILY OR SIMILAR.
12. FLEXIBLE SPORTS FIELD.
13. TREE GRATE AND SILVA CELLS; TREE GRATE TO BE "VERTIGO" BY IRONSMITH OR SIMILAR
14. 4-FT BENCH. MAGLIN "1050" OR SIMILAR.
15. BIKE RACK. DERO "HOOP" OR SIMILAR. 38 SPACES TOTAL.
16. SKATEBOARD AND SCOOTER RACK. "SKATEDOCK" OR SIMILAR. 20 SPACES TOTAL.
17. 3-FT CMU "BREEZE BLOCK" STYLE SCREEN WALL.
18. FLAGPOLE.
19. BUS LOADING AND UNLOADING AREA - 205 LF.
20. SOUTH PARKING LOT - 29 STALLS (INCL 2 ADA)
21. CONTROLLED ACCESS GATE WITH KNOX BOX.
22. 20-FT WIDE FIRE ACCESS ROUTE.
23. PARENT/GUARDIAN DROP-OFF LANE - 792 LF.
- 23.1. FULLY ACCESSIBLE PARENT/GUARDIAN DROP-OFF AREA - 172 LF.
24. SECONDARY PARENT/GUARDIAN DROP-OFF LANE.
25. IRRIGATION AND MAINTENANCE ACCESS.
26. MONUMENT SIGN.
27. SITE LIGHTING PER ELECTRICAL.
28. TRASH ENCLOSURE PER ARCHITECTURAL.

Site Plan - Area A
Horizontal Scale: 1" = 20'



Revisions	Description	Date
#		

POLLARD ELEMENTARY SCHOOL
WEST ADA SCHOOL DISTRICT
2211 N POLLARD LN, STAR, ID 83669

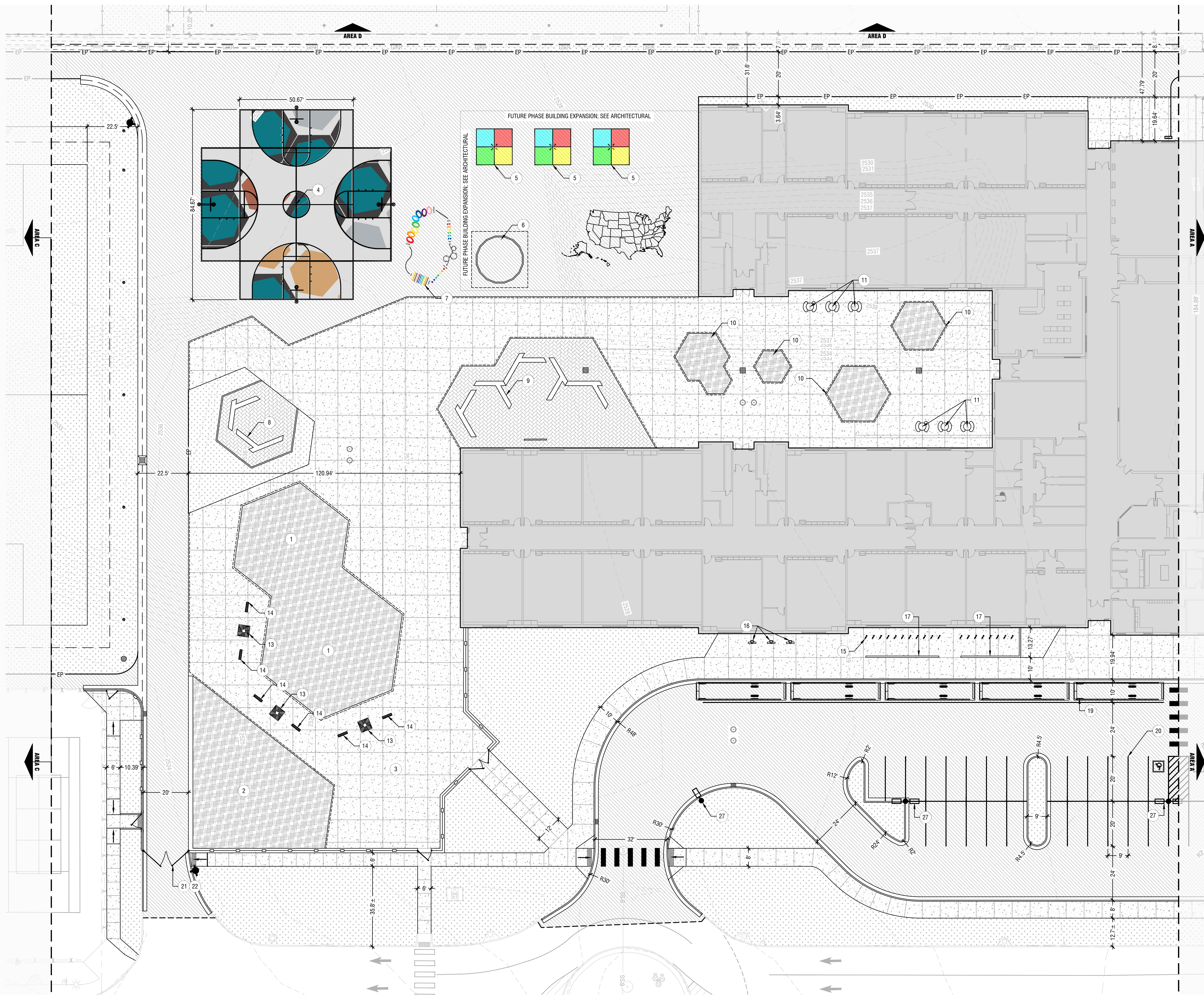
DATE: 12/20/2024
LKV PROJECT #: 2429

DRAWN BY: CL/LM
CHECKED BY: SC

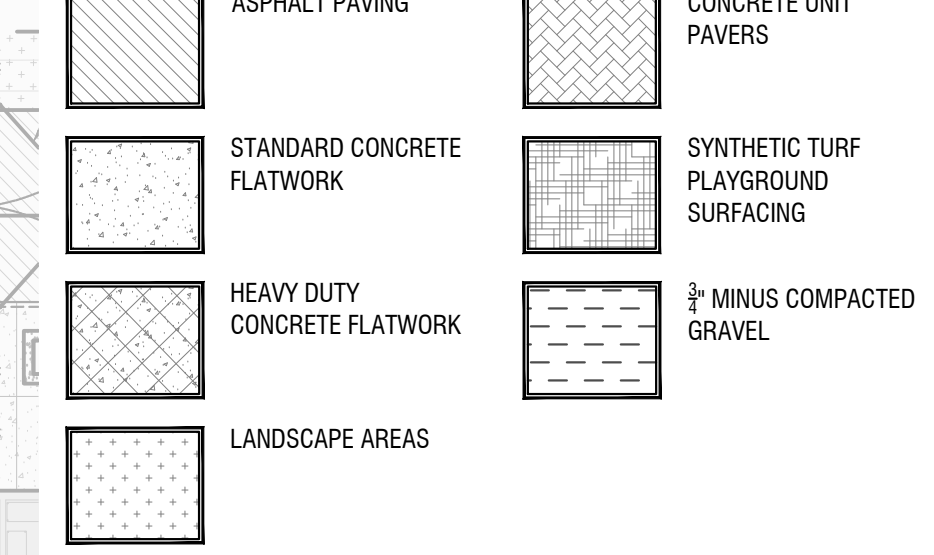
50% DD Set

DRAWING NO.:

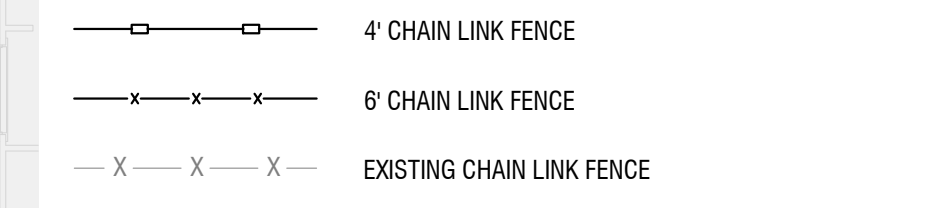
C2.01
SITE PLAN - AREA A



Material Legend:




Fence Legend:




Keynotes:

1. ELEMENTARY ACTIVE PLAY AREA; STRUCTURES TBD FROM LANDSCAPE STRUCTURES "HEDRA" PRODUCT FAMILY OR SIMILAR.
2. PRE-K ACTIVE PLAY AREA; STRUCTURES TBD FROM LANDSCAPE STRUCTURES "HEDRA" PRODUCT FAMILY OR SIMILAR.
3. SECURE BUS-RIDER WAITING AREA
4. BASKETBALL COURT.
5. FOUR SQUARE.
6. GAGA BALL AREA.
7. AGILITY COURSE.
8. SOCIAL PLAY AREA WITH SCULPTURAL SEATWALL.
9. OUTDOOR CLASSROOM AND FLEXIBLE SOCIAL PLAY AREA.
10. RAISED TURF INLAY AND ELEVATED INFORMAL SEATING.
11. SOCIAL PLAY AREA WITH GAME/PICNIC TABLE. MAGLIN "FAVA CLUSTER" PRODUCT FAMILY OR SIMILAR.
12. FLEXIBLE SPORTS FIELD.
13. TREE GRATE AND SILVA CELLS; TREE GRATE TO BE "VERTIGO" BY IRONSMITH OR SIMILAR.
14. 4-FT BENCH. MAGLIN "1050" OR SIMILAR.
15. BIKE RACK. DERO "HOOP" OR SIMILAR. 38 SPACES TOTAL.
16. SKATEBOARD AND SCOOTER RACK. "SKATEDOCK" OR SIMILAR. 20 SPACES TOTAL.
17. 3-FT CMU "BREEZE BLOCK" STYLE SCREEN WALL.
18. FLAGPOLE.
19. BUS LOADING AND UNLOADING AREA - 205 LF.
20. SOUTH PARKING LOT - 29 STALLS (INCL 2 ADA)
21. CONTROLLED ACCESS GATE WITH KNOX BOX.
22. 20-FT WIDE FIRE ACCESS ROUTE.
23. PARENT/GUARDIAN DROP-OFF LANE - 792 LF.
- 23.1. FULLY ACCESSIBLE PARENT/GUARDIAN DROP-OFF AREA - 172 LF.
24. SECONDARY PARENT/GUARDIAN DROP-OFF LANE.
25. IRRIGATION AND MAINTENANCE ACCESS.
26. MONUMENT SIGN.
27. SITE LIGHTING PER ELECTRICAL.
28. TRASH ENCLOSURE PER ARCHITECTURAL.

Site Plan - Area B
Horizontal Scale: 1" = 20'




2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443



462 E. Shore Dr Ste 100,
Eagle, ID 83616
www.thelandgroupinc.com
208.939-4041

PRELIMINARY



Revisions	Description	Date
#		

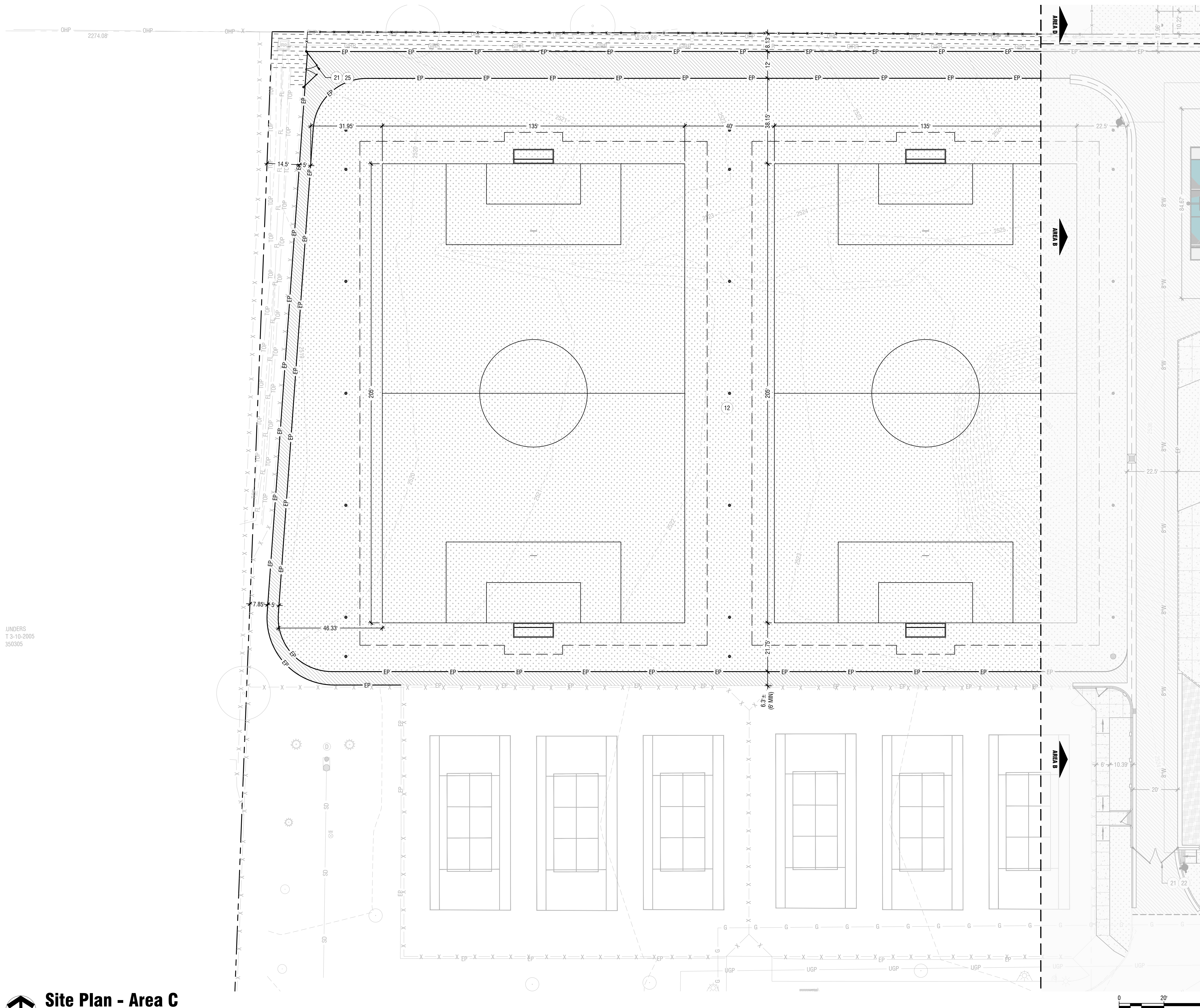
POLLARD ELEMENTARY SCHOOL
WEST ADA SCHOOL DISTRICT
2211 N POLLARD LN, STAR, ID 83669

DATE: 12/20/2024
LKV PROJECT #: 2429

DRAWN BY: CL/LM
CHECKED BY: SC

50% DD Set

DRAWING NO.:
C2.02
SITE PLAN - AREA B



Material Legend:

- ASPHALT PAVING
- STANDARD CONCRETE FLATWORK
- HEAVY DUTY CONCRETE FLATWORK
- LANDSCAPE AREAS
- CONCRETE UNIT PAVERS
- SYNTHETIC TURF PLAYGROUND SURFACING
- MINUS COMPACTED GRAVEL

Fence Legend:

- 4' CHAIN LINK FENCE
- 6' CHAIN LINK FENCE
- EXISTING CHAIN LINK FENCE

- Keynotes:**
- ELEMENTARY ACTIVE PLAY AREA; STRUCTURES TBD FROM LANDSCAPE STRUCTURES "HEDRA" PRODUCT FAMILY OR SIMILAR.
 - PRE-K ACTIVE PLAY AREA; STRUCTURES TBD FROM LANDSCAPE STRUCTURES "HEDRA" PRODUCT FAMILY OR SIMILAR.
 - SECURE BUS-RIDER WAITING AREA
 - BASKETBALL COURT.
 - FOUR SQUARE.
 - GAGA BALL AREA.
 - AGILITY COURSE.
 - SOCIAL PLAY AREA WITH SCULPTURAL SEATWALL.
 - OUTDOOR CLASSROOM AND FLEXIBLE SOCIAL PLAY AREA.
 - RAISED TURF INLAY AND ELEVATED INFORMAL SEATING.
 - SOCIAL PLAY AREA WITH GAME/PICNIC TABLE. MAGLIN "FAVA CLUSTER" PRODUCT FAMILY OR SIMILAR.
 - FLEXIBLE SPORTS FIELD.
 - TREE GRATE AND SILVA CELLS; TREE GRATE TO BE "VERTIGO" BY IRONSMITH OR SIMILAR
 - 4-FT BENCH. MAGLIN "1050" OR SIMILAR.
 - BIKE RACK. DERO "HOOP" OR SIMILAR. 38 SPACES TOTAL.
 - SKATEBOARD AND SCOOTER RACK. "SKATEDOCK" OR SIMILAR. 20 SPACES TOTAL.
 - 3-FT CMU "BREEZE BLOCK" STYLE SCREEN WALL.
 - FLAGPOLE.
 - BUS LOADING AND UNLOADING AREA - 205 LF.
 - SOUTH PARKING LOT - 29 STALLS (INCL 2 ADA)
 - CONTROLLED ACCESS GATE WITH KNOX BOX.
 - 20-FT WIDE FIRE ACCESS ROUTE.
 - PARENT/GUARDIAN DROP-OFF LANE - 792 LF.
 - FULLY ACCESSIBLE PARENT/GUARDIAN DROP-OFF AREA - 172 LF.
 - SECONDARY PARENT/GUARDIAN DROP-OFF LANE.
 - IRRIGATION AND MAINTENANCE ACCESS.
 - MONUMENT SIGN.
 - SITE LIGHTING PER ELECTRICAL.
 - TRASH ENCLOSURE PER ARCHITECTURAL.

LKV ARCHITECTS
 2400 E. Riverwalk Drive
 Boise, Idaho 83706
 www.lkvarchitects.com
 208.336.3443

THE LAND GROUP
 PH: 124155
 462 E. Shore Dr Ste 100,
 Eagle, ID 83616
 www.thelandgroupinc.com
 208.939.4041

PRELIMINARY
 NOT FOR CONSTRUCTION

Revisions	Date
Description	
#	

POLLARD ELEMENTARY SCHOOL
WEST ADA SCHOOL DISTRICT
 2211 N POLLARD LN, STAR, ID 83669

DATE: 12/20/2024
 LKV PROJECT #: 2429

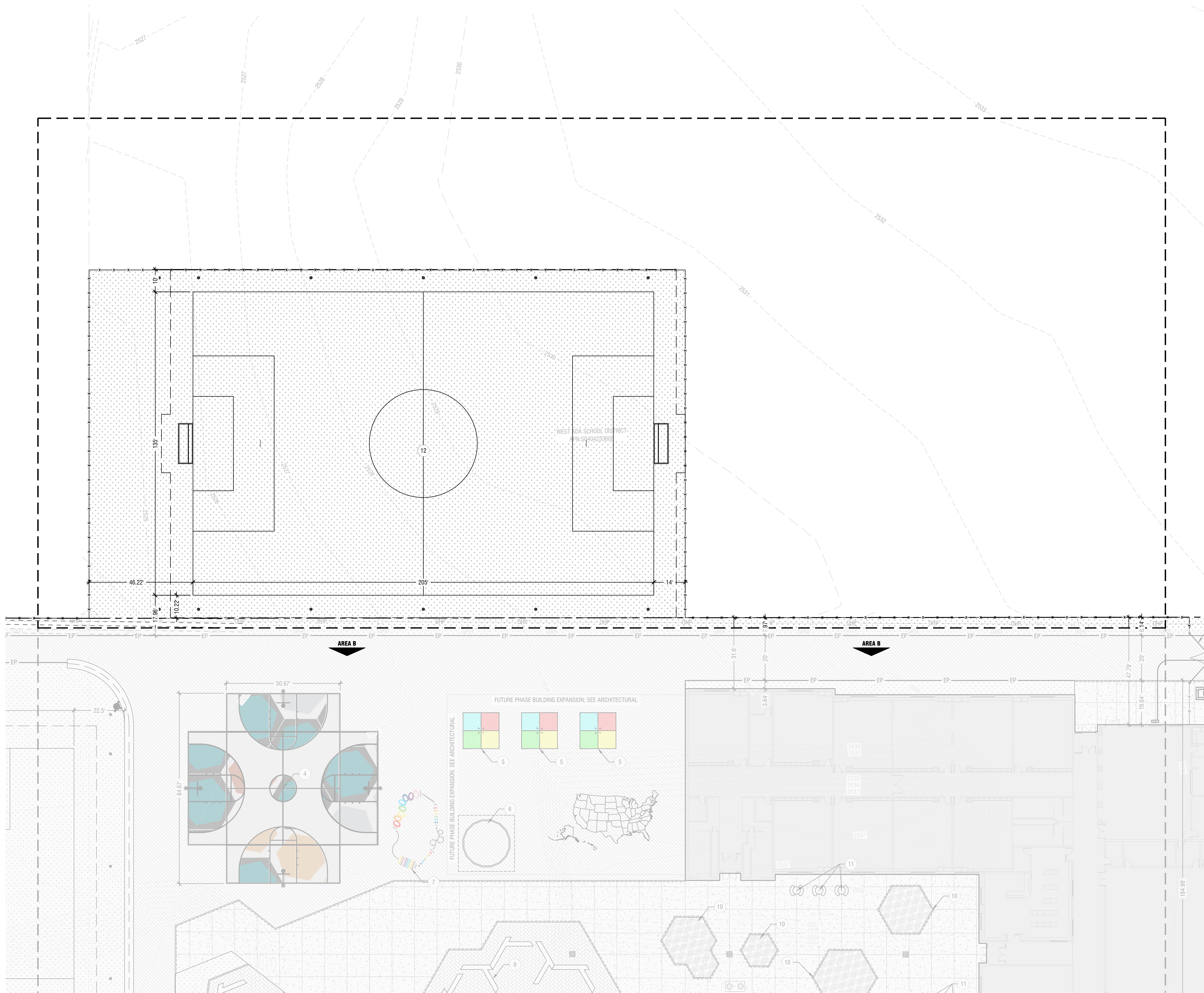
DRAWN BY: CL/LM
 CHECKED BY: SC

50% DD Set

DRAWING NO.:
C2.03
 SITE PLAN - AREA C



UNDERS
 T 3-10-2005
 350305



Material Legend:

	ASPHALT PAVING		CONCRETE UNIT PAVERS
	STANDARD CONCRETE FLATWORK		SYNTHETIC TURF PLAYGROUND SURFACING
	HEAVY DUTY CONCRETE FLATWORK		MINUS COMPACTED GRAVEL
	LANDSCAPE AREAS		

Fence Legend:

	4' CHAIN LINK FENCE
	6' CHAIN LINK FENCE
	EXISTING CHAIN LINK FENCE

- Keynotes:**
- ELEMENTARY ACTIVE PLAY AREA; STRUCTURES TBD FROM LANDSCAPE STRUCTURES "HEDRA" PRODUCT FAMILY OR SIMILAR.
 - PRE-K ACTIVE PLAY AREA; STRUCTURES TBD FROM LANDSCAPE STRUCTURES "HEDRA" PRODUCT FAMILY OR SIMILAR.
 - SECURE BUS-RIDER WAITING AREA
 - BASKETBALL COURT.
 - FOUR SQUARE.
 - GAGA BALL AREA.
 - AGILITY COURSE.
 - SOCIAL PLAY AREA WITH SCULPTURAL SEATWALL.
 - OUTDOOR CLASSROOM AND FLEXIBLE SOCIAL PLAY AREA.
 - RAISED TURF INLAY AND ELEVATED INFORMAL SEATING.
 - SOCIAL PLAY AREA WITH GAME/PICNIC TABLE. MAGLIN "FAVA CLUSTER" PRODUCT FAMILY OR SIMILAR.
 - FLEXIBLE SPORTS FIELD.
 - TREE GRATE AND SILVA CELLS; TREE GRATE TO BE "VERTIGO" BY IRONSMITH OR SIMILAR.
 - 4-FT BENCH. MAGLIN "1050" OR SIMILAR.
 - BIKE RACK. DERO "HOOP" OR SIMILAR. 38 SPACES TOTAL.
 - SKATEBOARD AND SCOOTER RACK. "SKATEDOCK" OR SIMILAR. 20 SPACES TOTAL.
 - 3-FT CMU "BREEZE BLOCK" STYLE SCREEN WALL.
 - FLAGPOLE.
 - BUS LOADING AND UNLOADING AREA - 205 LF.
 - SOUTH PARKING LOT - 29 STALLS (INCL 2 ADA)
 - CONTROLLED ACCESS GATE WITH KNOX BOX.
 - 20-FT WIDE FIRE ACCESS ROUTE.
 - PARENT/GUARDIAN DROP-OFF LANE - 792 LF.
 - 23.1 FULLY ACCESSIBLE PARENT/GUARDIAN DROP-OFF AREA - 172 LF.
 - SECONDARY PARENT/GUARDIAN DROP-OFF LANE.
 - IRRIGATION AND MAINTENANCE ACCESS.
 - MONUMENT SIGN.
 - SITE LIGHTING PER ELECTRICAL.
 - TRASH ENCLOSURE PER ARCHITECTURAL.

LKV ARCHITECTS
 2400 E. Riverwalk Drive
 Boise, Idaho 83706
 www.lkvarchitects.com
 208.336.3443

THE LAND GROUP
 PH: 124155
 462 E. Shore Dr Ste 100,
 Eagle, ID 83616
 www.thelandgroupinc.com
 208.939-4041

PRELIMINARY

NOT FOR CONSTRUCTION

#	Revisions	Description	Date

POLLARD ELEMENTARY SCHOOL
WEST ADA SCHOOL DISTRICT
 2211 N POLLARD LN, STAR, ID 83669

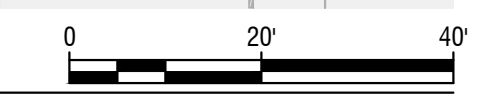
DATE: 12/20/2024
 LKV PROJECT #: 2429

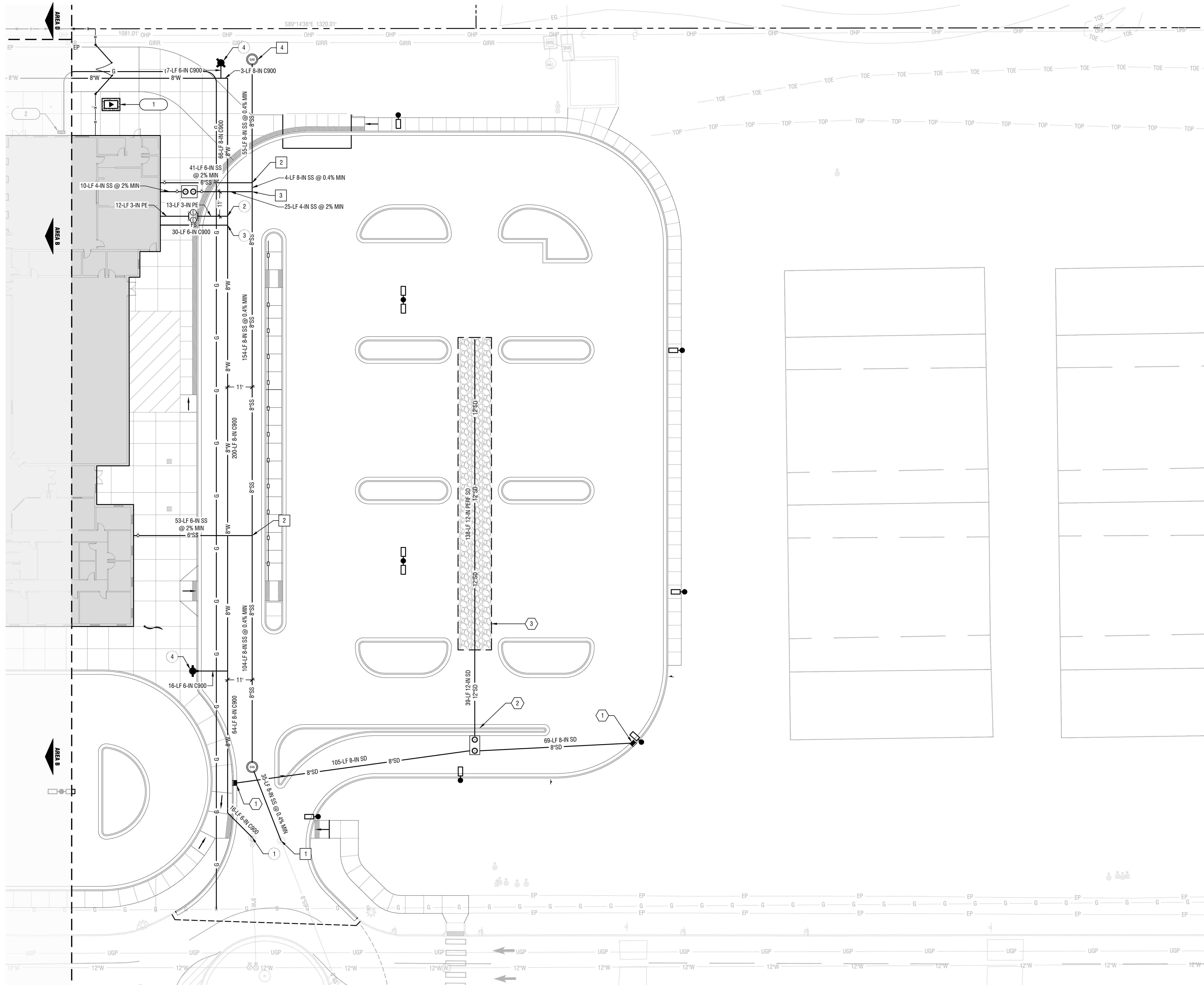
DRAWN BY: CL/LM
 CHECKED BY: SC

50% DD Set

DRAWING NO.:
C2.04
 SITE PLAN - AREA D

Site Plan - Area D
 Horizontal Scale: 1" = 20'





Water Keynotes:

1. CONNECT TO EXISTING 8-IN WATER MAIN STUB.
2. 3-IN WATER SERVICE AND TWO (2) PARALLEL 2-IN WATER METERS.
3. 6-IN FIRE SERVICE.
4. FIRE HYDRANT.

Sewer Keynotes:

1. CONNECT TO EXISTING SEWER MANHOLE.
2. 6-IN SEWER SERVICE.
3. 4-IN SEWER SERVICE AND GREASE INTERCEPTOR.
4. PROPOSED SEWER MANHOLE.

Drainage Keynotes:

1. CATCH BASIN INLET.
2. SAND AND GREASE TRAP.
3. SEEPAGE BED.
4. PERFORATED STORM DRAIN LINE AT PLAYGROUND.
5. AREA DRAIN.
6. DRAINAGE ROCK TRENCH.

Dry Utility Keynotes:

1. TRANSFORMER.
2. GAS METER.

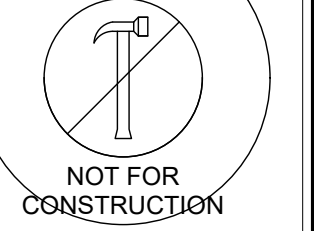


2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443



462 E. Shore Dr Ste 100,
Eagle, ID 83616
www.thelandgroupinc.com
208.939.4041

PRELIMINARY



#	Revisions Description	Date

**POLLARD ELEMENTARY SCHOOL
WEST ADA SCHOOL DISTRICT**
2211 N POLLARD LN, STAR, ID 83669

DATE: 12/20/2024
LKV PROJECT #: 2429

DRAWN BY: CL/LM
CHECKED BY: SC

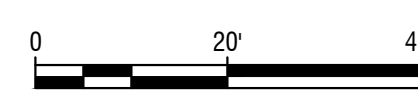
50% DD Set

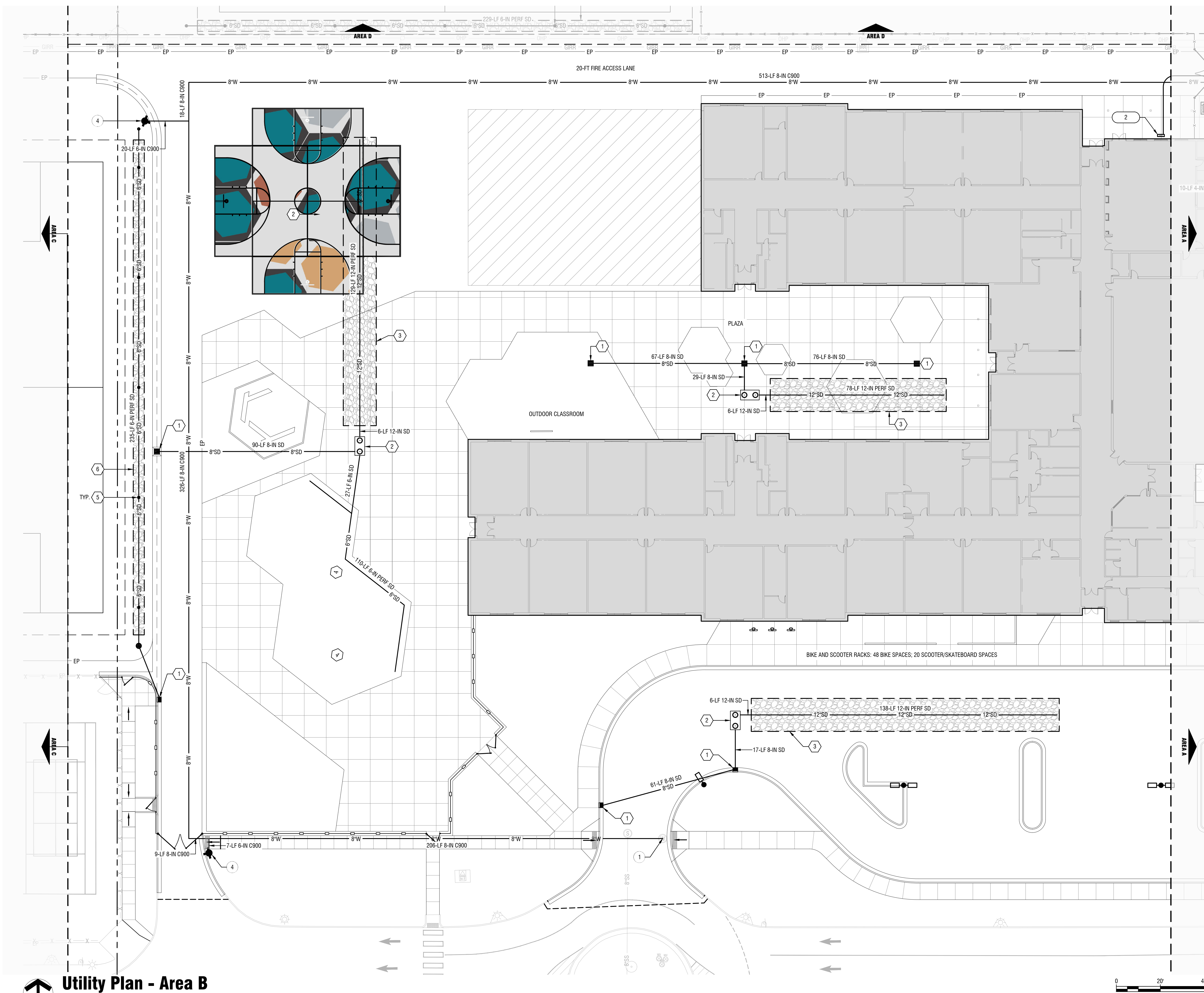
DRAWING NO.:

C5.01

UTILITY PLAN - AREA A

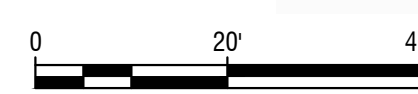
Utility Plan - Area A
Horizontal Scale: 1" = 20'





- Water Keynotes:**
1. CONNECT TO EXISTING 8-IN WATER MAIN STUB.
 2. 3-IN WATER SERVICE AND TWO (2) PARALLEL 2-IN WATER METERS.
 3. 6-IN FIRE SERVICE.
 4. FIRE HYDRANT.
- Sewer Keynotes:**
1. CONNECT TO EXISTING SEWER MANHOLE.
 2. 6-IN SEWER SERVICE.
 3. 4-IN SEWER SERVICE AND GREASE INTERCEPTOR.
 4. PROPOSED SEWER MANHOLE.
- Drainage Keynotes:**
1. CATCH BASIN INLET.
 2. SAND AND GREASE TRAP.
 3. SEEPAGE BED.
 4. PERFORATED STORM DRAIN LINE AT PLAYGROUND.
 5. AREA DRAIN.
 6. DRAINAGE ROCK TRENCH.
- Dry Utility Keynotes:**
1. TRANSFORMER.
 2. GAS METER.

Utility Plan - Area B
Horizontal Scale: 1" = 20'



LKV ARCHITECTS
2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443

THE LAND GROUP
PH: 124165
462 E. Shore Dr Ste 100,
Eagle, ID 83616
www.thelandgroupinc.com
208.939.4041

PRELIMINARY
NOT FOR CONSTRUCTION

#	Revisions	Description	Date

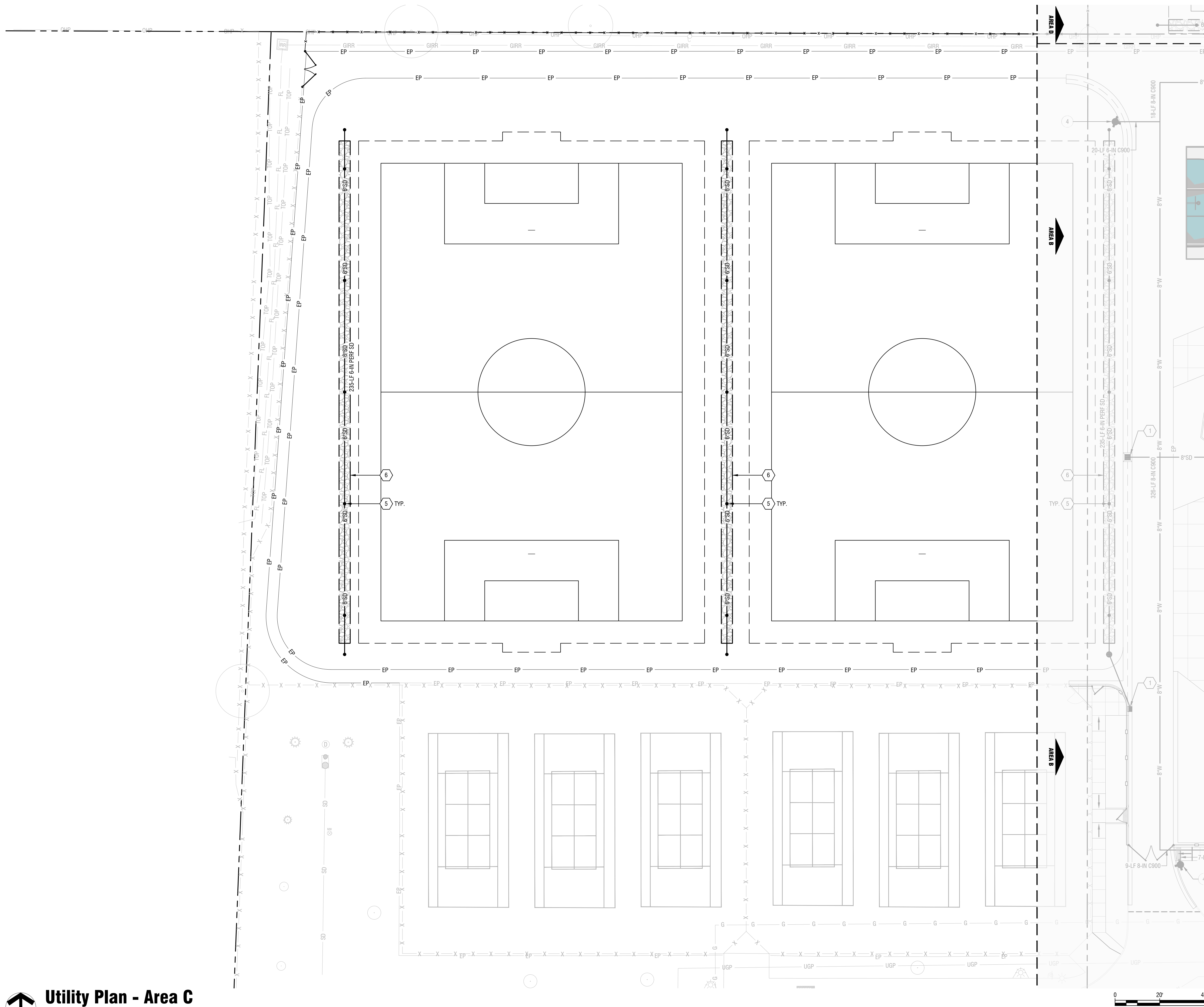
POLLARD ELEMENTARY SCHOOL
WEST ADA SCHOOL DISTRICT
2211 N POLLARD LN, STAR, ID 83669

DATE: 12/20/2024
LKV PROJECT #: 2429

DRAWN BY: CL/LM
CHECKED BY: SC

50% DD Set

DRAWING NO.:
C5.02
UTILITY PLAN - AREA B



- Water Keynotes:**
- CONNECT TO EXISTING 8-IN WATER MAIN STUB.
 - 3-IN WATER SERVICE AND TWO (2) PARALLEL 2-IN WATER METERS.
 - 6-IN FIRE SERVICE.
 - FIRE HYDRANT.
- Sewer Keynotes:**
- CONNECT TO EXISTING SEWER MANHOLE.
 - 6-IN SEWER SERVICE.
 - 4-IN SEWER SERVICE AND GREASE INTERCEPTOR.
 - PROPOSED SEWER MANHOLE.
- Drainage Keynotes:**
- CATCH BASIN INLET.
 - SAND AND GREASE TRAP.
 - SEEPAGE BED.
 - PERFORATED STORM DRAIN LINE AT PLAYGROUND.
 - AREA DRAIN.
 - DRAINAGE ROCK TRENCH.
- Dry Utility Keynotes:**
- TRANSFORMER.
 - GAS METER.

LKV ARCHITECTS
 2400 E. Riverwalk Drive
 Boise, Idaho 83706
 www.lkvarchitects.com
 208.336.3443

THE LAND GROUP
 PH: 124155
 462 E. Shore Dr Ste 100,
 Eagle, ID 83616
 www.thelandgroupinc.com
 208.939.4041

PRELIMINARY
 NOT FOR CONSTRUCTION

#	Revisions Description	Date

**POLLARD ELEMENTARY SCHOOL
 WEST ADA SCHOOL DISTRICT**
 2211 N POLLARD LN, STAR, ID 83669

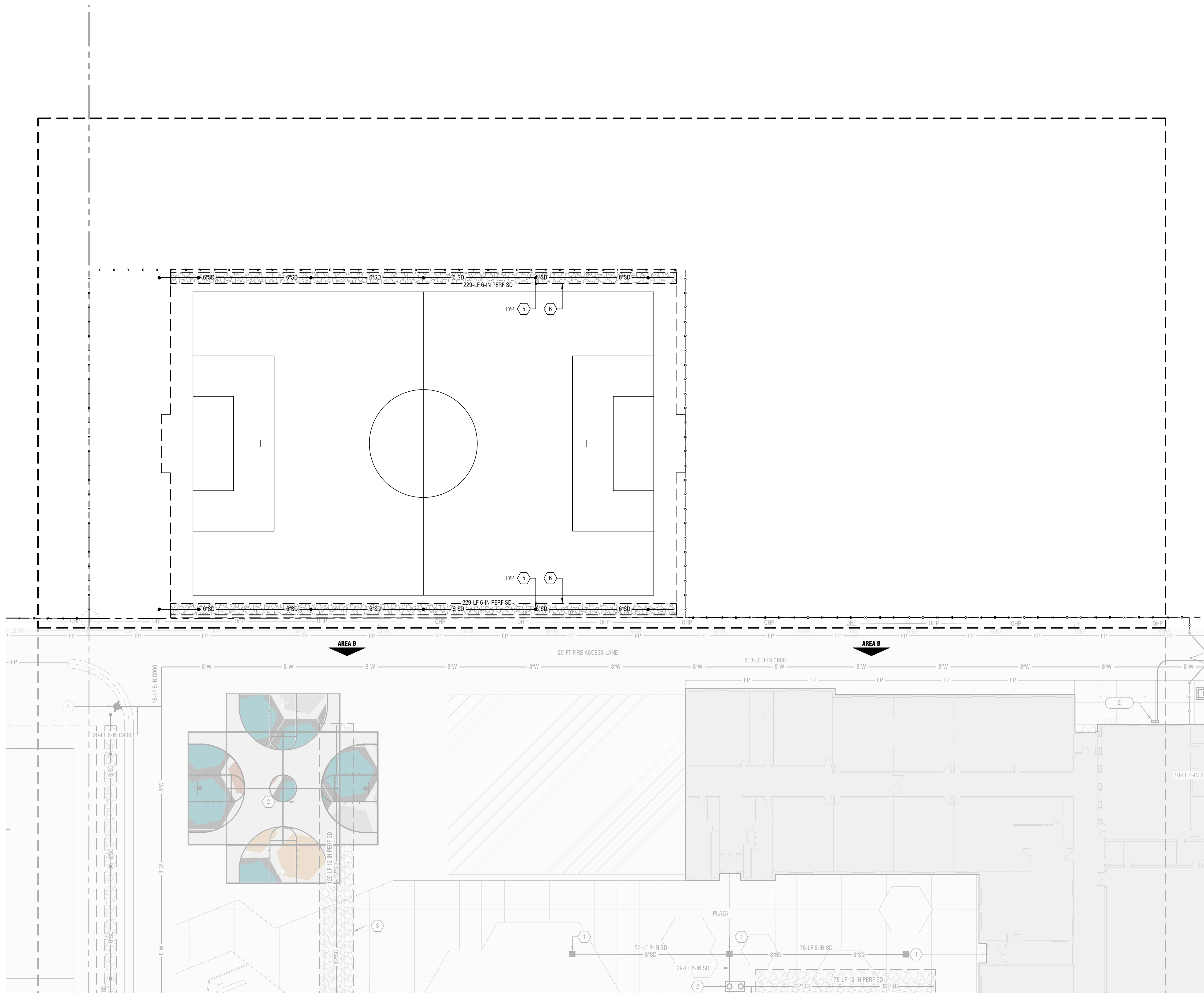
DATE: 12/20/2024
 LKV PROJECT #: 2429

DRAWN BY: CL/LM
 CHECKED BY: SC

50% DD Set

DRAWING NO.:
C5.03
 UTILITY PLAN - AREA C

Utility Plan - Area C
 Horizontal Scale: 1" = 20'



- Water Keynotes:**
- CONNECT TO EXISTING 8-IN WATER MAIN STUB.
 - 3-IN WATER SERVICE AND TWO (2) PARALLEL 2-IN WATER METERS.
 - 6-IN FIRE SERVICE.
 - FIRE HYDRANT.
- Sewer Keynotes:**
- CONNECT TO EXISTING SEWER MANHOLE.
 - 6-IN SEWER SERVICE.
 - 4-IN SEWER SERVICE AND GREASE INTERCEPTOR.
 - PROPOSED SEWER MANHOLE.
- Drainage Keynotes:**
- CATCH BASIN INLET.
 - SAND AND GREASE TRAP.
 - SEEPAGE BED.
 - PERFORATED STORM DRAIN LINE AT PLAYGROUND.
 - AREA DRAIN.
 - DRAINAGE ROCK TRENCH.
- Dry Utility Keynotes:**
- TRANSFORMER.
 - GAS METER.

LKV ARCHITECTS
 2400 E. Riverwalk Drive
 Boise, Idaho 83706
 www.lkvarchitects.com
 208.336.3443

THE LAND GROUP
 PH: 124165
 462 E. Shore Dr Ste 100,
 Eagle, ID 83616
 www.thelandgroupinc.com
 208.939.4041

PRELIMINARY
 NOT FOR CONSTRUCTION

#	Revisions Description	Date

**POLLARD ELEMENTARY SCHOOL
 WEST ADA SCHOOL DISTRICT**
 2211 N POLLARD LN, STAR, ID 83669

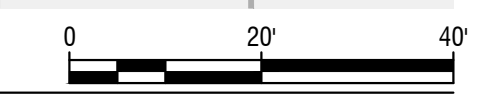
DATE: 12/20/2024
 LKV PROJECT #: 2429

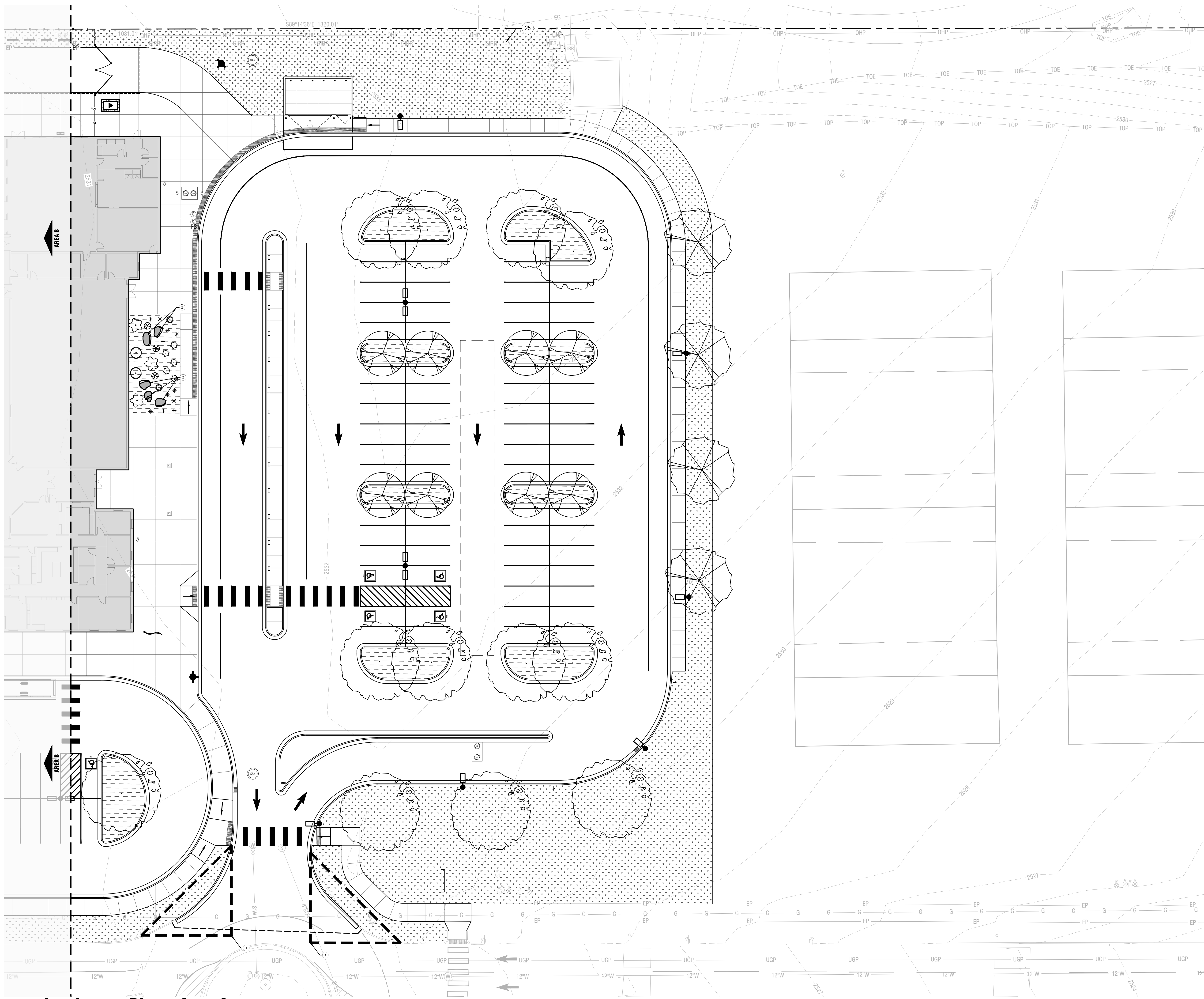
DRAWN BY: CL/LM
 CHECKED BY: SC

50% DD Set

DRAWING NO.:
C5.04
 UTILITY PLAN - AREA D

Utility Plan - Area D
 Horizontal Scale: 1" = 20'





Sheet Notes:

1. REFER TO LANDSCAPE NOTES, SHEET L1.50.
2. FOR PLANT SCHEDULE, SEE SHEET L1.50.

Material Legend:

	TURF SOD.		3" DEPTH MULCH.
	LARGE BASALT BOULDERS, 3'-4' DIA. TYP. SEE DETAIL 4/L1.50.		3" DEPTH MULCH.

Keynotes:

1. CLEAR VISION TRIANGLE.
2. SANDSTONE BOULDER. SEE DETAIL 4/L1.50.

Landscape Requirements:

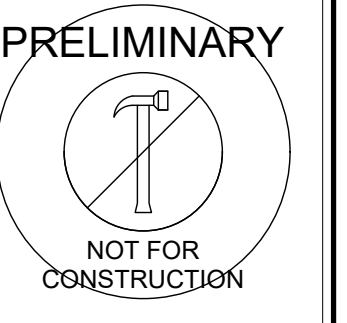
- A. STREET FRONTAGE LANDSCAPE REQUIREMENTS**
 A.A. NOT APPLICABLE; PROJECT DOES NOT INCLUDE PUBLIC STREET FRONTAGE.
- B. PARKING LOT LANDSCAPE REQUIREMENTS**
 B.A. PARKING LOT BUFFER - NOT APPLICABLE; PROJECT INCLUDES NO ADJACENT LAND USES OR PUBLIC STREET FRONTAGES.
 B.B. PARKING LOT INTERIOR LANDSCAPE, EAST LOT
 B.B.A. TOTAL PARKING SPACES: 67
 B.B.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: 8%
 B.B.C. TOTAL PARKING LOT AREA: 60,101 SF
 B.B.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 3077 SF; 5.1%
 B.B.E. TOTAL ALTERNATIVE COMPLIANCE PERIMETER LANDSCAPE PROVIDED: 12,942 SF; 21.5%
 B.B.F. TOTAL PARKING LOT LANDSCAPE PROVIDED: 16,019 SF; 26.7%
 B.C. PARKING LOT INTERIOR LANDSCAPE, WEST LOT
 B.C.A. TOTAL PARKING SPACES: 29
 B.C.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: MIN. 5%
 B.C.C. TOTAL PARKING LOT AREA: 26,202 SF
 B.C.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 1,200 SF; 4.6%
 B.C.E. TOTAL ALTERNATIVE COMPLIANCE PERIMETER LANDSCAPE PROVIDED: 1,264 SF; 4.8%
 B.C.F. TOTAL PARKING LOT LANDSCAPE PROVIDED: 2,464; 9.4%
- C. TREE MITIGATION CALCULATIONS**
 C.A. NOT APPLICABLE; PROJECT DOES NOT INCLUDE EXISTING TREES.
- D. TOTAL LANDSCAPE**
 D.A. GROSS PROJECT AREA: ± 10.33 ACRES
 D.B. TOTAL LANDSCAPE AREA REQUIRED: 10%
 D.C. TOTAL LANDSCAPE AREA PROVIDED (EXCL. PLAZAS): 3.16 ACRES; 30.6%
 D.D. TOTAL TREES PROVIDED: 44 TREES



2400 E. Riverwalk Drive
 Boise, Idaho 83706
 www.lkvarchitects.com
 208.336.3443



462 E. Shore Dr Ste 100,
 Eagle, ID 83616
 www.thelandgroupinc.com
 208.939.4041



Revisions	Description	Date
#		

**POLLARD ELEMENTARY SCHOOL
 WEST ADA SCHOOL DISTRICT**
 2211 N POLLARD LN, STAR, ID 83669

DATE: 12/20/2024
 LKV PROJECT #: 2429

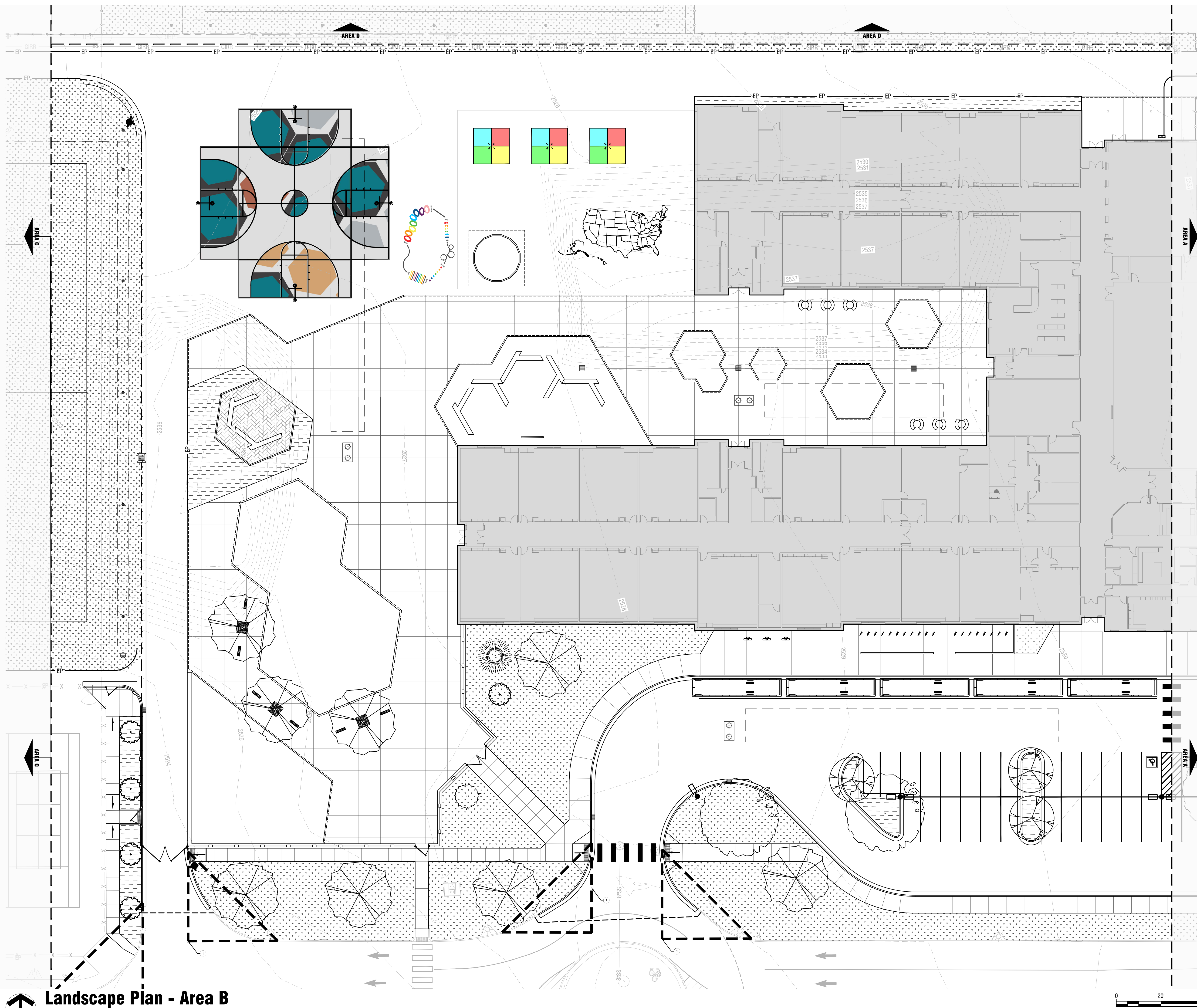
DRAWN BY: CL/LM
 CHECKED BY: SC

50% DD Set

DRAWING NO.:

L1.01
 LANDSCAPE PLAN - AREA A

Landscape Plan - Area A
 Horizontal Scale: 1" = 20'



Sheet Notes:
 1. REFER TO LANDSCAPE NOTES, SHEET L1.50.
 2. FOR PLANT SCHEDULE, SEE SHEET L1.50.

Material Legend:

	TURF SOD.		3" DEPTH MULCH.
	LARGE BASALT BOULDERS, 3'-4' DIA. TYP. SEE DETAIL 4/L1.50.		3" DEPTH MULCH.

Keynotes:
 1. CLEAR VISION TRIANGLE.
 2. SANDSTONE BOULDER. SEE DETAIL 4/L1.50.

Landscape Requirements:

- A. STREET FRONTAGE LANDSCAPE REQUIREMENTS**
 A.A. NOT APPLICABLE; PROJECT DOES NOT INCLUDE PUBLIC STREET FRONTAGE.
- B. PARKING LOT LANDSCAPE REQUIREMENTS**
 B.A. PARKING LOT BUFFER - NOT APPLICABLE; PROJECT INCLUDES NO ADJACENT LAND USES OR PUBLIC STREET FRONTAGES.
 B.B. PARKING LOT INTERIOR LANDSCAPE, EAST LOT
 B.B.A. TOTAL PARKING SPACES: 67
 B.B.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: 8%
 B.B.C. TOTAL INTERIOR LANDSCAPE PROVIDED: 3077 SF; 5.1%
 B.B.D. TOTAL ALTERNATIVE COMPLIANCE PERIMETER LANDSCAPE PROVIDED: 12,942 SF; 21.5%
 B.B.F. TOTAL PARKING LOT LANDSCAPE PROVIDED: 16,019 SF; 26.7%
 B.C. PARKING LOT INTERIOR LANDSCAPE, WEST LOT
 B.C.A. TOTAL PARKING SPACES: 29
 B.C.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: MIN. 5%
 B.C.C. TOTAL INTERIOR LANDSCAPE PROVIDED: 28,202 SF
 B.C.D. TOTAL ALTERNATIVE COMPLIANCE PERIMETER LANDSCAPE PROVIDED: 1,264 SF; 4.8%
 B.C.F. TOTAL PARKING LOT LANDSCAPE PROVIDED: 2,464; 9.4%
- C. TREE MITIGATION CALCULATIONS**
 C.A. NOT APPLICABLE; PROJECT DOES NOT INCLUDE EXISTING TREES.
- D. TOTAL LANDSCAPE**
 D.A. GROSS PROJECT AREA: ± 10.33 ACRES
 D.B. TOTAL LANDSCAPE AREA REQUIRED: 10%
 D.C. TOTAL LANDSCAPE AREA PROVIDED (EXCL. PLAZAS): 3.16 ACRES; 30.6%
 D.D. TOTAL TREES PROVIDED: 44 TREES

2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443

462 E. Shore Dr Ste 100,
Eagle, ID 83616
www.thelandgroupinc.com
208.939.4041

PRELIMINARY

Revisions	Date
Description	

POLLARD ELEMENTARY SCHOOL
WEST ADA SCHOOL DISTRICT
 2211 N POLLARD LN, STAR, ID 83669

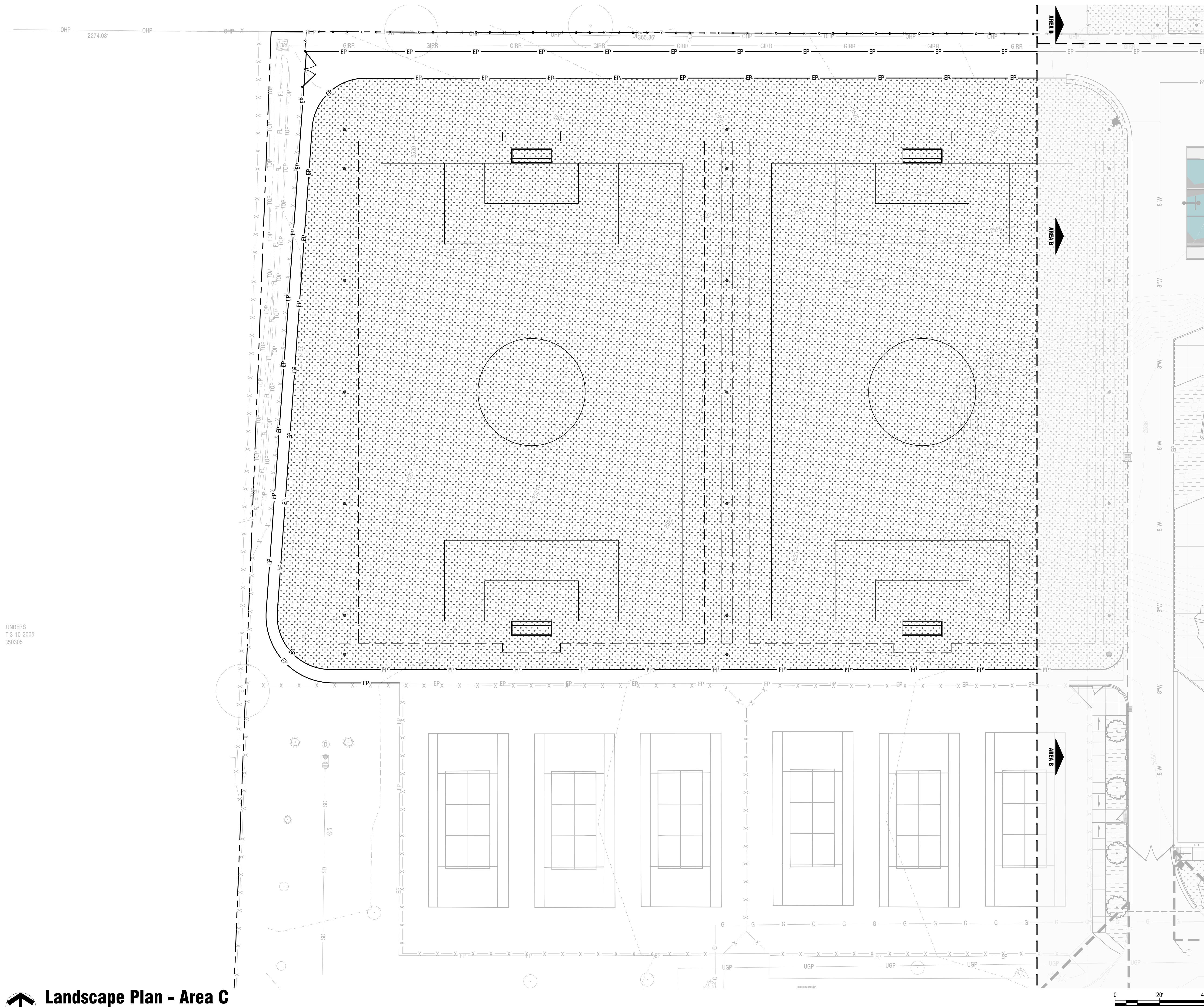
DATE: 12/20/2024
 LKV PROJECT #: 2429

DRAWN BY: CL/LM
 CHECKED BY: SC

50% DD Set

DRAWING NO.:
L1.02
 LANDSCAPE PLAN - AREA B

Landscape Plan - Area B
 Horizontal Scale: 1" = 20'



Sheet Notes:

1. REFER TO LANDSCAPE NOTES, SHEET L1.50.
2. FOR PLANT SCHEDULE, SEE SHEET L1.50.

Material Legend:

	TURF SOD.		3" DEPTH MULCH.
	LARGE BASALT BOULDERS, 3'-4" DIA. TYP. SEE DETAIL 4/L1.50.		3" DEPTH MULCH.

Keynotes:

1. CLEAR VISION TRIANGLE.
2. SANDSTONE BOULDER. SEE DETAIL 4/L1.50.

Landscape Requirements:

- A. STREET FRONTAGE LANDSCAPE REQUIREMENTS**
- A.A. NOT APPLICABLE; PROJECT DOES NOT INCLUDE PUBLIC STREET FRONTAGE.
- B. PARKING LOT LANDSCAPE REQUIREMENTS**
- B.A. PARKING LOT BUFFER - NOT APPLICABLE; PROJECT INCLUDES NO ADJACENT LAND USES OR PUBLIC STREET FRONTAGES.
- B.B. PARKING LOT INTERIOR LANDSCAPE, EAST LOT
- B.B.A. TOTAL PARKING SPACES: 67
- B.B.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: 8%
- B.B.C. TOTAL PARKING LOT AREA: 60,101 SF
- B.B.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 3077 SF; 5.1%
- B.B.E. TOTAL ALTERNATIVE COMPLIANCE PERIMETER LANDSCAPE PROVIDED: 12,942 SF; 21.5%
- B.B.F. TOTAL PARKING LOT LANDSCAPE PROVIDED: 16,019 SF; 26.7%
- B.C. PARKING LOT INTERIOR LANDSCAPE, WEST LOT
- B.C.A. TOTAL PARKING SPACES: 29
- B.C.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: MIN. 5%
- B.C.C. TOTAL PARKING LOT AREA: 26,202 SF
- B.C.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 1,200 SF; 4.6%
- B.C.E. TOTAL ALTERNATIVE COMPLIANCE PERIMETER LANDSCAPE PROVIDED: 1,264 SF; 4.8%
- B.C.F. TOTAL PARKING LOT LANDSCAPE PROVIDED: 2,464; 9.4%
- C. TREE MITIGATION CALCULATIONS**
- C.A. NOT APPLICABLE; PROJECT DOES NOT INCLUDE EXISTING TREES.
- D. TOTAL LANDSCAPE**
- D.A. GROSS PROJECT AREA: ±10.33 ACRES
- D.B. TOTAL LANDSCAPE AREA REQUIRED: 10%
- D.C. TOTAL LANDSCAPE AREA PROVIDED (EXCL. PLAZAS): 3.16 ACRES; 30.6%
- D.D. TOTAL TREES PROVIDED: 44 TREES

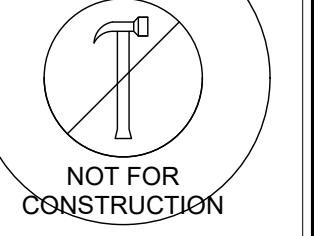


2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443



462 E. Shore Dr Ste 100,
Eagle, ID 83616
www.thelandgroupinc.com
208.939.4041

PRELIMINARY



Revisions	Description	Date
#		

POLLARD ELEMENTARY SCHOOL
WEST ADA SCHOOL DISTRICT
2211 N POLLARD LN, STAR, ID 83669

DATE: 12/20/2024
LKV PROJECT #: 2429

DRAWN BY: CL/LM
CHECKED BY: SC

50% DD Set

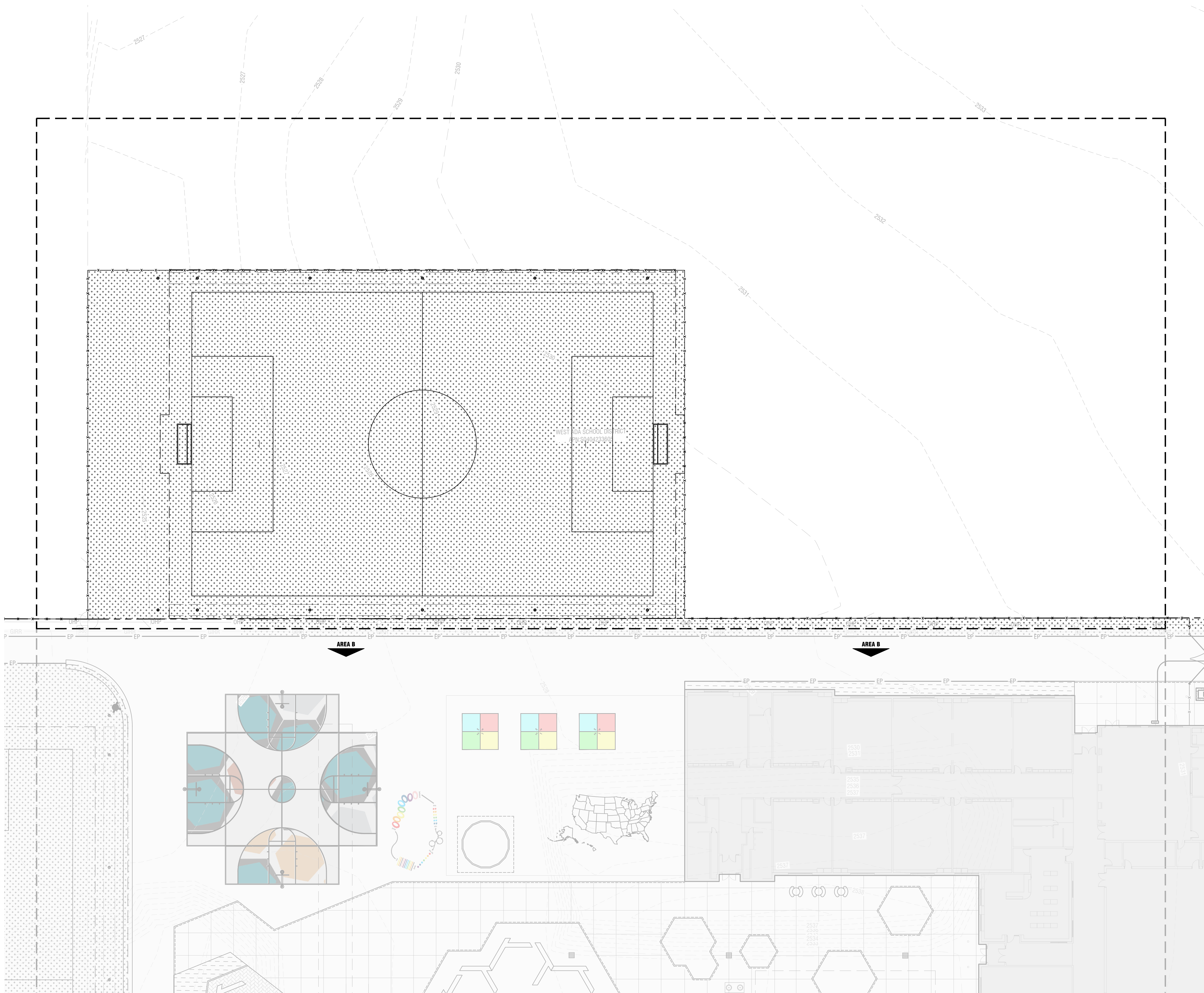
DRAWING NO.:

L1.03

LANDSCAPE PLAN - AREA C

UNDERS
T 3-10-2005
350305


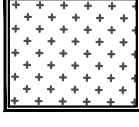






Sheet Notes:

1. REFER TO LANDSCAPE NOTES, SHEET L1.50.
2. FOR PLANT SCHEDULE, SEE SHEET L1.50.

Material Legend:

 TURF SOD.	 3" DEPTH MULCH.
 LARGE BASALT BOULDERS, 3'-4' DIA. TYP. SEE DETAIL 4/L1.50.	 3" DEPTH MULCH.

Keynotes:

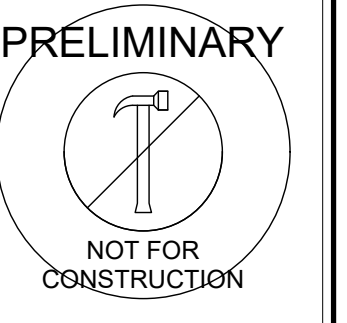
1. CLEAR VISION TRIANGLE.
2. SANDSTONE BOULDER. SEE DETAIL 4/L1.50.

Landscape Requirements:

- A. STREET FRONTAGE LANDSCAPE REQUIREMENTS**
- A.A. NOT APPLICABLE; PROJECT DOES NOT INCLUDE PUBLIC STREET FRONTAGE.
- B. PARKING LOT LANDSCAPE REQUIREMENTS**
- B.A. PARKING LOT BUFFER - NOT APPLICABLE; PROJECT INCLUDES NO ADJACENT LAND USES OR PUBLIC STREET FRONTAGES.
- B.B. PARKING LOT INTERIOR LANDSCAPE, EAST LOT
- B.B.A. TOTAL PARKING SPACES: 67
- B.B.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: 8%
- B.B.C. TOTAL PARKING LOT AREA: 60,101 SF
- B.B.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 3077 SF; 5.1%
- B.B.E. TOTAL ALTERNATIVE COMPLIANCE PERIMETER LANDSCAPE PROVIDED: 12,942 SF; 21.5%
- B.B.F. TOTAL PARKING LOT LANDSCAPE PROVIDED: 16,019 SF; 26.7%
- B.C. PARKING LOT INTERIOR LANDSCAPE, WEST LOT
- B.C.A. TOTAL PARKING SPACES: 29
- B.C.B. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: MIN. 5%
- B.C.C. TOTAL PARKING LOT AREA: 28,202 SF
- B.C.D. TOTAL INTERIOR LANDSCAPE PROVIDED: 1,200 SF; 4.6%
- B.C.E. TOTAL ALTERNATIVE COMPLIANCE PERIMETER LANDSCAPE PROVIDED: 1,264 SF; 4.8%
- B.C.F. TOTAL PARKING LOT LANDSCAPE PROVIDED: 2,464; 9.4%
- C. TREE MITIGATION CALCULATIONS**
- C.A. NOT APPLICABLE; PROJECT DOES NOT INCLUDE EXISTING TREES.
- D. TOTAL LANDSCAPE**
- D.A. GROSS PROJECT AREA: ± 10.33 ACRES
- D.B. TOTAL LANDSCAPE AREA REQUIRED: 10%
- D.C. TOTAL LANDSCAPE AREA PROVIDED (EXCL. PLAZAS): 3.16 ACRES; 30.6%
- D.D. TOTAL TREES PROVIDED: 44 TREES

LKV ARCHITECTS
 2400 E. Riverwalk Drive
 Boise, Idaho 83706
 www.lkvarchitects.com
 208.336.3443

THE LAND GROUP
 PH: 124165
 462 E. Shore Dr Ste 100,
 Eagle, ID 83616
 www.thelandgroupinc.com
 208.939-4041



Revisions	Description	Date
#		

**POLLARD ELEMENTARY SCHOOL
 WEST ADA SCHOOL DISTRICT**
 2211 N POLLARD LN, STAR, ID 83669

DATE: 12/20/2024
 LKV PROJECT #: 2429

DRAWN BY: CL/LM
 CHECKED BY: SC

50% DD Set

DRAWING NO.:

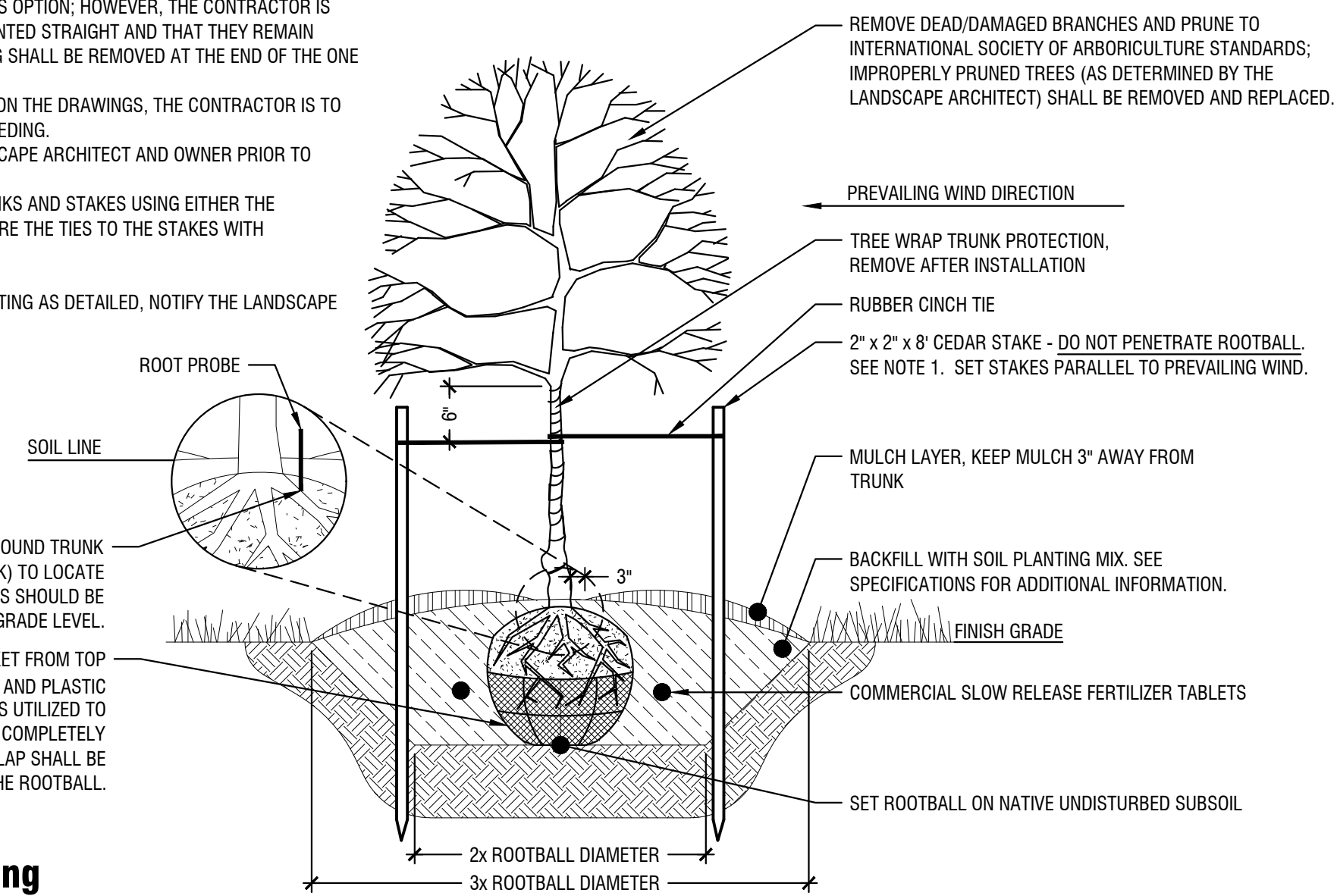
L1.04
 LANDSCAPE PLAN - AREA D

Landscape Plan - Area D
 Horizontal Scale: 1" = 20'



NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

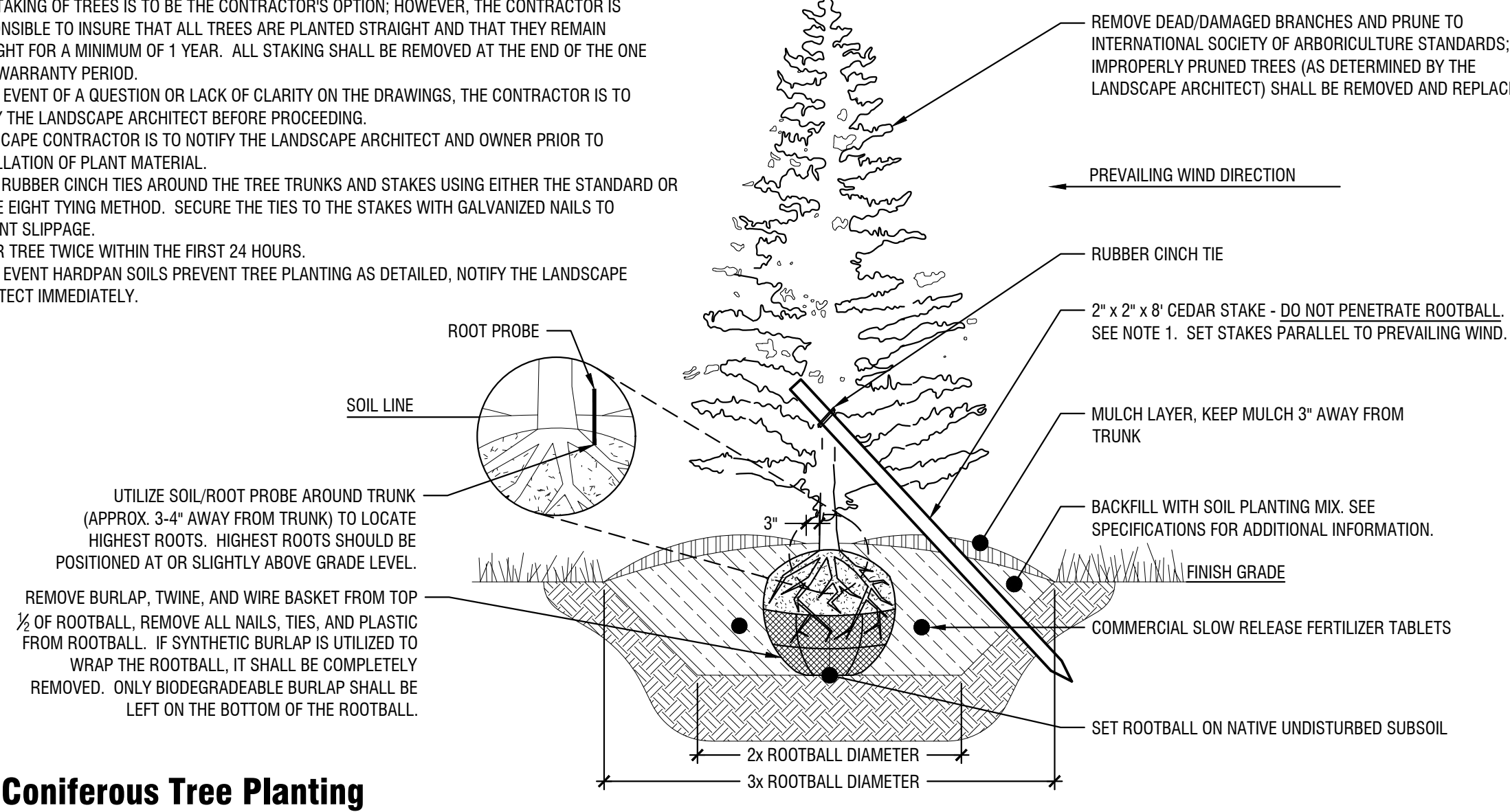


1 Deciduous Tree Planting

Scale: NTS

NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



2 Coniferous Tree Planting

Scale: NTS

Landscape Notes:

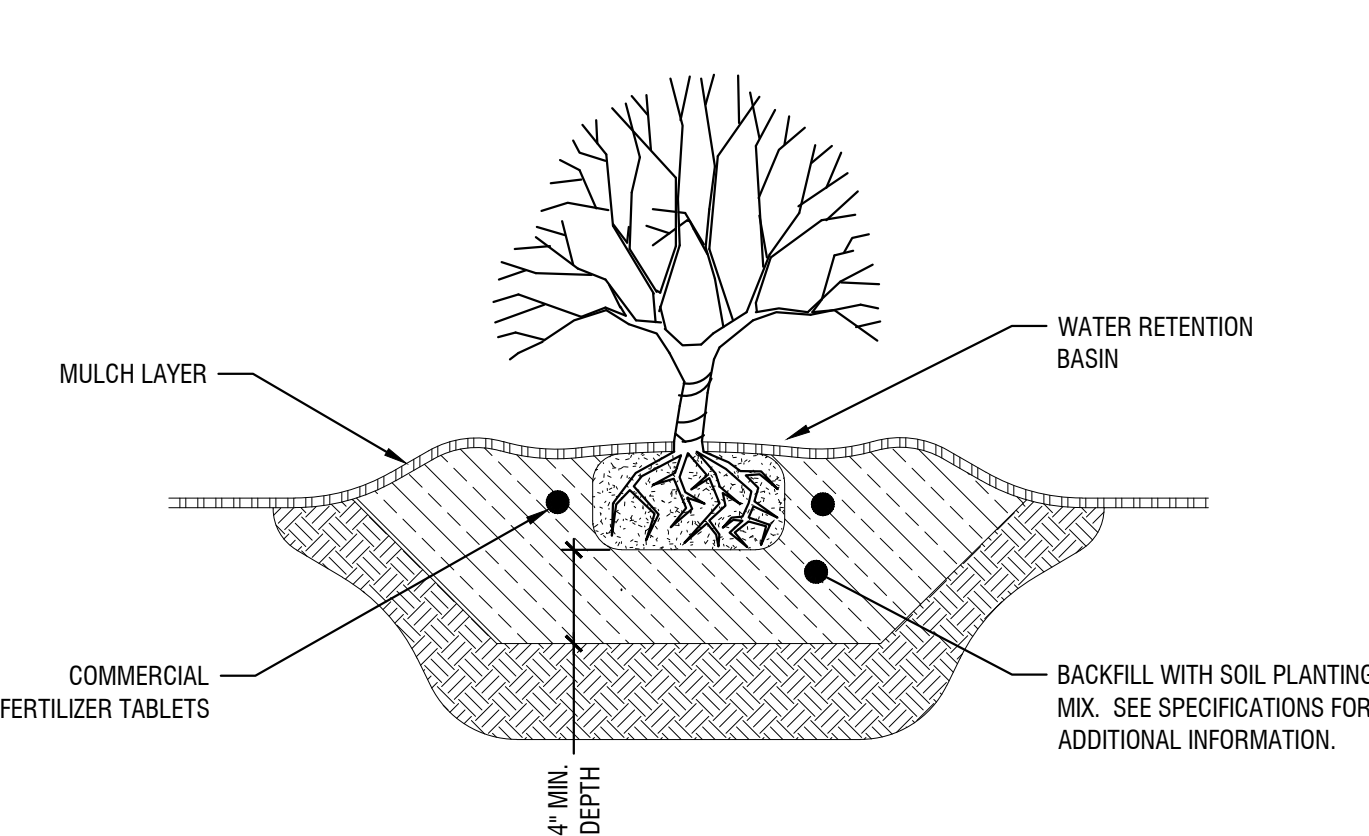
- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- ALL EXISTING TREES OUTSIDE OF WORK LIMITS WILL BE RETAINED AND PROTECTED.
- CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E.... FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" OF MEDIUM (2" MINUS) BARK MULCH.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN.
- IN ALL PLANTER BEDS AND LAWN AREAS, THE TOP 6 INCHES OF TOPSOIL WILL BE AMENDED AT A RATIO OF 3 CUBIC YARDS OF COMPOST/ORGANIC MATTER PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL. ALL TREE PITS SHALL BE A MIX OF SEVEN PARTS TOPSOIL (AS SPECIFIED IN THESE NOTES) AND THREE PARTS COMPOST/ORGANIC MATTER, BY VOLUME.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW SURFACE OF WALKS AND CURBS IN PLANTING BED AREAS, AND 1/2" IN LAWN AREAS.
- RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOxious WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- ALL LANDSCAPED AREAS SHALL BE EQUIPPED WITH A PRESSURIZED IRRIGATION SYSTEM CONSTRUCTED TO CITY OF CALDWELL MUNICIPAL IRRIGATION DISTRICT (CMDI) STANDARDS. THIS PRESSURIZED AUTOMATIC UNDERGROUND SPRINKLER SYSTEM SHALL PROVIDE COMPLETE COVERAGE AND BE PROPERLY ZONED FOR REQUIRED WATER USES.

Tree Protection Notes:

- PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE: (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE DRIP LINE OF THE TREE.)
 - CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
 - DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
 - DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
 - DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
 - MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
 - DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
 - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE:
 - OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
 - PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
- ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

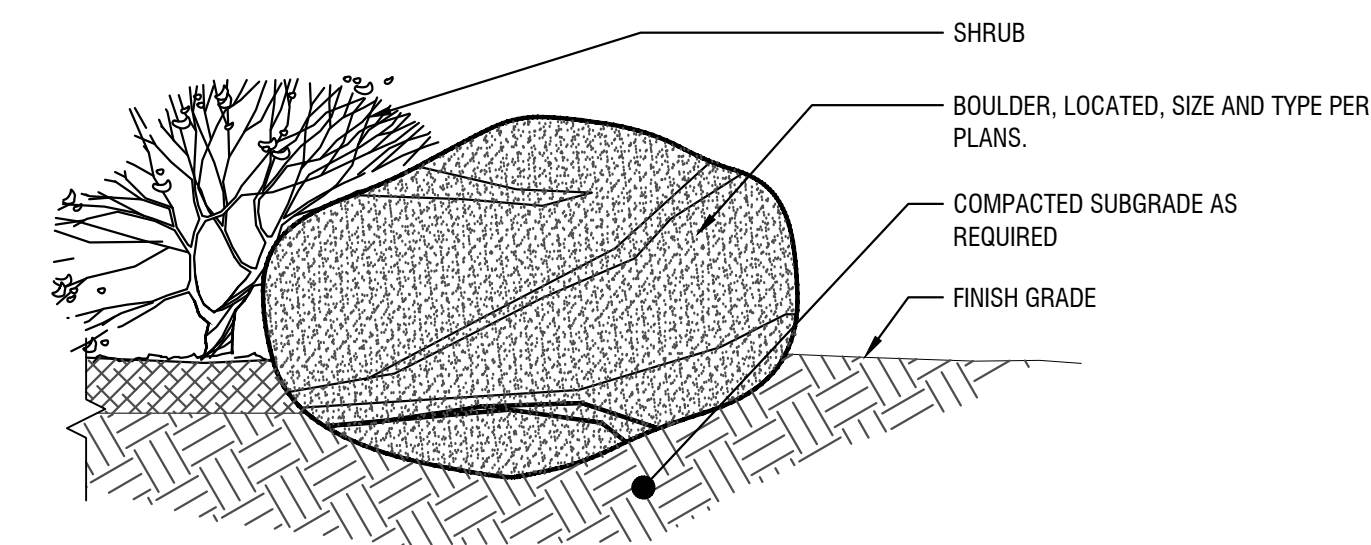
EXISTING TREE	REPLACEMENT
1" TO 6" CALIPER.....	2X CALIPER OF TREE REMOVED
6" TO 12" CALIPER.....	1.5X CALIPER OF TREE REMOVED
> 12" OR LARGER CALIPER.....	1X CALIPER OF TREE REMOVED

EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.



3 Shrub Planting

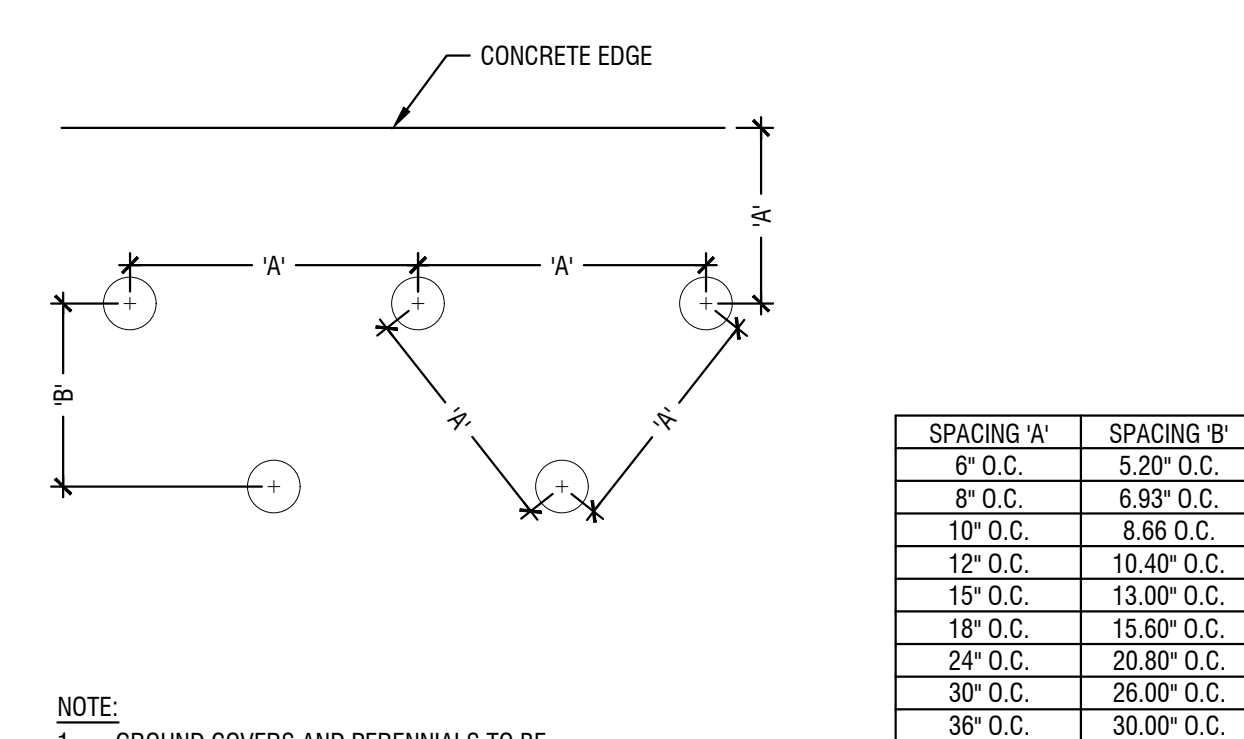
Scale: NTS



- NOTES:
- NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
 - PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
 - CLEAN ALL BOULDERS OF DIRT AND LOOSE DEBRIS.
 - WHEN PLACING BOULDERS, BURY 1/4 TO 1/3 OF BOULDER BELOW FINISH GRADE.
 - DO NOT SCAR OR DAMAGE BOULDERS.

4 Boulder Installation

Scale: NTS



- NOTE:
- GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING.

5 Typical Plant Spacing

Scale: NTS

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	GS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST 45' HGT, 35' SPD	2" CAL.	B&B	12
	LE	LIRIODENDRON TULIPIFERA 'JFS-02' / EMERALD CITY® TULIP POPLAR 50' HGT, 25' SPD	2" CAL.	B&B	11
	PB	PICEA PUNGENS GLAUCA 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE 25' HGT, 15' SPD	7" HT.	B&B	1
	PG	PICEA GLAUCA / WHITE SPRUCE 50' HGT, 20' SPD	7" HT.	B&B	1
	QY	QUERCUS X BIMUNDORUM 'JFS-KW20X' / SKINNY GENES® OAK 45' HGT, 10' SPD	2" CAL.	B&B	5
	ZV	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA 50' HGT, 40' SPD	2" CAL.	B&B	14
SHRUBS					
	CB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD 3' HGT, 3' SPD	3 GAL.	POT	3
	CH	CORNUS ALBA 'BAILHALO' / IVORY HALO® TATARIAN DOGWOOD 6' HGT, 6' SPD	5 GAL.	POT	2
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS 3' HGT, 2' SPD	1 GAL.	POT	11
	HL	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT PANICLE HYDRANGEA 6' HGT, 6' SPD	3 GAL.	POT	3
	LA	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER 3' HGT, 2' SPD	2 GAL.	POT	5
	PS	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE 2' HGT, 3' SPD	3 GAL.	POT	2



2400 E. Riverwalk Drive
Boise, Idaho 83706
www.lkvarchitects.com
208.336.3443



462 E. Shore Dr Ste 100,
Eagle, ID 83616
www.thelandgroupinc.com
208.939.4041



Revisions	Description	Date
#		

POLLARD ELEMENTARY SCHOOL
WEST ADA SCHOOL DISTRICT
2211 N POLLARD LN, STAR, ID 83669

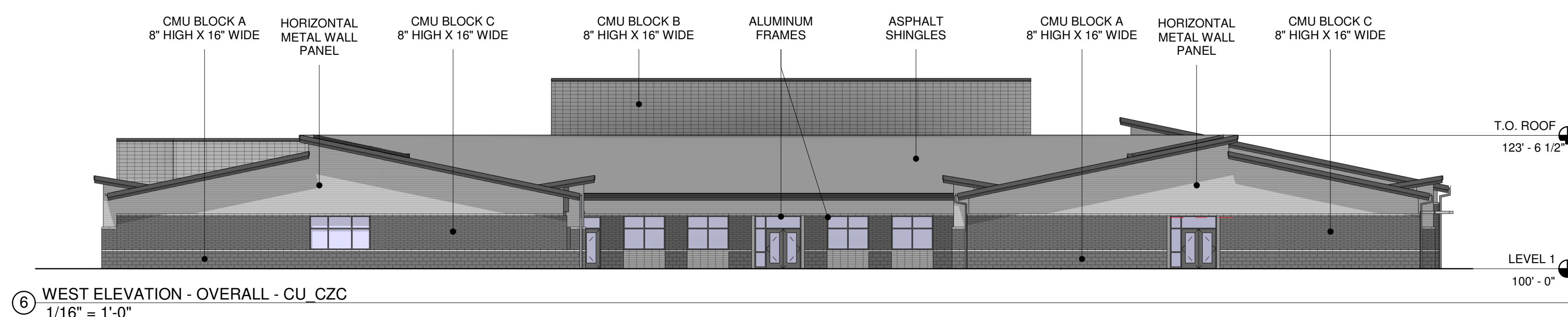
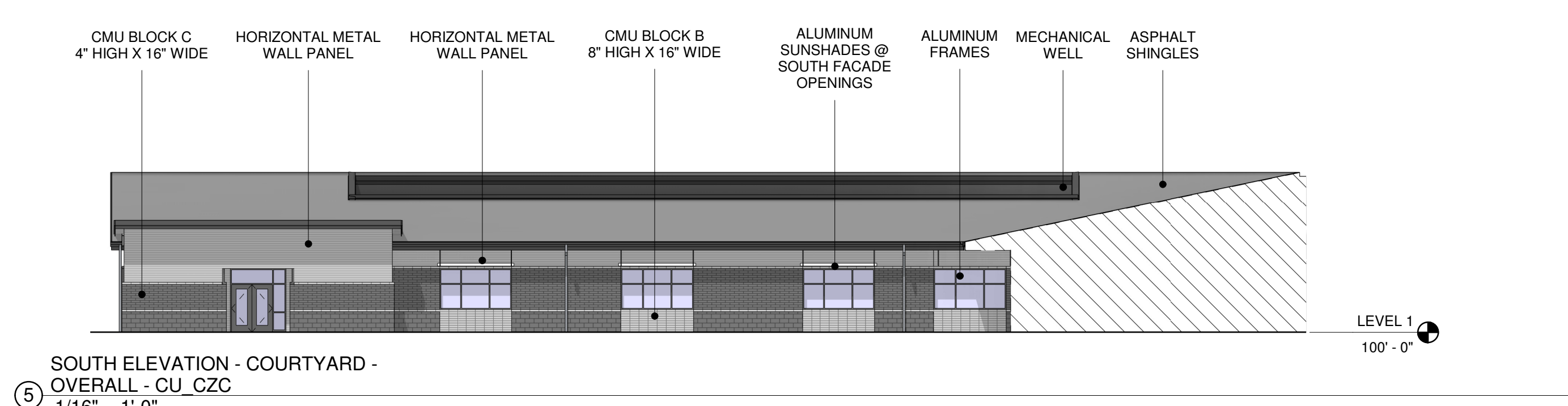
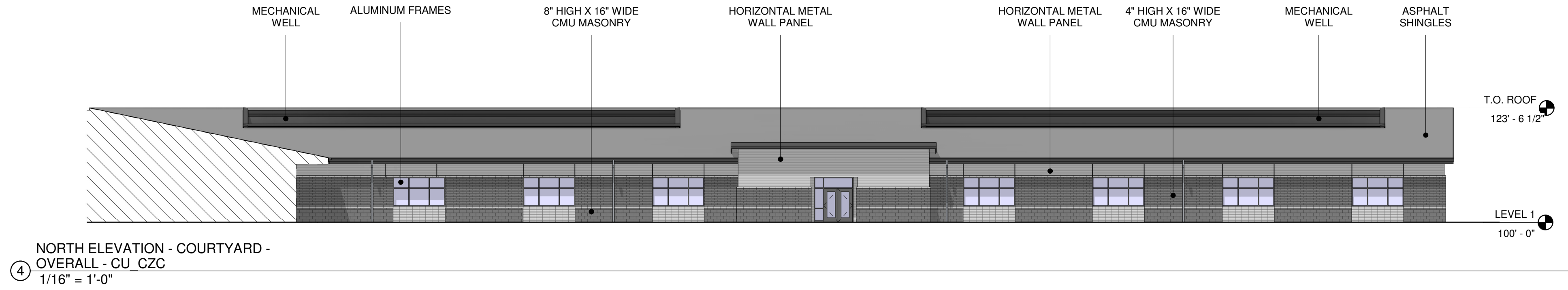
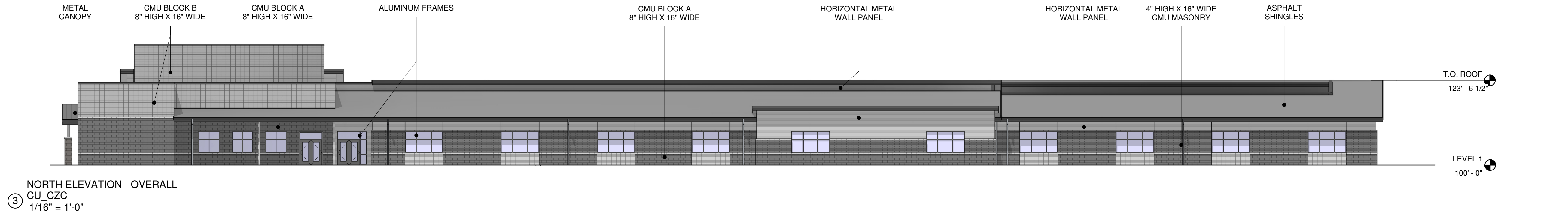
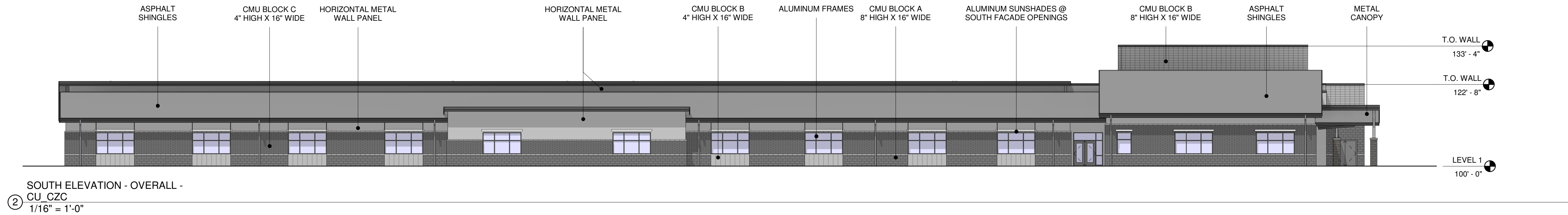
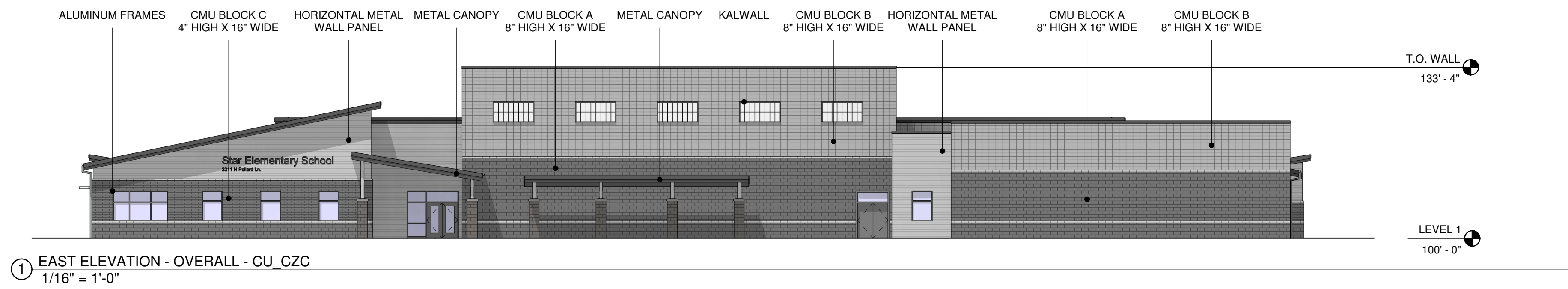
DATE: 12/20/2024
LKV PROJECT #: 2429

DRAWN BY: CL/LM
CHECKED BY: SC

50% DD Set

DRAWING NO.:

L1.50
LANDSCAPE DETAILS



MATERIAL PALETTE BLOCK



CMU MASONRY - BLOCK A
MANUFACTURE: BASALITE CONCRETE PRODUCTS
SIZE: 8 x 8 x 16 AND 12 x 8 x 16
COLOR: 995 GRANITE GOLD
TEXTURE: SPLIT FACE



CMU MASONRY - BLOCK B
MANUFACTURE: BASALITE CONCRETE PRODUCTS
SIZE: 4 x 4 x 16 AND 12 x 8 x 16
COLOR: 615
TEXTURE: GROUND FACE



CMU MASONRY - BLOCK C
MANUFACTURE: BASALITE CONCRETE PRODUCTS
SIZE: 4 x 4 x 16
COLOR: SPECBRICK - FLINT BLEND



HORIZONTAL METAL WALL PANEL
MANUFACTURE: PAC-CLAD
SIZE: HWP 18"
COLOR: METALLIC SILVER



January 9, 2025

Shawn Nickel
City of Star
PO Box 130
Star, ID 83669

Re: **Pollard Lane Elementary School
Conditional Use Permit**

Dear Mr. Nickel

The Star Sewer and Water District has reviewed the Pollard Lane Elementary School CUP application provided by your office. The property is not currently annexed into the Star Sewer and Water District and will be required to do so prior to any sewer and water permits for the property. Our system has capacity to serve both sewer and water loads for this project.

However, no preliminary utility improvements were shown on the CUP application. Prior to any construction improvements the applicant shall be required to submit a full set of construction drawings to the District. Sewer is located in drive located on the Middle School property south of the building with stub locations to this property. Water is located in the same drive isle with multiple stubs to the elementary school property. Again, construction drawings of the proposed improvements will be required prior to the construction of any improvements.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan", is written over a horizontal line.

Ryan V. Morgan, P.E.
District Engineer

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsén
Kevan Wheelock
David Hershey

15 January 2025

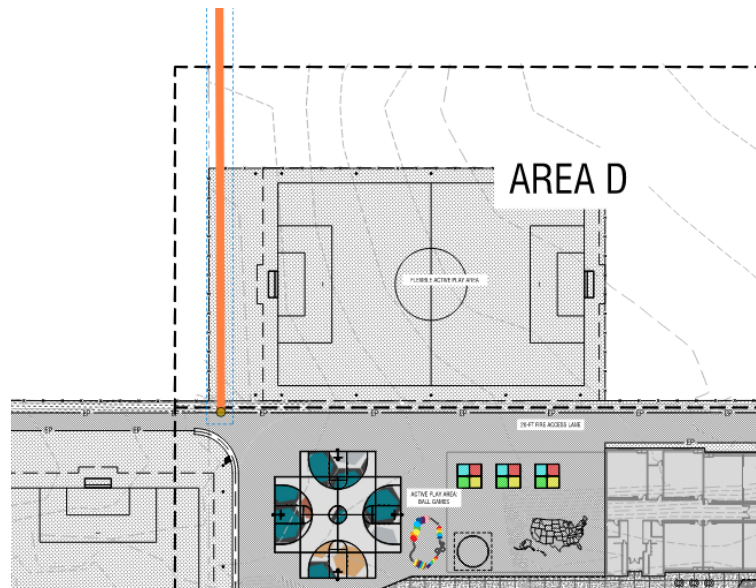
Toby Norskog
LKV Architects
2400 Riverwalk Dr.
Boise, ID 83702

Re: Pollard Lane Elementary School – CUP Application

Dear Mr. Norskog,

The City of Star Engineering Department has reviewed the CUP for the Pollard Lane Elementary School dated December 24, 2024. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and question based on our review.

1. There is a pathway located in the subdivision north of the West Ada School Districts Property. It is recommended that the District extend a pathway along the western boundary line of the Future Phase and Area D to connect to this pathway. This will help the overall safety of the students by routing them off Pollard Lane (no sidewalks/gravel shoulders) onto school property.



2. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a pressure irrigation system will be required prior to construction. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
3. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
4. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
5. Finish grades at boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
6. Easements for sewer/water facilities will be required where placed outside of public right of way.

We recommend that the application be APPROVED with the conditions listed above. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above referenced application does not relieve the applicant of those responsibilities.

If you have any questions, please do not hesitate to contact City Hall



Sincerely,



Ryan V. Morgan, P.E.
City Engineer

Enclosures

Star Fire Protection District

Date: January 7, 2025
To: City of Star Planning & Zoning
From: Victor Islas, Deputy Chief  
Subject: Fire District Comments
File: Pollard Lane Elementary School
CU-24-09 Conditional Use

The Star Fire Protection District has assessed the documents provided by the City of Star on January 7, 2025, review comments are as follows:

The Applicant is requesting approval of a Conditional Use Permit for a proposed new elementary school. The property is located at 2211 N. Pollard Lane in Star, Ada County, Idaho.

The development will be served by the Star Fire Protection District's Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is approximately 3.3 mile(s) from the development entrance, with an estimated travel time of 8 minutes under optimal driving conditions.

Future response coverage will be provided by Star Fire Protection District Station 55, located at 9415 W Floating Feather Rd. Star, ID. Station 55 is 0.8 mile(s) with an estimated travel time of 3 minutes under ideal driving conditions to the entrance of the development.

The district does not oppose the application, contingent on adherence to the following code requirements and approval conditions:

1. Codes:
 - 1.1. This development shall comply with the 2018 International Fire Code (IFC) along with any relevant codes established by the City of Star, Idaho.
2. Water Supply for Firefighter Operations Compliance:
 - 2.1. The development must meet all water supply requirements as outlined in the 2018 International Fire Code (IFC). This includes ensuring adequate water supply for fire suppression purposes in accordance with the code.
3. Fire Department Access:
 - 3.1. The development must provide proper fire department access as required by the 2018 International Fire Code (IFC). This includes ensuring that all access roads, fire lanes, and other necessary access points are compliant with the code to facilitate prompt emergency response.
4. Additional Comments:
 - 4.1. Additional reviews will take place during the site construction and building permit phases. At that time, the project must comply with the current Fire Code and any applicable codes set by the City of Star.
 - 4.2. The applicant is responsible for submitting the necessary applications and supporting documents to the Fire District for review. Applicable review fees will be charged by the Fire District.



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

January 24, 2025

Shawn Nickel
Planning Director & Zoning Administrator
10769 W State Street
Star, Idaho 83669

VIA EMAIL

Development Application	CU-24-09
Project Name	Pollard Lane Elementary School
Project Location	Approx ½ mile west of SH-16 MP 101.27
Project Description	65,000 sqft Elementary School for grades Pre-K-5
Applicant	West Ada School District

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. This project does not abut the state highway system.
2. Currently, Kittelson & Associates is preparing a Traffic Impact Study (TIS) for ITD to review.
3. ITD reserves the right to make further comments upon review of any submitted TIS or other requested documents.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov

Shawn Nickel

From: Ken Borja <k_borja@msn.com>
Sent: Tuesday, January 21, 2025 7:06 PM
To: Shawn Nickel
Subject: Pollard Lane Elementary School

Hello Steve,

I would like to comment to the Star City Council in regards to the Pollard Lane Elementary School.

The following are my concerns:

1. There is no sidewalk from Floating Feather to the school entrance (on Pollard, on east boundary of cemetery). How can you approve another school with this extreme safety hazard.
2. There should be consideration for another entrance to the school property. The traffic with the Middle School is already a burden on the area.

Thank you,
Ken Borja
2173 N. Garnet Creek Avenue
Star, Idaho 83669
(208) 695-4096

Sent from my iPhone