

Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT: C.U.P. 25-031 Sterling Landscaping
with Variances from Setbacks - Addendum

MEETING DATE: February 12, 2026

TO: Planning and Zoning Commission

STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

**APPLICANT /
PROPERTY OWNER:** Jody Hurst
673 E Lava Falls ST, Meridian ID 83646

REPRESENTATIVE: Mike Williams, South Beck and Baird
1102 S Vista Ave, Boise, ID 83705

LOCATION: 13965 Highway 55
Parcel RP18N03E339481 in the SESE Section 33, T.18N, R.3E,
Boise Meridian, Valley County, Idaho

SIZE: 0.99-acre parcel

REQUEST: Landscaping Business and Homesite

EXISTING LAND USE: Single-Family Residential Parcel with Home

On December 11, 2025, the Commission tabled C.U.P. 25-031 Sterling Landscaping to January 8, 2026, for additional information:

- Updated site plan showing parking area.
- Updated site plan showing building location with a smaller variance requested.
- Communication from the adjacent neighbor.
- Requirements of McCall Fire Department.

The applicant's representative requested a continuance to February 12, 2026.

FINDINGS:

1. A properly noticed public hearing was held on December 11, 2025.
2. The matter was tabled for additional information to the regularly scheduled meeting on January 8, 2026, at 6:00 p.m.
3. Legal notice was posted in the *Star News* on December 18, 2025, and December 25, 2025. Since the matter was tabled to a specific date and time, additional public hearing notice was not required.

4. On request of the applicant, the matter was tabled to the regularly scheduled meeting on February 12, 2026, at 6:00 p.m.
5. Legal notice was posted in the *Star News* on January 22, 2026, and January 29, 2026. Since the matter was table to a specific date and time, additional public hearing notice was not required.
6. Additional Agency comment received after December 8, 2025:

Kendra Conder, Idaho Transportation Department, stated ITD has an approved permit for Sterling Landscaping. (January 24, 2026)
7. Public comment received after December 8, 2025: *none*
8. Additional Submittals from Applicant received January 22, 2026
 - Revised Site Plan S1.00
 - Revised Landscape Plan L1.00 and L2.00
 - The proposed shop has been removed from the site plan.
 - Variances are requested to:
 - allow parking within the setback area and
 - allow storage bins to be located 5-ft from the south (side) and 25-ft from the west (rear) property lines.
 - They will work with the adjacent neighbor to address the cross-access agreement as required by Idaho Transportation Department.

TITLE 9 LAND USE AND DEVELOPMENT

9-5-3: STANDARDS:

The provisions of this chapter shall apply to the various buildings and uses designated herein as conditional uses.

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

TABLE 5-A STANDARDS FOR CONDITIONAL USES

Use Description	Building Setbacks (feet)				Max. Lot Cover	Minimum Street Frontage	Max. Building Height	Minimum Parking Spaces
	Front	Side	Side Street	Rear				
Commercial uses: Area business	30	10	30	30	40 %	75 ft	35 ft	1+1/250 square feet

STAFF COMMENTS / QUESTIONS:

1. Commissioners and the applicant should refer to the Staff Report, meeting minutes, and exhibits for December 8, 2025.
2. Has there been any communication with the neighbor to the south concerning access? I spoke with the owner on January 29, 2026, and he said there was no formal agreement to use his access into perpetuity; he was going to try to call the applicant.

Question to P&Z Commission:

1. Does this use meet the minimum standards in Title 9, Chapter 5, of the Valley County Code, etc.? If not, which ones does it not comply with?
2. Would impacts be properly mitigated? If not, which impacts would not be mitigated?
3. What could the applicant do to gain approval?

Standards of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

ATTACHMENTS:

- Proposed Conditions of Approval – REVISED
- Relevant Draft PZ Commission Meeting Minutes for December 8, 2025
- Responses Received after December 8, 2025
- Additional Submittals from Applicant

Proposed Conditions of Approval - Revised

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established within one year, or a permit extension will be required.
5. All lighting must comply with the Valley County Lighting Ordinance. All lights shall be fully shielded so that there is not upward or horizontal projection of lights.
6. Must have a stormwater management plan and site grading plan approved by the Valley County Engineer prior to doing any dirt work on-site.
7. Must comply with requirements of Central District Health.
8. Must comply with the requirements of the McCall Fire District.
9. Must have approval from Lake Irrigation District.
10. Snow must be stored on-site.
11. The site must be kept in a neat and orderly manner.
12. Shall obtain a sign permit from Valley County prior to installation of any sign.
13. Noise shall be kept to a minimum between 10:00 p.m. and 7:00 a.m.
14. Hours of operation are 7:00 a.m. to 7:00 p.m., Monday through Saturday.
15. Additional landscaping shall be installed prior to October 1, 2027. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
16. A minimum of one tree should be maintained for every 25 feet of linear street frontage along the property line. The trees may be grouped or planted in groves.
17. Any berms shall have slopes no steeper than three to one (3:1) and be planted with vegetation.
18. All open storage shall be limited to locations designated on the site plan.
19. The Commission recommends approval of the following variances for parking lots and storage bins:
 - A 30-ft setback instead of 100-ft from the front setback along Highway 55 for parking.
 - A 5-ft setback instead of 10-ft from the side (south) property line and a 55-ft setback instead of 100-ft from the front setback along Highway 55 for the outside storage.
 - A 25-ft setback instead of 30-ft from the rear (west) property line for the outside storage.

END OF STAFF REPORT

Valley County Planning and Zoning Commission

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

MINUTES

Valley County Planning and Zoning Commission
December 11, 2025
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

B. MINUTES: Commissioner Mabe moved to approve the minutes of November 13, 2025. Commissioner Potter seconded the motion. Motion passed unanimously.

C. NEW BUSINESS:

- 1. C.U.P. 21-38 Jug Mountain Ranch P.U.D. 97-1 – Phase 3 Village South – Extension Request:** Jug Mountain Ranch LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval that expire on December 21, 2025. Original approval was for 8 single-family residential lots plus 1.48 acres of open space. The Jug Mountain Ranch central sewer and central water systems will be used. Lots will be accessed from Jug Mountain Ranch Road, a private road, onto Farm-to-Market Road, a public road. The 3.33-acre site is located in the SW ½ Section 6, T.17N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and displayed the site, GIS map, and site plan on the projector screen.

Commissioners and Staff discussed the response from Central District Health (CDH). Some developments do not submit to CDH until closer to approval of the final plat. CDH will have to sign off the plat but the applicant will also need approval from Idaho Department of Environmental Quality (DEQ) due to the sewer system. This is a different process than a plat with individual septic systems for each lot.

Chairman Roberts asked for the applicant's presentation.

Shayne Olsen, Eagle, Idaho, stated electric power from Idaho Power is not currently available on east side of Clear Creek. Connecting to Idaho Power would be very expensive. He would like to reduce the use of generators at the site. The existing roof is not a good location for solar panels due to a nearby ridgeline. Sun exposure is available at the chosen location

Chairman Roberts opened the public hearing and asked for proponents. There were none.
Chairman Roberts asked for undecided. There were none.
Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated. The Commissioners had no concerns. Solar panels are a good solution to the lack of electrical power and the desire to reduce the use of generators at this site. No impact to the neighborhood would be expected.

Commissioner Schneider moved to approve C.U.P. 25-030 Olsen Solar Panels with the stated conditions. Commissioner Potter seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

7:05 p.m.

4. **C.U.P. 25-031 Sterling Landscaping:** Jody Hurst is requesting a conditional use permit for a landscaping business. The existing home would be used for housing; an 1800-sqft shop is proposed. A variance for a 30-ft setback instead of 100-ft from the front setback along Highway 55 is requested. An individual well and individual septic system would be used. Access would be from one driveway onto Highway 55. The 0.99-acre parcel RP18N03E339481, addressed at 13965 Highway 55, is in the SESE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site, GIS map, and site plan on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Kathy Deinhardt Hill, 14068 Pioneer Road, is opposed to the approval of a variance to the front setback along Highway 55. (December 5, 2025)
- **Exhibit 2** – Slide presentation submitted by the applicant's representative. (December 9, 2025)

Director Herrick stated the front setback appears to be aligned with existing structures along Highway 55.

Chairman Roberts asked for the applicant's presentation.

Mike Williams, of South Beck & Baird, Boise, represented the applicant, presented **Exhibit 2**, and reviewed the site history. The existing access point for the home and the existing access point for the commercial property to the south would be removed and a new access point onto Highway 55 would be constructed along the southern boundary of this parcel. The new shared access would be used by the home, the landscape business, and the property to the immediate south.

The property owner did operate a landscaping business during 2025 at this site. Mr. Williams did not realize the client was operating during this 2025 until contacted by Code Compliance, which is why the application submittal was delayed.

Three variances are requested due to the irregular shape of the parcel. The widest part of the parcel is the southern portion, south of the existing home. Due to fire-related requirements, a 20-ft access driveway around the entire proposed shop structure has been shown. The shop would be aligned with or behind the existing structures along Highway 55 in the immediate area.

Mr. Williams responded to Staff comments and questions within the Staff Report. Shirley Florence of the Lake Irrigation District has stated no water rights are available for this property. The existing home will be used for the employees and other renters. The existing concrete pad north of the home will be used for patio amenities; landscaping will be added to the site. The property owner will want the area to look good for his landscaping business. Snow will be stored on site along the western property line. The landscaping business only operates spring thru autumn. The property owner has been renting the home to traveling nurses during the off season, when the site is not used by employees. The entire site would not be cleared of snow during winter.

The use of the residences is included as part of the commercial Idaho Transportation Department (ITD) permit. The review included four employees. There is room for parking behind the home during the business' off season. During the application process with ITD, Mr. Williams learned that the adjacent business located to the south did not apply for an ITD permit as required by their conditional use permit. A recorded shared driveway agreement would be done with the adjacent property owner. Mr. Hurst, the property owner, has been in contact with owner to the south. ITD will only allow one access for the two commercial businesses. ITD will not approve the new access construction until the agreement is in place. There was further discussion and clarification. The proposed access to Highway 55 for this landscaping business and the home would be located just north of the southern property line. ITD will require that both the existing access on the property north of the home and the existing access for the property to the south be closed. The access apron to Highway 55 would be paved, the remainder of the driveway would be gravel.

The property owner is fine with limiting the site to the typical business hours of 7:00 a.m. to 7:00 p.m.

Mr. Williams expanded on the variance requests for the rear and side setbacks. Approval would allow storage bins for the landscaping materials and room for the access road around the new shop building. Five (5) metal bins, about 65-ft long, would be located along the south side of the property. The submitted picture included with the application submittal is an example of similar bins. However, the new bins would be metal, not concrete.

Chairman Roberts stated he is concerned with allowing new construction within the 100-ft setback from Highway 55. The existing buildings were constructed in the 1940s. The Commission is tasked with planning for the future; it is likely that the width of Highway 55 will be expanded. Is there a way to build a shop that is not within the 100-ft setback from Highway 55? Mr. Williams replied not possible to do so and meet the requirement of the typical fire code. He has not spoke directly with McCall Fire Department. The 100-ft from traveled way was viewed on the GIS maps by Commissioners and Staff.

In response to questions, Mr. Williams stated there are no plans to store materials other than new product for landscaping jobs. This includes no storage on site of logs, branches, and similar materials moved from off-site.

Director Herrick stated a condition of approval could state that the property owner must agree not to fight eminent domain by ITD in the future. Chairman Roberts stated that would be a mute point; the Commission has been firm on this issue for a long time, specifically for businesses near to this site.

In response to a Commissioner, Mr. Williams stated that the applicant obtained the property within the past few years, likely the purpose of the business. Director Herrick added that the a preapplication meeting was held spring 2025; she believes this occurred after purchase of the property.

Chairman Roberts opened the public hearing and asked for proponents. There were none.
Chairman Roberts asked for undecided. There were none.
Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated. Commissioner Mabe stated the lot does not fit the proposed use unless variances are approved. He does not think a variance from Highway 55 is acceptable; new buildings should not be added within the 100-ft setback. It is not a compatible use of the lot to add shop and landscaping storage. He does not support the variance requests.

Director Herrick asked if the Commission would support the use without the additional shop building?

Commissioner Schneider agreed with Commissioner Mabe. The parcel does not work with the proposed building. She has concerns with future improvements to Highway 55. The use would be okay without the additional shop building. However, the 100-ft setback would also prohibit the storage of materials or equipment within that area.

Commissioner Mabe stated without the shop, there would be room for the proposed bins and the applicant would be able to meet the front setback requirement. This proposal attempts to squeeze more in the space than allowed. He does want to support local businesses, but the parcel does not lend itself to this use.

Director Herrick asked if parking would be allowed within the 100-ft setback, something that would not interfere with future expansion of the Highway.

Commissioner Potter stated Valley County Code 9-5H-10 allows the Commission to grant variance because the parcel is highly irregular and triangular.

Commissioner Mabe stated if the home burnt down, he would be inclined to approve a variance along the back property line for the residential use.

Commissioner Potter thought the fire truck only needed room to turn around, not access fully around a building. This is why she wanted to know if the applicant's representative had reached out to McCall Fire.

Chairman Roberts stated it is unfortunate that the section line created this a narrow area between Section line and Highway 55, thus resulting in this oddly shaped lot. He is concerned with maintaining the 100-ft setback and the safety issue of accessing directly onto the highway. It is better when access can be from side roads. He cannot support the application as currently proposed.

Staff and Commissioners discussed if a revised site plan could be approved if the shop was moved back and/or removed. Parking could be allowed in the setback areas with a variance. A recent applicant was denied the ability to park vehicles or equipment within the 100-ft setback; however, that parcel was not a difficult shape like this one. Commissioner Potter would like to see two revised site plans: 1) no shop building and 2) a request for a smaller variance from the front property line. Commissioner Mabe would support variances for the rear and side (south). There was discussion on parking for the residence if the shop was moved further back. Would put parking for house in jeopardy if move shop to further back. The applicant should speak to McCall Fire regarding requirements.

A condition of approval could include that the property owner must grant access to the property to the south; a shared driveway agreement shall be recorded.

Commissioner Mabe moved to table C.U.P. 25-031 Sterling Landscaping to January 8, 2025, at 6 p.m., so the applicant has opportunity to revise the site and parking plan and reduce the variance request. Commissioner Schneider seconded the motion. Commissioner Schneider would also like some communication from the southern neighbor regarding the removal of access and clarification on how many and which approaches will be removed. Commissioner Mabe concurred with this addition to the motion. Motion carried unanimously.

The Commission clarified to Mr. Williams that the following information is desired:

- Updated site plan showing parking area.
- Updated site plan showing building location with a smaller variance requested.
- Communication from the adjacent neighbor.
- Requirements of McCall Fire Department.

7:50 p.m.

D. OTHER:

1. Is Conditional Use Permit Needed for Additional Structures at Camp Ee Da How, Parcel RP16N03E278705, 12850 Northwind RD? Action Item.

The grandfathered church camp at 12850 Northwind Road wants to add additional structures, specifically four open-sided pole barns to use as dining and picnic structures. The Commission should determine if this would result in a change in land use or scope; if so, a conditional use permit would be required. There was discussion between Commissioners and Staff. A building permit is required for the additional structures. Commissioners concurred that this request would not expand or change the existing use at the site. Commissioner Potter moved to allow these four new structures at Camp Ee Da How; Commissioner Schneider seconded. Motion approved unanimously.

2. C.U.P. 25-005 Lex Multiple Residences: Is amendment required to long-term rent primary residence? Action Item.

C.U.P. 25-005 Lex Multiple Residences was approved by the Commission, effective May 2025, for multiple residences on one parcel home plus the conversion of the shop to house. The location and access was discussed. The conditional use permit stated no short-term rental of either home. Valley County Code allows the short-term rental permit only for single-family residential use. This parcel has multiple residences. The application and minutes state no short-term rentals, long-term rental of the converted home, that the property owners would reside in the primary residence. The property owner now desires to rent the primary residence as the owners will be out of the area for a few years. Staff recommends allowing long-term rental of both residences. Typically either short-term rental or long-term rental of both homes

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Saturday, January 24, 2026 1:02 PM
To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: February 12, 2026 - VC PZ Meeting

Hi Lori and Cynda,

ITD has reviewed the below-referenced applications and does not have any comments.

We have an approved permit for Sterling Landscaping and are working through the turn lane warrant analysis for Rocky Mountain Storage. I'll send both you and the applicant a copy of our staff report for Rocky Mountain prior to the hearing date in February.

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



From: Lori Hunter <lhunter@valleycountyid.gov>
Sent: Monday, January 12, 2026 9:49 AM
Subject: February 12, 2026 - VC PZ Meeting

Please read, distribute, and comment on the attached public hearing notices. Relevant maps, site plans, etc., will also be attached. More information, including applications and staff reports, will be available at <https://www.co.valley.id.us/meetingdashboard>

Send comments to: cherrick@valleycountyid.gov

Lori Hunter
Valley County Planning & Zoning Planner II
208-382-7115
700 South Main Street • P.O. Box 1350
Cascade, ID 83611

Service Transparent Accountable Responsive

From: Mike Williams <mikewilliams@sbbgo.com>

Sent: Thursday, January 22, 2026 8:32 AM

To: Lori Hunter <lhunter@valleycountyid.gov>

Cc: Cynda Herrick <cherrick@valleycountyid.gov>; Jim Mihan <mihan@sbbgo.com>; Jody Hurst <jhurst@sterlinglandscape.com>

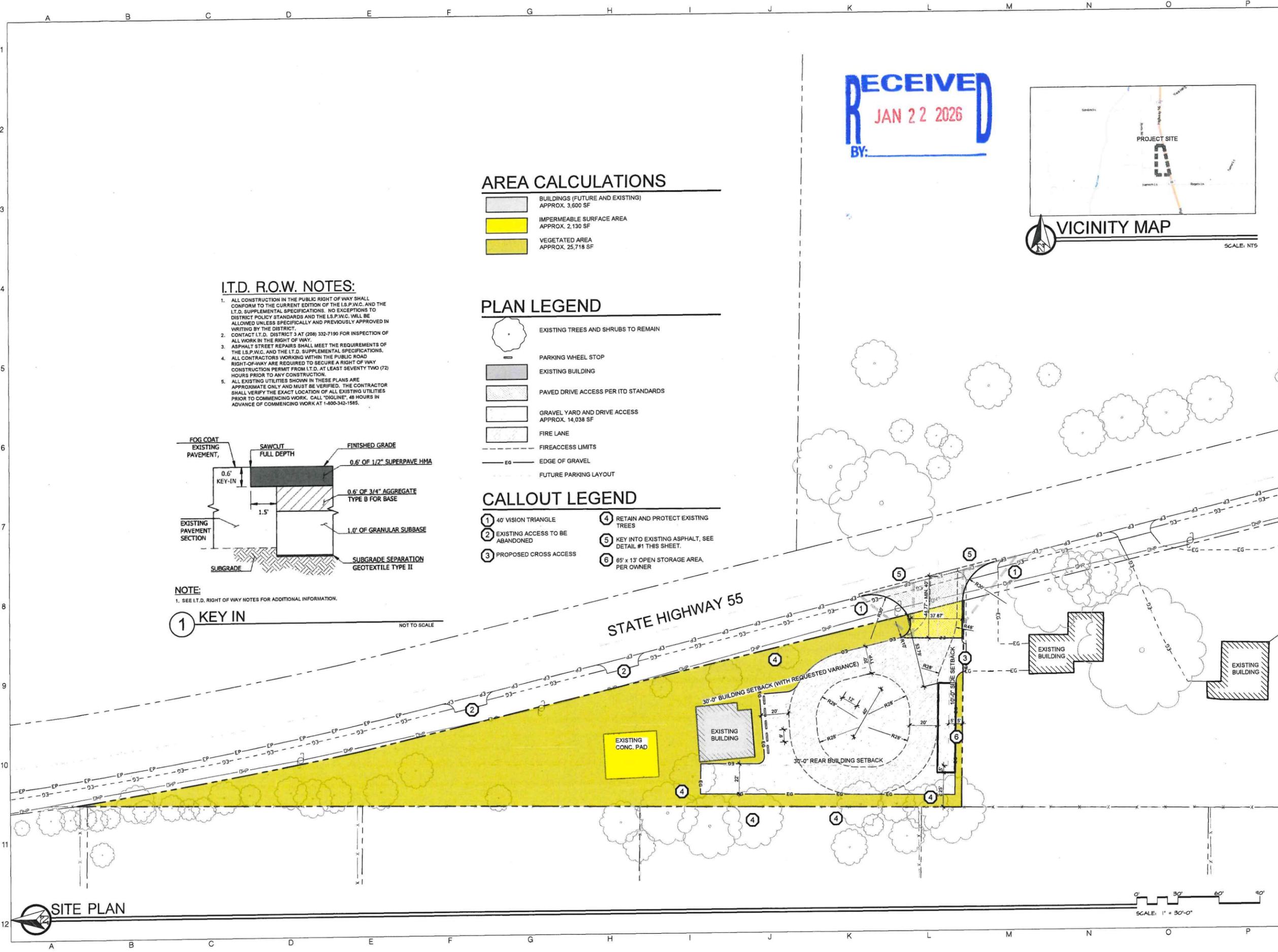
Subject: Re: CU-25-031 Sterling Landscaping

Lori,

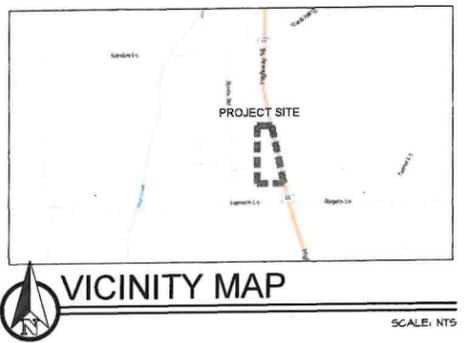
We have removed the proposed shop as shown on the attached site and landscape plans. We are requesting a variance to allow parking within the setback area and the storage bins to be located 5 feet from the southern property line (side) and 25 feet from the west property line (rear) (as shown on the site plan). To address the cross-access agreement (as required by ITD) , we will work with the adjacent neighbor to have that in place prior to construction of the new access point. As a reminder, we are eliminating two (2) access points to the highway. Also, as part of the conditional use permit approval associated with the adjacent neighbor's site, he was required to apply to ITD for an encroachment permit which was never completed.

If you have any additional questions, please reach out.

Mike



RECEIVED
 JAN 22 2026
 BY: _____



AREA CALCULATIONS

- BUILDINGS (FUTURE AND EXISTING)
APPROX. 3,600 SF
- IMPERMEABLE SURFACE AREA
APPROX. 2,130 SF
- VEGETATED AREA
APPROX. 25,718 SF

PLAN LEGEND

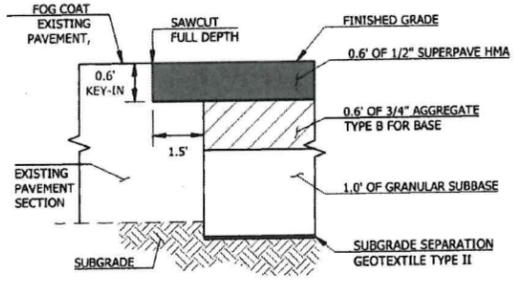
- EXISTING TREES AND SHRUBS TO REMAIN
- PARKING WHEEL STOP
- EXISTING BUILDING
- PAVED DRIVE ACCESS PER ITD STANDARDS
- GRAVEL YARD AND DRIVE ACCESS
APPROX. 14,038 SF
- FIRE LANE
- FIREACCESS LIMITS
- EDGE OF GRAVEL
- FUTURE PARKING LAYOUT

CALLOUT LEGEND

- ① 40' VISION TRIANGLE
- ② EXISTING ACCESS TO BE ABANDONED
- ③ PROPOSED CROSS ACCESS
- ④ RETAIN AND PROTECT EXISTING TREES
- ⑤ KEY INTO EXISTING ASPHALT, SEE DETAIL #1 THIS SHEET.
- ⑥ 65' x 13' OPEN STORAGE AREA, PER OWNER

I.T.D. R.O.W. NOTES:

1. ALL CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CURRENT EDITION OF THE I.S.P.W.C. AND THE I.T.D. SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY STANDARDS AND THE I.S.P.W.C. WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.
2. CONTACT I.T.D. DISTRICT 3 AT (208) 332-7190 FOR INSPECTION OF ALL WORK IN THE RIGHT OF WAY.
3. ASPHALT STREET REPAIRS SHALL MEET THE REQUIREMENTS OF THE I.S.P.W.C. AND THE I.T.D. SUPPLEMENTAL SPECIFICATIONS. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT OF WAY CONSTRUCTION PERMIT FROM I.T.D. AT LEAST SEVENTY TWO (72) HOURS PRIOR TO ANY CONSTRUCTION.
4. ALL EXISTING UTILITIES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. CALL "DIGLINE", 48 HOURS IN ADVANCE OF COMMENCING WORK AT 1-800-342-1585.



NOTE:
 1. SEE I.T.D. RIGHT OF WAY NOTES FOR ADDITIONAL INFORMATION.

1 KEY IN NOT TO SCALE



DATE: 11/25/25



2000 S. Vista Ave
 Boise, ID 83705
 208.342.9999 Office
 208.342.9999 Cell
 info@sbbco.com
 www.sbbco.com

SOUTH BECK & BAIRD
 South Landscape Architecture P.C.
 Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description
1	1/21/26	FIRE COMMENTS

SITE PLAN
 Sterling Property
 13965 Highway 55 McCall, Idaho 83638

DRAWN BY: SCM

CHECKED BY: JLM

PROJECT NUMBER: 25-210

SHEET:

S1.00

PERMIT SET

USER:JAN JOHNSTON LOCATION:PROJECTS\2025\210 STERLING BE MCALL PROPERTY 13965 HWY 55 PRELIMINARY SITE PLAN SVS PRINT DATE:01/21/2026 10:01 AM

PLANTING SOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 5288, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM.
- STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 1/2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES OF PLANTING SOILS SHALL BE TESTED FOR ACIDITY, FERTILITY, ORGANIC MATTER AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY. SUBMIT TOPSOIL ANALYSIS TEST RESULTS FROM TESTING LABORATORY WITH RECOMMENDATIONS FOR IT TO MEET REQUIREMENTS TO THE LANDSCAPE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET.
- AT A MINIMUM, PREPARE SOIL IN ALL AREAS BY SPREADING A 15-15-15 FERTILIZER AT 7.5 POUNDS PER 1000 SQUARE FEET OF SURFACE AREA AND AN MANURE COMPOST (OR APPROVED EQUAL) AT 3 CUBIC YARDS PER 1000 SQUARE FEET OF SURFACE AREA OVER FINISH GRADE AND ROTO-TILL INTO TOP 6" OF SOIL. FOLLOW ALL IMPROVEMENT RECOMMENDATIONS OF SOIL TEST RESULTS. 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 HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT 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 THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, ORGANIC MATTER, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE PH 5.5 TO 7.6.
- NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

WEED ABATEMENT

- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH 'ROUND-UP' (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF 'ROUND-UP' TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.
- COORDINATE WITH CIVIL FOR ALL WEED ABATEMENT REQUIREMENTS

IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
- POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

GENERAL NOTES

- CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK HOUND ALL PLANTING AREAS PRIOR TO PLANTING, TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) AND EXTRANEOUS MATERIAL OR DEBRIS.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM OWNER'S REPRESENTATIVE PRIOR TO ORDERING OR INSTALLATION. FAILURE TO COMPLY WILL REQUIRE THE REMOVAL OF MATERIALS AT NO COST TO THE OWNER AND REPLACED WITH APPROVED MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES.
- ALL ROCK MATERIALS TO BE OBTAINED FROM LOCAL SOURCE OR APPROVED EQUAL.

SALT TOLERANT DRYLAND SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING. THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING. THE FOLLOWING SEED MIX IS FROM VEASY SEEDING INC. FOR NATIVE SALT TOLERANCE.

SEED MIXTURE:	PURE LIVE SEED % MIX BY WEIGHT
TALL WHEATGRASS	50
TALL FESCUE	20
CRESTED WHEATGRASS	20
SOLAR STREAMBANK WHEATGRASS	10
TOTAL SEED	INSTALL @ 30 LBS / ACRE

FIBER MULCH MATERIAL

GROW NUTRIBASE FROM "QUATRO ENVIRONMENTAL", A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT

GROW NUTRIBOOST FROM "QUATRO ENVIRONMENTAL" (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.

GRANITE SEED
1897 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1-800-788-4433
(OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDING AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

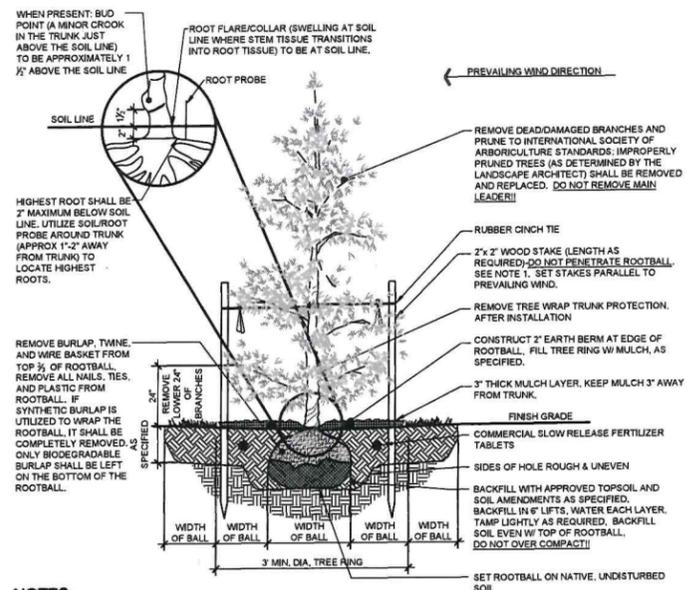
FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.

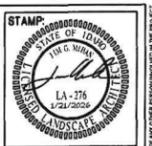


NOTES:

- 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 LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY IN 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 CONIFEROUS TREE PLANTING

NOT TO SCALE



DATE: 11/25/25

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REVISIONS:	No.	Date	Description
	1	1/21/26	PRE COMMENTS

LANDSCAPE NOTES & DETAILS
Sterling Property
18965 Highway 55
McCall, Idaho 83638

DRAWN BY: 8C1

CHECKED BY: JUM

PROJECT NUMBER: 25-210

SHEET:

L2.00

PERMIT SET