

RECEIVED

By Meredith Todd at 4:23 pm, Sep 21, 2021

City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142



APPLICATION

Date Received: _____

Fees Paid: _____

NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Please check all that apply:

- ☐ # _____ Record of Survey (ROS) - \$420
- ☐ # _____ Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- ☐ # _____ Scenic Route (SR) - \$300
- ☐ # _____ Shoreline or River Environs (SH) - \$300
- ☒ # _____ Conditional Use Permit (CUP) - \$600
- ☐ # _____ Development Agreement - \$500
- ☐ # _____ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- ☐ # _____ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- ☐ # _____ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- ☐ # _____ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- ☐ # _____ Minor Plat Amendment - \$1,000
- ☐ # _____ Variance (VAR) - \$1,000
- ☐ # _____ Rezone (ZON) - \$1,500
- ☐ # _____ Zoning Code Amendment (CA) - \$750/title
- ☐ # _____ Annexation - \$3,000
- ☐ # _____ Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATIONProperty Owner 1: McCall Donnelly School District Email: jclay@mdsd.orgMailing Address: 120 Idaho St., McCall, Idaho 83638 Phone: 208-634-2161

Property Owner 2 (If Applicable): _____ Email: _____

Mailing Address: _____ Phone: _____

AGENT/AUTHORIZED REPRESENTATIVE INFORMATIONApplicant/Representative: Design West Architects- Michael Schlager Email: mschlager@designwestid.comMailing Address: 216 SW 5th Ave., Meridian, Idaho 83642 Phone: 208-888-1768**PROPERTY INFORMATION**Address(es) of Property: 111 S. Samson Trail, McCall, Idaho 83638Legal Description of Property: A parcel of land situated in the S 1/2 of the NW 1/4 of Section 15, T. 18 N., R 3E., B.M., Valley County, IdahoZoning District of Property: Civic Project Sq. Footage (If Applicable): 12,000 sfImpact Area ☐ City Limits ☒ Residential ☐ Commercial ☒

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District ☒ or Septic System ☐ or not applicable ☐

PROJECT DESCRIPTION

Explain the general nature of what is proposed: *(please attach supplemental information if needed)*

The School District would like to build approximately a 12,000 sf classrooms and multipurpose space addition to the existing Payette Lakes Middle School.

SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

The submittal items identified in the application info sheets are the minimum required materials for the City to accept applications. The City Planner may require additional information based on the specific circumstances of each proposal.

Jason Clay - McCall-Donnally School Dist
Property Owner 1


Signature

Property Owner 2 (If Applicable)

Signature

Michael Schlager - Design West Architects
Agent/Authorized Representative


Signature

FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Surveyor

Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.



216 SW 5TH AVE
MERIDIAN, ID 83642
TEL: (208) 888-1768
FAX: (208) 955-6885

Meeting Report

Payette Lakes Classroom Expansion
Neighborhood meeting
9-1-2021

Prepared by:

Michael Schlager

Distribution:

- City of McCall Community Development

Meeting Attendees

- Dion Zimmerman
- Michael Schlager
- Jason Clay
- Eric Pingrey
- See Sign-In Sheet

Date Issued: 9-21-2021

Meeting Report: The following represents the understanding of discussions held and decisions reached in this meeting. The minutes are organized in subject order and do not necessarily follow the chronological order of the meeting. Follow up comments and clarifications are in response to items during the meeting that the applicant did not readily have an answer to, but indicated they would research and clarify for the report.

DZ-Dion Zimmerman

CC-Community Comment

FC- Follow Up Comment, or Clarification from applicant after the meeting.

PLMS – Payette Lakes Middle School

BMES- Barbara Morgan Elementary School

- DZ presented a summary of the proposed classroom renovation as indicated in the attached exhibits
- DZ acknowledged that the 1994 Conditional use permit required the district to dedicate 35' at the southern edge of the property for future road extension.
- DZ presented the traffic control plan as indicated in attached exhibit.
- CC numerous concerns were brought up regarding the proposed Pine Creek Ranch proposed development, and the traffic that potential future development might generate. The general consensus was that none of the home owners wanted the traffic from the proposed development to impact their neighborhood.
 - o FC The applicant has acknowledged the proposed future development, and is considering options to mitigate traffic concerns within the budget available for site improvements.
- CC Woodlands home owners expressed concerned about claim that non-Woodlands residents are dropping their kids off at the Woodlands club house to use the pedestrian path that the school has provided for the neighborhood to access the school site.
- CC Woodlands home owners expressed concerned about claim that traffic sometimes travels 40-50 mph down Woodlands Drive.
- CC indicated that traffic on the school site backs up and becomes very congested at pickup and drop off times from school generated traffic. DZ referred to the traffic study plan (attached) and explained the revised traffic routing to alleviate congestion and stacking problems.
- CC proposed a student drop off on Spring Mountain Road (Sampson Trail) away from the school, and having the students walk from that proposed drop off area to the school rather than drop off directly in front of the school.

- FC the applicant is considering the possibility of creating alternative drop off locations and patterns.
- CC proposed providing temporary modular classrooms rather than building classroom additions as presented prior to the school bond election.
 - FC this proposal does not match what was proposed to voters prior to running the school bond issue and will not be an option as part of this project.
- CC presented a concern that the school bus stops at the Woodlands at 7:00 AM and kids are on the bus for an hour prior to school unless Woodlands parents drop their kids off at the school.
- CC presented a concern that there is no enforcement of parking and traffic at events on the school site.
 - FC The applicant is exploring options for mitigating on site traffic and congestion during special events.
- CC asked about potential redesign of the school building to allow additional space for a road through the existing playground area to serve the proposed future development to the east.
 - FC The design of the building does not encroach on any required right of ways and will move forward as planned.
- CC indicated that every parent dropping their child off at the school should be charged \$1.00 each time they pick up or drop off a student at the school.
 - FC This proposal is impractical and will not be implemented.
- CC asked whether the “Future Classrooms” identified on the attached plan would be shelled out, or completely constructed at a later date. DZ clarified that all construction on those potential classrooms would be at a later date.
- CC requested that a 35’ easement be granted where the previous CUP required the 35’ dedicated right of way at the south edge of the site. DZ commented that the required 35’ right of way has been maintained on the school district’s property as required by the previous CUP.
- CC asked how many acres school site is.
 - FC Assessor’s map lists the property at 39.6 acres.
- CC asked the enrollment numbers at Payette Lakes Middle School and Barbara Morgan Elementary
 - FC 2019-2020 enrollment per the State Department of Education indicated 422 students at BMES and 328 students at PLMS.
- CC asked how students would evacuate the building in the event of a catastrophe. DZ indicated that the school district has emergency action plans.
- CC indicated that the road to the proposed future Pine Creek Ranch subdivision must go through the school site because it would not work to bring the additional traffic down the road where they live.
 - FC The applicant will maintain the 35’ right of way at the south edge of their property as required by the 1994 conditional use permit.
- CC asked does the traffic study address a catastrophe at the school.
 - Catastrophes are addressed by the school districts emergency action plans, this is beyond the scope of the vehicular traffic study.
- CC recommended staggering bell schedule for BMES and PLMS in order to cut down peak vehicular traffic.
 - The applicant will look into the option of staggering bell schedules to reduce peak traffic.
- CC asked how many students were in each bus load. DZ was unable to provide the number of students on each bus load, but indicated that about 65% of students are dropped off.
- CC proposed more bus routes with smaller school buses in order to cut down on time students would need to spend on the bus.
 - FC this proposal would not be financially feasible and the applicant does not plan to implement this proposal.
- CC asked how many students would the school district grow by once COVID was over. I.e. how many students would remain doing online school, how many currently online students would be returning to in person, and how many new students would move into the district given the communities recent

growth. DZ indicated that given the unpredictability to the covid situation so far that it would be difficult to predict this number.

- CC asked how the concerns being voiced would get addressed. DZ explained the Conditional Use Permit process, and that the meeting report would be submitted to the City to be incorporated into the public record for consideration prior to the CUP hearing.
- CC asked how traffic safety affected the design of the school. DZ referenced the traffic study plan (attached) and the modified traffic patterns and stacking area.
 - o FC The attached traffic study plan is based on an in depth traffic study that the district had completed in 2019.
- CC asked if a bike / pedestrian path up the north end of the site from Samson Trail to BMES can be added.
 - o FC the applicant will consider this proposal if funding is available.
- CC inquired about construction timeline. DZ indicated that the preliminary timeline for construction was to break ground as soon as weather / site conditions allowed in the spring of 2022, likely April or May, and likely run through October of 2022 barring any unforeseen slowdowns.
- CC asked how construction traffic would interface with school traffic. DZ indicated that the construction manager would coordinate all construction access, and logistics, as is typical on most occupied construction sites.
- CC asked will the information we requested in this meeting be answered. DZ indicated that factual information requested, student counts, etc. would be responded to and incorporated into the meeting report which will be publicly available with the rest of the CUP documents.
 - o FC comments are responses to questions the questions that were not answered during the meeting.
- CC asked how will contractor labor be housed during construction? DZ indicated that this would be an item to be addressed by the contractors at the time of bidding, and qualified local crews would be able to bid the project to possibly alleviate some of the potential temporary housing issues.
- CC asked what the Division of Building Safety reviewed, specifically if they reviewed life safety issues due to traffic. DZ explained that DBS reviews fire and life safety, accessibility, building code compliance, etc. within the building.
- CC asked who reviews the site traffic, and a district representative indicated that the site traffic review was conducted by the McCall fire department.
- CC noted that those portions of the building roof were reinsulated and may not match original drawings. DZ indicated that Design West did the architectural work for the added insulation construction work, and has access to the retrofit documents.
- CC noted that the school had commissioned a spring water study of the site.
 - o FC Design West will request this document from the district and share it with the site design team.

Attachments:

Sign-In Sheet

Sketch Renderings

Site Plan Exhibit

Site Traffic Schematic Exhibit

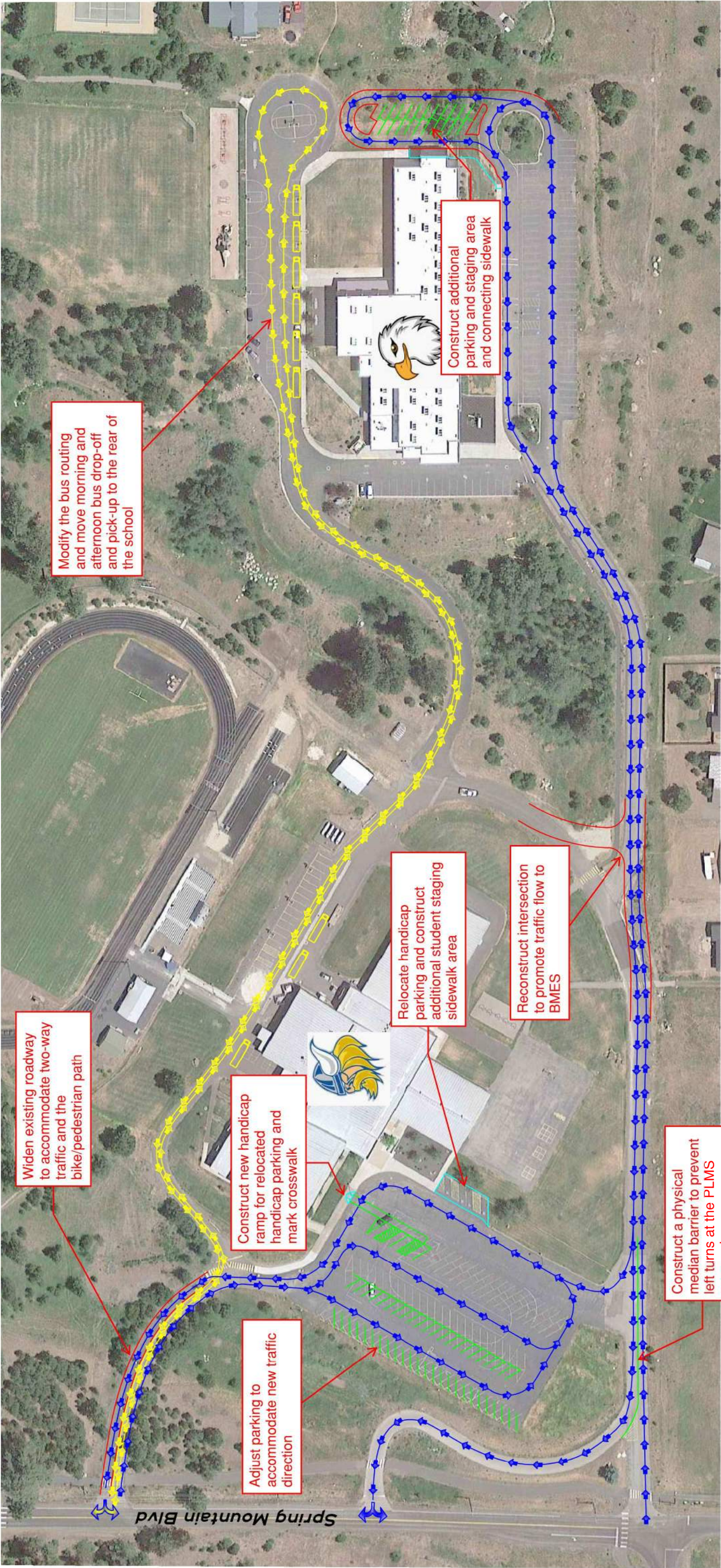


ARCHITECTS RE:

PROJECT: **PAYETTE LAKES SIGW IN**

DATE: **9-1-2021**

NAME	EMAIL	ADDRESS
John & Ginger Riggins	vesli.breyahoo.com	662 Koski Dr McCall
Pattie Soucek	pattie.soucek@gmail.com	615 Woodlands Dr McCall
& Shauna Enders	enders.shauna@yahoo.com	648 Woodlands Dr McCall
Tawn Matus	dsmatus@yahoo.com	608 Woodlands Dr McCall
Sheree Sonfield	sonfield@telus.net	664 Woodlands Dr, McCall
Bob Bechaud	bechaud@telus.net	664 Woodlands Dr.
Terri Smith & Gary	garyandterri@frontiernet.net	645 Woodlands Dr
Phil Brug	phillipbrug@gmail.com	628 Woodlands Dr #3367
Craig Groves	rcgroves@parkpointe.com	154 Shadows Trail Connelly, ID 83615
Iodd Daniels	tmdaniels2017@gmail.com	656 Brady Dr.
Marge Elliott	mke Elliott44@gmail.com	661 Woodlands Dr.
Jelly Wilkinson	sswilk@msn.com	678 Koski Dr

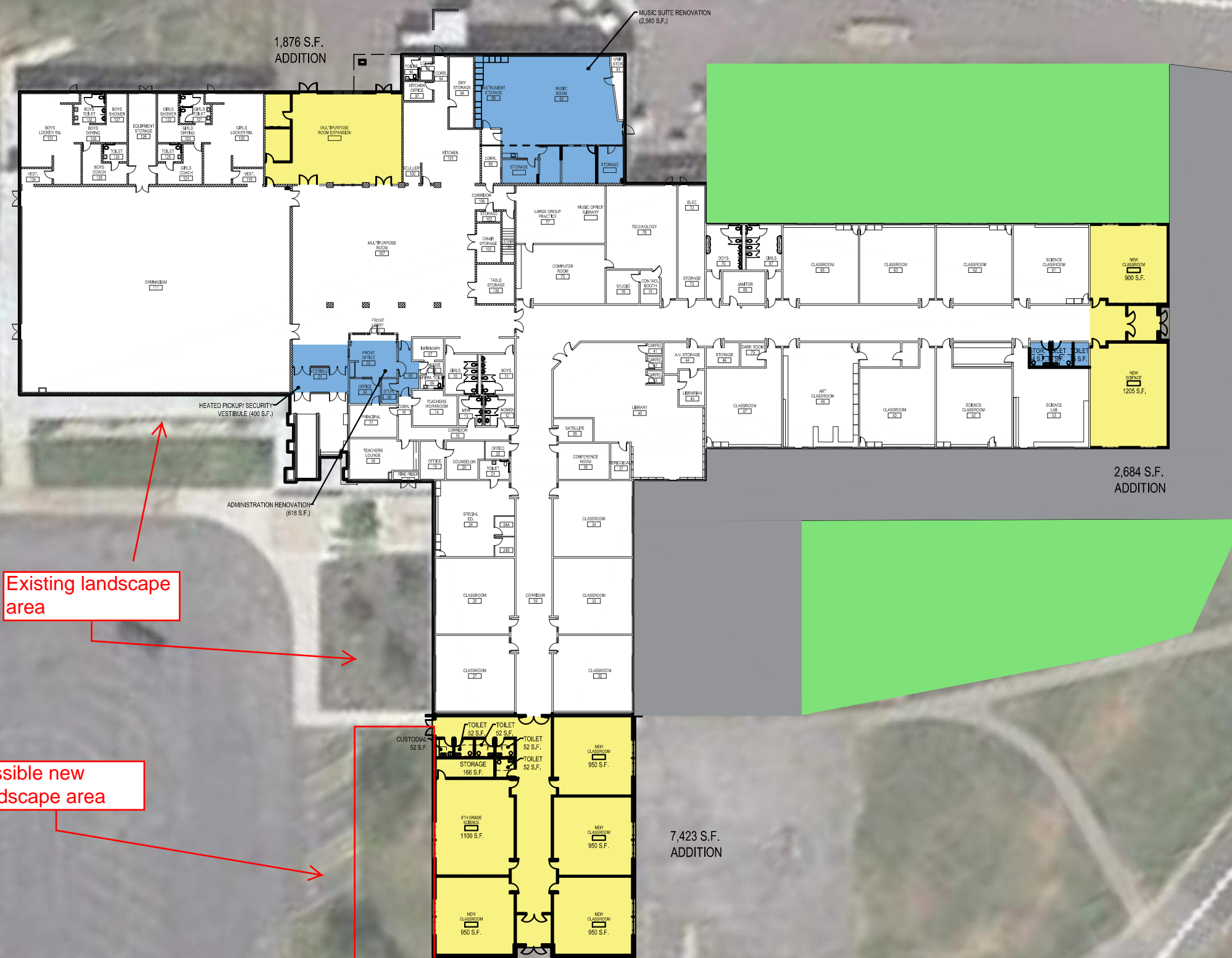


LEGEND	
	Bus Route
	Bus Staging/Loading
	Drop-Off/Pick-Up Route
	New Access Road & Parking Areas
	Pavement markings

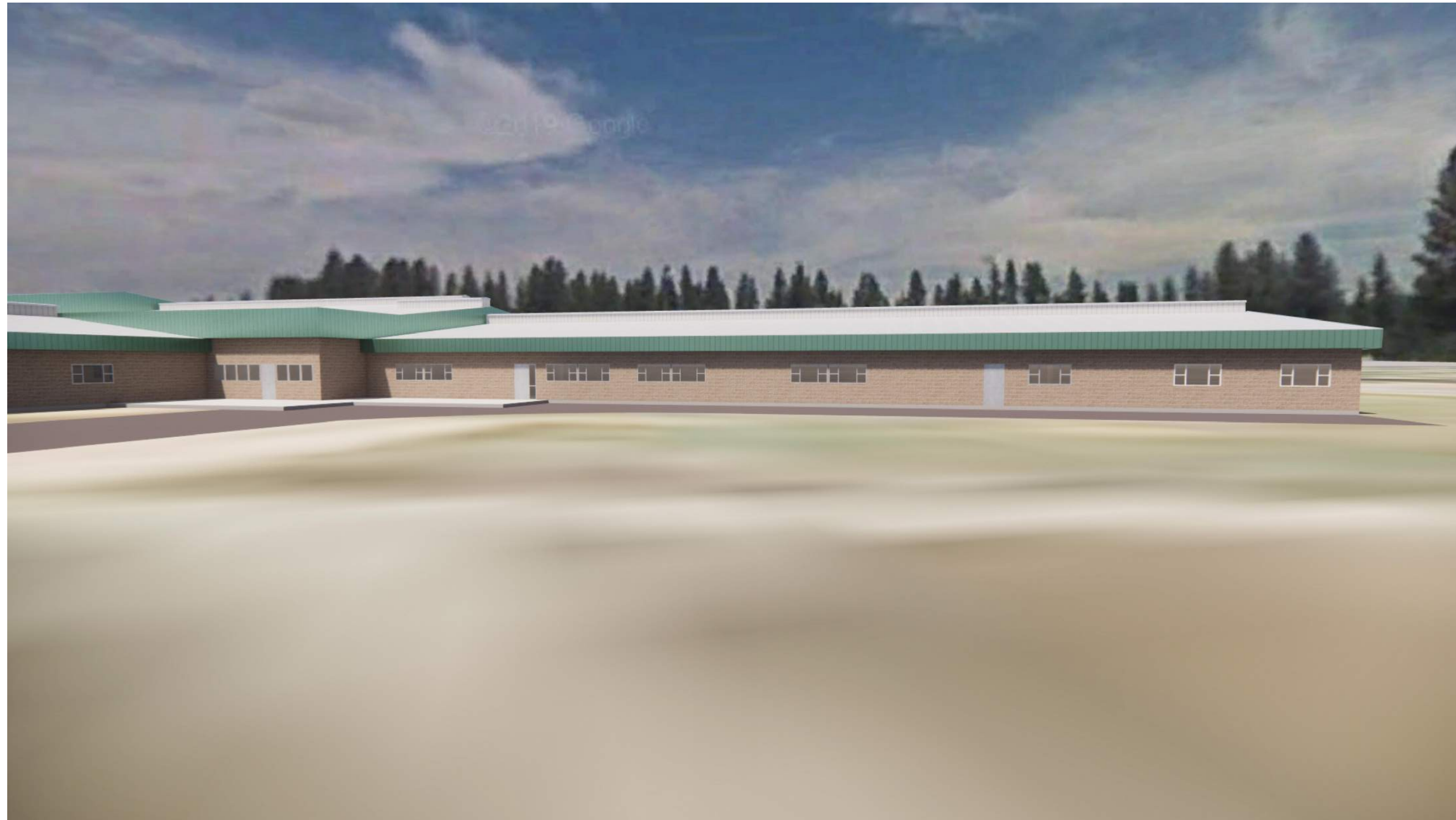
EXHIBIT 7
2020-2021 SCHOOL YEAR CHANGES MAP

BARBARA R MORGAN ELEMENTARY &
PAYETTE LAKES MIDDLE SCHOOL
TRAFFIC FLOW ANALYSIS

PAYETTE LAKES MIDDLE SCHOOL - FLOOR PLAN



PAYETTE LAKES MIDDLE SCHOOL - ADDITIONS





216 SW 5TH AVE
MERIDIAN, ID 83642
TEL: (208) 888-1768
FAX: (208) 955-6885

Meeting Report

Payette Lakes Classroom Expansion
Neighborhood meeting (digital)
9-8-2021 7:00-8:00 PM

Meeting Attendees

- Dion Zimmerman
- Bill Hamlin
- Jason Clay
- Thaddeus Hoffman Neighbor
- Wade Schwark Neighbor
- Shauna Enders Neighbor
- Sheree Sonfield Neighbor
- Bob Bechaud Neighbor
- Kristen McCoy Neighbor

Prepared by:

Dion Zimmerman

Distribution:

- City of McCall Community Development

Date Issued: 09.09.21

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BMES- Barbara Morgan Elementary School

- DZ presented a summary of the proposed classroom renovation as indicated in the attached exhibits
- DZ acknowledged that the 1994 Conditional use permit required the district to dedicate 35' at the southern edge of the property for future road extension.
- DZ presented the traffic control plan as indicated in attached exhibit and explained this was completed in 2019 but revisions continue as we develop a traffic revision to the site. We will continue to work with the engineering teams and the City of McCall to come up with a solution that is safe and works for traffic of the school. We want to be good neighbors but a roadway that will cost millions of dollars is not in the school bond or budget.
- CC asked if the School owns the road on the school property or is it owned by the City? Is the existing school road on the edge of the southern property line of the 35' ROW. BH indicated that to his knowledge the city has not taken possession of the road but has the right to do so when and if they choose.
- CC inquired about construction timeline. DZ indicated that the preliminary timeline for construction was to break ground as soon as weather / site conditions allowed in the spring of 2022, likely April or May, and likely run through October of 2022 barring any unforeseen slowdowns.
- CC 40+ students live in TWL subdivision and many others are dropped off within the subdivision near the rec. center.

- CC Will the street development and the traffic study be continued to be developed?
- CC The traffic is getting worse since Ponderosa Park had directed traffic down the Spring Mountain Road. Something may need to be done with turning lanes.
- CC The parking at graduation and football games is hectic and drivers park along Sampson Trail and cause congestion. DZ-you are not the first to state this and Jason Clay is looking at potentially adding parking on site or perhaps using the open state-owned lot adjacent to Sampson Trail.

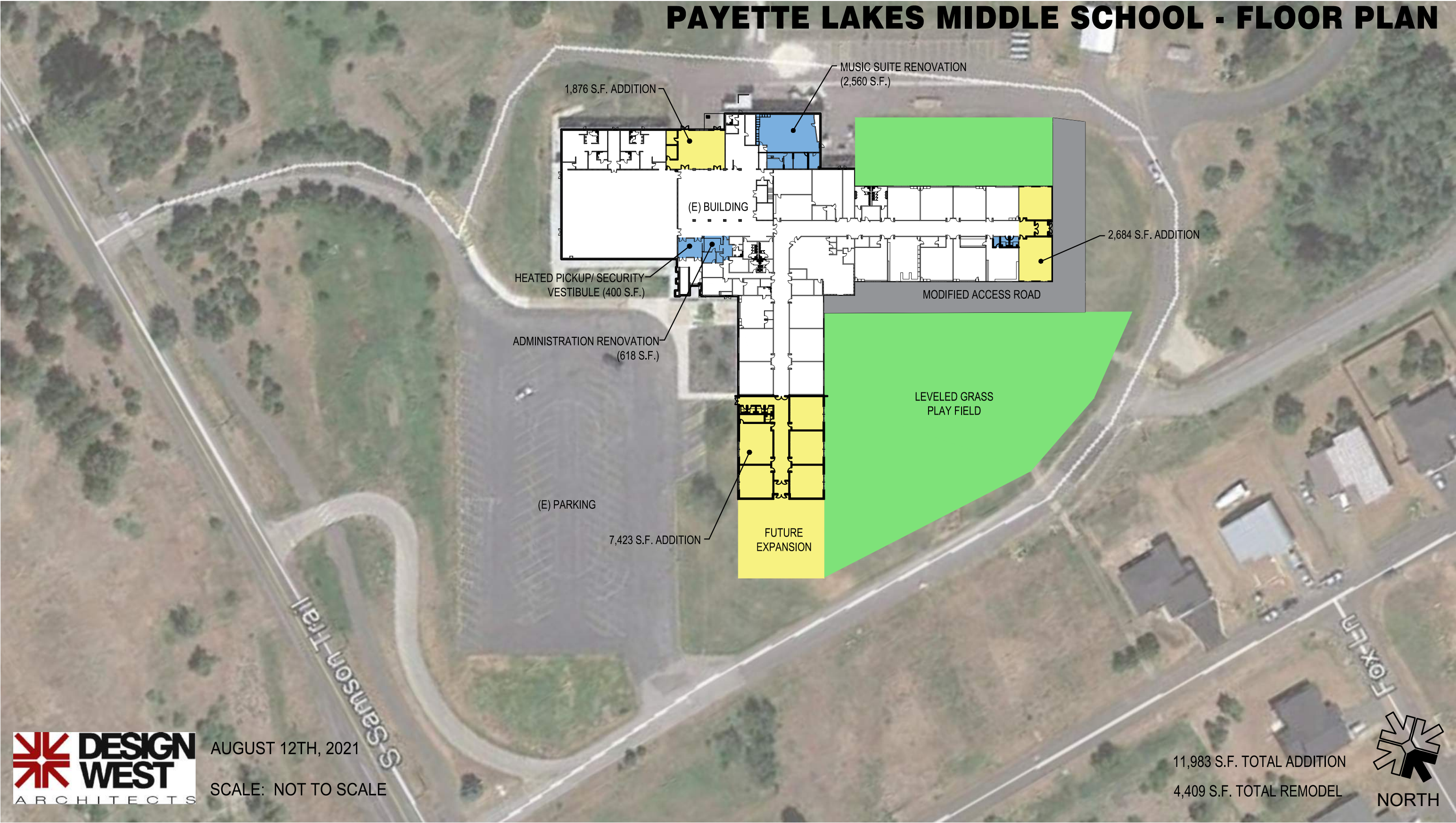
Attachments:

Site Plan Exhibit

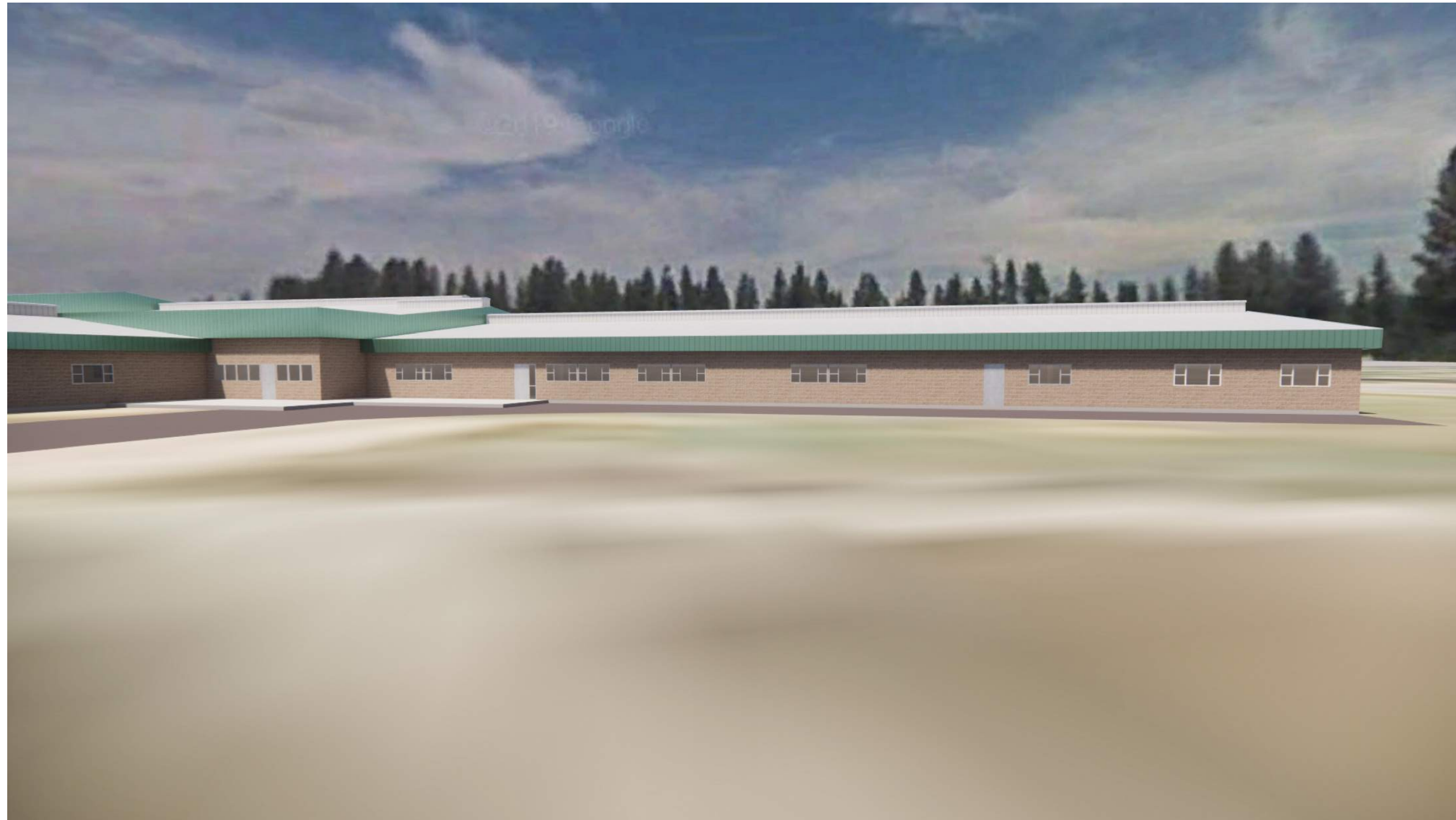
3D Renderings

Site Traffic Schematic Exhibit

PAYETTE LAKES MIDDLE SCHOOL - FLOOR PLAN



PAYETTE LAKES MIDDLE SCHOOL - ADDITIONS



P:\Projects\McCall-Donnally SD 055-19-001 Traffic Flow Analysis\McCall CADD\DWG\TFA\Analysis

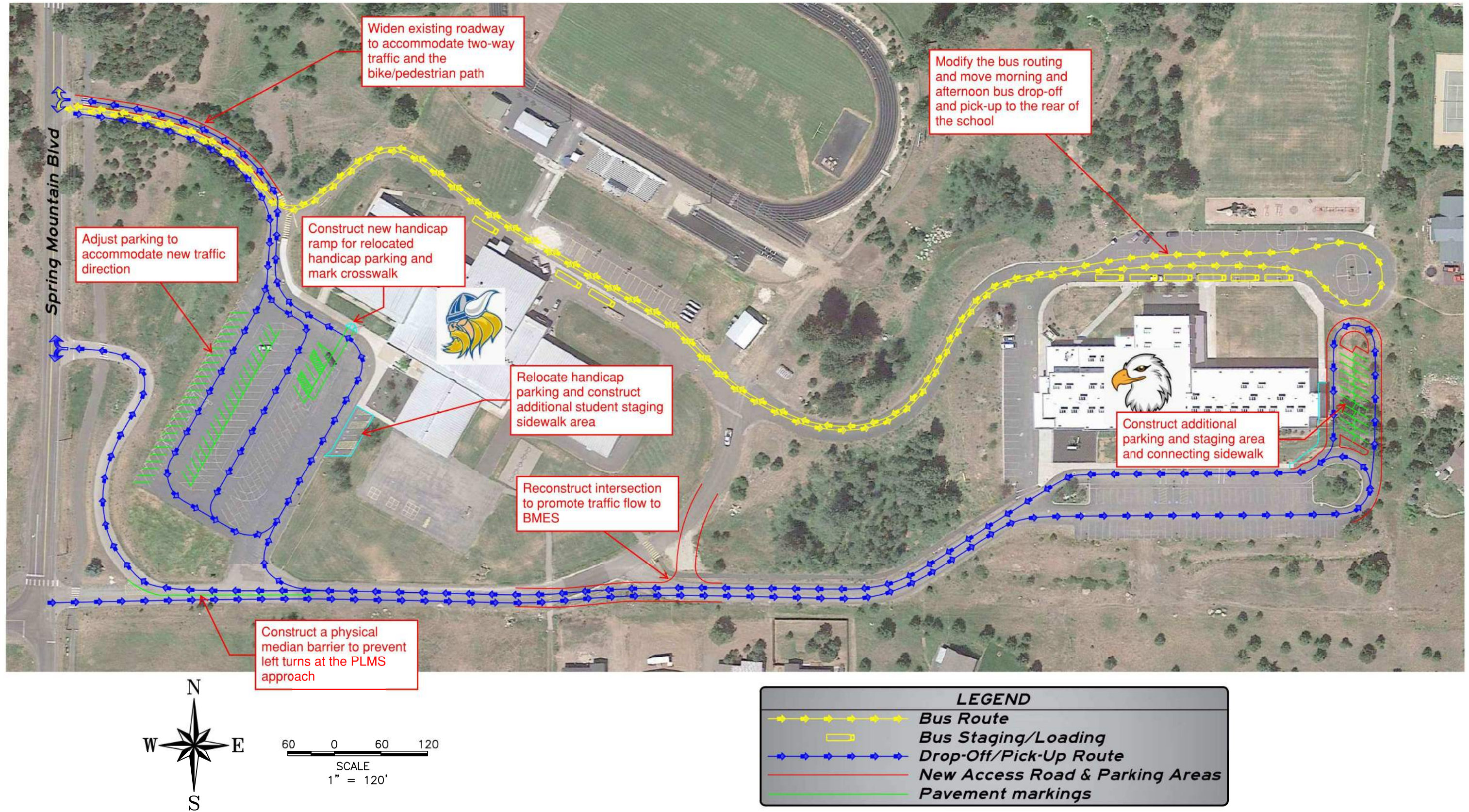


EXHIBIT 7 2020-2021 SCHOOL YEAR CHANGES MAP

BARBARA R MORGAN ELEMENTARY &
PAYETTE LAKES MIDDLE SCHOOL
TRAFFIC FLOW ANALYSIS

VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | assessor@co.valley.id.us**GENERAL PROPERTY SUMMARY**

PARCEL ID	RPM00000154000
OWNER(S)	MCCALL DONNELLY SCHOOL
SITUS ADDRESS	111 N SAMSON TR
SITUS CITY, STATE, ZIP	MCCALL, ID 83638
MAILING ATTENTION	
MAILING ADDRESS	120 IDAHO ST
MAILING CITY, STATE, ZIP	MCCALL ID 83638
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 39.6	SQUARE FEET: 1724976	FRONTAGE: 0
LAND DESCRIPTION	Market Value	Market Value	
LEGAL DESCRIPTIONS	MCCALL ACREAGE PT OF S/2 NW4 S15 T18N R3E		
NEIGHBORHOOD	700000 Exempt Properties		
PLAT LINKS			
CURRENT LAND USES	USE: Exempt Lands	ACRES: 38.751	
	Exempt Lands	0.849	

SALES HISTORY

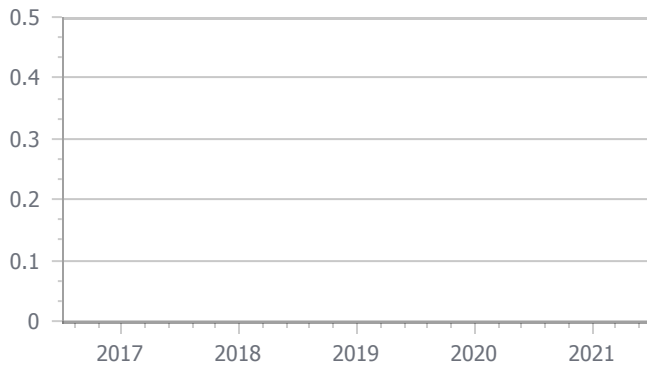
SALE DATE	GRANTOR	DEED REFERENCE

ASSESSMENT HISTORY

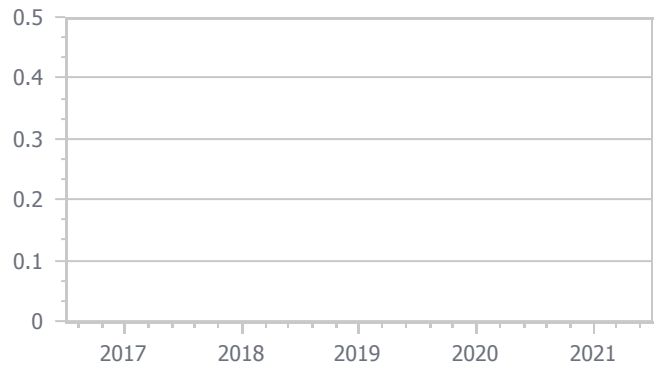
ASSESS DATE	01/01/2021	01/01/2020	01/01/2019	01/01/2018	1/1/2017
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	0	0	0	0	0
IMPROVEMENTS	0	0	0	0	0
TOTAL	0	0	0	0	0

ASSESSMENT TRENDS

LAND



TOTAL



TAX CODE AREAS & DISTRICTS

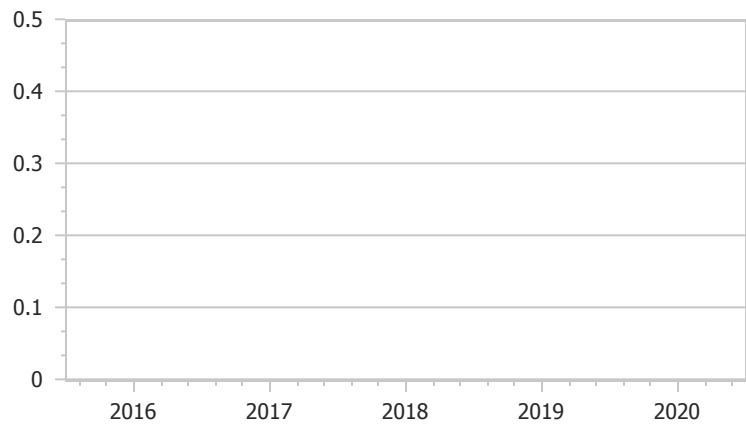
TAX CODE AREA (TAG): 003-0004

CEMETERY	MCCALL CEMETERY
FIRE	MCCALL FIRE PROTECTION
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	004 - MCCALL
COMMISSIONER DISTRICT	DONNELLY

TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2020	0
2019	0
2018	0
2017	0
2016	0



HOMEOWNER'S EXEMPTION?

☐ YES
 ☒ NO

09/21/2021

City of McCall

Department of Community and Economic Development

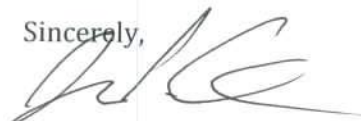
RE: Owner Authorization for Conditional Use Permit at Payette Lakes Middle School

To Whom it May Concern

The McCall- Donnelly School District is building an addition to the existing Payette Lakes Middle School, located at 111 S. Samson Trail and will be applying for a Conditional Use Permit through the City of McCall. The district has hired Design West Architects to complete the design of the project and to coordinate permits and land use applications. I hereby authorize Design West Architects to submit an application for a Conditional Use Permit on behalf of the McCall-Donnelly School District, and act as a representative of the school district with regards to the conditional use permit.

Feel free to reach out with any questions you may have.

Sincerely,



Jason Clay

Director of Operations and Maintenance

McCall Donnelly School District

Barbara R Morgan Elementary School Donnelly Elementary School Payette Lakes Middle School

Heartland High School McCall-Donnelly High School



DESIGN
WEST

9/21/2021

City Of McCall
Department of Community and Economic Development

RE: Payette Lakes Middle School Conditional Use Permit

Project Description:

In response to the recent population growth in Valley County, the McCall- Donnelly School District ran, and passed with a super majority of voter approval, a bond issue to fund a project that included an addition to their existing Payette Lakes Middle School. The existing building located at 111 S. Sampson Trail has been used as the Payette Lakes Middle School since it was built in 1994. With the recent student population growth in the area there is a need for additional classrooms at the existing Middle School. The building will continue to be an educational use, so there will be no change in land use, transfer of ownership, or other significant change in the current operations on the site. The educational use of the building will continue to serve the relatively large number of students living in the surrounding neighborhoods as well as the rest of the community.

The design and use of this project will be in accordance with all City of McCall planning and zoning requirements, and in an effort to serve the community as a whole in the most effective manner possible. A special effort has been put into the design of the proposed landscaping to comply with Title 3 of the McCall City Code by incorporating native or suitable plants for the McCall area. The proposed site lighting will comply with Title 3 Chapter 14 in that new fixtures will be placed on the building at doorways to provide 'sufficient lighting to promote safety and security' to exit and enter the building. The new fixtures will it will protect the view of the night sky and will comply with the guidelines as laid out in 3.14.02.

We look forward to partnering with the City of McCall as we move forward with this project. Thank you for taking the time to review this application. Feel free to reach out with any questions you may have.

Sincerely,

Michael Schlager
Design West Architects
mschlager@designwestid.com
208-888-1768

MERIDIAN, IDAHO
PULLMAN, WASHINGTON
KENNEWICK, WASHINGTON
ONTARIO, OREGON

DESIGN WEST
ARCHITECTS, P.A.

216 SW FIFTH AVENUE
MERIDIAN, IDAHO 83642
TEL. 208-888-1768
www.designwestpa.com

Payette Lakes Middle School Conditional Use Permit-

Criteria of Approval Responses:

1. The school use may be permitted as a conditional use in the Civic zone (per table 3.6.02 in McCall City Code). Payette Lakes Middle School was granted a Conditional Use Permit in 1994 for the original school building.

2. The request is for an addition to the building that is currently being used as Payette Middle School and is addressed on the Comprehensive Plan as a Civic zone:

Civic Use (CV) - The CV land use designation is intended to provide for governmental offices and other civic facilities including governmental, cultural and recreational facilities. Mixed use is allowed in combination with public uses. CV is an existing zone district. On the 2007 FLUP, it is applied to schools, parks, hospital, and other selected public properties.

3. The proposed use meets the requirements outlined in Title 3- the school addition will 'complement the landscape, ecology and existing urban character of McCall.'

4. The proposed use is harmonious with the character of the existing neighborhood as the school addition is in direct response to the growing community.

5. The proposed addition will be harmonious with the appearance of the existing school building. The building addition will be built with similar shape and materials of the existing school building.

6. The proposed use will benefit the welfare, health, and safety of the neighborhood by providing a safe building for the students of the growing community to learn in.

7. The proposed addition to the existing school building will not harm the existing land or water on the subject property and adjacent properties. The required storm water mitigation for the addition will be constructed per City of McCall codes.

8. This proposed use is currently a public service, school. All other public services that currently serve the site will continue to serve the site. The proposed project is a public facility requiring more space to adequately serve the growing community.

9. The proposed use of the addition matches the existing use and will comply with City of McCall pollution reduction measures.

10. The proposed use of the school addition matches the existing use and will not affect the pedestrian environment. Additional pedestrian and cyclist pathways are expected to encourage foot and cycle traffic at certain times of the year, decreasing the need for automobile trips.

11. The proposed use of the school addition matches the existing use of the site and the School District is looking at ways to handle the increase of traffic with efficient flow on site to not be a detriment to traffic on surrounding streets.

12. The proposed use will not change the scenic look of the existing building. The proposed addition will be built with similar shape and materials of the existing school building.

13. The proposed use will not affect historic features as there are not any on the existing school site.

14. The total existing school site is over 39 acres (area includes the Barbara Morgan Elementary School). The proposed addition to the middle school building will be built attached to the existing building not affecting existing snow storage, parking, open space requirements, and landscaping. The area of hardscape is expected to be equaled or potentially slightly reduced with the addition of landscaping and green play areas.

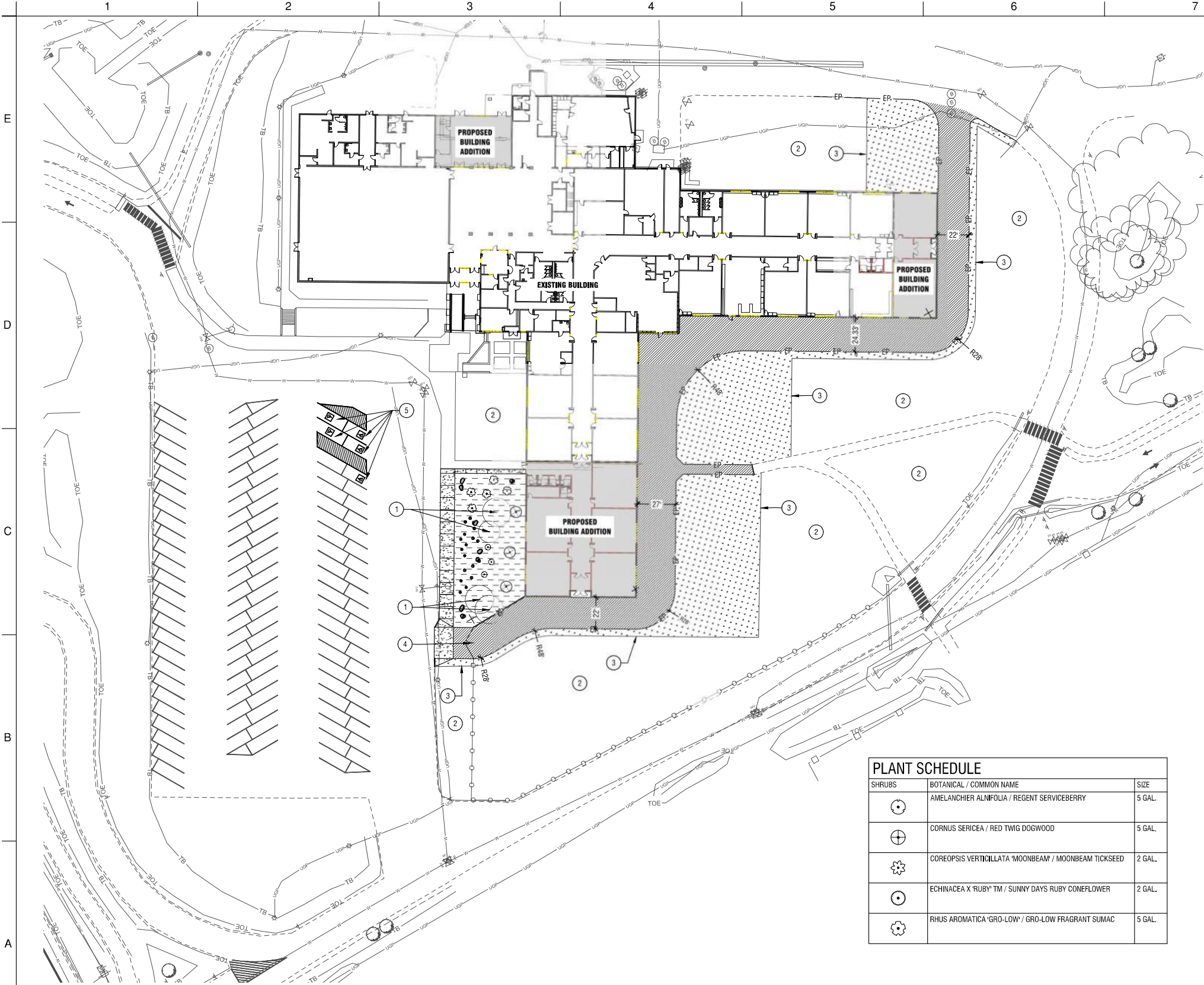
15. The proposed school addition will be a positive to the economy of the City of McCall. Communities with great schools encourage residential and business growth and as a result directly add to the economy and tax base of the city.

Fill in all information. Submit one copy of signed application and three copies of Stormwater Management Plan/Report to the City Engineer.

- | Address | Daytime Phone | After Hours Phone |
|---------|---------------|-------------------|
|---------|---------------|-------------------|

Approved, with conditions: _____

Representative	Title	Signature	Date
----------------	-------	-----------	------



Landscape Plan Notes:

- A. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
- B. ALL PLAN MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) SPECIFICATIONS.
- C. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
- D. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR.
- E. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- F. ALL NON-TURF PLANTERS SHALL RECEIVE 3" LAYER OF DECORATIVE ROCK MULCH.
- G. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

Tree Protection Notes:

- A. 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.)
- A.A. CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
- A.B. DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
- A.C. DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
- A.D. DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
- A.E. 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.
- A.F. DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
- A.G. ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- B. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE:
- B.A. OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
- B.B. PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
- C. ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING A 4" CALIPER TREE MATCHING SPECIES OF THE DAMAGED/DESTROYED TREE.

Material Legend:

- ASPHALT PAVING
- TURF SOD
- LARGE BASALT BOULDERS, 3'-4" DIA. TYP.
- STANDARD CONCRETE FLATWORK
- 3" DEPTH DECORATIVE ROCK MULCH TO MATCH EXISTING

Fence Legend:

- 6" CHAIN LINK FENCE (MATCH EXISTING FENCE HEIGHT)
- EXISTING CHAIN LINK FENCE

Keynotes:

- 1. RETAIN AND PROTECT EXISTING TREE. REFER TO TREE PROTECTION NOTES THIS SHEET FOR MORE INFORMATION.
- 2. RETAIN AND PROTECT EXISTING LANDSCAPE AND IRRIGATION.
- 3. CREATE SMOOTH TRANSITION FROM NEW SOD TO EXISTING LAWN.
- 4. 22-FT WIDE CHAIN LINK GATE.
- 5. RELOCATED ADA PARKING.

Automatic Underground Irrigation Notes:

- A. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
- B. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- C. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT PLANTER BEDS, 6" AT LAWN AREAS..
- D. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS - WITH DRIP CONTROL ZONE KIT AND 150 MESH FILTER (MIN.).
- E. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED, MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - E.A. PRECISE INDIVIDUAL STATION TIMING
 - E.B. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - E.C. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - E.D. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - E.E. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- F. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- G. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- H. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, AND PARKING AREA.
- I. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX LARGE ENOUGH TO ALLOW FOR MAINTENANCE AND REMOVAL. ONLY ONE VALVE PER BOX.

PLANT SCHEDULE		
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	AMELANCHIER ALNIFOLIA / REGENT SERVICEBERRY	5 GAL.
	CORNUS SERICEA / RED TWIG DOGWOOD	5 GAL.
	COREOPSIS VERTICILLATA 'MOONBEAM' / MOONBEAM TICKSEED	2 GAL.
	ECHINACEA X 'RUBY' TM / SUNNY DAYS RUBY CONEFLOWER	2 GAL.
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.



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CHECKED BY
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REVISIONS



PAYETTE LAKES MIDDLE
SCHOOL ADDITION

111 S SAMSON TRAIL
MCCALL, ID 83638

DATE
09/21/21

SHEET NAME

Landscape
Plan

SHEET

L1.00

Payette Lakes Middle School



East Elevation (small addition proposed on end of wing)



South Elevation



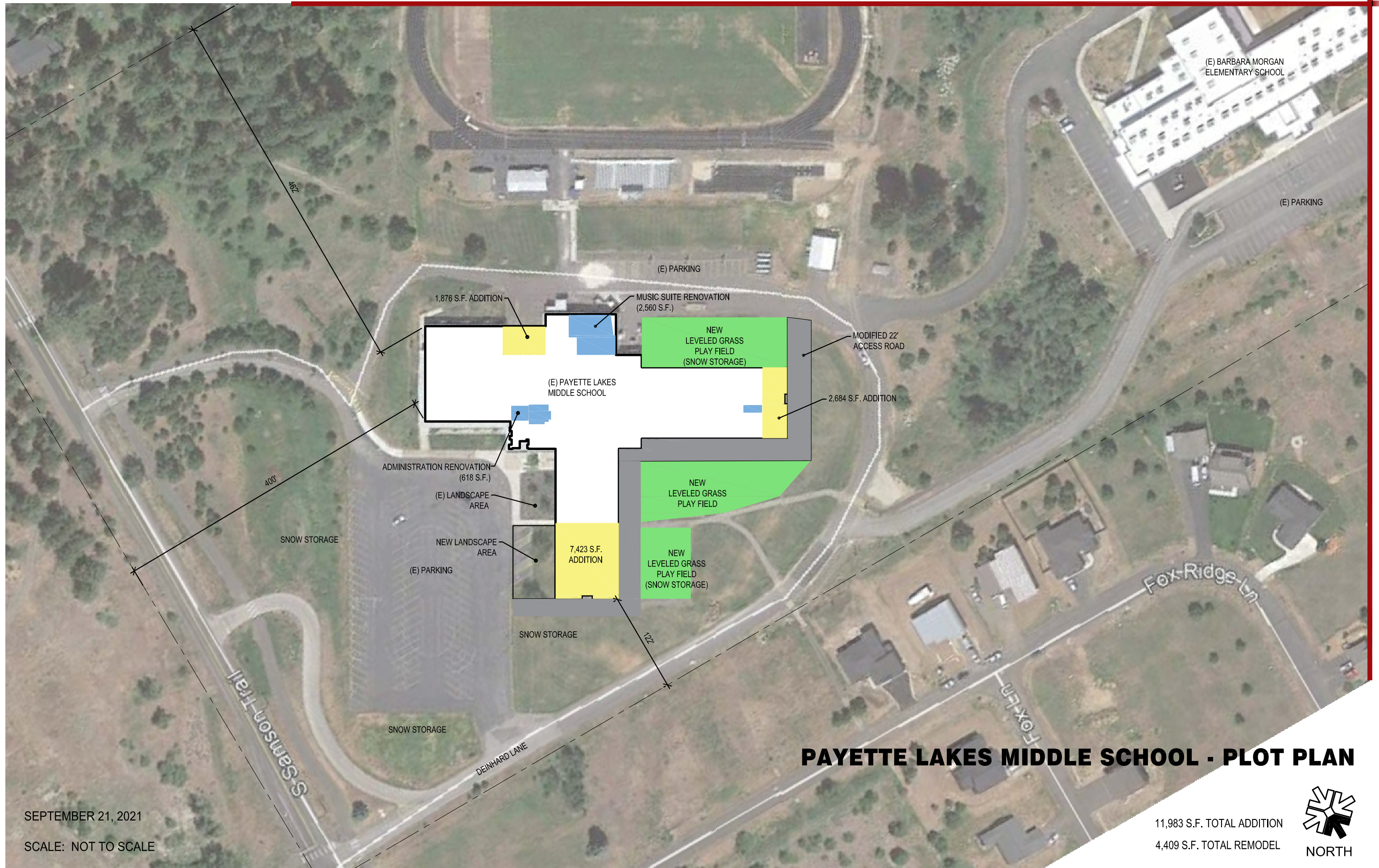
Southwest Elevation (addition proposed on end of wing)



North Elevation



Northeast Elevation (proposed infill addition)



PAYETTE LAKES MIDDLE SCHOOL - PLOT PLAN

SEPTEMBER 21, 2021

SCALE: NOT TO SCALE

11,983 S.F. TOTAL ADDITION
4,409 S.F. TOTAL REMODEL

