

## **AGENDA OF THE REGULAR MEETING OF THE HAILEY TREE COMMITTEE**

Thursday, July 6, 2023 at 6:00 PM

In person, Hailey City Hall, or

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/350525293>

You can also dial in using your phone.

United States: +1 (872) 240-3212

Access Code: 350-525-293

Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

**Note:** item on the agenda may have action taken during the meeting = **ACTION ITEM**

**Call to Order**

**Public Comment**

**Approval of Meeting Minutes:** June 8<sup>th</sup>, 2023 **ACTION ITEM**

**New Business:**

- Heritage Tree Nomination – Kristin Fletcher **ACTION ITEM**
- Review Street Tree at 304 E Elm Street (photos attached) **ACTION ITEM**

**Old Business:**

- Recommendation on Tree Species for River St LHTAC Project (refer to Downtown Master plan & River St ROW Draft) **ACTION ITEM**
  - Review Street Tree at River St & Bullion (NW Corner) **ACTION ITEM**
- Recommendation on Lodgepole at 403 N River St (Refer to Arborist Review) **ACTION ITEM**
- Schedule HTC Volunteer Day **ACTION ITEM**

**Staff Report:**

**Discussion of Topics for Next Agenda** – Next regular meeting is August 10<sup>th</sup>, 6:00PM

**Adjourn**

**Any person requiring special accommodations to participate  
in the above-noticed meeting may contact Hailey Public  
Works at (208)788-9830 prior to the meeting.**

304 E Elm Street Box Elder







DOWNTOWN STREET TREE PLAN

The Downtown Street Tree Plan identifies a signature street tree for River, Main, and the side streets.

- Accolade Elms
- Northern Acclaim Honeylocusts
- Autumn Blaze Maples
- Multi-Stem Quaking Aspens
- Urban Renewal District boundary



# TREE SELECTIONS

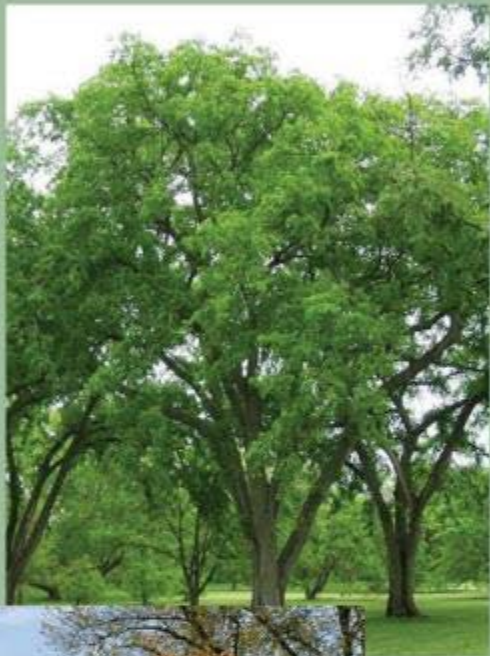
## DOWNTOWN STREETS

The intent of the Downtown Street Tree Selections are to emphasize the distinct character of each Downtown street while also unifying the area with a limited palette of tree species. Large street trees provide shade, create visual interest, sequester carbon, and purify the air. A larger street tree grows a taller canopy that provides all the benefits of a healthy street tree while also ensuring visibility is preserved for business fronts on the ground level. We make the following recommendations for all street trees:

- Incorporation of Silva Cells to support healthy tree growth
- Minimum 5’ width planting area with 600 min cubic feet of soil per tree
- Minimum 3” caliper street trees, branched 8’ clear

### MAIN STREET

#### ACCOLADE ELM



### RIVER STREET

#### NORTHERN ACCLAIM HONEYLOCUST



### CURB BULBS (AT RIVER STREET)

#### MULTI-STEM QUAKING ASPENS

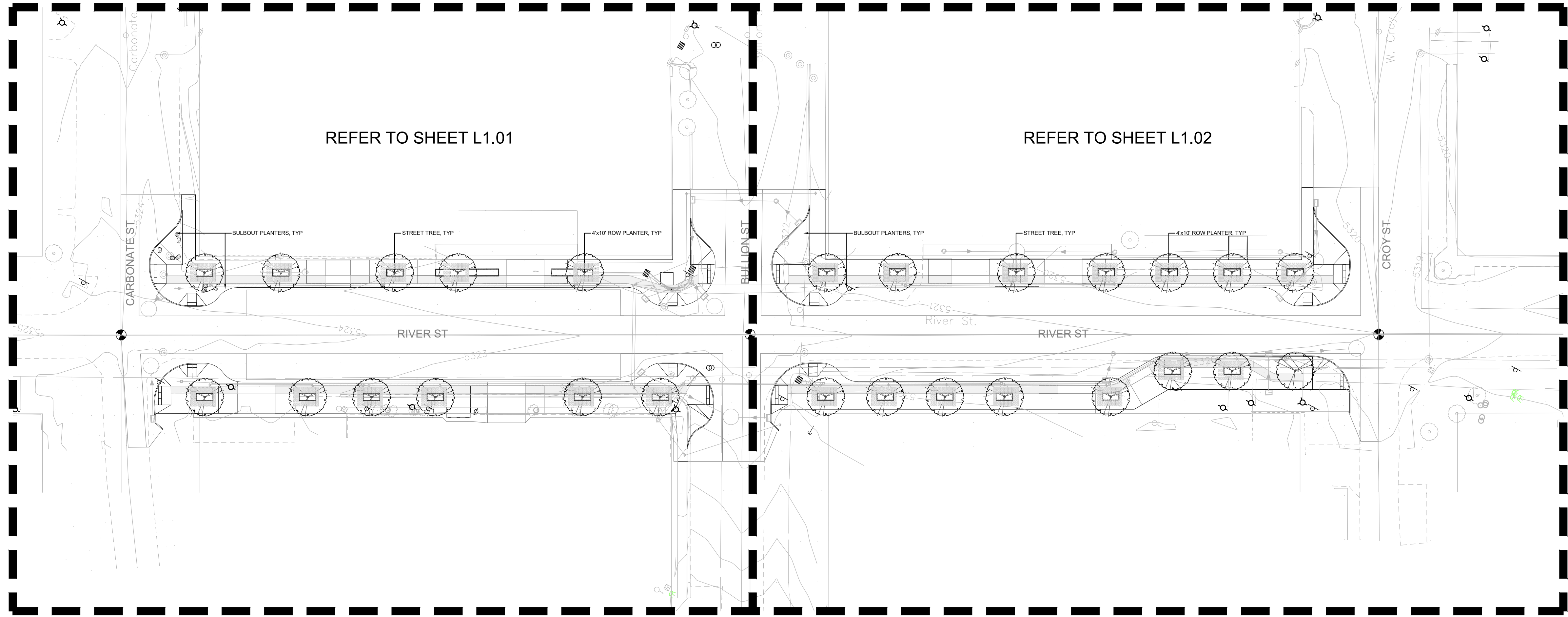


### SIDE STREETS

#### AUTUMN BLAZE MAPLES



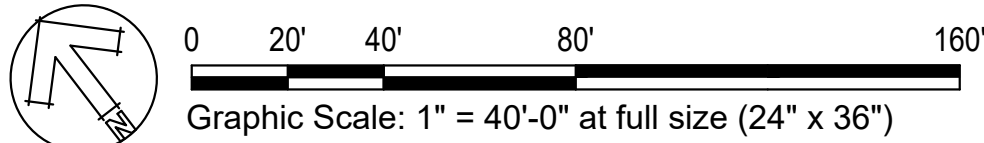




**NOTES**

**LIMITS OF WORK**  
SOUTH SIDE OF CARBONATE ST TO NORTH  
SIDE OF CROY STREET

REFER TO CIVIL FOR STREET LAYOUT,  
SECTIONS, ELEVATIONS AND OTHER  
FEATURES RELATED TO THE ROAD, CURB  
AND GUTTER LAYOUTS, TYP



DRAWING SET:  
**Conceptual Design  
REVIEW**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

**RIVER STREET R.O.W.**  
CARBONATE TO CROY  
HAILEY, IDAHO 83333

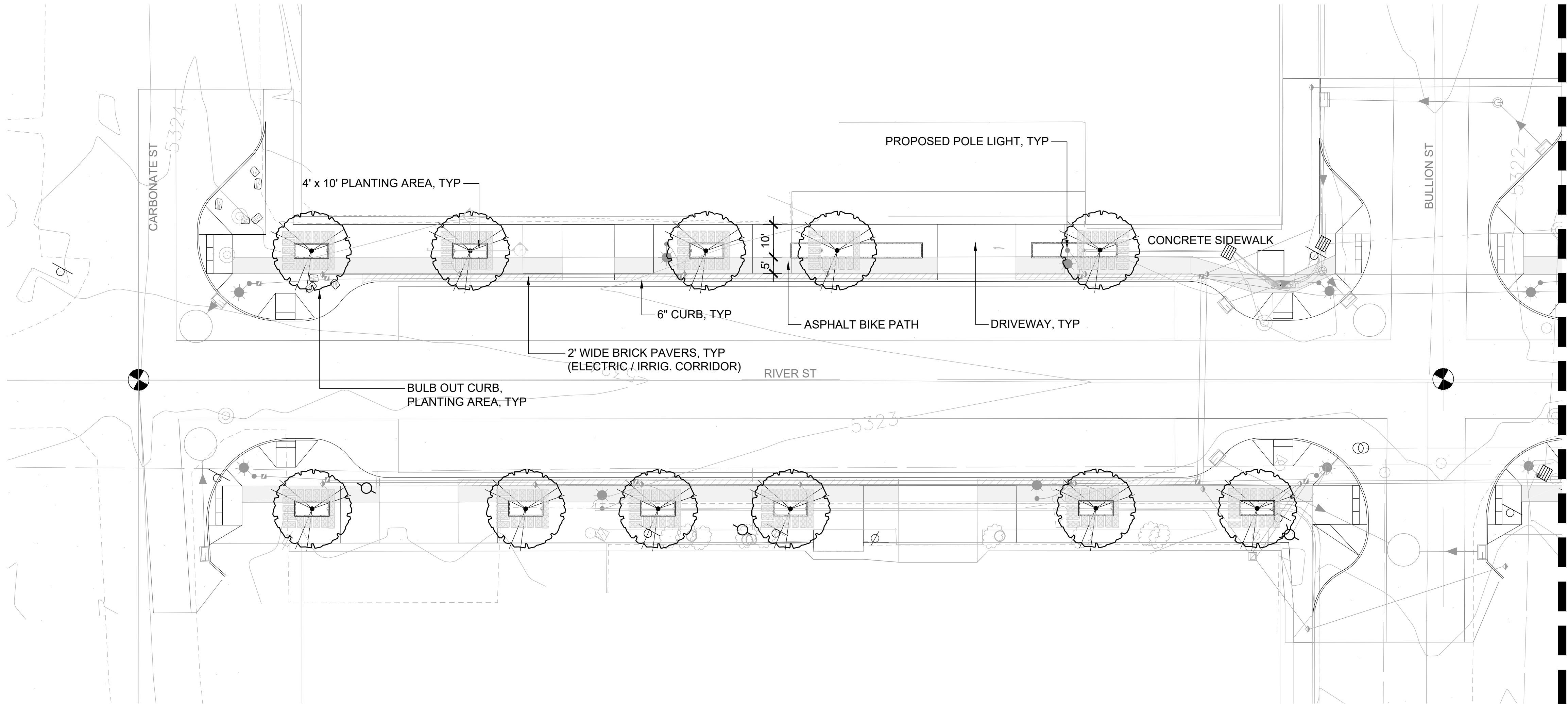
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DRAWN: MJL  
CHECKED: MAL  
DATE: June 22, 2023  
PROJECT: Hailey - River Street ROW  
NUMBER: LLA0385.23  
SCALE: 1" = 40'-0"  
TITLE:

**OVERALL  
LAYOUT PLAN**

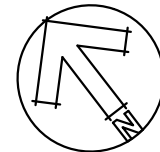
SHEET:

**L1.00**





REFER TO L1.02



0 10' 20' 40' 80'  
Graphic Scale: 1" = 20'-0" at full size (24" x 36")



DRAWING SET:  
**Conceptual Design  
REVIEW**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

**RIVER STREET R.O.W.**  
CARBONATE TO CROW  
HAILEY, IDAHO 83333

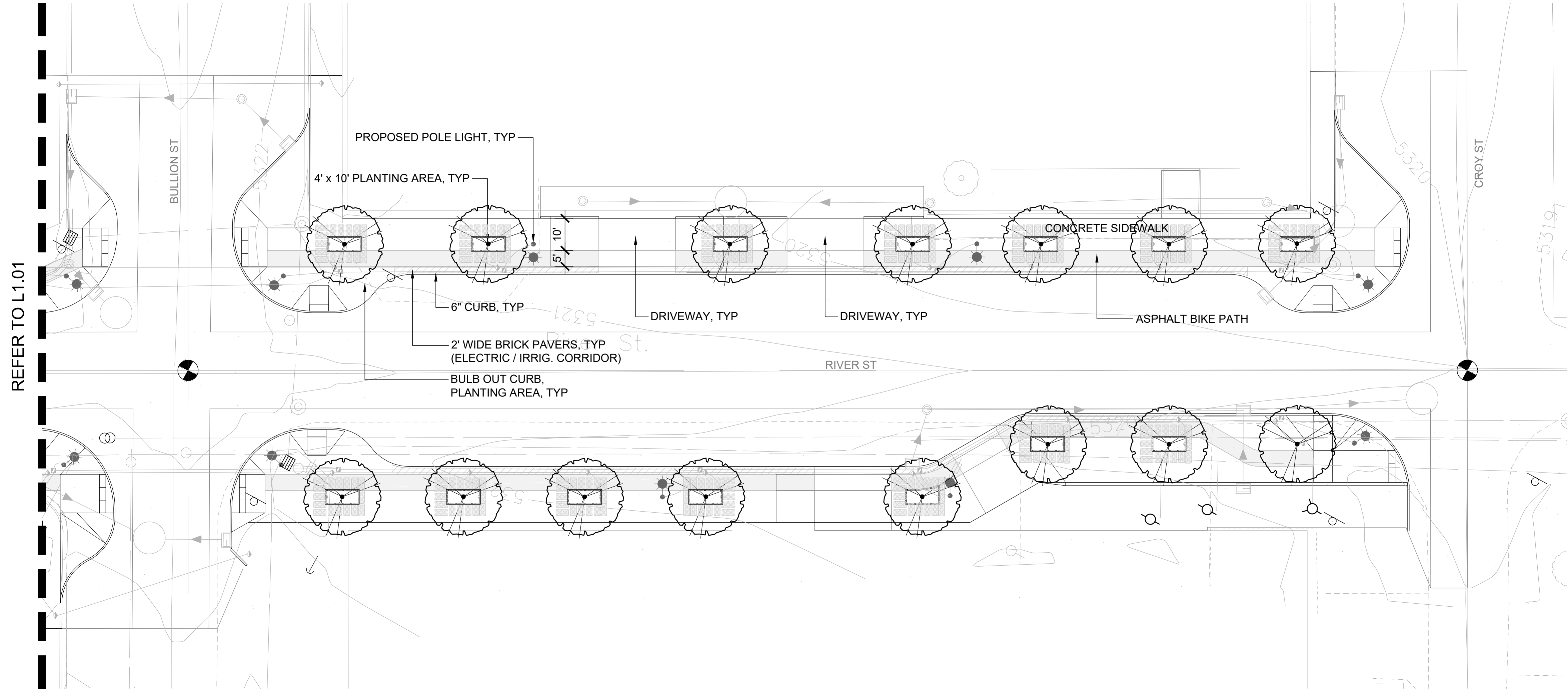
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CHECKED: MAL  
DATE: June 22, 2023  
PROJECT: Hailey - River Street ROW  
NUMBER: LLA0385.23  
SCALE: 1" = 20'-0"  
TITLE:

**LAYOUT PLAN  
CARBONATE - BULLION**

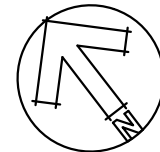
SHEET:

**L1.01**

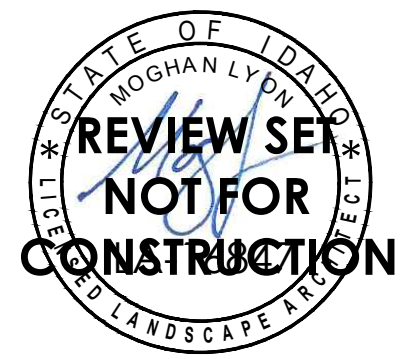




REFER TO L1.01



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**Conceptual Design  
REVIEW**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

**RIVER STREET R.O.W.**  
CARBONATE TO CROW  
HAILEY, IDAHO 83333

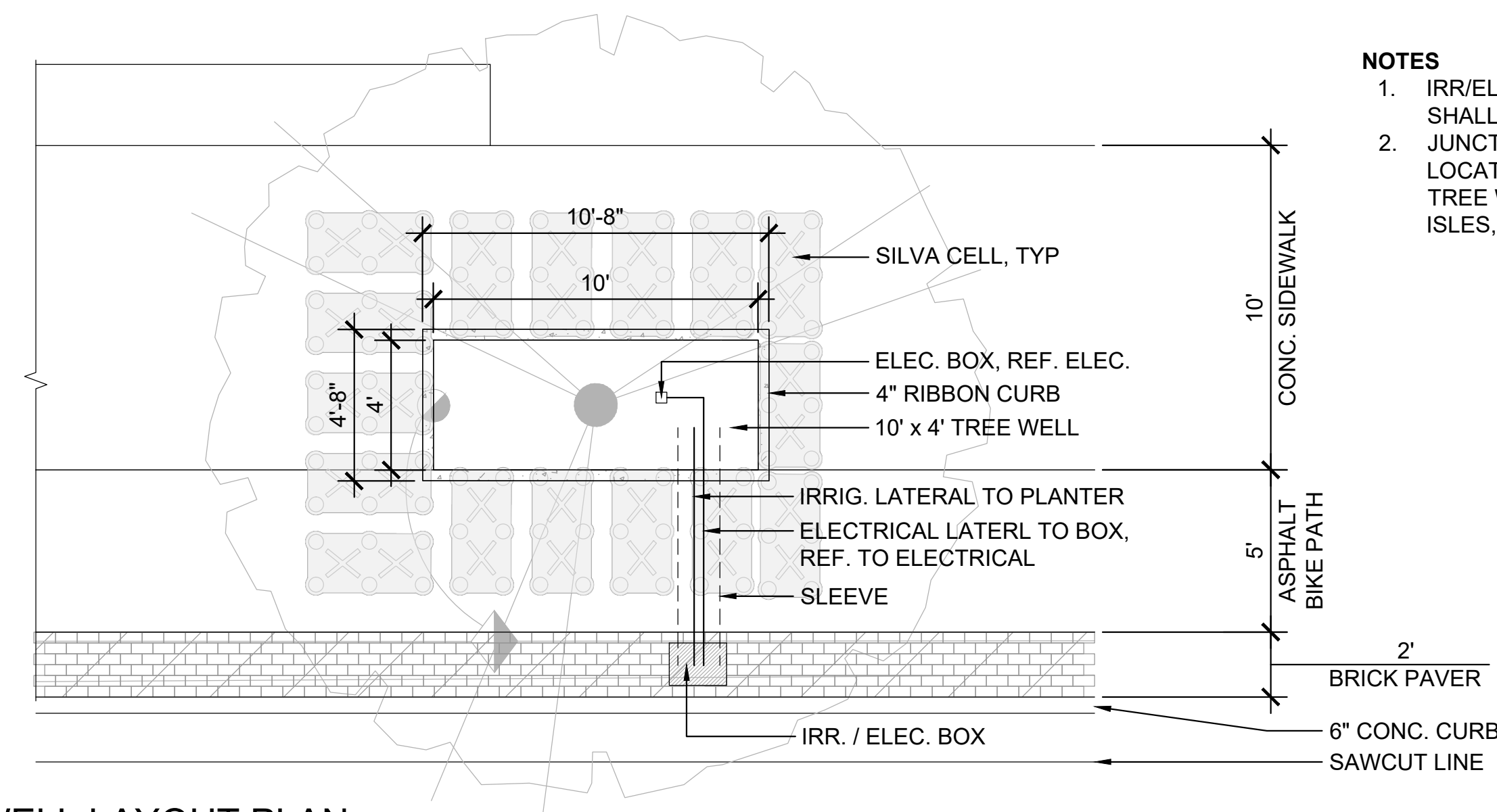
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DRAWN: MJL  
CHECKED: MAL  
DATE: June 22, 2023  
PROJECT: Hailey - River Street ROW  
NUMBER: LLA0385.23  
SCALE: 1" = 20'-0"  
TITLE:

**LAYOUT PLAN**  
BULLION - CROY

SHEET:

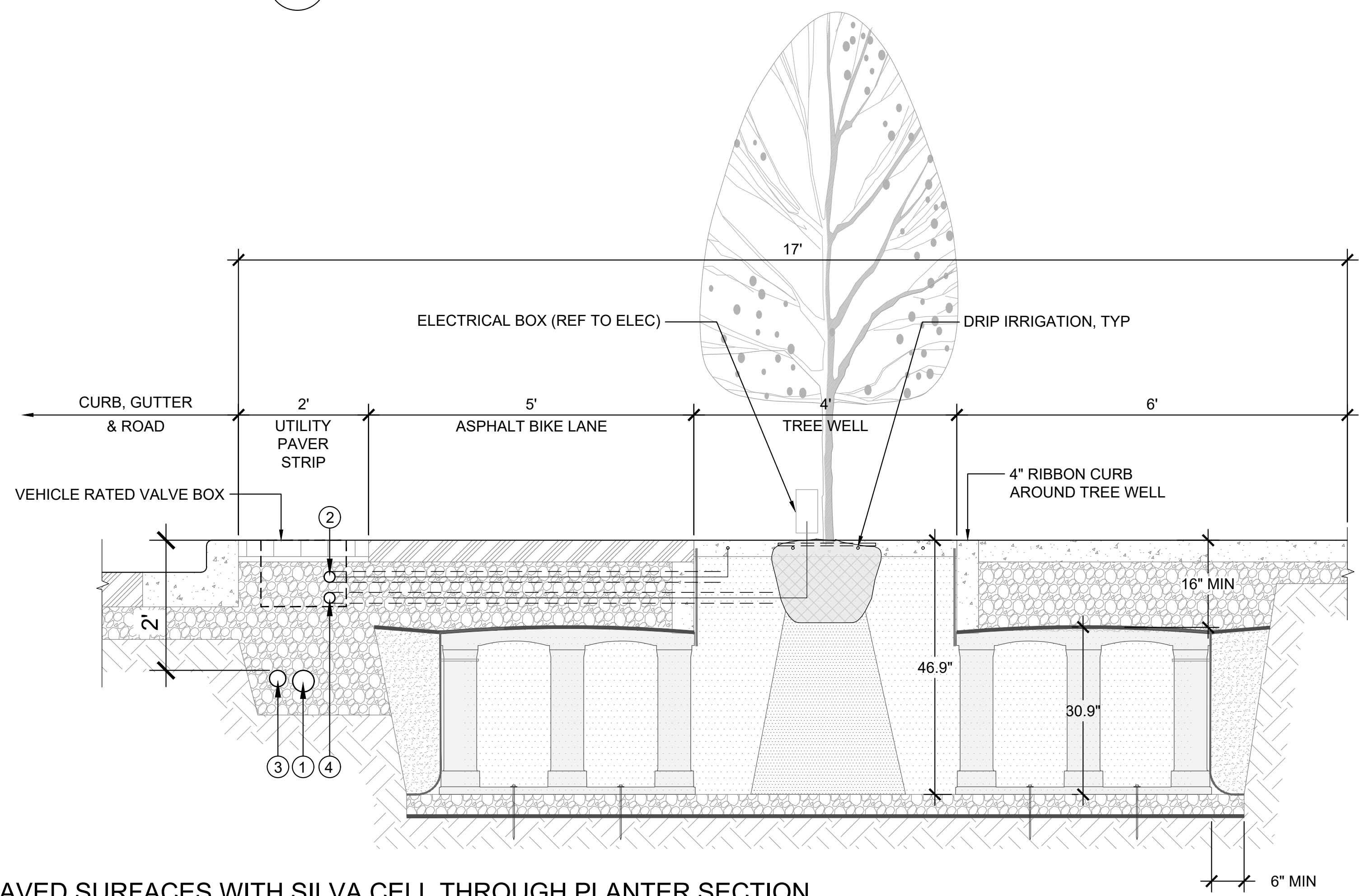
**L1.02**





- NOTES**
1. IRR/ELEC. BOX IN BRICK PAVERS SHALL BE VEHICULAR RATED
  2. JUNCTION BOX SHALL BE LOCATED ON THE FAR SIDE OF TREE WELL, AWAY FROM DRIVE ISLES, TYP

**1 TREE WELL LAYOUT PLAN**  
SCALE: 1/4" = 1'-0"



- CONDUITS UNDER UTILITY STRIP**
- ① 4" WATER MAIN
  - ② 2" WATER LATERAL
  - ③ ELECTRICAL MAIN
  - ④ ELECTRICAL LATERAL

- NOTES**
1. IRRIGATION AND ELECTRICAL MAINLINE SHALL BE 2' BELOW FINISHED GRADE OF BRICK PAVERS, TYP

**2 PAVED SURFACES WITH SILVA CELL THROUGH PLANTER SECTION**  
SCALE: 3/4" = 1'-0"

L1.00\_RIVST.DWG



DRAWING SET:  
**Conceptual Design REVIEW**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

**RIVER STREET R.O.W.**  
CARBONATE TO CROW  
HAILEY, IDAHO 83333

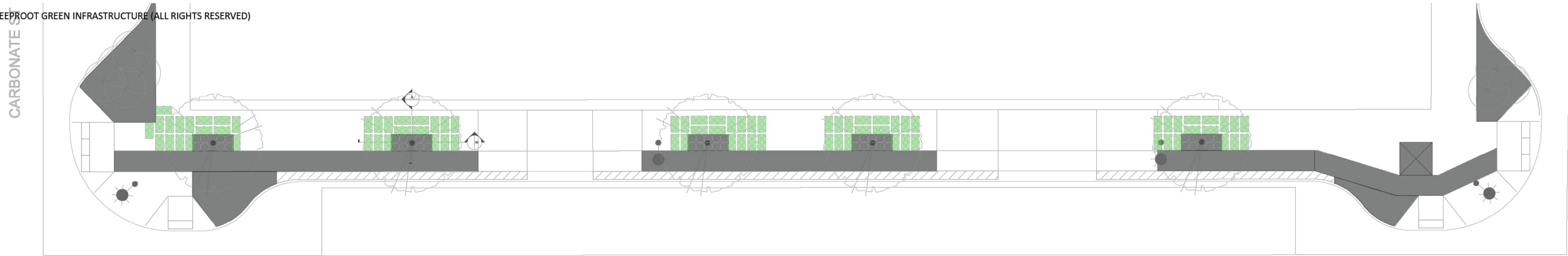
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CHECKED: MAL  
DATE: June 22, 2023  
PROJECT: Hailey - River Street ROW  
NUMBER: LLA0385.23  
SCALE: As Shown  
TITLE:

**TREE WELL PLAN & SECTIONS**

SHEET:

**L1.03**





RIVER ST

BULLION ST



www.deeproot.com

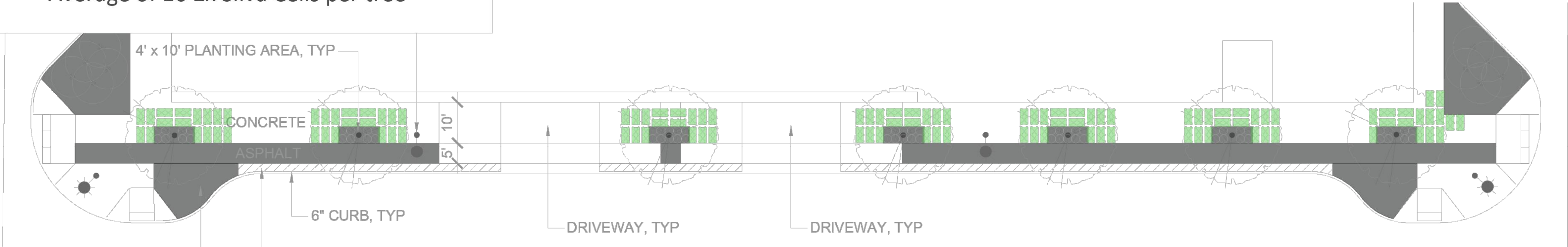
DeepRoot Green Infrastructure, LLC.  
1032 Irving Street, #614  
San Francisco, CA 94122-2200  
info@deeproot.com  
Tel: 800 458 7668 or 415 781 9700  
Fax: 800 277 7668 or 415 781 0191

River Street  
RoW  
Hailey, ID  
US-23-0368

May 17, 2023

NOTES:

- Design soil volume of 500cf per tree
- Average of 16 2x Silva Cells per tree



RIVER ST

CROY ST

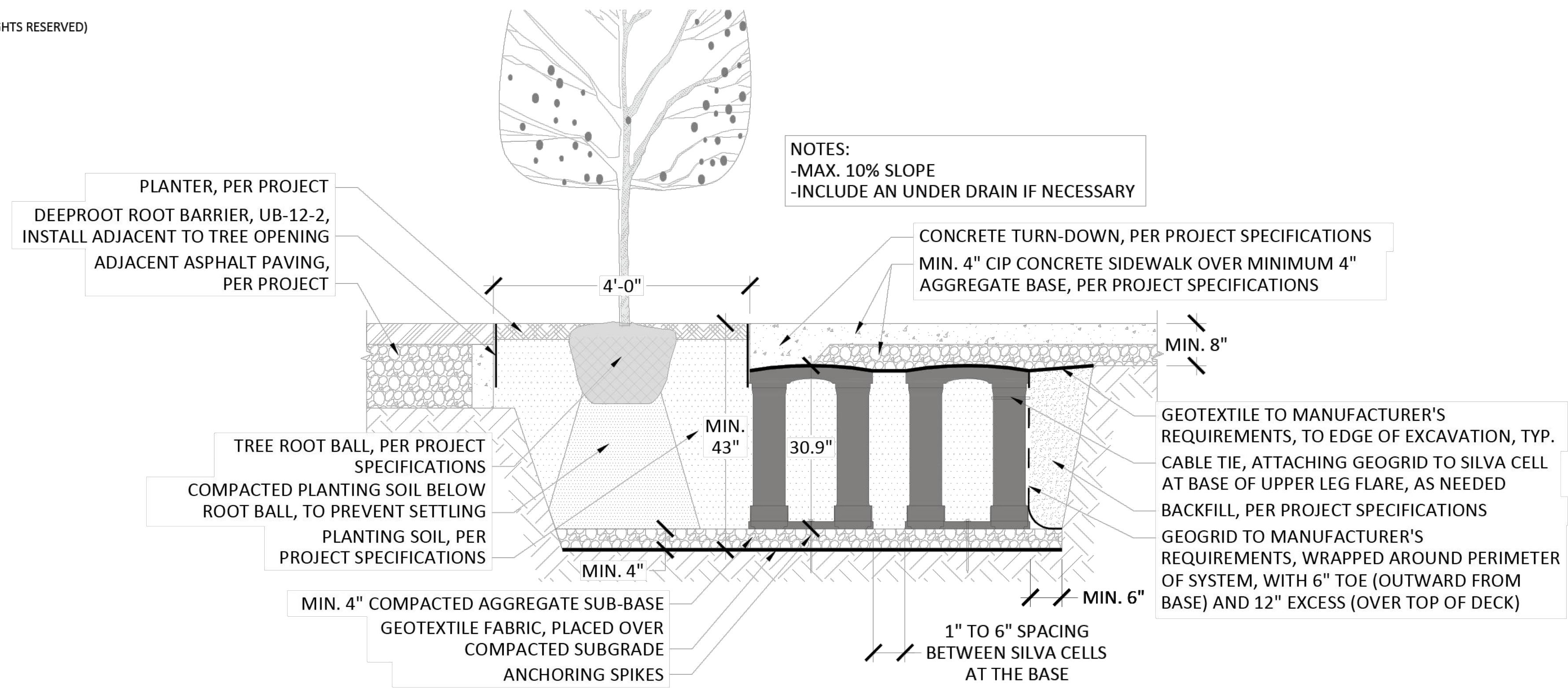
SILVA CELL LAYOUT  
  
(401) 2x Silva Cells

DISCLAIMER:  
Silva Cell 2 layouts are preliminary,  
and are based on the accuracy of  
the provided base information.  
Layouts use 6" spacing by default.  
Spacing between Silva Cells can  
vary between 1-6". Field adjustment  
may be required.

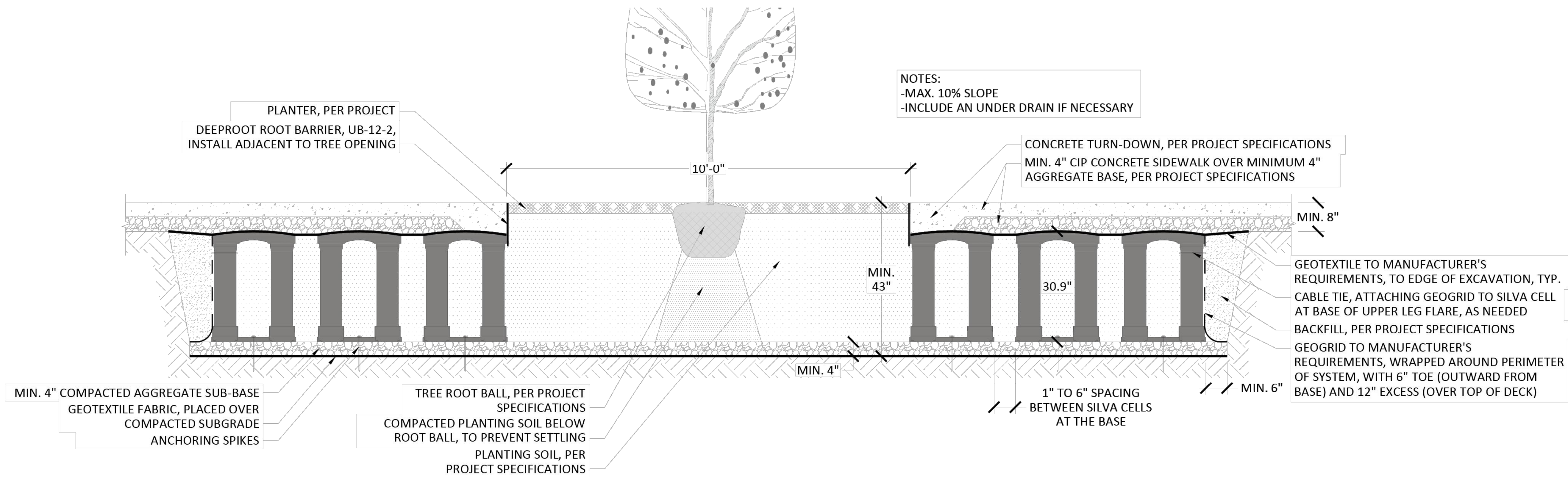
Client/Contractor is responsible for  
verifying location of structures and  
utilities that may be in conflict with  
this proposed Silva Cell 2 layout.  
When determining size of  
excavation, allow space for Cells,  
spacing between frames, and  
backfill.

NOT TO SCALE





**A** Silva Cells under CIP concrete, through planter, 2x Silva Cell system  
NOT TO SCALE



**B** Silva Cells under CIP concrete, through planter, 2x Silva Cell system  
NOT TO SCALE



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River Street  
RoW  
Hailey, ID  
US-23-0368

May 17, 2023

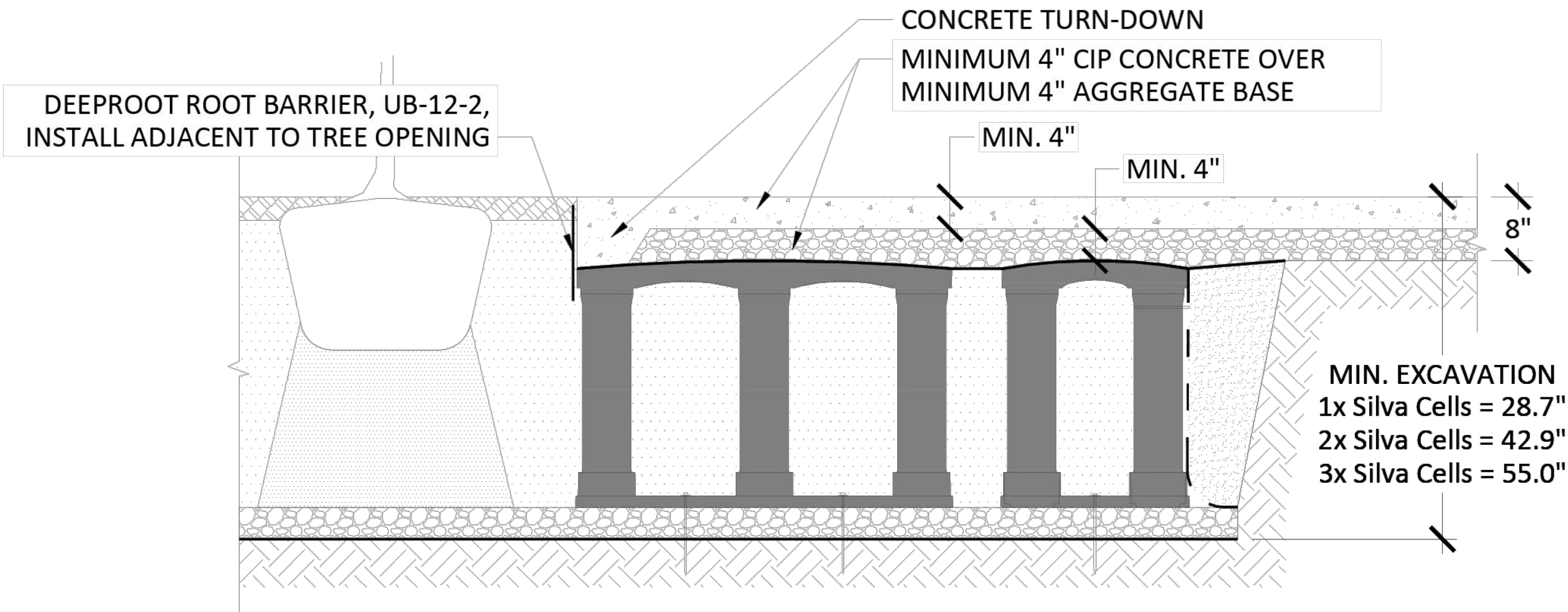
## SILVA CELL TYPICAL SECTIONS

**DISCLAIMER:**  
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and are based on the accuracy of  
the provided base information.  
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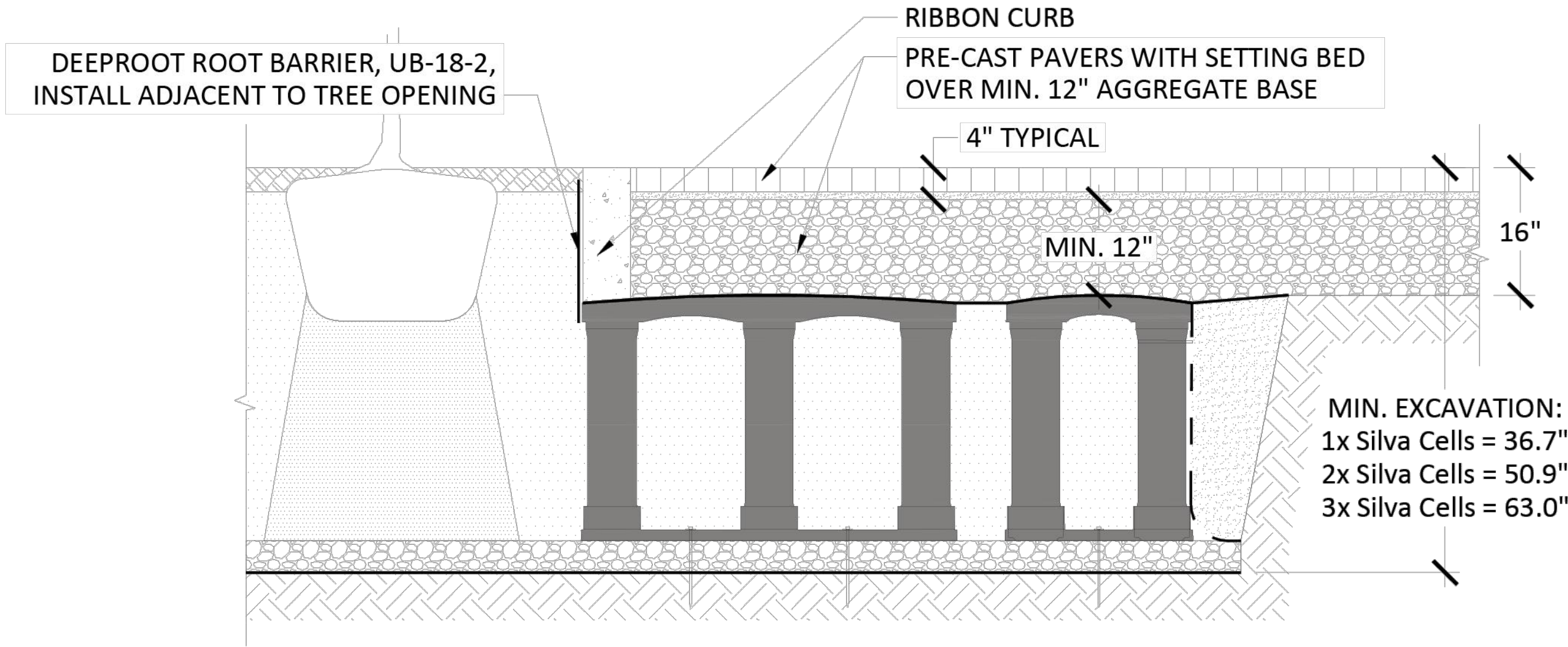
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backfill.

NOT TO SCALE

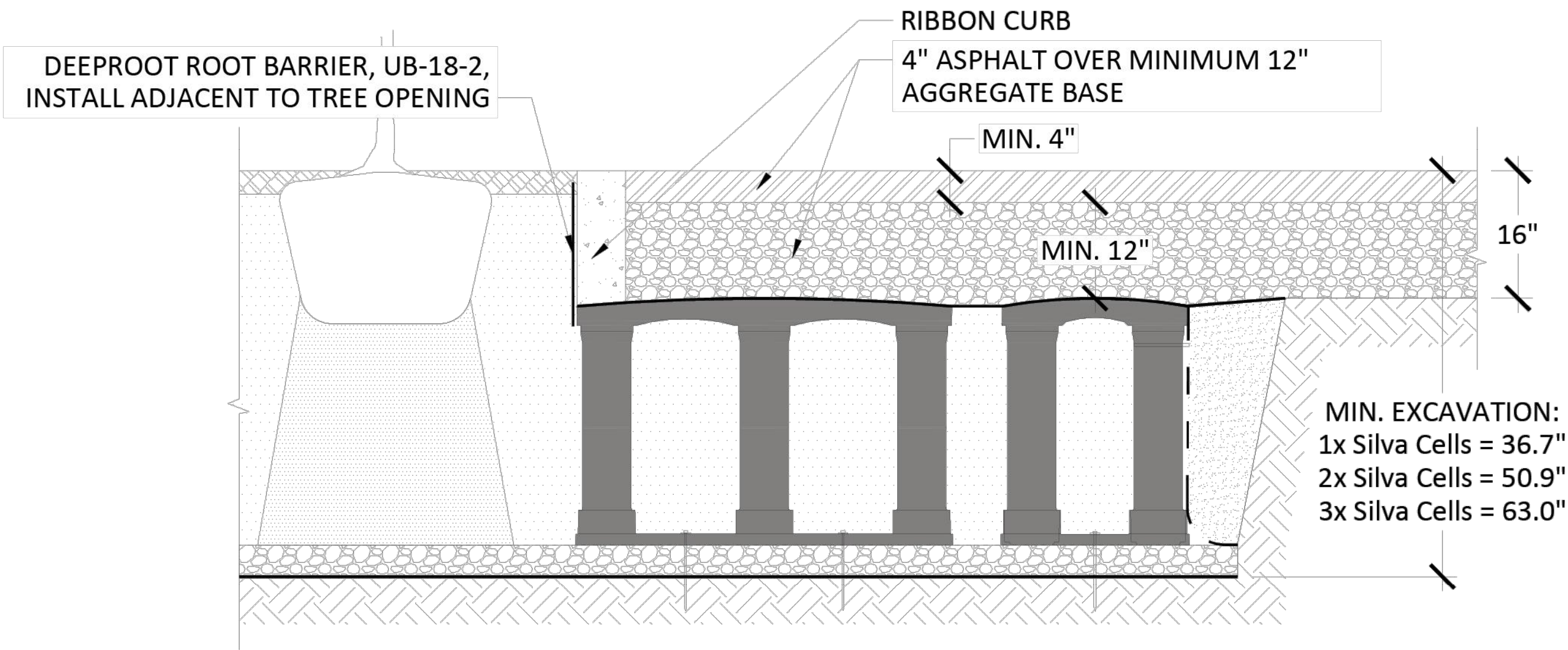




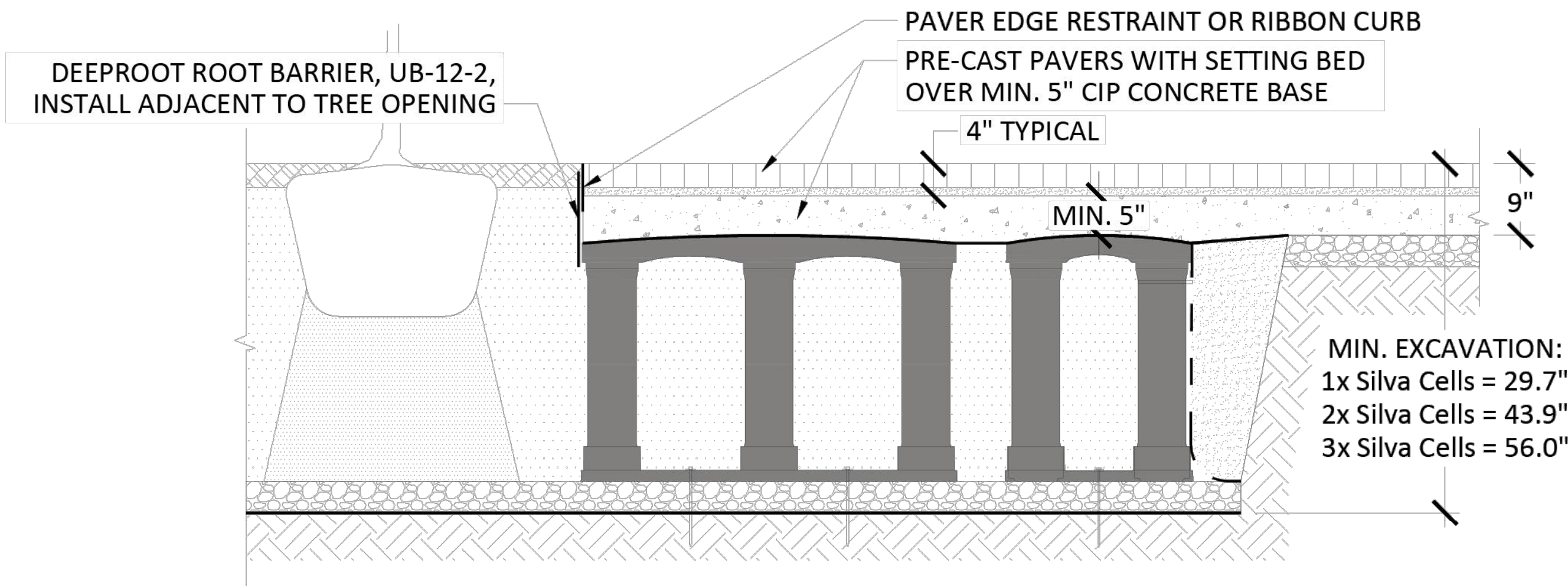
TYPICAL CIP CONCRETE PAVEMENT PROFILE  
NOT TO SCALE



TYPICAL PRE-CAST PAVERS OVER AGGREGATE PAVEMENT PROFILE  
NOT TO SCALE



TYPICAL ASPHALT PAVEMENT PROFILE  
NOT TO SCALE



TYPICAL PRE-CAST PAVERS OVER CIP CONCRETE PAVEMENT PROFILE  
NOT TO SCALE



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101 Montgomery Street, Suite 2850  
San Francisco, CA 94104  
info@deeproot.com  
Tel: 800 458 7668 or 415 781 9700  
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TYPICAL PAVEMENT PROFILE DETAILS

July 29, 2022

NOT TO SCALE



DRAWING SET:  
Conceptual Design REVIEW

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

RIVER STREET R.O.W.  
CARBONATE TO CROW  
HAILEY, IDAHO 83333

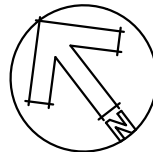
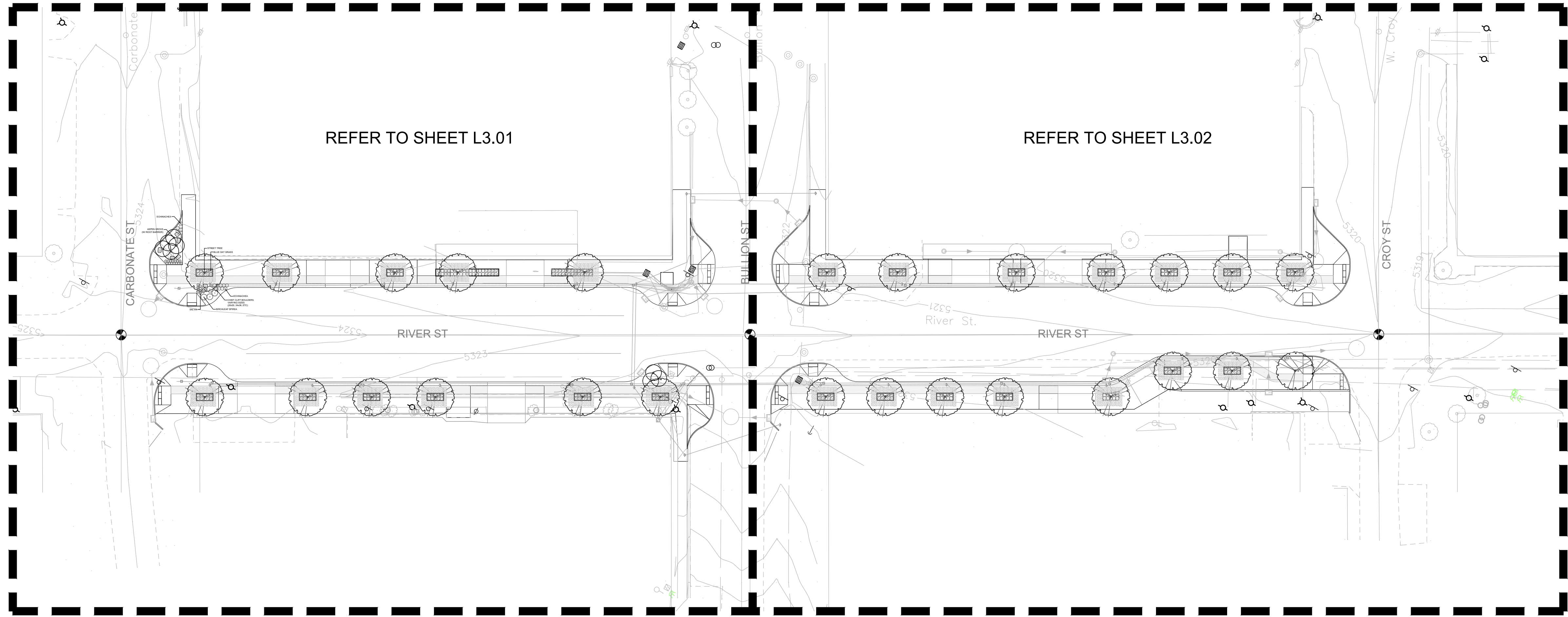
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DRAWN:	MJL
CHECKED:	MAL
DATE:	June 22, 2023
PROJECT:	Hailey - River Street ROW
NUMBER:	LLA0385.23
SCALE:	NTS
TITLE:	

SILVA CELL  
TYPICAL PROFILE  
DETAILS

SHEET:

L2.03





0 20' 40' 80' 160'  
Graphic Scale: 1" = 40'-0" at full size (24" x 36")

REFER TO L3.01 FOR PLANT  
SCHEDULE & PLANT NOTES

REFER TO L3.02 FOR  
PLANT IMAGES



DRAWING SET:  
**Conceptual Design  
REVIEW**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

**RIVER STREET R.O.W.**  
CARBONATE TO CROW  
HAILEY, IDAHO 83333

DESIGN: MAL  
DRAWN: MJL  
CHECKED: MAL

DATE: June 22, 2023

PROJECT: Hailey - River Street ROW

NUMBER: LLA0385.23

SCALE: 1" = 40'-0"

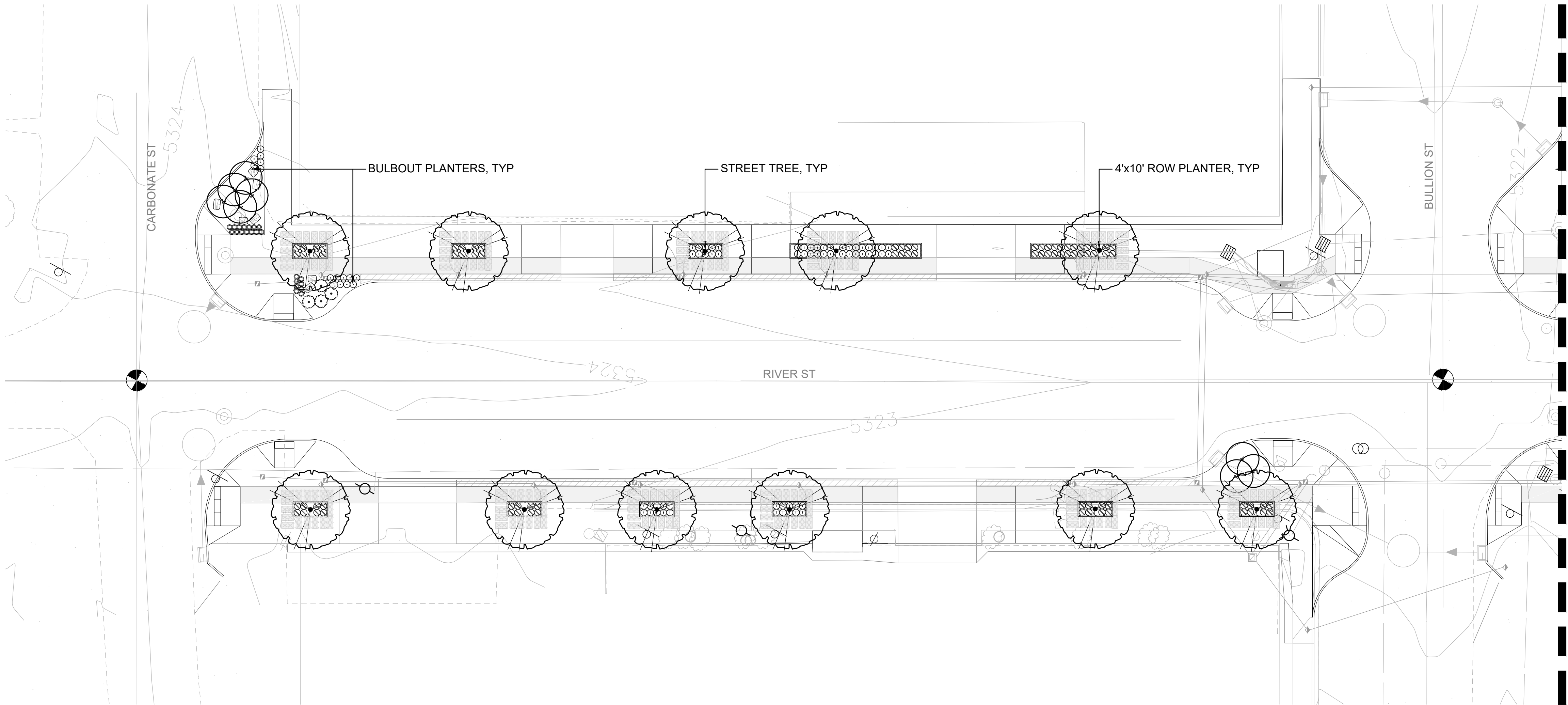
TITLE:

**OVERALL  
PLANTING PLAN**

SHEET:

**L3.00**

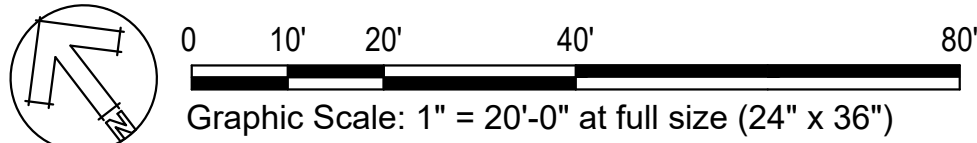




PLANT SCHEDULE			
QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING, NOTES
TREES			
—X	Gleditsia triacanthos 'Prairie Silk'	Prairie Silk Honeylocust	4" cal, full and uniform branching, straight trunk, B&B
—X	Populus tremuloides	Quaking Aspen	8'-10' ht, multi-stem (3 stem min), full and uniform
SHRUBS, PERENNIALS & GRASSES			
—X	Echinacea 'Cheyenne Spirit'	Cheyenne Spirit Cornflower	1 gal @ 2' OC
—X	Helictotrichon sempervirens	Blue Oat Grass	1 gal @ 30" OC
—X	Nepeta x 'Picture Purrfect'	Picture Purrfect Catmint	1 gal @ 2' OC
—X	Salvia x sylvestris 'May Night'	May Night Sage	4" pot @ 30" OC
—X	Spiraea betulifolia 'Tor'	Birchleaf Spirea	3 gal @ 3' OC

LANDSCAPE SPECIFICATIONS & NOTES

- SCOPE OF WORK
  - The landscaping and irrigation work is part of a larger site project resulting in disturbance to the site, landscape and irrigation. As such, the landscape contractor shall coordinate all work with the general contractor, both before any construction begins, and during the course of construction.
- MATERIALS
  - Topsoil. Topsoil shall be a 3 way blend of the following products; sandy loam, sand and organic compost with Soil Pep
  - Mulch. Mulch shall be a 1/2" - 1" crushed stone in white, light gray and tan colors, applied to a 3" compacted depth on all landscape planting beds, excluding lawn and hydroseed areas. Mulch color samples to be approved by architect and/or owner.
  - Fertilizer. Agraform 21-gram tablet time release fertilizer shall be used in all plantings. Place 1 for each ground cover, 2 for each shrub and 4 for each tree. They shall be placed in the plant pits as detailed. Also, top dress all plants with a suitable 'starter' fertilizer.
  - Tree Stakes. Tree stakes shall be 2" diameter x 8' length Lodgepole pine. Fasteners shall be 1" PVC Chain-Lock, placed as detailed.
  - Edging. Edging shall be used to separate landscape areas with mulch and hydroseed areas. A steel edging material shall be used with a minimum depth of 4" throughout
- SOIL PREPARATION
  - Prior to any landscape work, contractor shall remove, or have removed, all debris from the other building trades from the landscape surfaces. NO landscape work shall commence until the areas are cleared of other trades debris.
  - Cultivate the existing ground surface to a minimum depth of 8" and remove all rocks over 1", existing roots and other debris.
  - Fine grade the subgrade to adjoining surfaces in preparation of adding specified topsoil.
  - Beds. Place a minimum of 8" of specified topsoil on all beds and till or cultivate the topsoil a minimum depth of 12". Remove all rock and debris which may surface. Finished grade of topsoil shall be 3.5" below adjoining paved surfaces, allowing 3" for mulch. Therefore, finished grade shall be 1/2" below paved surface.
- PLANTING OF TREES, SHRUBS AND GROUNDCOVERS
  - Contractor responsible to verify quantities.
  - Contractor is to confirm that all beds are prepared and ready for planting, without interference with other trades.
  - Layout all plants as per plan and approval by Landscape Architect or Owner's Rep, making sure the plants are orientated to give best appearance to the viewer.
  - Pit plant all plants into prepared soil and plant per the details. While planting, hand water the plants into the plant pits thoroughly soaking the root balls and soil. Place fertilizer tablets as specified, filling plant pits with specified topsoil. Top dress fertilize when completed.
  - Trees planted 5' or less from paved surfaces shall be planted with a root barrier control.
- PLANTING OF STREET TREES
  - Planted Street trees shall be 3" caliper and planted in spring or fall
  - Root Barriers shall be provided for all street trees
- WARRANTY
  - All landscape shall be warranted for one year from FINAL ACCEPTANCE. Plants requiring replacement shall be of the original variety and size as specified herein.
- IRRIGATION
  - An automatic irrigation system using drip irrigation to be installed through Bidder Design
  - The irrigation system to provide complete coverage and to be properly zoned for each hydrozone.
  - Contractor to confirm location of controller with owner.
  - Contractor to confirm acceptable pressure for Irrigation System
  - Contractor to provide Coverage Test for approval by Landscape Architect or Owner.
  - Contractor to schedule controller and provide instruction manual to owner at completion.



DRAWING SET:  
**Conceptual Design  
REVIEW**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

**RIVER STREET R.O.W.**  
CARBONATE TO CROW  
HAILEY, IDAHO 83333

DESIGN: MAL  
DRAWN: MJL  
CHECKED: MAL

DATE: June 22, 2023

PROJECT: Hailey - River Street ROW

NUMBER: LLA0385.23

SCALE: 1" = 20'-0"

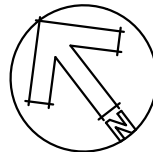
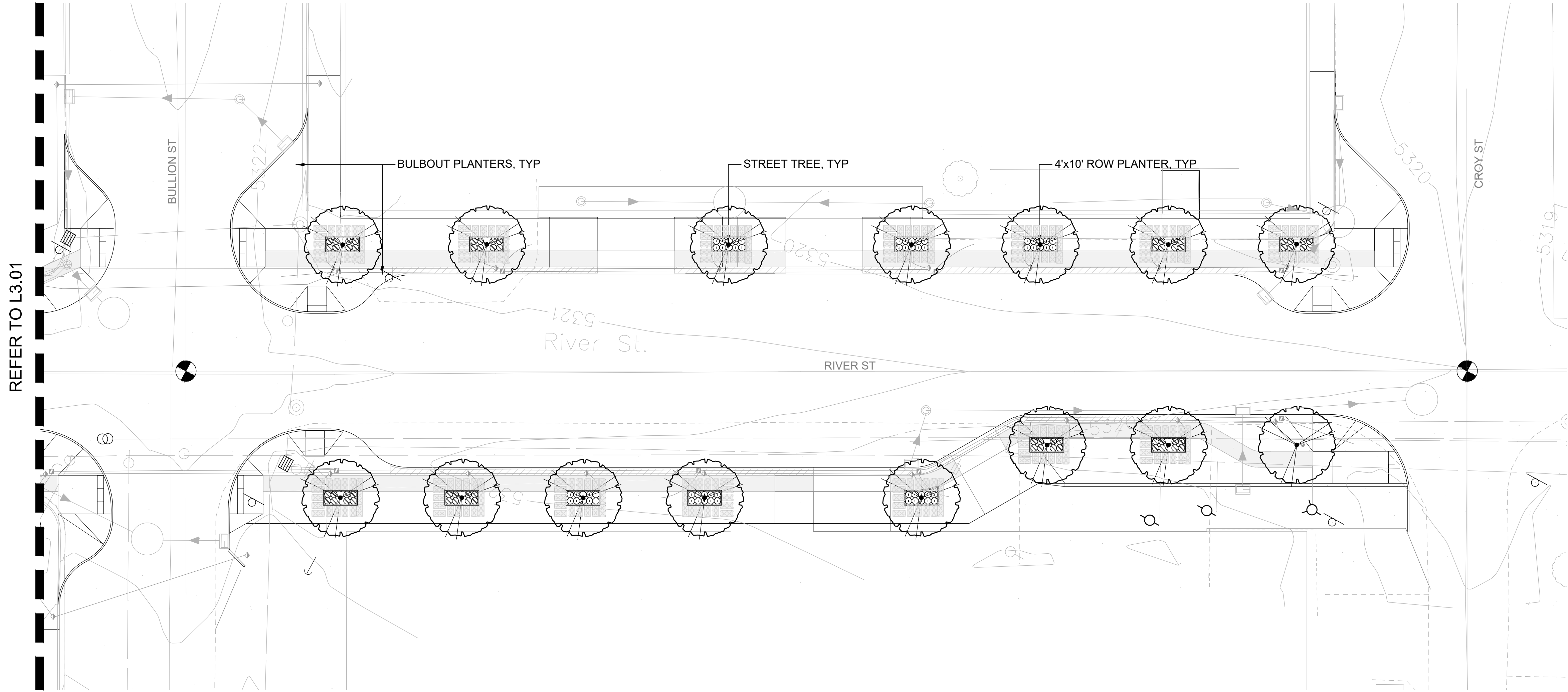
TITLE:

**PLANTING PLAN  
CARBONATE - BULLION**

SHEET:

**L3.01**





0 10' 20' 40' 80'  
Graphic Scale: 1" = 20'-0" at full size (24" x 36")



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PROJECT ADDRESS:

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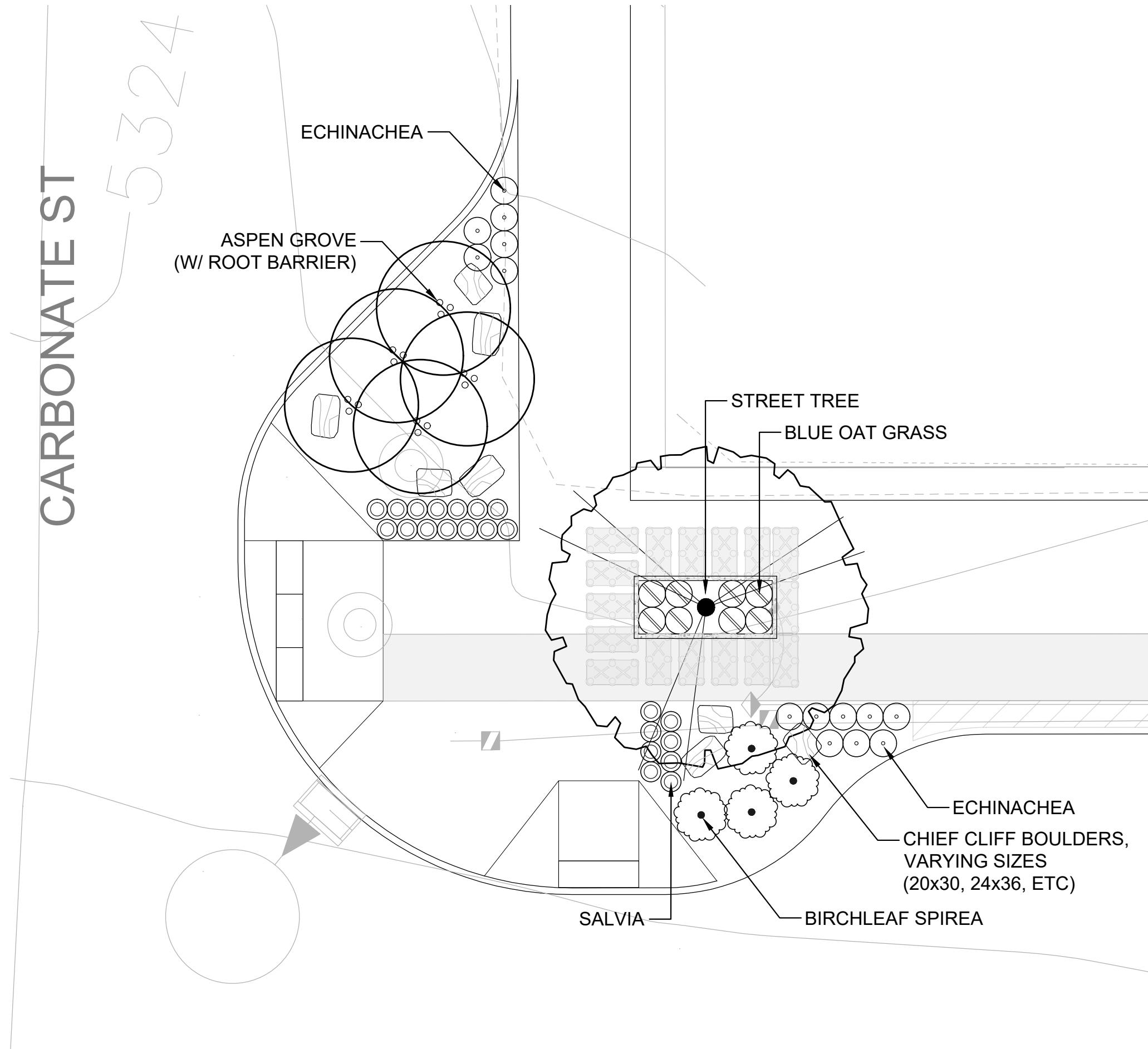
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TITLE:

**PLANTING PLAN**  
BULLION - CROY

SHEET:

**L3.02**





ASPEN GROVE



CHIEF CLIFF BOULDERS



BLUE OAT GRASS



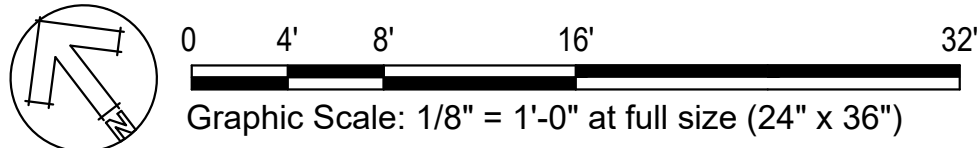
MAY NIGHT SALVIA



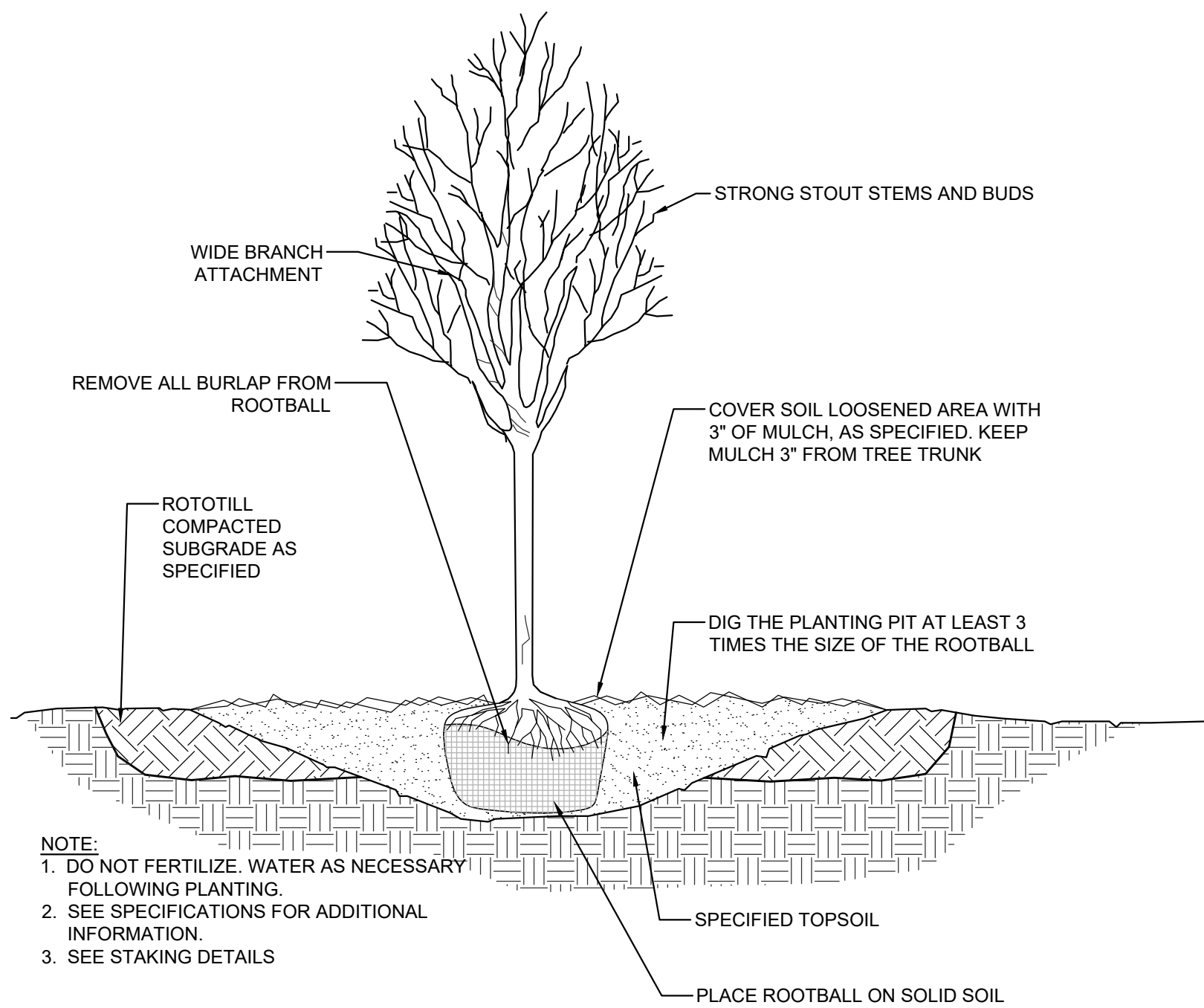
ECHINACEA CHEYENNE SPIRIT



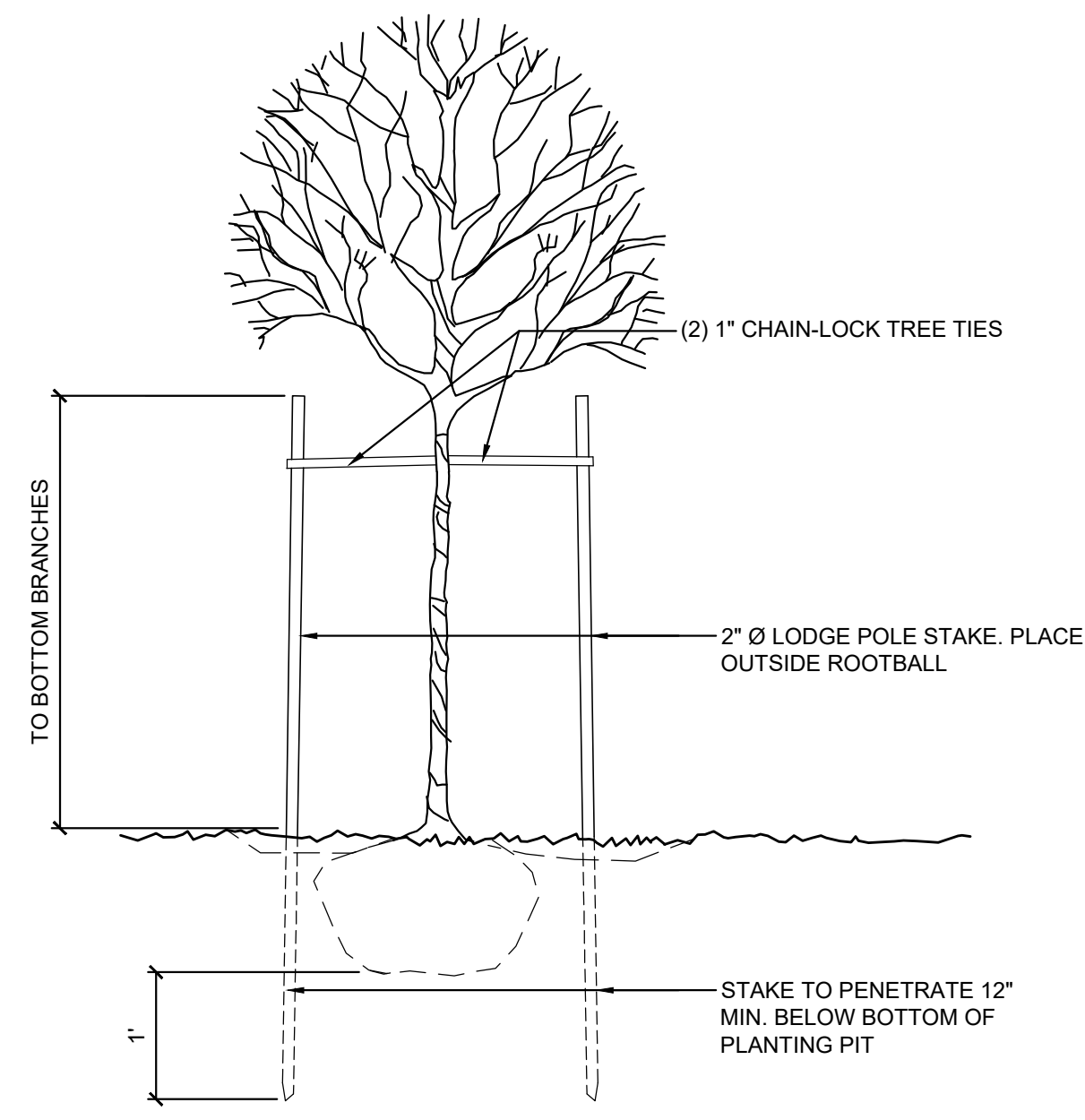
BIRCHLEAF SPIREA



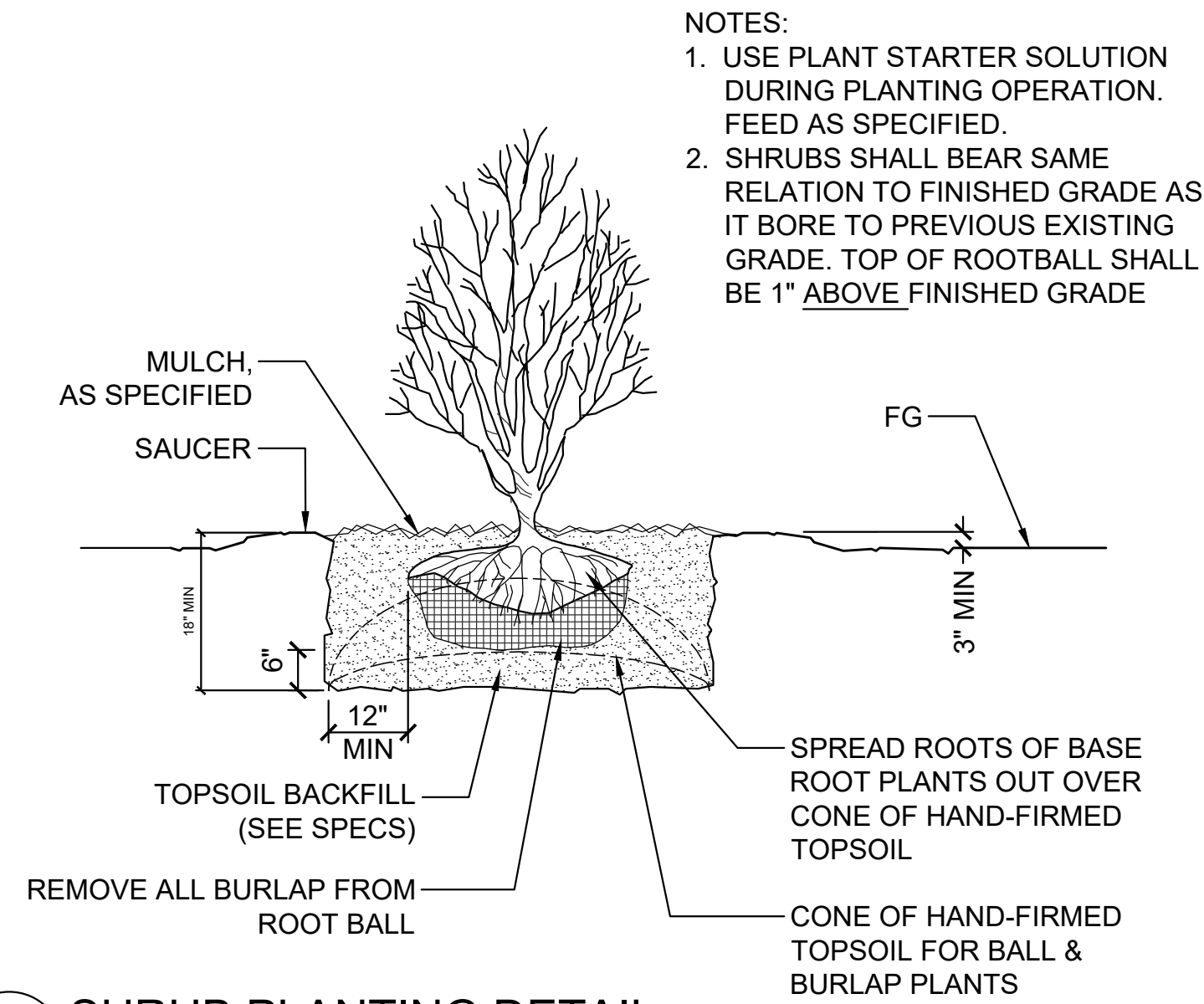




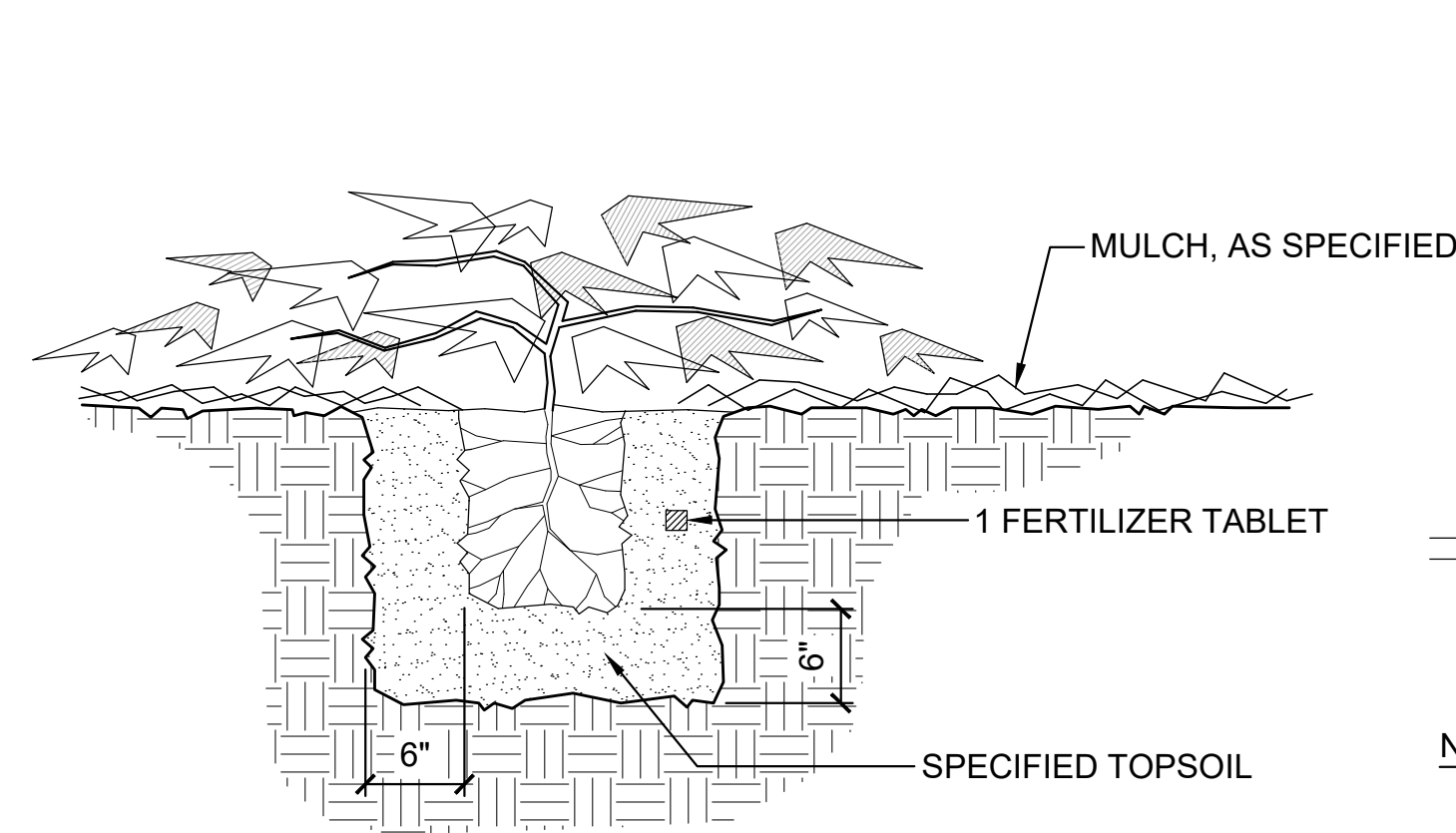
1 DECIDUOUS TREE PLANTING DETAIL  
SCALE: NTS



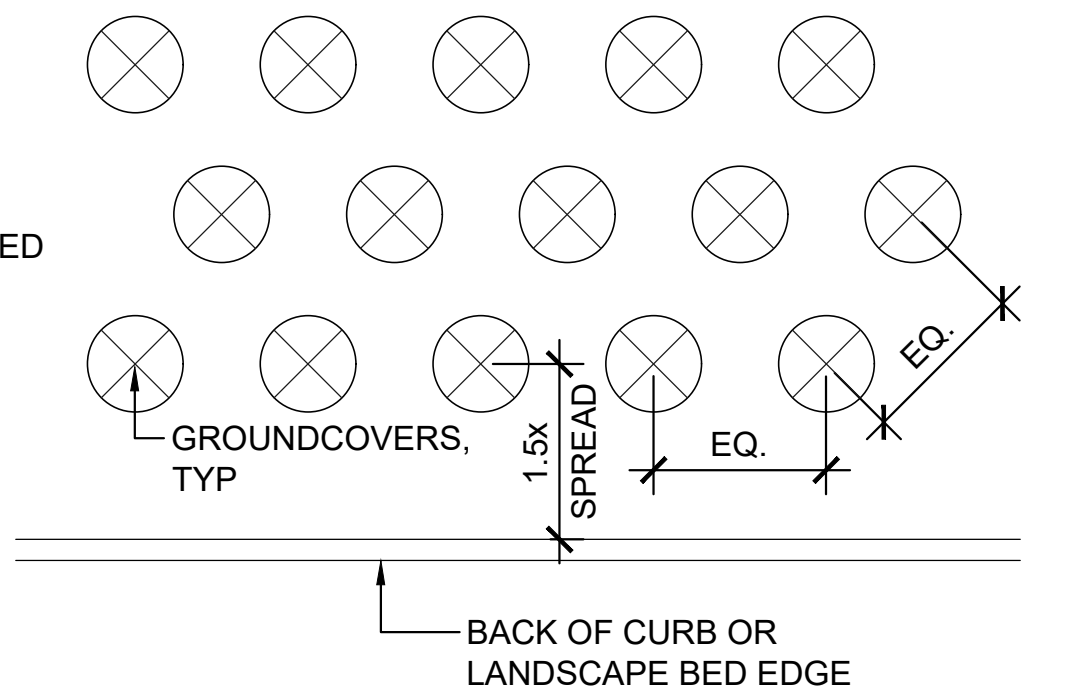
2 DECIDUOUS TREE STAKING DETAIL  
SCALE: NTS



3 SHRUB PLANTING DETAIL  
SCALE: NTS

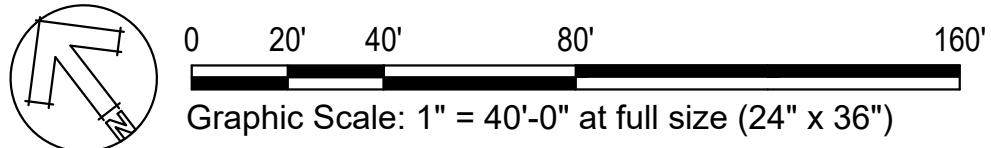
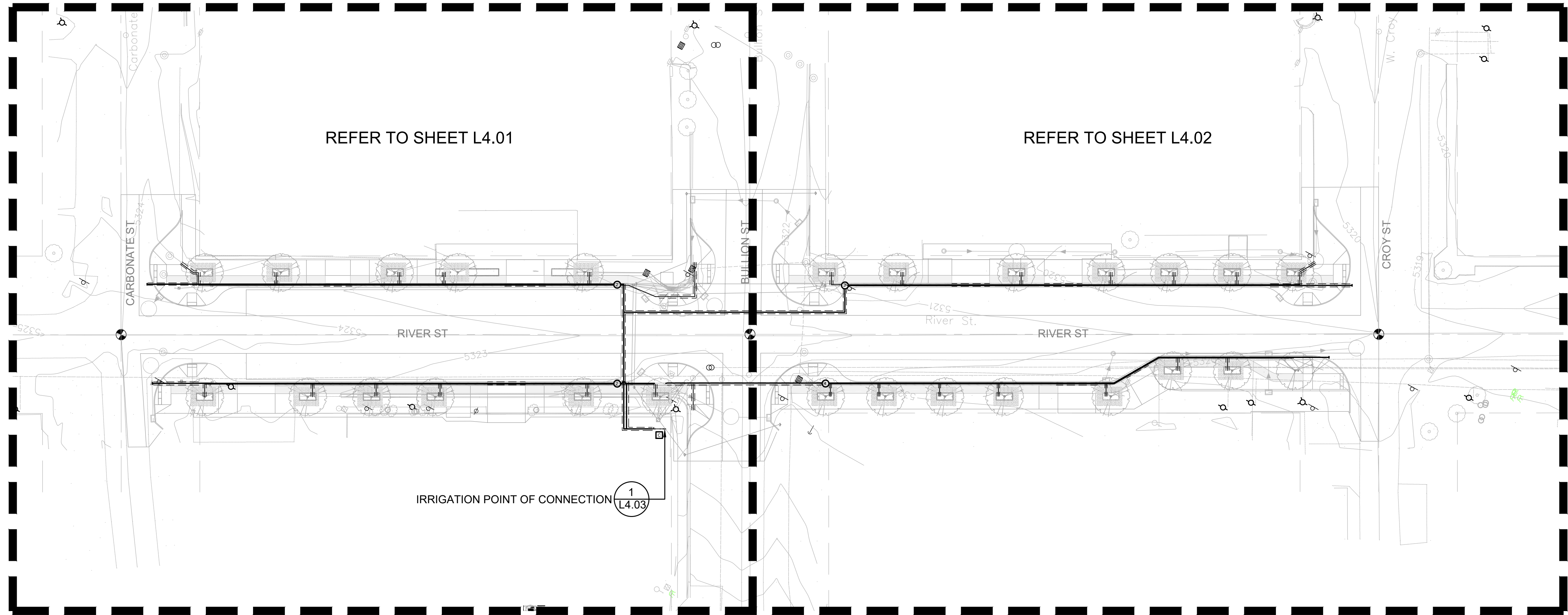


4 GROUNDCOVER PLANTING DETAIL  
SCALE: NTS



NOTE:  
1. ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS PER PLAN, UNLESS SHOWN OTHERWISE  
2. SET GROUNDCOVER BACK FROM CURB OR WALKWAY AT LEAST 1-1/2 TIMES THE SPREAD OF SUCH GROUNDCOVER





DRAWING SET:  
**Conceptual Design  
REVIEW**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

**RIVER STREET R.O.W.**  
CARBONATE TO CROW  
HAILEY, IDAHO 83333

DESIGN: MAL  
DRAWN: MJL  
CHECKED: MAL

DATE: June 22, 2023

PROJECT: Hailey - River Street ROW

NUMBER: LLA0385.23

SCALE: 1" = 40'-0"

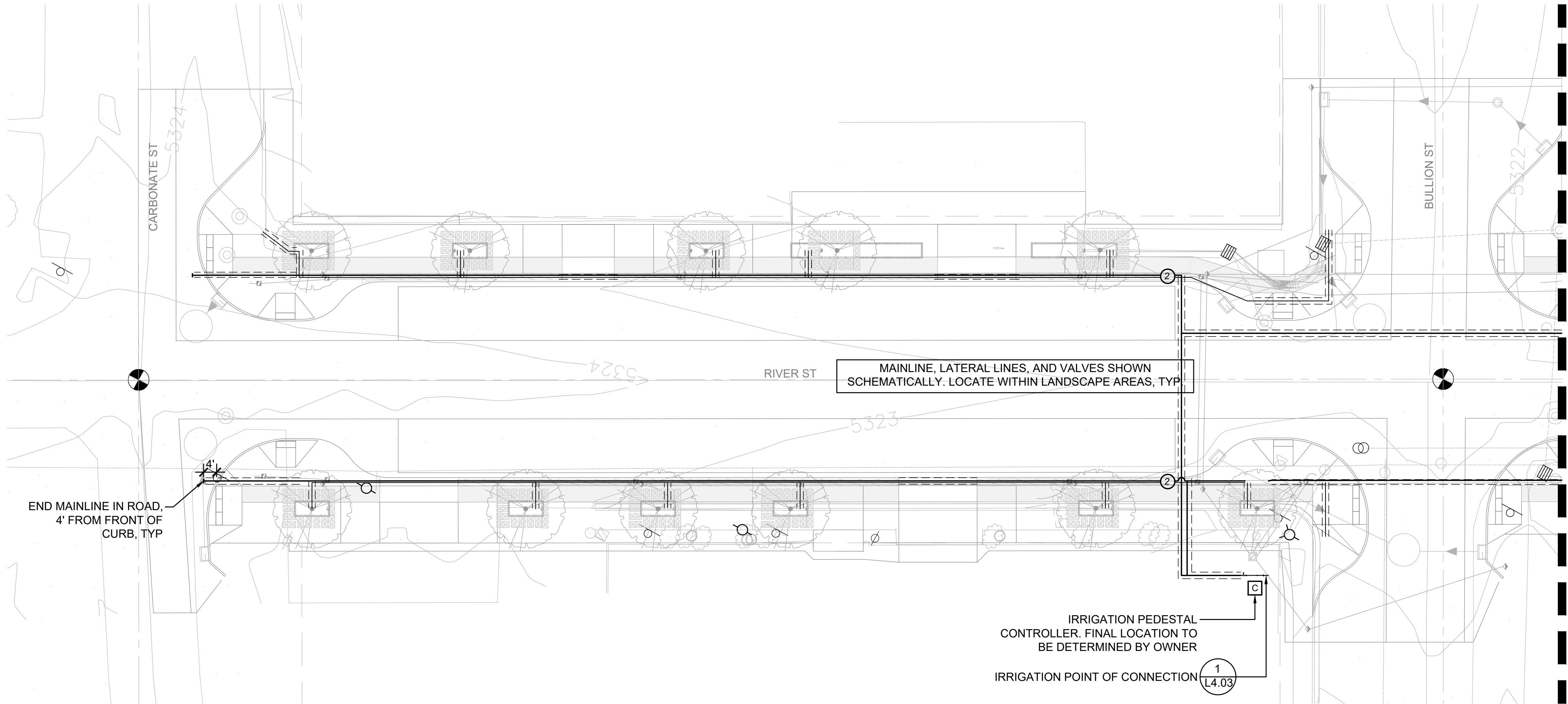
TITLE:

**OVERALL  
IRRIGATION  
PLAN**

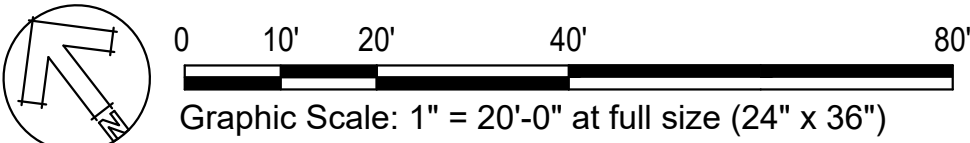
SHEET:

**L4.00**





REFER TO L4.02



DRAWING SET:  
**Conceptual Design  
REVIEW**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

**RIVER STREET R.O.W.**  
CARBONATE TO CROW  
HAILEY, IDAHO 83333

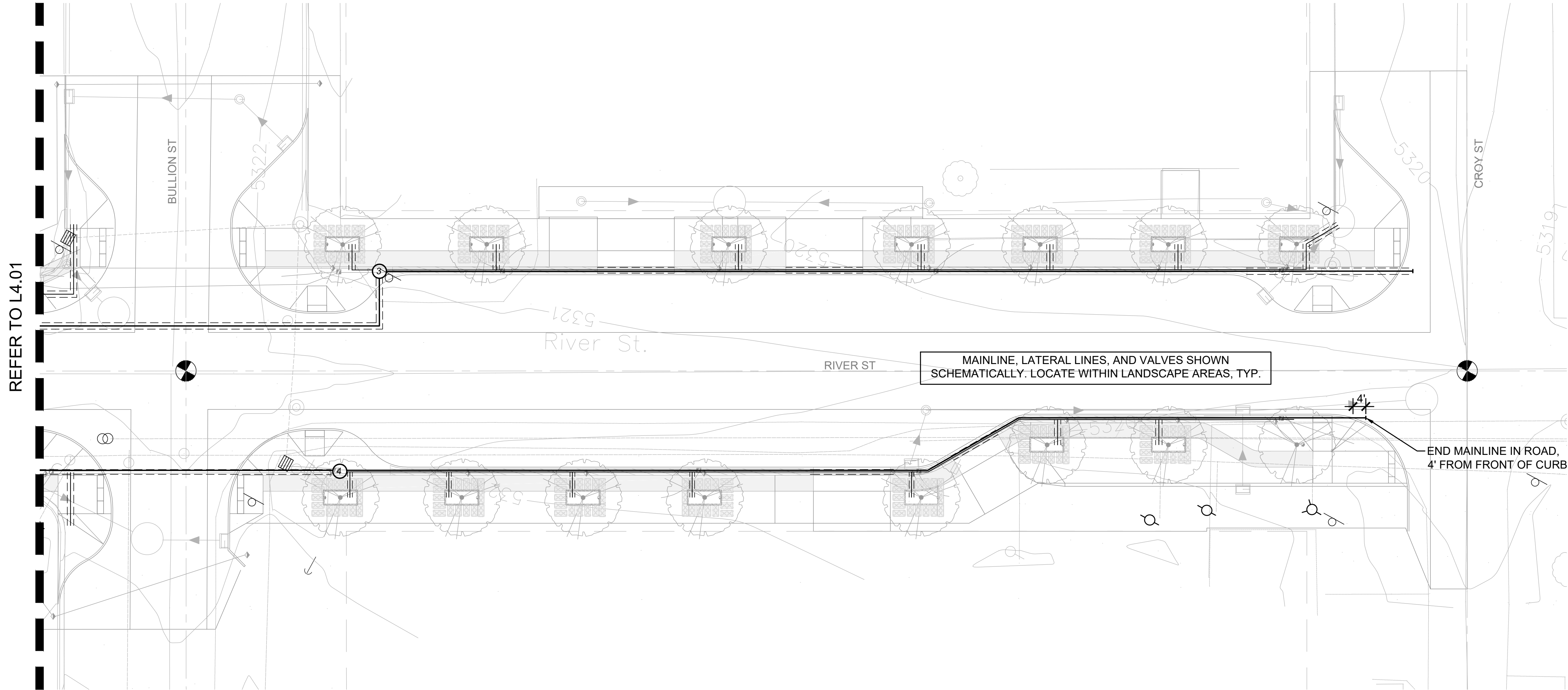
DESIGN: MAL  
DRAWN: MJL  
CHECKED: MAL  
DATE: June 22, 2023  
PROJECT: Hailey - River Street ROW  
NUMBER: LLA0385.23  
SCALE: 1" = 20'-0"  
TITLE:









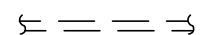
**IRRIGATION PLAN  
CARBONATE - BULLION**

SHEET:

**L4.01**





IRRIGATION LEGEND			
SYMBOL	MFG.	CATALOG NO.	DESCRIPTION
	RAINBIRD	100-PEB-PRS-D	1" GLOBE PLASTIC BODY ELECTRIC REMOTE CONTROL VALVE WITH PRESSURE REGULATING MODULE
	KENNEDY	8561ASS	2" RESILIENT SEATED GATE VALVE
	RAINBIRD	44-LRC	1" BRASS QUICK COUPLING VALVE (QCV) W/ LOCKING RUBBER COVER, SUPPLY W/ COUPLER KEY & LOCKING COVER KEY
	RAINBIRD	ESP-MC24	24 STATION CONTROLLER, OUTDOOR MODEL, WITH WEATHER STATION. PEDESTAL MOUNT AT LOCATION DETERMINED BY OWNER.
	RAINBIRD	200-EFB-CP-R	2" ELECTRIC REMOTE CONTROL MASTER VALVE
	HUNTER	PASV-101	1" ELECTRIC DRAIN VALVE WITH FLOW CONTROL
NOT SHOWN	STATION & COMMON WIRE SIZE-AWG 14 GAUGE MINIMUM. INSTALL ONE SPARE WIRE FOR ALL IRRIGATION ZONE WIRE RUNS. REVIEW ADDITIONAL REQUIREMENTS FOR FLOW METER & MASTER VALVE IF NECESSARY		
	SCHEDULE 40 PVC MAINLINE (2" SIZE UNLESS NOTED OTHERWISE) @ 18" DEPTH		
	CLASS 200 PVC LATERAL LINES, SIZE TO NOT EXCEED 7 FEET PER SECOND		
	CLASS 200 PVC SLEEVES @ 24" DEPTH, SIZE TO ACCOMMODATE ALL PIPE		

ZONE SCHEDULE			
VALVE #	GPM	VALVE SIZE	TYPE
1	X	1"	DRIP
2	X	1"	DRIP
3	X	1"	DRIP
4	X	1"	DRIP
5-24	ZONES 5-24 ARE FUTURE ZONES		

### IRRIGATION - GENERAL NOTES

- CONFIRM WATER PRESSURE PRIOR TO STARTING OF WORK.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AND/OR QUALIFIED INSTALLERS/TRADES ACCEPTABLE TO THE SOLE SATISFACTION OF THE CONSTRUCTION OBSERVER AND AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. ALL CONSTRUCTION CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND CONSTRUCTION OBSERVER IMMEDIATELY UPON RECOGNITION.
- CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP FOR HIS/HER RESPECTIVE WORK, DAILY AND AT PROJECT CLOSE-OUT.
- ALL PIPING UNDER HARD SURFACES SHALL BE SLEEVED. CONTRACTOR IS REQUIRED TO INSTALL DUCTILE IRON PIPE FOR IRRIGATION PIPE SLEEVES UNDER PAVEMENTS. D.I. SLEEVE SHALL BE FOUR INCHES (4") LARGER THAN THE IRRIGATION MAINLINE PIPE SIZE. END OF SLEEVE SHALL EXTEND FOUR FEET (4') BEYOND EDGE OF PAVEMENT. MINIMUM DEPTH OF BURY FROM FIN. GRADE TO TOP OF SLEEVE SHALL BE ONE FOOT (12").
- ALL CONTROL WIRING NOT IN MAINLINE TRENCH SHALL BE BURIED WITHIN METAL CONDUIT. CONDUIT SHALL BE PLACED 18" BELOW FINISH GRADE. ALL CONDUIT AND FITTINGS SHALL BE INTERMEDIATE METALLIC OR BETTER.
- PIPE SIZE SHALL BE THE SAME ON BOTH SIDES OF VALVES. PIPE SHALL REMAIN CONSTANT BETWEEN PIPE SIZE CALLOUTS. 3/4" CLASS 200 PVC SHALL BE THE SMALLEST LATERAL LINE USED.
- FIELD VERIFY ALL SPRINKLER HEAD LOCATIONS (FLAGGING) BEFORE TRENCHING.
- WHERE TWO OR MORE PIPES SHARE THE SAME TRENCH, MAINTAIN A 4" SEPARATION BETWEEN PIPES. DO NOT CROSS PIPES OVER EACH OTHER UNLESS THEY ARE AT A 90 DEGREE ANGLE.
- IRRIGATION SITE PLAN IS SCHEMATIC. IRRIGATION PLUMBING AND EQUIPMENT SHALL BE INSTALLED IN TURF OR LANDSCAPE BED AREAS AND WITHIN PROPERTY BOUNDARIES. THE CONTRACTOR SHALL CONSIDER ALL SITE FEATURES IN THE INSTALLATION OF IRRIGATION IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL IRRIGATION EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM. FIELD VERIFY ALL EXISTING EQUIPMENT LOCATIONS AND REPORT ANY INCONSISTENCIES TO CONSTRUCTION OBSERVER/OWNER'S REPRESENTATIVE.
- SPRINKLER HEAD SYMBOLS SCHEMATICALLY REPRESENT DESIRED SPRAY PATTERNS. FIELD ADJUSTMENTS AND VERIFICATION OF SPRAY PATTERNS WILL BE NECESSARY. ADJUST SPRAY PATTERNS TO WATER LANDSCAPE AREA ONLY AND MINIMIZE OVERSPRAY ONTO PAVEMENT.



Know what's below.  
Call before you dig.

DRAWING SET:

**Conceptual Design  
REVIEW**

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REV 3:

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CARBONATE TO CROW  
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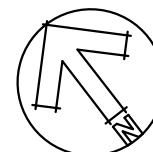
SCALE: 1" = 20'-0"

TITLE:

**IRRIGATION PLAN**  
BULLION - CROY

SHEET:

**L4.02**



0 10' 20' 40' 80'  
Graphic Scale: 1" = 20'-0" at full size (24" x 36")











**From:** [Bill Josey](#)  
**To:** [Emily Williams](#)  
**Subject:** RE: Arborist Review - Evergreen at 403 N River St  
**Date:** Wednesday, June 14, 2023 3:50:00 PM

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Hi Emily,

I took a look at the Lodgepole pine tree in question, the site, and proposed construction and landscape plans.

The tree is a very nice open grown full canopy Lodgepole pine tree. The tree has several pitch moth sap masses. Several staples were in the tree from old flyers. A possible old nail or BB was included in the bark above the staples on the River Street side of the tree. The tree was flagged with red flagging tape.

The site had an old structure removed ~3 years ago which was west of the tree. Knapweed was noted on the site. No irrigation was noted but the site was wet when looking at the tree from recent rains and thunderstorms.

The tree appears to be in the ROW of the proposed project. A side walk is proposed where the tree is. See below, the developer is willing to jog the sidewalk around the tree. On the West side of the tree is proposed construction with soil, landscaping, and walkways with structures and foundations west of that.

Lodgepole pine are not very tolerant of significant root disturbances and damages. Even if the developer jogs the sidewalk around the tree, ~40% of the roots will be severed or compacted just for the sidewalk in the ROW. Additional root damages and compaction will occur on the west side of the tree with development, walk ways, landscaping, irrigation installation, Knapweed control, etc.. Although it is a good looking open grown mature tree, the Pitch moth masses indicate current stresses in the tree.

It is my professional opinion that it may be possible to preserve the tree with the proposed development, but the likelihood of short term success of retaining a healthy tree is Low and the longer term success, 5 years after the project is completed, is Very Low.

In this case and many others, trees and people are not compatible. To make this tree long term compatible with the development, the developer should consider redesigning the project with the tree in mind first.

Best

Bill Josey  
ArborCare Resources, Inc.  
208-788-1611 ext. 101



ISA Board Certified Master Arborist #RM-0715BT  
ASCA Registered Consulting Arborist #566  
ISA Tree Risk Assessment Qualified

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**From:** Emily Williams <emily.williams@haileycityhall.org>

**Sent:** Tuesday, June 13, 2023 11:48 AM

**To:** Bill Josey <bill@sunvalleytree.com>

**Subject:** Arborist Review - Evergreen at 403 N River St

Hi Bill,

I'm reaching out to ask for an Arborist Review of an evergreen (it may be a Lodgepole) on River Street. The tree is in the ROW on the east edge of the property at 403 N River St.

It's a large tree: approx. 16in in diameter and 60ft tall. The entire block adjacent to the tree is undergoing development – they hope to start construction in the next few weeks. This tree was missed when the developer originally presented their plans, but the City would like to review the tree now. The developer is willing to jog the sidewalk in order to preserve the tree, and the City would appreciate if you'd take into consideration the impacts that construction would have on the health and longevity of the tree.

I'm attaching the plan sets that I have, an image of the tree location, and of the tree.

Thank you for everything! Please let me know if you have any questions or need more information.

Best,  
Emily

Emily Williams  
Sustainability and Grants Coordinator  
City of Hailey  
115 S Main St., Hailey, ID 83333  
(208) 788-9830 x 4231