



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany OR 97321

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF DECISION

DATE OF NOTICE: March 7, 2018

FILE: SP-10-18 (Modification to file SP-02-17 / SP-03-17)

TYPE OF APPLICATION: Request to modify a condition of approval to remove an existing maple tree and replace it with a new Maple Tree and two Alaska Cedars.

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNER: Hickory Hollow, LLC; P.O. Box 2717, Salem, OR 97308

APPLICANT: ORREO, LLC; 1865 Church Street SE, Salem, OR 97302

APPLICANT'S ENGINEER: Mark Grenz, Multi/Tech Engineering; 1155 SE 13th Street, Salem, OR 97308

APPLICANT'S REPRESENTATIVE: Brandie Dalton, Multi/Tech Engineering; 1155 SE 13th Street, Salem, OR 97308

ADDRESS/LOCATION: 705, 725, 745, and 765 Hickory Street NW

MAP/TAX LOT: Benton County Assessor's Map No. 11S-04W-01AC; Tax Lots 400

ZONING: RM - Residential Medium Density and MUC – Mixed Use Commercial District

On March 7, 2018, the City of Albany Community Development Director granted **APPROVAL WITH CONDITIONS** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. Conditions of approval are attached to this notice. For more information, please contact **Melissa Anderson, Project Planner** at 541-704-2319 or Bob Richardson, Planning Manager, at 541-917-7555.

The City's decision may be appealed to the Planning Commission when a person with standing files a Notice of Appeal application and associated filing fee with the City not later than ten days from the date the City mails the Notice of Decision. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

This approval shall expire three years from the date of approval unless the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the city, or the applicant has provided financial assurance for all required public infrastructure per Albany Development Code Section 12.600, or if the development did not require public infrastructure, a valid building permit exists for new construction or improvements and work has commenced.

Signature on file

Community Development Director

Appeal Deadline: March 17, 2018
Approval Expiration Date (If not appealed): March 7, 2021

Attachments: Location Map, Location of Tree to be Removed, Landscape Plan, Details

CONDITION OF APPROVAL

CONDITION #9 IS AMENDED AS FOLLOWS (FILES SP-02-17 & SP-03-17):

9. **Tree Preservation** – The existing Maple tree may be removed if it is replaced with one *Bowhall Red Maple*, and two *Green Arrow Alaska Cedars*, or similar species, as presented in the attachments, Sheet L1.1 and Sheet L1.4.

~~**Tree Preservation** – The Fir tree and Maple tree (shown on Attachment G.69, Sheet SDR2) located south of buildings four shall be preserved. If preservation of the Fir tree is infeasible without damaging the long term health of the tree, authorization from the City of Albany Forester is required prior to removal of the tree. Prior to issuance of an Erosion Prevention and Sediment Control (EPSC) permit, the applicant shall:~~

- ~~a) Revise the Site Plan to preserve the Fir and Maple tree located south of building four and submit it to the Community Development Department for review and approval; and~~
- ~~b) Provide protective fencing at least two feet beyond the drip line of the trees that are to be preserved. The protective fencing shall remain in place throughout site preparation and building construction. During construction, take care to not damage the roots of the trees.~~

**THE ORIGINAL CONDITIONS OF APPROVAL PROVIDED BELOW CONTINUE TO APPLY,
EXCEPT FOR CONDITION #9, WHICH HAS BEEN MODIFIED AS PROVIDED ABOVE**

ORIGINAL CONDITIONS OF APPROVAL SITE PLAN REVIEW AND TREE FELLING PERMIT FILES SP-02-17 & SP-03-17

1. **Utilities** - Before the City will issue a certificate of occupancy for this project, the applicant must obtain a storm water quality permit from the Public Works Department, and construct the proposed stormwater quality and detention facility. Design details for the facility will be reviewed as part of the storm water quality permit.
2. **Sidewalk Installation** - Prior to issuance of an occupancy permit, the applicant shall install sidewalk to city standards along the development's frontage on Hickory Street.
3. **Driveway Connections** - The development shall provide two driveway connections to the public street system at the locations shown on the approved site plan.
4. **Bicycle Parking** - Prior to issuance of a building permit, the applicant shall submit detailed plans to the Community Development Department for review and approval of the bicycle parking demonstrating how it meets the minimum design standards of ADC 9.120(13)(e-h). Prior to issuance of a Certificate of Occupancy, all required bicycle parking spaces shall be installed in compliance with the standards in ADC 9.120(13)(e-h).
5. **Driveway Entrance** - Prior to issuance of a building permit, the applicant shall submit a revised site plan to the Community Development Department for review and approval to include a driveway with a minimum entrance of 20 feet in depth at Hickory Street.
6. **Landscaping, Trash Screening and Lighting** - Prior to issuance of a building permit, the applicant shall submit for review and approval by the Community Development Department:
 - a. A detail of the screening for the trash receptacle to ensure it meets the minimum requirements of ADC 3.390.
 - b. A lighting plan, which illustrates the type, height, illumination and location of lighting proposed for the development. To ensure that light does not glare onto adjacent properties, all exterior lights shall be a shielded, full cut-off design.

- c. Final landscape and irrigation plans to show the standards of ADC 9.140, 9.150, 9.160, and 9.240 are met.
 - 1) As proposed, the landscaping plans shall include deciduous trees that are 2” – 2.5” caliper in size or at least two feet taller than the ten-foot minimum height requirement at the time of planting.
 - 2) The landscape plans shall include four or more evergreen trees at least eight feet tall at the time of planting along the southwest portion of the site.
 - d. The landscaping and site plans shall provide details showing the vision clearance area, and the plantings contained therein meet the standard of ADC 12.180.
 - e. Prior to issuance of a certificate of occupancy, all required landscaping and irrigation shall be installed except as provided in ADC 9.190.
- 7. **Property Boundaries** - Prior to issuance of a building permit, the applicant shall locate and mark the southwest corner of the property to ensure development stays within the boundaries of the subject property.
 - 8. **Site Improvements** - Prior to issuance of a certificate of occupancy, all proposed and required site improvements, including the installation of required landscaping and irrigation, shall be constructed and completed in accordance with approved plans.
 - 9. **CONDITION #9 IS AMENDED UNDER FILES CU-01-18:**
 - Tree Preservation** – The existing Maple tree may be removed if it is replaced with one *Bowhall Red Maple*, and two *Green Arrow Alaska Cedars*, or similar species, as presented in the attachments, Sheet L1.1 and Sheet L1.4.
 - ~~**Tree Preservation** – The Fir tree and Maple tree (shown on Attachment G.69, Sheet SDR2) located south of building four shall be preserved. If preservation of the Fir tree is infeasible without damaging the long-term health of the tree, authorization from the City of Albany Forester is required prior to removal of the tree. Prior to issuance of an Erosion Prevention and Sediment Control (EPSC) permit, the applicant shall:~~
 - ~~a) – Revise the Site Plan to preserve the Fir and Maple tree located south of building four and submit it to the Community Development Department for review and approval; and~~
 - ~~b) – Provide protective fencing at least two feet beyond the drip line of the trees that are to be preserved. The protective fencing shall remain in place throughout site preparation and building construction. During construction, take care to not damage the roots of the trees.~~
 - 10. **Common Open Space** - Prior to issuance of a building permit, the applicant shall submit a revised site plan to the Community Development Department for review and approval that demonstrates how the common open space meets the standards of ADC 8.220(1)(a).
 - 11. **Patio Screening** - Prior to issuance of a building permit, the applicant shall submit a revised site plan to the Community Development Department for review and approval that shows details of the screening from Hickory Street for the at-grade patios in buildings one and two.

The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant’s responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

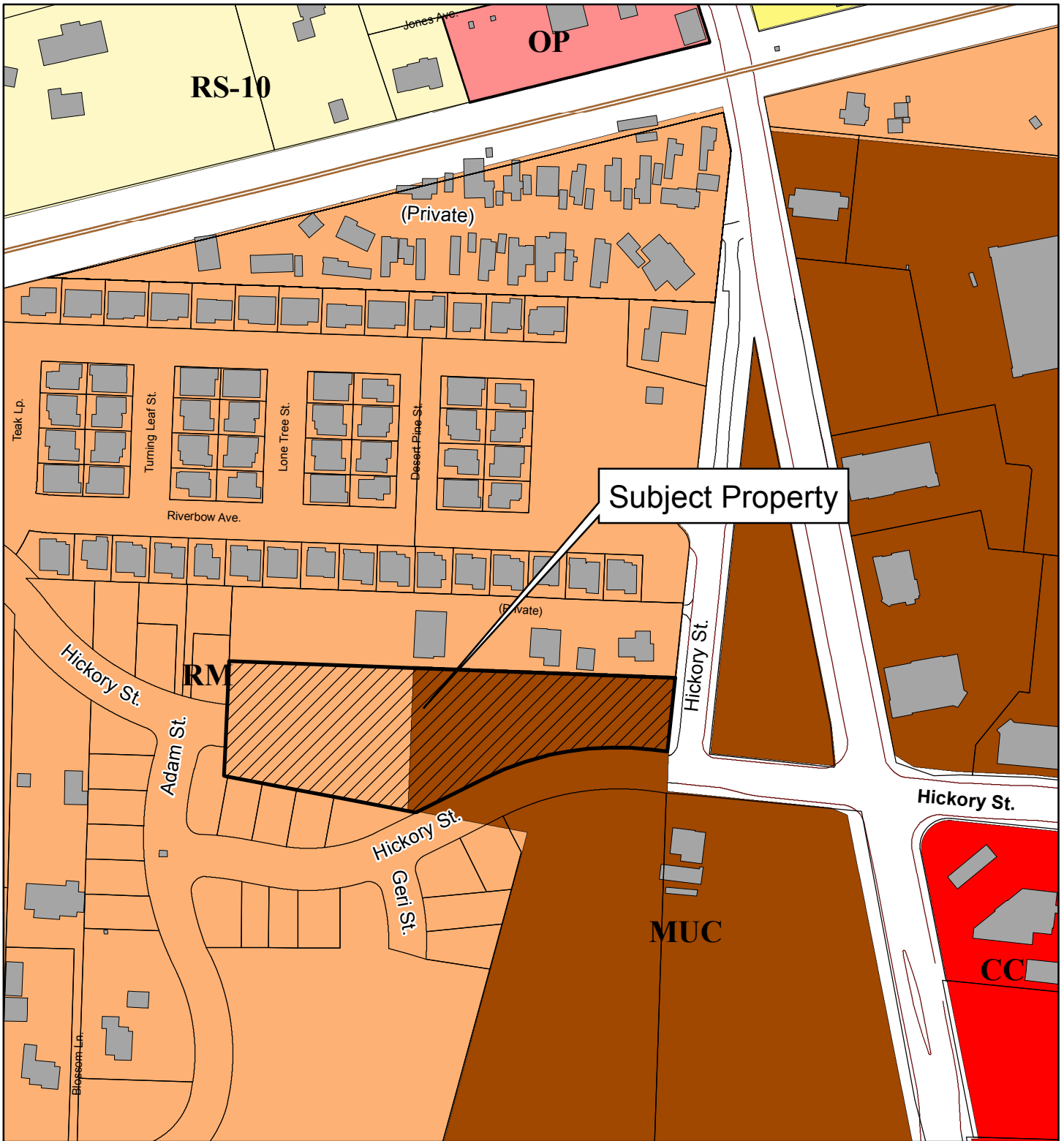
INFORMATION FOR THE APPLICANT

Please read through the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or Albany Development Code (ADC) regulations or administrative policies of the Planning, Public Works, Fire, or Building Departments that you must meet as part of the development process.


You must also comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.


PLANNING

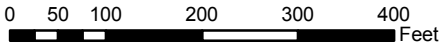
1. The use must substantially conform to the site plan that was submitted for review. Planning staff must approve any changes to the plans.
2. Land use approval does not constitute Building or Public Works permit approvals.
3. The nesting season for migratory birds is approximately March 1 to August 3. The Federal Migratory Bird Act prohibits the taking, harming, or moving of any migratory birds, eggs, or nests. The applicant is responsible for contacting Oregon Department of Fish and Wildlife to confirm the date range for the specific project site before removing trees.



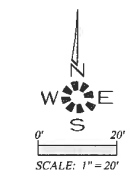
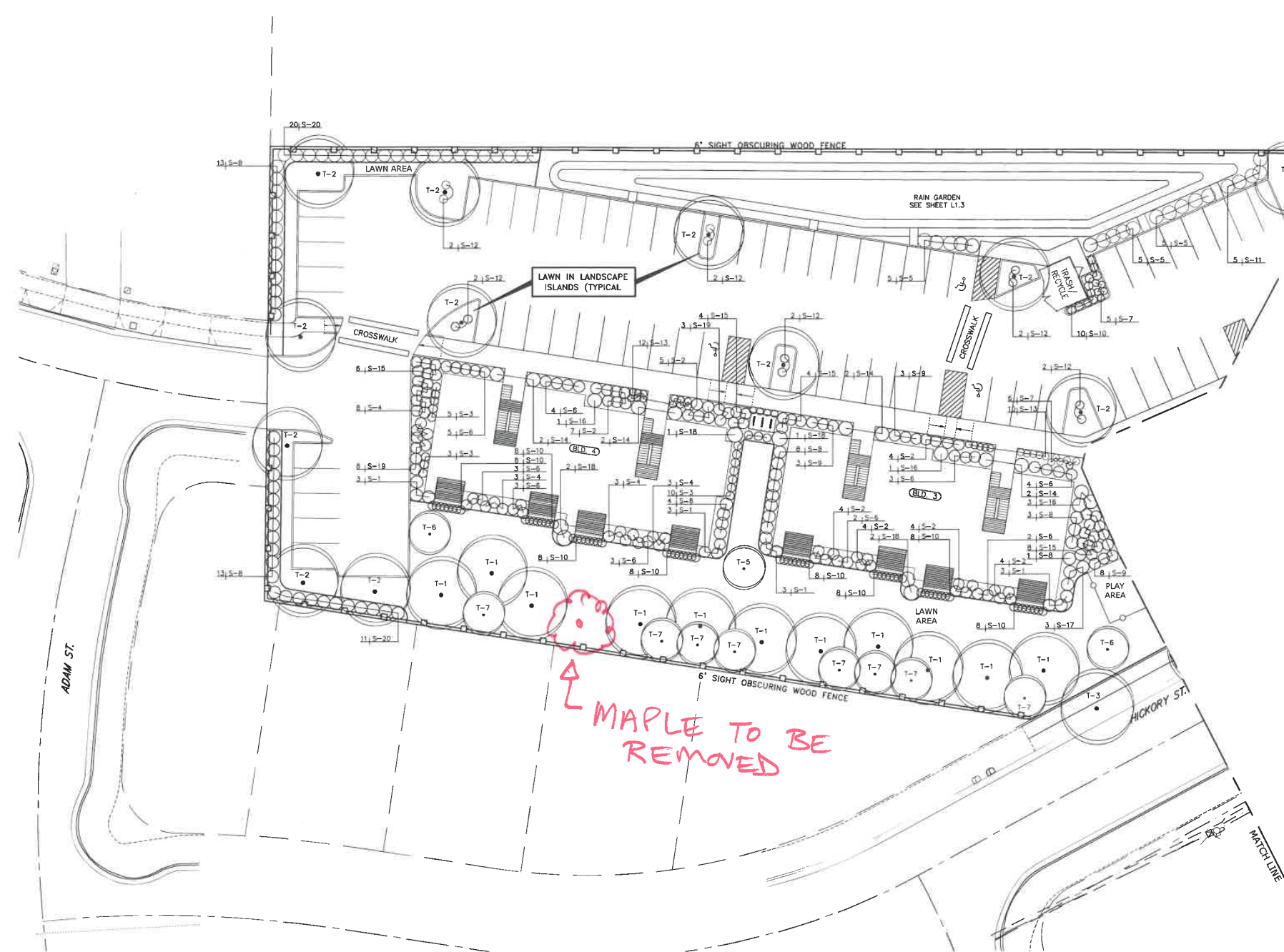
LOCATION MAP: 720 Hickory Street NW


 The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field





March 9, 2017
 Planning Division
 City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550



MULTI/TECH
 ENGINEERING SERVICES, INC.
 1155 13th St., S.E. Salem, OR, 97303
 PH: (503) 363-9227 FAX: (503) 364-1560
 www.multitechinc.com

LANDSCAPE PLAN

**HICKORY HOLLOW
 APARTMENT
 COMPLEX**

NO CHANGES, MODIFICATIONS OR
 ADDITIONS TO THIS PLAN SHALL BE
 DRAWINGS WITHOUT WRITTEN
 AUTHORIZATION FROM DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE PRECEDENCE
 OVER GRAPHICAL REPRESENTATION.
 MULTI/TECH ENGINEERING EXEMPT FROM
 LIABILITY IF NOT STAMPED APPROVED

DESIGN: I.E.K.
 DRAWN: S.G.S.
 CHECKED: T.E.K.
 DATE: AUG 2017
 SCALE: AS SHOWN
 AS-BUILT:

LANDSCAPE & IRRIGATION DESIGN BY:
**LANDSCAPE DESIGN
 &
 CONSULTANTS LLC**
 Doing business since 1985
 620 WORKWOOD ST., SE, SALEM, OR 97306 PHONE: (503) 551-8890

JOB # 6338
L1.1

LANDSCAPE PLAN

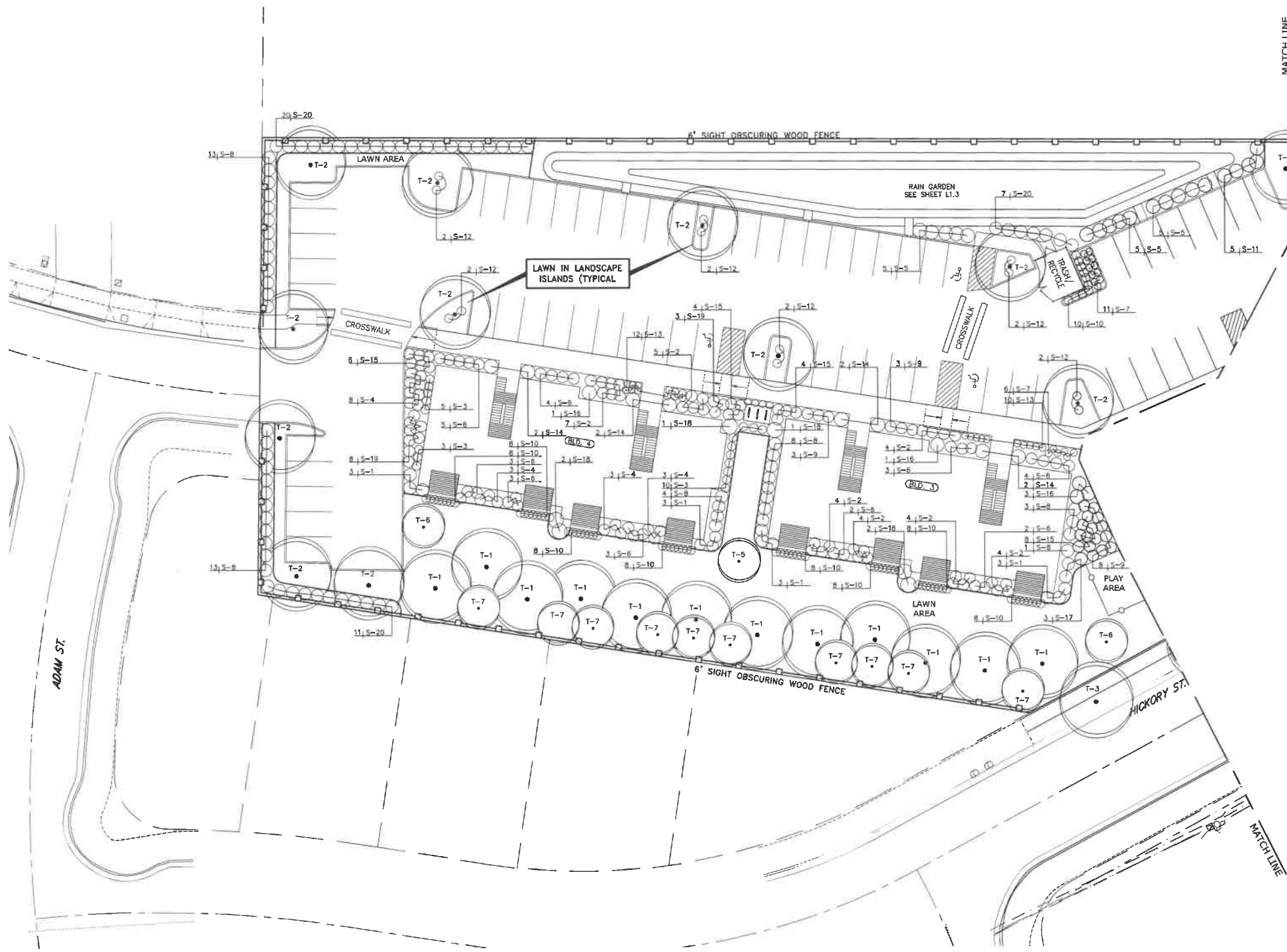
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 &
 CONSULTANTS LLC**
 Doing business since 1985
 620 HORNWOOD ST., S.E. SALUDA, GA 31756 PHONE: (800) 551-6338

GENERAL LANDSCAPE NOTES:

- General:**
- All local, municipal, state, and federal laws regarding uses, regulations, governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications and their provision shall be carried out by the Contractor. The Contractor shall at all times protect the public throughout the construction process.
 - The Contractor shall carefully correlate construction activities with earthwork contractor and other site development.
 - The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. Contractor shall verify the accuracy of all finish grades within the work area. The Contractor shall report to the Landscape Design & Consultants LLC (LDC) or Owner all conditions which prevent proper execution of this work.
 - The exact location of all existing utilities structures and underground utilities, which may not be indicated on the drawings, shall be determined by the Contractor. The Contractor shall protect existing structures and utility services and is responsible for their replacement if damaged.
 - Disturbance and impacts to existing native trees/shrubs shall be minimized to the greatest extent practicable.
 - The Contractor shall keep the premises free from rubbish and debris at all times and shall arrange material storage to not interfere with the operation of the project. All unused material, rubbish, and debris shall be removed from the site.
 - All plant material and planting supplies shall be warranted for a period of not less than one year from the completion date of installation. All replacement stock shall be subjected to the same warranty requirement as the original stock. Any damage due to replacement operations shall be repaired by the Contractor. At the end of the warranty period, inspections shall be made by LDC, Owner/General Contractor. All plant and lawn areas not in a healthy growing condition shall be removed and replaced with plants and turf cover of a like kind and size before the close of the next planting season.

Grading / Erosion Control:

- The design and placement of the building on the site lends itself to minimal slope conditions with positive drainage being maintained around the entire building. In this case standard landscaping procedures of topsoil, lawn, and a two inch layer of bark mulch on all planting beds will be sufficient to control erosion. In the event site conditions change or there are Slopes / Bio Swale / Detention Ponds on the project with slopes greater than 30% Poly tight Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.
- Seed recommendation is Pro Time 700 Low Profile or approved equal over the jute netting at a rate of 2 lbs. per 1000 sq. feet. The address of Pro Time is 1712 SE Ankeny, Portland OR 97214. Phone 503-239-7518. There email is info@protime.lawnseed.com
- The work limits shown on this plan shall clearly be marked in the field prior to construction. No disturbance beyond the work limits shall be permitted.
- Grading shall be performed during optimal weather conditions.
- Erosion control measures shall be constructed in conjunction with all clearing and grading activities, and in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system or violate applicable water standards.
- Prior to the commencement of construction activities, Contractor shall place orange construction fencing around perimeters of construction impact areas, and sediment fencing at downhill portions of the site. Contractor is responsible for proper installation, maintenance, replacement, and upgrading of all erosion and sediment control measures, in accordance with local, state, and federal regulations.

Plant Material:

- Contractor shall verify all plant & tree quantities with LDC or Owner prior to construction.
- In the event of a discrepancy between plants materials listed on the drawings, the drawings shall govern the plant species and quantities required.
- Plant material shall be first quality stock and shall conform to the code of standards set forth in the current edition of the **American Standards for Nursery Stock** sponsored by the American Association of Nurserymen, Inc. (AAN)
- Species and variety as specified on the drawings and delivered to the site shall be certified true to their genus, species and variety and as defined within the current edition International Code of Nomenclature for Cultivated Plants.
- Obtain freshly dug, healthy, vigorous plants nursery-grown under climatic conditions similar to those in the locality for the project for a minimum of two years. Plants shall have been lined out in rows, annually cultivated, sprayed, pruned, and fertilized in accordance with good horticultural practice. All container plants shall have been transplanted or root pruned at least once in the past three years. Balled-and-burlapped (B&B) plants must come from soil which will hold a firm root ball. Heeled in plants and plants from cold storage are not acceptable.
- Planting stock shall be well-branched and well-formed, sound, vigorous, healthy, free from disease, sun-scaled, windburn, abrasion, and harmful insects or insect eggs; and shall have healthy, normal, unbroken root systems. Deciduous trees and shrubs shall be symmetrically developed, uniform habit of growth, with straight trunks or stems, and free from objectionable disfigurements. Evergreen trees and shrubs shall have well-developed symmetrical tops with typical spread of branches for each particular species or variety. Only vines and ground cover plants well-established shall be used. Plants budding into leaf or having soft growth shall be sprayed with an anti-desiccant at the nursery before digging.
- Contractor shall not make substitutions of plant materials. If required landscape material is not obtainable, submit proof of non-availability and proposal for use of equivalent material. When authorized, adjustments of contract amount (if any) will be made by change order.
- Plant sizes and grading shall conform to the latest edition of American Standard for Nursery Stock as sponsored by the American Association of Nurserymen Inc. (AAN)
- All vegetation shown on this plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the proposed use. All vegetation not so maintained shall be replaced with new vegetation at the beginning of the next growing season.

Planting:

- Planting shall be installed between February 1 and May 1 or between October 1 and November 15. If planting is installed outside these times frames, additional measures may be needed to ensure survival and shall be pre-approved by the owner.
- Plant material shall be transported to the sit in a timely manner to minimize on-site storage. Where storage is required, all plants shall be kept moist and shaded.
- Plant stock shall be handled in a manner that will not break, scrape, or twist any portion of the plant. Protect plants at all times from conditions that can damage the plant (e.g., sun, wind, freezing conditions).
- Provide the following clearance for planting of trees where applicable:
Maintain 30 feet vision triangles at all intersections and corners
5 feet from all street/parking lot light standards
10 feet from fire hydrants
5 feet from all utility vaults, meter boxes, etc.
- No trees or shrubs shall be planted on existing or proposed utility lines.
- All shrub beds shall receive a minimum 2" layer of bark mulch evenly applied immediately after planting is completed. All plant beds shall drain away from buildings.
- Excavate plant pits for shrubs and trees as follows:
Container stock: width = 2 times the container diameter, depth = container depth.
Bare root stock: width = 2 times the widest diameter of the root, depth = of root system.
B & B: width = 2 times ball diameter, depth = ball depth.
Scarify sides and bottom of plant pits to roughen surfaces.
- Place plants plumb in the pit. Backfill with native soil or top soil mixture to the original plant soil line, and tap solidly around the ball and roots. Water plants immediately after planting if soil is not saturated to the surface.

Lawn Areas /Hydro-Seeding/Sod:

- All lawn area shall be seeded unless otherwise directed by Owner to install Sod or Seed shall be procured through Kuenzi Turf Nursery. Seed or Sod shall be Rhizomatous Tall Fescue (RTF); Seed mix shall be applied at a rate of 10 lbs. per 1000 sq. feet. Contact Kuenzi Turf Nursery at (503)585-8337 or approved equal.
- All areas shown on the plan shall be seeded between March 1st, and May 1st, or between September 1st and October 15th.
- Scarify soil surface to a depth of 3 inches, to ensure adequate seed contact with soil.
- Prior to seeding, clearly delineate seeding limits using flags or non-toxic paint.
- Hydro-seed application rate shall be 60 lbs. per 100 gallons of hose work or 75 lbs. per 100 gallons of tower work
- If, at the end of one complete growing season, the planted and seeded area fail to exhibit well-established plant communities, or exhibit patchiness in the patterns of vegetative cover, supplemental seeding and planting shall occur.

- Seeding of slopes greater than 30% shall be done by Hydro Seeding using a seed mix of Pro Time 700 Low Profile or approved equal at a rate of 2 lbs. per 1000 sq. feet.

Top Soil Mixture:

- A 2" to 4" layer of garden care compost, mushroom compost or similar material sterilized at 105 degrees Fahrenheit shall be incorporated into the existing soil prior to planting and seeding/sod lawns. Incorporate into existing soil prior to planting the following fertilizers at a rate specified per 1000 sq. ft. of planting area.
20 lbs. 10-6-4 50% Slow Release
30 lbs. 38-0-0 Nitroform
10 lbs. Iron Sulfate 21%
20 lbs. 0-18-0 Super Phosphate
25 lbs. Dolomite Lime
10 lbs. 13-0-11 Potassium Nitrate

Bark Mulch:

- All shrub beds shall receive a minimum 2" layer of fine hemlock or fir bark mulch evenly applied immediately after planting is completed. All plant beds shall drain away from buildings.

Poly Jute Netting:

- Tight Knit Poly Jute Netting shall be installed on Bio Swales/Detention Ponds/Vegetated Swale/Planter Boxes/Infiltration Stormwater Planters and Rain Gardens as a soil stabilizer and erosion control agent. Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.

Bio Swales/Detention Ponds/Common Swales/Vegetated Swales/Stormwater Swales/Planter Boxes:

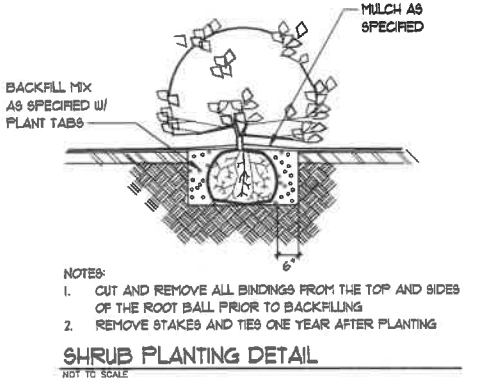
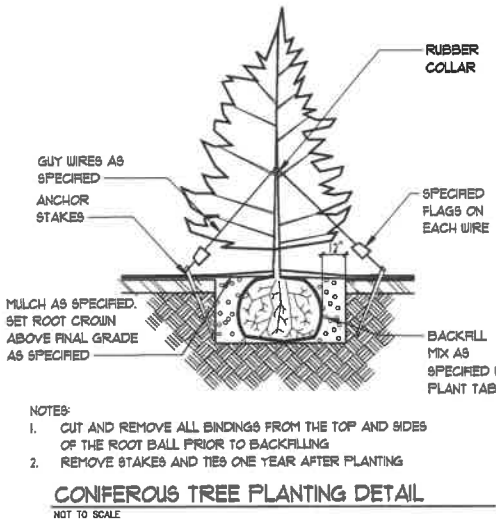
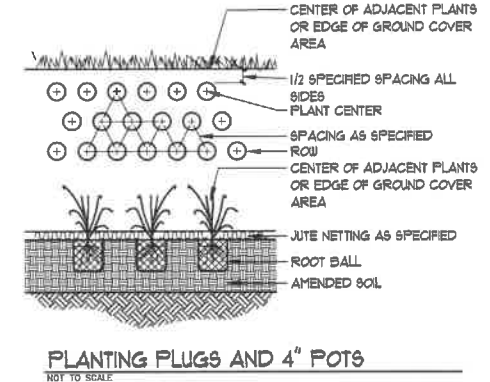
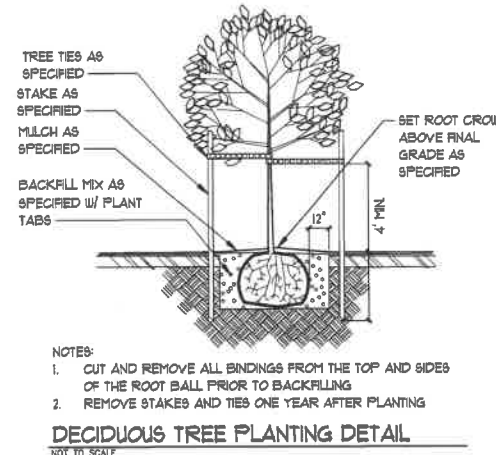
- Bark Mulch shall not be applied to Bio Swales/Detention Ponds/Common Swales/Vegetated Swales/Stormwater Swales/Planter Boxes.

Weed Control Agent:

- Apply casoron as a weed control agent after planting shrub beds as per manufactures specified recommendations or approved equal.

Non-Native Plant Species:

- All non-native, invasive plant species shall be removed from the site.



PLANT PALETTE

		APARTMENTS					
QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	
TREES							
12	T-1	Acer rubrum 'Bowhall'	Bowhall Red Maple	2" - 2 1/2" cal.	B & B 12' Min.	6' Standard	
20	T-2	Acer rubrum 'Armstrong'	Armstrong Red Maple	2" - 2 1/2" cal.	B & B 10' Min.	6' Standard	
10	T-3	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	1 1/2" - 2" cal.	B & B	6' Standard	
3	T-4	Prunus serrulata Amanagawa	Amanagawa Flowering Cherry	1 1/2" - 2" cal.	B & B	6' Standard	
6	T-5	Pyrus calleryana 'Capital'	Capital Flowering Pear	1 1/2" - 2" cal.	B & B	6' Standard	
10	T-6	Fagus sylvatica 'Dawyck Purple'	Columnar Dawyck Purple Leaf Beech	1 1/2" - 2" cal.	B & B	Full	
10	T-7	Chamaecyparis nookiiatensis 'Green Arrow'	Green Arrow Alaska Cedar	6" - 10" Tall	B & B	Full/Natural	
SHRUBS							
28	S-1	Abelia grandiflora 'Ed Goucher'	Edward Goucher Abelia	2 gal.	cont.	Full	
34	S-2	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	2 gal.	cont.	Full	
28	S-3	Calamagrostis x acutiflora 'Avalanche'	Avalanche Feather Reed Grass	2 gal.	cont.	Full	
23	S-4	Cornus stolonifera 'Keisey'	Dwarf Redwig Dogwood	2 gal.	cont.	Full	
21	S-5	Cornus sericea Arctic Fire 'Farrow'	Arctic Fire Redwig Dogwood	2 gal.	cont.	Full	
49	S-6	Daphne odora	Winter Daphne	2 gal.	cont.	Full	
28	S-7	Festuca glauca Elijah Blue	Elijah Blue Fescue Grass	2 gal.	cont.	Full	
48	S-8	Euonymus alatus 'Compacta'	Burning Bush Winged Euonymus	2 gal.	cont.	Full	
18	S-9	Euonymus fortunei Moonshadow	Moonshadow Euonymus	2 gal.	cont.	Full	
154	S-10	Ilex ornata 'sky pencil'	Sky Pencil Japanese Holly	5"-8" Tall	Planted 18" o/c	Full	
5	S-11	Ligustrum japonicum Texanum	Texas Wax-Leaf Privet	5 gal.	cont.	Full	
34	S-12	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	2 gal.	cont.	Full	
69	S-13	Pennisetum alopecuroides Hameln	Dwarf Fountain Grass	2 gal.	cont.	Full	
18	S-14	Pieris japonica 'Astrid' Compacta	Astrid Japanese Andromeda Compacta	5 gal.	cont.	Full	
23	S-15	Rosa 'prostrata red'	Red Prostrata Rose	2 gal.	cont.	Full	
9	S-16	Rhododendron 'Yaku Princess'	Yaku Princess Rhododendron	18"-24"	w/buds	Full	
7	S-17	Rhododendron 'Daphnoides'	Daphnoides Rhododendron	18"-24"	w/buds	Full	
7	S-18	Rhododendron 'TJM'	PJM Rhododendron	18"-24"	w/buds	Full	
27	S-19	Spiraea japonica 'Magie Carpet'	Magie Carpet Spiraea	2 gal.	cont.	Full	
38	S-20	Viburnum tinus 'Spring Bouquet'	Laurustinus 'Spring Bouquet'	5 gal.	cont.	Full	

CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS WITH LANDSCAPE DESIGN & CONSULTANTS PRIOR TO INSTALLATION PLANT MATERIAL SUBSTITUTIONS MAY BE MADE BY THE OWNER FOR PLANT MATERIALS OF SIMILAR HABIT, FLOWERING CHARACTERISTIC AND/OR STRUCTURE OF GROWTH DUE TO AVAILABILITY, WATER, SOIL AND SUN REQUIREMENTS.



LANDSCAPE NOTES AND DETAILS

HICKORY HOLLOW APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR SUBSTITUTIONS TO BE MADE IN DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION. MULTI/TECH ENGINEERING DISMITS FROM LIABILITY IF NOT STAMPED APPROVED

Design: T.E.K.
Drawn: S.G.S.
Checked: T.E.K.
Date: AUG 2017
Scale: AS SHOWN
As-Built:

LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
Doing business since 1985

JOB # 6338
L1.4