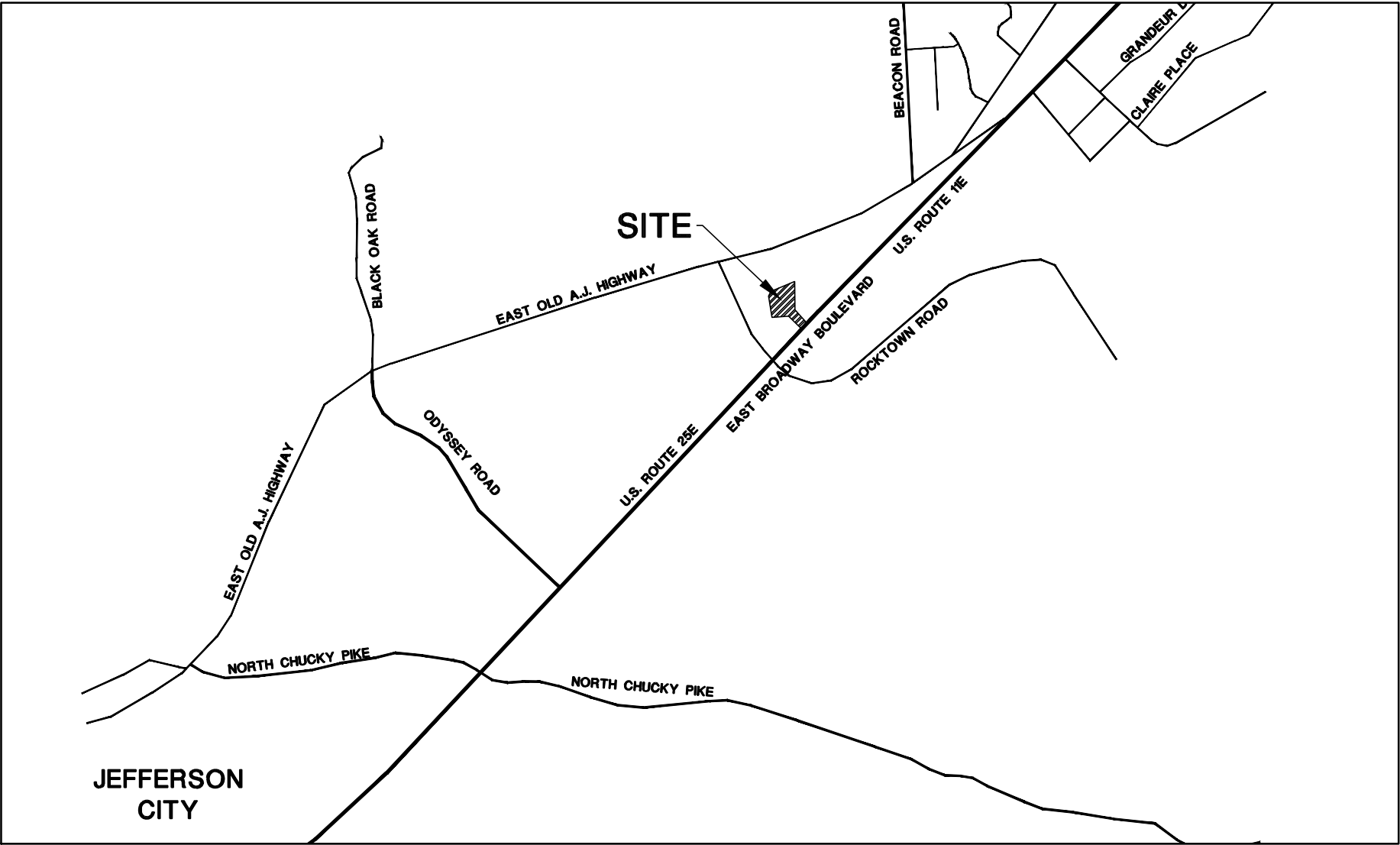
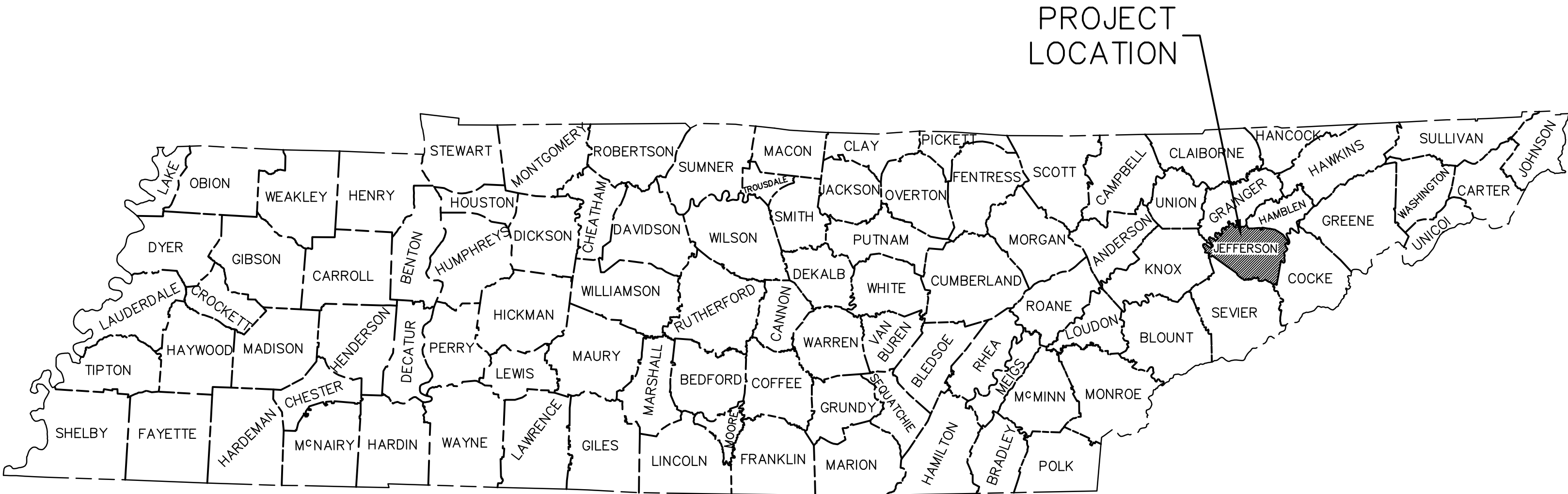


TRIGOS COMMERCIAL PARCEL GLENN LICHLYTER SUBDIVISION LANDSCAPE PLAN

JEFFERSON COUNTY, TENNESSEE



LOCATION MAP

NOT TO SCALE

List of Project Contacts

PROJECT ENGINEER	TELEPHONE	PUBLIC WORKS (WATER)	PUBLIC WORKS (SEWER)	ELECTRIC COMPANY	GAS COMPANY	PLANNING COMMISSION	CITY BUILDING OFFICE
HATFIELD & ALLEN ASSOCIATES (865) 388-5031 CONTACT: MATTHEW HATFIELD, P.E. 775 RANGLES ROAD STRAWBERRY PLAINS, TN 37871	AT&T COMMUNICATIONS 811	JEFFERSON CITY WATER DEPARTMENT (865) 475-3251 CONTACT: PORTER MASSENGIL, DIRECTOR 445 EAST BROADWAY BOULEVARD JEFFERSON CITY, TN 37760	JEFFERSON COUNTY HEALTH DEPARTMENT (865) 397-3930 CONTACT: TOMMY BIBLE, MANAGER 122 HIGHWAY 25E NEWPORT, TN 37821	APPALACHIAN ELECTRIC CO-OP (865) 828-5225 CONTACT: ADAM NEWCOMB, DIRECTOR P.O. BOX 400 NEW MARKET, TN 37820	JEFFERSON - COCKE COUNTY UTILITY 243 E. BROADWAY BLVD. CONTACT: DANNY BARDING (423) 475-7911	JEFFERSON CITY PLAN COMMISSION (865) 475-9071 CONTACT: JEFF HOUSTON 112 CITY CENTER DRIVE P.O. BOX 530 JEFFERSON CITY, TN 37760	JEFFERSON CITY (865) 475-9071 112 CITY CENTER DRIVE P.O. BOX 530 JEFFERSON CITY, TN 37760

Index to Drawings

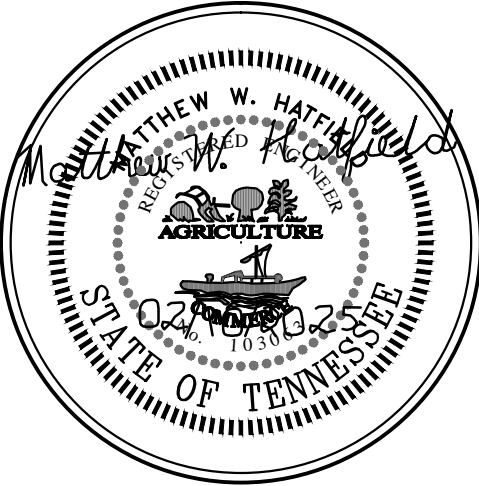
SHEET No.	SHEET TITLE	ISSUE DATE	LATEST REVISION DATE
L-0	COVER SHEET	11/04/2024	02/10/2025
L-1.0	LANDSCAPE PLAN PLAN	11/04/2024	02/10/2025
L-1.1	LANDSCAPE PLAN ORDINANCE, CALCULATIONS & SPECIFICATIONS	11/04/2024	02/10/2025
L-2.0	LANDSCAPE DETAILS	11/04/2024	02/10/2025

OWNER:

JONATHAN ISRAEL TRIGOS VILLARREAL &
 PEDRO MARICELA FELIPE
 607 MOULDEN STREET
 JEFFERSON CITY TN 37760



HATFIELD & ALLEN
 ASSOCIATES
 ENGINEERING & PLANNING
 775 RANGLES ROAD
 STRAWBERRY PLAINS, TN 37871
 PHONE: (865) 388-5031



TRIGOS COMMERCIAL PARCEL
 GLENN LICHLYTER SUBDIVISION
 LANDSCAPE PLAN
 JEFFERSON COUNTY, TENNESSEE

X-REFERENCED DRAWINGS

1)	25-118 LBord-d.dwg
2)	25-118 LBase.dwg
3)	
4)	
5)	

REVISION HISTORY

02/10/2025
 REVISED SITE PLAN PER DRAFT DRAINAGE
 ORDINANCE

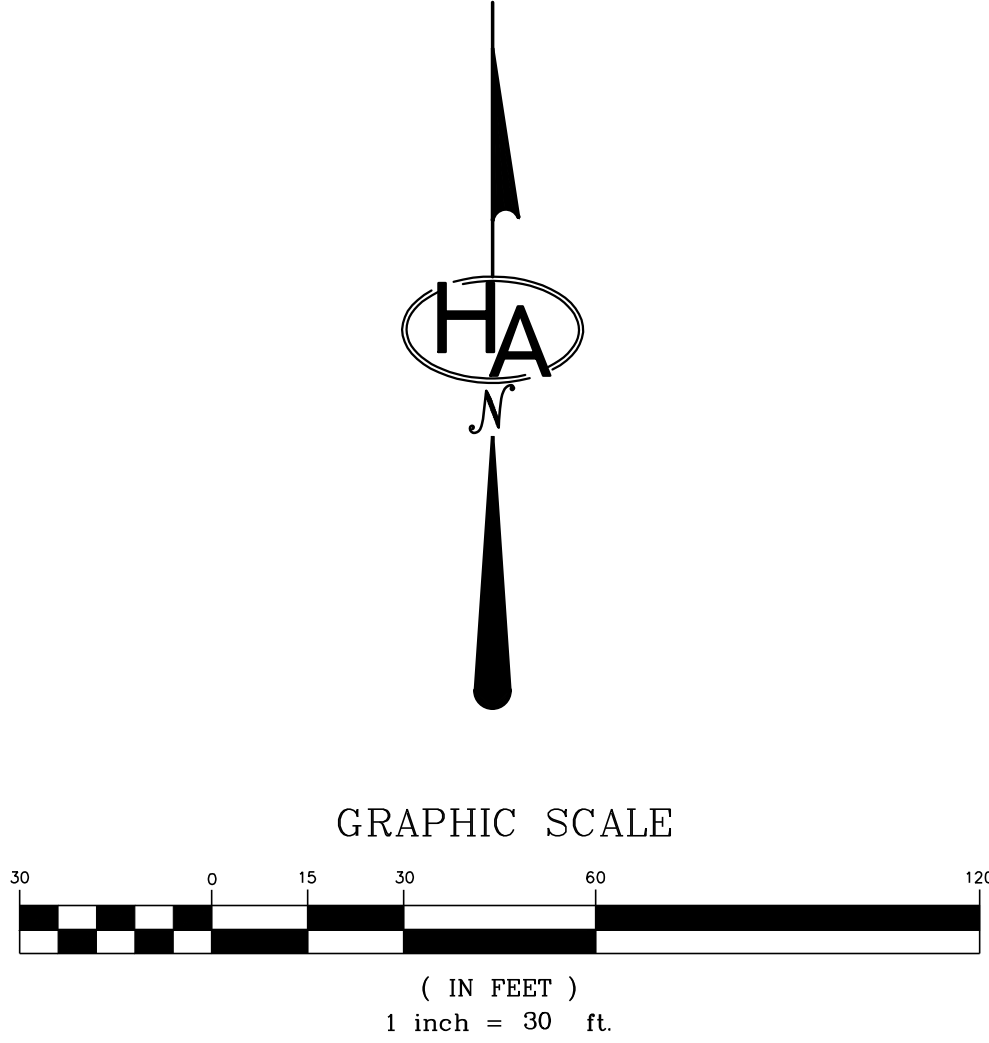
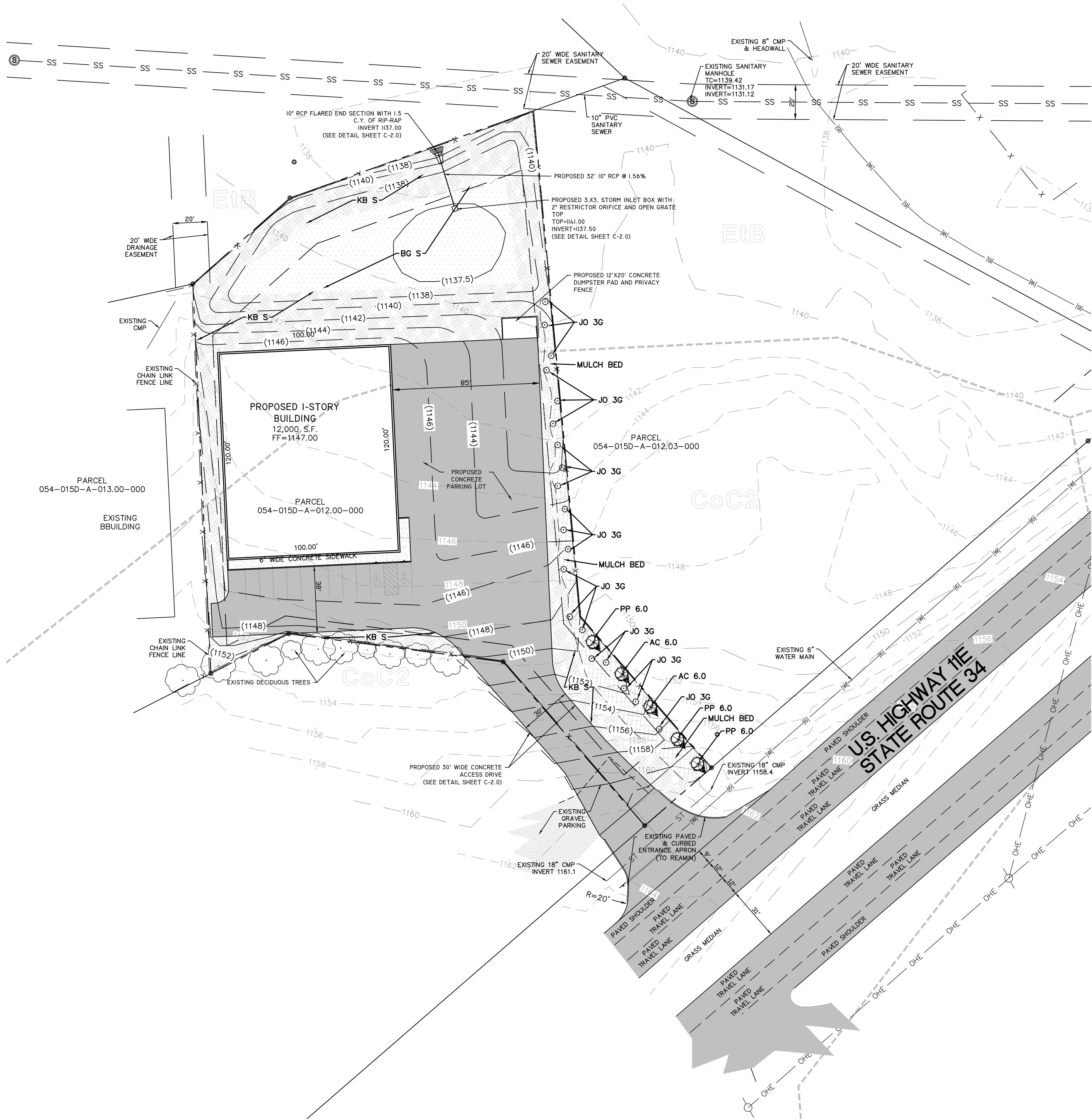
PROJ NO. • 25-118
 DWG FILE • 25-118 L-0
 ISSUE DATE • 11/04/2024

TRIGOS
 COMMERCIAL
 PARCEL

COVER
 SHEET

SHEET NUMBER

L-0



- JO 3G JUNIPERUS CHINENSIS OLD GOLD JUNIPER 3.0 GALLON
- PP 6.0 PICEA PUNGENS GREEN COLORADO SPRUCE 6.0' HIGH
- AC 6.0 ABIES CONCOLOR WHITE FIR 6.0' HIGH

- BG S BOUTELOUA DACTYLOIDES BUFFALOGRASS
- KB S POA PRATENSIS KENTUCKY BLUE GRASS
- HARDWOOD MULCH

- GENERAL NOTES:**
- BOUNDARY AND UTILITY INFORMATION SHOWN ON THE ATTACHED PLAN WAS TAKEN FROM A SURVEY TITLED ATWELL, LLC, PREPARED BY GEOSURVEY, JOB NUMBER 20227535, DATED JANUARY 31, 2023.
 - A CROSS ACCESS AGREEMENT EXISTS BETWEEN PARCELS 054-015D-A-012.00-000 AND 054-015D-A-013.00-000.
 - THE CURRENT ZONING FOR THIS SITE IS B-3, HIGHWAY BUSINESS DISTRICT.
A. MINIMUM FRONT YARD SETBACK: 30 FEET
B. MINIMUM SIDE YARD ETBACK: 10 FEET
C. MINIMUM REAR YARD SETBACK: 25 FEET
D. MAXIMUM BUILDING HEIGHT: 60 FEET
 - A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED FOR AND SUBMITTED TO THE CITY OF JEFFERSON CITY PRIOR TO ANY EARTHMOVING ON SITE.
 - VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY CONCEALED CONDITIONS, MISTAKES, DISCREPANCIES, OR DEVIATIONS FROM THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
 - SECURE AND PAY FOR PERMITS, FEES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK. COMPLY WITH CODES APPLICABLE TO THIS WORK.
 - PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL AGENCIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN. NO ADDITIONAL PAYMENTS WILL BE MADE FOR MATERIALS REQUIRED TO COMPLETE THE WORK AS DRAWN.
 - REFER TO SPECIFICATIONS FOR ADDITIONAL CONDITIONS, STANDARDS, AND NOTES.
 - PLANT SPECIES AS SHOWN ARE SUBJECT TO AVAILABILITY. TRIGOS CONSTRUCTION COMPANY RESERVES THE RIGHT TO MAKE SUBSTITUTIONS WHICH ARE THE SAME SIZE AND OF SIMILAR HABIT.

SITE AREAS:			
TOTAL SITE AREA:	62,750 S.F.	1.440 ACRES	
TOTAL DISTURBED AREA:	62,750 S.F.	1.440 ACRES	
TOTAL IMPERVIOUS AREA:	37,431 S.F.	0.880 ACRES	
SITE SOILS:			
CoC2	Collegedale silt loam, 5 to 12 percent slopes, eroded		24.9%
DeC2	Dewey silt loam, 6 to 15 percent slopes, eroded		19.1%
EtB	Etowah silt loam, 2 to 6 percent slopes		40.4%
Ln	Lindsie silt loam, 0 to 3 percent slopes, occasionally flooded, warm		15.5%
TaE2	Talbot-Rock outcrop complex, karst, 10 to 35 percent slopes, eroded		0.0%



HATFIELD & ALLEN
ASSOCIATES
ENGINEERING & PLANNING
775 RANDELS ROAD
STRAWBERRY PLAINS, TN 37871
PHONE: (865) 388-5031



TRIGOS COMMERCIAL PARCEL
GLENN LICHLYTER SUBDIVISION
LANDSCAPE PLAN
JEFFERSON COUNTY, TENNESSEE

X-REFERENCED DRAWINGS	
1)	25-118 LBord-d.dwg
2)	25-118 LBase.dwg
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4)	
5)	

REVISION HISTORY	
02/10/2025	REVISED SITE PLAN PER DRAFT DRAINAGE ORDINANCE

PROJ NO. • 25-118
DWG FILE • 25-118 L-1.0
ISSUE DATE • 11/04/2024

TRIGOS
COMMERCIAL
PARCEL
OVERALL PROPERTY
&
PROPOSED
GRADING PLAN

SHEET NUMBER
L-1.0

LANDSCAPE CALCULATIONS

SECTION 450.1.1

State Route 34 frontage

Required: 1 tree for every twenty-five (25) feet.

51 l.f. of frontage = 2 trees

Provided: 2 evergreen trees 6' hgt.

SECTION 450.1.2

Interior Landscaping

Required: Five (5) percent of the interior of the parking area landscaped with

one (1) tree for each three hundred (300) square feet.

24,431 square feet of parking x 5% = 1,222 square feet / 300 = 4 trees

Provided: 4 evergreen trees 6' hgt.

SECTION 450.1.3

Perimeter Landscaping

Required: At least twenty (20) percent of the perimeter landscaping will be 2"

caliper or height of five (5) feet calculated as length of the perimeter by 5 feet in

width times 20%

Perimeter 1,266 lineal feet of perimeter x 5' wide = 6,330 square feet x .20 =

1,266 square feet of planting area.

Provided: 3,268 square feet with:

5 evergreen trees 6' hgt.

2 evergreen shrubs 3' gallon

Pond Grasses Landscaping

Provided: 7,167 square feet with:

Bouteloua dactyloides (Buffalograss)

Lawn Grasses Landscaping

Provided: 15,991 square feet with:

Blend:	Percent
Baron Kentucky Bluegrass:	50%
Pennlawn Creeping red Fescue	15%
Del Ray Perennial Rye	15%
Pennfine Perennial Rye	10%
Goalie Perennial Rye	10%

JEFFERSON CITY ORDINANCE

SECTION 450.1

Plans for landscaping, screening, open space and ingress/egress points. It is the intent of these provisions to require landscaping plans that comply with the City's comprehensive planning program, to enhance the aesthetic appearance and environment of new development and to ensure that these developments adequately provide greenery, light, air and open space. To achieve that intent prior to the issuance of any permit for any site plan, a landscaping plan shall be reviewed and approved by the planning commission. Landscaping plans are required for all commercial, multi-family, industrial, public right-of-way (streetscape) and any other non-residential developments. Subdivision developments are required to provide landscaping at the entry. The landscaping plan shall include landscaping of off-street parking areas containing the following minimum standards.

SECTION 450.1.1

Street frontage: a landscaped strip of seven (7) feet in width and a minimum of one tree for every twenty-five (25) feet. A minimum caliper of 2" or a minimum height of five (5) feet is required for all plantings.

SECTION 450.1.2

Interior landscaping: Five (5) percent of the interior of the parking area shall be landscaped and one (1) tree for each three hundred (300) square feet of landscaped area shall be required along with other appropriate plant materials. 16 A minimum caliper of 2" or a minimum height of five (5) feet is required for all plantings.

SECTION 450.1.3

Perimeter landscaping: requires landscaping that includes a minimum caliper of 2" or a minimum height of five (5) feet is required for all plantings. At least twenty (20) percent of perimeter landscaping is required and shall be calculated by the length of the perimeter by 5 feet in width times twenty (20) percent.

SECTION 450.1.4

The parking spaces shall be designed and constructed in a manner that will prevent damage to the landscaping by vehicles or pedestrian traffic.

SECTION 450.1.5

The plan shall contain a description of plants and material and methods for care and maintenance. The Jefferson City Beautification / Tree Board has made a list of recommended tree species for planting which will be attached to this document.

SECTION 450.1.6

The landscaping shall be permanently maintained. A landscape replacement if required within 90 days after removal of any dead tree or shrub.

SECTION 450.1.7

Landscaping shall be stabilized and maintained with seed, sod, ground covers, mulches or other materials to prevent soil erosion and allow rainwater infiltration. Ground cover should consist of grass and other permeable organic material capable of absorbing run-off water, may include no more than forty (40) percent of pebbles, wood chips, bark, mulch and similar materials.

SECTION 450.2

The planning commission may review whether the width of the landscaping area may be reduced if the reduction is for a public improvement such as a sidewalk, greenway or bike lane.

SECTION 450.3

The landscaping plan shall be required to address height restrictions due to overheard power lines (if any), depth restrictions if underground utilities are present or potential impacts on drainage easements.

SECTION 450.4

All exterior solid waste containers shall be screened on all but one side. Screening shall be by an opaque fence, landscaping or other suitable enclosure that is at least one foot higher than the container height.

SECTION 450.5

General requirements of a north point, a scale of not less than 1"=20' or a scale approved by the building official, a location map, acreage of the site, location of solid waste collection points, and any other information deemed pertinent by the planning commission.

SECTION 450.6

Maintenance of all islands, parking spaces and ways, landscaping, and traffic control devices within the parking facility is the responsibility of the property Owner. All elements shown on the site plan are to be maintained on a regular schedule. All 17 structures or plant materials that are damaged must be replaced to original standards within ninety (90) days. The building official or their designated representative shall regularly inspect parking lots required to meet these regulations. The official or their representative shall notify the property owner and/or manager upon finding deficiencies in structural or landscaped areas.

PLANTING SPECIFICATIONS

General Requirements:

- All trees shall be grown in a nursery located in Eastern Tennessee and licensed by the State of Tennessee.
- Trees selected for planting in Jefferson City shall be healthy, free of insects and diseases, bark bruises, and scrapes on the trunk of limbs before and after planting. Selected trees shall have a straight trunk with limbs not lower than five (5) feet above the ground.
- Trees holes may be machine dug, provided that all sides of holes dug in such manner shall be scored to prevent glazing. If any existing lawn is damaged, it shall be the responsibility of the applicant to restore said lawn to its original condition. All trees shall be hand planted and planted straight. (Ordinance No. 450.1 TO 540.6).
- The planting season shall be approximately September 15, to December 1, and March 15, to June 1.
- Trees shall have a trunk diameter of not less than two and half (2.5) inches and a circumference of not less than 6.3 inches. Caliper of the trunk of nursery stock shall be measured six (6) inches above the ground for up to and including four (4) inch caliper size, and twelve (12) inches above the ground for larger sizes. The root system of all trees shall be balled and wrapped in burlap with a minimum ball diameter of twenty-eight (28) inches for two (2) inch caliper trees.
- Trees shall be planted in the parkway along all streets no closer than ten (10) feet from driveways and fifty (50) feet from intersections, as measured from the right-of-way lines extended. In addition, no trees shall be planted within ten (10) feet of a fire hydrant or underground utility or 15 feet from above ground utility structure or pole.
- Trees shall be planted on a maximum thirty three (33) foot spacing such that the total number of trees shall equal or exceed the ratio of one (3) tree for each hundred (100) feet of street frontage, except as specified below.
- For single family detached residential subdivisions, trees shall be planted in the parkway in line with the side lot lines. Additional trees shall be planted in the space in between, such that the minimum thirty five (35)/maximum forty (40) foot spacing is maintained without violating the setbacks from driveways, intersections, fire hydrants and above-ground utility structures and poles. Final determination of the quantity and location of parkway trees necessary to meet the above requirements shall be made by the City representative.
- The Applicant shall provide the City Engineer with a minimum 24-hour notice prior to beginning of planting.
- All trees planted by an applicant shall be guaranteed for two (2) years from the date of acceptance and shall be replaced by the applicant at no charge to the City, should they die or be in declining condition in the opinion of the City arborist. The replacement tree shall be of the same size, species and quality, and shall carry the same two (2) year guarantee.

Planting Requirements:

- Trees shall normally be planted on the centerline of the parkway. Also, all newly planted trees shall be staked if needed.
- The perimeter of the planting hole shall extend a minimum of two (2) feet beyond the sides of the root ball on all sides. The sides of the hole shall slope gradually, making the hole saucer-shaped or bowl-shaped. The hole shall be no deeper than necessary to cover the root ball.
- A doughnut-like circle of soil shall be cultivated eight (8) to twelve (12) inches deep and eighteen (18) inches wide around the root ball. A three (3) inch layer of organic mulch shall be spread over the planting hole coming no closer to the trunk than six (6) inches. The trees shall be initially watered to remove air pockets from the soil and later as necessary to maintain a healthy, vigorous condition. The City will provide new tree planting details.
- Each tree will be properly pruned back to compensate for any root loss. Such pruning may include roots and lateral branches (up to 1/3 of their length) but in no case may the main leader be cut. Any tree which has the main leader cut in any way will be removed and replaced. An damaged or broken branches shall be removed at this time.
- Any excess soil, clay, or construction debris shall be removed from the planting site, prior to planting of individual tree.
- All tags, wires, plastic ties and rope shall be removed from each tree to prevent girdling the tree. The burlap shall be removed from the upper third of the rootball. If a plastic "burlap" is used, it shall be removed in its entirety from the rootball.
- All trees shall have their trunk protected with tree wrap paper, from the base of the trunk up to the first branch. In addition, all trees shall be planted straight and shall be maintained in an upright position. Trees greater than three (3) inch caliper shall be staked for a minimum of one growing season to provide for the trees' support and prevent the tree from leaning. Trees with a caliper of three (3) inches or less do not have to be staked unless environmental factors (such as exposure to high winds) predispose the trees to leaning. The City engineer shall determine whether or not staking is required in these cases.

The Owner shall follow the design criteria as outlined below:

- As many as possible of the trees on the site that are six (6) inches or greater in diameter or eighteen and eight tenths (18.8) inches in circumference (as measured two [2] feet above grade) shall be saved. In the event a tree has more than one trunk, each trunk which is greater than six inches (6") in diameter measured two feet (2') above grade, shall count as a separate tree. The Owner is encouraged to save as many trees as possible.
- Each tree (six [6] inches or greater in diameter) removed on the site in accordance with the Tree Preservation Plan shall be replaced with the quantity of replacement trees in an amount equal to what is being removed. Replacement trees shall be a minimum of two and one-half (2-1/2) inches in diameter. (For example, one [1] six [6] inch diameter tree to be removed shall be replaced with three [3] two and one-half [2.5] inch diameter trees.)
- Replacement trees shall be planted according to the procedures specified for parkway trees. Only the species of trees listed below shall be planted as replacement trees. Replacement shall occur in areas that will safely accommodate tree growth within the boundaries of the development. The location, type and size of trees to be planted as replacements shall be indicated on the Tree Preservation Plan or Landscape Plan.
- All trees four (4) inches or greater in diameter which are severely diseased or structurally unsound shall be labeled as such on the Tree Preservation Plan. If, in the opinion of the City, corrective measures would be ineffective toward saving these trees and the trees pose a threat to the health, safety and welfare of the community, these trees shall not count towards the total number of trees to be preserved or replaced.
- Trees located in proposed rights-of-way shall not be considered desirable, but must be compensated for as required above.
- Notwithstanding the above, the Owner shall identify and make a special effort to preserve trees which are noteworthy due to their size, age, historic, cultural or aesthetic value.
- Prior to commencing any grading or construction activity on a site, the Owner shall tag the trees that are planned to be removed, and fence off an area large enough to accommodate the construction of the building/structure and accessory uses and appurtenances. Trees up to 6" caliper to be saved in any development shall be surrounded by orange plastic or red picket snow fencing placed fifteen (15) feet beyond the drip line of each such tree. Trees greater than 6" caliper shall have the fence placed 25' beyond (or greater depending on species) the dripline. The area within this fence shall be known as the Root Preservation Zone. The snow fencing shall be secured in place by posts spaced six (6) feet apart and sunk two (2) feet into the ground with a minimum above ground height of four (4) feet. If a proposed structure will encroach upon the root preservation zone, then the location of the fenced off area may be adjusted as approved by the City representative, in accordance with the Morton Arboretum's guidelines "Tree Preservation on Wooded Lots".
- No mechanical vehicles or construction machinery shall be allowed within any fenced off area surrounding a tree to be saved. In addition, any construction activity which endangers the health of any tree in the fenced off area shall be prohibited. This includes, but is not limited to, stockpiling of materials within the root preservation zone, flooding and the deposit of wash water in the root preservation zone.
- Encroachment into the root preservation zone, whether by equipment or materials detrimental to the health of the tree shall avoided.

PLANTING SPECIFICATIONS CONTINUED

PLANTING SPECIFICATIONS

TREES, SHRUBS, AND GROUND COVER

PART 1 GENERAL

1.01 DELIVERY, STORAGE, AND HANDLING:

- Deliver fertilizer materials in original, unopened, and undamaged containers showing weight, analysis, and name of manufacturer.
- Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the minimum standards will be rejected.
- Cover plants that are transported on open vehicles with a protective covering to prevent wind burn. Provide dry, loose topsoil for planting bed mixes. Frozen or muddy topsoil is not acceptable.

1.02 PROJECT CONDITIONS:

- Work notification: Notify clients at least 2 working days prior to installation of plant material.
- Protect existing utilities, paving and other facilities from damage caused by landscaping operations.
- A complete list of plants, including a schedule of sizes, quantities and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern. The contractor must supply sufficient materials to complete the job as drawn.

1.03 GUARANTEE:

- Guarantee plant material to remain alive and be in healthy, vigorous condition for a period of two years following the date of Final Acceptance by the client.
- Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the client, are in an unhealthy or unsightly condition. Guarantee all replacement plants for 1 additional year after installation. Replacement plants which are dead or unacceptable within 1 year of their installation may be replaced with unguaranteed plants or removed, at the discretion of the owner. Reimburse the owner 50% of the price of each removed plant, which is not replaced.
- Warranty shall include on-site relocation of existing plants. Contractor has the choice of transplanting on site plant material or to substitute new plant material as per plan. Contractors to specify their preference on the contract bid.

PART 2 - PRODUCTS

2.01 MATERIALS:

- Plants: Provide plants typical of their species or variety; with normal, densely-developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant disease, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held in storage will be rejected if they show signs of growth during storage.
- Container-grown stock: Growth in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
- Provide shade and evergreen tree species with a single main trunk unless otherwise specified or accepted. Shade and ornamental trees specified by height shall be multi-stemmed. Provide plants matched in form when arranged in groups.
- Provide evergreen trees branched to the ground unless otherwise specified or accepted
- Provide shrubs and small plants meeting the requirements for spread and height indicated in the plant list. The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch. Single stemmed or thin plants will be rejected. Side branches shall be generous, well-twigged, and the plant as a whole well branched to the ground.

Sod

- Provide an "approved nursery grown blend of improved Kentucky Bluegrass varieties that is native to the locality of the work. Sod, that has been grown on soil high in organic matter, such as peat, is not acceptable.
- Salt-Tolerant Sod - In areas labeled Salt-Tolerant Sod, provide sod per T.D.O.T. specification or equal. Salt-Tolerant Sod to be certified as such in writing by provider.
- Lawn Seed: Fresh, Clean seed from the most recently harvested crop which complies with all local, state and federal seed and weed laws and is free from Poa Annua, bent grass and noxious weeds. Mix to the specified proportions by weight.

Blend:	Percent
Baron Kentucky Bluegrass:	50%
Pennlawn Creeping red Fescue	15%
Del Ray Perennial Rye	15%
Pennfine Perennial Rye	10%
Goalie Perennial Rye	10%

Fertilizer:

- Granular, non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.
- Starter fertilizer with an approximate analysis of 6N, 24P205, 24K20, or similar approved composition.
- Post emergent fertilizer with an approximate analysis of 30-5-5.

Straw Mulch:

- Clean oat or wheat straw well seasoned before baling, free from mature seed-bearing stalks or roots of prohibited or noxious weeds.
- Tackifier : Liquid concentrate diluted with water forming a transparent 3-dimensional film-like crust permeable to water aid air and containing no agents toxic to seed germination.

2.02 ACCESSORIES:

- Topsoil: Fertile, friable, natural topsoil characteristic of the productive soil in the vicinity, reasonably free from clay, lumps, stones, roots and other foreign material.
- Amended Topsoil: A mixture of 60% topsoil and 40% mushroom compost which have been amended thoroughly incorporated.
- Mulch: 6 month old, well rotted, shredded, cedar or hardwood bark mulch, not larger than 4" in length and 1/2" in width, free of woodchips and sawdust.
- Fertilizer: Bonemeal with an approximate analysis of 4% nitrogen, and 20% phosphorous.
- Commercial 10-10-10 fertilizer.

PART 3 - EXECUTION

3.01 INSPECTION:

- Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected Contact TENNESSEEB11 48 hours prior to planning digging operations to confirm underground utility locations.

3.02 PREPARATION:

- Locate plants as indicated and approved in the field by the client. If obstructions are encountered that are not shown on the drawing, do not proceed with planting operations until alternate plant locations have been selected and approved by the client.
- Excavate circular plant pits with sloped side, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Remove excavated materials from the site.

PLANTING SPECIFICATIONS CONTINUED

3.03 INSTALLATION:

- Topsoil
Uniformly distribute and spread topsoil. Provide 8" average depth at new lawn areas. Provide additional imported topsoil as required to complete the work. Use loose, dry topsoil. Do not use frozen or muddy topsoil. Place during dry weather.
- Trees and shrubs:
 - Get planting material in the planting pit to proper grade and alignment. Set plants upright, plumb and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material above the finish grade. Do not fill around trunks or stems. Backfill the pit with topsoil. Do not use frozen or muddy mixture for backfilling. Form a ring of soil around the edge of each planting pit to retain water.
 - After balled or burlapped plants are set, muddle topsoil mixture around bases of balls and fill all voids.
 - Mix bonemeal or approved commercial fertilizer at 10 lbs. per cubic yard of backfill.
- Ground covers, Perennials and Annuals:
 - Where ground covers, perennials and annuals are specified on the plans, rototill entire plant bed to a 6" depth using a mixture of 60% loose topsoil, 40% mushroom compost. Incorporate commercial 10-10-10 fertilizer into prepared soil mixture at an approximate rate of 1 lb. per square yard. ts as specified.
 - Space plants as specified on the Landscape Plan. Fill entire bed to within 6" of edge.
 - Apply commercial pre-emergent herbicide (Preen or equal) per manufacturer's directions to entire groundcover bed.
 - Mulch with 2"-3" of mushroom compost.

D. Sod:

- Lay sod to form a solid mass with tightly-fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains and seeded areas.
- Roll with light lawn roller to ensure contact with sub-grade.

E. Seed:

- Apply fertilizer with mechanical rotary or drop type distributor, thoroughly and evenly incorporated with top soil to a depth of 3" by discing or other approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil. Restore prepared areas to specified condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding.
- Sow grass seed at a rate e of 300 lbs. per acre using the following methods:

Conventional Seeding:

- Apply seed with a rotary or drop type distributor. Install seed evenly y sowing equal quantities in two directions, at right angles to each other.
- After seeding, rake soil surface lightly to incorporate seed. roll with light lawn roller.
- Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
- Within 24 hours, place straw mulch uniformly at 2 1/2 tons per acre using manual or mechanical methods. Crimp straw into soil to secure. Anchor straw mulch with liquid tackifier, applied uniformly at a rate of 60 gallons per acre, on slopes of 3:1 or steeper.

F. Mulching:

- Mulch tree pits and shrub beds with required mulching material 3" deep immediately after planting. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Wrapping, guying:

- Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
- Wrap trunks of all trees spirally from bottom to top with specified tree wrap and secure in place. Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch. Secure tree wrap in place with twine wound spirally downward in opposite direction, tied around the tree at least 3 places in addition to the top and bottom.
- Guying: When specified, guy all trees immediately after lawn seeding or sodding operations and prior to acceptance. When high winds or other conditions which may effect tree survival or appearance occur, the client may require immediate guying.
- Guy deciduous trees over 3" caliper. Guy evergreen trees over 8'-0" tall. See planting details for method.

Pruning:

- Prune branches of deciduous stock, after planting, to balance the loss of roots and preserve the natural character appropriate to the particular plant requirements. In general, remove 1/4 to 1/3 of the leaf bearing buds, proportion shall in all cases be acceptable to the client. Remove or cut back broken, damaged, and unsymmetrical growth of new wood. Plant shall meet height specifications after pruning.

Multiple leader plants:

- Preserve the leader which will best promote the symmetry of the plant. Cut branches flush with the trunk or main branch, at a point beyond the lateral shoot or bud a distance of not less than 1/2 the diameter of the supporting branch. Make cut on an angle.
- Prune evergreens only to remove broken or damaged branches.

Care of existing trees:

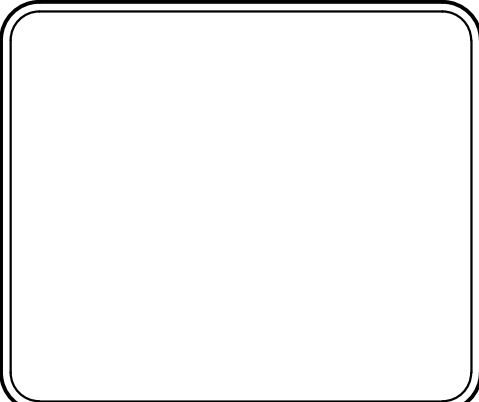
- Selectively prune existing trees, in construction limits, under Landscape Architect's direction.
- Remove sucker shoots, dead, rubbing, and damaged branching.
- Clean up miscellaneous organic debris.

Tree location:

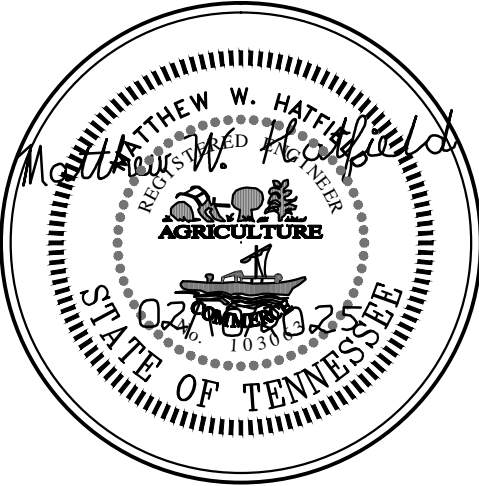
- Prune, dig, ball and burlap, and move designated trees for relocation to the designated plant storage area for healing-in of materials until final planting areas are prepared.
- Maintain plants in storage areas by bracing plants in vertical position and setting balls in an enclosed berm of topsoil or bark. Water as required to maintain adequate root moisture.
- Re-burlap plant balls if required before final transplanting operations.
- Move to final locations shown on the drawings and plant in accordance with specified tree planting requirements.
- Tree spacing of plants is acceptable upon approval by client.

3.04 MAINTENANCE:

- Comply to owner requirements for length of maintenance period for work for all plant material. Maintenance shall include pruning, cultivating, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants free of insects and disease.
- Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
- Tighten and repair guy wires and stakes as required.
- Correct defective work as soon as possible after deficiencies became apparent and weather and season permit.



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TRIGOS COMMERCIAL PARCEL
GLENN LICHLYTER SUBDIVISION
LANDSCAPE PLAN
JEFFERSON COUNTY, TENNESSEE

X-REFERENCED DRAWINGS	
1)	25-118 LBord-d.dwg
2)	25-118 LBase.dwg
3)	
4)	
5)	

REVISION HISTORY

02/10/2025
REVISED SITE PLAN PER DRAFT DRAINAGE
ORDINANCE

PROJ NO. • 25-118
DWG FILE • 25-118 L-1.1
ISSUE DATE • 11/04/2024

TRIGOS
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PARCEL

LANDSCAPE
ORDINANCE,
CALCULATIONS &
SPECIFICATIONS

SHEET NUMBER
L-1.1

GENERAL PLANTING NOTES

A. Pruning

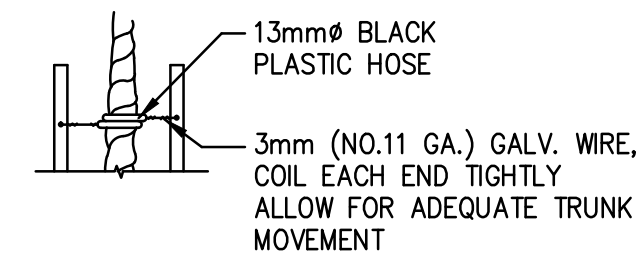
- All pruning shall be performed by qualified personnel, experienced in horticultural practices and operations, and in such a manner as to preserve the natural growth habit of each plant.
- All pruning shall be done with sharp tools in accordance with the best horticultural practices.
- The ends of all broken and damaged roots of 1/4 inch or larger shall be pruned with a clean cut, removing only the injured portion. All broken branches, stubs, and improper cuts of former pruning shall be removed.
- Deciduous Trees: Pruning shall consist of removing damaged limbs and twigs, and shaping of tree as dictated by the habit of growth of the various types of the trees, or as directed by the Owner. Trees shall not be "thinned". The leader and terminal buds shall not be cut unless directed by the Owner.
- Deciduous Shrubs: In general, only shrubs experiencing dieback shall be cut back a maximum of 1/4 of their height. Shrubs that are slow growing or do not sucker readily shall be pruned in the same manner as deciduous shade trees.
- Evergreens: Evergreens shall not be pruned except to remove broken branches.

B. Soil Mixtures

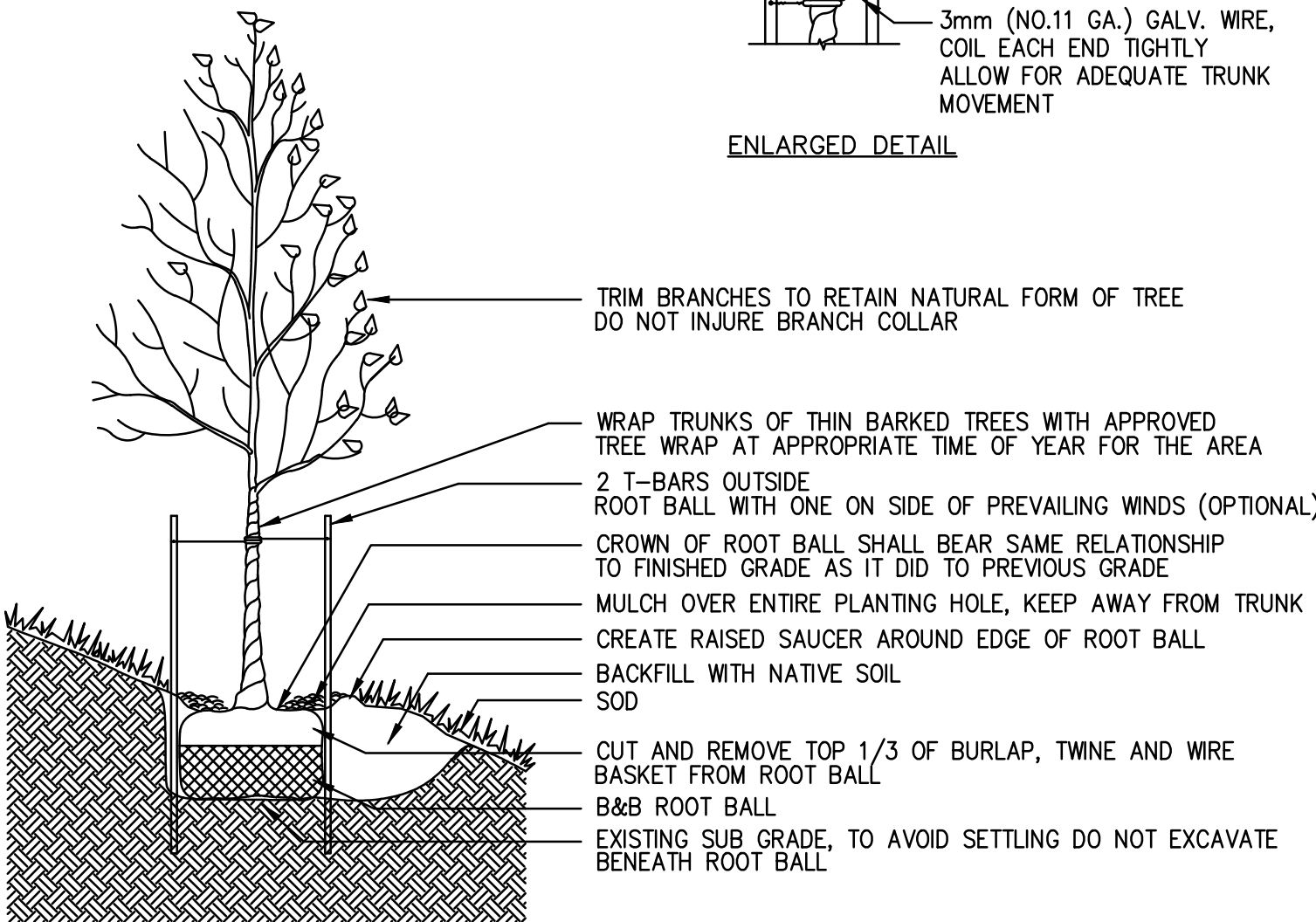
- All plants shall be backfilled with existing soil. In heavy clay soils, the backfill may be amended as follows:
- Deciduous plants shall be backfilled with a mixture of six (6) parts soil mixed with one (1) part uncompressed peat moss by volume.
 - Evergreen plants shall be backfilled with a mixture of three (3) parts soil mixed with one (1) part mushroom compost by volume.
 - Groundcovers, flowers, and perennial plants shall be planted and backfilled in soil amended with 1/3 mushroom compost by volume.
 - Topsoil shall be free from large roots, sticks, weeds, brush, subsoil, clay lumps, or stones larger than one (1") inch in diameter, or other litter and extraneous matter undesirable to plant growth.
 - All beds shall be knife edged with a flat blade shovel prior to installation of mulch.
 - All landscape beds shall receive 3" compacted depth of shredded hardwood bark mulch (unless otherwise specified). Keep mulch a minimum of 3" away from stems of woody plants, and 1" from perennials.
 - Newly planted trees and shrubs shall not be fertilized for a minimum of 1 year, and then only with a slow release balanced fertilizer recommended for trees and shrubs.

C. DISTURBED AREAS

- All areas disturbed by construction activities outside of planting areas and not otherwise specified with sod or other plantings shall be seeded with Kentucky Bluegrass seed as specified in the specifications.



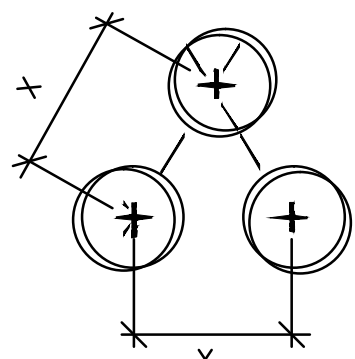
ENLARGED DETAIL



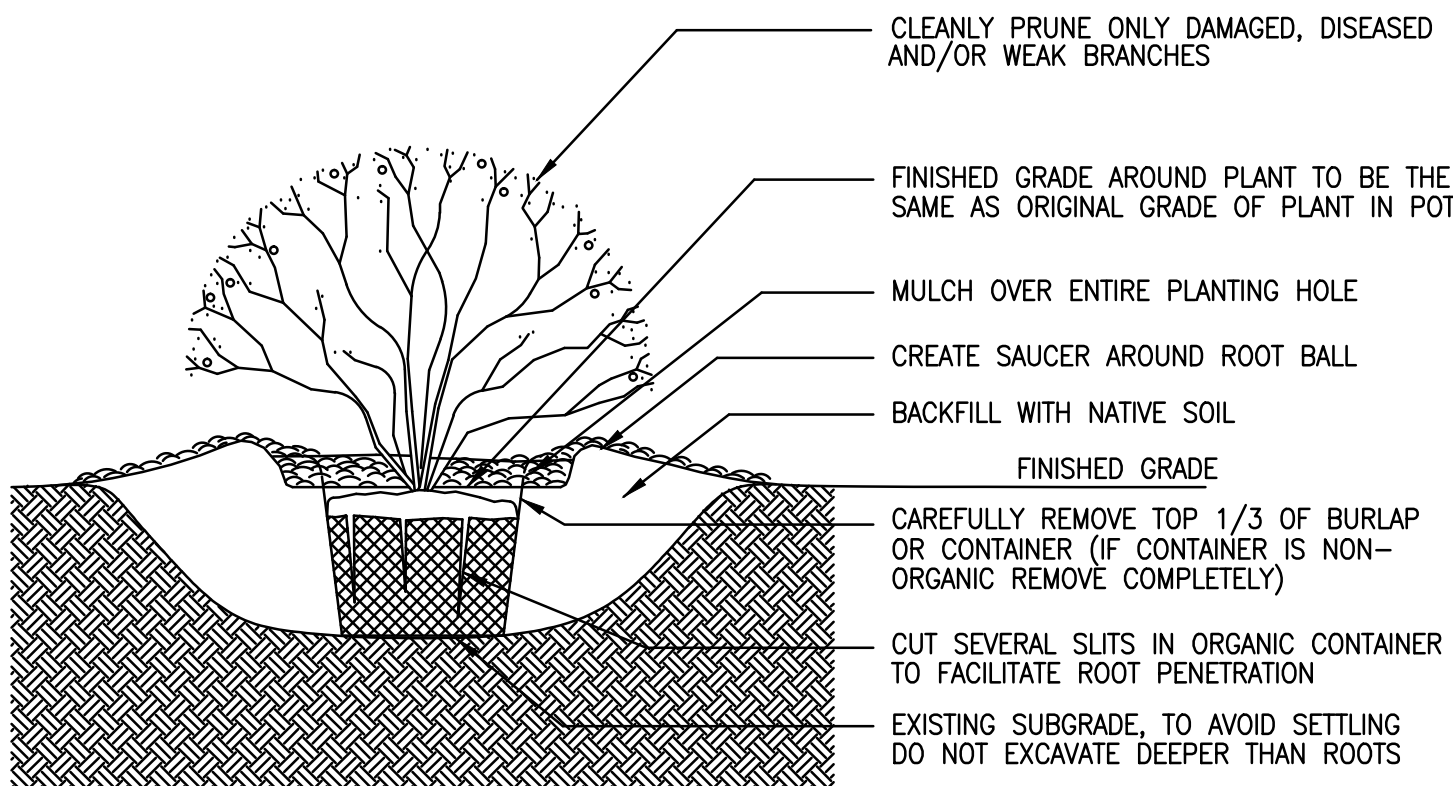
NOTES:

- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
- WATER THOROUGHLY AFTER INSTALLATION.
- REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
- PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.

SLOPING GRADE DETAIL



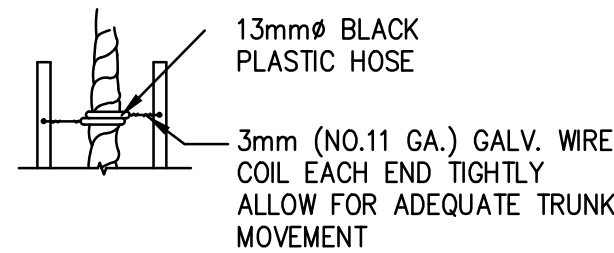
WHEN PLANTING SHRUBS IN A BED, EXCAVATE AND ROTOTILL ENTIRE BED. SPACE ALL SHRUBS ACCORDING TO PLANT LIST. MULCH ENTIRE BED, AND FORM SAUCER AROUND BED EDGE. KNIFE EDGE ENTIRE BED.



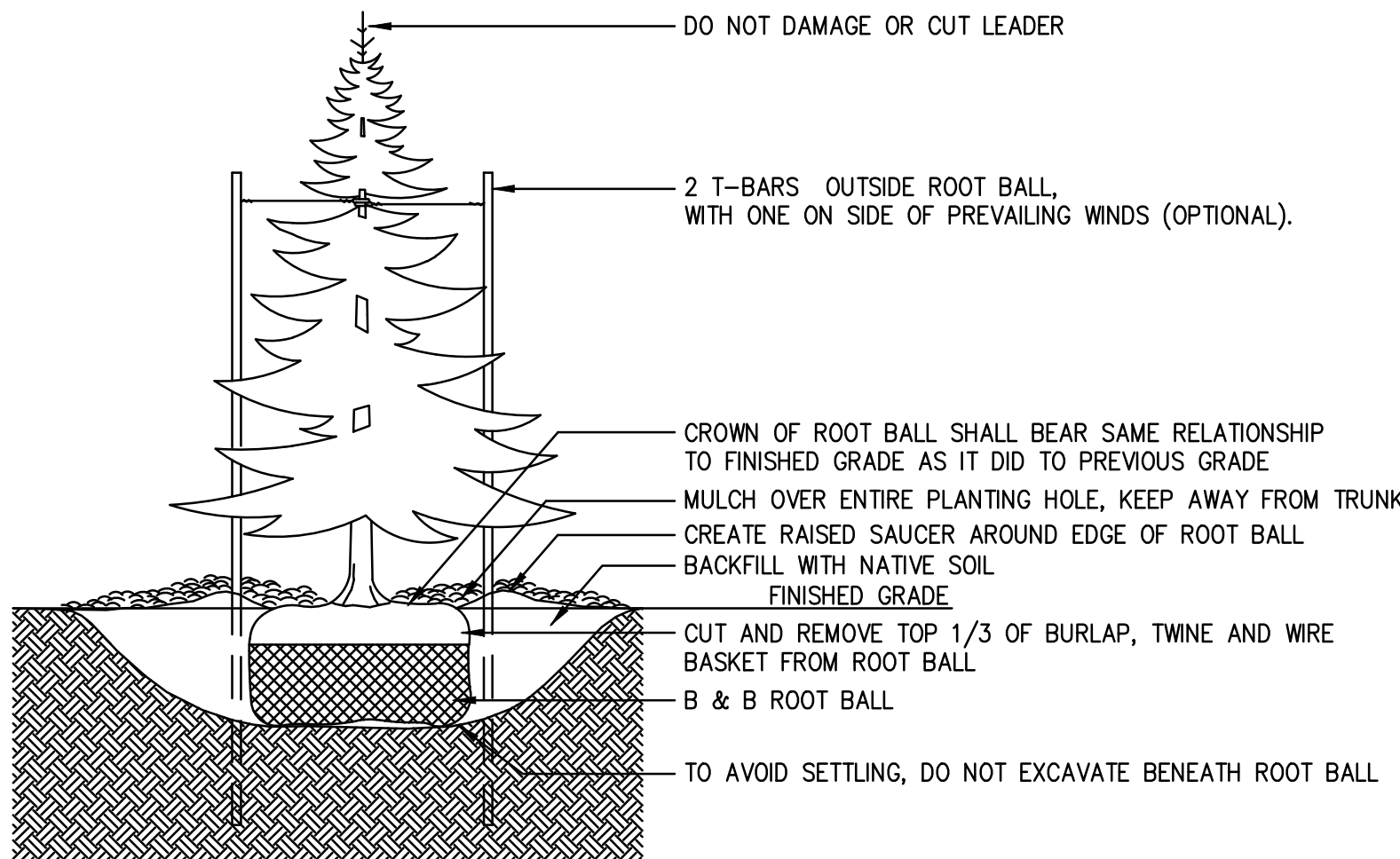
NOTES:

- WATER THOROUGHLY AFTER INSTALLATION.
- USE EXISTING SOIL AS BACKFILL. IF DIRECTED BY OWNER, AMEND WITH 1/3 COMPOST.

SHRUB DETAIL – CONTAINER OR B&B



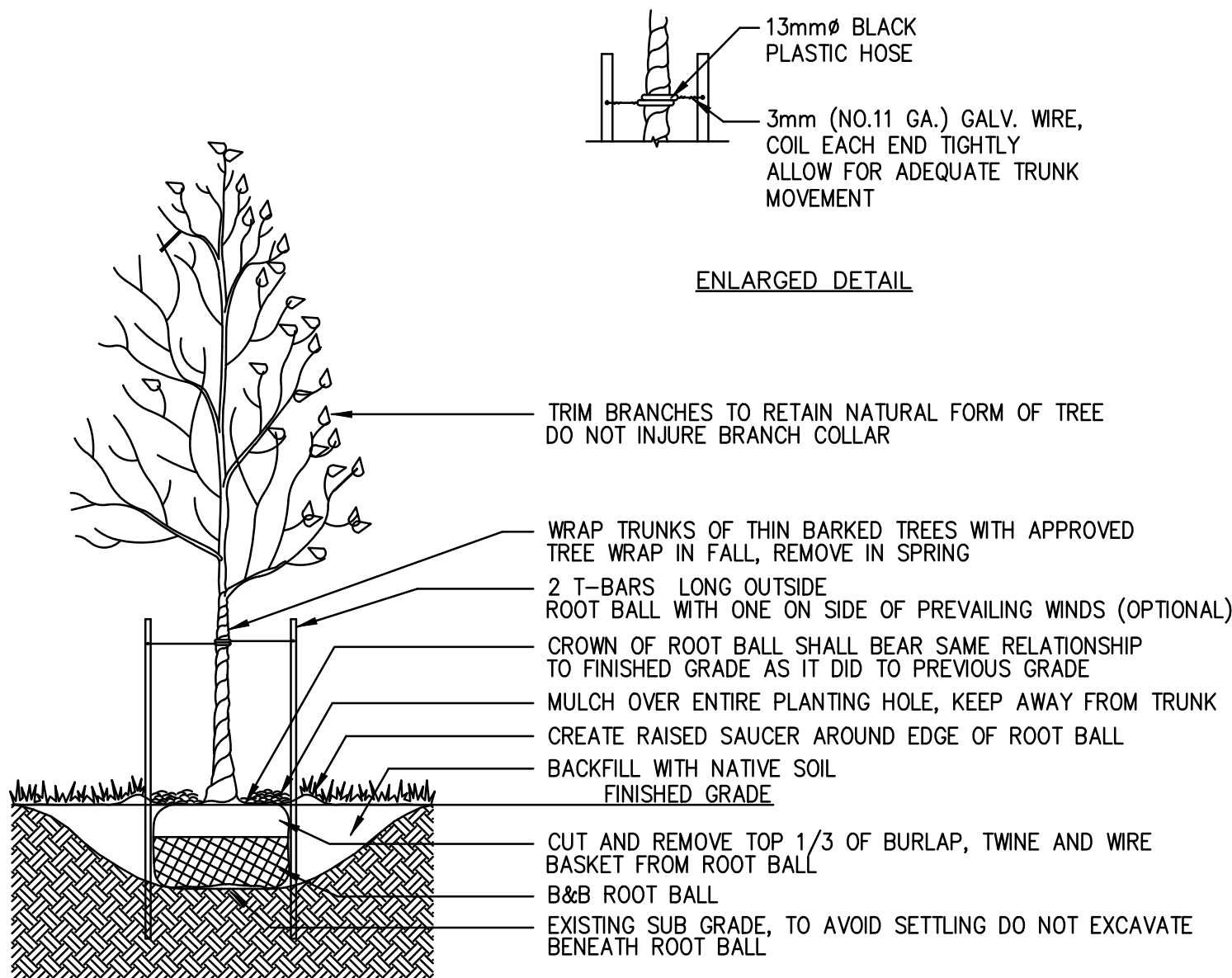
ENLARGED DETAIL



SPECIFICATIONS:

- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
- WATER THOROUGHLY AFTER INSTALLATION.
- REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
- PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.

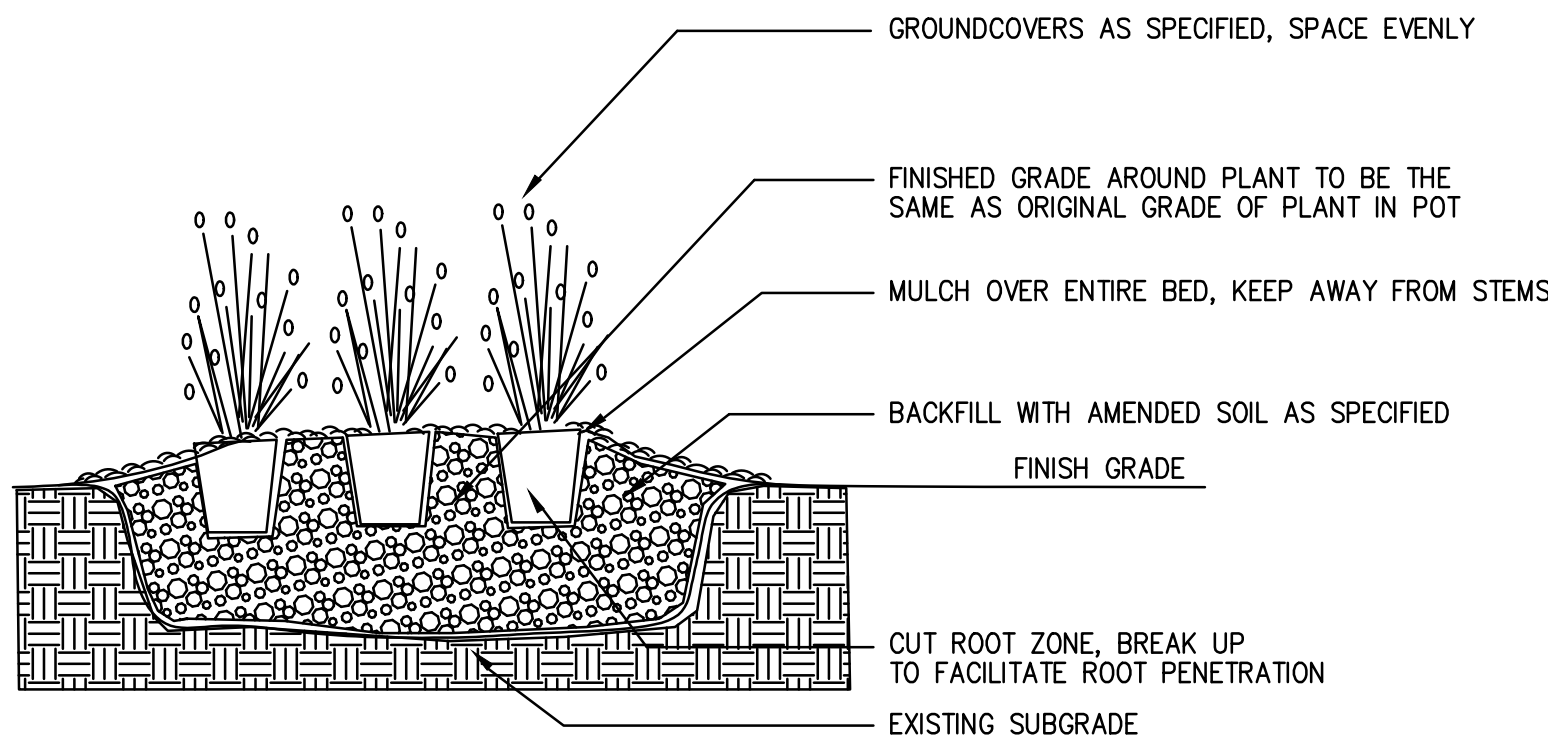
CONIFEROUS TREE DETAIL



NOTES:

- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
- WATER THOROUGHLY AFTER INSTALLATION.
- REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
- PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.
- ALL TREES MUST BE DUG WHEN DORMANT

DECIDUOUS TREE DETAIL (ALL SOILS)



NOTES:

- WATER THOROUGHLY AFTER INSTALLATION.
- INSTALL EDGING ON BED INSTALLATIONS AS SPECIFIED – IF NO EDGING, KNIFE EDGE BED WITH SHOVEL.
- FOR PLANTING BED INSTALLATION, EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS.
- MULCH ENTIRE BED 4" THICK.

GROUNDCOVER / PERENNIAL DETAIL

HA

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REVISION HISTORY	
02/10/2025	REVISED SITE PLAN PER DRAFT DRAINAGE ORDINANCE

PROJ NO. • 25-118
DWG FILE • 25-118 L-2.0
ISSUE DATE • 11/04/2024

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PAVEMENT &
DRAINAGE
DETAILS

SHEET NUMBER
L-2.0