



Regional Planning Commission / Board of Zoning Appeals Meeting Agenda

January 27, 2025 at 5:30 PM

Jefferson City Municipal Building

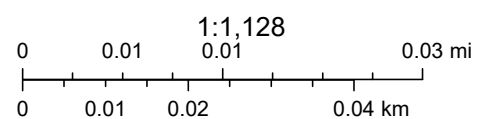
- 1. Call to Order**
- 2. Approval of Minutes from Previous Meetings**
 - a. Minutes from 12 16 2024 Meeting
- 3. Citizen Comments (Citizens should state their name, address, and limit comments to five minutes.)**
- 4. Old Business**
- 5. New Business**
 - a. Donald Reese - Plat Review/ Approval - Combination of Two Lots Located off Debrex Drive (Growth Boundary)
 - b. Michael Ogle - Plat Review/ Approval - Re-subdivision of Lots 23, 24, and 2 - Located off Four Winds Way
 - c. Jesse Hurst - Rezoning Request from R-1 (single family residential district) to R-2 (multiple family residential district) - Located off Black Oak Rd.
 - d. Jim Webb - Preliminary Site Plan Review/ Approval - Sherwin Williams - Located off Broadway Blvd.
 - e. Jeff Houston - Plan Review/ Approval - Fire Dept. Sub-Station - Located off Odyssey Rd.
- 6. Other Items for Discussion**
- 7. Adjourn**





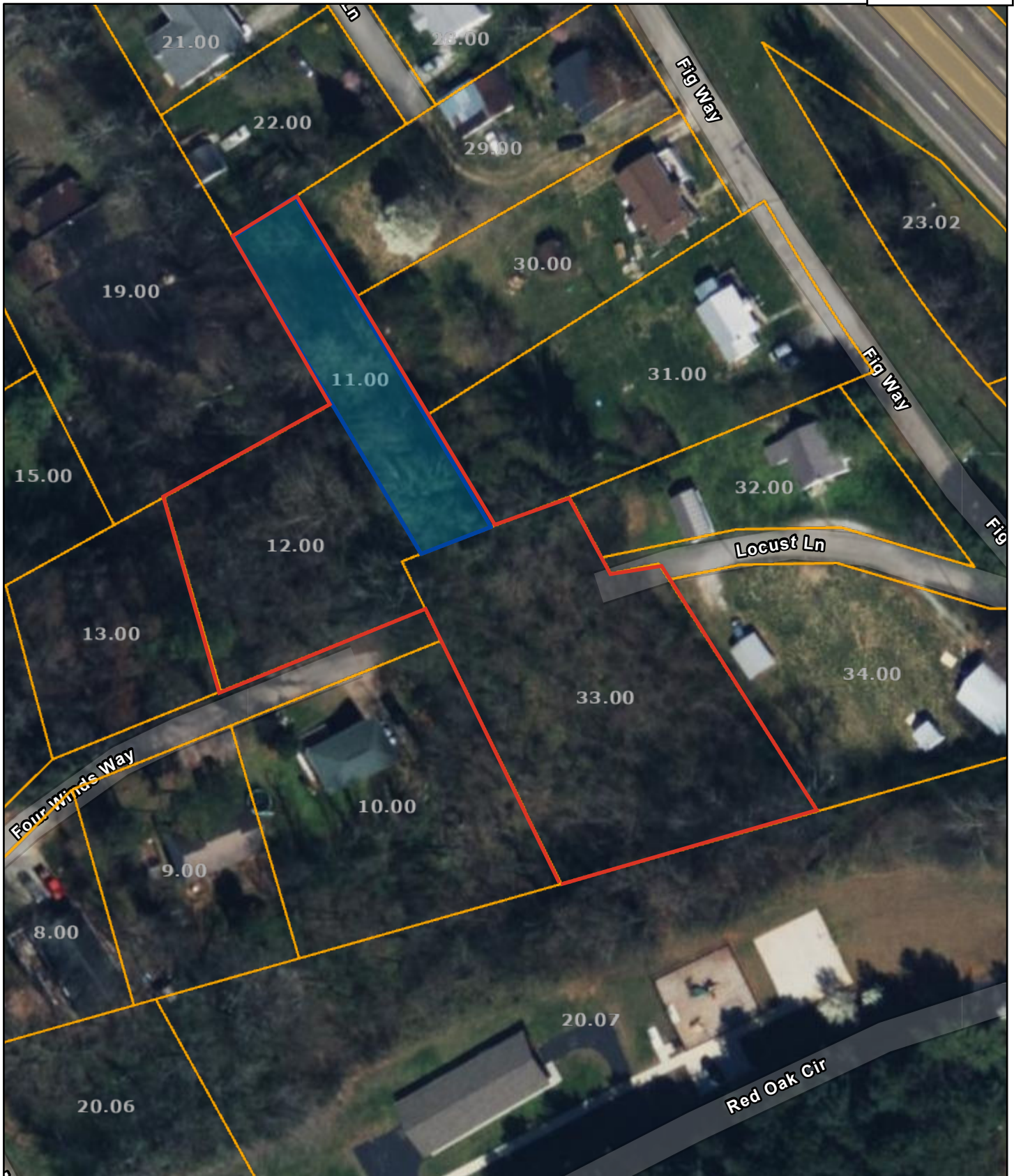
Date: January 14, 2025

County: JEFFERSON
Owner: REESE DONALD L & TRACI D
Address: DEBREX DR 1206
Parcel ID: 024K A 001.00
Deeded Acreage: 0
Calculated Acreage: 0
Vexcel Imagery Date: 2021



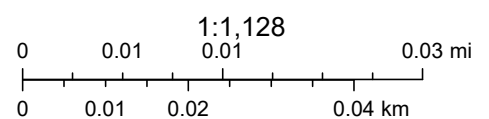
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



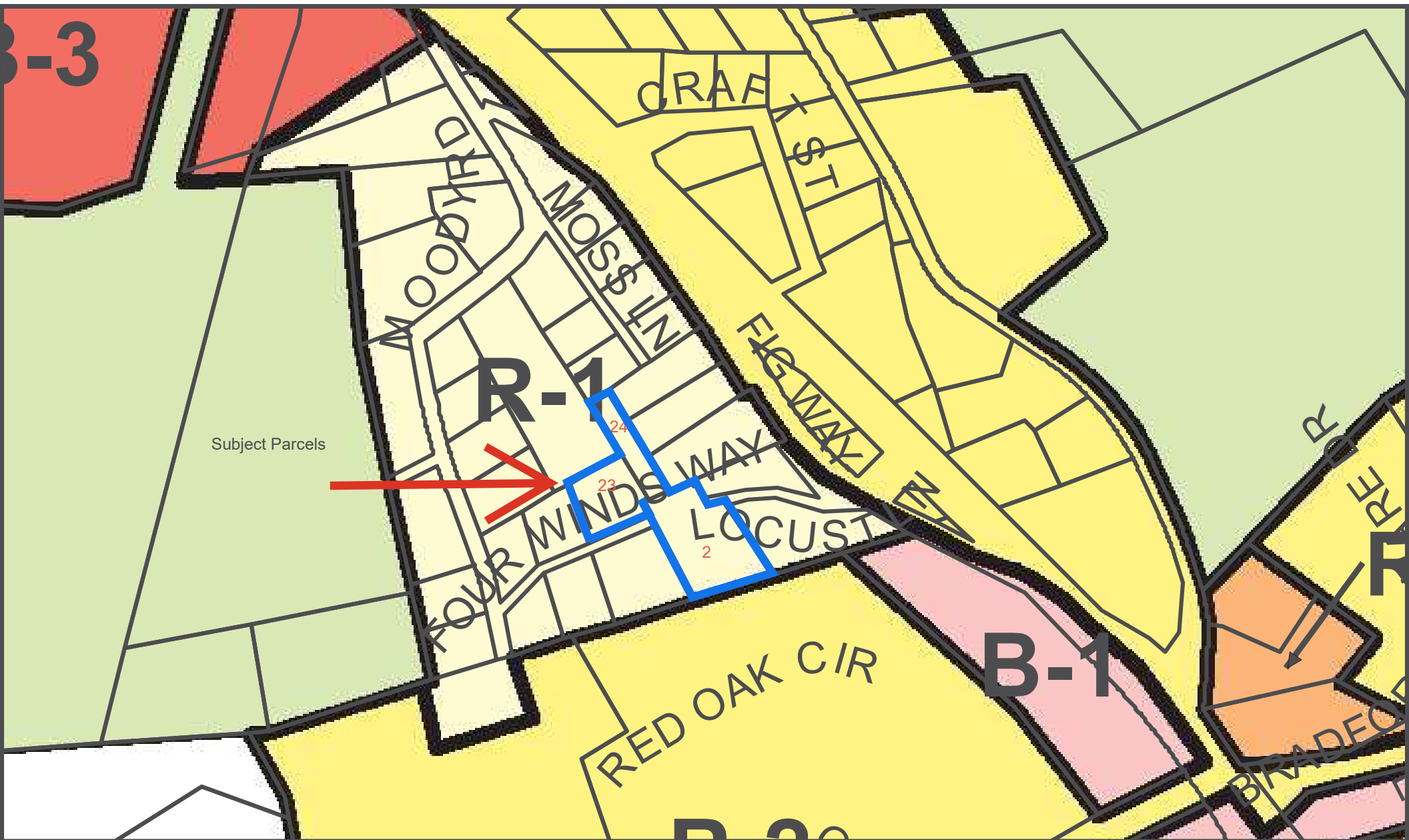
Date: January 14, 2025

County: JEFFERSON
Owner: OGLE MICHAEL II
Address: FOUR WINDS WAY
Parcel ID: 035H C 011.00
Deeded Acreage: 0
Calculated Acreage: 0.2
Vexcel Imagery Date: 2021



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CERTIFICATION OF OWNERSHIP AND DEDICATION

I(we) hereby certify that I am (we are) the owner(s) of this property shown and described hereon and I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open space to public or private use as noted.

Date _____

Owner _____

Owner _____

Owner _____

Owner _____

Owner _____

CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

I hereby certify that the private water supply and/or sewage disposal utility system or systems installed, or proposed for installation, fully meet the requirements of the Tennessee State Department of Environment and Conservation, and are hereby approved as shown.

County Health Officer or Authorized Representative Thereof _____

Date: _____

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) that streets, utilities, and have been installed in an acceptable manner and according to specifications, or (2) that a surety bond in the amount of \$ _____ has been posted with the Jefferson City Regional Planning Commission to assure completion of all required improvements in case of default.

Date _____

Public Works Director and/or County Road Superintendent _____

CERTIFICATE OF THE APPROVAL OF RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Jefferson City, Tn. and its regional planning area, with the exception of such variances, if any, as are noted in the minutes of the Jefferson City Regional Planning Commission and that it has been approved for recording in the Office of the County Registrar.

Date _____

Secretary,
Jefferson City Regional Planning Commission

CERTIFICATE OF THE APPROVAL OF STREET NAMES AND NUMBERS

I hereby certify that the subdivision plat shown herein has been found to comply with the requirements of E-911 and contains no duplication in road names.

Date _____

Name _____

LINE	BEARING	DISTANCE
L1	S19°17'36"E	23.00'
L2	S19°17'36"E	23.00'
L3	N25°31'33"W	22.00'
L4	N25°31'33"W	23.35'

LEGEND

- IP IRON PIN
- (F) EXISTING MONUMENTATION FOUND
- (S) MONUMENTATION SET NEW
- WM WATER METER
- PP ELECTRIC POLE
- SP ELECTRIC SERVICE POLE
- LOT 114R NEW LOT NUMBER
- (114) ORIGINAL LOT NUMBER PRIOR TO RESUB.
- ⊥ CENTERLINE
- FIRE HYDRANT



Tn. State Grid

LOCATION MAP NOT TO SCALE

NOTES:

NEW IRON PINS SET ON ALL CORNERS UNLESS OTHERWISE NOTED.

UTILITY & DRAINAGE EASEMENTS:
15' ALONG ALL EXTERIOR LOT LINES AND RIGHT OF WAYS, AND 7.5' EACH SIDE OF ALL INTERIOR LOT LINES

ZONING: R-1

BUILDING SETBACKS:
FRONT 30'
SIDE 15'
REAR 30'

PROPERTY CONSISTS OF FIVE LOTS WITH A TOTAL AREA OF 1.63 ACRES.

PROPERTY OWNERS:
LISA L. WILLIAMS TTE
934 COILE RD.
JEFFERSON CITY, TN. 37760
AND
BRIAN MICHAEL WILLIAMS
219 ROXBURY CT.
JEFFERSON CITY, TN. 37760
AND
ERIC DANIEL WILLIAMS
2963 SPANNTOWN RD.
ARRINGTON, TN. 37014
CONTACT:
MIKE OGLE
865-388-4656

SURVEY FOR:

LOTS 25 AND 26 AND THE RE-SUBDIVISION OF LOTS 23 AND 24 OF THE PAUL DEVOTIE SUBDIVISION AND THE RE-SUBDIVISION OF LOT 2 OF THE H R LOY FARM SUBDIVISION

Located within the 4th district of JEFFERSON county, Tennessee

within the city of JEFFERSON CITY

SUBDIVISION: LOTS 23-26 PAUL DEVOTIE SUBDIVISION (P.C. C SLIDE 46)

Tax Map/Group/Parcel# 035H/C/011.00 Deed Ref: IN.65/565

Tax Map/Group/Parcel# 035H/C/012.00 Deed Ref: IN.65/567

Tax Map/Group/Parcel# 035H/C/013.00 Deed Ref: IN.19/683

Tax Map/Group/Parcel# 035H/C/014.00 Deed Ref: IN.19/685

SUBDIVISION: LOT 2 H R LOY FARM (P.C. C SLIDE 31)

Tax Map/Group/Parcel# 035H/C/033.00 Deed Ref: 1193/434

Bearing Base: Tn. State Grid

GARRETT & ASSOCIATES

EDDY R. GARRETT, RLS#1544

4839 SHADY RD., STRAWBERRY PLAINS, TN 37871

PHONE: (865)-933-5622 FAX: (865)-933-1277

EMAIL: GARRETT1544@BELLSOUTH.NET

36°01'34.318"
-83°39'21.028"

LAND SURVEYORS



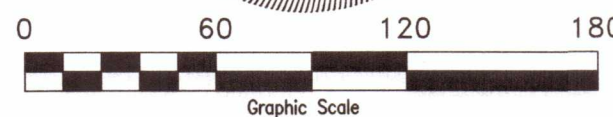
DATE 9/17/2024

REVISIONS _____

DRAWN BY TDH

DRAWING NO. 24-198

SCALE 1"= 60'



CERTIFICATE OF ACCURACY

I CERTIFY THAT THE PLAT DESCRIBED HEREON, IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE REGIONAL PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGIONAL PLANNING COMMISSION.

17th DAY OF SEPTEMBER 2024
EDDY R. GARRETT, RLS NO. 1544

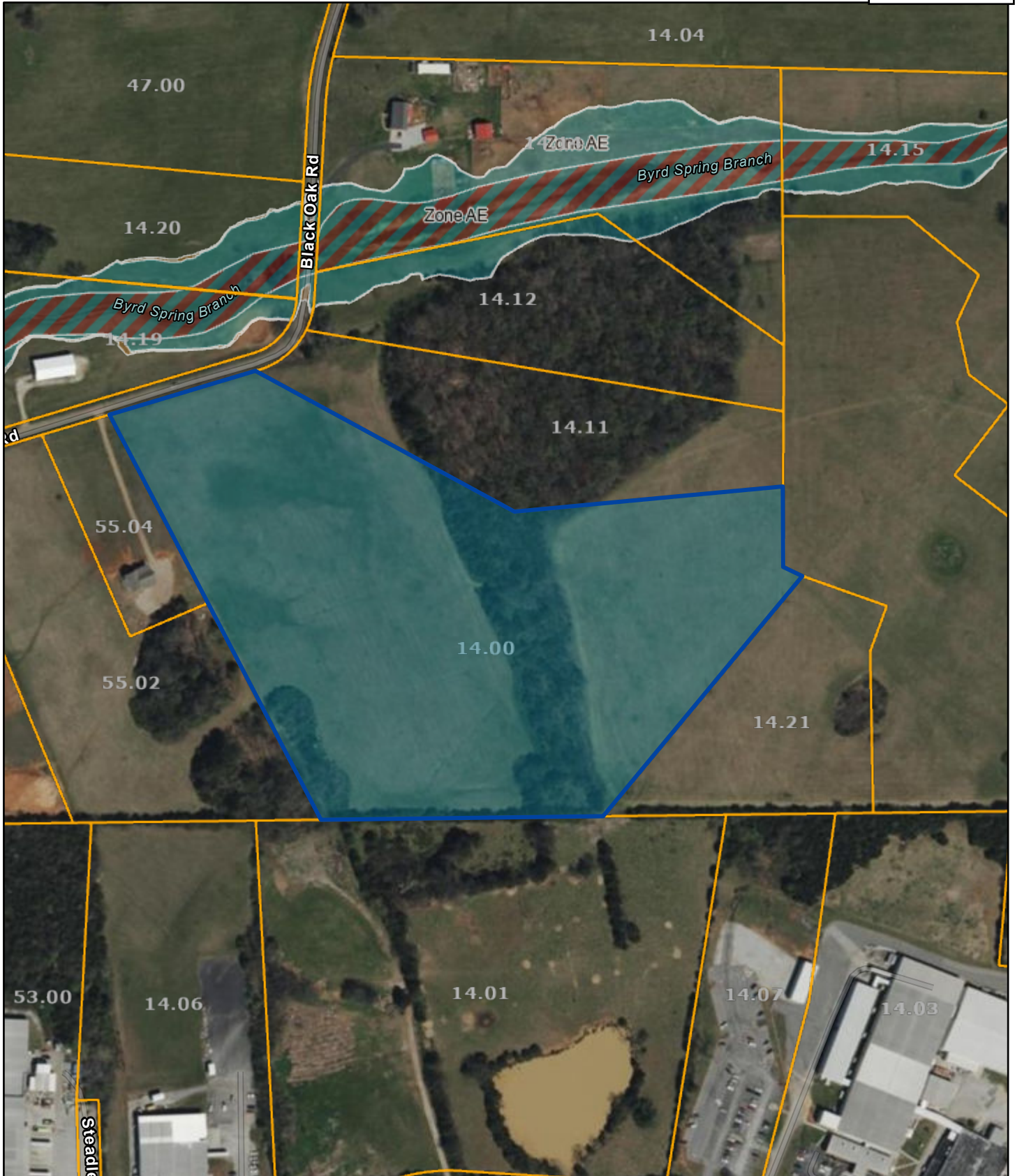
FLOOD CERTIFICATION

This is to certify that I have examined the federal insurance administration flood hazard map and found the described property IS NOT located within a special flood hazard area.

CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

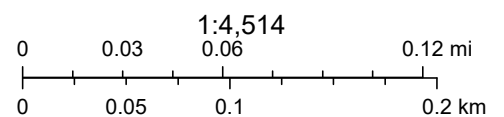
Part or All of this survey was performed using a CARLSON BRX7 MULTIPLE FREQUENCY RECEIVER.
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
Type of GPS field procedure: Real Time Kinematic Network
Datum/Epoch: Horizontal-NAVD 83, Vertical-NAVD 88.
Published/Fixed-control used: TDOT GNSS Reference Network
Geoid Model: 2019
Combined grid factors: none applied

EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544



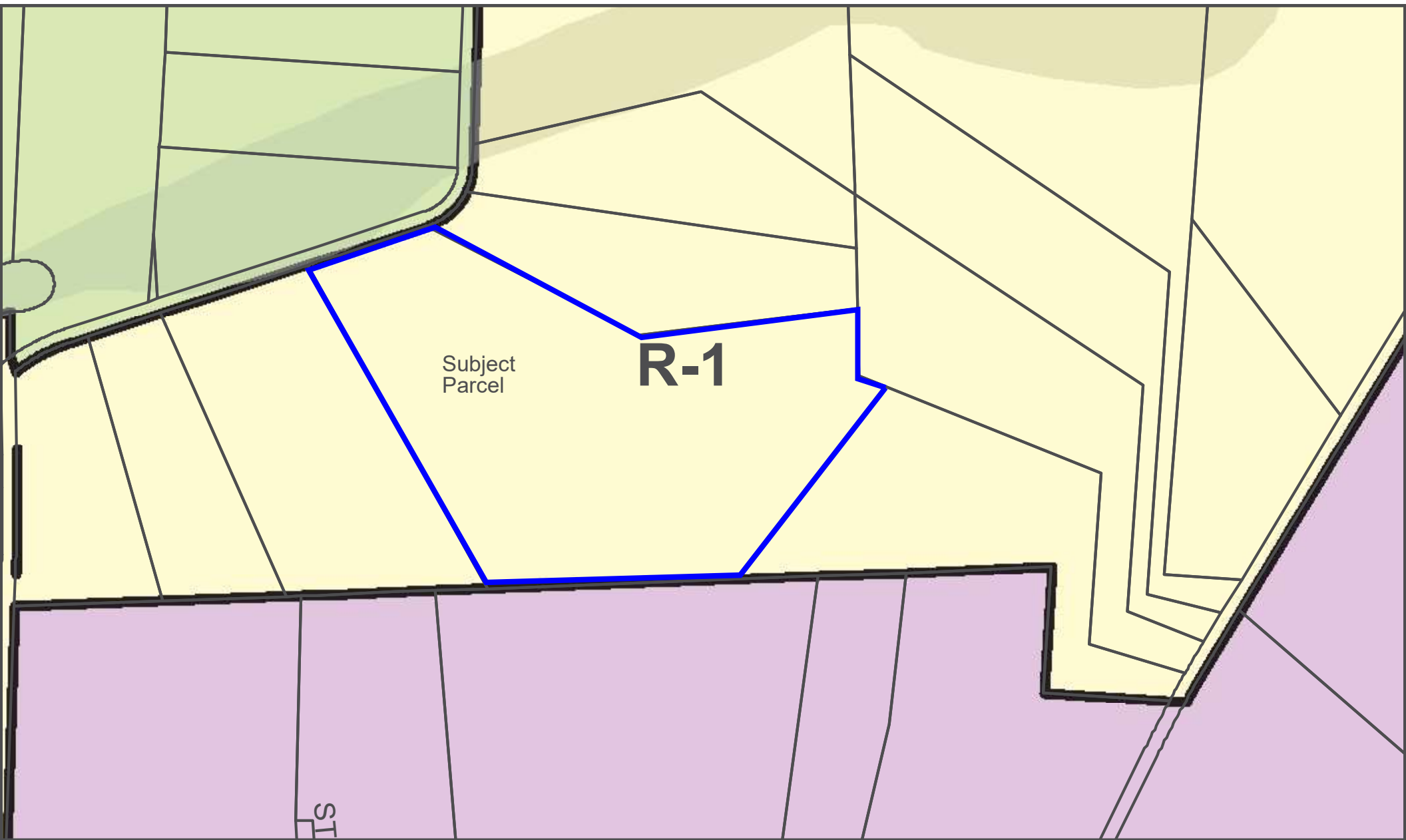
Date: December 10, 2024

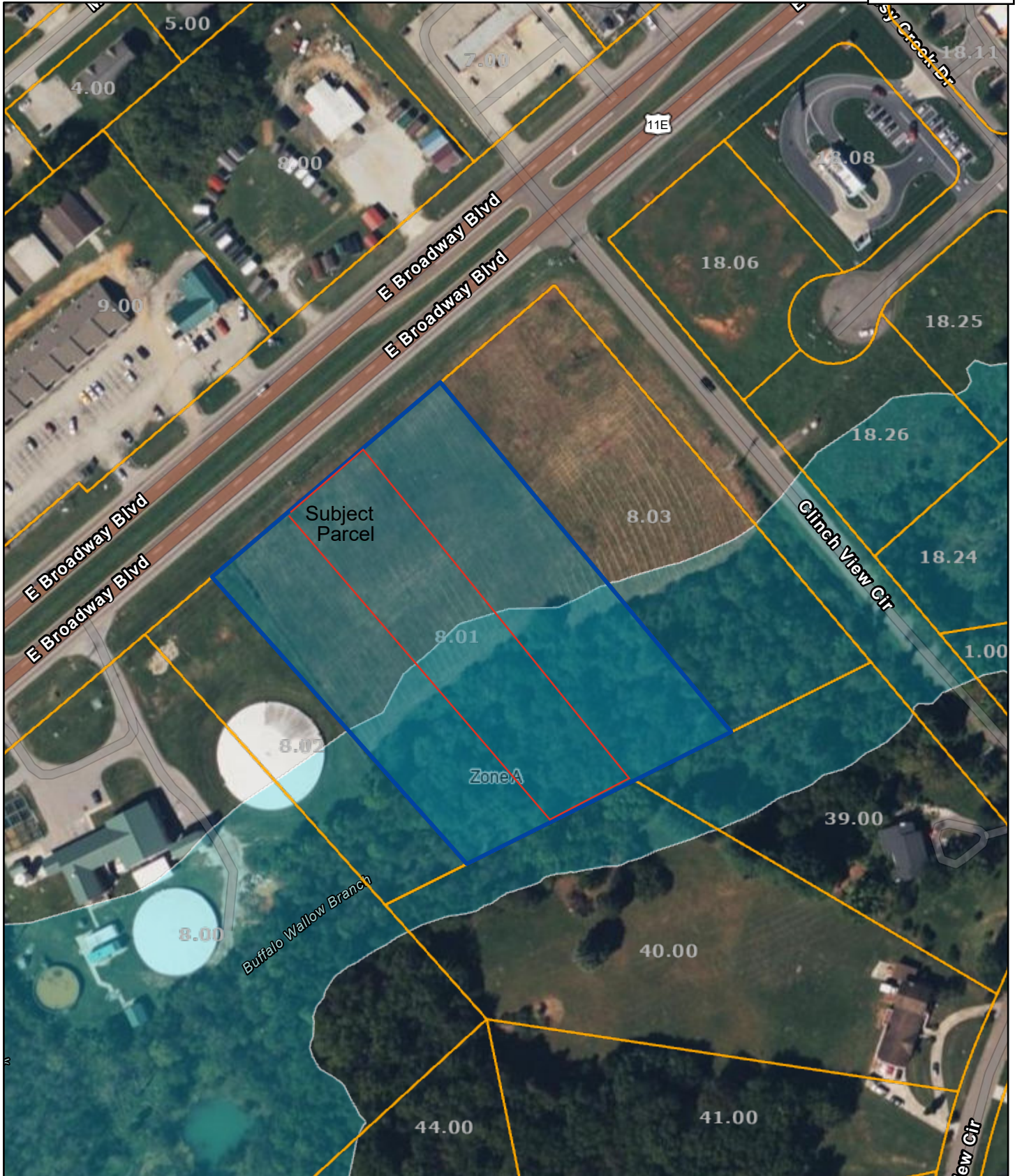
County: JEFFERSON
 Owner: HURST KENNETH C & CAROL
 Address: BLACK OAK RD
 Parcel ID: 015 014.00
 Deeded Acreage: 21.43
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



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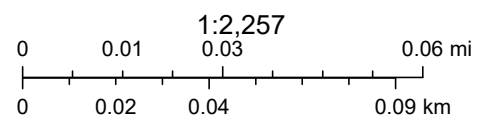
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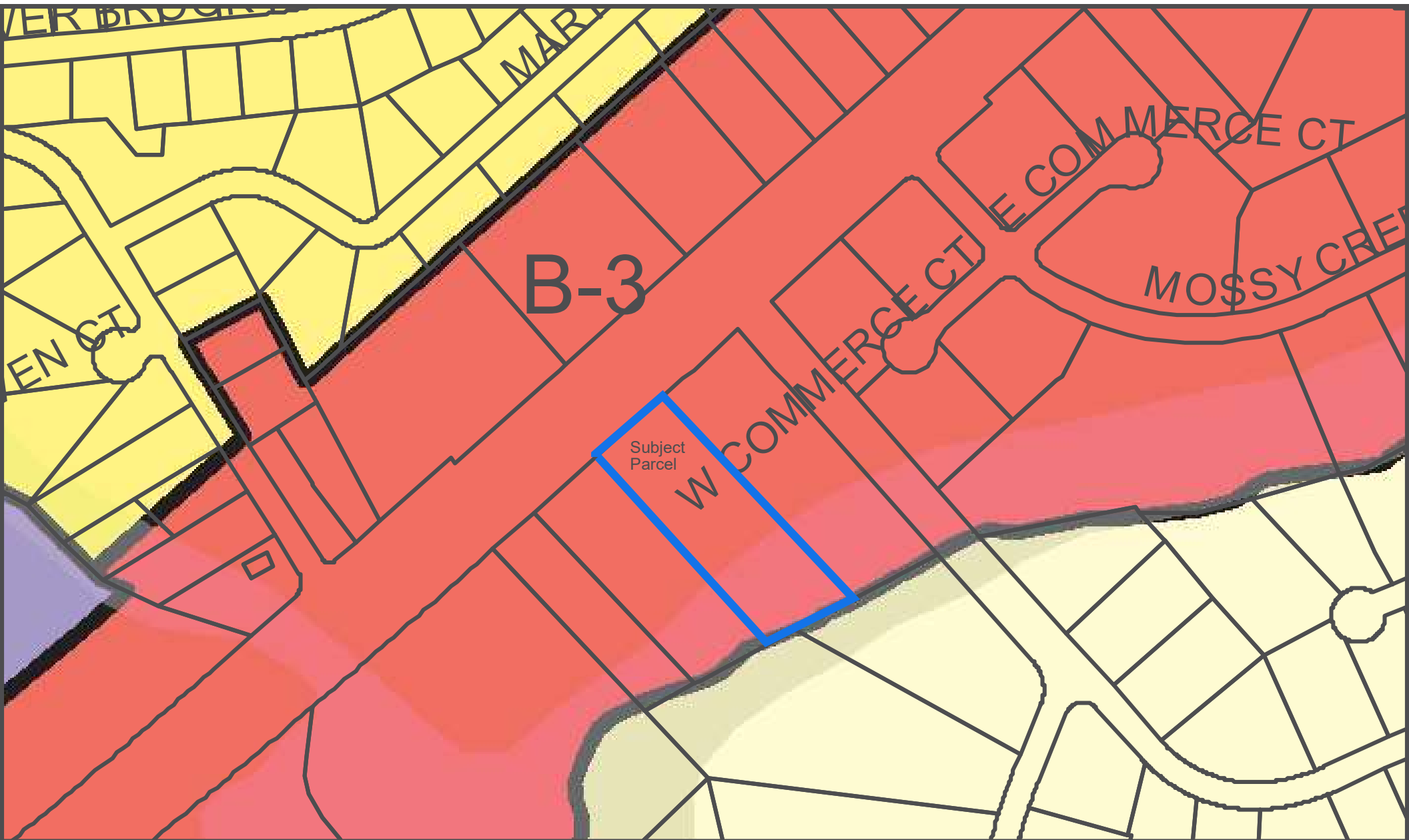
Date: January 14, 2025

County: JEFFERSON
Owner: RUGEL PATRICIA B TTE & BETTY CATLETT
Address: BROADWAY BLVD E
Parcel ID: 024 008.01
Deeded Acreage: 3.46
Calculated Acreage: 0
Vexcel Imagery Date: 2021



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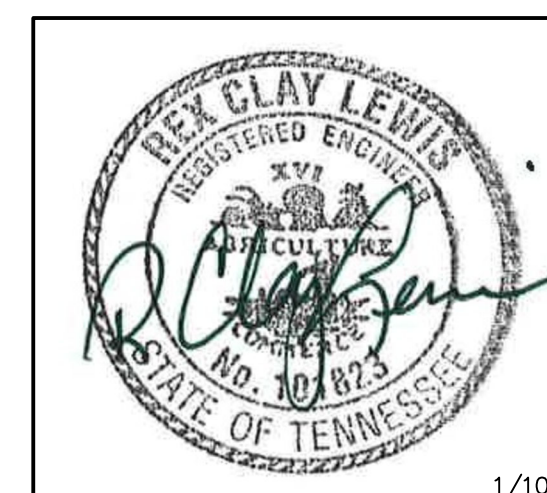
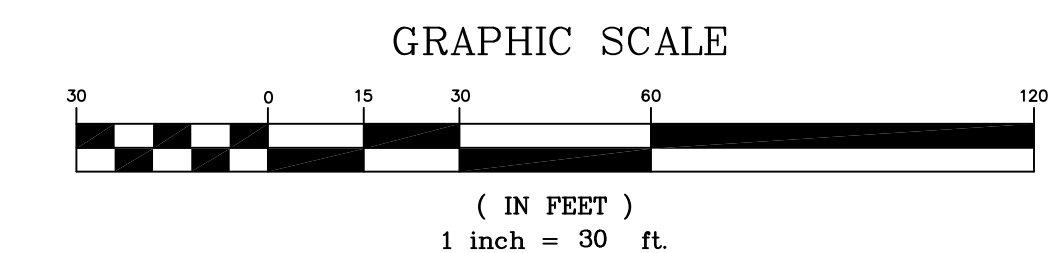
PW Development Partners LLC
1580 Hamiota Ridge
Alpharetta, Ga 30004

Contacts: Mr. Jim Webb @ 678-898-0427
Mr. Neil Page @ 404-431-5937

GENERAL NOTES:

1. SITE IS ZONED B-3.
2. SITE ACREAGE = 1.82 ACRES.
3. PARKING REQUIRED: 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA.
= (1 SPACE/200 S.F.) X 4,000 S.F. = 20 SPACES
PARKING PROVIDED: 20 SPACES INCLUDING 1 HANDICAP SPACE.
4. BOUNDARY INFORMATION TAKEN FROM PLAT BY LAND DEVELOPMENT SOLUTIONS.
5. TOPOGRAPHIC AND EXISTING IMPROVEMENTS TAKEN FROM SITE DEVELOPMENT PLANS FOR ARBY'S, PREPARED BY PAULSON MITCHELL INC.

PRELIMINARY SITE PLAN



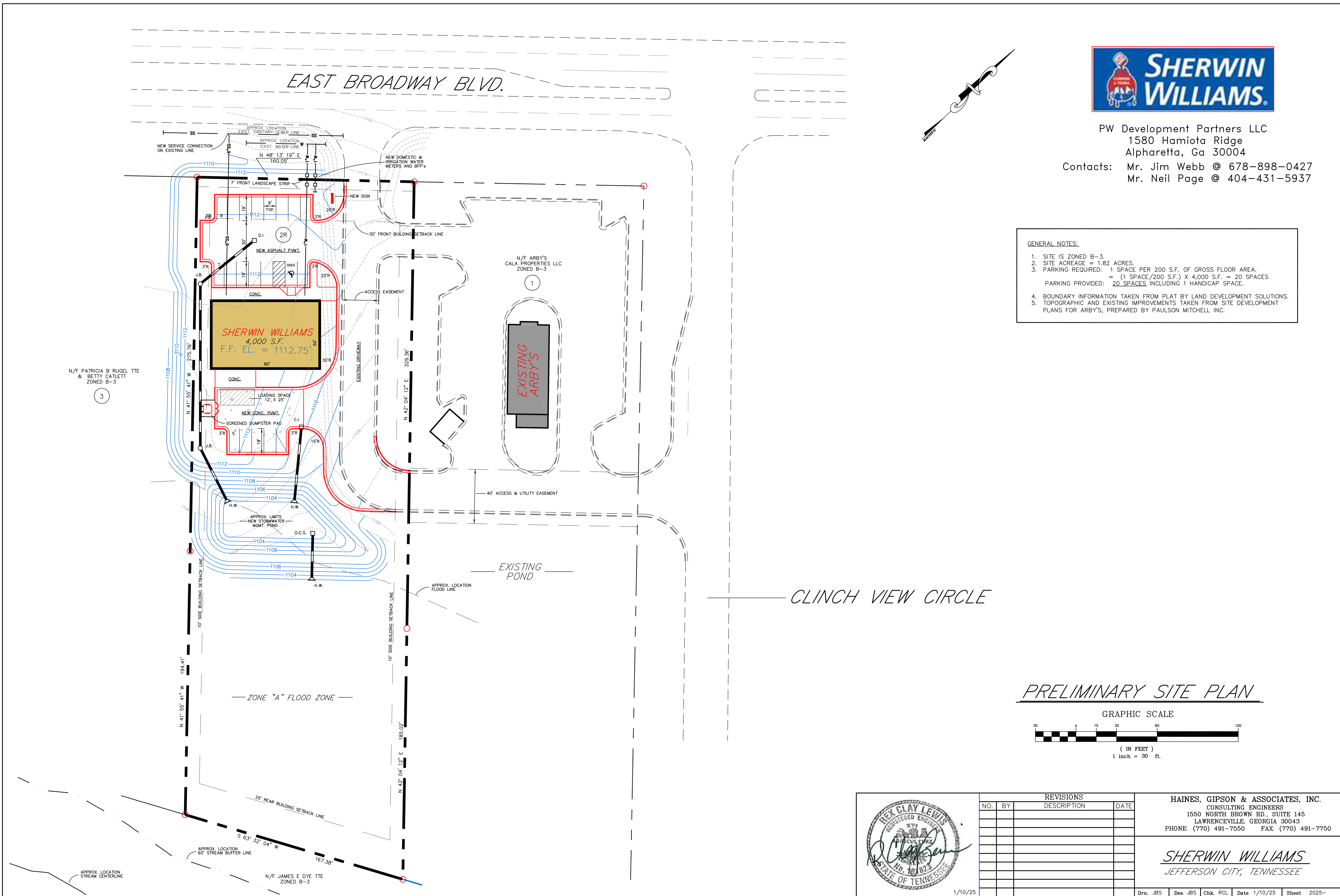
1/10/25

REVISIONS			
NO.	BY	DESCRIPTION	DATE

HAINES, GIPSON & ASSOCIATES, INC.
CONSULTING ENGINEERS
1550 NORTH BROWN RD., SUITE 145
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7550 FAX (770) 491-7750

SHERWIN WILLIAMS
JEFFERSON CITY, TENNESSEE

Drn. JBS Des. JBS Chk. RCL Date 1/10/25 Sheet 2025-



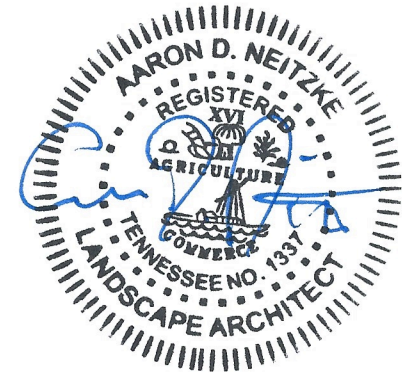
**MLD STUDIO**
Landscape Architecture51 old canton street
alpharetta, ga 30009

770.442.8171

CLIENT:

**PW DEVELOPMENT
PARTNERS LLC**1580 HAMOTA RIDGE
ALPHARETTA, GA 30004**SHERWIN WILLIAMS**EAST BROADWAY BLVD.
JEFFERSON CITY, TENNESSEE

PROJECT INFORMATION:



REVISION SCHEDULE:

NO. DATE BY DESCRIPTION

MLD PROJECT #: 2025007
DRAWN BY: ADN
CHECKED BY: ADN
DATE: 1/10/25**Landscape Plan**

PRELIMINARY

L-101**GENERAL LANDSCAPE NOTES**

1. LANDSCAPE CONTRACTOR TO READ AND UNDERSTAND THE LANDSCAPE DETAILS AND SPECIFICATIONS PRIOR TO FINALIZING BIDS. THE LANDSCAPE SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT THE CONSTRUCTION PROCESS.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO ALL CONSTRAINTS AND LIMITS OF THE SITE IE: CODE REQUIREMENTS AS STATED ON THE LANDSCAPE PLAN, MINIMUM PLANT SIZES REFLECTED ON THE PLANT SCHEDULE, PROPERTY BOUNDARIES, LIMITS OF DISTURBANCE, EASEMENTS AND BUFFERS.
5. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
7. TREE PROTECTION FENCING SHALL BE INSPECTED DAILY. REPAIR OR REPLACED AS NEEDED.
8. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN TREE PROTECTION AREAS.
9. ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (IE. CONCRETE, ROCK, RUBBLE, BUILDING MATERIALS, ETC) PRIOR TO ADDING AND SPREADING OF THE TOPSOIL.
10. MINIMUM 4" DEPTH OF TOPSOIL SHALL BE ADDED TO ALL PLANTING AND SODDED AREAS. GRADED AREAS SHALL BE HELD DOWN THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL DEPTH. SEE LANDSCAPE SPECIFICATIONS FOR REQUIRED TOPSOIL CHARACTERISTICS.
11. REMOVE DEBRIS, GRAVEL, ROCK, AND MEDIA NOT SUITABLE FOR PLANTING FROM ALL PARKING LOT ISLANDS. FRACTURE/LOOSEN SUBGRADE TO A MIN. 24" DEPTH AND ENSURE PROPER DRAINAGE IS ACHIEVED; COMPLETE WATER PERK TEST. ADD PLANTING MIX TO ACHIEVE DESIRED SOIL ELEVATION; REFER TO LANDSCAPE SPECIFICATIONS AND LANDSCAPE ISLAND DETAIL.
12. PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL (IF PROVIDED BY THE GENERAL CONTRACTOR), AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
13. ANY DEVIATIONS FROM THE LANDSCAPE PLANS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK' AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. EXISTING GRASS IN PROPOSED PLANTING AREAS SHALL BE KILLED AND REMOVED. HAND RAKE TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1/2" INCH IN DIAMETER, PRIOR TO ADDING TOPSOIL AND PLANTING SHRUBS.
16. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY. ROLL AND WATERED THOROUGHLY IMMEDIATELY AFTER PLANTING. EDGE OF SOD AT PLANTING BEDS ARE TO BE 1" TRENCHED OR METAL EDGING INSTALLED; SEE LANDSCAPE DETAILS.
17. ANY EXISTING GRASS DISTURBED DURING CONSTRUCTION TO BE FULLY REMOVED, REGRADED AND REPLACED. ALL TIRE MARKS AND INDENTIONS TO BE REPAIRED.
18. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS PRIOR TO LAYING SOD; FERTILIZE AS RECOMMENDED.
19. ANNUAL AND PERENNIAL BEDS: ADD MIN. 4 INCH LAYER OF ORGANIC MATERIAL AND TILL TO A MIN. DEPTH OF 12 INCHES. MULCH ANNUAL AND PERENNIAL BEDS WITH 3 INCH DEPTH OF MINI NUGGETS.
20. ALL SHRUBS BEDS (EXISTING AND NEW) TO BE MULCHED WITH A MIN. 4 INCH LAYER OF MULCH. MULCH SHALL BE DARK BROWN, DOUBLE SHREDDED HARDWOOD MULCH, OR AS OTHERWISE DESIRED BY THE OWNERS REP. MULCH MUST BE PULLED AWAY FROM ALL TREE TRUNKS AND SHRUB STEMS A MINIMUM 4".
21. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH OF THE ROOT BALL. SET PLANT MATERIAL 2-3" ABOVE FINISH GRADE. BACKFILL PLANTING PIT WITH PLANTING MIX AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.
22. WATER THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
23. STAKE ALL EVERGREEN AND DECIDUOUS TREES AS SHOWN IN THE PLANTING DETAIL AND AS PER THE LANDSCAPE SPECIFICATIONS.
24. REMOVE STAKES AND GUYING FROM ALL TREES AFTER ONE YEAR FROM PLANTING.
25. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL INSTALLED PLANTS FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM. SEE LANDSCAPE SPECIFICATIONS FOR WARRANTY REQUIREMENTS/EXPECTATIONS.
26. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY, UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES, OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH, SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR. SEE LANDSCAPE SPECIFICATIONS FOR WARRANTY REQUIREMENTS/EXPECTATIONS.

CITY NOTES:

450.1.6 THE LANDSCAPING SHALL BE PERMANENTLY MAINTAINED. REPLACEMENT OF THE LANDSCAPE IS REQUIRED WITHIN 90 DAYS AFTER REMOVAL OF ANY DEAD TREE OR SHRUB.

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.

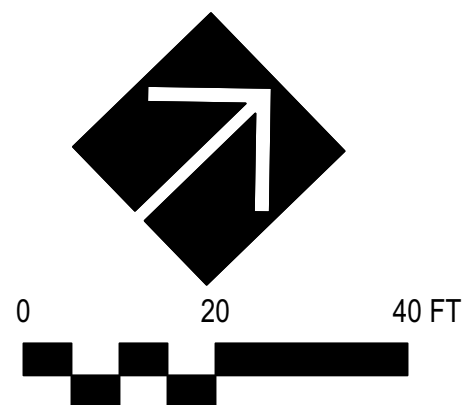
450.6 MAINTENANCE OF ALL ISLANDS, PARKING SPACES AND WAYS, LANDSCAPING, AND TRAFFIC CONTROL DEVICES WITHIN THE PARKING FACILITY IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL ELEMENTS SHOWN ON THE SITE PLAN ARE TO BE MAINTAINED ON A REGULAR SCHEDULE. ALL STRUCTURES OR PLANT MATERIALS THAT ARE DAMAGED 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.

LANDSCAPE REQUIREMENT TABLE - 450.1 CITY ZONING ORDINANCE

A. STREET FRONTAGE			
REQUIRED	1. 7' WIDE LANDSCAPE STRIP ALONG THE ROAD FRONTAGE.		
	2. 1 TREE PER 25 LINEAR FEET OF ROAD FRONTAGE.		
	E. BROADWAY BLVD: 160' - 27' (DRIVEWAY) / 25	= 5	TREES REQUIRED
	*if overhead distribution power lines exist, only small trees are allowed.		
	3. MINIMUM 2" CALIPER OR A 5' HGT IS REQUIRED FOR ALL PLANTINGS.		
PROVIDED	1. 7' WIDE LANDSCAPE STRIP PROVIDED ALONG E. BROADWAY BLVD.		
	2. E. BROADWAY BLVD: 5 EASTERN REDBUD	= 5	TREE PROVIDED
	*understory tree used due to proximity of OHP		
	3. 2" CALIPER TREES; SEE PLANT SCHEDULE		
B. INTERIOR LANDSCAPE			
REQUIRED	1. 5% OF THE INTERIOR OF THE PARKING AREA SHALL BE LANDSCAPED.		
	PARKING AREAS: 9,239 SF x .05	= #	LANDSCAPED AREA REQUIRED
	2. ONE TREE PER 300 SQFT. OF REQUIRED LANDSCAPED AREA.		
	PARKING TREES: 462 / 300 x 1 TREE	= 2	PARKING TREES REQUIRED
PROVIDED	1. PARKING LOT LANDSCAPED AREA:	= #	LANDSCAPED AREA PROVIDED
	2. PARKING LOT LANDSCAPED AREA TREES: RED MAPLE	= 2	TREES PROVIDED
C. PERIMETER LANDSCAPE			
REQUIRED	1. 20% OF PERIMETER LANDSCAPING IS REQUIRED AND SHALL BE CALCULATED BY LENGTH OF THE PERIMETER BY 5' WIDTH TIMES 20.		
	PERIMETER AREA: 73 LF x 5 x 20	= 73 SQFT.	PERIMETER LANDSCAPED AREA REQUIRED
PROVIDED	1. PERIMETER AREA: LAURAL SHRUBS	= 73 SQFT.	PERIMETER LANDSCAPED AREA PROVIDED

PLANT SCHEDULE

Symbol	Qty	Botanical Name Trees	Common Name	Scheduled Size	Remarks
	2	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.; 10' Hgt.	B & B; single straight leader
	5	Cercis canadensis	Eastern Redbud	8'-10' Hgt. x 5'-6' Spr.	B & B
	14	Existing Tree to Remain	Existing Tree to Remain		
Shrubs					
	14	Prunus laurocerasus 'Green Goblet'	Green Goblet Laural	18" Hgt x 24" spr	Full, good branching structure - plant 48" OC
Groundcovers					
Other					



All disturbed areas will be permanently stabilized with sod and/or seed.

N/F PATRICIA B RUGEL TTE
& BETTY CATLETT
ZONED B-3

3

EXISTING
POND

ZONE "A" FLOOD ZONE

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, ground covers, sod, seed, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System (If provided); see irrigation specifications

QUALITY ASSURANCE

Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are 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 irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide 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, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants will not be accepted.
 - c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. *Sod Areas:* Spread a minimum 4" layer of top soil and rake smooth.
2. *Planting bed areas:* Spread a minimum 4" layer of top soil and rake smooth.
3. *Landscape Islands/Medians:* Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing. Must ensure island have proper drainage; perk test required.
4. *Annual/Perennial bed areas:* Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on location of plantings; see plan and landscape notes for mulch type.

"Hold mulch 4" away from tree trunks and shrub stems.

1. **Hardwood:** 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and 1/2" in width, free of wood chips and sawdust. Install minimum depth of 3". Color: Dark brown
2. **Mini Nuggets:** Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.
3. **Long Needle Pinestraw:** Pinestraw shall be fresh, rich in color, relatively clean and free of debris and other materials. Decaying, rotting, or moldy pinestraw will be rejected.
4. **Rock Mulch:** (color) light gray to buff to dark brown, washed river rock, 1" - 3" in size; or as desired by Owners Representative. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material. Metal edging shall be installed along all edges between rock mulch and sod and/or rock mulch and other types of mulch.

Guying/Staking:

1. As per details.
2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 - EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil if provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, 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. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant 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 2" - 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material; depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan or as approved during installation)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrapping:
 - a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
 - b. Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
 - c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
 - d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
 - e. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. Staking/Guying:
 - a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
 - b. Stake deciduous trees as per details.
 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 2. Ties are attached to the tree, usually at the lowest branch.
 - c. Guy deciduous trees as per details.
4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

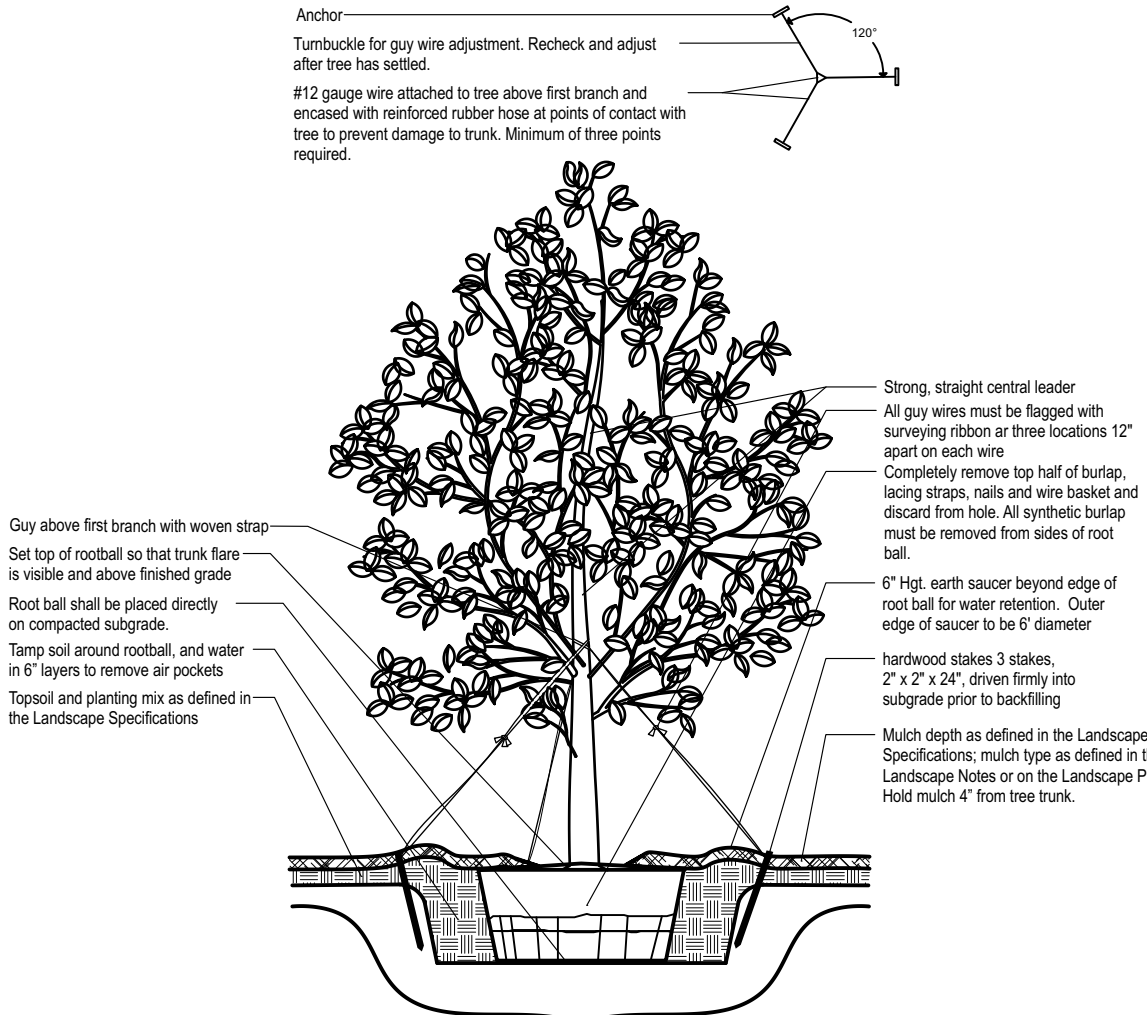
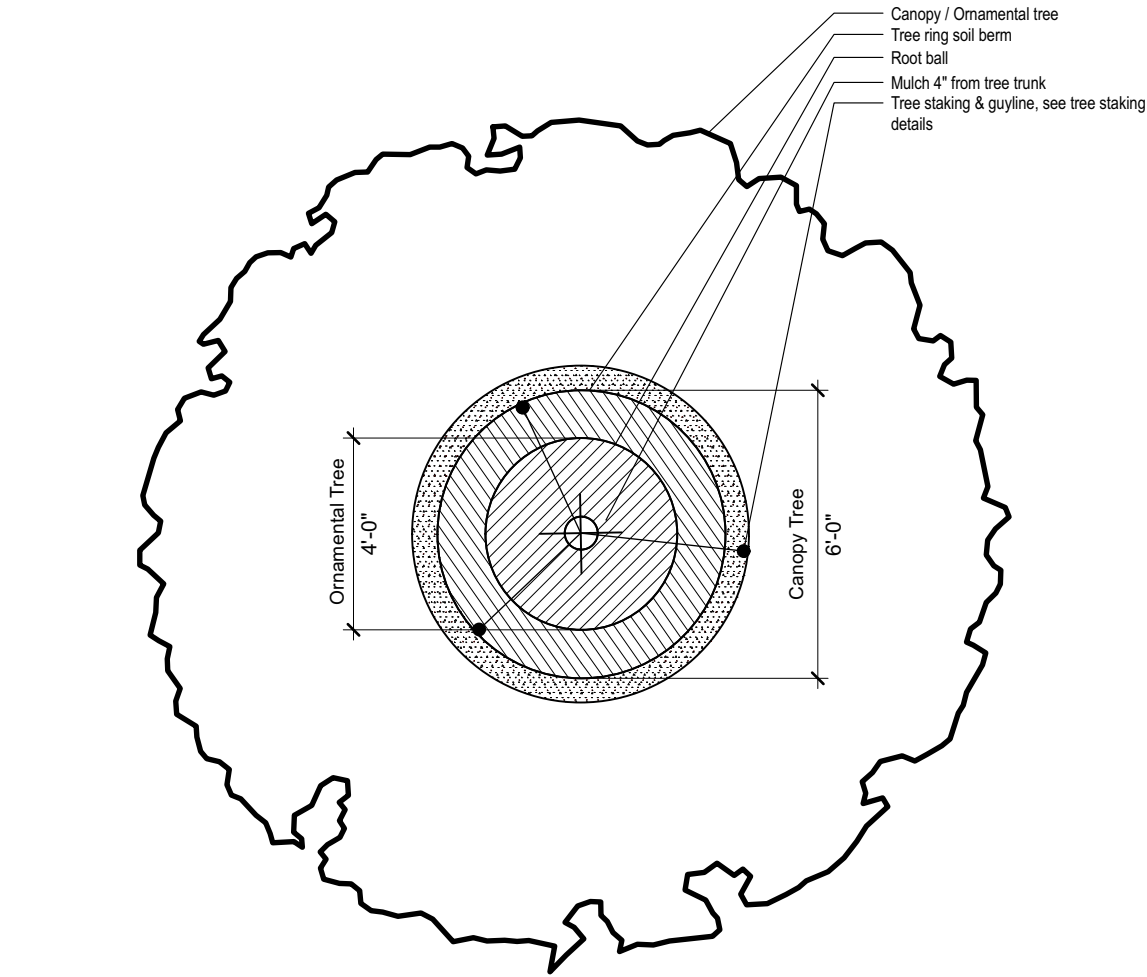
Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

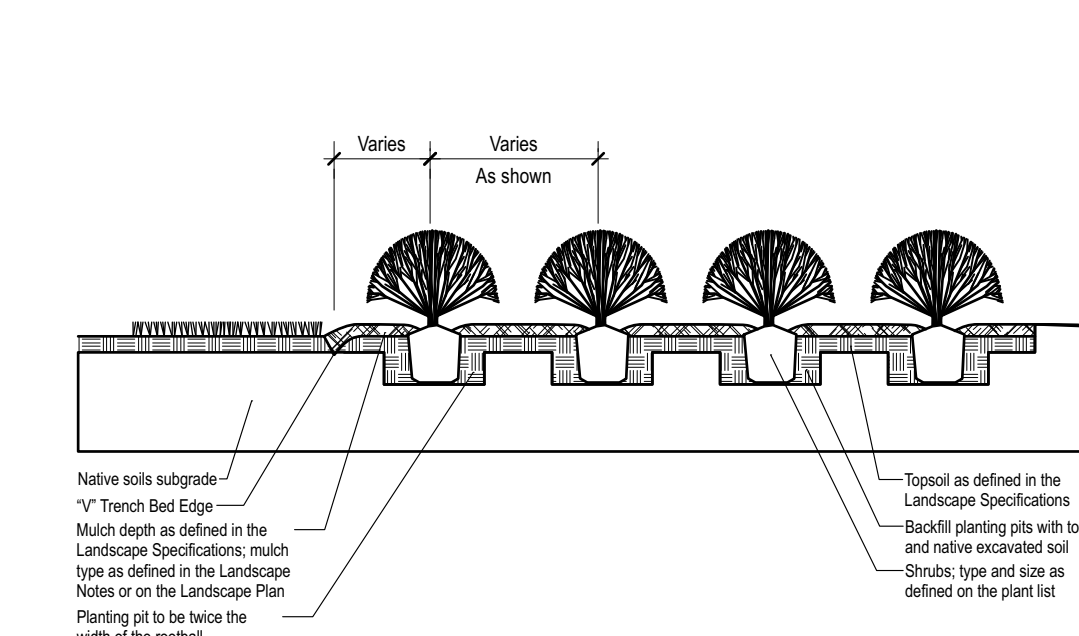


NOTE

1. Hole to be twice the width of the rootball.
2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches. Do not remove the terminal buds of branches that extend to the edge of the crown.
3. Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4" away from trunk.
4. Remove Guy Wires and Staking when warranty period has expired (after one year).

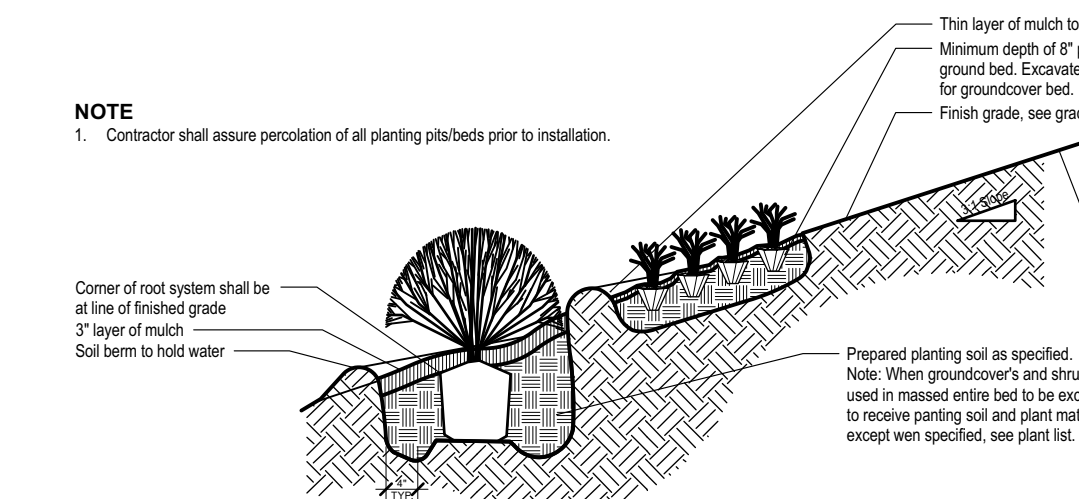
1 TREE PLANTING & STAKING

SCALE: NTS



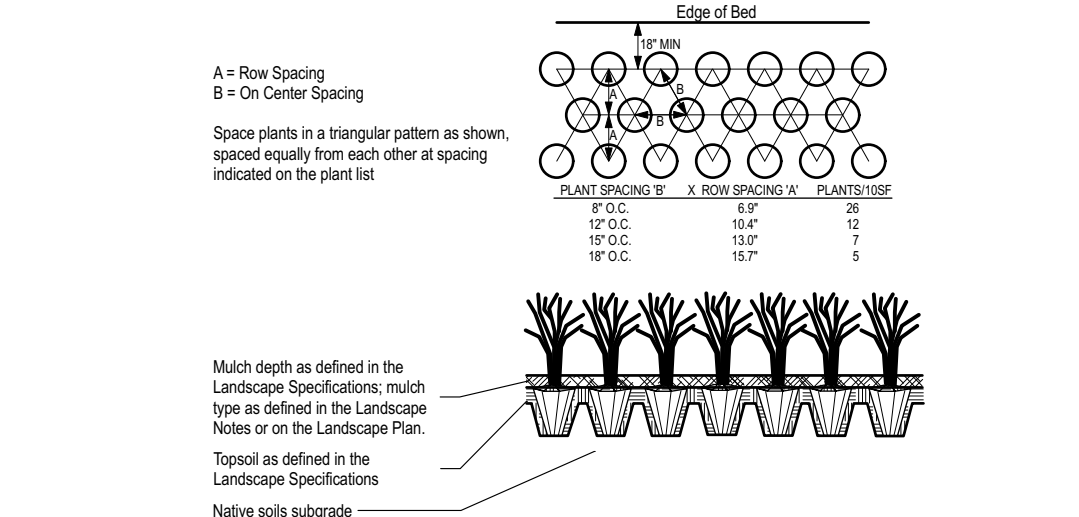
2 SHRUB BED PLANTING DETAIL

SCALE: NTS



3 SLOPE PLANTING DETAIL

SCALE: NTS

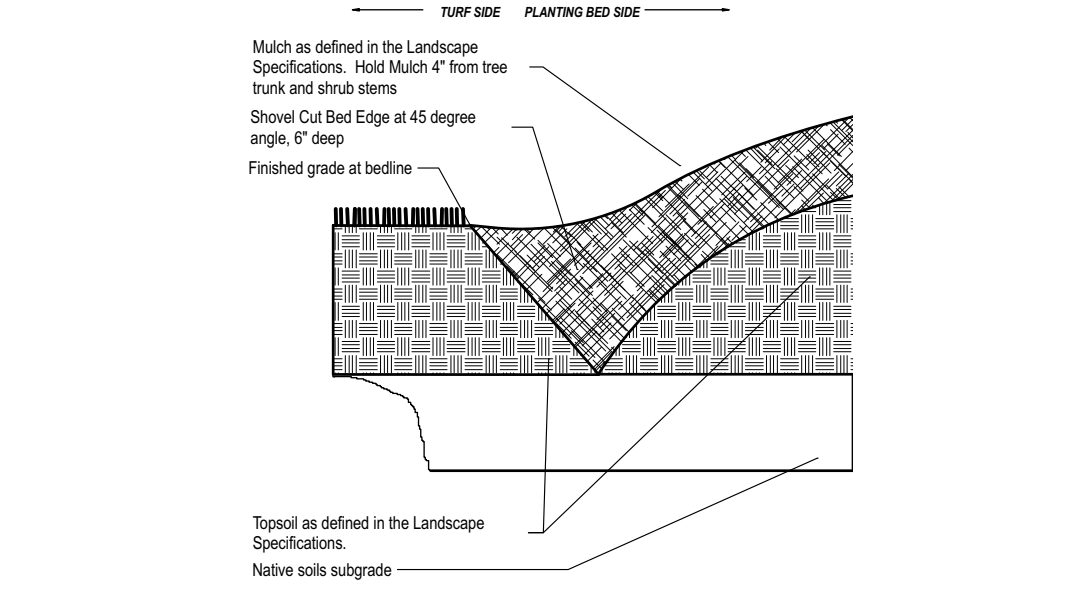


NOTE

1. Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
2. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
3. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

4 GROUNDCOVER PLANTING DETAIL

SCALE: NTS



6 "V" TRENCH BED EDGING DETAIL

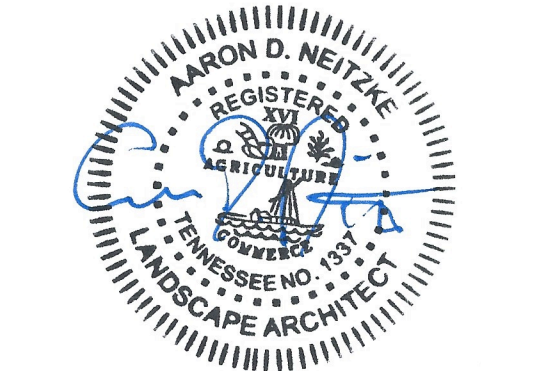
SCALE: NTS

CLIENT:
PW DEVELOPMENT PARTNERS LLC

1580 HAMOTA RIDGE
ALPHARETTA, GA 30004

SHERWIN WILLIAMS
EAST BROADWAY BLVD.
JEFFERSON CITY, TENNESSEE

PROJECT INFORMATION:



REVISION SCHEDULE:
NO. DATE BY DESCRIPTION

MLD PROJECT #: 2025007
DRAWN BY: ADN
CHECKED BY: ADN
DATE: 1/10/25

Landscape Specifications & Details

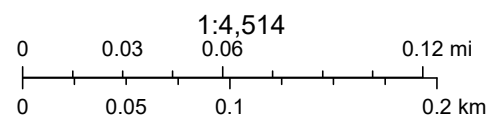
Jefferson County - Parcel: 015 012.02

Section 5, Item e.



Date: January 14, 2025

County: JEFFERSON
Owner: CITY OF JEFFERSON CITY
Address: ODYSSEY RD
Parcel ID: 015 012.02
Deeded Acreage: 2.5
Calculated Acreage: 0
Vexcel Imagery Date: 2021



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