

WEST THOMPSON LANE

EXISTING TREES (TYP)

COMMON AREA

STORMWATER POND

PROP FENCE

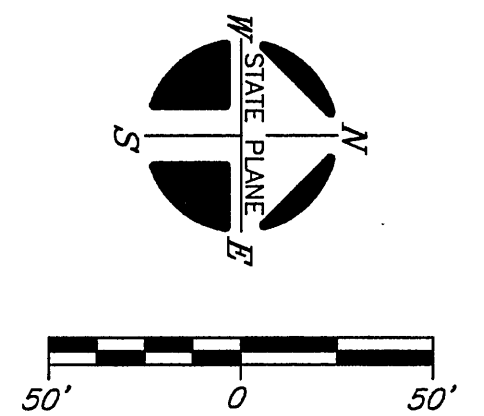
PERSHING DR.

**SECTION I**  
**SECTION II**

**- TP -**  
TREE PROTECTION

SANDRA N. RANKIN ET AL  
RECORD BOOK 1335  
PAGE 3691

LEGEND FOR MONUMENTS  
 IPS O IRON PIN SET  
 IPF O IRON PIN FND.  
 RAILROAD SPIKE  
 FENCE  
 SURVEY POINT  
 NAIL  
 CONC. MARKER FND.

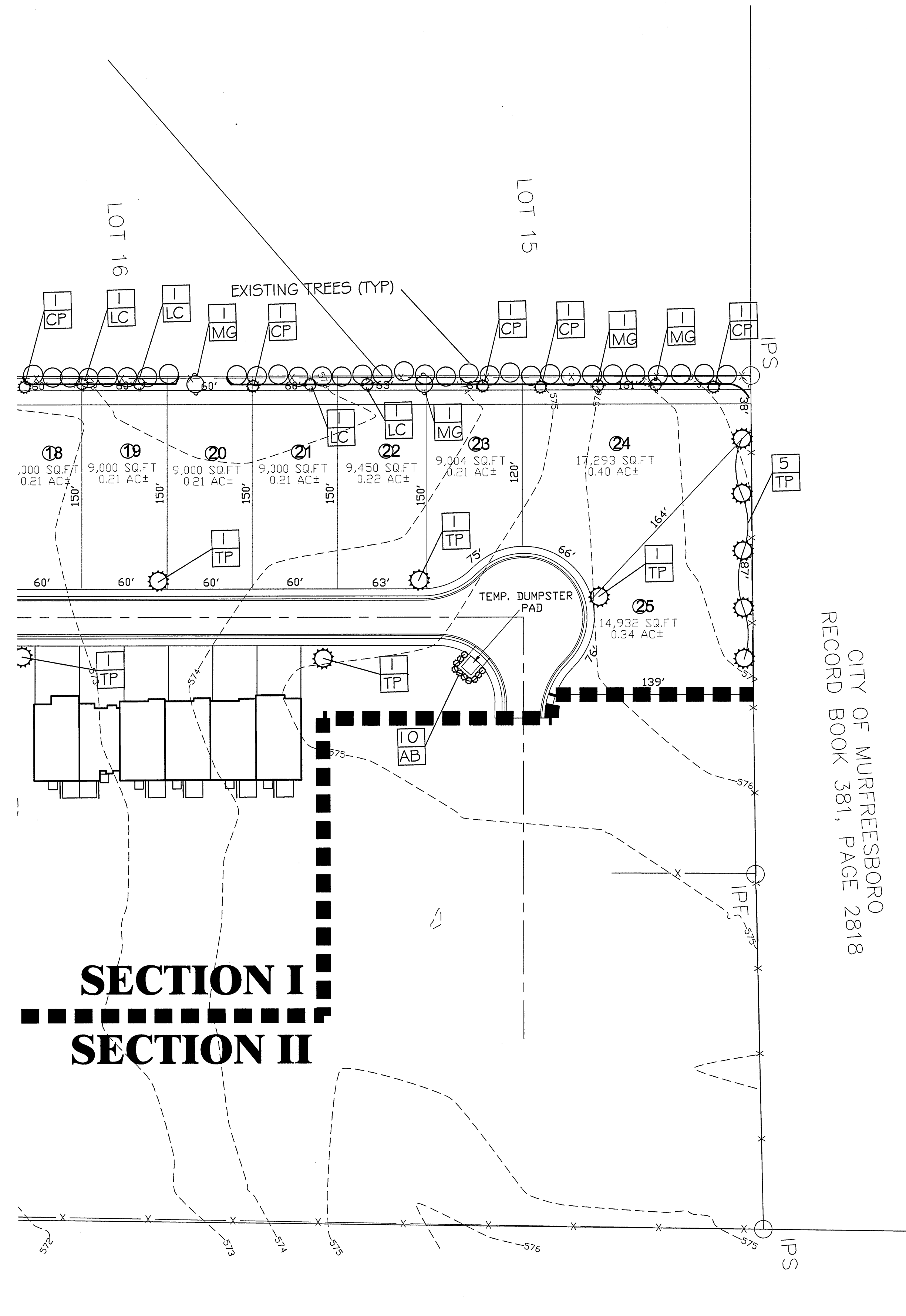


NO.	DATE	DESCRIPTION
1	12-9-16	ADDRESSED CITY STAFF COMMENTS

CLYDE ROUNTREE  
 LANDSCAPE ARCHITECTURE, INC.  
 12/19/2016

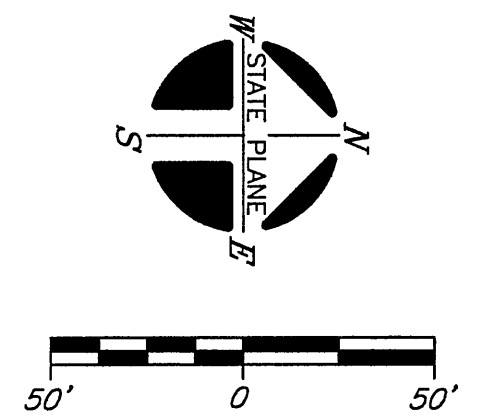
HUDDLESTON-STEEL  
 ENGINEERING, INC.  
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
 TELEPHONE : 893 - 4084, FAX: 893 - 0080

**LANDSCAPE PLAN**  
**GENERALS LANDING**  
 WEST THOMPSON LANE  
 9TH CIVIL DISTRICT - RUTHERFORD COUNTY, TENNESSEE  
 DATE: JULY 2016      SCALE 1"=50'      SH. L1 OF L3



**SECTION I**  
**SECTION II**

LEGEND FOR MONUMENTS  
 IPS ○ IRON PIN SET  
 IPF ○ IRON PIN FND.  
 ○ RAILROAD SPIKE  
 — FENCE  
 ● SURVEY POINT  
 ▲ NAIL  
 ■ CONC. MARKER FND.



NO.	DATE	DESCRIPTION
1	12-9-16	ADDRESSED CITY STAFF COMMENTS

CLYDE ROUNTREE  
 LANDSCAPE ARCHITECT  
 8/9/2016

**SHUDDLESTON-STEEL**  
 ENGINEERING, INC.  
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
 TELEPHONE : 893 - 4084, FAX: 893 - 0080

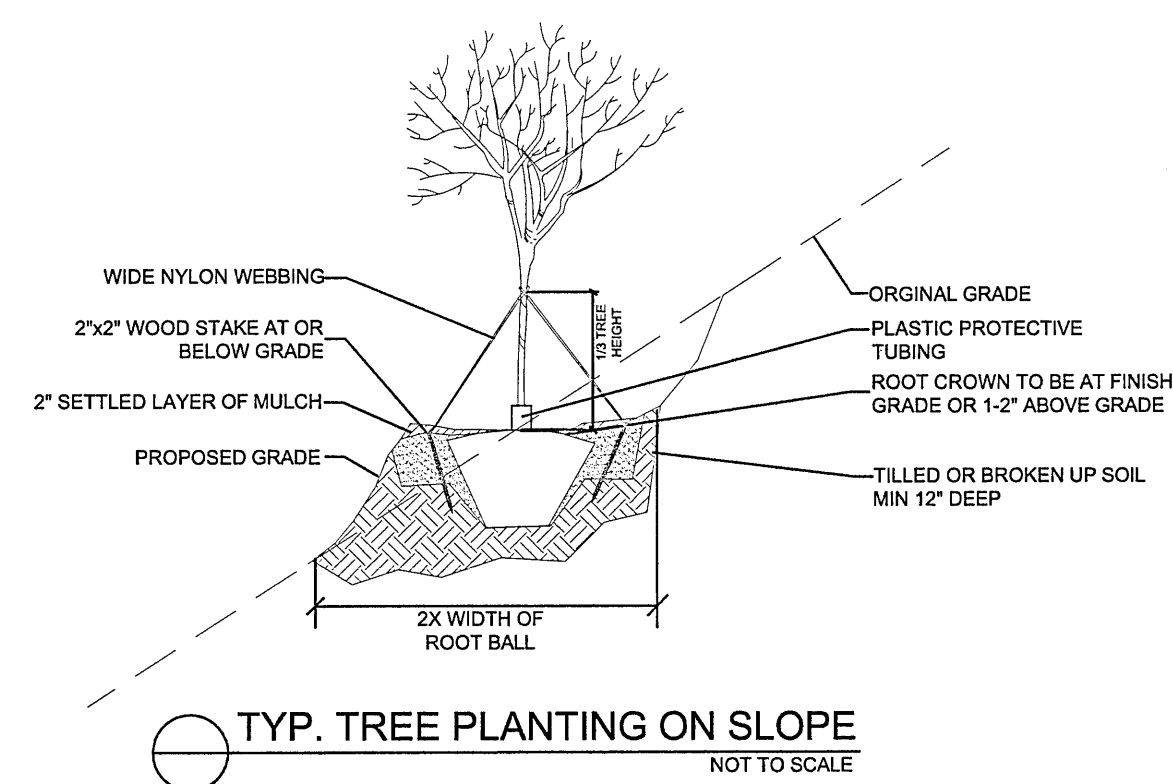
*LANDSCAPE PLAN*

**GENERALS LANDING**  
 WEST THOMPSON LANE

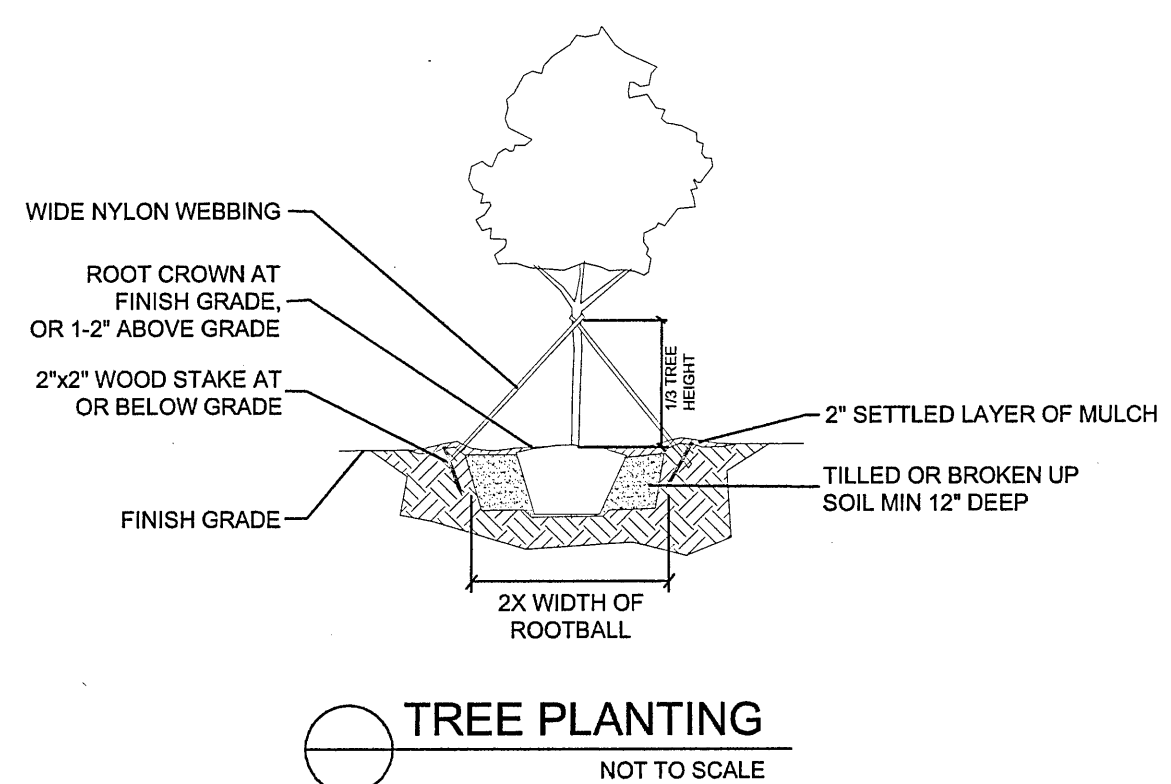
9TH CIVIL DISTRICT - RUTHERFORD COUNTY, TENNESSEE

DATE: JULY 2016      SCALE 1"=50'      SH. L2 OF L3

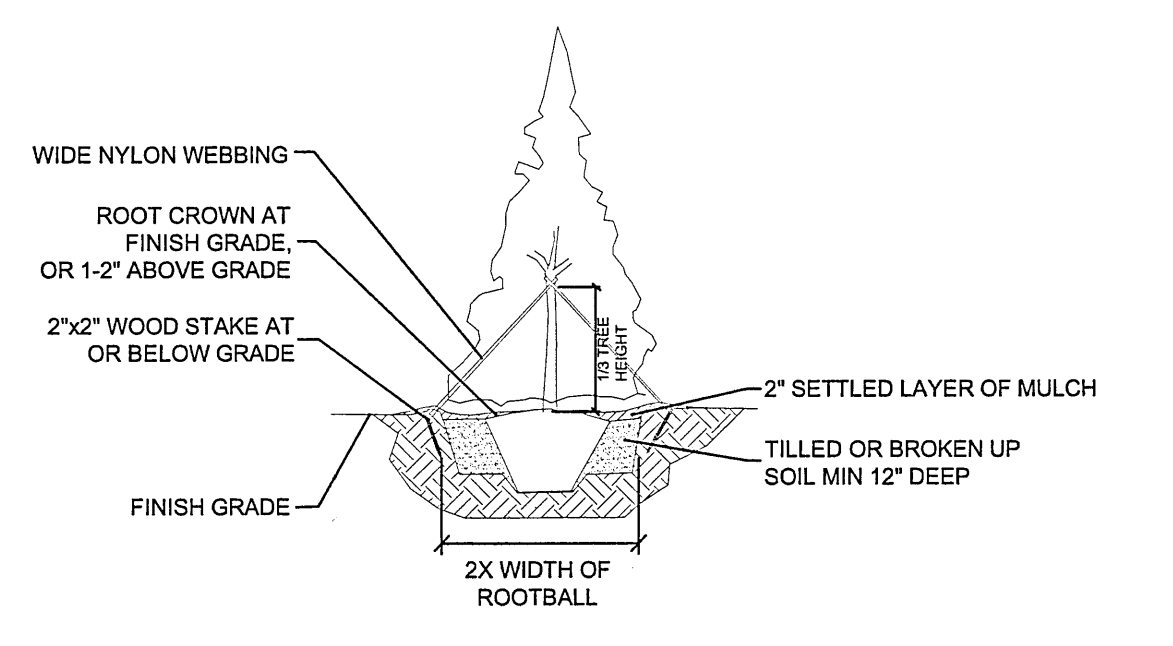




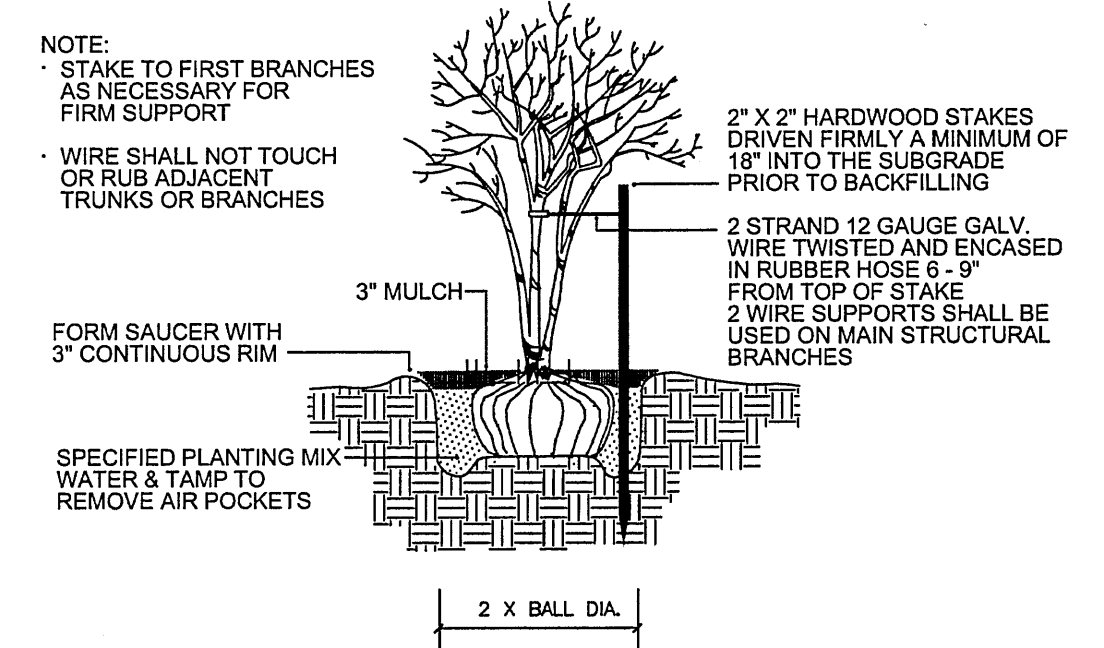
TYP. TREE PLANTING ON SLOPE  
NOT TO SCALE



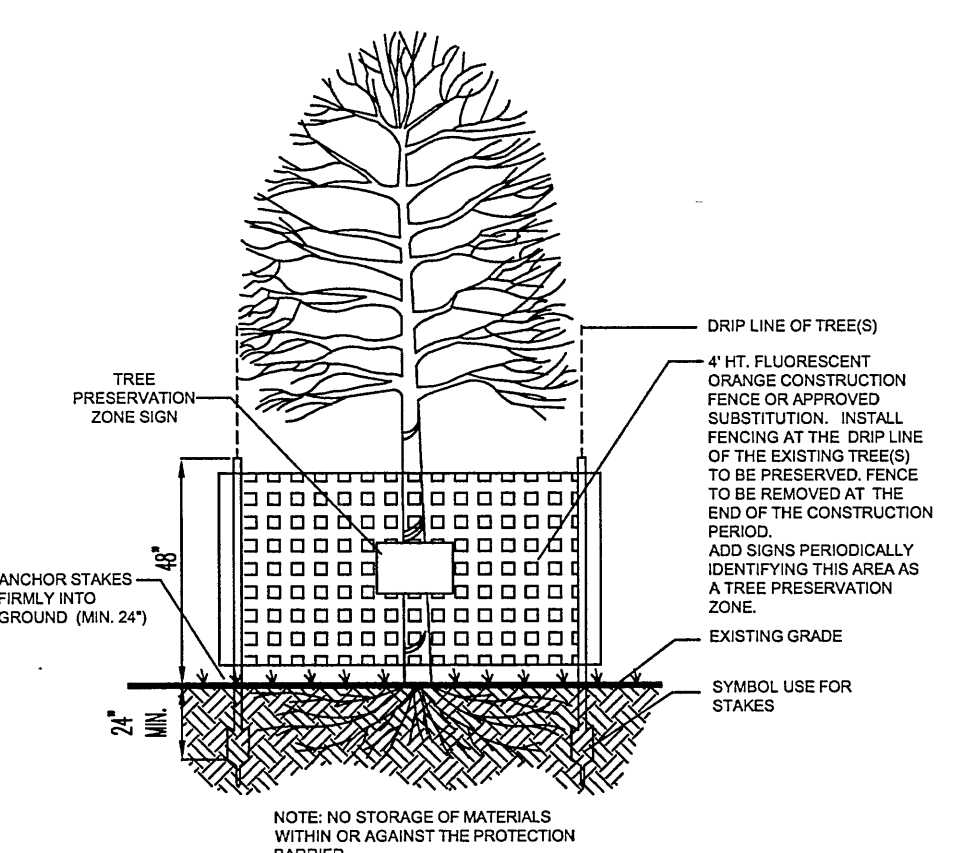
TREE PLANTING  
NOT TO SCALE



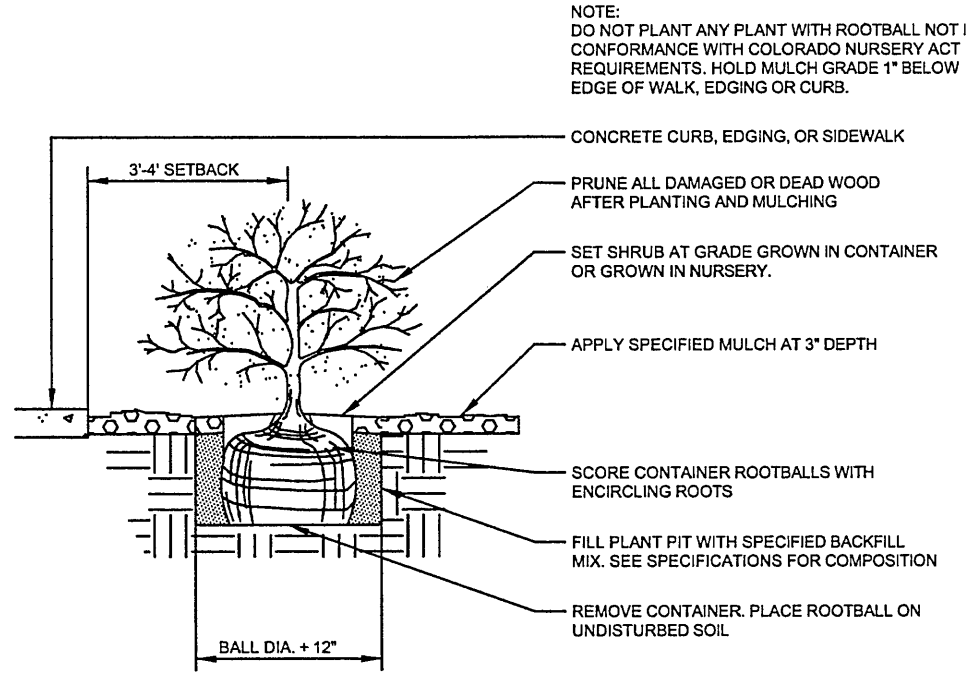
EVERGREEN TREE PLANTING  
NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL  
NOT TO SCALE

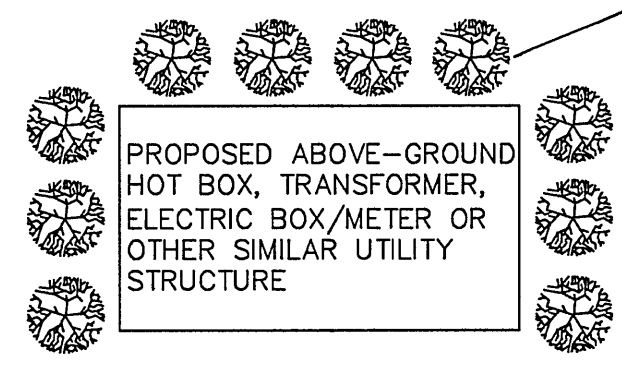


TREE PROTECTION  
NOT TO SCALE

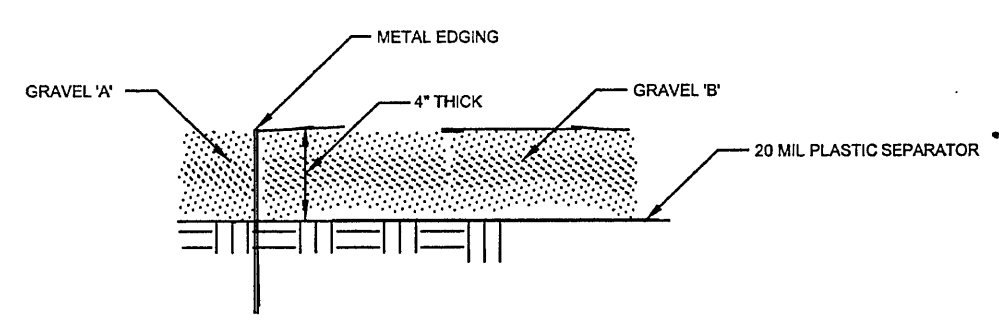


SHRUB PLANTING DETAIL  
NOT TO SCALE

ALL PROPOSED ABOVE-GROUND UTILITY STRUCTURES TO BE SCREENED ON ALL FOUR SIDES WITH ILEX CRENATA 'SOFT TOUCH' (SOFT TOUCH HOLLIES, MEDIUM EVERGREEN SHRUBS, 24" HEIGHT)



TYPICAL UTILITY STRUCTURE PLANTING DETAIL  
N.T.S.



GRAVEL SECTION  
NOT TO SCALE

- PLANTING NOTES
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB FIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE OWNER'S REPRESENTATIVE WILL SELECT ALTERNATE PLANTING LOCATIONS.
  - SHOULD THE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE OWNER'S REPRESENTATIVE IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANT MATERIALS TO BE INSTALLED, CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION. OWNER'S REPRESENTATIVE WILL SELECT ALTERNATE PLANTING LOCATIONS.
  - NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
  - CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.
  - PRIOR TO INSTALLATION OF PLANT MATERIALS, THE WIDTH AND LENGTH OF ALL PARKING LOT LANDSCAPE ISLAND AND MEDIAN AREAS ARE TO BE EXCAVATED TO A DEPTH OF 24 INCHES BELOW THE PROPOSED TOP OF ASPHALT PAVEMENT ELEVATION. EXCAVATED MATERIAL IS TO BE REMOVED FROM THE LANDSCAPE AREAS AND DISPOSED OFF SITE OR IN AN AREA APPROVED BY THE PROJECT ENGINEER. NO ASPHALTIC CONSTRUCTION TRASH AND/OR MATERIALS ARE TO BE LEFT IN THE TOPSOIL AND PLANTING MIX BACKFILL AND/OR SUBGRADE OF ANY PROPOSED PARKING AREAS ISLANDS AND/OR PLANTING MEDIANS AND STRIPS. PARKING LOT ISLANDS AND MEDIANS ARE TO BE BACKFILLED WITH TOPSOIL, AND COMPACTED PER THE DETAILS AND PROJECT SPECIFICATIONS AND TO THE ELEVATION INDICATED ON THE GRADING PLANS. FINISHED GRADE CONDITIONS OF SODDED AND SEEDING LAWN AREAS BEHIND CURBS SHALL BE FLUSH WITH OR ONE INCH HIGHER THAN THE TOP OF CURB. ELEVATION AFTER SETTLEMENT AND INSTALLATION OF SOD OR SEED.
  - IN AREAS OF INORGANIC FILL OR WHERE SUBGRADE IS UNACCEPTABLE FOR PLANTING, THE WIDTH OF THE PLANT FIT SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER OF THE ROOT BALL. INSTALL BACKFILL PLANTING MIX AND PLANT MATERIALS AS SPECIFIED IN THE DETAILS.
  - EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS AND AS INDICATED ON THE LANDSCAPE PLANS.
  - THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC) OF THE PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
  - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD SPECIFIED IN THE PROJECT MANUAL. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
  - ALL PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEPILATED PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
  - MATCHED IS DEFINED AS TREES OF THE SAME SPECIES HAVING THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING, HEIGHT, CALIPER, HEIGHT OF TREE SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE.

- GENERAL NOTES
- EXISTING TREE SURVEY AND BASE INFORMATION WAS TAKEN FROM THE SITE PLAN FOR THIS PROPOSED PROJECT, ROYNETREE AND ASSOCIATES, AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
  - THE LOCATION OF EXISTING AND PROPOSED UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL UTILITIES, GEOTHERMAL LINES AND IRRIGATION LINES PRIOR TO COMMENCING ANY WORK. SAFEGUARD EXISTING UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT NO ADDITIONAL EXPENSE TO THE OWNER. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES FOR THIS DISTRICT. NOTIFY TENNESSEE ONE-CALL 24 HOURS PRIOR TO PRECEDING WITH ANY EXCAVATION. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
  - THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AEG OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF PUBLIC WORKS.
  - THE CONTRACTOR IS TO VERIFY THE TREE PLANTING REQUIREMENTS OF THE UTILITY AGENCIES FOR THIS DISTRICT PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
  - THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL THE WORK IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER, LANDSCAPE ARCHITECT AND ENGINEER FROM LIABILITY AT THE SITE THROUGHOUT THE INSTALLATION PROCESS.
  - THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS AND LIGHTS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE INSTALLATION OF THE WORK. WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
  - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, PROTECTIVE SHOES, ETC. THE OWNER AND LANDSCAPE ARCHITECT ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR WHICH ENDANGER LIFE OR PROPERTY.
  - ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO: ANTIQUITIES.
  - MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES, DAILY, AND MORE OFTEN IF NECESSARY, INSPECT AND PICK UP ALL SCRAP, DEBRIS, AND WASTE MATERIAL.
  - PROVIDE PROTECTION TO ALL FINISHED WORK, MAINTAIN SURFACES CLEAN, UNMARKED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
  - IRRIGATION SYSTEM TO BE DESIGNED BY THE INSTALLER FOR COMPLETE COVERAGE AND APPROPRIATE WATERING OF ALL LANDSCAPE AREAS. COORDINATE CONTROLS AND VALVE LOCATION WITH CIVIL DRAWINGS.

- TREE PROTECTION NOTES
- PRIOR TO CONSTRUCTION ACTIVITY, THE GENERAL CONTRACTOR SHALL STAKE THE LIMITS OF CLEARING, GRADING, AND BUILDING FOOTPRINTS THAT AFFECT THE TREE PRESERVATION AREAS.
  - THE LOCATION OF TREE PROTECTION MEASURES SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION COMMENCING. TREE PROTECTION BARRICADES SHALL CONSIST OF 4" CHAIN LINK FENCING WITH POSTS INSTALLED A MAX OF 100 C. AS INDICATED ON THE TREE PROTECTION DETAIL IN THE LANDSCAPE PLANS. TREE PROTECTION FENCING SHALL BE INSTALLED IN LOCATIONS SHOWN ON THE LANDSCAPE PLANS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
  - CONTRACTOR SHALL INSTALL ADEQUATE TREE PROTECTION MEASURES PRIOR TO ANY GRADING ACTIVITIES TO PREVENT CONSTRUCTION ACTIVITIES WITHIN DRIP LINES OF TREES TO BE PROTECTED.
  - ALL GRADING WITHIN PROTECTED-ROOT-ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
  - ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE GROUND AND COVERED WITHIN 24 HOURS. COVER THEM WITH MULCH AND THOROUGHLY WATER UNTIL COVERED WITH BACKFILL.
  - DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIP LINES OF TREES TO BE PRESERVED.
  - WHENEVER GRADING OR EXCAVATION IS DIRECTED WITHIN THE CANOPY COVERAGE AREA OF A TREE TO BE PRESERVED, FIRST CUT ROOTS USING A "DITCH WITCH" OR SIMILAR DEVICE TO PROVIDE CLEAN CUT OF ROOTS AT LIMITS OF ACTIVITY PRIOR TO USE OF BACKFILL OR BULLDOZERS. DO NOT ALLOW HEAVY EQUIPMENT WITHIN THE AREA BETWEEN CUT LINE AND TRUNK OF TREE. TRENCHES TO BE BACKFILLED AND TAMPERED TO MINIMIZE SETTLEMENT.
  - BARRICADES SHALL ENCRONCH ON AREAS TO BE PAVED UNTIL PAVING AND/OR GRADE ADJUSTMENT ACTIVITIES BEGIN. ONLY THEN SHALL BARRICADES BE MOVED TO THE MAXIMUM ALLOWABLE PROTECTED ROOT SAFE ZONE THAT WILL NOT ENCRONCH ON THE PLANNED CONSTRUCTION. REMOVAL OF BARRICADES SHALL OCCUR ONLY AFTER PAVING IS COMPLETED AND CURBING IS INSTALLED, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
  - PROVIDE WATERING OF PROTECTED TREES DURING CONSTRUCTION WHEN PERIODS OF DROUGHT EXCEED SEVEN DAYS. UTILIZE OSCILLATING TYPE SPRINKLERS TO COVER ENTIRE PROTECTED ROOT ZONE FOR FOUR HOURS EACH.
  - ROOT AREA OF TREES WHERE SOIL HAS BEEN COMPACTED DUE TO CONSTRUCTION ACTIVITY SHALL BE VERTICALLY MULCHED (AERATED) IN DIRECTION OF THE QUALIFIED PROFESSIONAL. THIS SHALL BE ACCOMPLISHED BY AUGERING THE SOIL IN A 2 FOOT GRID PATTERN TO WITHIN 3 FEET OF TRUNK AND 10 FEET BEYOND THE DRIP LINE. A 2 INCH TO 3 INCH HAND-OPERATED AUGER SHALL BE USED TO DRILL HOLES TO A MINIMUM DEPTH OF 12 INCHES. TYPE OF BACKFILL WILL BE DETERMINED BY THE QUALIFIED PROFESSIONAL.
  - HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITY MAY OCCUR ON THE SURFACE OF TREE FOLIAGE. TO CONTROL DUST, TREE FOLIAGE MAY BE HOSED DOWN UPON THE REQUEST OF THE QUALIFIED PROFESSIONAL.
  - REMOVAL OF ALL TREE PROTECTION FENCING, SILT FENCING AND SIGNAGE WILL BE DONE BY THE GENERAL CONTRACTOR WHEN PERMITTED BY THE LOCAL CODE ENFORCEMENT OFFICIALS. RESTORATION OF ALL AREAS DISTURBED BY THE FENCING AND/OR SIGNAGE WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.

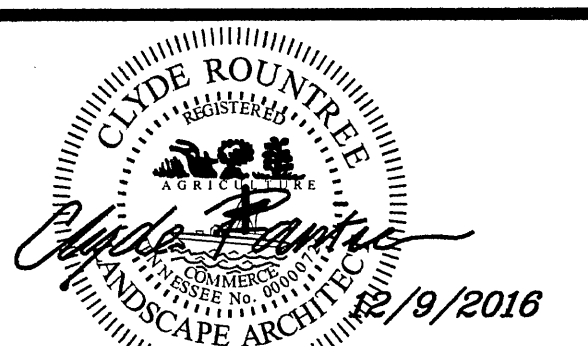
Plant Schedule

Qty.	Sym	Botanical Name	Common Name	Specifications	Min. Height	Notes
<b>Canopy Trees</b>						
16	TP	Liriodendron tulipifera	Tulip Poplar	2 1/2" Cal.	12' Ht.	5' clear trunk, single, straight central leader, full canopy
7	MG	Magnolia grandiflora	Southern Magnolia	2 1/2" Cal.	6' Ht.	5' clear trunk, single, straight central leader, full canopy
<b>Evergreen and Ornamental Trees</b>						
10	AB	Thuja plicata 'Green Giant'	Green Giant Arborvitae	B&B	6' Ht.	Full to base, full canopy
24	LC	Cupressus x leylandii	Leyland Cypress	B&B	6' Ht.	Full to base, full canopy
4	YC	Prunus x yedonensis	Yoshino Cherry	2 1/2" Cal.	10' Ht.	Full to base, full canopy
2	RB	Cercis canadensis	Red Bud	2" Cal.	8' Ht.	Full to base, full canopy
3	DW	Cornus kousa	Kousa Dogwood	2" Cal.	8' Ht.	Full to base, full canopy
22	CP	Cryptomeria japonica	Japanese Cedar	B&B	6' Ht.	Full to base, full canopy
5	CM	Lagerstroemia indica	Crape Myrtle	2" Cal.	8' Ht.	Full to base, full canopy
<b>Shrubs and Perennials</b>						
35	L	Prunus laurocerasus 'Otto Luken'	Otto Luken' Laurel	24" Ht.	4' o.c.	Full symmetrical shape
225	SL	Prunus laurocerasus 'Schipkaensis'	Skip' Laurel	24" Ht.	4' o.c.	Full symmetrical shape
33	BH	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	24" Ht.	3' o.c.	Full symmetrical shape
20	DMIS	Miscanthus sinensis 'Adagio'	Dwarf Miscanthus Adagio	24" Ht.	4' o.c.	Full symmetrical shape
232	PV	Viburnum 'Pragense'	Pragense Viburnum	24"		Full, symmetrical shape

Pattern Book Landscape Commitments

- North Property Line - Perimeter Planting Yard installed as the various phases are implemented
- West Property Line - Perimeter Planting Yard installed as the various phases are implemented
- East Property Line - Type 'C' buffer to be executed in the Phase 2 development
- South Property Line - Designed as depicted in the pattern book page 11

NO.	DATE	DESCRIPTION
1	12-9-16	ADDRESSED CITY STAFF COMMENTS



LANDSCAPE PLAN  
**GENERALS LANDING**  
WEST THOMPSON LANE

9TH CIVIL DISTRICT - RUTHERFORD COUNTY, TENNESSEE

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TELEPHONE : 893 - 4084, FAX: 893 - 0080

DATE: JULY 2016 SCALE NONE SH. L3 OF L3