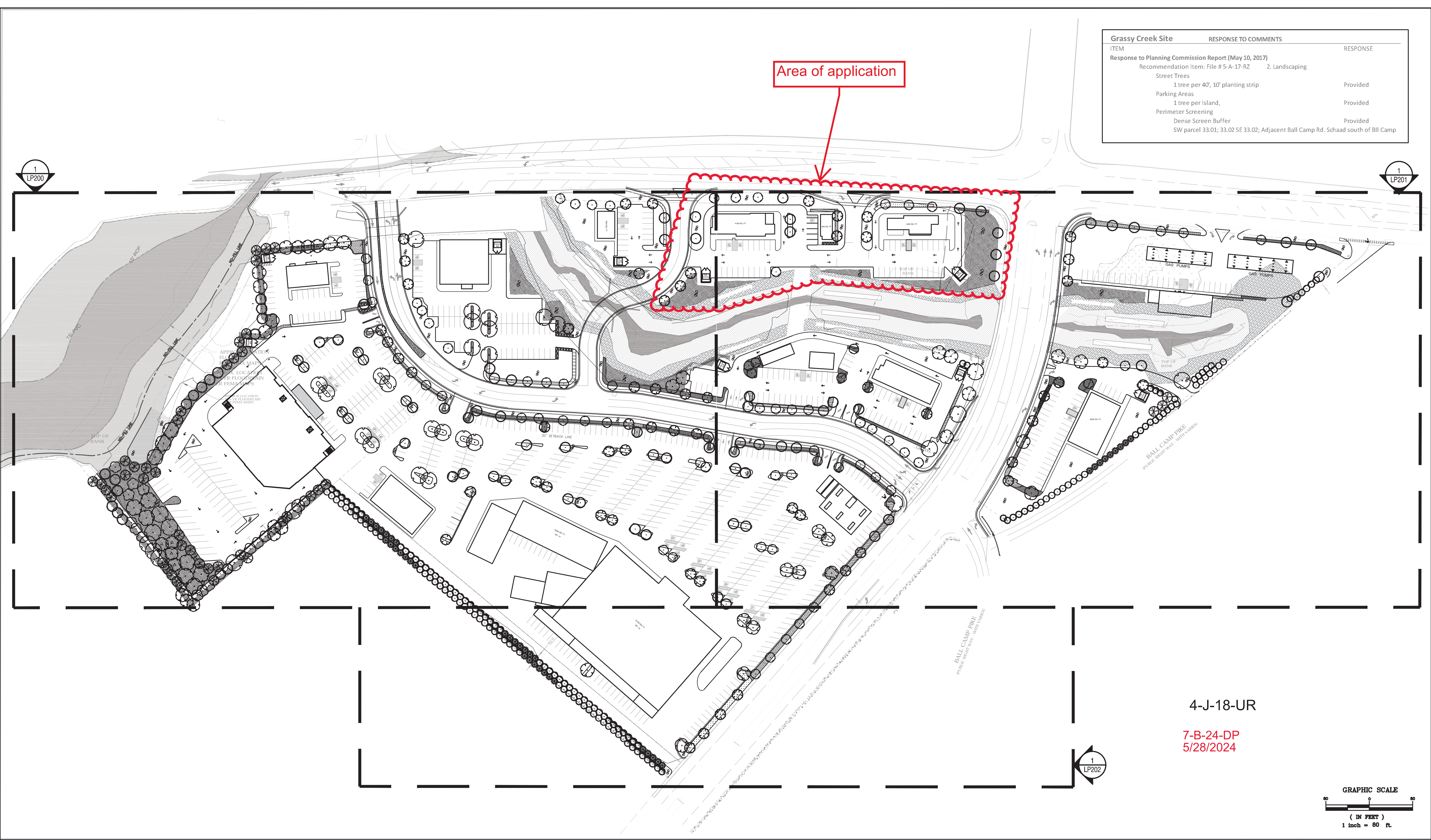


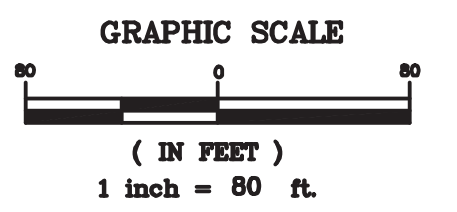
Grassy Creek Site	RESPONSE TO COMMENTS	RESPONSE
ITEM		
Response to Planning Commission Report (May 10, 2017)		
Recommendation Item: File # 5-A-17-RZ	2. Landscaping	
Street Trees	1 tree per 40', 10' planting strip	Provided
Parking Areas	1 tree per island,	Provided
Perimeter Screening	Dense Screen Buffer	Provided
	SW parcel 33.01; 33.02 SE 33.02; Adjacent Ball Camp Rd. Schaad south of Ball Camp	

Area of application



4-J-18-UR

7-B-24-DP
5/28/2024

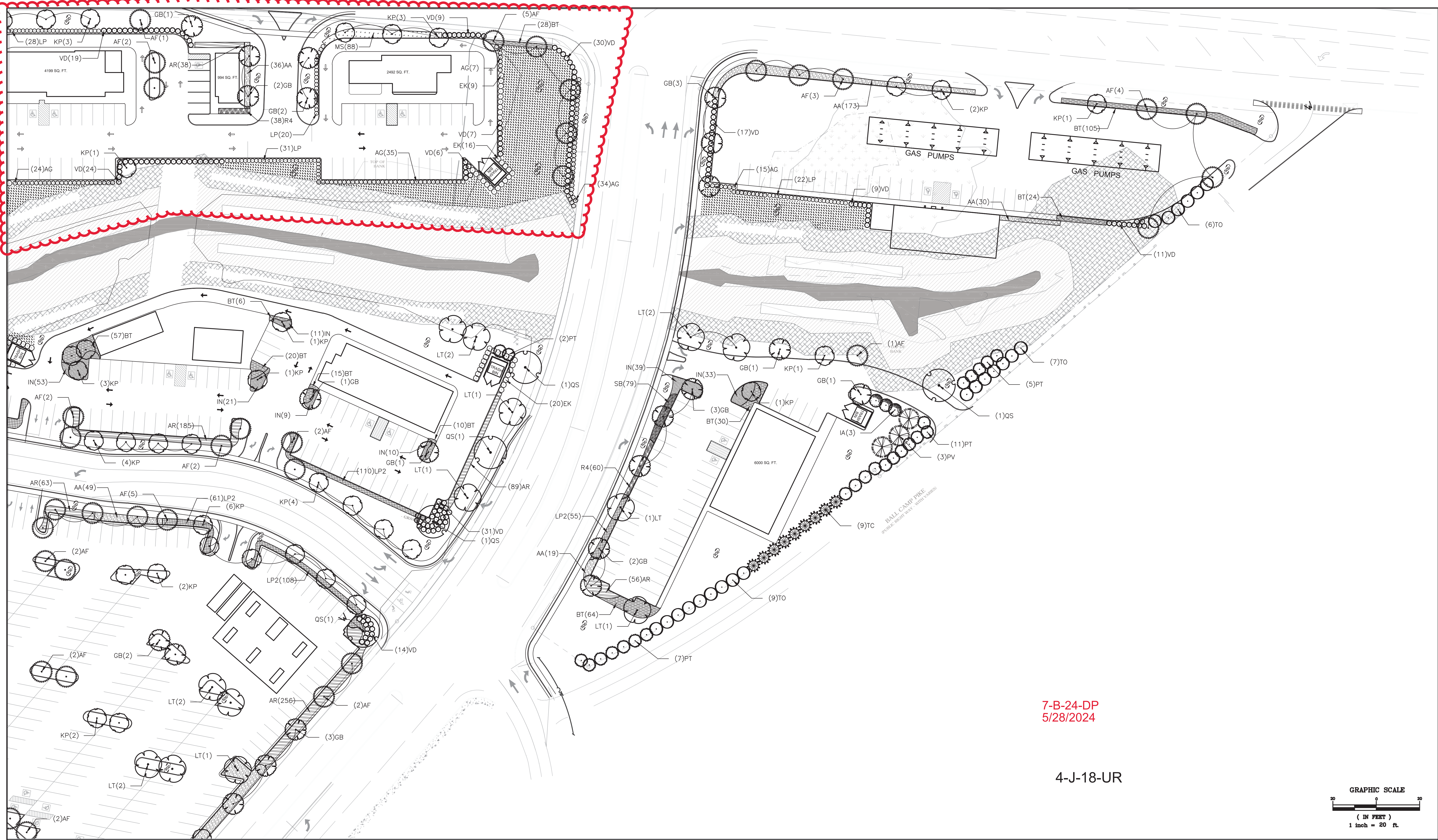


NUMBER	REVISION	DATE:

WELROC ENTERPRISES LLC
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 376 LOCHMERE DRIVE
 MORRISTOWN, TENNESSEE, 37814

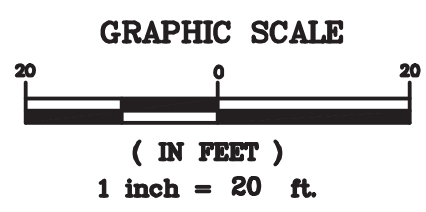
GRASSY CREEK
 LP100

SCALE: 1"=80'
DATE: JUNE 12, 2018
DRAWN BY:
CHECKED BY:
SHEET NO. 1 OF 5



7-B-24-DP
5/28/2024

4-J-18-UR

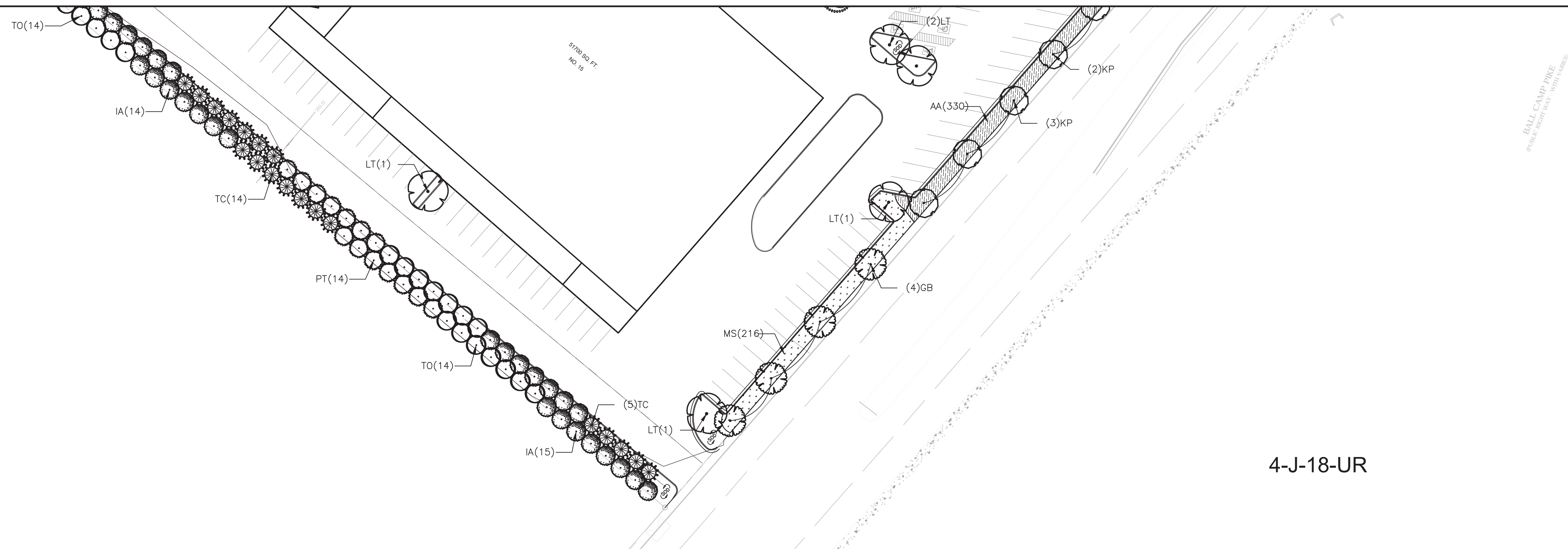


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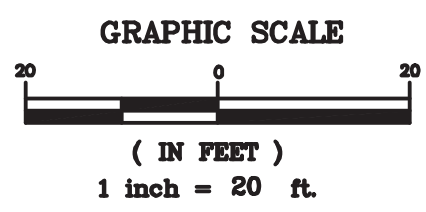
WELROC ENTERPRISES LLC
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 MORRISTOWN, TENNESSEE, 37814

GRASSY CREEK
 LP201

SCALE: 1"=20'
DATE: JUNE 12, 2018
DRAWN BY:
CHECKED BY:
SHEET NO. 3 OF 5



4-J-18-UR

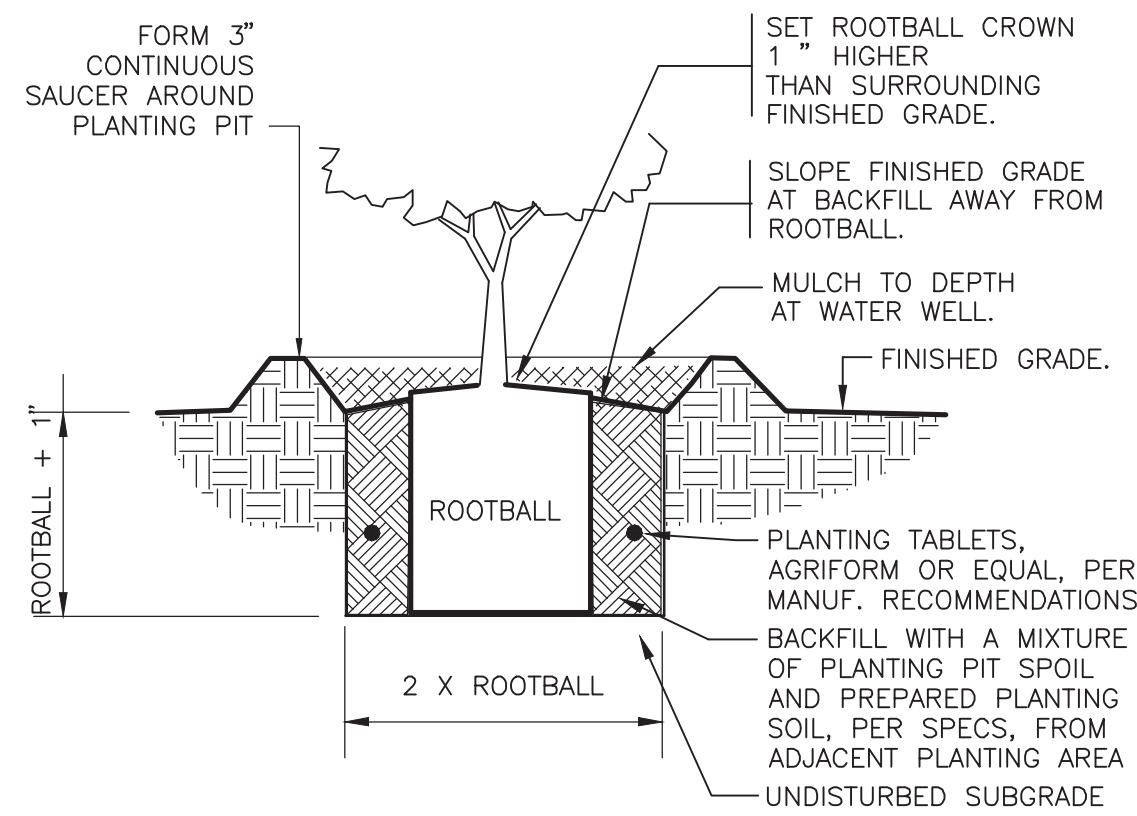


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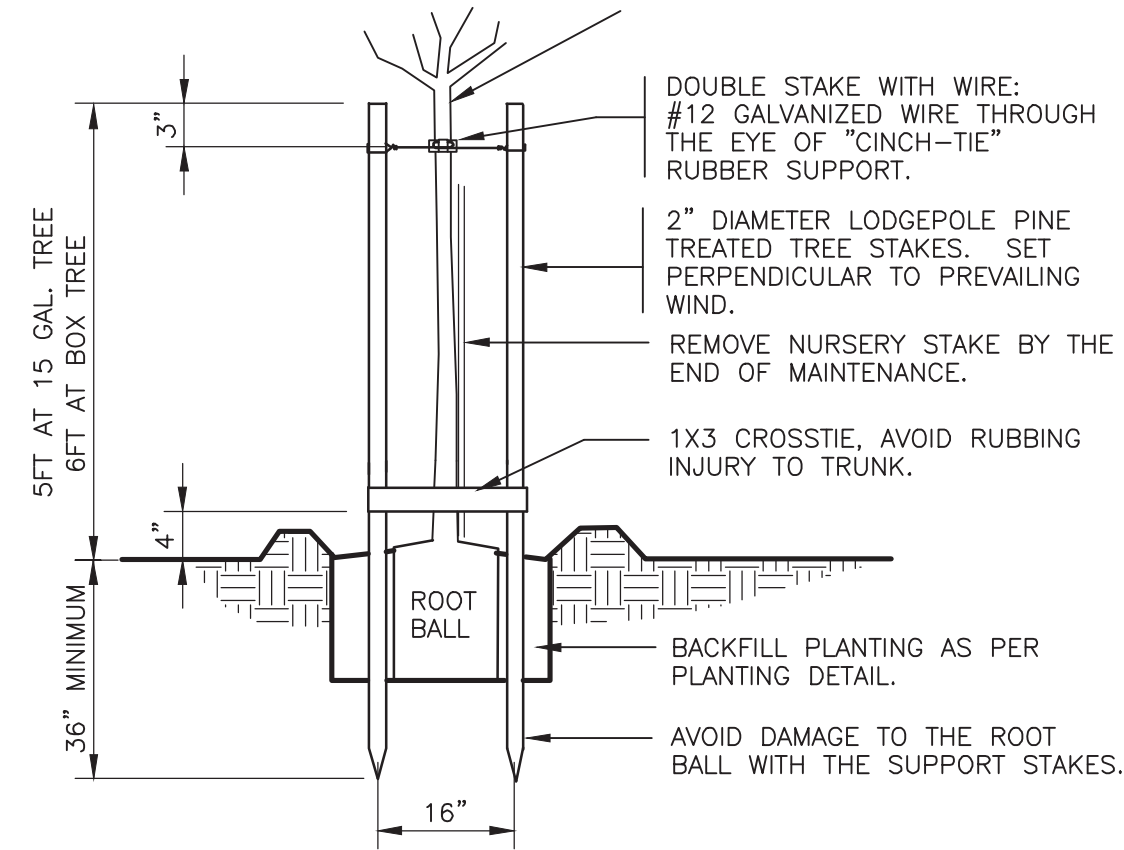
WELROC ENTERPRISES LLC
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 MORRISTOWN, TENNESSEE, 37814

GRASSY CREEK
 LP202

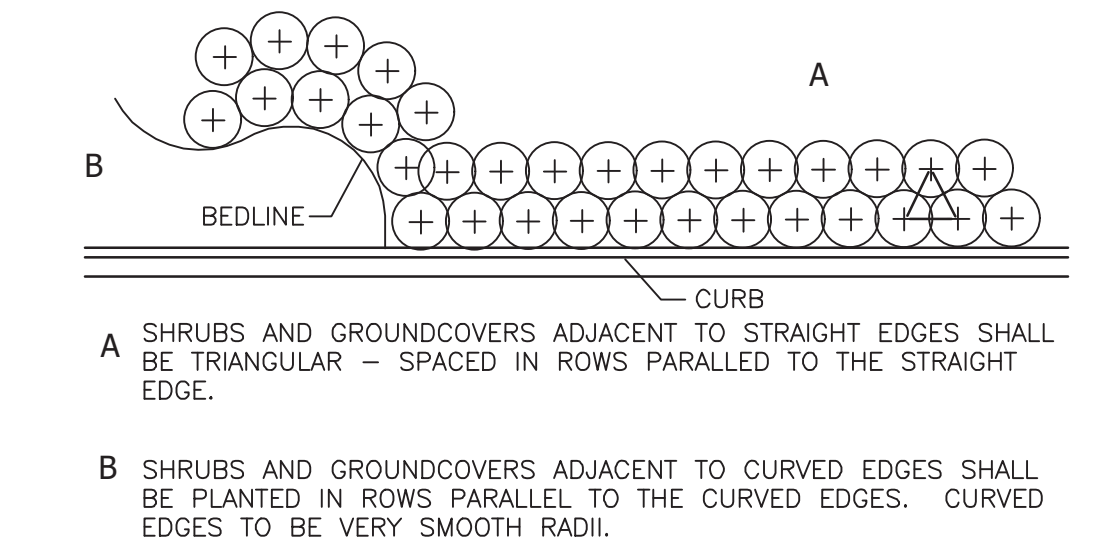
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DATE:	JUNE 12, 2018
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SHEET NO.	4 OF 5



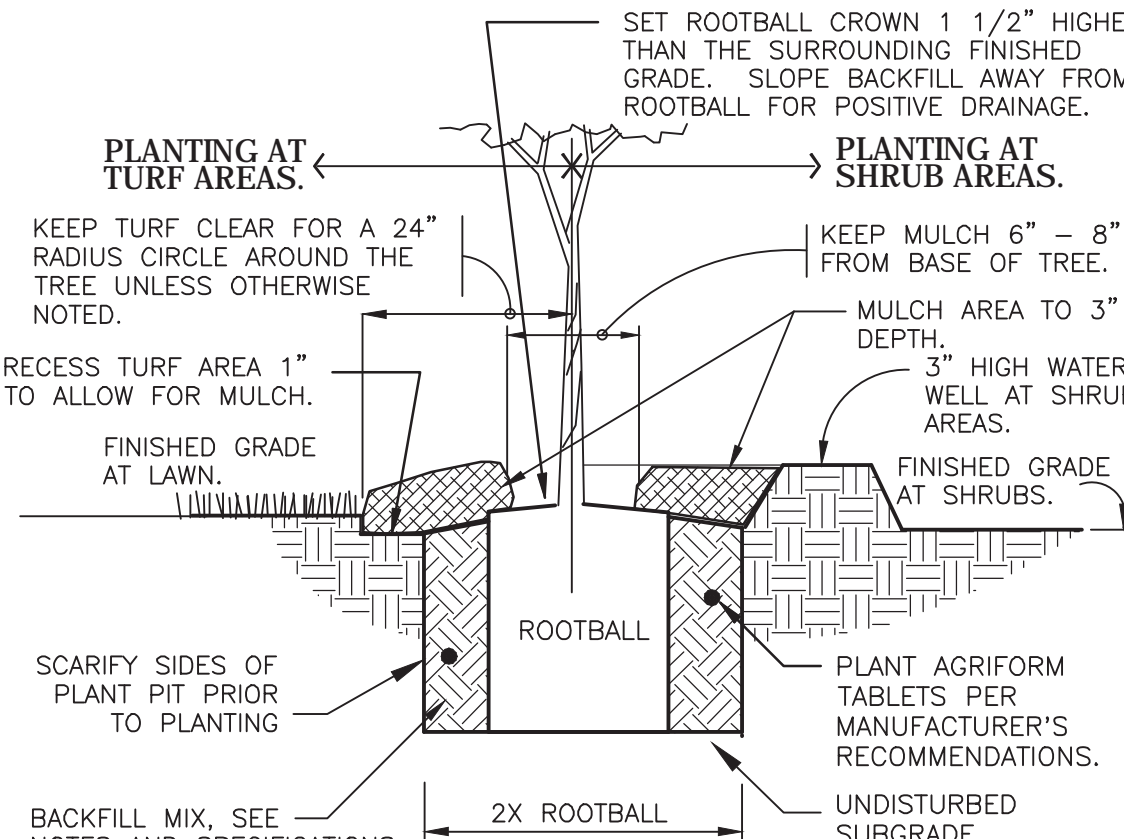
3 SHRUB PLANTING
1" = 1'-0"
DETAIL-FILE



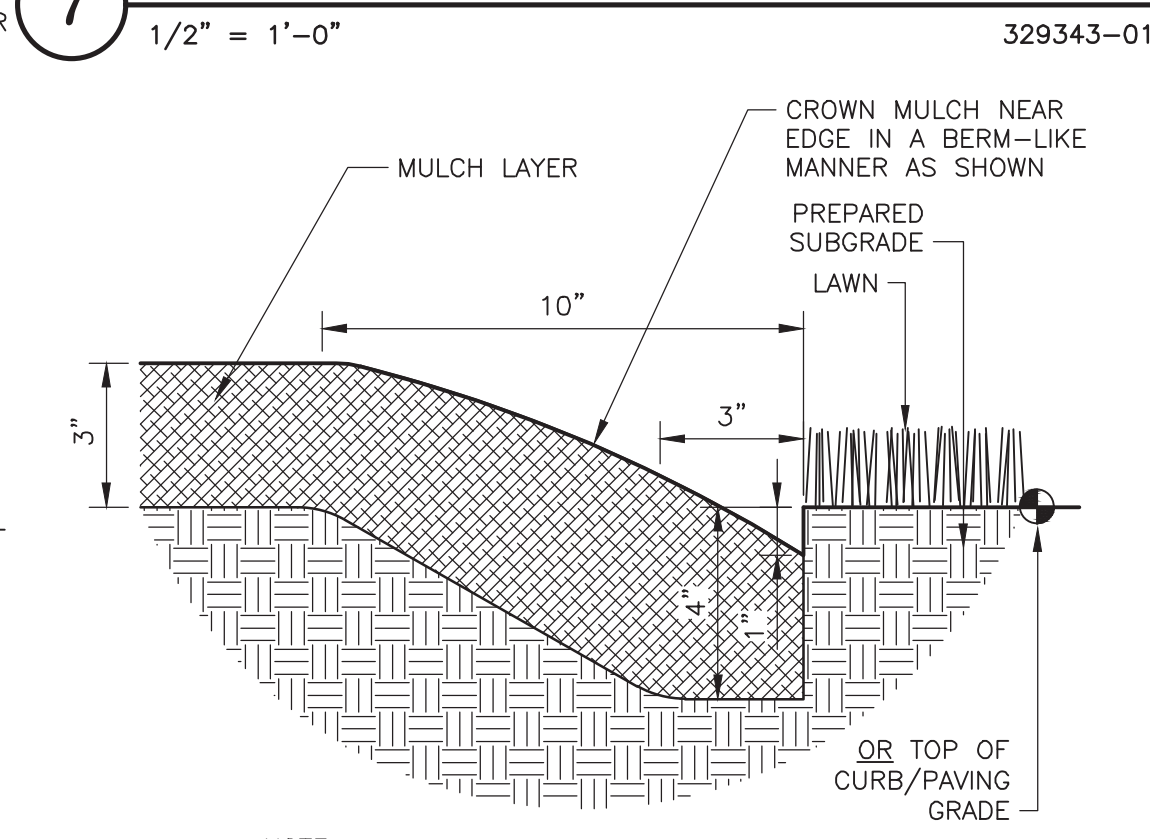
7 MULTI-TRUNK TREE STAKING
1/2" = 1'-0"
329343-01



2 TYPICAL PLANT SPACING
NOT TO SCALE
329399-04



4 TREE PLANTING DOUBLE STAKE
1" = 12"
329343.19-03



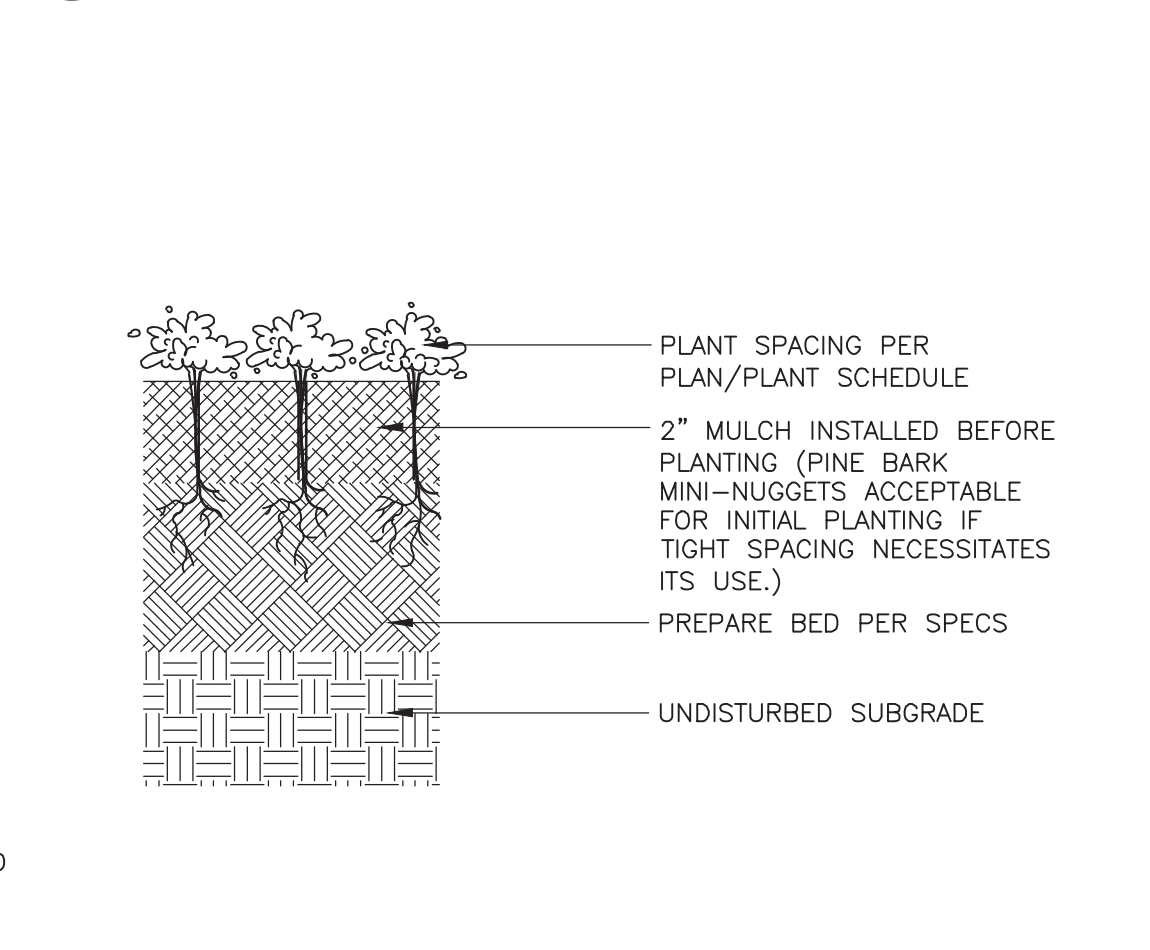
6 TRENCH EDGE
3" = 1'-0"
329413.23-02

- GENERAL CONDITIONS**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
 - ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION**
- SOIL SHALL BE AMENDED BY THE ADDITION OF COMPOST AND FERTILIZER. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
 - INCORPORATE COMPOST UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G., LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS NECESSARY.
 - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - WATER THOROUGHLY AFTER PLANTING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.

1 GENERAL PLANTING NOTES
1" = 1"
329399-05

- PLANT MATERIAL AND PLANTING**
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
 - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT THE JOB SITE.
 - PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC. UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
 - FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
 - NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND POINT IS NOT RECOMMENDED FOR ANY CUTS.
 - ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH:
 - 3" DEPTH PINE BARK
 - 4" DEPTH SHREDDED HARDWOOD MULCH
 - 3" DEPTH LOCAL STONE MULCH
 - TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
 - TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
 - ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

5 GROUND COVER PLANTING
3" = 1'-0"
329313-01



5 GROUND COVER PLANTING
3" = 1'-0"
329313-01

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HT	REMARKS
	AF	73	Acer x freemanii / Freeman Maple	30 gal. or B&B	1.5"Cal		
	BR	14	Betula nigra / River Birch	30 gal. or B&B	1.5"Cal		
	GB	41	Ginkgo biloba / Gingo (Males Only)	30 gal. or B&B	1.5"Cal		Males Only
	IA	46	Ilex opaca / American Holly	30 gal. or B&B		6'	
	KP	49	Koeleruteria paniculata / Golden Rain Tree	30 gal. or B&B	1.5"Cal		
	LS	10	Liquidambar styraciflua / Sweet Gum	30 gal. or B&B	1.5"Cal		
	LT	27	Liriodendron tulipifera / Tulip Poplar	30 gal. or B&B	1.5"Cal		
	MG	13	Magnolia grandiflora / Southern Magnolia	30 gal. or B&B		6'	
	NS	18	Nyssa sylvatica / Black Gum	30 gal. or B&B	1.5"Cal		
	PT	53	Pinus thunbergii / Japanese Black Pine	30 gal. or B&B		6'	
	PV	43	Pinus virginiana / Virginia Pine	30 gal. or B&B		6'	
	QS	34	Quercus shumardii / Shumard Red Oak	30 gal. or B&B	1.5"Cal		
	TO	49	Thuja occidentalis / American Arborvitae	30 gal. or B&B		6'	
	TC	42	Tsuga canadensis / Canadian Hemlock	30 gal.		6'	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT	SPACING	REMARKS
	AG	292	Abelia x grandiflora / Glossy Abelia	3 gal.		48" o.c.	
	EK	174	Euonymus kiautschovicus / Euonymus	3 gal.		60" o.c.	
	LP	238	Loropetalum chinense 'PPI' PP25471 / Purple Daydream Loropetalum	3 gal.		42" o.c.	
	VD	317	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	3 gal.		60" o.c.	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT	SPACING	REMARKS
	AR	1,090	Abelia x 'Rose Creek' / Rose Creek Abelia	3 gal.		30" o.c.	
	AA	745	Azalea Encore 'Autumn Moonlight' TM / Encore Azalea	3 gal.		36" o.c.	
	BT	418	Berberis thunbergii / Barberry	3 gal.		36" o.c.	
	IN	285	Ilex vomitoria 'Nana' / Dwarf Yaupon	3 gal.		36" o.c.	
	LP2	1,031	Loropetalum chinense 'PPI' PP25471 / Purple Daydream Loropetalum	3 gal.		30" o.c.	
	MS	413	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	3 gal.		36" o.c.	
	R4	310	Rosa x 'Coral Drift' / Coral Drift Rose	3 gal.		24" o.c.	
	SB	79	Schizachyrium scoparium 'Blaze' / Blaze Little Bluestem	3 gal.		24" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	REMARKS	
	JH	393	Juniperus horizontalis / Creeping Juniper	3 gal.		30" o.c.	
SOD/SEED	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	REMARKS	
	NS	58,718 sf	Native Seed Mix / Select Native Seed	seed			
	PP		Poa pratensis / Kentucky Bluegrass	sod			

NUMBER	REVISION	DATE:

WELROC ENTERPRISES LLC
Consulting • Development • Engineering
376 LOCHMERE DRIVE
MORRISTOWN, TENNESSEE, 37814

GRASSY CREEK

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