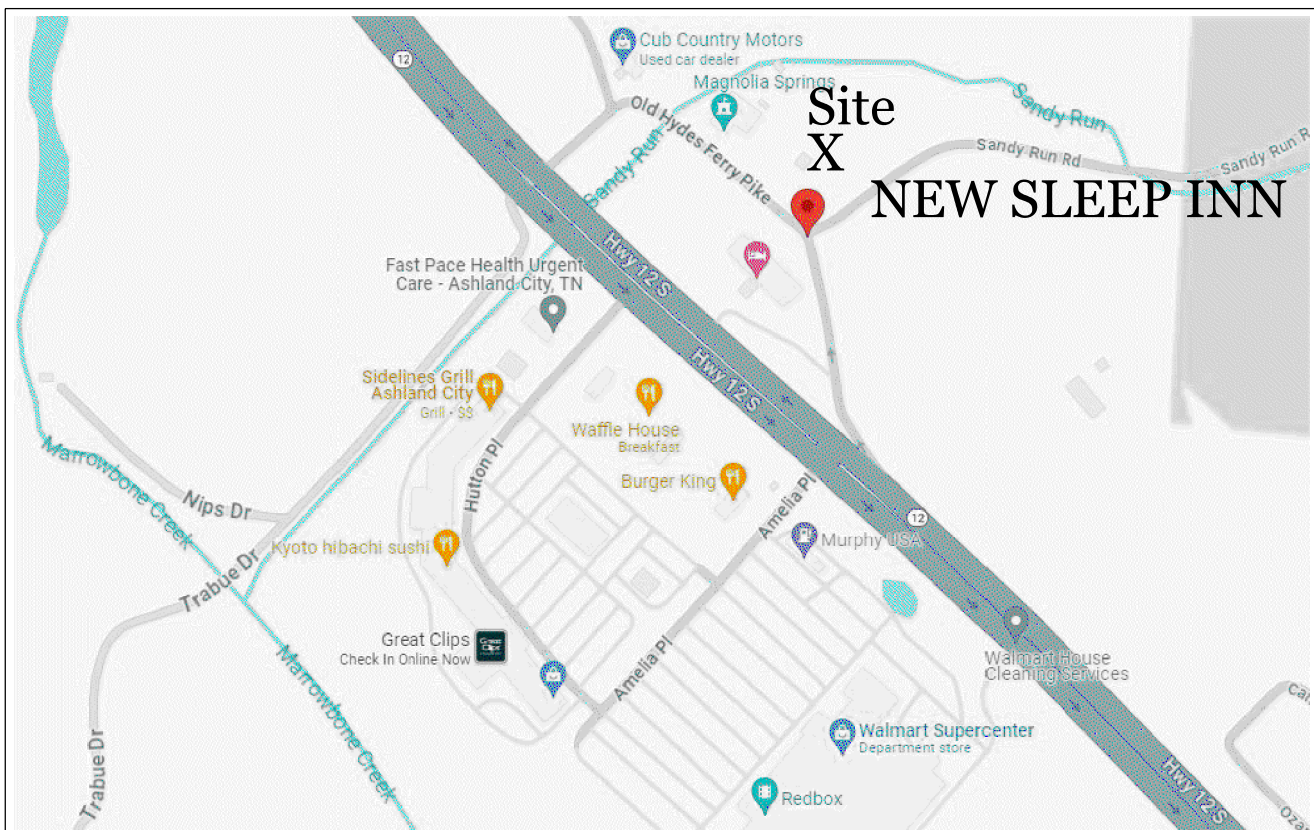


# PLANNING COMMISSION SUBMITTAL

for:



Located:



Vicinity Map  
not to scale

OLD HYDES FERRY PIKE  
&  
SANDY RUN ROAD  
ASHLAND CITY  
CHEATHAM COUNTY  
TENNESSEE

## SHEET INDEX:

### GENERAL:

CO	COVER SHEET
----	-------------

### PLAN SHEETS:

C1	EXISTING CONDITIONS
C2	SITE AND UTILITY PLAN
C3	GRADING AND DRAINAGE PLAN
C4	INITIAL EROSION CONTROL PLAN
C5	INTERMEDIATE EROSION CONTROL PLAN
C6	FINAL STABILIZATION PLAN
C7	DETAILS AND SWPPP NOTES
a201	EXTERIOR ELEVATIONS
L1	LANDSCAPE PLAN
L2	PHOTOMETRIC PLAN

Plan Prepared By:

*NC*  
Nashville Civil LLC  
Site Design • Engineering  
700 51st Avenue North  
Nashville, TN 37209  
P 615.353.9622  
b@nashvillecivil.com

Architect:

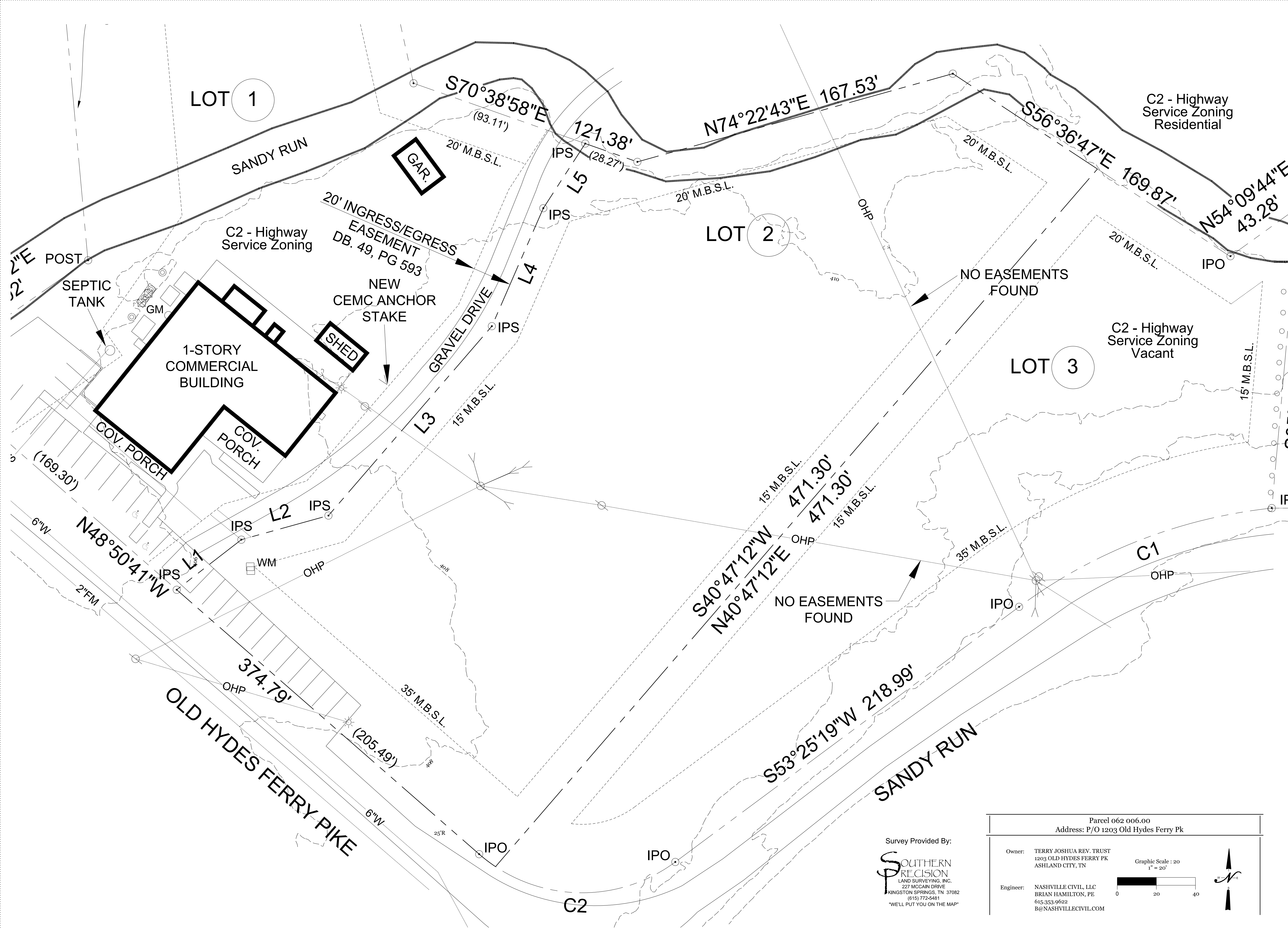
Barnettdesignstudio.com  
324 Main Street Suite 200  
Frankline, TN 37064

COVER

C0

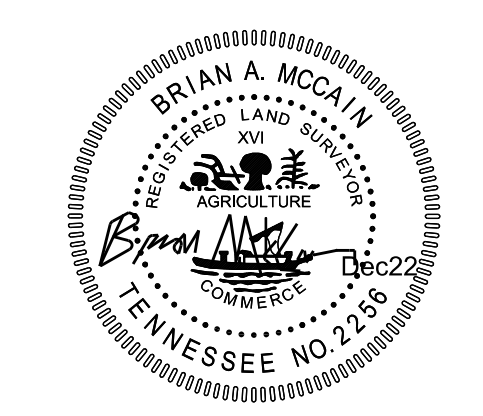
Project #: NC 23-472





Plan Prepared By:  
**Nashville Civil LLC**  
Site Design • Engineering  
700 51st Avenue North  
Nashville, TN 37209  
P 615.353.9622  
b@nashvillecivil.com

architect:  
BarnettDesignStudio.com  
324 Main Street Suite 200  
Franklin, TN 37064



sheet title:  
**EXISTING CONDITIONS**

for:



located:

OLD HYDES FERRY PIKE  
&  
SANDY RUN ROAD

ASHLAND CITY  
CHEATHAM COUNTY  
TENNESSEE

Project #:  
NC 23-472

Original Issue Date:  
16 Oct 2023

- Revisions:
- 1 19Oct23 - Property Line Change
  - 2 13Nov23 - Additional Planning Submittal
  - 3 22Dec23 - Additional Planning Submittal
  - 4 29Dec23 - Planning Comments Addressed
  - 5 25Jan24 - Planning Comments Addressed

Phase:  
Construction Drawings

Existing Conditions

**C1**

Survey Provided By:  
**SOUTHERN PRECISION**  
LAND SURVEYING, INC.  
227 MCCAIN DRIVE  
KINGSTON SPRINGS, TN 37082  
(615) 772-5481  
"WE'LL PUT YOU ON THE MAP"

Parcel 062 006.00  
Address: P/O 1203 Old Hydes Ferry Pk

Owner: TERRY JOSHUA REV. TRUST  
1203 OLD HYDES FERRY PK  
ASHLAND CITY, TN

Engineer: NASHVILLE CIVIL, LLC  
BRIAN HAMILTON, PE  
615.353.9622  
B@NASHVILLECIVIL.COM

Graphic Scale : 20  
1" = 20'

0 20 40





**OLD HYDES FERRY PIKE & SANDY RUN ROAD**

**ASHLAND CITY  
CHEATHAM COUNTY  
TENNESSEE**

Project #:  
NC 23-472

Original Issue Date:  
16 Oct 2023

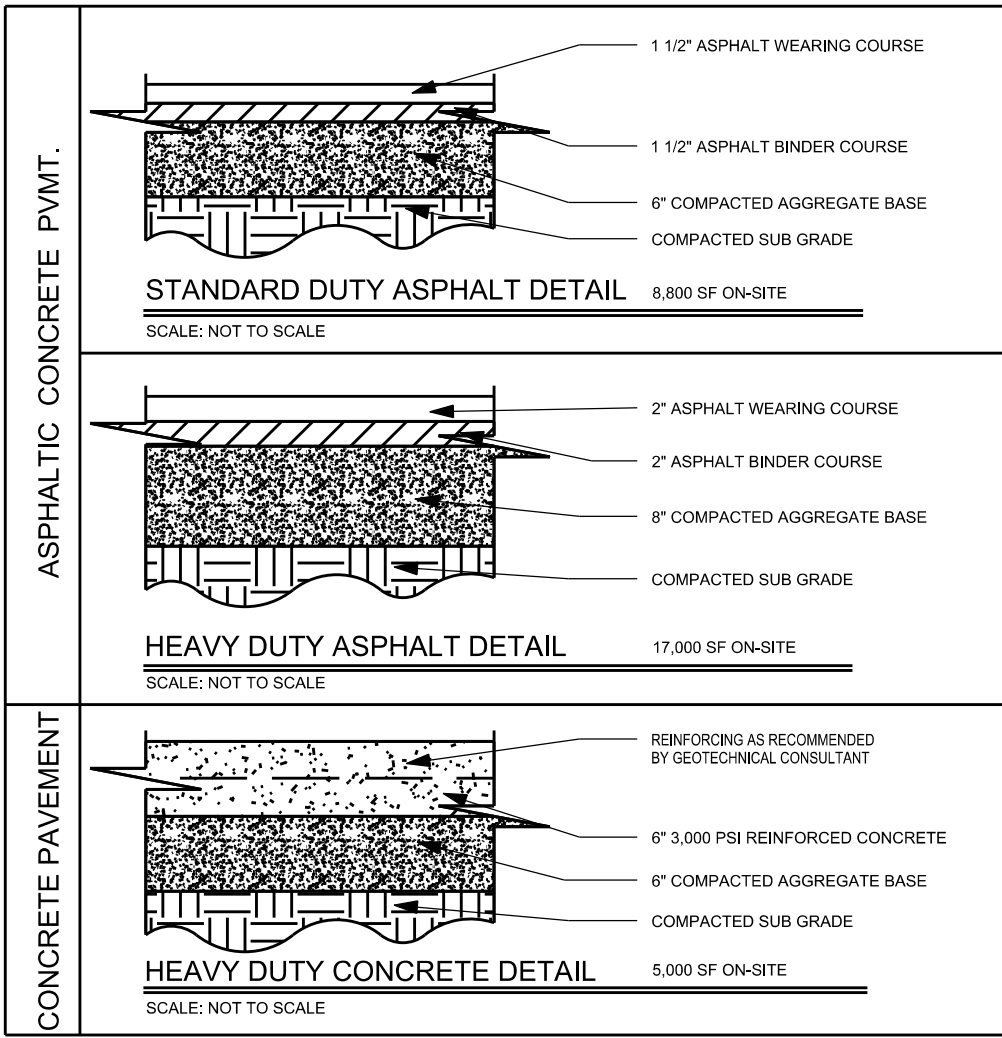
Revisions:  
1 19Oct23 - Property Line Change  
2 13Nov23 - Additional Planning Submittal  
3 22Dec23 - Additional Planning Submittal  
4 29Dec23 - Planning Comments Addressed  
5 25Jan24 - Planning Comments Addressed

Phase:  
Construction Drawings

Site And Utility Plan

**C2**

F.E.M.A. NOTE  
ACCORDING TO F.E.M.A. F.I.R.M. MAP  
NUMBER 47021C0170E  
EFFECTIVE DATE FEB. 26, 2021,  
THIS SITE LIES WITHIN ZONE X.



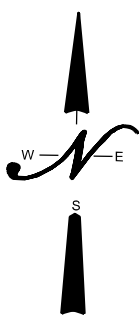
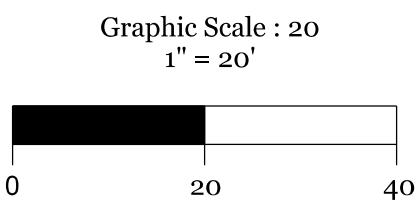
**1 Pavement Details**  
not to scale  
Drive Aisles - Heavy Duty  
Parking Spaces - Standard Duty  
Dumpster Pad - Heavy Duty Concrete

**SITE DATA**  
Site Agerage - 1.85  
Zoning - C2  
Surrounding Zoning - C2  
Openspace - 42,804 SF  
Total Floor Area - 24,561 SF  
Building Height - 50 ft  
Slopes >15% - None

- PLAN NOTES**
1. These are preliminary plans with basic utility and drainage information.
  2. This plan does not guarantee sub-surface conditions.
  3. All utilities shown shall be field verified.
  4. All earthwork should be approved by a geotechnical engineer.
  5. If springs or underground streams are encountered during construction, additional permanent french drains may be required.
  6. Areas that are to receive sod, or seed and straw, shall have a minimum of 4 inches of topsoil.
  7. Dimensions are to face of curb, unless otherwise specified.

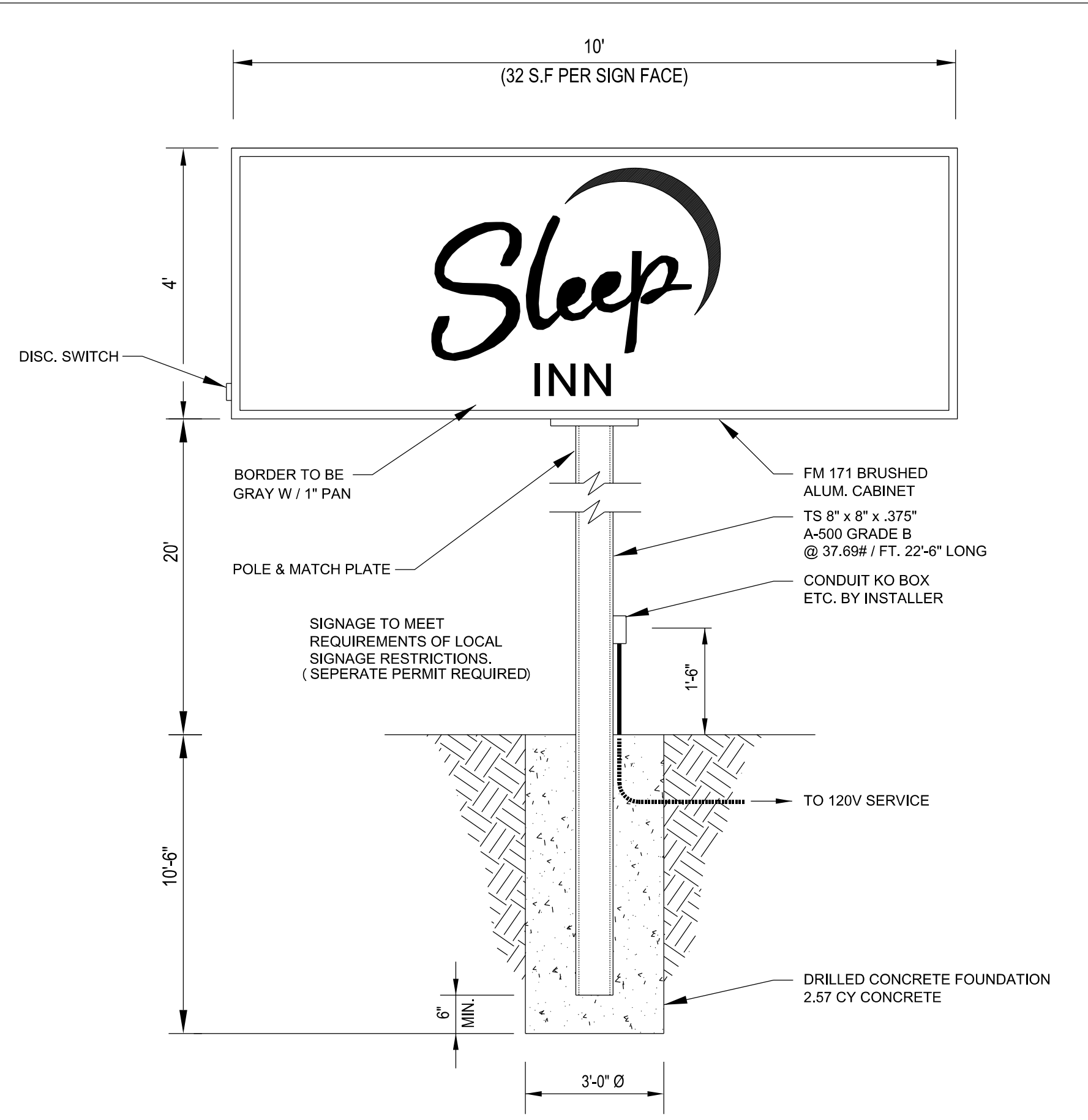
Parcel 062 006.00  
Address: P/O 1203 Old Hydes Ferry Pk

Owner: TERRY JOSHUA REV. TRUST  
1203 OLD HYDES FERRY PK  
ASHLAND CITY, TN  
  
Engineer: NASHVILLE CIVIL, LLC  
BRIAN HAMILTON, PE  
615.353.9622  
B@NASHVILLECIVIL.COM

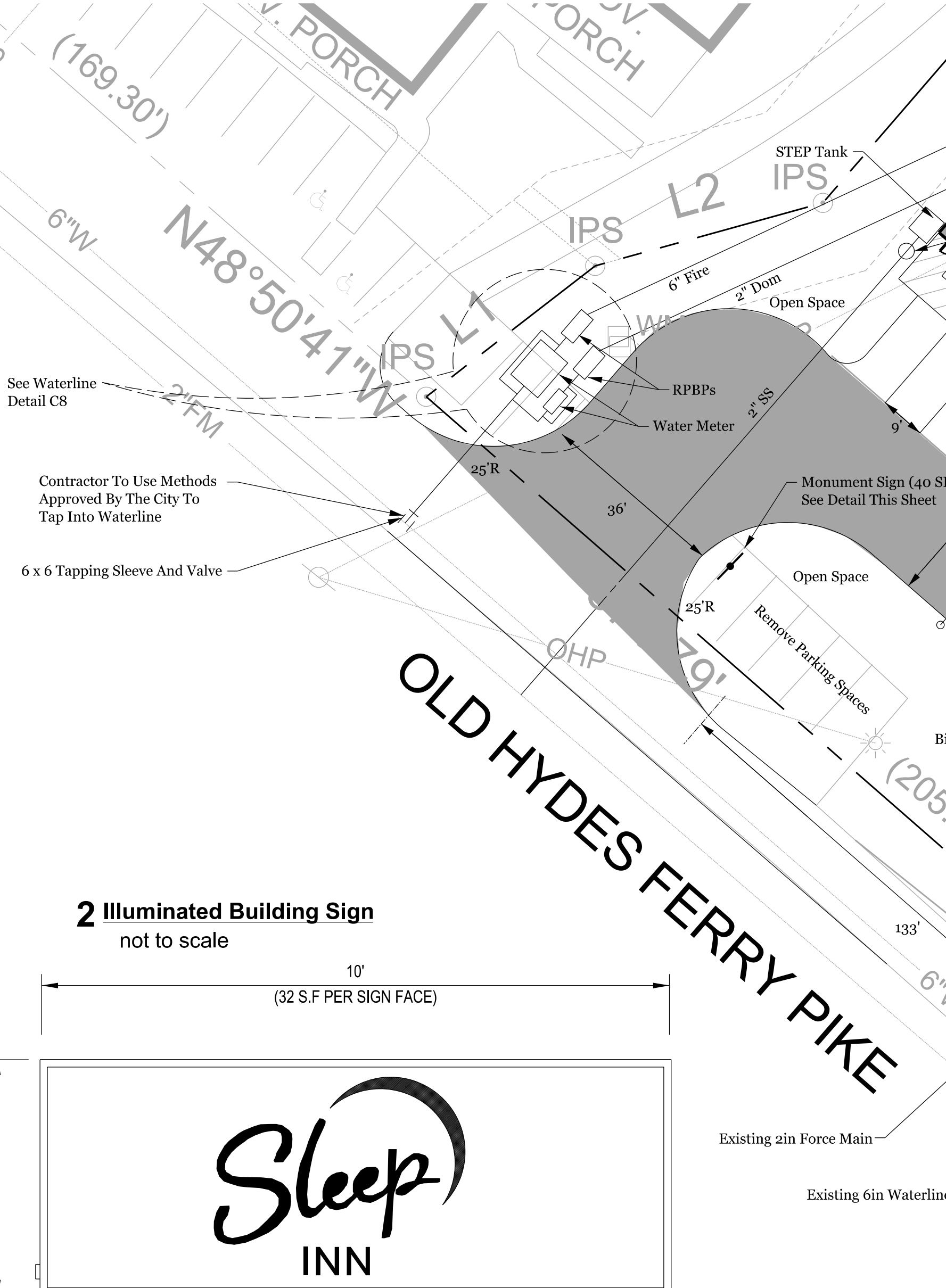


Survey Provided By:

**SOUTHERN PRECISION**  
LAND SURVEYING, INC.  
227 MCCAIN DRIVE  
KINGSTON SPRINGS, TN 37082  
(615) 772-5481  
"WE'LL PUT YOU ON THE MAP"

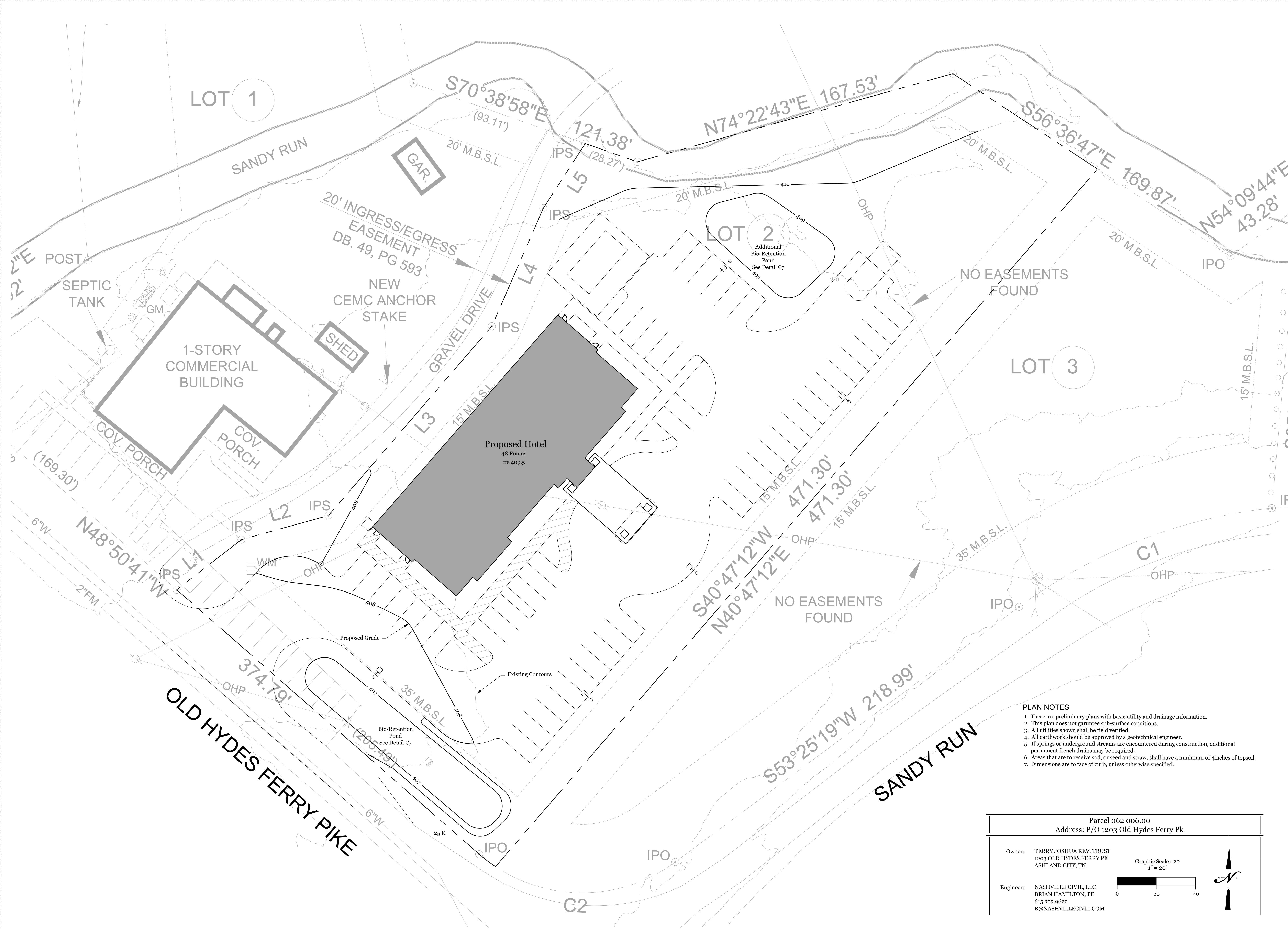


**3 Illuminated Monument Sign**  
not to scale



**2 Illuminated Building Sign**  
not to scale





- PLAN NOTES
1. These are preliminary plans with basic utility and drainage information.
  2. This plan does not guarantee sub-surface conditions.
  3. All utilities shown shall be field verified.
  4. All earthwork should be approved by a geotechnical engineer.
  5. If springs or underground streams are encountered during construction, additional permanent french drains may be required.
  6. Areas that are to receive sod, or seed and straw, shall have a minimum of 4inches of topsoil.
  7. Dimensions are to face of curb, unless otherwise specified.

Parcel 062 006.00 Address: P/O 1203 Old Hydes Ferry Pk	
Owner:	TERRY JOSHUA REV. TRUST 1203 OLD HYDES FERRY PK ASHLAND CITY, TN
Engineer:	NASHVILLE CIVIL, LLC BRIAN HAMILTON, PE 615.353.9622 B@NASHVILLECIVIL.COM

Graphic Scale : 20  
1" = 20'

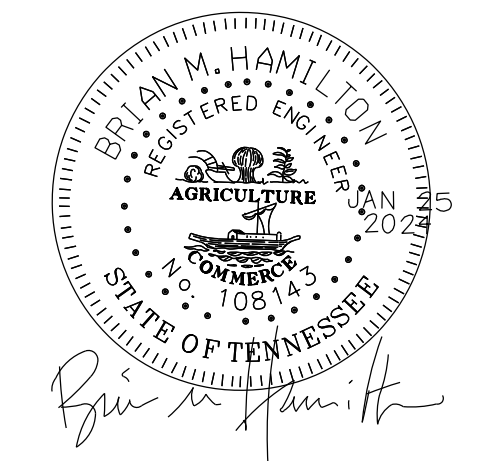
Plan Prepared By:

*NC*

Nashville Civil LLC  
Site Design • Engineering  
700 51st Avenue North  
Nashville, TN 37209  
P 615.353.9622  
b@nashvillecivil.com

architect:

Barnettdesignstudio.com  
324 Main Street Suite 200  
Frankline, TN 37064



sheet title:

GRADING AND  
DRAINAGE PLAN

for:

*Sleep*  
INN

located:

OLD HYDES  
FERRY  
PIKE  
&  
SANDY RUN  
ROAD

ASHLAND  
CITY  
CHEATHAM  
COUNTY  
TENNESSEE

Project #:

NC 23-472

Original Issue Date:

16 Oct 2023

- Revisions:
- |   |   |
|---|---|
| 1 | 19Oct23 - Property Line Change          |
| 2 | 13Nov23 - Additional Planning Submittal |
| 3 | 22Dec23 - Additional Planning Submittal |
| 4 | 29Dec23 - Planning Comments Addressed   |
| 5 | 25Jan24 - Planning Comments Addressed   |

Phase:

Construction Drawings

Grading and Drainage Plan

C3



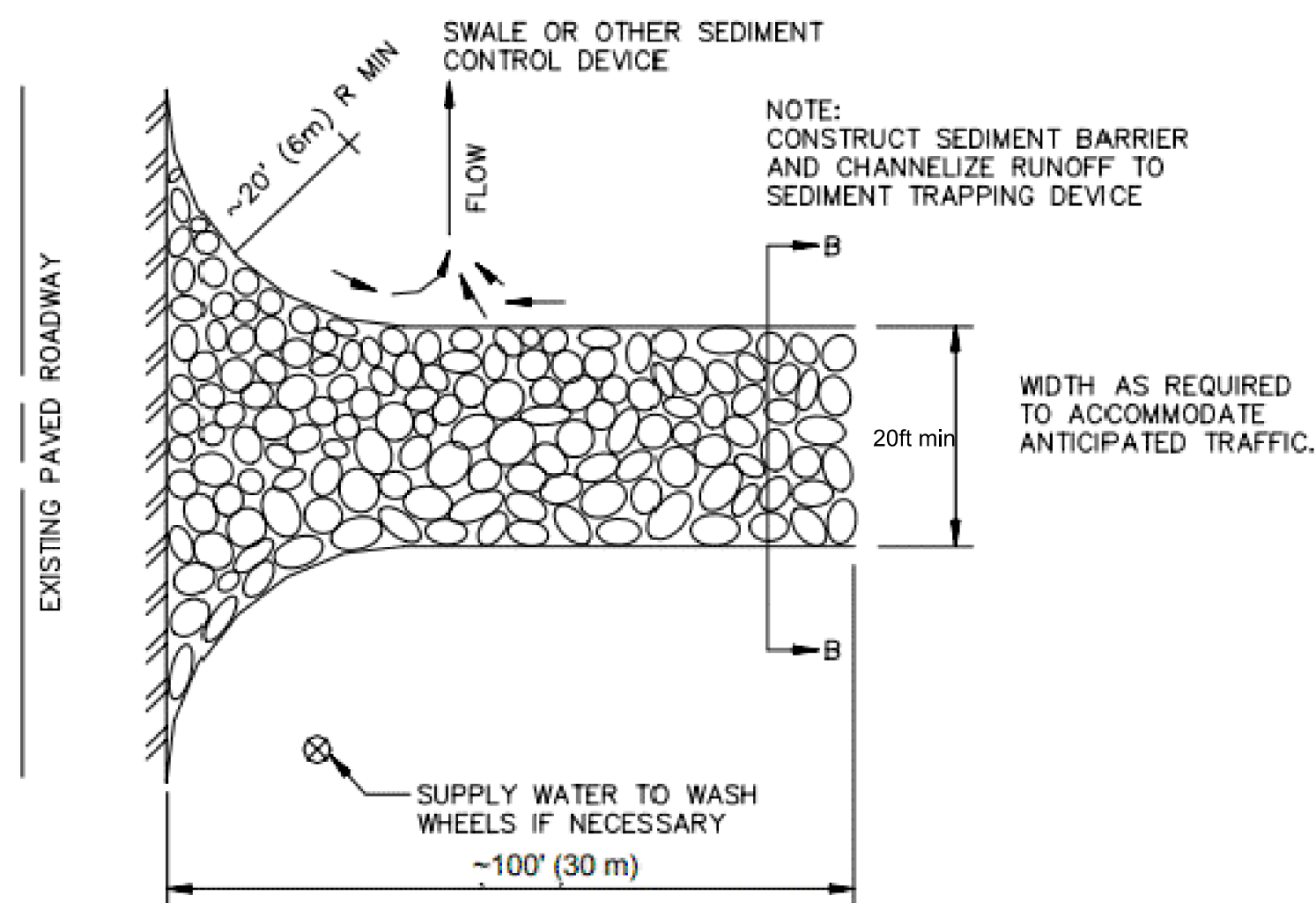
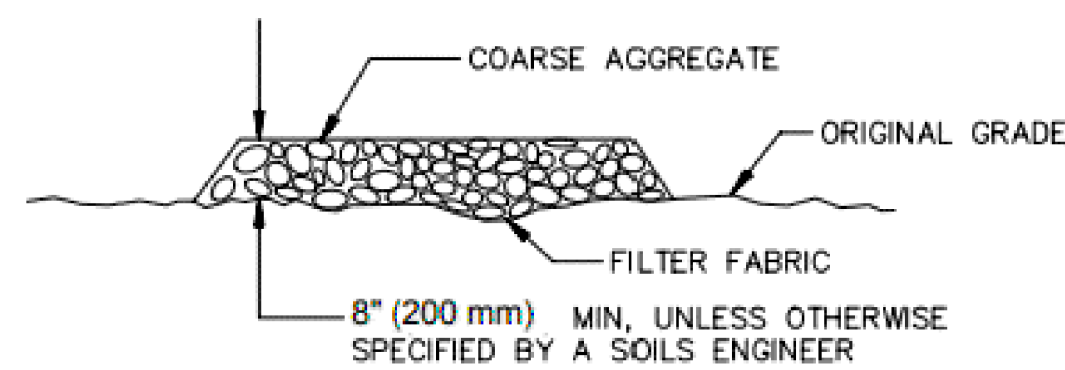


Figure TCP-03-1  
Stabilized Construction Entrance

**1 Temporary Construction Road TCP-03**  
NOT TO SCALE

Note: 20ft Min. Width

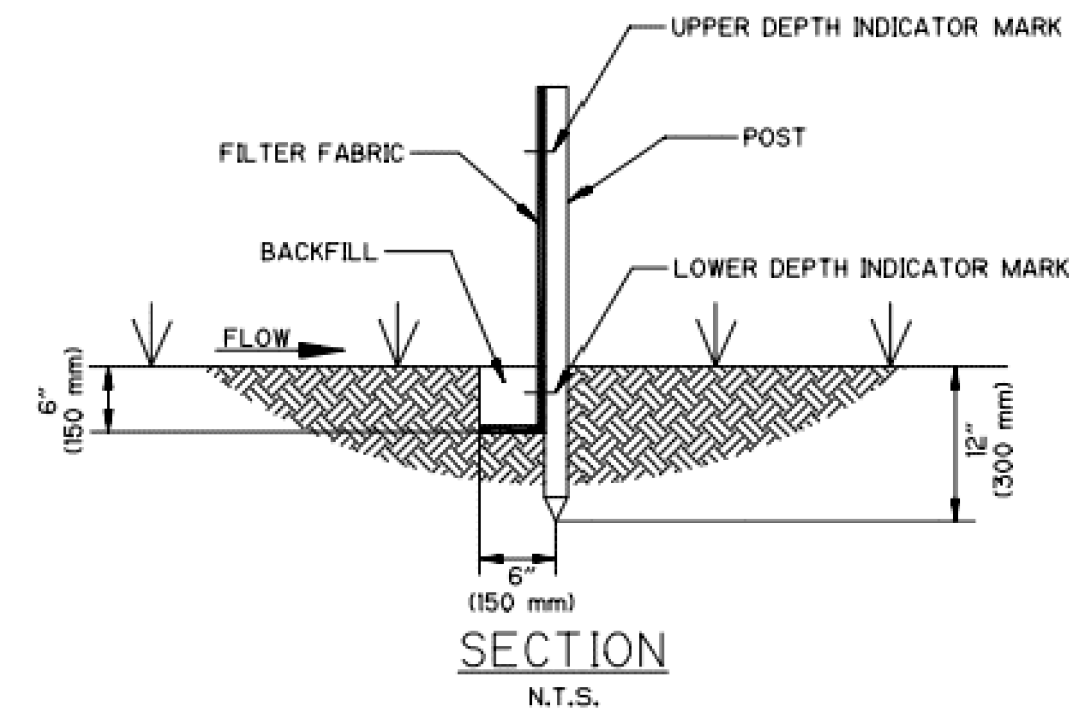
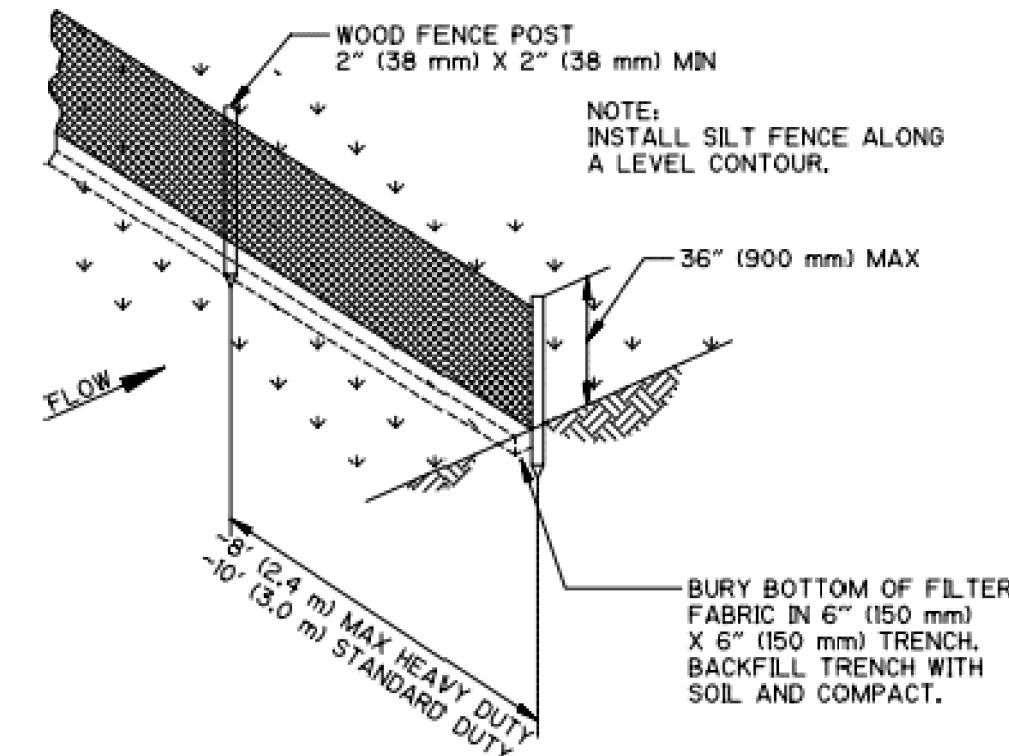
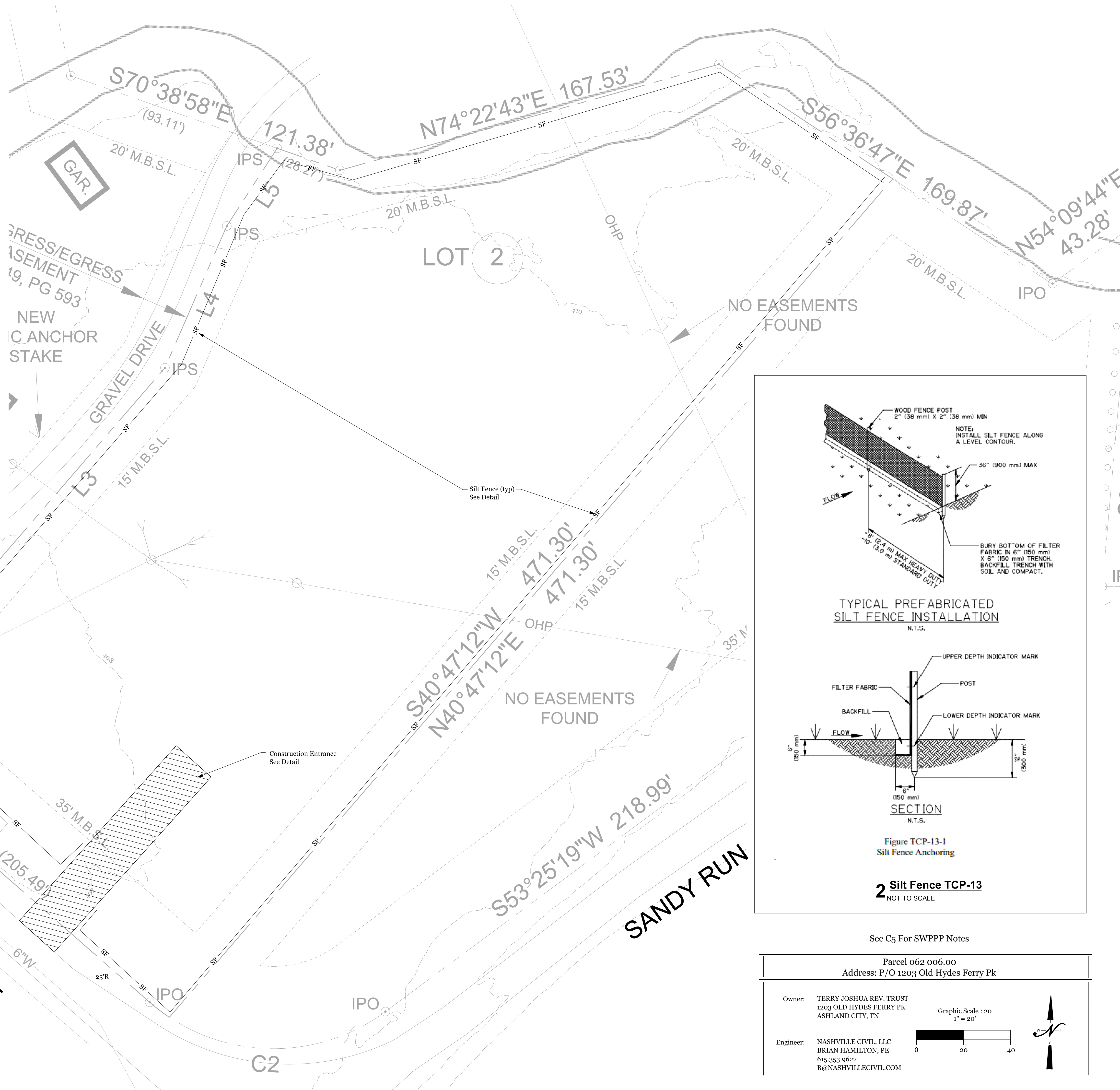


Figure TCP-13-1  
Silt Fence Anchoring

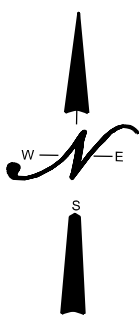
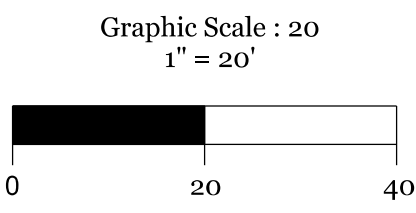
**2 Silt Fence TCP-13**  
NOT TO SCALE

See C5 For SWPPP Notes

Parcel 062 006.00  
Address: P/O 1203 Old Hydes Ferry Pk

Owner: TERRY JOSHUA REV. TRUST  
1203 OLD HYDES FERRY PK  
ASHLAND CITY, TN

Engineer: NASHVILLE CIVIL, LLC  
BRIAN HAMILTON, PE  
615.353.9622  
B@NASHVILLECIVIL.COM



OLD HYDES FERRY PIKE  
&  
SANDY RUN ROAD

ASHLAND CITY  
CHEATHAM COUNTY  
TENNESSEE

- Revisions:
- 1 19Oct23 - Property Line Change
  - 2 13Nov23 - Additional Planning Submittal
  - 3 22Dec23 - Additional Planning Submittal
  - 4 29Dec23 - Planning Comments Addressed
  - 5 25Jan24 - Planning Comments Addressed



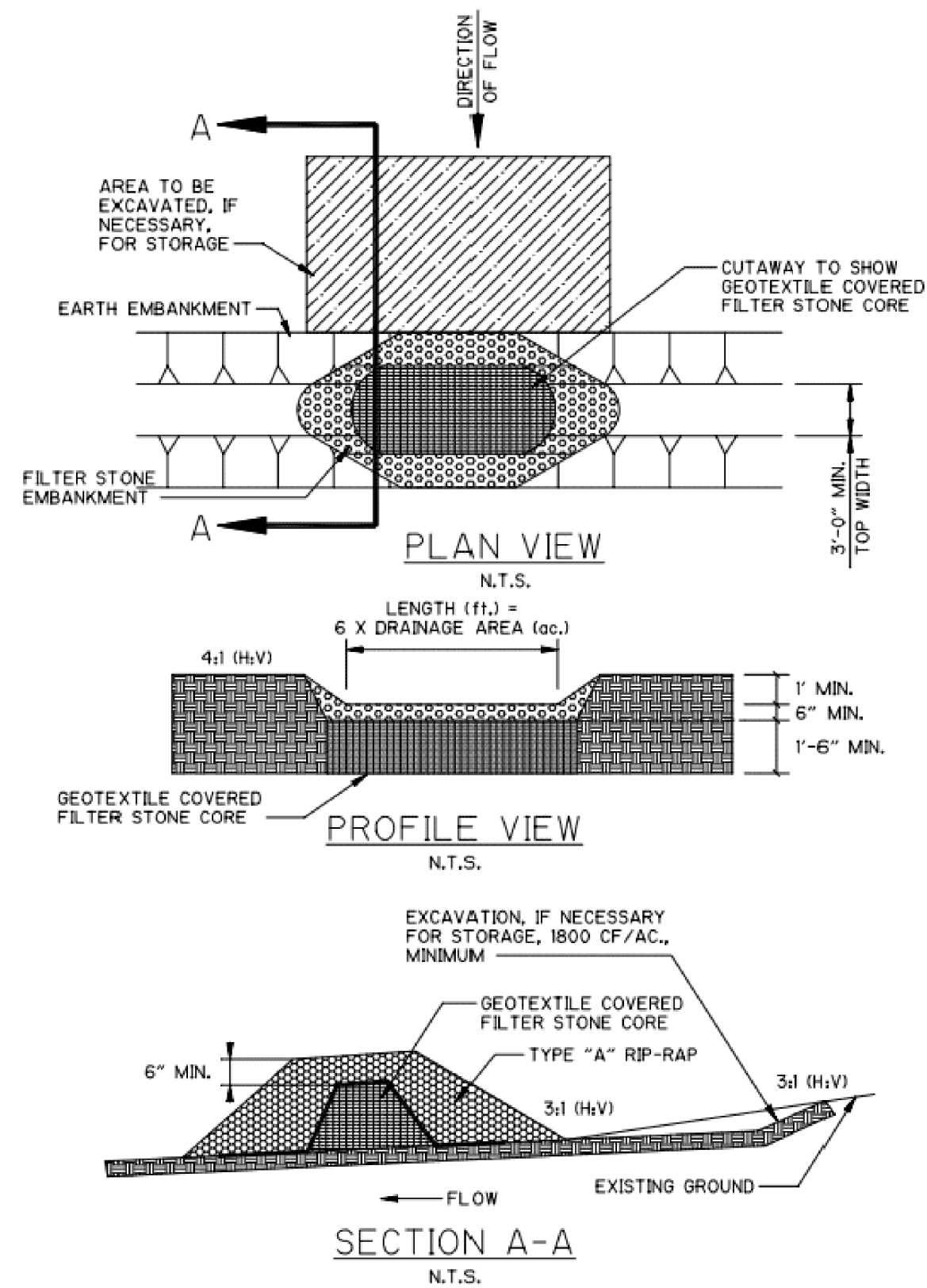
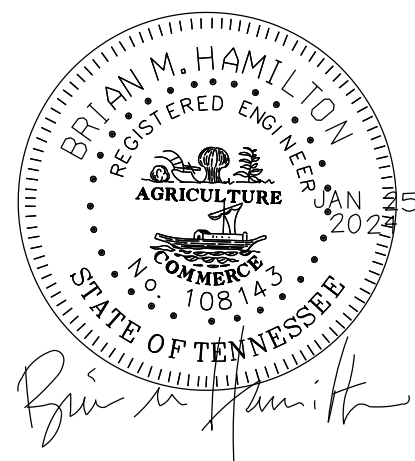
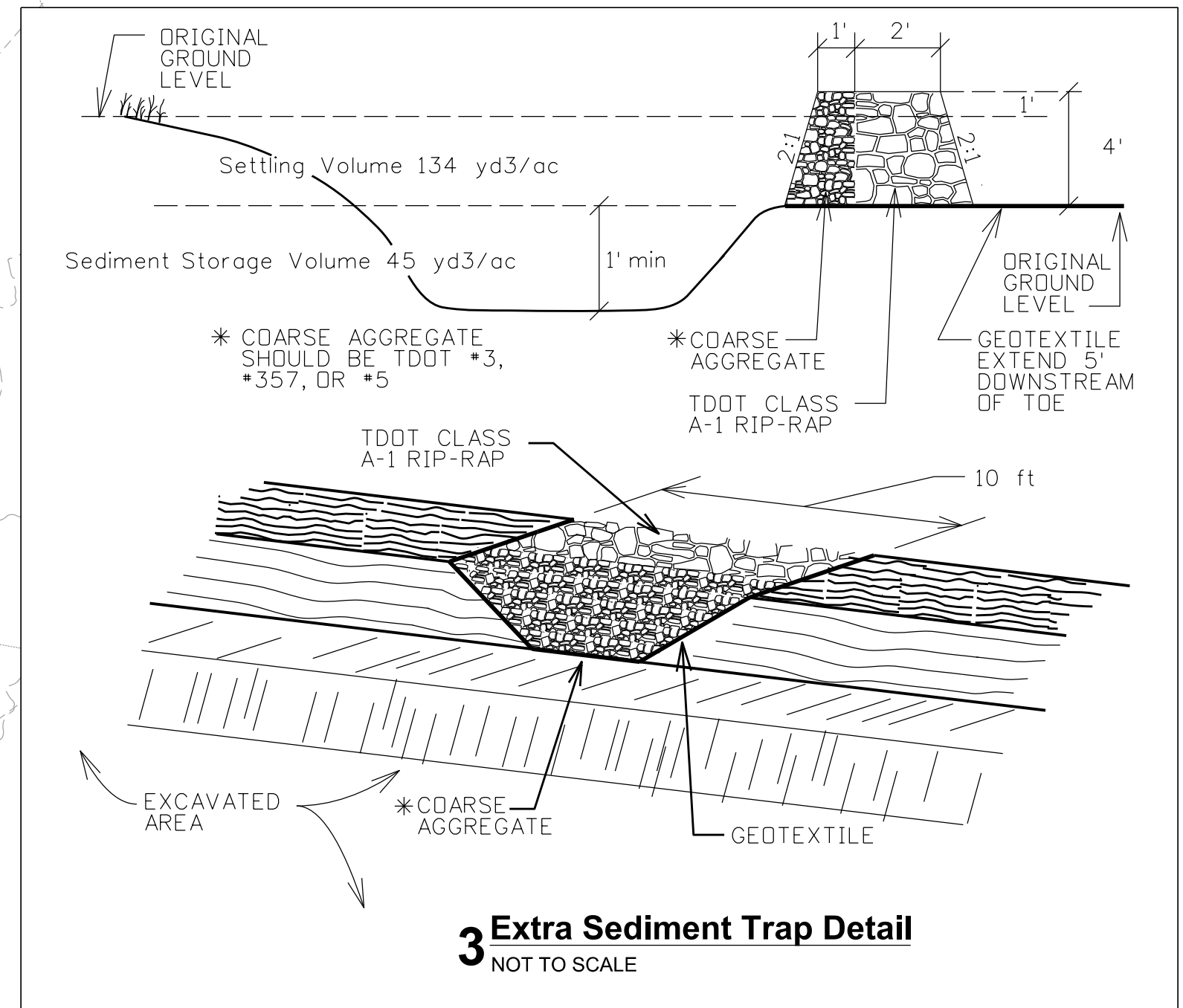


Figure TCP-17-3  
Sediment Trap with Stone Outlet  
**4 Sediment Trap Detail**  
NOT TO SCALE



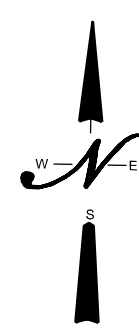
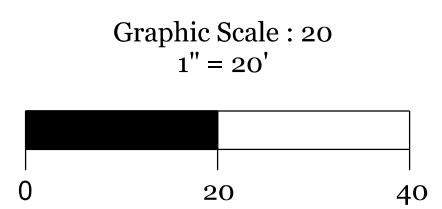
GRADING NOTES  
1. All perimeter erosion controls must be in place before grading begins.

See C5 For SWPPP Notes

Parcel 062 006.00  
Address: P/O 1203 Old Hydes Ferry Pk

Owner: TERRY JOSHUA REV. TRUST  
1203 OLD HYDES FERRY PK  
ASHLAND CITY, TN

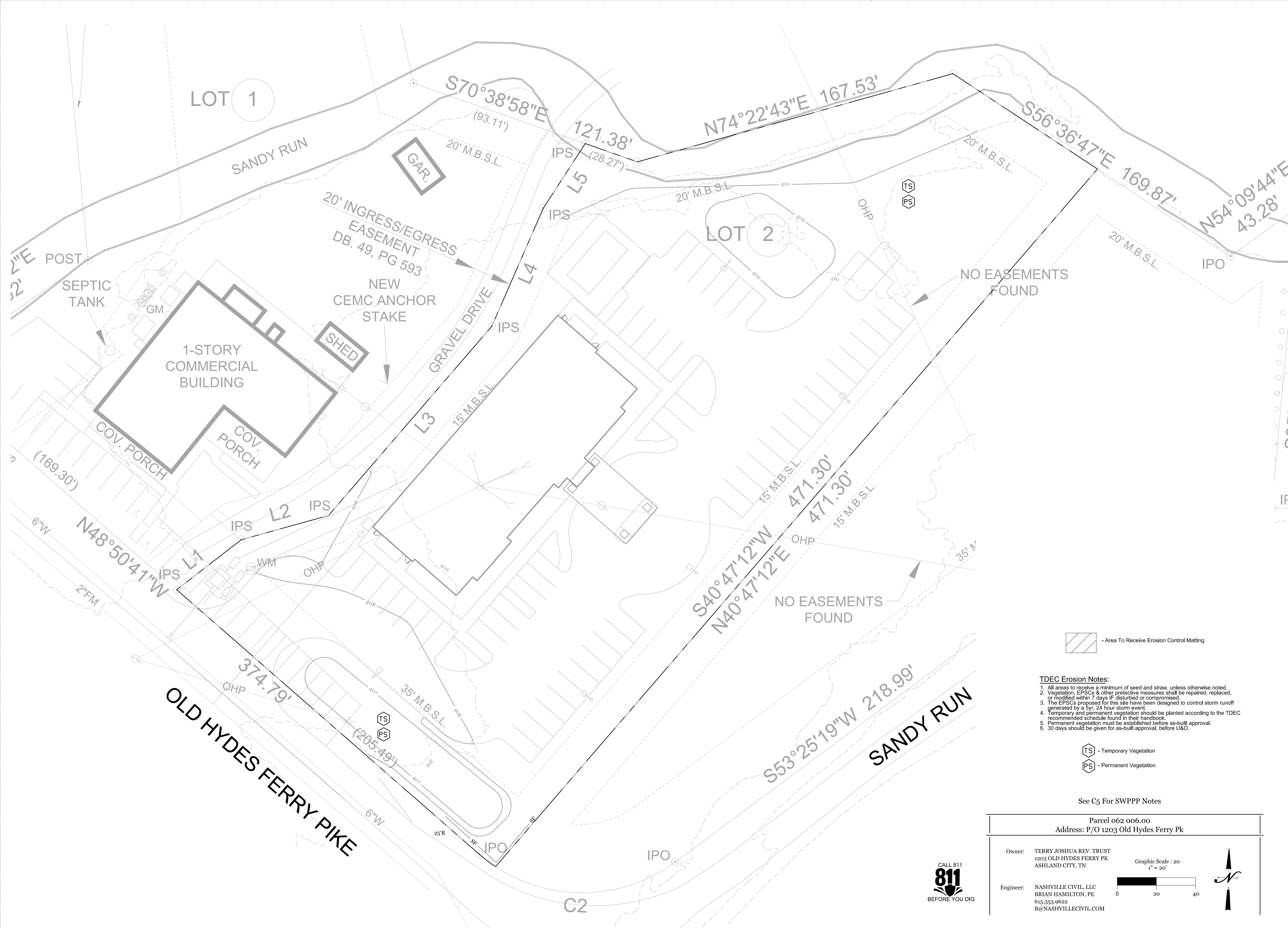
Engineer: NASHVILLE CIVIL, LLC  
BRIAN HAMILTON, PE  
615.353.9622  
B@NASHVILLECIVIL.COM



OLD HYDES FERRY PIKE

SANDY RUN





Plan Prepared By:  
**Nashville Civil LLC**  
Site Design • Engineering  
700 51st Avenue North  
Nashville, TN 37209  
P 615.353.9622  
b@nashvillecivil.com

architect:  
Barnettdesignstudio.com  
324 Main Street Suite 200  
Frankline, TN 37064



sheet title:  
**FINAL STABILIZATION PLAN**

for:



located:

OLD HYDES FERRY PIKE  
&  
SANDY RUN ROAD

ASHLAND CITY  
CHEATHAM COUNTY  
TENNESSEE

Project #:  
NC 23-472

Original Issue Date:  
16 Oct 2023

Revisions:	
1	19Oct23 - Property Line Change
2	13Nov23 - Additional Planning Submittal
3	22Dec23 - Additional Planning Submittal
4	29Dec23 - Planning Comments Addressed
5	25Jan24 - Planning Comments Addressed

Phase:  
Construction Drawings

Final Stabilization Plan

**C6**

- TDEC Erosion Notes:**
1. All areas to receive a minimum of seed and straw, unless otherwise noted.
  2. Vegetation, EPSCs & other protective measures shall be repaired, replaced, or modified within 7 days IF disturbed or compromised.
  3. The EPSCs proposed for this site have been designed to control storm runoff generated by a 5yr, 24 hour storm event.
  4. Temporary and permanent vegetation should be planted according to the TDEC recommended schedule found in their handbook.
  5. Permanent vegetation must be established before as-built approval.
  6. 30 days should be given for as-built approval, before U&O.

- Temporary Vegetation  
 - Permanent Vegetation

See C5 For SWPPP Notes

Parcel 062 006.00  
Address: P/O 1203 Old Hydes Ferry Pk

Owner: TERRY JOSHUA REV. TRUST  
1203 OLD HYDES FERRY PK  
ASHLAND CITY, TN

Engineer: NASHVILLE CIVIL, LLC  
BRIAN HAMILTON, PE  
615.353.9622  
B@NASHVILLECIVIL.COM

Graphic Scale : 20  
1" = 20'

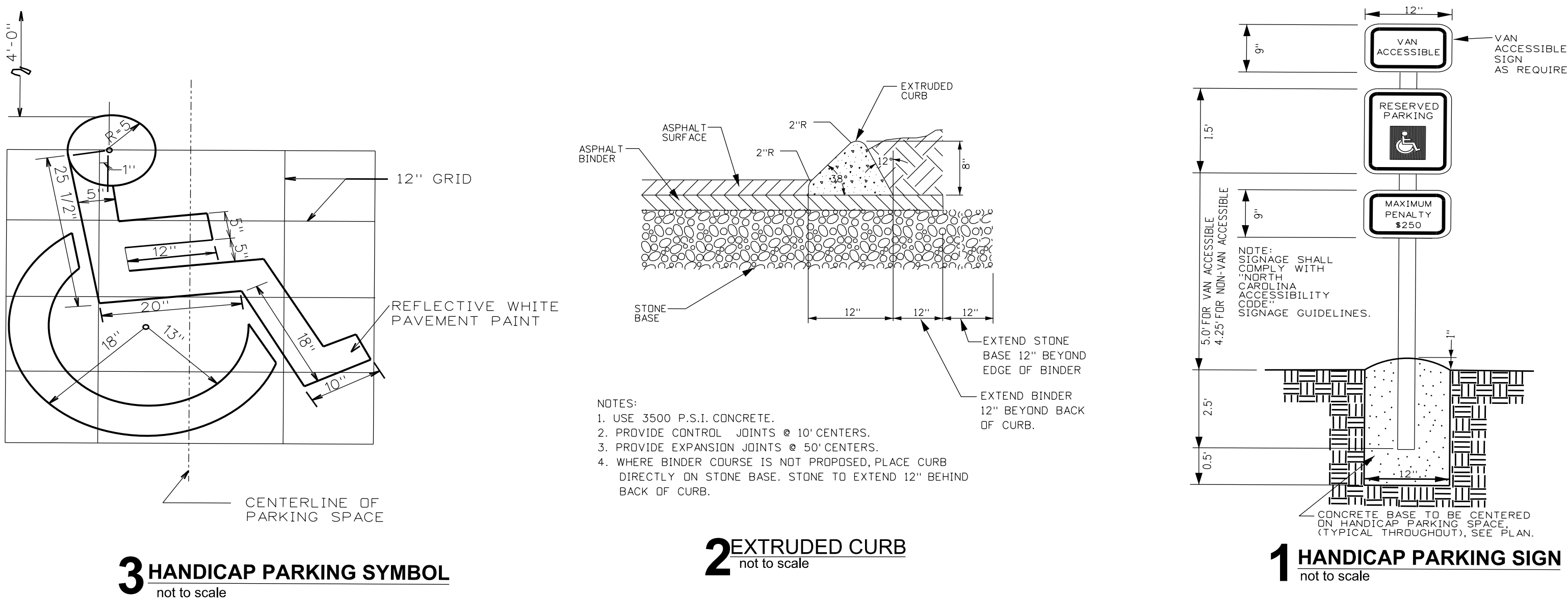
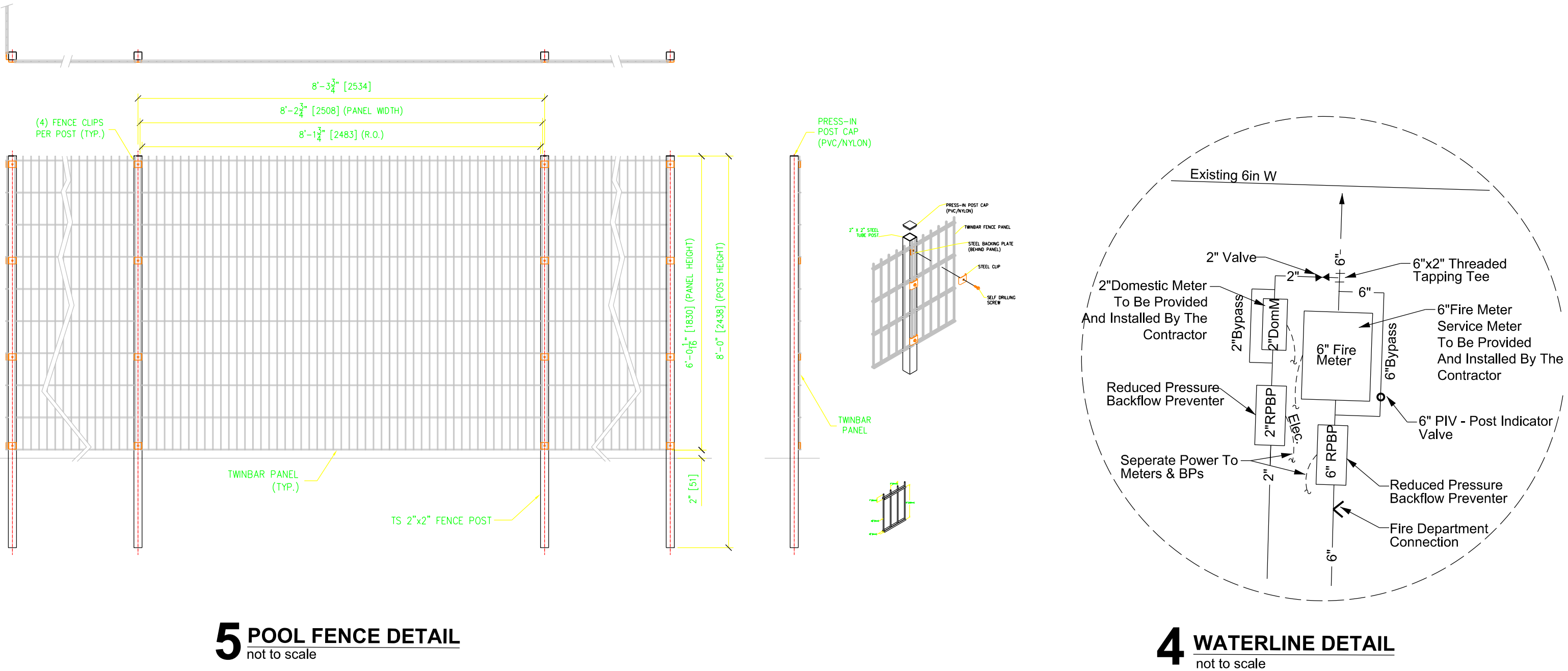
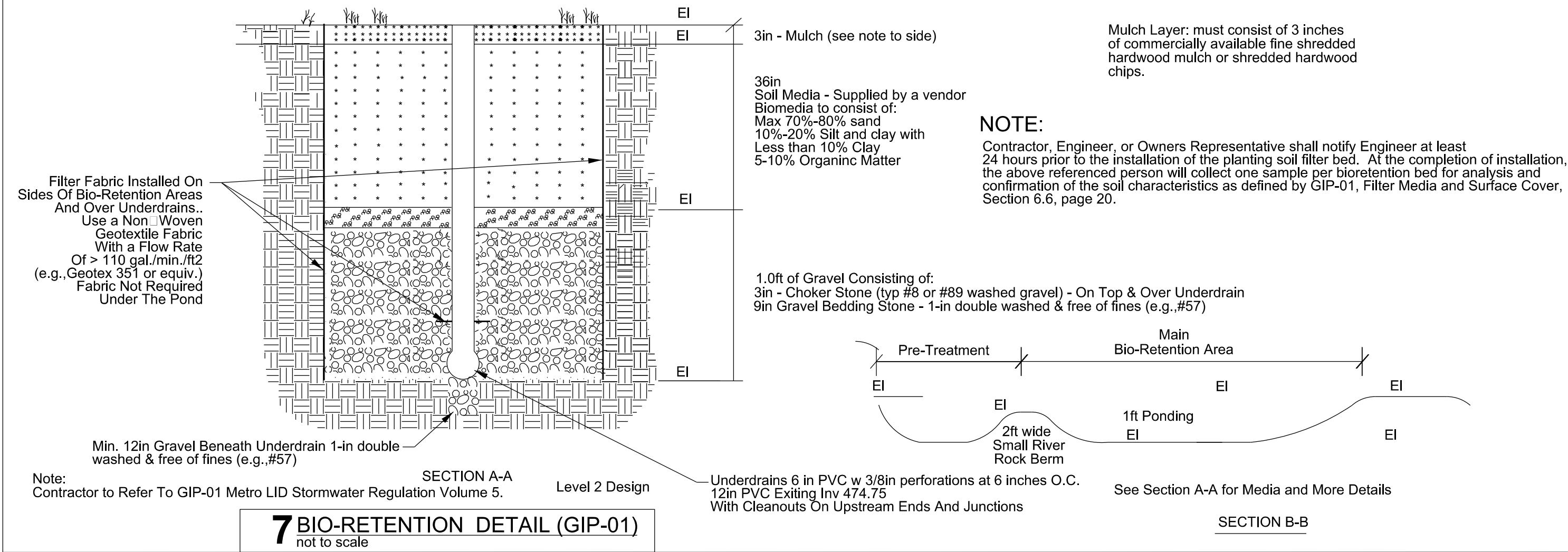
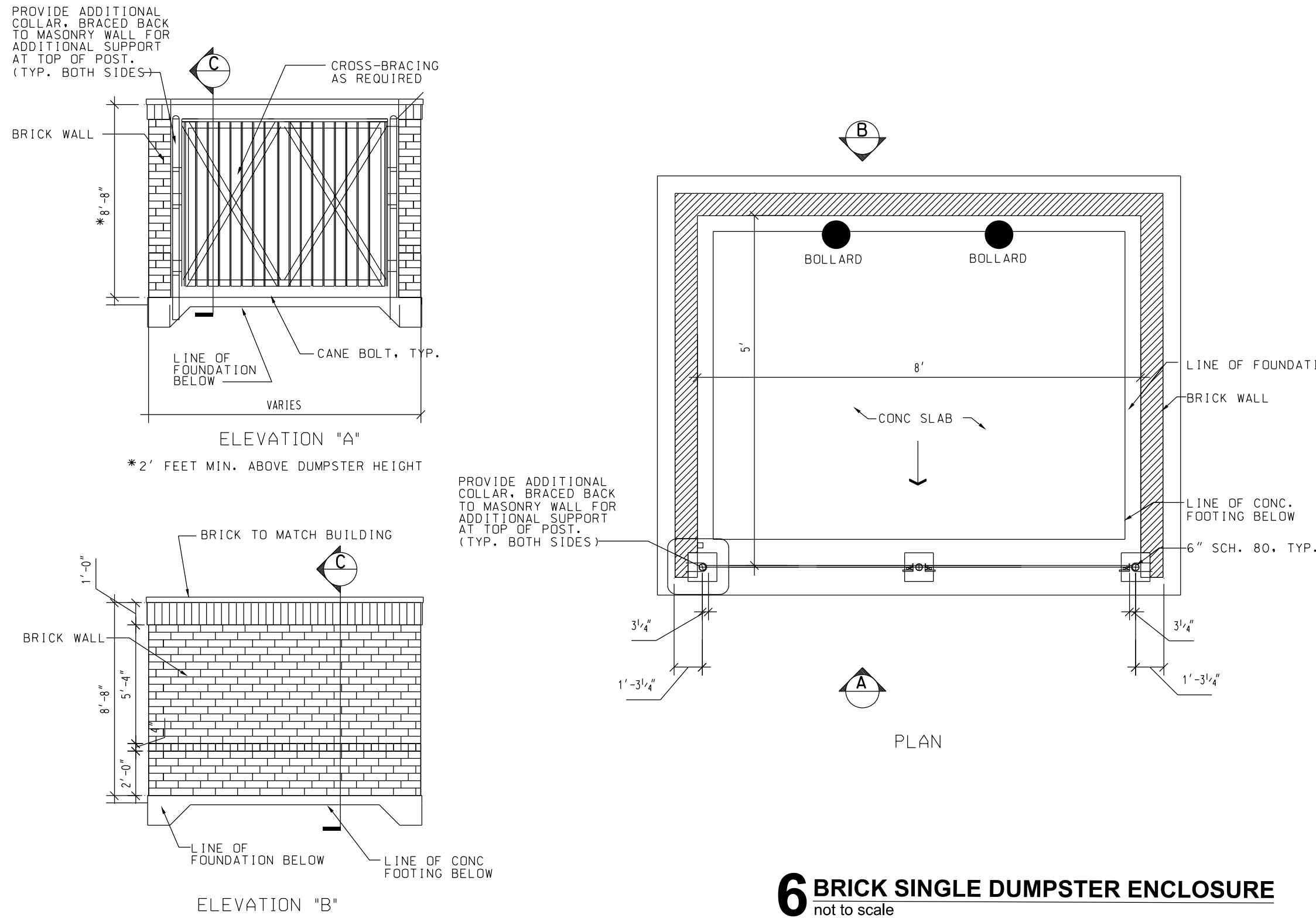
0 20 40

CALL 811  
**811**  
BEFORE YOU DIG



STORMWATER POLLUTION PREVENTION PLAN NOTES

1. The contractor is responsible for making sure that a copy of the SWPPP is retained on-site at or near the construction entrance. If a construction trailer is not available, the contractor shall provide a waterproof enclosure near the construction entrance to place the SWPPP. In addition to the SWPPP, the contractor shall make certain that the following information must also be posted at the construction site (in a construction trailer or in the waterproof enclosure): a.) A copy of the notice of coverage (NOC) with the NPDES permit tracking number for the construction project number, b.) name, company name, email address, telephone number and address of the project site owner or a local contact person; c.) a brief description of the project; d.) the location of the SWPPP if an on-site location for storing the plan is not available.
2. The owner of this project site will provide erosion control measures as shown on this SWPPP. If the owner sells this property, the new property owner will be required to obtain coverage under this permit from the governing federal, state and local agencies and the new property owner shall assume operational control and responsibility for the portion of the site that he/she purchases.
3. Prior to the commencement of any clearing or grubbing, the contractor shall erect "construction fencing", tree protection fencing, caution tape, etc. along the limits of disturbance to protect trees, stream bank buffers, etc. that are not to be disturbed.
4. Prior to any type of construction activity, the contractor shall install the stone based construction exit, the silt fence and the sediment traps/basins when indicated on the SWPPP. Additional erosion control measures such as rock check dams, diversion swales, temporary creek crossings, temporary mulching of disturbed areas, final seed and straw application and general erosion control maintenance shall be provided as construction progresses and these measures become necessary. The contractor shall be responsible for implementing all of the erosion control measures.
5. All erosion control measures shall be installed and maintained in accordance with the manufacturer's specifications and recommendations. It is the purpose of all control measures to slow runoff so that rill and gully formation is prevented. The contractor shall inspect the control measures periodically and replace and/or modify the controls for relevant site situations.
6. Where the application of temporary or permanent grass seed is specified as part of the SWPPP, the contractor shall use an appropriate grass seed mixture for the time of year that the seed is sowed. Use fescue during the spring and summer months and a mixture of fescue and winter rye during the fall and winter months. Sow at a rate of 6 lbs. per 1000 s.f. of area. Provide adequate amounts of water to establish a healthy stand of grass.
7. If sediment escapes the construction site, it is the contractor's responsibility to remove the sediment that has escaped the site. The contractor shall obtain the permission of the landowner where the sediment has accumulated before removal can begin. If sediment enters a stream, the contractor must also gain the written permission of the State before remediation/restoration can begin.
8. The contractor shall remove sediment from sediment traps, silt fences, sedimentation ponds, and other sediment controls as necessary and must be removed when capacity has been reduced by 50%.
9. Litter, construction debris and construction chemicals exposed to storm water shall be picked up and removed from the site to prevent them from becoming a pollutant source for storm water discharges. After use, materials used for erosion prevention and sediment control should be removed from the site.
10. There are no other construction activities or industrial activities associated with this project site that are covered under a separate permit.
11. There are no streams or wetlands on or near this project site, therefore no additional permits associated with these features are required.
12. All earth stockpiles, whether on the project site or off-site shall include erosion control measures to prevent the material from being washed from the site by storm water runoff.
13. Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.
14. This project does not disturb more than 50 acres, but areas of the completed phase must be stabilized within 15 days.
15. For projects that have a disturbed area of greater than 50 acres, the contractor shall provide a phasing plan to only disturb 50 acres or less at one time. Submit the phasing plan to the state and local agencies for their review.
16. Erosion prevention and sediment control measures must be in place and functional before earth moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workday, but must be replaced at the end of the workday.
17. The contractor shall maintain a rain gauge and daily rainfall records at the site.
18. The contractor shall initiate stabilization measures in portions of the site where construction activities have temporarily or permanently ceased. Temporary or permanent soil stabilization at the construction site must be completed no later than 15 days after the construction activity on that portion of the site has temporarily or permanently ceased.
19. The contractor shall construct temporary diversion swales to divert off-site runoff from crossing the disturbed areas. These diversion swales, when necessary, shall be field located to avoid existing trees wherever possible.
20. No work shall be allowed in or around streams or wetlands without the proper permits. Prior to the commencement of any construction activities in these areas, the contractor shall obtain a copy of the permits from the property owner, which allows this work. He shall not begin work without obtaining a copy of these permits or stiff fines from the federal and state agencies may be levied.
21. Muddy water to be pumped from excavation and work areas must be held in settling basins or filtered prior to its discharge into surface waters. Water must be discharged through a pipe, well-grassed or lined channel or other equivalent means so the discharge does not cause erosion and sedimentation. Discharged water must not cause an objectionable color contrast with the receiving stream.
22. After construction is complete, all disturbed areas, which are not covered with impermeable surface (i.e. asphalt, concrete, buildings, etc.), shall be covered with topsoil (4-inch thick minimum), grass seed and straw. The contractor shall maintain the seed and straw until a solid, healthy stand of permanent grass covers the disturbed areas.
23. Silt fence shall be used along the lower edge of disturbed areas that have sheet flow runoff. Where runoff is concentrated (such as swales and ditches), bumpus fences or rock check dams shall be used to slow the velocity and allow settling of sediment.
24. All construction and waste material shall be collected and removed from the site on a periodic basis. All construction and waste material shall be located outside of any existing or proposed drainage ways and shall be covered and protected from the rain until they are removed from the site. Any liquid materials or chemicals stored on-site shall be located away from any existing or proposed drainage ways and a berm of sufficient height to contain the entire volume of the liquid shall be constructed to completely encompass and impound the stored materials to prevent a spill from flowing off of the site.
25. All soil, plants, trees and other vegetation in protected streams and wetlands and along the banks of same are protected by State law and therefore a prohibited from being removed. The contractor shall ensure that these areas remain undisturbed during construction. He shall erect construction barriers or take other means necessary to insure that the areas remain protected.
26. The contractor shall employ a person to inspect the erosion control measures as required by the State and local agencies. The inspector must have successfully completed the "Fundamentals of Erosion Prevention and Sediment Control" course provided by the State. A copy of the certification or training record for inspector certification should be kept on site.
27. Inspections described in the Tennessee General Permit shall be performed at least twice every calendar week and shall be performed at least 72 hours apart. Inspect all erosion control measures, disturbed areas, storage of material areas, outfall points, construction access points, etc.
28. Inspections shall also be performed before anticipated storm events (or series of storm events such as intermittent showers over one or more days), and within 24 hours after the end of a storm event of 0.5 inches or greater.
29. Any inadequate control measures or control measures in disrepair shall be replaced or modified or repaired as necessary before the next rain event if possible, but in no case more than 7 days after the need is identified. The contractor shall provide additional erosion control measures where necessary to insure adequate control so that no silt exits the project site.
30. Inspections shall be documented and include: the scope of the inspection, name and title of personnel making the inspection, the date of the inspection, major observations relating to the implementation of the storm water pollution prevention plan (including the location of discharges of sediment or other pollutants from the site and of any control device that failed to operate as designed or proved inadequate for a particular location), and actions taken in accordance with the General Permit. Inspections documentation will be maintained on site and made available upon request. Inspection reports must be submitted to the State (TDEC) within 10 days of the request. Use the inspection report form provided in Appendix C of the General Permit and complete on a weekly basis.
31. Sediment removed from sediment control structures is to be placed at a site that has been permitted by local and state agencies. The contractor is responsible for obtaining the site to "waste" the sediment material. The sediment shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the storm water runoff. Cost of this treatment is to be included in the price for the earthwork.
32. The contractor shall seed and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. The contractor shall take whatever means necessary to establish permanent soil stabilization. Any areas that do not include construction activity for more than 14 days shall be temporarily covered with straw to help prevent erosion.
33. Remove sediment from all drainage structures, pipes and swales before acceptance by the developer or the local governing agency.
34. Remove the temporary erosion and water pollution control devices only when in the opinion of the owner's representative, they are no longer needed.
35. During the period between the end of the construction and the establishment of the permanent vegetation, erosion control measures shall remain in place and maintained. Once permanent vegetation is established, then the erosion control measures may be removed.
36. This SWPPP is developed in accordance with the Tennessee General NPDES Permit (TNR100000) for storm water discharges associated with construction activity (TNCGP), and is prepared using sound engineering practices. Nashville Civil, LLC personnel involved with the development of this plan have completed the design of vegetative and structural measures for erosion and sediment control course available from the State of Tennessee.
- As instructed by Part III.F of the TNCGP, this plan and all attachments are hereby submitted to the local Environmental Assistance Center (EAC), along with the complete, correctly signed Notice of Intent (NOI). Construction will not be initiated prior to 30 days from the date of submittal of this document or prior to receipt of a Notice of Coverage (NOC) from the Tennessee Department of Environment and Conservation (TDEC). This SWPPP is an evolving document that can change with field adjustments. And changes in the field need to be noted and TDEC provided a copy of the changes.



Plan Prepared By:

**Nashville Civil LLC**  
Site Design • Engineering  
700 51st Avenue North  
Nashville, TN 37209  
P 615.353.9622  
b@nashvillecivil.com

architect:  
Barnettdesignstudio.com  
324 Main Street Suite 200  
Franklin, TN 37064

sheet title:  
**CIVIL DETAILS AND SWPPP NOTES**

for:

**Sleep INN**

located:

**OLD HYDES FERRY PIKE & SANDY RUN ROAD**

**ASHLAND CITY CHEATHAM COUNTY TENNESSEE**

Project #:  
NC 23-472

Original Issue Date:  
16 Oct 2023

Revisions:  
1 19Oct23 - Property Line Change  
2 13Nov23 - Additional Planning Submittal  
3 22Dec23 - Additional Planning Submittal  
4 29Dec23 - Planning Comments Addressed  
5 25Jan24 - Planning Comments Addressed

Phase:  
Construction Drawings

Civil Details And SWPPP Notes

**C7**



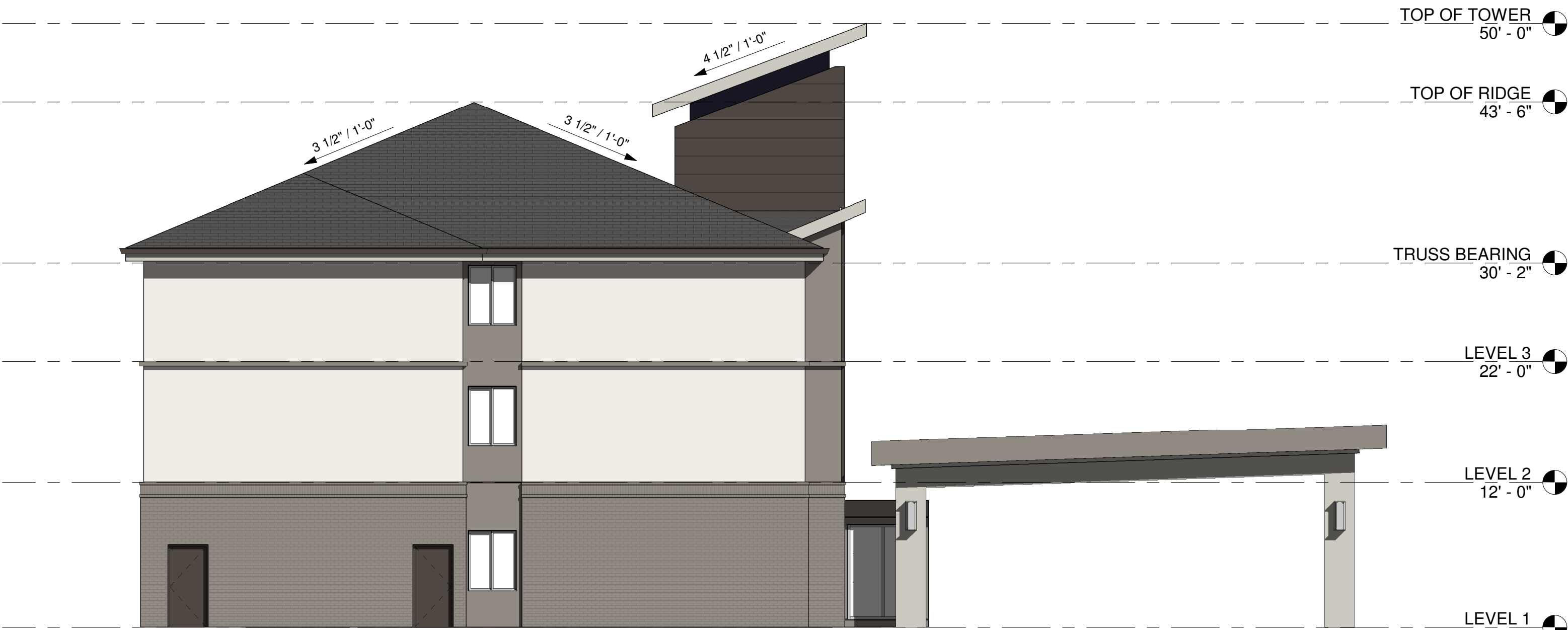
consultants:

project:

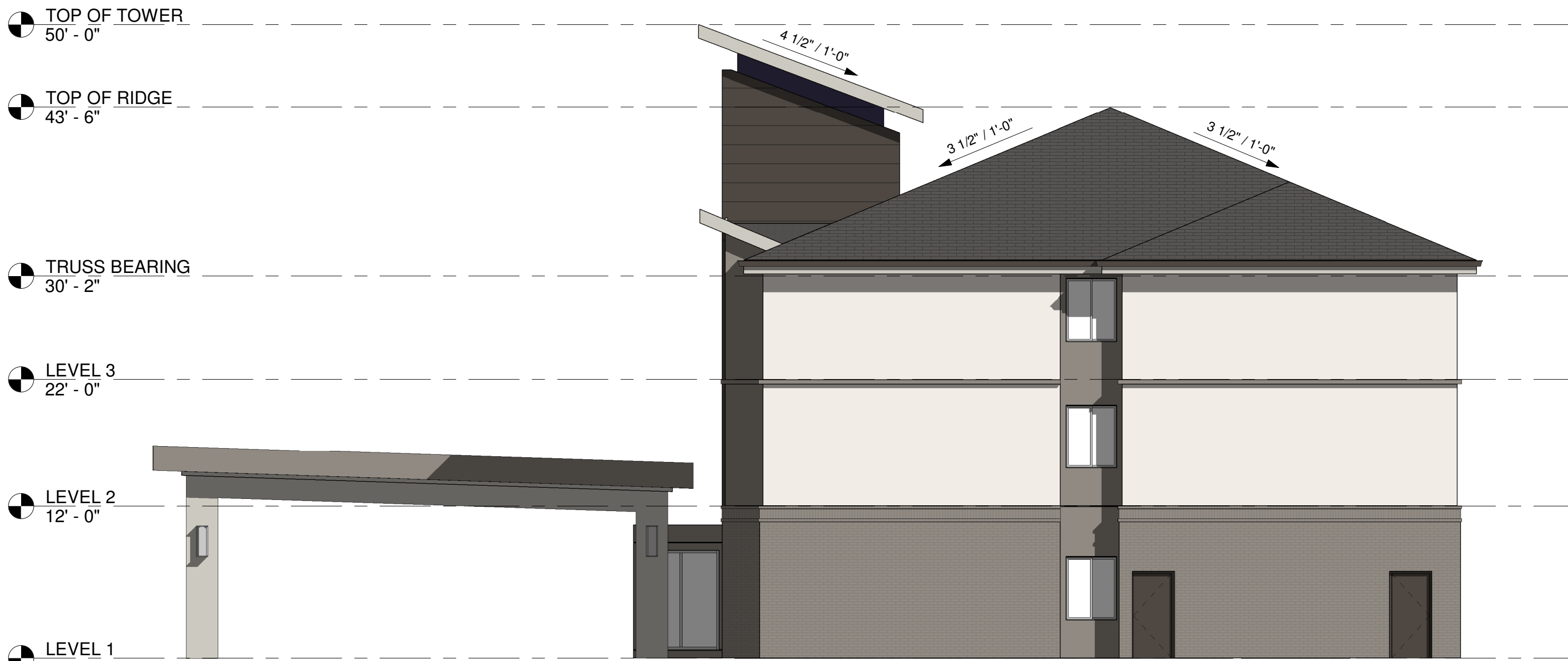
SLEEP INN  
olde hydes ferry pike | ashland city, tn 37015



① front elevation  
1/8" = 1'-0"



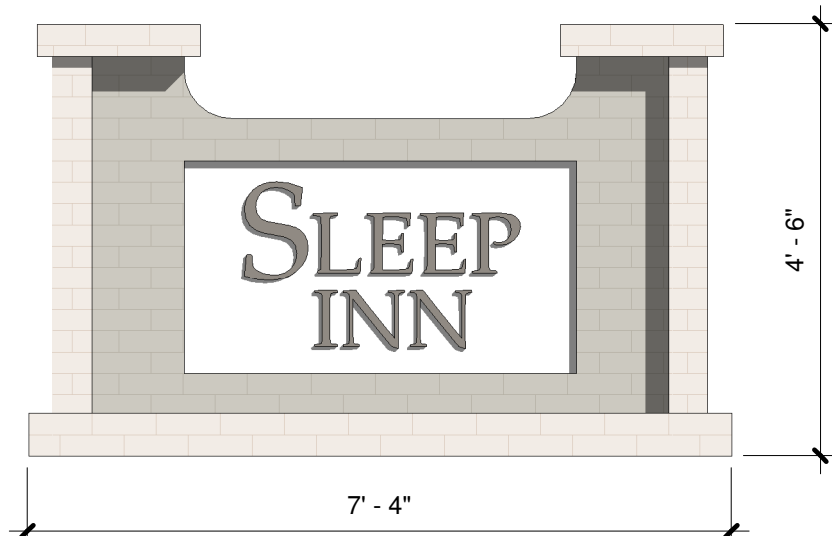
③ left elevation  
1/8" = 1'-0"



④ right elevation  
1/8" = 1'-0"

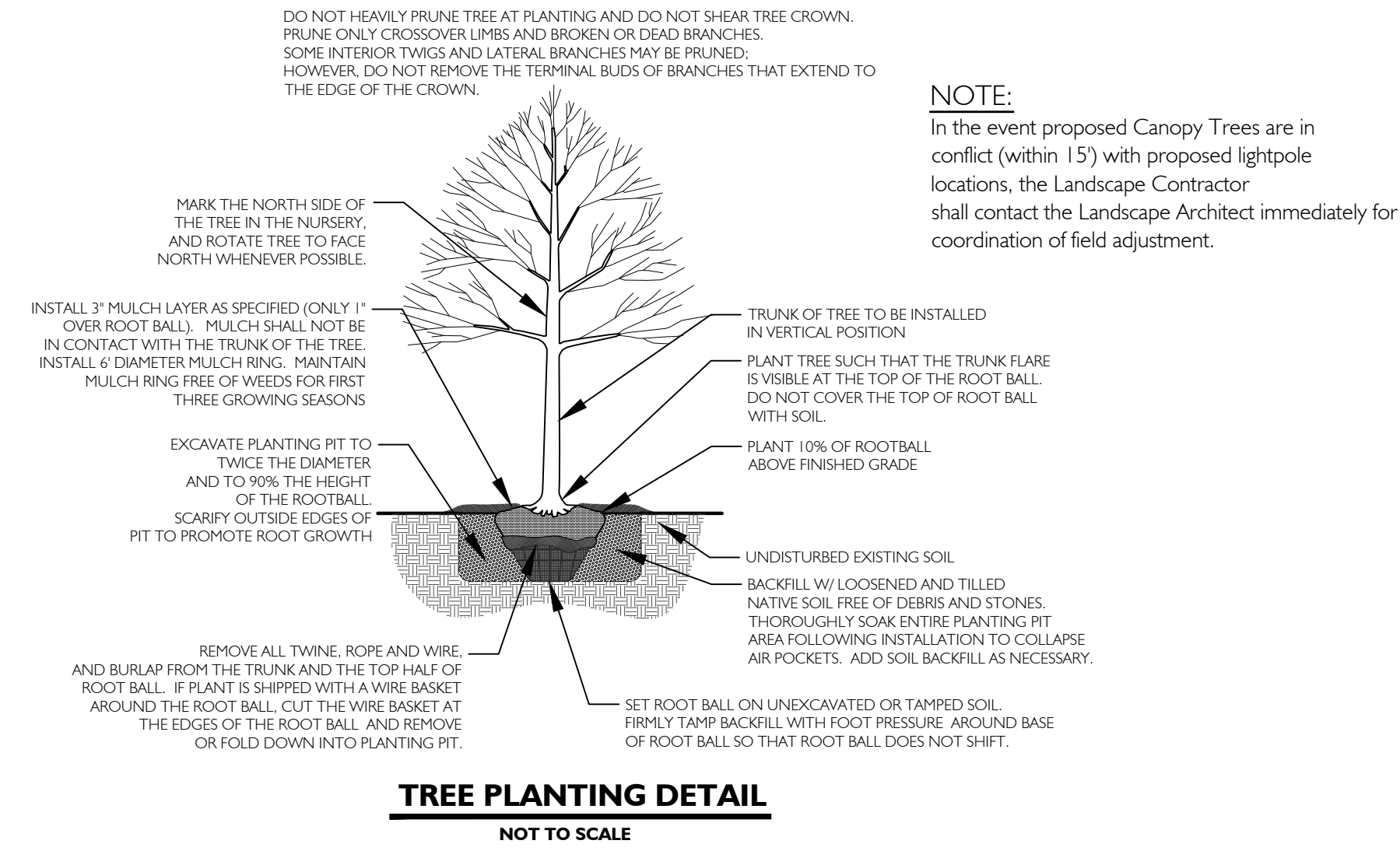


② rear elevation  
1/8" = 1'-0"



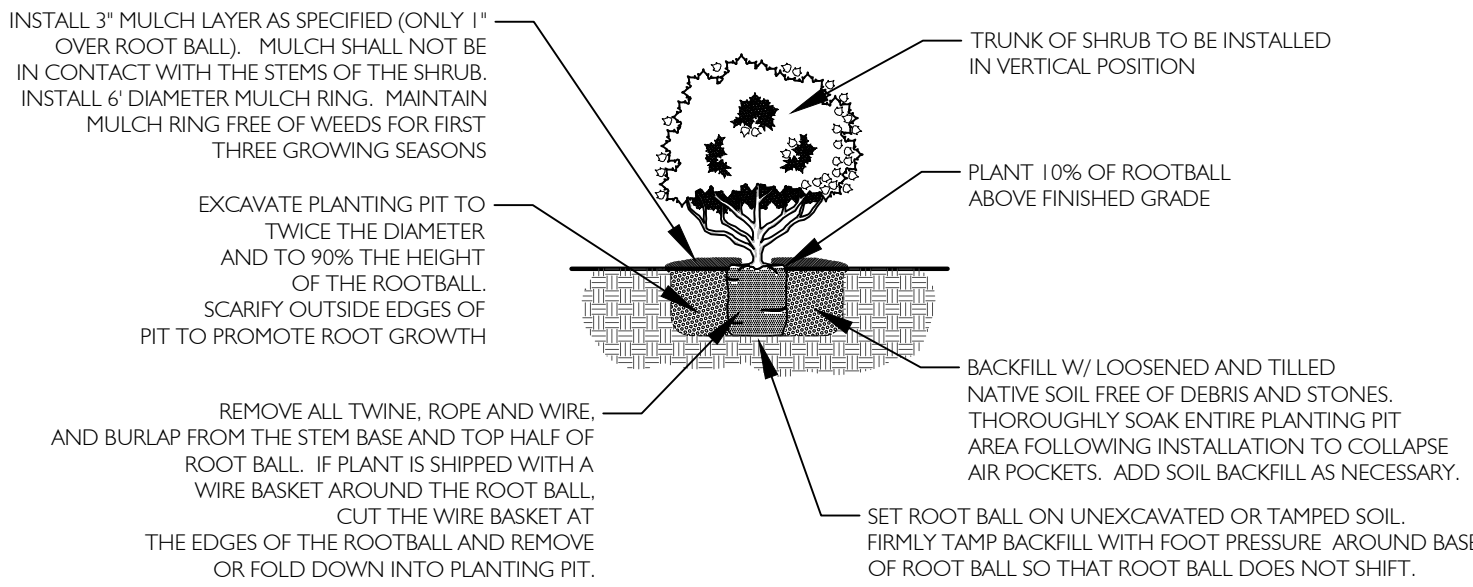
⑤ monument sign  
1/2" = 1'-0"





**Tree Quality Notes:**

- Unless specifically noted, all trees shall be of specimen quality, exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous well branched, and densely foliated when in leaf; free of disease and insects; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
- Trees with co-dominant leaders and/or included bark shall be rejected. Trees with a damaged or crooked leader, girdled trunk, bark abrasions, sunscald, disfiguring knots, insect damage, sheared crown, cuts of limbs over 3/4" diameter that are not completely closed shall be rejected.

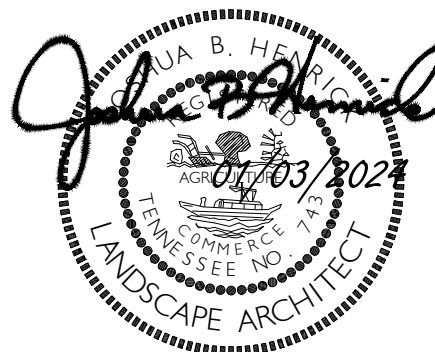
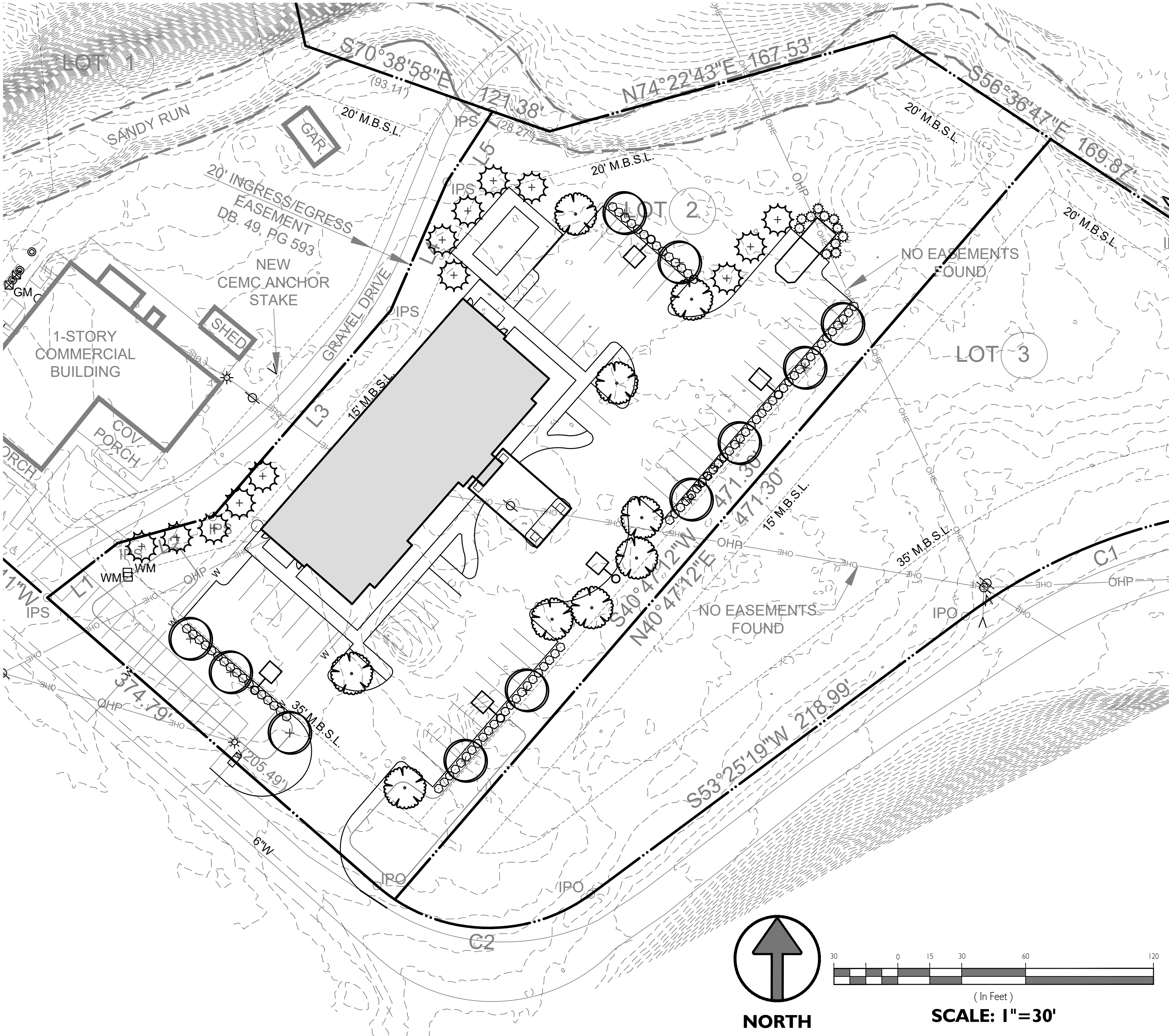


**Landscape Notes:**

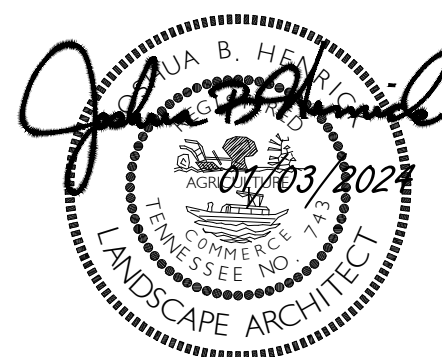
- All work shall be performed by fully qualified Plantsmen. Use good Horticultural practices to keep all plants and plant material installed in a living, healthy condition up to the date of termination of the contractor's responsibility for care.
- The Landscape Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor is responsible for locating all underground utilities and shall avoid damage to utilities during the course of the work. The Landscape Contractor is responsible for repairing any damage to utilities, site structures, etc., resulting from landscape construction.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth on this plan set and the specifications.
- The Landscape Contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- No material shall be planted before finish grading has been completed.
- The plants delivered to the project site shall be planted as soon as site conditions permit. Take care in scheduling plant deliveries and the size of the deliveries so that long periods of storage are avoided. Adequately protect plants placed in temporary storage from the sun and wind; water plants so as to maintain their appearance and health. Plants that have not been properly maintained during temporary storage may be rejected by the Landscape Architect.
- Should the Contractor encounter unsatisfactory surface or other subsurface drainage conditions, soil depth, latent soils, hard pan, stem of 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 material to be installed and contractor shall take responsibility for the cost of any revision.
- It is the responsibility of the Contractor to verify that each excavated tree or shrub pit will percolate (drain) prior to adding topsoil of planting mix 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 planting relocated to and area approved by the Owner's Representative.
- 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 pavement material. Excess material is to be removed from the landscape areas and disposed of 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 area islands and/or planting medians and strips. Parking lot islands and medians are to be backfilled with sifted topsoil as per project specifications and to the elevations indicated on the grading plans.
- All shrub and ground cover beds not in parking lot islands or median strips are to be excavated to a depth of 12 inches and disposed of off site or in an area approved by the Project Engineer. Trees in these bed areas shall be installed per the tree planting detail. The bed area is to be backfilled with sifted topsoil to the elevations indicated on the grading plans as per the specifications.
- The optimum time for planting is from October 1 to April 1. Scheduling for planting at other times must be approved in writing by the Landscape Architect.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- New tree plantings are to be staked per planting details. Trees that are not staked according to detail will be rejected.
- All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- The Landscape Contractor shall stake or mark all plant material locations prior to installation. The Landscape Contractor shall have the Owner's Representative approve all staking prior to installation.
- All plant material which dies, turns brown, or defoliates (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.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- Chemical Weed Control (pre-emergent, i.e. Treflan) shall be applied to all landscape areas prior to any plant installation.
- All planting areas shall receive a 3" layer of the mulch as specified in the materials schedule, which is to be watered-in after installation.
- All plants shall be vigorous, healthy material, free of pests and disease.
- All plants and trees must meet all requirements specified in the plant list, details, and specifications.
- The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- Existing sod shall be removed as necessary to accommodate new plantings.
- Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing.
- The Landscape Contractor is responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, of all planting areas and lawns per project specifications until total acceptance of the work by the owner.
- The Landscape Contractor shall completely guarantee all work for a period of one year beginning at the date of total acceptance.
- The Landscape Contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- ATTENTION OWNER/INSTALLER:  
This landscape plan has been designed to meet the minimum requirements of the Ashland City zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements; Thus problems may arise with releasing the performance/maintenance bond for landscaping. Deviation from the approved landscape plan shall not be made without first consulting Greenspace Design and then obtaining approval from either the planning commission or the planning department.

**PLANT SCHEDULE**

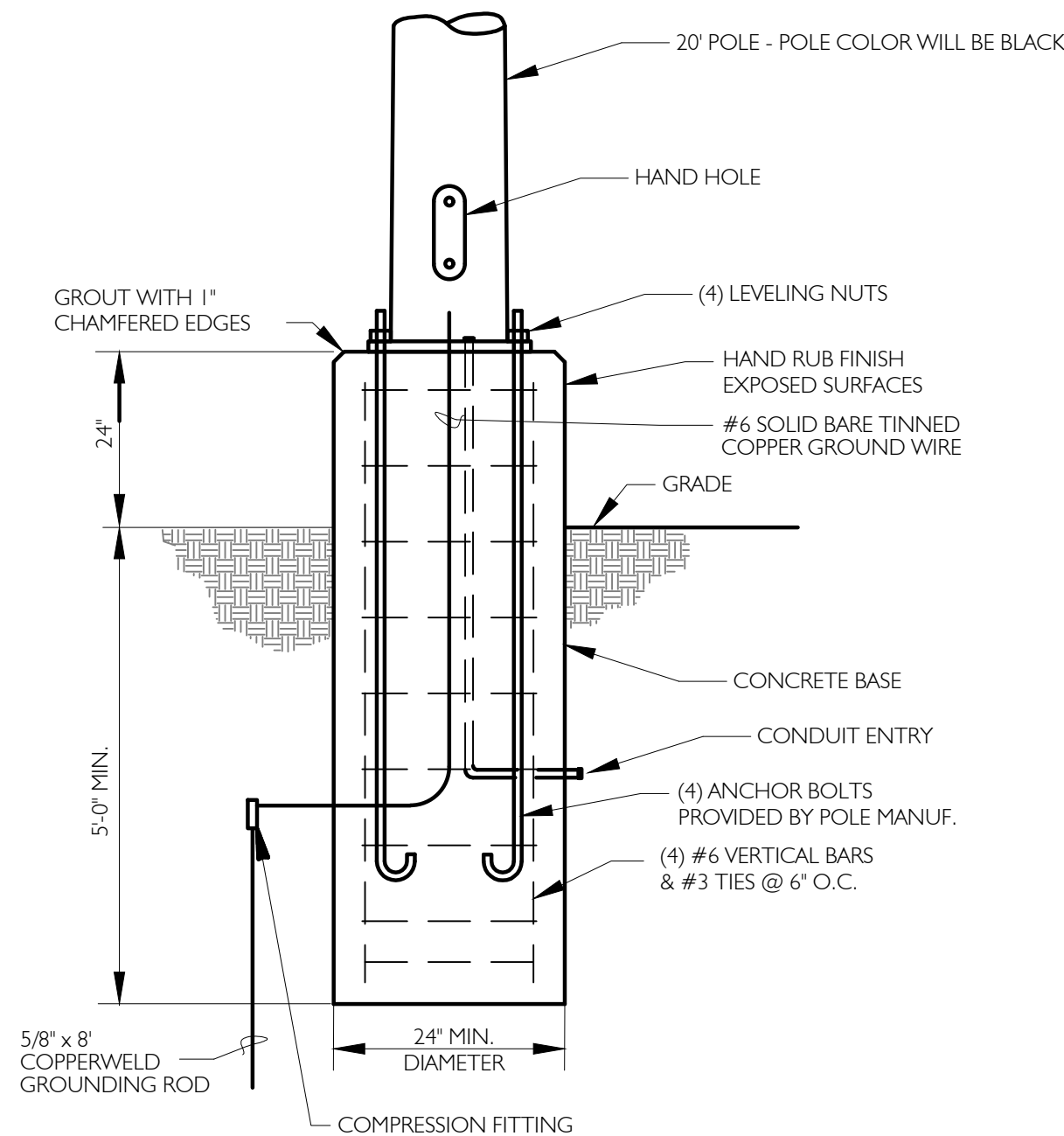
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
CANOPY TREES							
	11	Acer rubrum 'October Glory' TM	'October Glory' Maple	12'-14'	6'-7'	2"	5' Clear Trunk
	13	Pinus strobus	White Pine	6'-8'	3'-4'	2"	F.T.B.
	9	Ulmus parvifolia 'Bosque'	Bosque Elm	12'-14'	6'-7'	2"	5' Clear Trunk
SHRUBS							
	85	Ilex cornuta 'Needlepoint'	Needlepoint Holly	24"-30"	18"-24"	F.T.B.	
	11	Viburnum x pragense	Prague Viburnum	30"-36"	18"-24"	F.T.B.	
TURF							
SEED	Turf Mixture	Rebel III Turf-type Fescue. Seed all disturbed areas @ 8# 1,000sf.					
MISCELLANEOUS				REMARKS			
Shredded Hardwood Bark Mulch				Minimum 3" depth throughout.			
NOTES							
F.T.B. = Full To Base							







**Sleep**  
INN



FOUNDATION DETAIL  
FOR OUTSIDE LIGHTING  
NOT TO SCALE



**Specifications**  
EPA: 1.01 ft<sup>2</sup> (0.09m<sup>2</sup>)  
Length: 33\"/>

Category	Number
Notes	
Type	

Do Not Scale for or reuse over this page to use all information elements.

**Capable Luminaire**

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**

- DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roam](#); [Link to DTL DLL](#)

A+ Capable options indicated by this color background.

**Ordering Information**

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1 LED		Color temperature		Distribution		Voltage		Mounting	
Series	LEDs								
DSX1 LED	<b>Forward optics</b>		30K	3000K	T15	Type I short	T35	Type V short	MVOLT <sup>1</sup>
	P1	P4	40K	4000K	T25	Type II short	T3M	Type V medium	120 <sup>1</sup>
	P2	P5	50K	5000K	T2M	Type II medium	T3W	Type V wide	208 <sup>1</sup>
	P3	P6	AMBPC	Amber phosphor converted	T3S	Type III short	BLC	Backlight control <sup>1</sup>	240 <sup>1</sup>
<b>Rotated optics</b>				T3M	Type II medium	T3M	Type V medium	SPUMBA	Square pole universal mounting adapter <sup>1</sup>
P10 <sup>1</sup>				T4M	Type IV medium	LCOD	Left corner cutoff <sup>1</sup>	RPUMBA	Round pole universal mounting adapter <sup>1</sup>
P11 <sup>1</sup>				TF1M	Forward throw medium	RCD	Right corner cutoff <sup>1</sup>	<b>Shipped separately</b>	
				TFV5	Type V very short			KMA8 DDBXD D	
								Meet arm mounting bracket adaptor (specify finish) <sup>1</sup>	

Control options	Other options	Finish
<b>Shipped installed</b>	<b>Shipped installed</b>	<b>Shipped installed</b>
PER	PERHFCV	PERHFCV
PER5	PER5	PER5
PER7	PER7	PER7
DMS	DMS	DMS
DS	DS	DS
PRR	PRR	PRR
PRHFCV	PRHFCV	PRHFCV



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • [www.lithonia.com](http://www.lithonia.com)  
© 2011-2017 Acuity Brands Lighting, Inc. All rights reserved.

DSX1 LED  
Rev. 10/25/17  
Page 1 of 7

