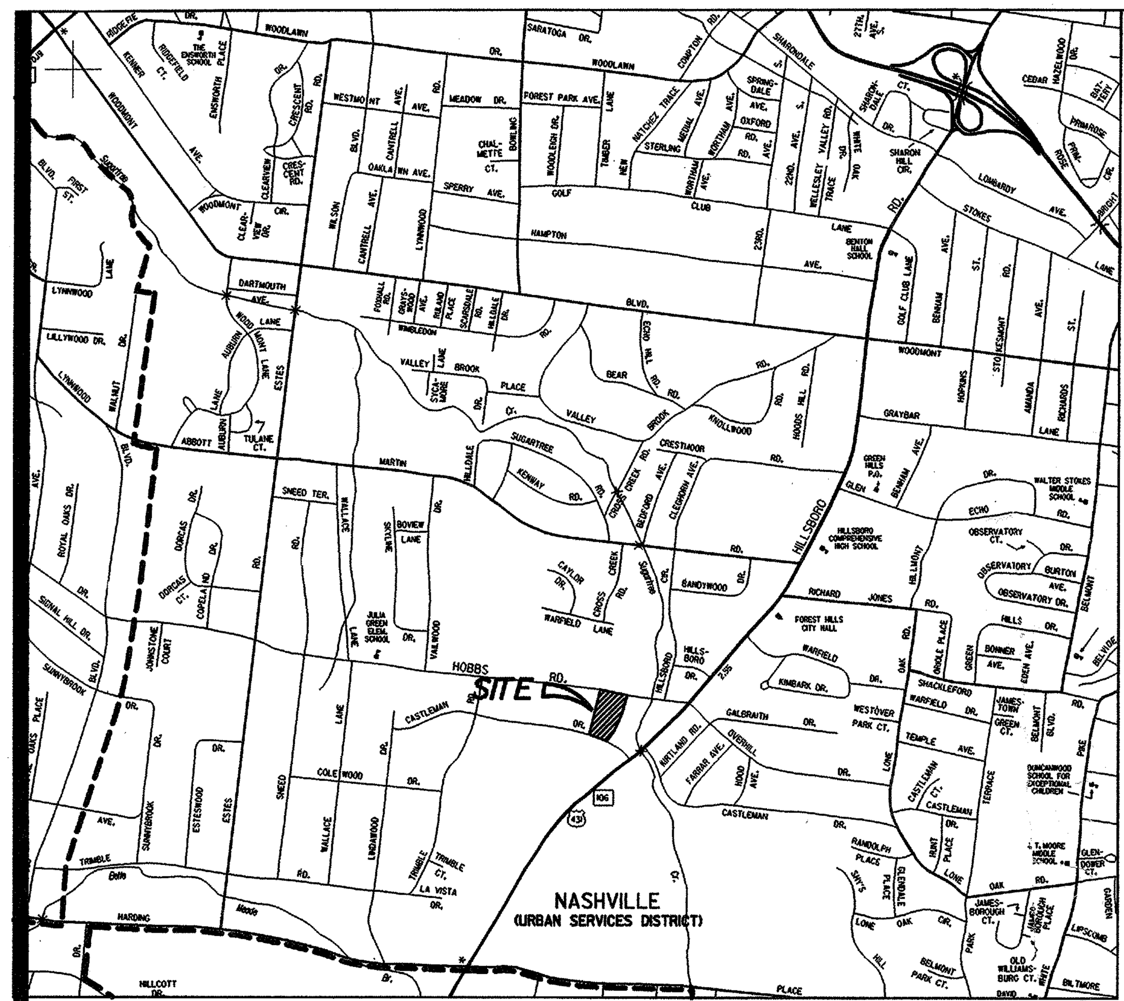


VICINITY MAP

SITE DATA

MAP 131-02, PARCELS 39, 40, 41, 42

EXISTING ZONING - R20
PROPOSED ZONING - SP

8 TWO-FAMILY DWELLINGS (16 UNITS)

TOTAL AREA - 2.34 ACRES
STREETS AND PARKING - .58 ACRE
OPEN SPACE - 1.18 ACRES

TOTAL PARKING REQUIRED - 32
TOTAL PARKING PROVIDED - 49
BUILDING COVERAGE - 25,128 SF (3,141 SF EACH)
TOTAL BUILDING AREA - 42,512 SF (5,314 SF EACH)
MAX BUILDING HEIGHT TO BE LESS THAN 30'
GROSS DENSITY - 6.84 UNITS/ACRE (PROPOSED)
FAR -.42 (PROPOSED)
ISR -.50 (PROPOSED)
GROSS DENSITY - 3.42 UNITS/ACRE (EXISTING)
FAR -.07 (EXISTING)
ISR -.17 (EXISTING)

DESIGN PROFESSIONAL:
STEPHEN A. BROWN, P.E.
GRESHAM SMITH & PARTNERS
511 UNION STREET, SUITE 1400
NASHVILLE, TN 37219
615-770-8527

34TH COUNCILMANIC DISTRICT
COUNCILMAN LYNN WILLIAMS

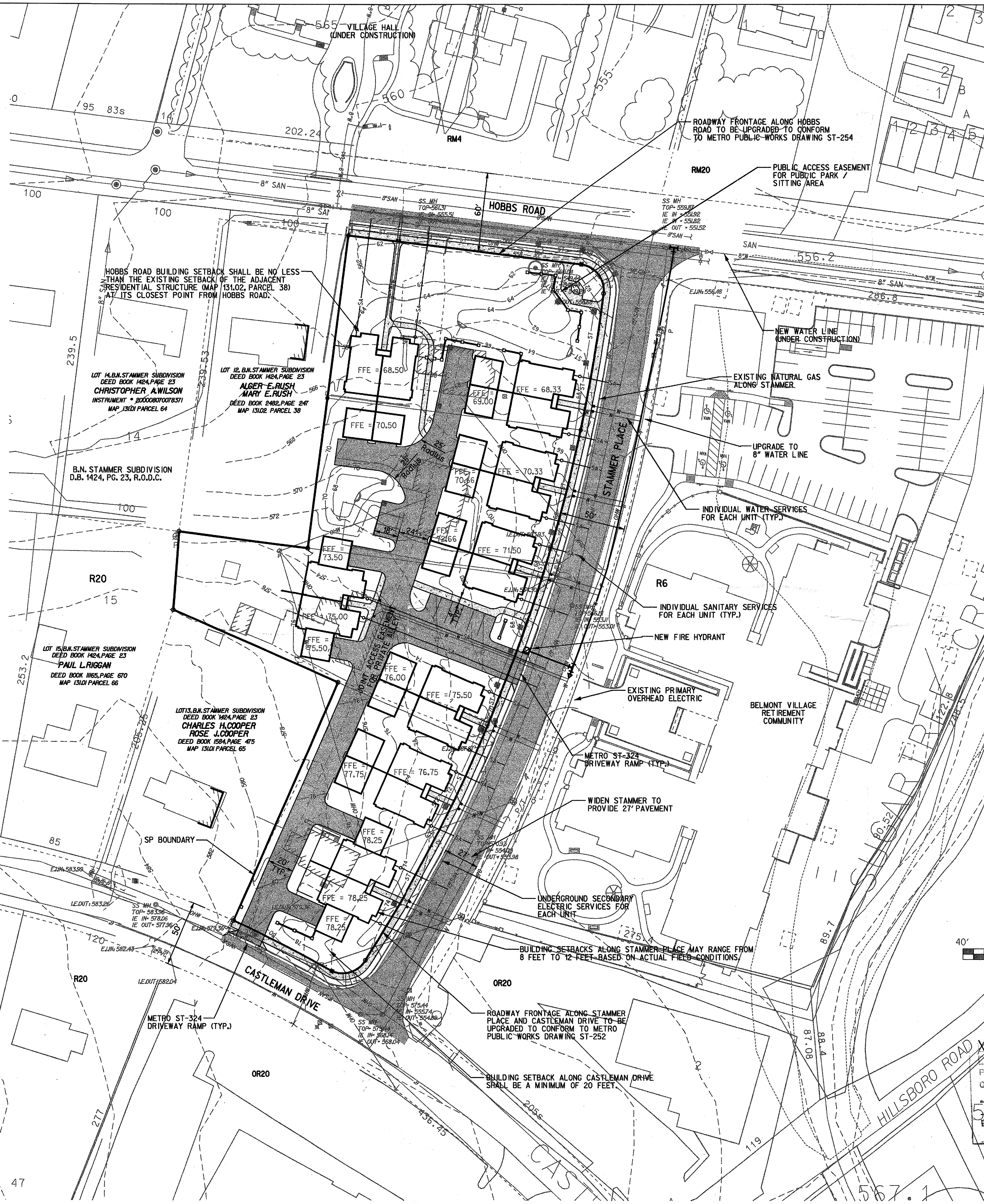
OWNERS:

WILLIAM R. GAW, et ux
950 TYNE BOULEVARD
NASHVILLE, TN 37220

H.B. OSTEEN, et ux
6805 ARNO-ALLISONA ROAD
COLLEGE GROVE, TN. 37046

RUTH ENGEL YULMAN
4900 CARTIER STREET
SUITE 209
VANCOUVER, BC

BUCKNER FAMILY CHARTABLE FOUNDATION
1100 S 18th STREET
ST LOUIS, MO 63104



40' 0 40' 80'
GRAPHIC SCALE

STEVEN T. SNODDY, ASLA
TN REG # 330

STEPHEN A. BROWN, P.E.
TN REG# 104906

G S & P

Design Services For The Built Environment

Atlanta
Birmingham
Charlotte
Columbus
Dallas
Fort Lauderdale
Indianapolis
Jacksonville
Louisville
Nashville
Raleigh
Richmond
San Francisco
Tampa

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100
WWW.GSPNET.COM

PRELIMINARY PLANNED UNIT DEVELOPMENT
HAURY & SMITH
STAMMER PARKE
STAMMER PLACE
NASHVILLE, TENNESSEE

REVISION		
No. -	Date -	Revision
1	2.21.06	HOBBS SETBACK, ADD NOTES
	. .	
	. .	
	. .	
	. .	
	. .	
	. .	

PRELIMINARY, [ ] FINAL, [ ] as AMENDED, in FULL, [X] CONDITIONAL, compliance with the P.U.D. provisions of the Metropolitan Zoning Ordinance.
Conditions See minutes 2-23-06
By Kathryn Fuller Date 2/28/06
Metropolitan Planning Commission

SITE AND UTILITIES PLAN

C1.1

FILE: Q:\24163\c\4163C101.dgn
PROJECT: 24163.00
DATE: 01.17.06

SP_ 2005SP-0990-10

NOTE:
ELEVATIONS ARE SHOWN TO INDICATE MASSING, HEIGHT AND GENERAL MATERIALS TO BE USED IN CONSTRUCTION. ACTUAL DESIGNS MAY VARY FROM THE ELEVATIONS SHOWN.

UNIT TYPE I

UNIT TYPE II

UNIT TYPE III

UNIT TYPE II

SP_2005SP-099U-10

G S & P

Design Services For The Built Environment

Atlanta
Birmingham
Charlotte
Columbus
Dallas
Fort Lauderdale
Indianapolis
Jacksonville
Louisville
Nashville
Raleigh
Richmond
San Francisco
Tampa

GRESHAM SMITH AND PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100

WWW.GSPNET.COM

PRELIMINARY PLANNED UNIT DEVELOPMENT

HAURY & SMITH

STAMMER PARKE

STAMMER PLACE
NASHVILLE, TENNESSEE

REVISION		
No. –	Date –	Revision
1	2.21.06	ADD NOTE
	. .	
	. .	
	. .	
	. .	
	. .	
	. .	

BUILDING ELEVATIONS

C3.1

FILE: Q:\24163\c\4163c301.dgn
PROJECT: 24163.00
DATE: 01.17.06

whitson
B.O.
22-FEB-2006
09:52
m:\plot\colortables\bw.ctb
4163c301
m:\plot\pentables\gsp\GSP.pen
Q:\24163\c\4163c301.dgn
Q:\24163\c\4163cbor.dgn
[0-64]
[0-9, 12-41, 43-62]
$LEV1$
$LEV2$
$LEV3$
$LEV4$
$LEV5$
$LEV6$
$LEV7$

FINAL SPECIFIC PLAN
AND CONSTRUCTION PLANS FOR

STAMMER PARKE

RESIDENTIAL SUBDIVISION

NASHVILLE, TENNESSEE

DATE: JULY 28, 2006

GSP PROJECT NO. 24163.00

Owner:
HAURY AND SMITH

CONTACT: WAYNE MORRISON
2033 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215
PHONE: 615/383-9070

Engineer:
GRESHAM, SMITH AND PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
Contact: Stephen Brown, P.E.
Phone: (615) 770-8527

SITE DATA

MAP 131-02, PARCELS 39, 40, 41, 42

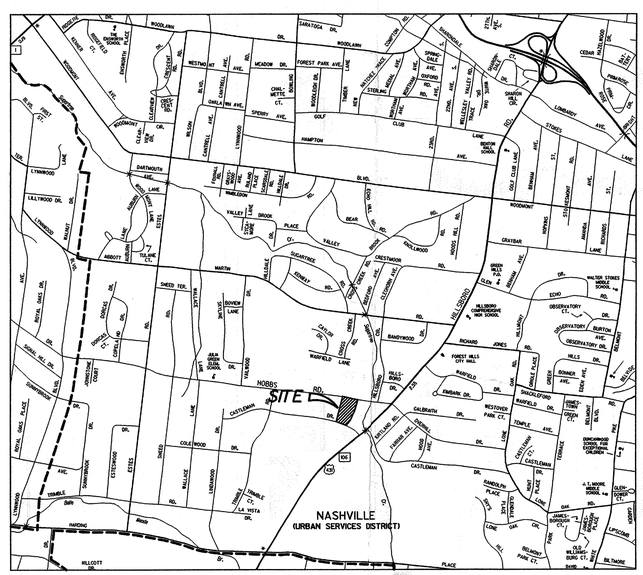
EXISTING ZONING - R20

8 PROPOSED 2-FAMILY BUILDINGS W/2 CAR GARAGES

TOTAL AREA - 2.18 ACRES
STREETS AND PARKING - 0.58 ACRES
OPEN SPACE - 1.18 ACRES

TOTAL PARKING REQUIRED - 32
TOTAL PARKING PROVIDED - 49

BUILDING COVERAGE - 25,128 S.F. (3,141 S.F. EACH)
TOTAL BUILDING AREA - 42,512 S.F. (5,341 S.F. EACH)
MAX BUILDING HEIGHT TO BE LESS THAN 30'
GROSS DENSITY (PROPOSED) - 7.34 UNITS/ACRE
FAR (PROPOSED) - 0.45
ISR (PROPOSED) - 0.51
GROSS DENSITY (EXISTING) - 1.83 UNITS/ACRE
FAR (EXISTING) - 0.07
ISR (EXISTING) - 0.17



VICINITY MAP

MAP 131-02, PARCELS 39,40,41,&42

4207 & 4211 STAMMER PLACE,
2200 CASTLEMAN DRIVE, AND 2201 HOBBS ROAD

COUNCIL DISTRICT 34

SHEET INDEX

C0.1	COVER SHEET
C0.2	GENERAL SITE NOTES
C1.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.1	SITE LAYOUT PLAN
C3.1	SITE GRADING, DRAINAGE AND EROSION CONTROL PLAN (SWPPP)
C3.2	DRAINAGE STRUCTURE CHART
C4.1	SITE UTILITIES PLAN
C4.2	PUBLIC WATER LINE PLAN
C6.1	SITE DETAILS
C6.2	SITE DETAILS
C6.3	SITE DETAILS
L2.1	LANDSCAPE PLAN
A1.1	BUILDING ELEVATIONS

NASHVILLE & DAVIDSON COUNTY
DEC 14 2006
METROPOLITAN PLANNING DEPARTMENT

☐ PRELIMINARY, ☒ FINAL, ☐ as AMENDED, IN
☐ FULL, ☒ CONDITIONAL, compliance with the
PAD provisions of the Metropolitan Zoning Ordinance.
Conditions See minutes 1/25/07
By [signature] Date 1/29/07
Metropolitan Planning Commission

MWS PROJECT NO. 06-WL-72

G S & P

Design Services
For The Built
Environment

Atlanta
Birmingham
Charlotte
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Nashville
Memphis
Richmond
Tampa

GRESHAM
SMITH AND
PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100

WWW.GSPNET.COM

FINAL SPECIFIC PLAN DEVELOPMENT
AND CONSTRUCTION DRAWINGS FOR
HAURY & SMITH
STAMMER PARKE
STAMMER PLACE
NASHVILLE, TENNESSEE
S.P. CASE NUMBER 2005SP-099U-10

STEPHEN A. BROWN
REGISTERED ENGINEER
NO. 104906
STATE OF TENNESSEE
12/13/06

STEPHEN A. BROWN, P.E.
TN. REG.#104906

REVISION

No. -	Date -	Revision
1	06.20.06	NEW SHEETS
2	06.30.06	MWS COMMENTS
3	07.28.06	STORMWATER COMMENTS
4	12.13.06	PLANNING COMMENTS
	. .	
	. .	

COVER SHEET

C0.1

FILE: Q:\24163\c\4163c001.dgn
PROJECT:
DATE: 06. 20 . 06

SP-2005SP-099U-10

[REIMBURSABLE=TRUE, INSTRUCTIONS=, PURPOSE=Checkset, PROJECT_NUMBER=24163.00, WBS2= , WBS3= , PROJECT_NAME=H & S - Stammer Place, PROJECT_MANAGER=Spalding, Mark]
Q:\24163\c\4163c002.dgn [0-64]
Q:\24163\c\4163cbor.dgn [0-9, 12-41, 43-62]
$LEV1$ $LEV2$ $LEV3$ $LEV4$ $LEV5$ $LEV6$ $LEV7$
21-NOV-2006
11:16
m:\iplot\colortables\bw.ctb
4163c002
m:\iplot\pentables\gsp\GSP.pen
gurneyb
B.O.

STORMWATER POLLUTION PREVENTION NOTES

1. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION-ACTIVITY STORMWATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR AND OWNER SHALL PROVIDE (WITH THE (NOI) FOR THIS PROJECT) EXISTING NPDES PERMIT TRACKING NUMBERS FOR SITES WHERE BORROW MATERIAL MAY BE OBTAINED AND WHERE SPOIL MATERIAL MAY BE PLACED. SHOULD PERMITS NOT EXIST FOR BORROW AND SPOIL SITES, SEPARATE (NOI)'S SHALL BE PROVIDED BY THE OWNER AND CONTRACTOR.
2. THE NOTICE OF COVERAGE (NOC) OF THE PERMIT TO DISCHARGE CONSTRUCTION-ACTIVITY STORMWATER SHALL BE POSTED NEAR THE CONSTRUCTION ENTRANCE. THE CONTRACTOR SHALL HAVE A SET OF APPROVED EROSION CONTROL PLANS ON SITE DURING ALL CONSTRUCTION.
3. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOPSOILING, AND SEEDING.
4. THE APPROXIMATE TOTAL AREA OF THE SITE IS 2.18 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 2.03 ACRES.
5. THE INCREASE IN POST-CONSTRUCTION IMPERVIOUS AREA IS 0.87 ACRES. THE ESTIMATED VOLUME OF RUNOFF FROM THE SITE DUE TO A ONE INCH RAINFALL IS 0.12 ACRE-FEET.
6. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR SHOT ROCK MATERIALS.
7. THE RECEIVING WATER/STORM SEWER OPERATOR IS METRO WATER NASHVILLE WATER SERVICES, AND SUGARTREE CREEK.
8. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 14 CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS OF ANY RAINFALL EXCEEDING 0.5 INCH PER 24 HOUR PERIOD.
9. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
10. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED AND UNWORKED FOR MORE THAN 30 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
11. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER COMPLETION OF CONSTRUCTION.
12. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:

JAN 1 - MAY 1	ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS
MAY 1 - JULY 15	SUDAN OR STARR MILLET
JULY 15 - JAN 1	BALBOA RYE/ITALIAN RYE

13. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
14. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT PONDS, ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
15. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
16. UPON COMPLETION OF SITE STABILIZATION, THE OWNER AND CONTRACTOR SHALL PROVIDE A NOTICE OF TERMINATION (NOT) FOR THE PROJECT TO THE LOCAL ENVIRONMENTAL ASSISTANCE CENTER. A COPY OF THE (NOT) SHALL BE PROVIDED TO THE ENGINEER.
17. I CERTIFY UNDER PENALTY OF LAW THAT THESE STORMWATER POLLUTION PREVENTION PLANS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION, AND BY QUALIFIED PERSONNEL WHO PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT.

SIGNATURE — DATE 12/13/06

DEMOLITION NOTES

1. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
2. PROVIDE NEAT AND STRAIGHT SAWCUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
3. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER
4. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.
5. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
6. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
7. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
8. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH EXISTING AT NO ADDITIONAL COST TO THE OWNER.
9. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 98% OF MAXIMUM DENSITY PER ASTM D698.
10. CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO UTILITY DISCONNECT.
11. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED DEMOLITION OPERATIONS. SEE GENERAL UTILITY NOTE #4 ON SHEET C0.2 FOR PHONE NUMBER.
12. EXISTING INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY GRESHAM SMITH AND PARTNERS, DATED APRIL 28, 2006.
13. PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHING.
14. EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
15. TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:
    - A. CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION.
    - B. PRIOR TO ANY GRADING OPERATIONS, LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.
    - C. TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT.
    - D. PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E., 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED).
    - E. INSTALL A CONSTRUCTION FENCE TO THE LIMITS SHOWN AT LEAST 4' IN HEIGHT.
    - F. BEGIN CLEARING AND GRADING OPERATIONS.

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. NO TREES SHALL BE REMOVED NOR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY THE ARCHITECT/ENGINEER.
2. IT IS THE OWNER'S INTENT TO PRESERVE ALL OF THE EXISTING SITE VEGETATION OUTSIDE THE LIMITS OF GRADING.
3. ALL TREES, INCLUDING YOUNG SAPLINGS, PINES, AND UNDERSTORY SPECIES ARE TO BE PROTECTED AND SAVED IF THEY FALL OUTSIDE THE LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE SURVEY.
4. SELECTIVE CLEARING BEYOND THE LIMIT OF GRADING SHALL CONSIST OF REMOVAL OF HONEYSUCKLE, HERBACEOUS SHRUBS, POISON IVY, AND NOXIOUS WEEDS. GRASS SHALL BE SOWN ON THE WHOLE SITE AFTER PREPARATION, AS NOTED IN THE SPECIFICATIONS.
5. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
6. ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS AFTER GRADING IS COMPLETED.
7. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS.
8. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION, AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
9. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
10. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ARCHITECT/ENGINEER.
11. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ARCHITECT/ENGINEER'S OPINION), THEY SHALL BE REMOVED.
12. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ARCHITECT/ENGINEER.
13. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATED TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS, WITHIN THE DRIPLINES OF TREES.
14. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
15. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
16. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS. SEE GENERAL UTILITY NOTE #4 ON SHEET C0.2 FOR PHONE NUMBER.
17. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
18. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
19. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
20. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
21. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN A LEGAL MANNER.
22. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ARCHITECT/ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
23. EXISTING MANHOLE CASTINGS TO REMAIN SHALL BE RESET TO MATCH NEW GRADE.
24. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, AND SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.
25. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL COMPACTED TO 98% OF MAXIMUM PER ASTM D698.
26. ALL STORM DRAINAGE PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED. PIPE LENGTHS SHOWN ARE APPROXIMATE.
27. ALL CUT AND FILL SLOPES TO BE 3:1 MAXIMUM.
28. ALL HEADWALLS SHALL HAVE A MINIMUM 10 ' x 20' x 1.5' RIP-RAP APRON INSTALLED USING 8" MIN. DIAMETER STONE.
29. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
30. AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS.
31. FINISH GRADES TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS.
32. PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.
33. MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL BE 2%.
34. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" COMPACTED LIFTS WITH DENSITY OF 98% OF MAXIMUM PER ASTM D698.
35. I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION. THIS PROJECT IS PLANNED TO DISTURB MORE THAN ONE ACRE. IT THEREFORE FALLS UNDER THE TENNESSEE DIVISION OF WATER POLLUTION CONTROL'S GENERAL NPDES PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY. GRESHAM, SMITH AND PARTNERS WILL ASSIST THE CONTRACTOR IN SUBMITTING THE 'NOTICE OF INTENT (NOI) TO CONSTRUCT' TO THE STATE AT LEAST 30 DAYS PRIOR TO BEGINNING LAND DISTURBANCE.

TN REGISTERED ENGINEER — DATE 12/13/06

S.P. CONDITIONS

1. EACH RESIDENTIAL STRUCTURE (CONTAINING 2 UNITS) SHALL BE OF A UNIFIED ARCHITECTURAL STYLE.
2. THE EXTERIOR WALLS OF ALL STRUCTURES, INCLUDING GARAGES, SHALL BE 100% BRICK ON ALL SIDES.
3. A CONSISTENT BRICK STYLE SHALL BE EMPLOYED ON BOTH RESIDENTIAL STRUCTURES ADJACENT TO HOBBS ROAD AND TO THEIR INTERCONNECTING SCREEN WALL.
4. ASPHALT DIMENSIONAL SHINGLES SHALL BE THE PRIMARY ROOFING MATERIAL.
5. DECORATIVE FENCING SHALL BE OF A WROUGHT IRON STYLE.
6. BETWEEN INDIVIDUAL STRUCTURES, A WROUGHT IRON STYLE FENCE MAY BE SUBSTITUTED FOR AN OPERABLE GATE.
7. RESIDENTIAL-SCALE LIGHT POSTS SHALL BE PERMITTED IN THE FRONT YARD OF EACH RESIDENTIAL STRUCTURE.
8. PERIMETER WOOD SCREEN FENCING SHALL BE SHADOW-BOX DESIGN OR OF A COMPARABLE DESIGN.
9. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
10. TO THE EXTENT ALLOWED BY THE U.S. POSTMASTER, INDIVIDUAL RESIDENT MAILBOXES AT THE STREET SHALL BE PROHIBITED.
11. ONE DEVELOPMENT IDENTIFICATION SIGN SHALL BE PERMITTED; THAT SIGN SHALL BE LOCATED ADJACENT TO THE MAIN DRIVEWAY ENTRANCE ON STAMMER PLACE.
12. DESIGN OF THE DEVELOPMENT IDENTIFICATION SIGN SHALL BE IN KEEPING WITH THE SPIRIT AND INTENT OF THE SKETCH ATTACHED HERETO AND INCORPORATED HEREIN AS "ITEM 12 EXHIBIT".
13. TO THE EXTENT PERMITTED BY CHAPTER 15.64 OF THE METROPOLITAN CODE OF LAWS AND THE RULES AND REGULATIONS OF THE METROPOLITAN STORMWATER MANAGEMENT COMMITTEE, ALL STORMWATER RUNOFF SHALL BE PIPED. NO PONDS OR STORMWATER DETENTION FACILITIES SHALL BE LOCATED ABOVE GROUND.

LAYOUT & PAVING NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, AND REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO CURRENT LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS, AND PAY ALL FEES PRIOR TO BEGINNING WORK.
4. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
5. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
6. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 3,000 P.S.I. UNLESS OTHERWISE NOTED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
7. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
8. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
9. COORDINATES ARE FOR FACE OF BUILDINGS, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB ON CURB INLETS, UNLESS OTHERWISE NOTED.
10. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ARCHITECT/ENGINEER UPON COMPLETION.
11. PARKING STRIPES SHALL BE 4-INCH WHITE PAVEMENT PAINT.
12. CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS.
13. CONTRACTOR SHALL PROVIDE AS-BUILT ELEVATION SURVEY FOR ALL NEW SIDEWALK RAMPS.

GENERAL UTILITY NOTES

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS.
3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON TOPOGRAPHIC SURVEYS. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
4. THE CONTRACTOR SHALL NOTIFY THE TENNESSEE ONE-CALL SYSTEM, INC. (TOCS) AT 1-800-351-1111 AND ANY NON TOCS MEMBER UTILITY INDIVIDUALLY, AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
5. MAINTAIN 10-FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
6. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES INCLUDING IRRIGATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. RELOCATE IRRIGATION LINES AS NECESSARY FOR CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM PER ASTM D698.
9. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
10. THRUST BLOCK ALL WATERLINE FITTINGS WITH CONCRETE (2,500 P.S.I. MIN.) POURED AGAINST UNDISTURBED EARTH TO SUSTAIN 120 PERCENT TEST PRESSURE SPECIFIED. FORM THRUST BLOCKING SO AS TO NOT EMBED JOINTS, BOLTS, VALVE BOXES OR OPERATING NUTS.
11. PROVIDE VENTS AT HIGH POINTS IN WATERLINE AS NECESSARY FOR EXPELLING AIR DURING FILLING OF WATER LINE. PROVIDE BRONZE CORPORATION STOP FOR CLOSING VENT DURING TESTING AND SERVICE. LEAVE VENT COMPONENTS PLUGGED AND ATTACHED TO PIPE AFTER SUCCESSFUL TEST.
12. ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
13. ALL WATER MAINS SHALL BE THICKNESS CLASS 52 DIP UNLESS NOTED OTHERWISE.
14. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN 3' AND 7' FROM PAVED SURFACE.
15. PROVIDE AS-BUILT DRAWINGS WHICH INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXIST. UTILITIES ENCOUNTERED.

NOTE:
INDIVIDUAL UNITS SHALL HAVE INDIVIDUAL STANDARD ROLL OUT TRASH CANS AND WILL BE SERVED BY STANDARD RESIDENTIAL PICK UP.

MWS METRO NO. 06-WL-72

G S & P ®
Design Services For The Built Environment
Atlanta
Birmingham
Charlotte
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Nashville
Memphis
Richmond
Tampa
GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100
WWW.GSPNET.COM

FINAL SPECIFIC PLAN DEVELOPMENT AND CONSTRUCTION DRAWINGS FOR
HAURY & SMITH
STAMMER PARKE
STAMMER PLACE
NASHVILLE, TENNESSEE
S.P. CASE NUMBER 2005SP-099U-10

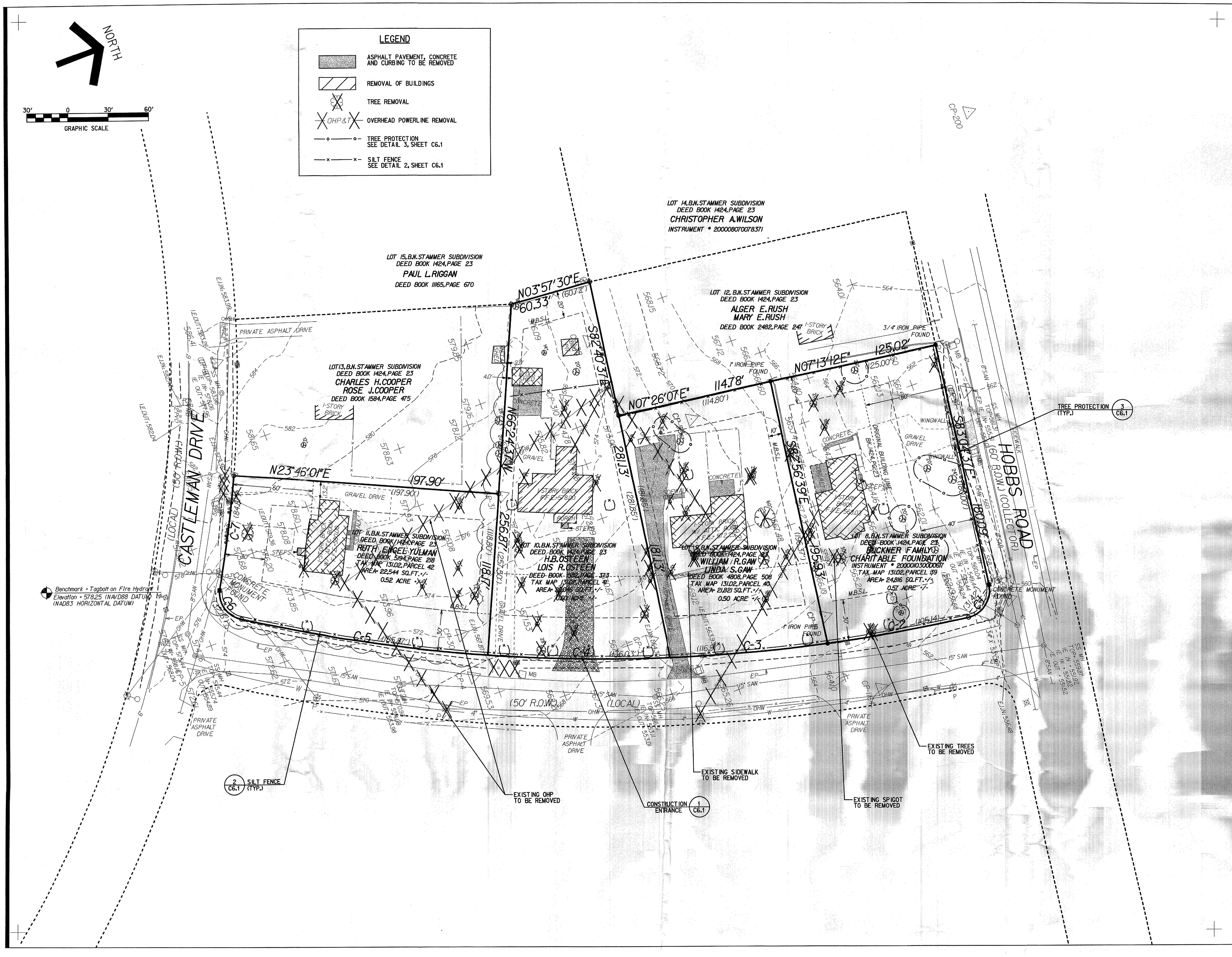
STEPHEN A. BROWN · REGISTERED ENGINEER · AGRICULTURE · COMMERCE · No. 104906 · STATE OF TENNESSEE
12/13/06
STEPHEN A. BROWN, P.E.
TN. REG.#104906

REVISION		
No.	Date	Revision
1	06.30.06	MWS COMMENTS
2	12.13.06	PLANNING COMMENTS
	. .	
	. .	
	. .	
	. .	

GENERAL SITE NOTES

C0.2

FILE: Q:\24163\c\4163c002.dgn
PROJECT:
DATE: 06. 20 . 06



GS & P

Design Services For The Built Environment

Atlanta
Birmingham
Charlotte
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Nashville
Memphis
Richmond
Tampa

GRESHAM SMITH AND PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100

WWW.GSPNET.COM

FINAL SPECIFIC PLAN DEVELOPMENT AND CONSTRUCTION DRAWINGS FOR

HAURY & SMITH

STAMMER PARKE

STAMMER PLACE
NASHVILLE, TENNESSEE
S.P. CASE NUMBER 2005SP-099U-10

STEPHEN A. BROWN
REGISTERED ENGINEER
NO. 104906
STATE OF TENNESSEE
DEMO ONLY
STEPHEN A. BROWN, P.E.
TN. REG.#104906

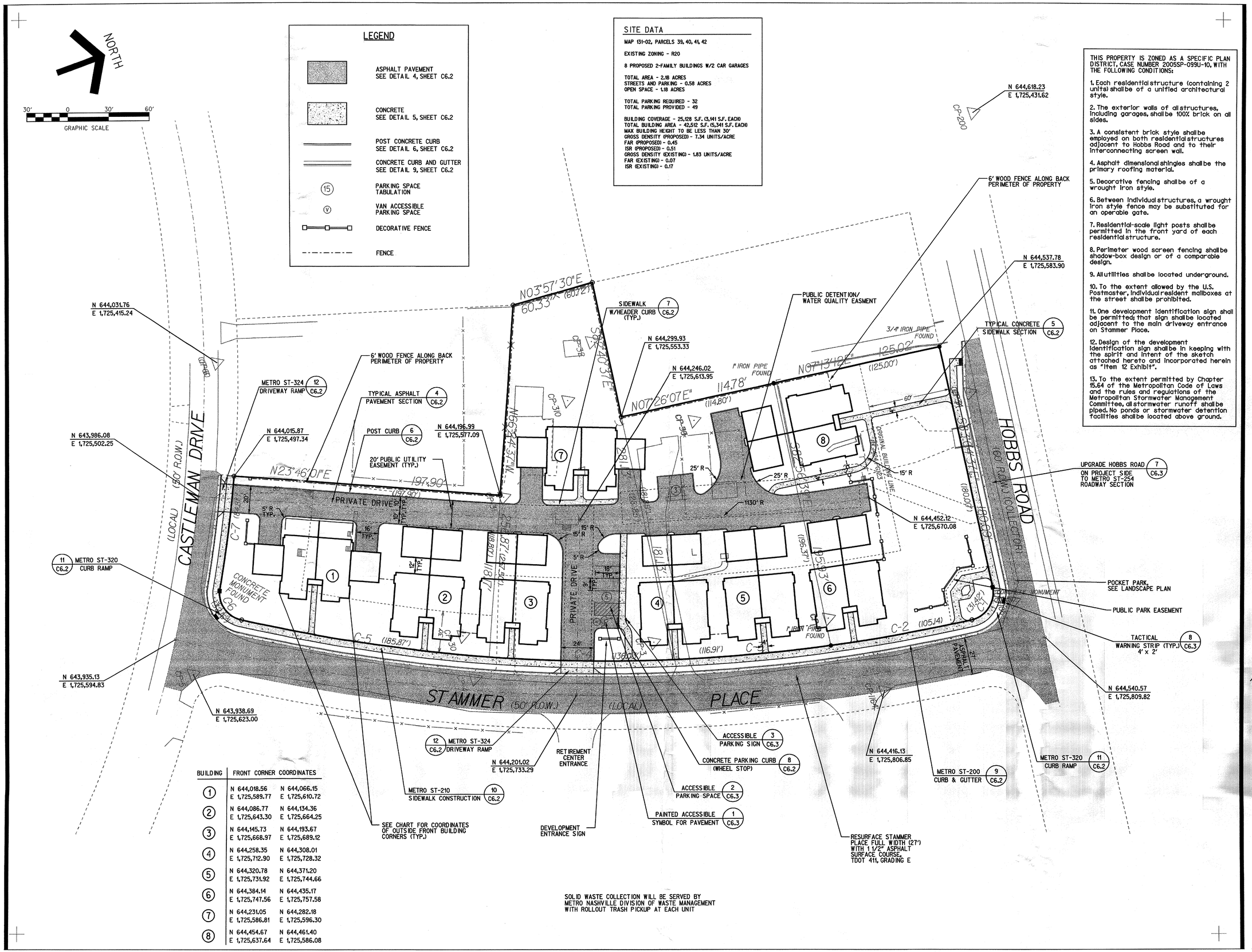
REVISION		
No. –	Date –	Revision
1	12.13.06	PLANNING COMMENTS
	. .	
	. .	
	. .	
	. .	
	. .	

EXISTING CONDITIONS & DEMO PLAN

C1.1

FILE: Q:\24163\c\4163c101.dgn
PROJECT:
DATE: 06. 20 . 06

[REIMBURSABLE=TRUE, INSTRUCTIONS=, PURPOSE=Checkset, PROJECT_NUMBER=24163.00, WBS2= , WBS3= , PROJECT_NAME=H & S - Stammer Place, PROJECT_MANAGER=Spalding, Mark J
21-NOV-2006
11:15
Q:\24163\c\4163c101.dgn [1-96]
Q:\24163\c\4163cbas.dgn [0-94]
Q:\24163\c\4163cbor.dgn [0-9, 12-41, 43-63]
Q:\24163\c\4163csit.dgn [14, 15]
$LEV1$ $LEV2$ $LEV3$ $LEV4$ $LEV5$ $LEV6$ $LEV7$
m:\iplot\colortables\bw.ctb
4163C101
m:\iplot\pentables\gsp\GSP.pen
B.O.



THIS PROPERTY IS ZONED AS A SPECIFIC PLAN DISTRICT, CASE NUMBER 2005SP-099U-10, WITH THE FOLLOWING CONDITIONS:

1. Each residential structure (containing 2 units) shall be of a unified architectural style.
2. The exterior walls of all structures, including garages, shall be 100% brick on all sides.
3. A consistent brick style shall be employed on both residential structures adjacent to Hobbs Road and to their interconnecting screen wall.
4. Asphalt dimensional shingles shall be the primary roofing material.
5. Decorative fencing shall be of a wrought iron style.
6. Between individual structures, a wrought iron style fence may be substituted for an operable gate.
7. Residential-scale light posts shall be permitted in the front yard of each residential structure.
8. Perimeter wood screen fencing shall be shadow-box design or of a comparable design.
9. All utilities shall be located underground.
10. To the extent allowed by the U.S. Postmaster, individual resident mailboxes at the street shall be prohibited.
11. One development identification sign shall be permitted; that sign shall be located adjacent to the main driveway entrance on Stammer Place.
12. Design of the development identification sign shall be in keeping with the spirit and intent of the sketch attached hereto and incorporated herein as "Item 12 Exhibit".
13. To the extent permitted by Chapter 15.64 of the Metropolitan Code of Laws and the rules and regulations of the Metropolitan Stormwater Management Committee, all stormwater runoff shall be piped. No ponds or stormwater detention facilities shall be located above ground.

BUILDING	FRONT CORNER COORDINATES	
1	N 644,018.56 E 1,725,589.77	N 644,066.15 E 1,725,610.72
2	N 644,086.77 E 1,725,643.30	N 644,134.36 E 1,725,664.25
3	N 644,145.73 E 1,725,668.97	N 644,193.67 E 1,725,689.12
4	N 644,258.35 E 1,725,712.90	N 644,308.01 E 1,725,728.32
5	N 644,320.78 E 1,725,731.92	N 644,371.20 E 1,725,744.66
6	N 644,384.14 E 1,725,747.56	N 644,435.17 E 1,725,757.58
7	N 644,231.05 E 1,725,586.81	N 644,282.18 E 1,725,596.30
8	N 644,454.67 E 1,725,637.64	N 644,461.40 E 1,725,586.08

G S & P

Design Services For The Built Environment

Atlanta
Birmingham
Charlotte
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Nashville
Memphis
Richmond
Tampa

GRESHAM SMITH AND PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100

WWW.GSPNET.COM

FINAL SPECIFIC PLAN DEVELOPMENT AND CONSTRUCTION DRAWINGS FOR

HAURY & SMITH

STAMMER PARKE

STAMMER PLACE
NASHVILLE, TENNESSEE

S.P. CASE NUMBER 2005SP-099U-10

STEPHEN A. BROWN, REGISTERED ENGINEER, NO. 104906, STATE OF TENNESSEE — 12/13/06

STEPHEN A. BROWN, P.E.
TN. REG.#104906

REVISION

No. -	Date -	Revision
1	06.20.06	PLANNING COMMENTS
1	12.13.06	PLANNING COMMENTS
	. .	
	. .	
	. .	
	. .	

SITE PLAN

C2.1

FILE: Q:\24163\c\4163c201.dgn
PROJECT:
DATE: 06. 20 . 06

(REIMBURSABLE=TRUE, INSTRUCTIONS=, PURPOSE=Checkset, PROJECT_NUMBER=24163.00, WBS2=, WBS3=, PROJECT_NAME=H & S - Stammer Place, PROJECT_MANAGER=Spalding, Mark J.)
21-NOV-2006 11:15
m:\plot\color-tables\bw.ctb
m:\plot\pentables\gsp\GSP.pen
Q:\24163\c\4163c201.dgn [1-94] $LEV18
Q:\24163\c\4163c202.dgn [5, 12, 16-17, 19, 60, 62] $LEV19
Q:\24163\c\4163c203.dgn [0-3, 12-14, 43-53] $LEV20
Q:\24163\c\4163c81.dgn [1, 6, 7, 9-11, 16-20, 49, 50] $LEV46
Q:\24163\c\4163c81.dgn [3] $LEV47
$LEV16
$LEV17
$LEV18
$LEV19
$LEV20
$LEV46
$LEV47
B.O.

LEGEND

Symbol	Description
—— 70 ——	MAJOR CONTOUR
—— 72 ——	MINOR CONTOUR
——ST——	STORM SEWER
——×——×——	SILT FENCE SEE DETAIL 2, SHEET C6.1
——o——o——	TREE PROTECTION SEE DETAIL 3, SHEET C6.1
▪	CATCH BASIN/CURB INLET SEE DETAIL 6/7, SHEET C6.1
◌	STRAW BALE INLET PROTECTION SEE DETAIL 4, SHEET C6.1

AS-BUILTS ARE REQUIRED FOR WATER QUALITY STRUCTURES PRIOR TO ISSUANCE OF THE U&O PERMIT. CERTIFICATION MUST INCLUDE, AT A MINIMUM, THE FOLLOWING INFORMATION:
-MANUFACTURER AND MODEL NUMBER OF UNIT
-SALES RECIEPT
-ATTACHED SHOP DRAWINGS OF INSTALLED UNIT
-DATE OF FIELD INSPECTION BY ENGINEER (BEFORE BACKFILLING)
-ENGINEER STAMP AND DATE

THE PROJECT ASOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE GENERAL STORM WATER PERMIT TN 143969.

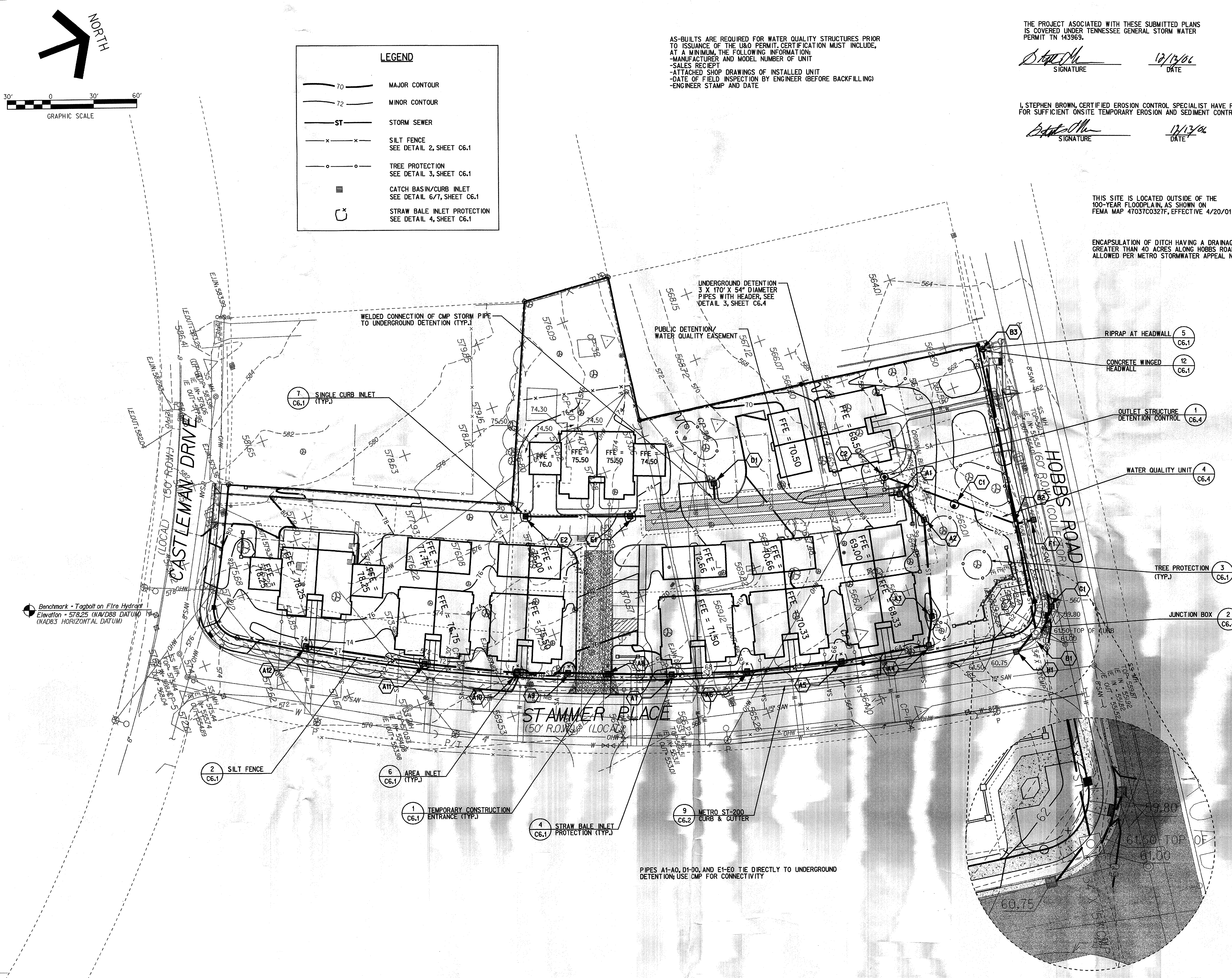
[signature] SIGNATURE 12/13/06 DATE

I, STEPHEN BROWN, CERTIFIED EROSION CONTROL SPECIALIST HAVE REVIEWED THE PLAN FOR SUFFICIENT ONSITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS.

[signature] SIGNATURE 12/13/06 DATE

THIS SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN, AS SHOWN ON FEMA MAP 47037C0327F, EFFECTIVE 4/20/01

ENCAPSULATION OF DITCH HAVING A DRAINAGE AREA GREATER THAN 40 ACRES ALONG HOBBS ROAD IS ALLOWED PER METRO STORMWATER APPEAL NO. 2006-049



PIPES A1-A0, D1-D0, AND E1-E0 TIE DIRECTLY TO UNDERGROUND DETENTION; USE CMP FOR CONNECTIVITY

GS&P

Design Services For The Built Environment

Atlanta
Birmingham
Charlotte
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Nashville
Memphis
Richmond
Tampa

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100
WWW.GSPNET.COM

FINAL SPECIFIC PLAN DEVELOPMENT AND CONSTRUCTION DRAWINGS FOR HAURY & SMITH

STAMMER PARKE

STAMMER PLACE
NASHVILLE, TENNESSEE
S.P. CASE NUMBER 2005SP-099U-10

STEPHEN A. BROWN REGISTERED ENGINEER STATE OF TENNESSEE 104906 [signature] 12/13/06
STEPHEN A. BROWN, P.E.
TN. REG.#104906

REVISION

No.	Date	Revision
1	06.20.06	STORMWATER COMMENTS
2	07.28.06	STORMWATER COMMENTS
3	12.13.06	PLANNING COMMENTS
	. .	
	. .	
	. .	

SITE GRADING, DRAINAGE, AND EROSION CONTROL PLAN

C3.1

FILE: Q:\24163\c\4163c301.dgn
PROJECT:
DATE: 06. 20 . 06

21-NOV-2006
11:15
m:\iplot\colortables\bw.ctb
4163c301
m:\iplot\pentables\gsp\GSP.pen
Q:\24163\c\4163c301.dgn
Q:\24163\c\4163cbas.dgn
Q:\24163\c\4163cbor.dgn
Q:\24163\c\4163csit.dgn
Q:\24163\c\4163csit.dgn
Q:\24163\c\4163cbas.dgn

Nashville 10 Year													
Flow Calculation			Structure Information					Pipe Information					
			NO.	TYPE	T.C.	I.E.(IN)	I.E.(OUT)	PIPE	Dia(in)	L.F.	Slp %	Cap	Flow (cfs)
C	i	A											
	(in/hr)	(ACRES)	LINE A										
0.63	6.97	0.11	A12	AI	573.47		570.97						
								RCP	15	84	2.02	9.98	0.5
0.61	6.97	0.16	A11	AI	571.77	569.27	569.17						
								RCP	15	65	2.54	11.18	1.1
0.65	6.97	0.12	A10	AI	570.02	567.52	567.42						
								RCP	15	36	1.22	7.76	1.7
0.64	6.97	0.06	A9	AI	569.48	566.98	566.88						
								RCP	15	28	2.07	10.10	2.0
0.95	6.97	0.18	A8	SCI	568.80	566.30	566.20						
								RCP	15	44	1.75	9.28	3.1
0.64	6.97	0.09	A7	AI	567.93	565.43	565.33						
								RCP	15	53	2.19	10.38	3.5
0.65	6.97	0.12	A6	AI	566.67	564.17	564.07						
								RCP	15	66	2.09	10.15	4.1
0.65	6.97	0.12	A5	AI	565.19	562.69	562.59						
								RCP	15	60	1.82	9.46	4.6
0.69	6.97	0.02	A4	AI	564.00	561.50	561.40						
								RCP	15	18	0.56	5.23	4.7
0.57	6.97	0.05	A3	AI	563.80	561.30	561.20						
								RCP	15	66	1.00	7.02	4.9
0.35	6.97	0.01	A2	AI	565.27	560.54	560.44						
								RCP	15	22	1.32	8.06	4.9
0.64	6.97	0.05	A1	SCI	566.62	560.15	560.05						
								CMP	15	5	4.00	7.32	5.2
0.49	6.97	0.60	A0	UGD		559.85							
					* Line B flows calculated with 100-year Storm Event using Hydraflow, refer to								
			LINE B		Drainage report for calculations								
			B3	HW			558.20						
								RCP	53x34	120	0.71	91.98	221.1
			B2	JB	561.60	557.35	557.25						
								RCP	53x34	79	0.72	92.83	223.0
			B1	JB	560.10	556.68	556.68						
			LINE C										
			C2	OUT	567.28	559.30	559.20						
								RCP	18	49	0.51	8.15	6.8
			C1	WQU	563.06	558.95	558.95						
								RCP	18	42	0.57	8.63	6.8
			B2	JB	561.60	558.71	557.25						
			LINE D										
0.89	6.97	0.10	D1	SCI	571.20		562.88						
								CMP	15	10	10.00	11.58	0.6
			D0	UGD		561.88							
			LINE E										
0.49	6.97	0.60	E2	SCI	575.30		571.43						
								RCP	15	73	10.00	22.19	2.1
0.78	6.97	0.05	E1	SCI	573.52	564.13	563.13						
								CMP	15	10	10.00	11.58	2.3
			E0	UGD		562.13							
			LINE F										
0.89	6.97	0.10	F1	SCI	560.72		558.22						
								RCP	15	74	1.65	9.01	0.6
			B2	JB	561.60	557.00	557.25						
			LINE G										
0.60	6.97	0.11	G1	SCI	559.96		557.46						
								RCP	15	18	1.56	8.75	0.5
			B1	JB		557.18	556.68						
			LINE H										
0.90	6.97	0.41	H1	SCI	560.75		558.25						
								RCP	15	15	7.13	18.74	2.6
			B1	JB		557.18	556.68						

STORM STRUCTURE LEGEND

AI - AREA INLET
SCI - SINGLE CURB INLET
JB - JUNCTION BOX
UGD - UNDERGROUND DETENTION SYSTEM
OUT - DETENTION OUTLET STRUCTURE
RCP - REINFORCED CONCRETE PIPE
CMP - CORRUGATED METAL PIPE
WQU - WATER QUALITY UNIT

REIMBURSABLE=TRUE, INSTRUCTIONS=, PURPOSE=Checkset, PROJECT_NUMBER=24163.00, WBS2=, WBS3=, PROJECT_NAME=H & S - Stammer Place, PROJECT_MANAGER=Spalding, Mark J
21-NOV-2006 11:15
Q:\24163\c\4163c302.dgn [1-94]
Q:\24163\c\4163cbar.dgn [0-9,12-41,43-63]
m:\plot\color-tables\bw.ctb
4163c302
m:\plot\pentables\gsp\GSP.pen
$LEV16 $LEV17 $LEV18 $LEV19 $LEV20 $LEV21 $LEV22 $LEV23

G S & P

Design Services For The Built Environment

Atlanta
Birmingham
Charlotte
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Nashville
Memphis
Richmond
Tampa

GRESHAM SMITH AND PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100

WWW.GSPNET.COM

FINAL SPECIFIC PLAN DEVELOPMENT AND CONSTRUCTION DRAWINGS FOR

HAURY & SMITH

STAMMER PARKE

STAMMER PLACE
NASHVILLE, TENNESSEE
S.P. CASE NUMBER 2005SP-099U-10

STEPHEN A. BROWN REGISTERED ENGINEER 9/13/06 104906 STATE OF TENNESSEE

STEPHEN A. BROWN, P.E.
TN. REG.#104906

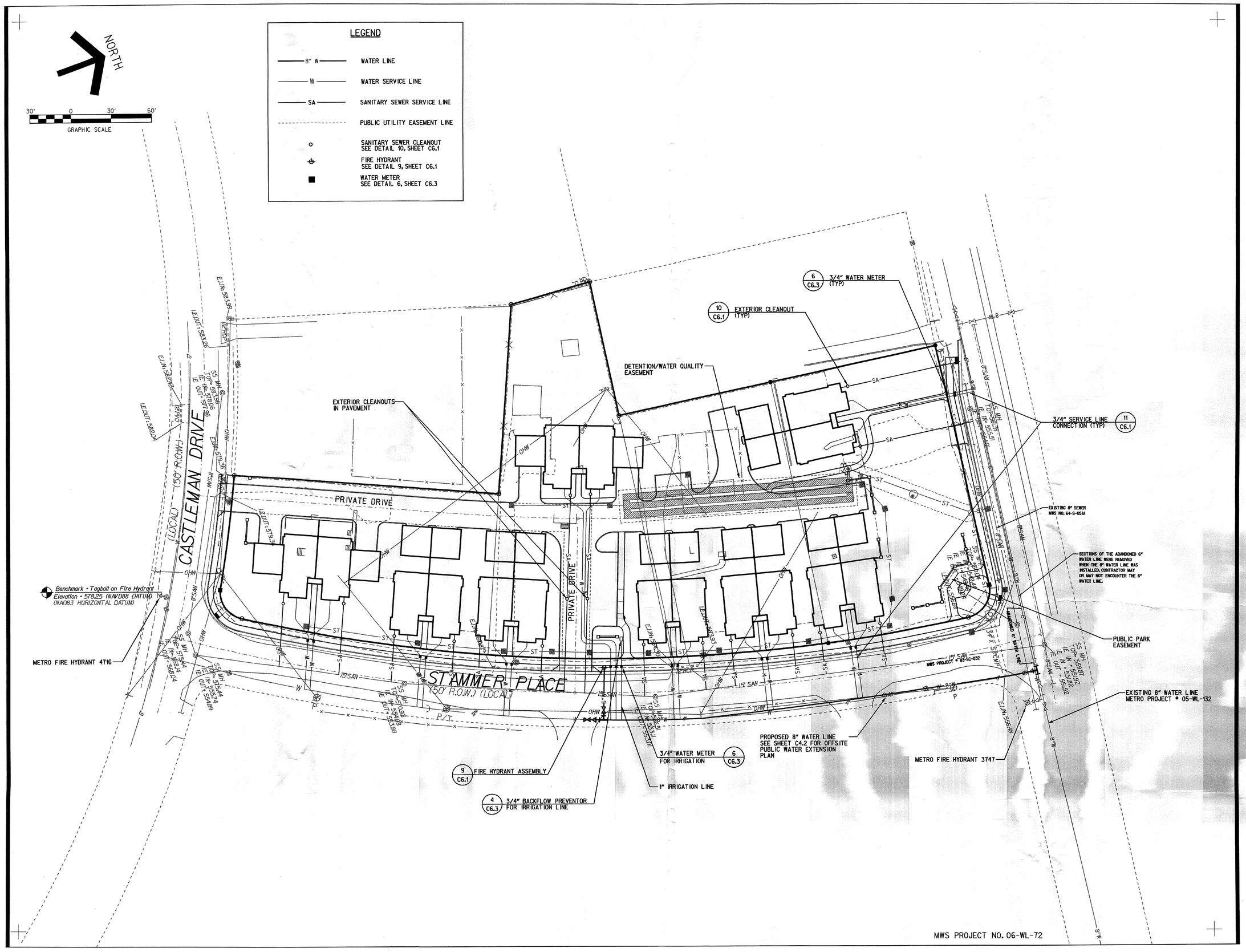
REVISION

No.	Date	Revision
1	06.20.06	NEW SHEET
2	07.28.06	STORMWATER COMMENTS
3	12.13.06	REVISED COMMENTS
	. .	
	. .	
	. .	

DRAINAGE STRUCTURE CHART

C3.2

FILE: Q:\24163\c\4163c302.dgn
PROJECT:
DATE: 06. 20 . 06



G S & P

Design Services For The Built Environment

Atlanta
Birmingham
Charlotte
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Nashville
Memphis
Richmond
Tampa

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100
WWW.GSPNET.COM

FINAL SPECIFIC PLAN DEVELOPMENT AND CONSTRUCTION DRAWINGS FOR
HAURY & SMITH
STAMMER PARKE
STAMMER PLACE
NASHVILLE, TENNESSEE
S.P. CASE NUMBER 2005SP-099U-10

STEPHEN A. BROWN
REGISTERED ENGINEER
NO. 104906
STATE OF TENNESSEE
12/13/06

STEPHEN A. BROWN, P.E.
TN. REG.#104906

REVISION		
No. –	Date –	Revision
1	07.10.06	MWS COMMENTS
2	07.28.06	MWS COMMENTS
3	12.13.06	PLANNING COMMENTS

SITE UTILITY PLAN

C4.1

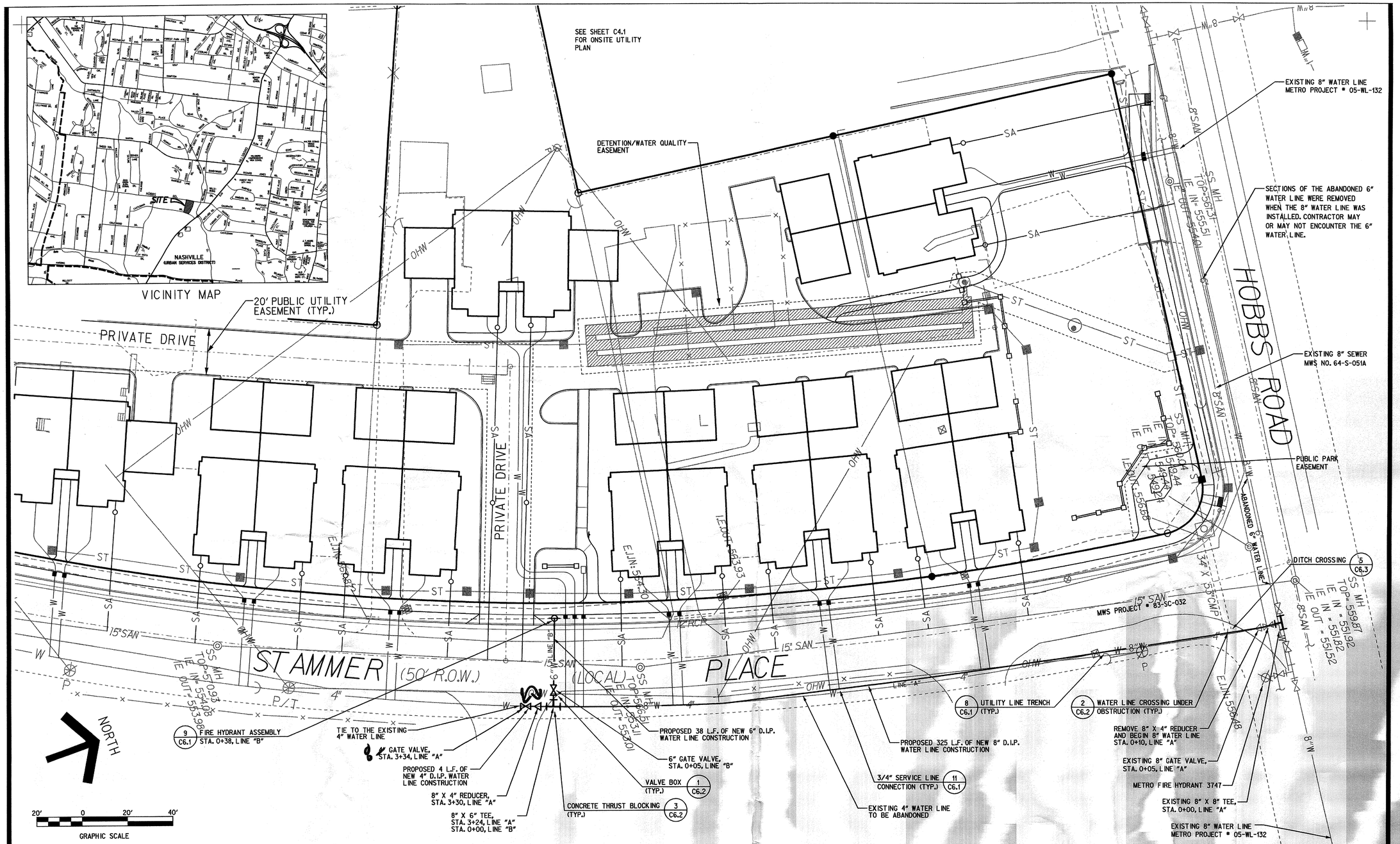
FILE: Q:\24163\c\4163c401.dgn
PROJECT:
DATE: 06.20.06

LAYOUT: 4163C401
B.O.

LTCUMMUNS\ABLE1\NUE, INS\INSUFIGS\ PURTUSE\LIMSA\SAT1,\TROUEL1,\RANGER\TROUJUU,RDJJ+ RDJJ+ FTROUEL\NAME\TI & J 3\UMMS\ FTROUEL\NAME\TI & J 3\UMMS\ FTROUEL\NAME\TI & J 3\UMMS\

Q:\24163\c\4163c401.dgn	[1-94]	$LEV1$
Q:\24163\c\4163cbas.dgn	[6, 7, 16, 24-38]	$LEV2$
Q:\24163\c\4163cbor.dgn	[10-9, 12-41, 43-63]	$LEV3$
Q:\24163\c\4163cdet.dgn	[1-5, 8-10, 14-21, 30-37]	$LEV4$
Q:\24163\c\4163cslt.dgn	[7, 19, 28, 29]	$LEV4$
Q:\22939\c\2939cslt.dgn	[24, 25]	$LEV5$
		$LEV6$
		$LEV7$

21-NOV-2006
11:15
m:\plot\color-tables\bw.ctb
4163c401
m:\plot\pentables\gsp\GSP.pen



GENERAL UTILITY NOTES (METRO NASHVILLE)

1. WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METROPOLITAN DEPARTMENT OF WATER AND SEWERAGE SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METROPOLITAN DEPARTMENT OF WATER AND SEWERAGE SERVICES FOR THE COST OF INSPECTION.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER AND SEWERAGE SERVICES.
4. AFTER COMPLETION OF THE SANITARY SEWER(S), THE DEVELOPER IS RESPONSIBLE FOR THE VIDEOTAPING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
6. REDUCED PRESSURE BACKFLOW PREVENTER (R.P.B.P.) OR DUEL CHECK VALVE WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE DEPARTMENT OF WATER SERVICES.
7. WATER METERS SHALL BE A MINIMUM OF 24", NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
8. ALL SANITARY SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
9. ALL WATER MAINS SHALL BE THICKNESS CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS NOTED OTHERWISE.
10. ALL EXISTING SEWER LINES SHOWN TO BE ABANDONED SHALL BE FILLED COMPLETELY WITH GROUT.
11. ALL SANITARY SEWER MANHOLES SHALL HAVE MINIMUM CLEAR OPENING OF 24". ADJUST CASTINGS TO SLOPE LONGITUDINALLY WITH ROAD GRADES, AS REQUIRED.
12. BACKFILL ALL UTILITY TRENCHES UNDER PAVED AREAS WITH CRUSHED STONE.
13. MAINTAIN 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION BETWEEN WATER LINES AND SANITARY SEWERS.
14. ALL FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED BETWEEN 3' AND 7' FROM PAVED SURFACE.
15. ALL FILL SHALL BE COMPACTED TO 98% OF MAXIMUM PER ASTM D698 PRIOR TO INSTALLATION OF WATER AND SEWER LINES.
16. INSTALL A 3/4" COPPER WATER SERVICE TO EACH NEW LOT.
17. INSTALL A TEE CONNECTION AND 6" SANITARY SEWER SERVICE TO EACH NEW LOT.
18. IN ACCORDANCE WITH THE TENNESSEE 'UNDERGROUND UTILITY DAMAGE PREVENTION ACT', THE CONTRACTOR SHALL NOTIFY THE TENNESSEE ONE-CALL SYSTEM, INC. (TOCS) AT 1-800-351-1111 AND ANY NON TOCS MEMBER UTILITY INDIVIDUALLY, AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
19. UPON COMPLETION OF THE CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND IN DIGITAL DWG FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR (R.L.S.) AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR R.L.S. AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND PRIOR TO ANY CONNECTIONS BEING MADE THERETO.

LEGEND

—8" W—	WATER LINE
—SAN—	SANITARY SEWER
	GATE VALVE SEE DETAIL 1, SHEET C6.2
	REDUCER
	FIRE HYDRANT SEE DETAIL 9, SHEET C6.1
	SANITARY SEWER CLEANOUT SEE DETAIL 10, SHEET C6.1
	WATER METER SEE DETAIL 6, SHEET C6.3

MWS PROJECT NO. 06-WL-72

G S & P

Design Services For The Built Environment

Atlanta
Birmingham
Charlotte
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Nashville
Memphis
Richmond
Tampa

GRESHAM SMITH AND PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100

WWW.GSPNET.COM

FINAL SPECIFIC PLAN DEVELOPMENT AND CONSTRUCTION DRAWINGS FOR

HAURY & SMITH

STAMMER PARKE

STAMMER PLACE
NASHVILLE, TENNESSEE
S.P. CASE NUMBER 2005SP-099U-10

STEPHEN A. BROWN
REGISTERED ENGINEER
NO. 104906
STATE OF TENNESSEE

STEPHEN A. BROWN, P.E.
TN. REG.#104906

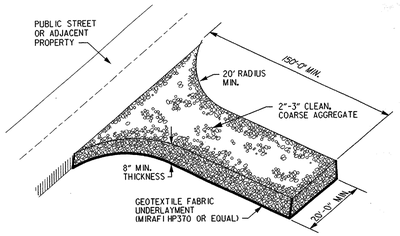
REVISION		
No. -	Date -	Revision
1	07.10.06	MWS COMMENTS
2	7.28.06	MWS COMMENTS
3	12.13.06	MWS COMMENTS
	. .	
	. .	
	. .	

PUBLIC WATER LINE PLAN

C4.2

FILE: Q:\24163\c\4163c402.dgn
PROJECT:
DATE: 06.20.06

(REIMBURSABLE=TRUE, INSTRUCTIONS=, PURPOSE=Checkset, PROJECT_NUMBER=24163.00, WBS2= , WBS3= , PROJECT_NAME=H & S - Stammer Place, PROJECT_MANAGER=Spalding, Mark)
21-NOV-2006 11:15
m:\plot\colortables\bw.ctb
m:\plot\pentables\gsp\GSP.pen
Q:\24163\c\4163c402.dgn $LEV16
Q:\24163\c\4163c403.dgn $LEV23
Q:\24163\c\4163cbor.dgn [0-9, 12-41, 43-63] $LEV38
Q:\24163\c\4163cst.dgn [1, 6, 16, 19, 20, 24-27, 30-37] $LEV48
Q:\24163\c\4163csit.dgn [7, 19, 28, 29] $LEV55
Q:\22939\c\2939cst.dgn [24, 25] $LEV56
Q:\22939\c\2939csit.dgn $LEV78

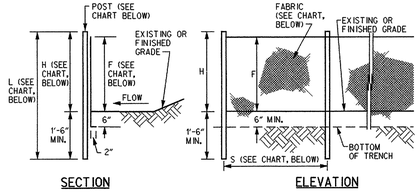


ISOMETRIC VIEW

SEE METRO STORMWATER MANAGEMENT MANUAL VOLUME 4, TCP #03

1 TEMPORARY CONSTRUCTION SITE ENTRANCE/EXIT

NOT TO SCALE



SECTION ELEVATION

POST SIZE, MATERIAL AND SPACING	TYPE A	TYPE B	TYPE C
MIN. LENGTH = L	4'-0"	3'-0"	4'-0"
MIN. HEIGHT = H	2'-0"	1'-6"	2'-0"
MAX. SPACING = S	6'-0"	6'-0"	4'-0"
MATERIAL	2" x 4" PINE OR 1.3 LB./FT. STEEL	2" x 2" PINE OR .75 LB./FT. STEEL	1.3 LB./FT. STEEL
FABRIC MATERIAL AND WIDTH	TYPE A	TYPE B	TYPE C (3)
TENSILE STRENGTH (LBS. MIN.) (ASTM D-4632)	WARP - 120 FILL - 100	WARP - 120 FILL - 100	WARP - 200 FILL - 180
ELONGATION (% MAX.) (ASTM D-4632)	40	40	40
AOS (APPARENT OPENING SIZE) (ASTM D-4751)	*30	*30	*30
FLOW RATE (GAL./MIN./SQ.FT.) (ASTM D-4491-MAX.)	25	25	70
ULTRAVIOLET STABILITY (%) (ASTM D-4632, AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355)	70	70	70
BURSTING STRENGTH (PSI MIN.) (ASTM D-3786-80 DIAPHRAGM BURSTING STRENGTH TESTER)	175	175	175
MINIMUM FABRIC WIDTH (INCHES) = 1+8"	36	36	36

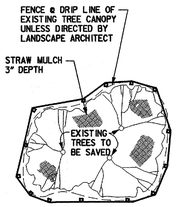
(1) MINIMUM ROLL AVERAGE OF FIVE SPECIMENS.
(2) PERCENT OF REQUIRED INITIAL MINIMUM STRENGTH.
(3) PROVIDE WIRE FENCE FABRIC BACKING FOR TYPE C.

NOTES:
USE TYPE B UNLESS OTHERWISE NOTED.
SILT FENCE SHALL BE INSTALLED USING A MECHANICAL TRENCHING MACHINE.
FABRIC, IN AREAS WHERE ROCK PROHIBITS PROPER EMBEDMENT, SHALL BE SECURED BY PLACING CLEAN, ROUNDED STONE OR SAND ALONG THE BASE OF THE FENCE, 20 POUNDS OF STONE OR SAND PER LINEAR FOOT.
FILTER FABRIC SHALL BE FASTENED TO WOODEN POSTS WITH A MINIMUM OF FIVE, #9 X 1-1/2" LONG WIRE STAPLES.
ATTACH FABRIC TO STEEL POSTS WITH WIRE OR POCKETS.
CONTRACTOR SHALL PERIODICALLY REMOVE ACCUMULATED SEDIMENT, WHEN SEDIMENT DEPTH REACHES 12".

SEE METRO STORMWATER MANAGEMENT MANUAL VOLUME 4, TCP #13

2 SILT FENCE

NOT TO SCALE



PLAN - TYPICAL FENCE

NOTES

INSTALL TREE PROTECTION PRIOR TO CLEARING AND GRUBBING

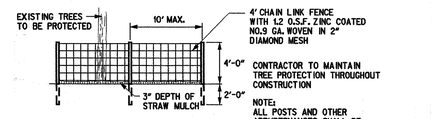
REMOVE ALL EXISTING CONCRETE OR ASPHALT PAVING WITHIN THE LIMITS OF THE FENCED AREA. IF REMOVAL CREATES A POTENTIAL WATER POCKET, IT SHALL BE FILLED TO PROVIDE POSITIVE DRAINAGE, OR AREA OUTSIDE FENCE SHALL BE CUT TO ALLOW FOR POSITIVE DRAINAGE

REMOVE ALL VINES FROM TREES IN BARRICADED AREA

DEAD OR DAMAGED LIMBS TO BE REMOVED BY ARBORIST

ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED (FROM EXCAVATION FOR UNDERGROUND UTILITIES)

NO GRADING SHALL TAKE PLACE WITHIN THE CANOPY LINE OF EXISTING TREES TO BE SAVED



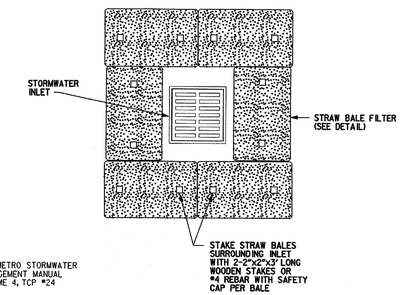
ELEVATION - TYPICAL FENCE

CONTRACTOR TO MAINTAIN TREE PROTECTION THROUGHOUT CONSTRUCTION

NOTE:
ALL POSTS AND OTHER APPURTENANCES SHALL BE HOT DIP GALVANIZED W/MIN. 1.2. O.S.F. ZINC. ALL FITTINGS SHALL BE MALLEABLE DUCTILE IRON OR STEEL.

3 TREE PROTECTION

NOT TO SCALE



SEE METRO STORMWATER MANAGEMENT MANUAL VOLUME 4, TCP #24

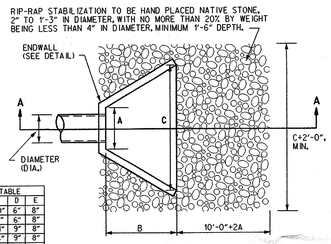
NOTES:

MAINTAIN INLET BARRIER UNTIL SURROUNDING AREA IS STABILIZED WITH GRASS.

INSTALL INLET BARRIER IMMEDIATELY AFTER STRUCTURE IS BACKFILLED.

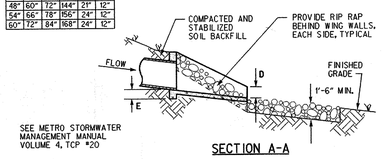
4 STRAW BALE INLET BARRIER

NOT TO SCALE



PLAN

DIMENSIONS TABLE					
DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

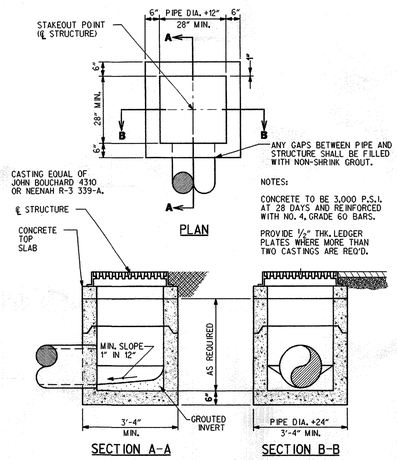


SEE METRO STORMWATER MANAGEMENT MANUAL VOLUME 4, TCP #20

SECTION A-A

5 RIP RAP AT ENDWALL

NOT TO SCALE



NOTES:

CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRADE 60 BARS.

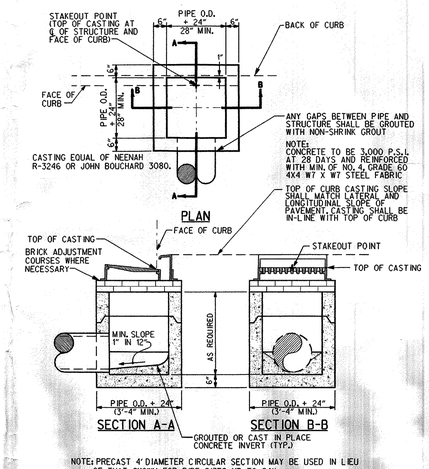
PROVIDE ½" THK. LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQ'D.

PLAN

SECTION A-A SECTION B-B

6 PRECAST CATCH BASIN/ AREA INLET

NOT TO SCALE



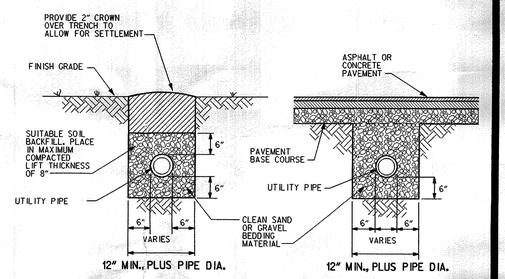
PLAN

SECTION A-A SECTION B-B

NOTE: PRECAST 4' DIAMETER CIRCULAR SECTION MAY BE USED IN LIEU OF THAT SHOWN FOR PIPE SIZES UP TO 24".

7 SINGLE PRECAST CURB INLET

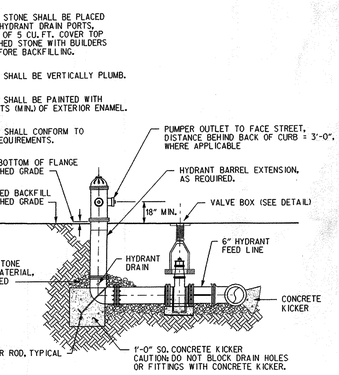
NOT TO SCALE



NON-PAVED AREAS PAVED AREAS

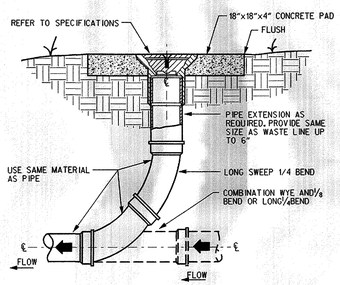
8 TYPICAL UTILITY LINE TRENCH SECTION

NOT TO SCALE



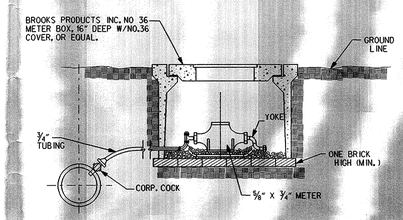
9 FIRE HYDRANT ASSEMBLY

NOT TO SCALE



10 EXTERIOR CLEANOUT

NOT TO SCALE



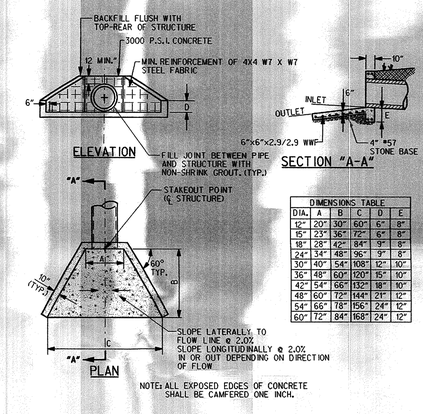
NOTES: 1. FOR TAPS IN METAL PIPE LESS THAN 4" IN DIAMETER, USE SADDLE.
2. PLACE 3" DEEP OF CLEAN, 1/2" TO 3/4" CRUSHED STONE IN BOTTOM OF METER BOX.

FITTINGS:

SADDLE H-13400 SERVICES
CORPORATION COCK H-15008
YOKE H-148 W/ H-14227 INLET
TUBING-POLYBUTLENE SERVICE LINE
METER-DIRECT READING, MAGNETIC DRIVE, ROCKWELL OR EQUAL.

11 3/4" SERVICE LINE CONNECTION

NOT TO SCALE



DIMENSIONS TABLE					
DIA.	A	B	C	D	E
12"	20"	30"	60"	6"	8"
15"	23"	36"	72"	6"	8"
18"	28"	42"	84"	9"	8"
24"	34"	48"	96"	9"	8"
30"	40"	54"	108"	12"	10"
36"	48"	60"	120"	15"	10"
42"	54"	66"	132"	18"	10"
48"	60"	72"	144"	21"	12"
54"	66"	78"	156"	24"	12"
60"	72"	84"	168"	24"	12"

NOTE: ALL EXPOSED EDGES OF CONCRETE SHALL BE CAMFERED ONE INCH.

12 CONCRETE WINGED HEADWALL/ENDWALL

NOT TO SCALE

GS&P

Design Services For The Built Environment

Atlanta
Birmingham
Charlotte
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Nashville
Memphis
Richmond
Tampa

GRESHAM SMITH AND PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100

WWW.GSPNET.COM

FINAL SPECIFIC PLAN DEVELOPMENT AND CONSTRUCTION DRAWINGS FOR

HAURY & SMITH

STAMMER PARKE

STAMMER PLACE
NASHVILLE, TENNESSEE

S.P. CASE NUMBER 2005SP-099U-10

STEPHEN A. BROWN REGISTERED ENGINEER NO. 104906 STATE OF TENNESSEE

STEPHEN A. BROWN, P.E.
TN. REG. #104906

REVISION		
No. -	Date -	Revision
1	7.28.06	STORMWATER COMMENTS
2	12.13.06	PLANNING COMMENTS

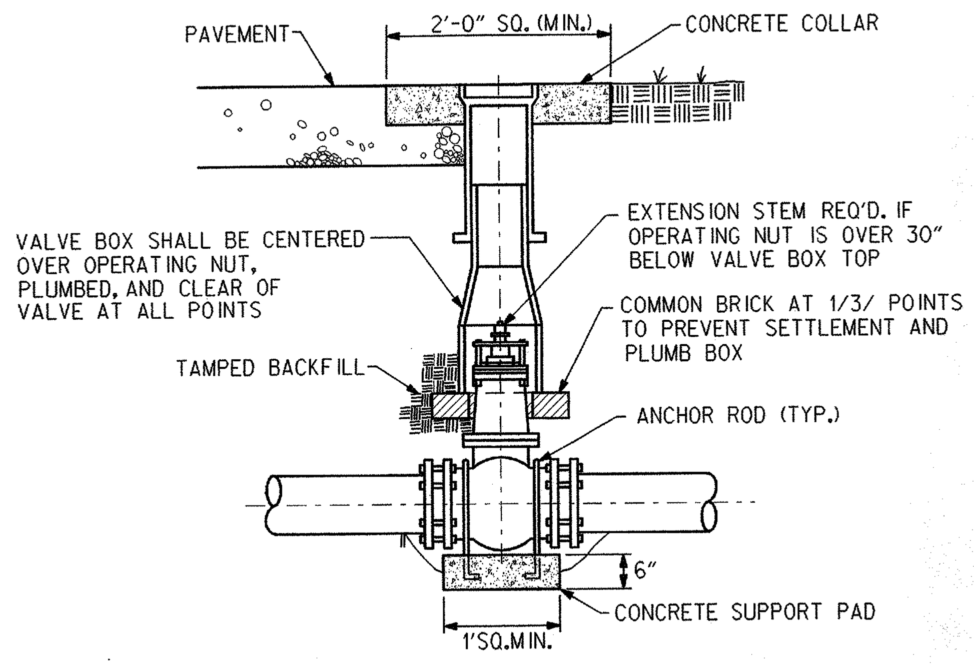
SITE DETAILS

C6.1

FILE: Q:\24163\c\4163c601.dgn
PROJECT:
DATE: 06.20.06

DREWBURKS\ABLE=TRUE, INSTRUCTIONS=, PURPOSE=Checkset, PROJECT_NUMBER=24163.00, WBS2= , WBS3= , PROJECT_NAME=H & S - Stammer Place, PROJECT_MANAGER=Spalding, Mark J
Q:\24163\c\4163c601.dgn [0-9,12-41,43-62]
21-NOV-2006 m:\plot\colortables\bw.ctb
11:15 m:\plot\pentables\gsp\GSP.pen
4163c601
$LEV1$
$LEV2$
$LEV3$
$LEV4$
$LEV5$
$LEV6$
$LEV7$

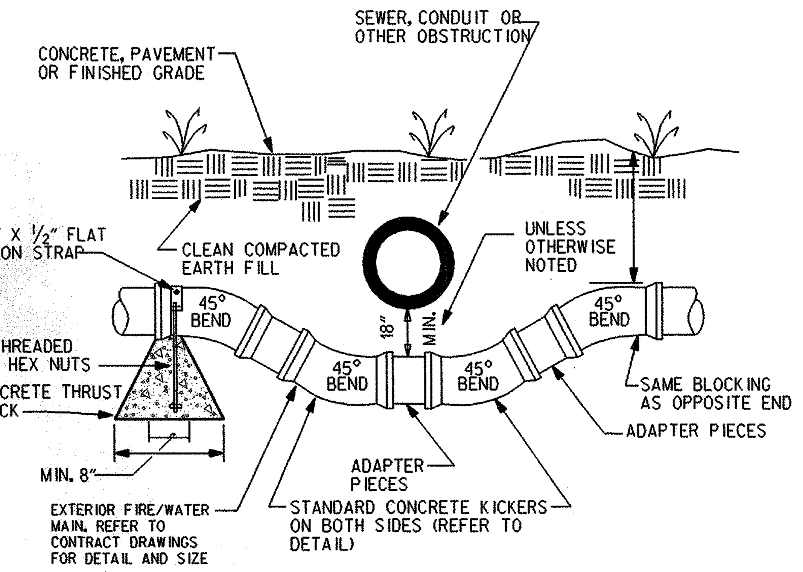
[REIMBURSABLE=TRUE, INSTRUCTIONS=, PURPOSE=Checkset, PROJECT_NUMBER=24163.00, WBS2= , WBS3= , PROJECT_NAME=H & S - Stammer Place, PROJECT_MANAGER=Spalding, Mark]
Q:\24163\c\4163c602.dgn [0-64]
Q:\24163\c\4163cbor.dgn [0-9, 12-41, 43-62]
$LEV1$ $LEV2$ $LEV3$ $LEV4$ $LEV5$ $LEV6$ $LEV7$
21-NOV-2006
11:14
m:\iplot\colortables\bw.ctb
4163c602
m:\iplot\pentables\gsp\GSP.pen
gurneyb
B.O.



1 VALVE BOX

NOT TO SCALE

NOTE:
MATERIALS AND INSTALLATION SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODE REQUIREMENTS REFER TO SPECIFICATIONS



2 WATER LINE CROSSING UNDER OBSTRUCTIONS

NOT TO SCALE

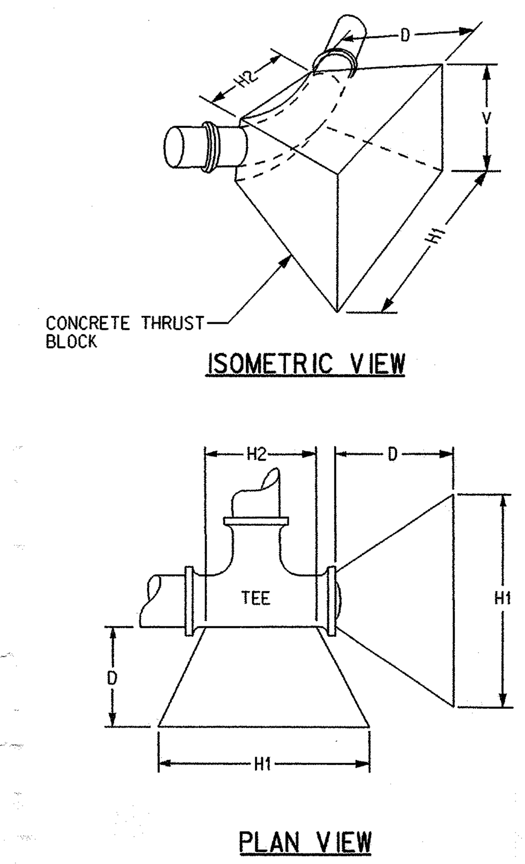


TABLE OF DIMENSIONS

PIPE SIZE	TAPPING SLEEVES, TEES & PLUGS				
	H1	H2	V	D	C.F.
2"	18"	10"	12"	18"	1.9
3,4"	24"	12"	12"	18"	2.25
6"	24"	16"	18"	18"	3.5
8"	36"	18"	18"	18"	5.05
10"	48"	24"	18"	24"	7.15

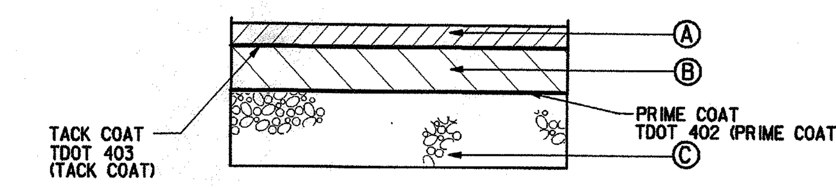
PIPE SIZE	90° BENDS				
	H1	H2	V	D	C.F.
2"	18"	10"	12"	18"	1.9
3,4"	24"	12"	12"	18"	2.25
6"	30"	16"	18"	18"	4.05
8"	39"	18"	24"	18"	7.3
10"	54"	32"	24"	18"	10.25

PIPE SIZE	45° BENDS				
	H1	H2	V	D	C.F.
2"	18"	6"	12"	18"	1.5
3,4"	18"	8"	12"	18"	1.6
6"	24"	10"	16"	18"	3.2
8"	30"	11"	18"	18"	3.95
10"	36"	18"	21"	18"	4.6

PIPE SIZE	22-1/2°&11-1/4° BENDS				
	H1	H2	V	D	C.F.
2"	18"	6"	12"	18"	1.5
3,4"	18"	8"	12"	18"	1.6
6"	24"	10"	16"	18"	3.2
8"	24"	11"	18"	18"	3.4
10"	24"	18"	21"	18"	4.6

3 TYPICAL CONCRETE THRUST BLOCKING DETAIL

NOT TO SCALE



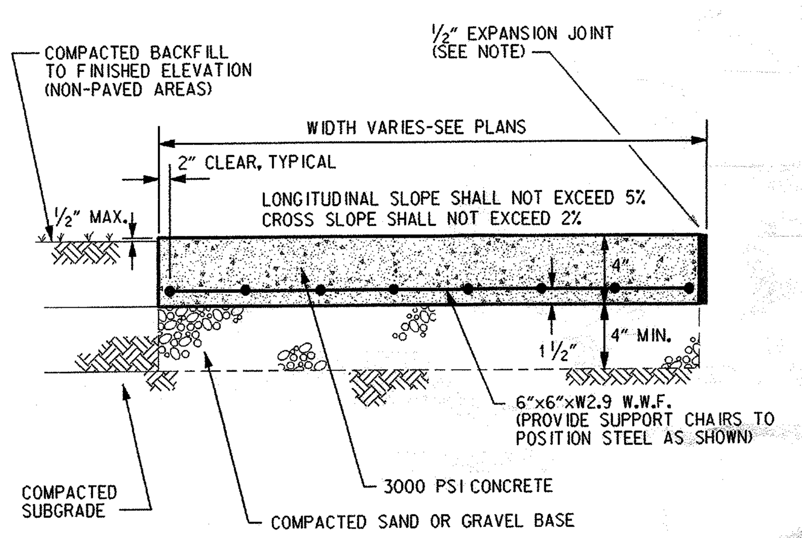
(A) 1 1/2" ASPHALTIC SURFACE COURSE
TDOT 411, GRADING "E" (ASPHALTIC SURFACE)

(B) 2" BITUMINOUS BASE
TDOT 307, GRADING "B-M" (BITUMINOUS BASE)

(C) 6" MINERAL AGGREGATE BASE COURSE COMPACTED TO 100% OF THE STANDARD PROCTOR DENSITY
TDOT 303, TYPE "A" (MINERAL AGGREGATE BASE)

4 TYPICAL ASPHALT PAVEMENT SECTION

NOT TO SCALE

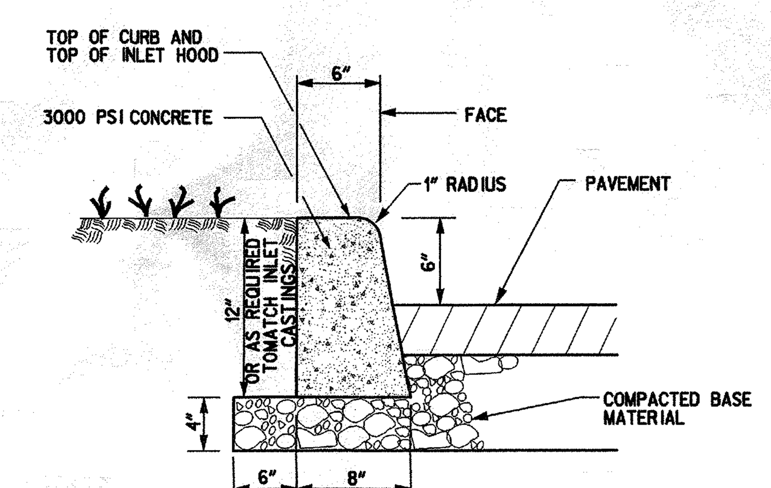


NOTE:
PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) CONTROL JOINTS AT 5'-0" ON CENTER.

PROVIDE EXPANSION JOINTS AT 30'-0" (MAX.) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES. (SEE DETAIL)

5 TYPICAL CONCRETE SIDEWALK SECTION

NOT TO SCALE

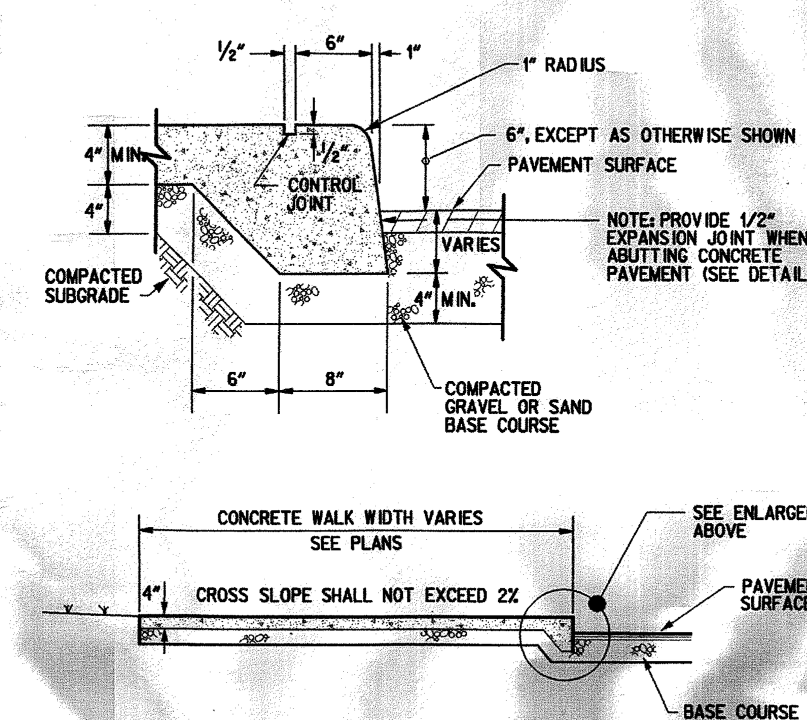


NOTES:

1. CURB AND GUTTER SHALL BE CONSTRUCTED IN 10 FOOT LENGTHS, OR EXTRUDED AND THEN SAWCUT AT 10 FOOT INTERVALS.
2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FEET, AT THE ENDS OF RETURNS, AND AT ALL POINTS WHERE THE NEW CURB AND GUTTER ABUTS OTHER CONCRETE STRUCTURES OR INLET CASTINGS.
3. 10' LONG TRANSITIONS SHALL BE PROVIDED BETWEEN NORMAL GUTTER AND PITCHED GUTTER, UNLESS OTHERWISE NOTED ON THE PAVING PLANS.
4. ALL CONCRETE TO BE 3000 PSI (TYP.)

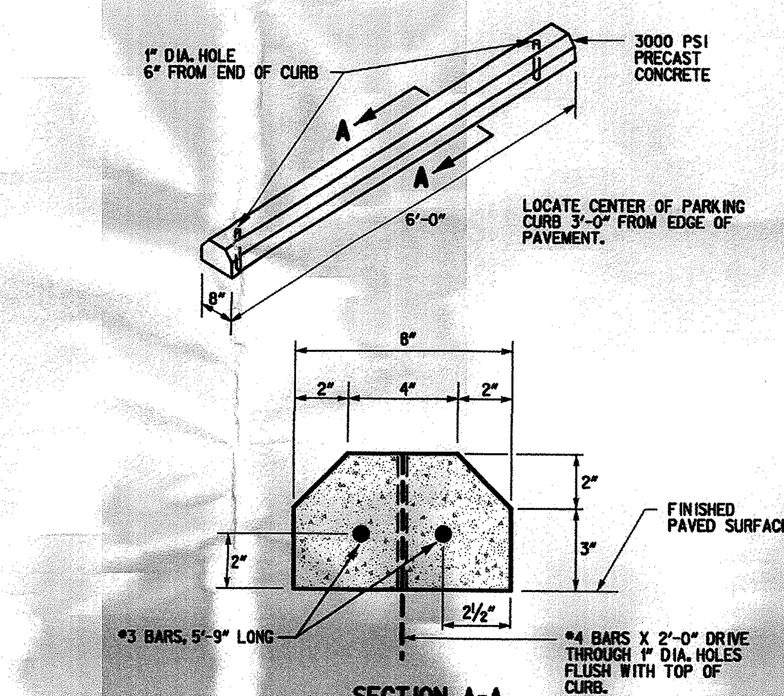
6 CONCRETE POST CURB

NOT TO SCALE



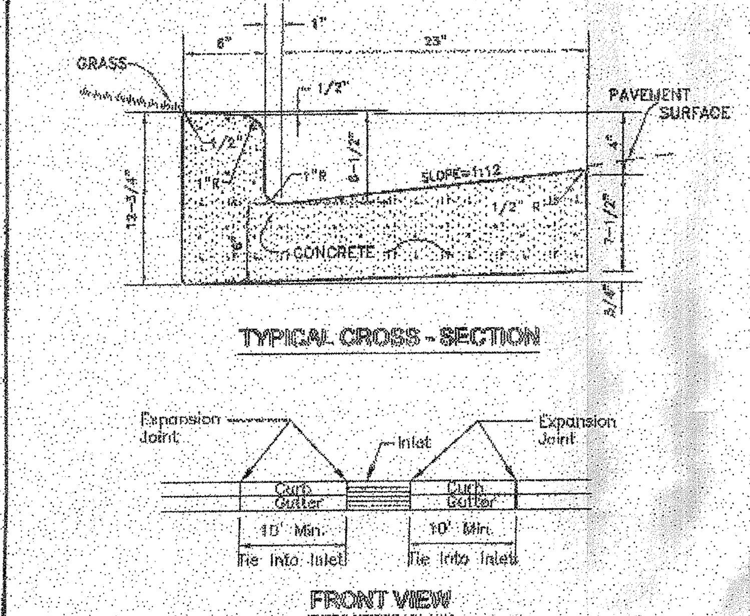
7 TYPICAL CONCRETE SIDEWALK HEADER SECTION

NOT TO SCALE



8 PRECAST CONCRETE PARKING CURB

NOT TO SCALE

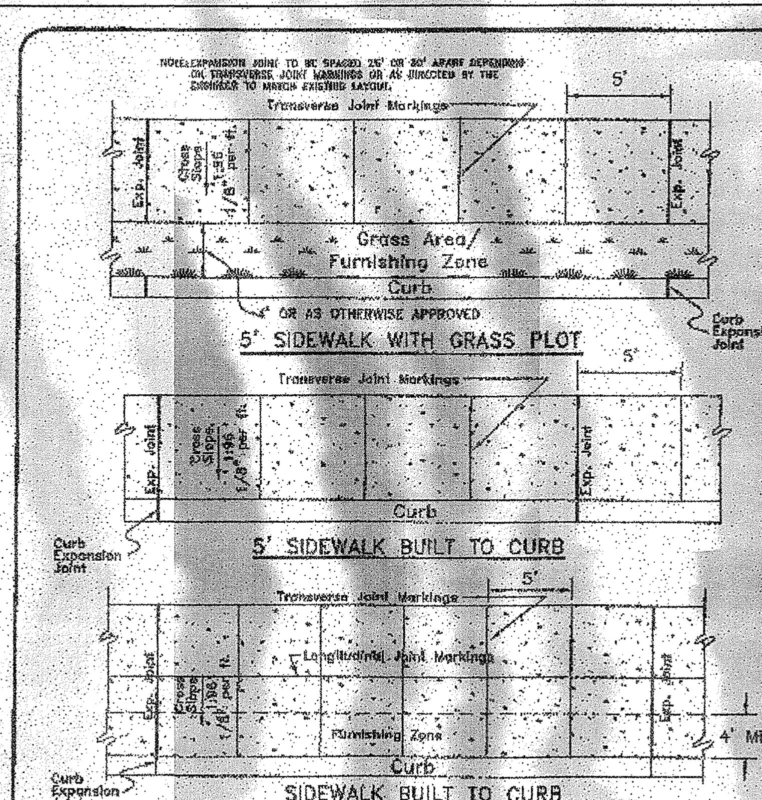


GENERAL NOTES
1. Expansion joints to be spaced a maximum of 100 feet apart or as directed by the Engineer.
2. Expansion joints will also be required at tangent points, ramps, and inlets.
3. Contraction joints are to be cut into curb and gutter every 10 feet to a depth of D/4, where D equals the thickness of the section. The spacing of 10 feet may be reduced at closures but no section of curb and gutter shall be less than 10 feet.
4. There will be a minimum of 10 feet tie in at curb inlets on each side of the inlet. An expansion joint will be used on each side of the tie in.
5. Cost of contraction joints to be included in the unit bid price for concrete curb with gutter.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD CURB WITH GUTTER	DWG. NO. ST-200
DIR. OF ENG.: [signature]	DATE: 5/12/03	REVISED: 07/21/00 REVISED: 05/02/03 REVISED:

9

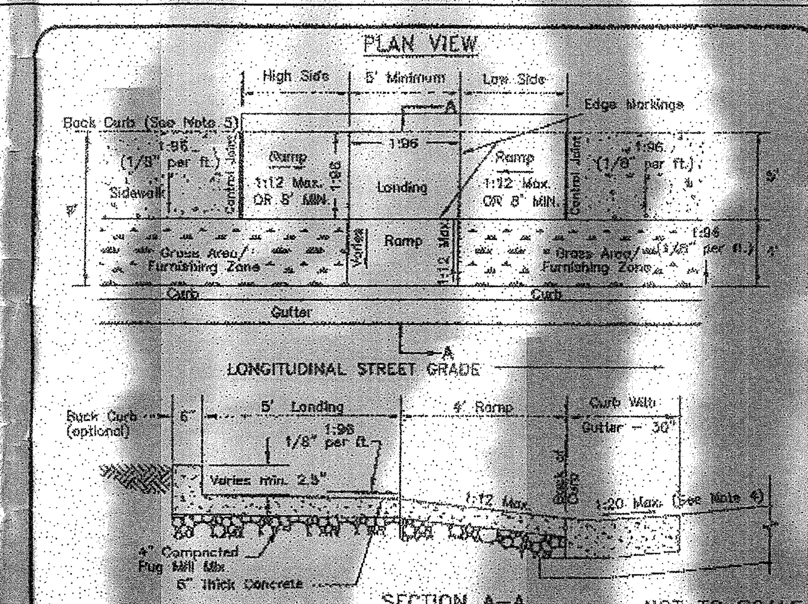


GENERAL NOTES
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
3. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
4. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
5. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
6. IN THE EVENT OF ANY CONFLICT, DISCREPENCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDRD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

NTS

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: [signature]	DATE: 7/15/04	REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04

10

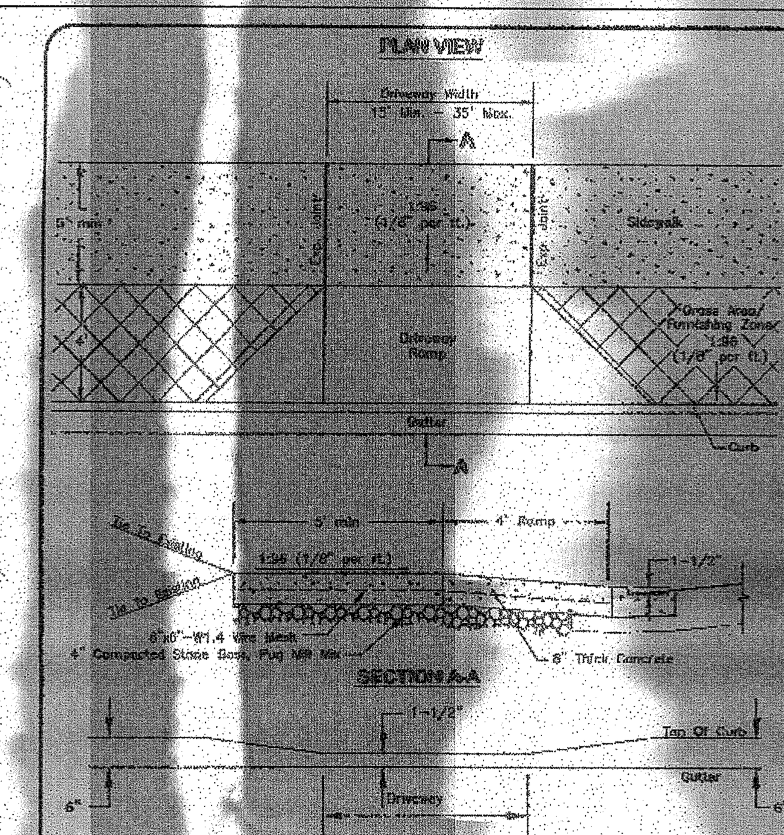


NOT TO SCALE

GENERAL NOTES
1. Ramp shall be flush with the gutter or edge of pavement.
2. Cross-slope of landing and of sidewalk shall not exceed 1:48 (vertical:horizontal).
3. Surface texture of the curb ramp shall be stable, firm, and slip-resistant. The surface shall be course broomed "white" concrete finish transverse to the slope of the ramp.
4. The normal gutter slope of 1:12 (vertical:horizontal) shall be reduced to 1:20 (vertical:horizontal) at the ramp when the curb and gutter is poured before the ramp, or the gutter at the ramp must be cut out, removed, and repoured when the ramp is poured.
5. Back curb shall be constructed at the direction of Public Works, and if required, back curb height along ramp shall transition from 0 inches at expansion joints to the proposed height of back curb at landing and shall be a constant height through landing. Deletion of back curb requires approval of Inspector. Removal to be noted in project file and on inspection report.
6. High side and low side ramps shall have a maximum slope of 1:12 (vertical:horizontal) or shall be 8 feet (96 inches) minimum in length.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION CURB RAMP	DWG. NO. ST-320
DIR. OF ENG.: [signature]	DATE: 5/12/03	REVISED: 07/18/02 REVISED: 05/08/03 REVISED:

11



NOTE: 1. Cross-slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.
3. Concrete shall be 6 inches thick.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP	DWG. NO. ST-324
DIR. OF ENG.: [signature]	DATE: 5/12/03	REVISED: 07/27/02 REVISED: 05/08/03 REVISED:

12

G S & P ®

Design Services For The Built Environment

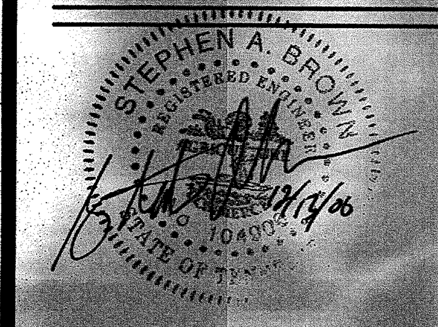
Atlanta
Birmingham
Charlotte
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Nashville
Memphis
Richmond
Tampa

GRESHAM SMITH AND PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100

WWW.GSPNET.COM

FINAL SPECIFIC PLAN DEVELOPMENT AND CONSTRUCTION DRAWINGS FOR
HAURY & SMITH
STAMMER PARKE
STAMMER PLACE
NASHVILLE, TENNESSEE
S.P. CASE NUMBER 2005SP-099U-10



STEPHEN A. BROWN, P.E.
TN. REG.#104906

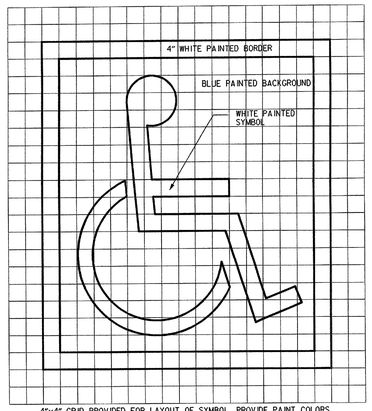
REVISION

No. -	Date -	Revision
1	12.13.06	PLANNING COMMENTS

SITE DETAILS

C6.2

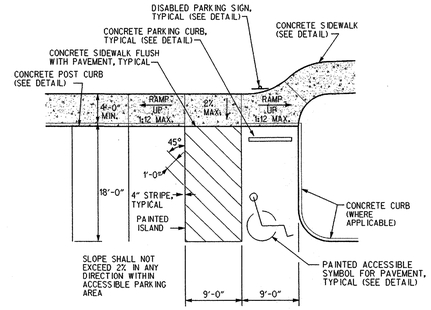
FILE: Q:\24163\c\4163c602.dgn
PROJECT:
DATE: 06. 20 . 06



4"x4" GRID PROVIDED FOR LAYOUT OF SYMBOL. PROVIDE PAINT COLORS IN ACCORDANCE WITH ADA AND LOCAL REQUIREMENTS (TYPICALLY WHITE SYMBOL ON BLUE BACKGROUND INSIDE WHITE BORDER).

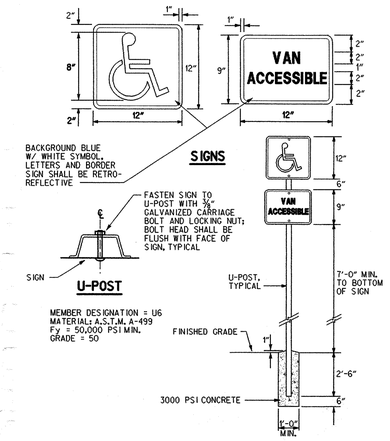
1 TYPICAL PAINTED ACCESSIBLE SYMBOL FOR PAVEMENT

NOT TO SCALE



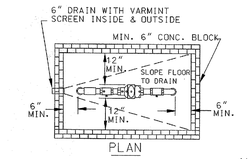
2 TYPICAL ACCESSIBLE PARKING SPACE

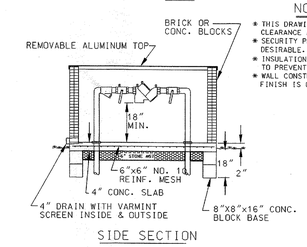
NOT TO SCALE



3 TYPICAL ACCESSIBLE PARKING SIGN

NOT TO SCALE





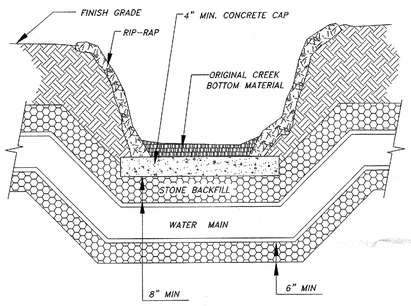
NOTES

* THIS DRAWING INDICATES MINIMUM CLEARANCE AND ACCESS ONLY.
* SECURITY PROCEDURES MAY BE DESIRABLE.
* INSULATION/HEAT RECOMMENDED TO PREVENT FREEZING.
* WALL CONSTRUCTION AND OUTSIDE FINISH IS OPTIONAL WITH OWNER.

INSTALL ALL ITEMS ACCORDING TO MANUFACTURERS SPECIFICATIONS

4 BACKFLOW PREVENTER BOX FOR 3/4" - 1" IRRIGATION LINES

NOT TO SCALE



TYPICAL DITCH CROSSING FOR WATER MAINS

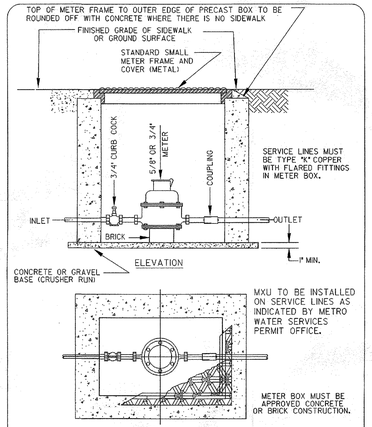
NOTES:

*CONCRETE TO BE CLASS "B" AS SPECIFIED IN CONTRACT DOCUMENT SECTION 03300.

*ENCASEMENT WIDTH TO BE POURED THE WIDTH OF TRENCH WITH A MINIMUM OF 4" ON EACH SIDE PIPE.

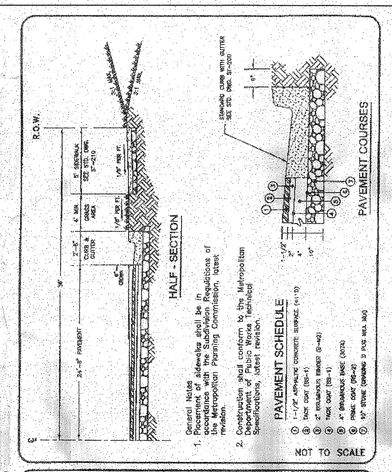
5 DITCH CROSSING FOR WATER MAINS

NOT TO SCALE



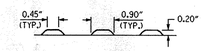
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	NEW AND/OR EXISTING ADJUSTMENT 5/8" OR 3/4" METER DETAIL	
NOT TO SCALE	DATE: 12/10/02	DWG. NO. WDET002

6

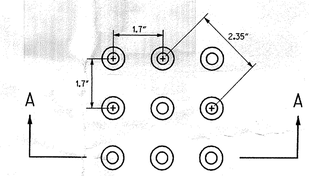


METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	RESIDENTIAL-HIGH DENSITY COLLECTOR STREET (72' R.O.W.)	DWG. NO. ST-254
ASST. DIR. ENG.	DATE: 5/8/01	
DIRECTOR	DATE: 5/8/01	REVISED: 04/09/01

7



SECTION A-A



PLAN VIEW

DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 IN. (23 MM), A NOMINAL HEIGHT OF 0.2 IN. (5 MM), A CENTER-TO-CENTER SPACING AS SHOWN ABOVE, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. SEE SITE LAYOUT PLANS AND DETAILS FOR LOCATIONS OF TRUNCATED DOMES. SUBMIT PROPOSED MATERIAL AND/OR TEST PANEL TO THE ENGINEER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION. PROVIDE ARMOR-TILE, OR EQUIVALENT SYSTEM.

8 TRUNCATED DOMES

NOT TO SCALE

9

10

G S & P

Design Services For The Built Environment

Atlanta
Birmingham
Charlotte
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Nashville
Memphis
Richmond
Tampa

GRESHAM SMITH AND PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100

WWW.GSPNET.COM

FINAL SPECIFIC PLAN DEVELOPMENT AND CONSTRUCTION DRAWINGS FOR HAURY & SMITH

STAMMER PARKE

STAMMER PLACE
NASHVILLE, TENNESSEE

S.P. CASE NUMBER 2005SP-099U-10

STEPHEN A. BROWN REGISTERED ENGINEER No. 104906 STATE OF TENNESSEE 11/3/06

STEPHEN A. BROWN, P.E.
TN. REG.#104906

REVISION

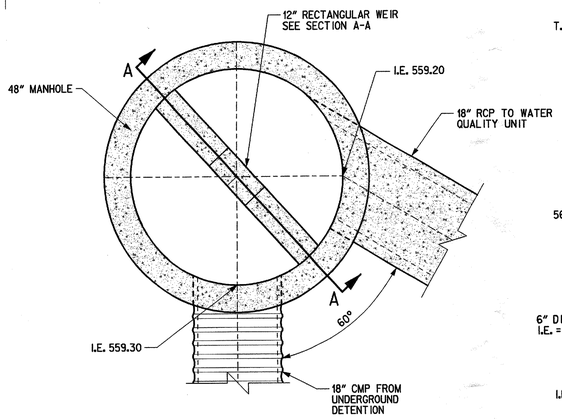
No.	Date	Revision
1	06.20.06	OUTLET STR. DETAIL
2	07.28.06	STORM WATER COMMENTS
3	12.13.06	PLANNING COMMENTS

SITE DETAILS

C6.3

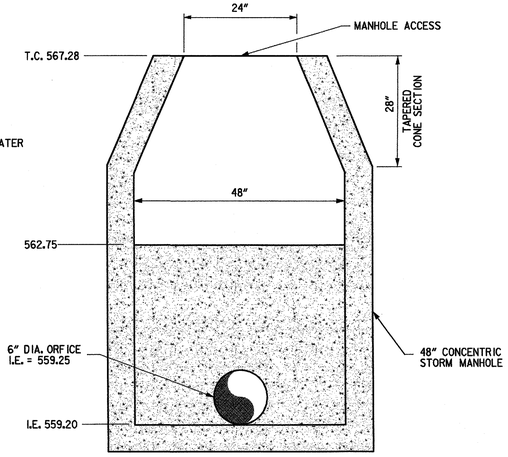
FILE: Q:\24163\c\4163c603.dgn
PROJECT:
DATE: 06.20.06

[REIMBURSABLE=TRUE, INSTRUCTIONS=, PURPOSE=Checkset, PROJECT_NUMBER=24163.00, WBS2= , WBS3= , PROJECT_NAME=H & S - Stammer Place, PROJECT_MANAGER=Spalding, Mark]
21-NOV-2006 11:14
m:\plot\colortables\bw.ctb
4163c603
m:\plot\pentables\gsp\GSP.pen
$LEV1$ $LEV2$ $LEV3$ $LEV4$ $LEV5$ $LEV6$ $LEV7$



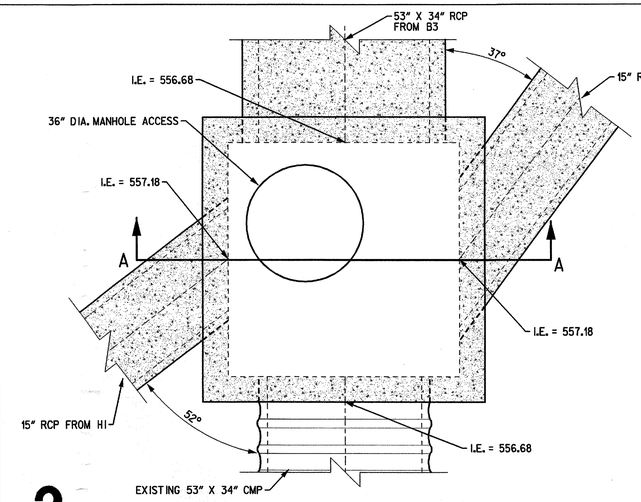
1 **OUTLET STRUCTURE**

NOT TO SCALE



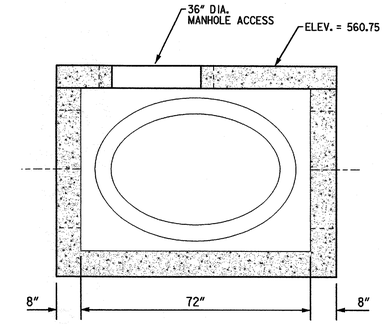
OUTLET STRUCTURE WEIR SECTION A-A

NOT TO SCALE



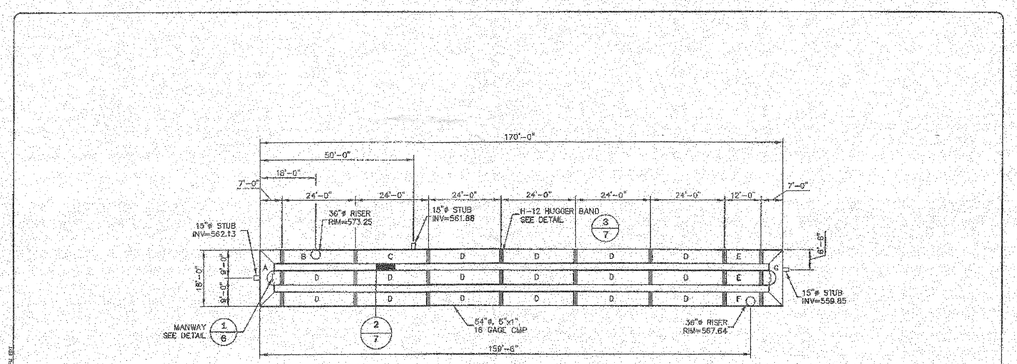
2 **JUNCTION BOX**

NOT TO SCALE



JUNCTION BOX SECTION A-A

NOT TO SCALE



ASSEMBLY

SCALE : 1" = 20'

STORAGE VOLUME PROVIDED = 8,254 C.F.

SUBMITTED FOR APPROVAL
NOT APPROVED FOR
FABRICATION OR CONSTRUCTION

NO.	DATE	DESCRIPTION	DRAWN BY	APPROVED BY
4	7/14/06	SUBMITTED FOR APPROVAL	CS	-
3	7/13/06	SUBMITTED FOR APPROVAL	CS	-
2	5/01/06	SUBMITTED FOR APPROVAL	CS	-
1	4/27/06	SUBMITTED FOR APPROVAL	CS	-

CONTECH CONSTRUCTION PRODUCTS INC.
9025 CENTER POINTE DRIVE, SUITE 400
WEST CHESTER, OHIO 45069
PH. 1.800.338.1122 FAX: 513.645.7993
© COPYRIGHT

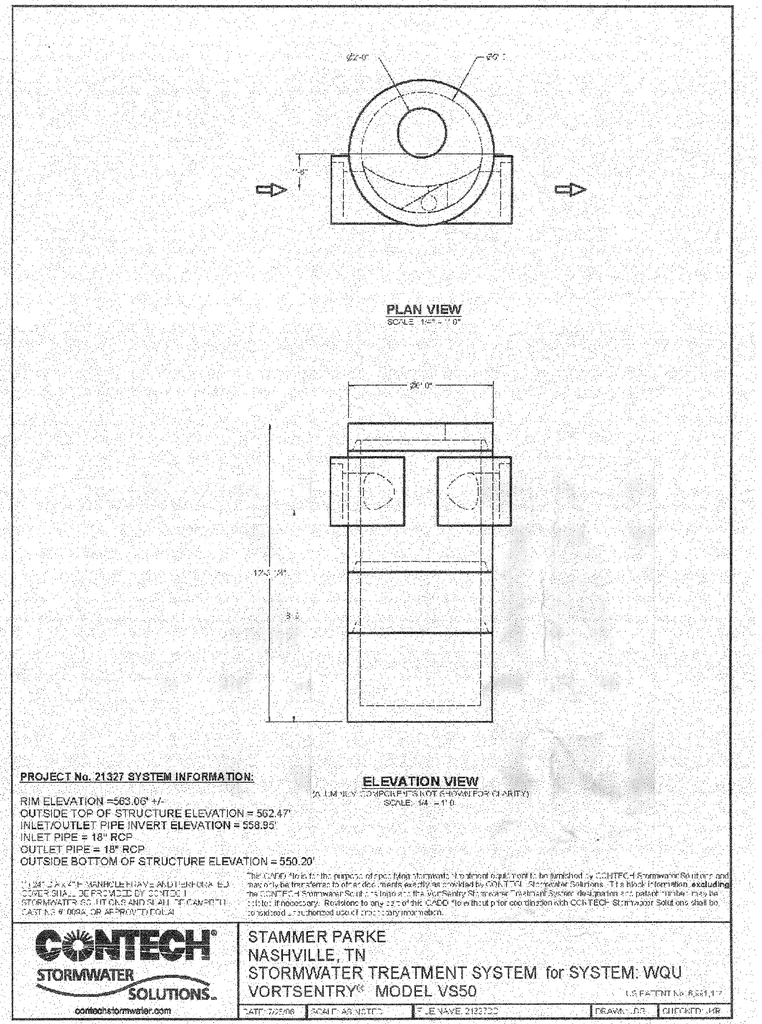
THIS DRAWING OWNED BY CONTECH CONSTRUCTION PRODUCTS INC. AND MAY NOT BE REPRODUCED UPON REQUEST, RETURN TO AN OFFICE.

CONTECH JOB# 7669

ASSEMBLY
54" Ø UNDERGROUND DETENTION SYSTEM
STAMMER PARKE
NASHVILLE,TN

SCALE: AS SHOWN
DRAWN BY: CS
DATE: 7/06/06
SHEET: 2 of 9

3



PROJECT No. 21327 SYSTEM INFORMATION:

RIM ELEVATION =563.06' +/-
OUTSIDE TOP OF STRUCTURE ELEVATION = 562.47'
INLET/OUTLET PIPE INVERT ELEVATION = 558.95'
INLET PIPE = 18" RCP
OUTLET PIPE = 18" RCP
OUTSIDE BOTTOM OF STRUCTURE ELEVATION = 550.20'

ELEVATION VIEW
(ALUMINUM COMPONENTS NOT SHOWN FOR CLARITY)
SCALE: 1/4" = 1'-0"

"THE CADD files for the purpose of specifying stormwater treatment equipment to be furnished by CONTECH Stormwater Solutions and such files are intended to be used only as provided by CONTECH Stormwater Solutions. The base information, excluding the CONTECH Stormwater Solutions logo and the VortSentry Stormwater Treatment System designation and patent number, may be modified if necessary. Revisions to any part of this CADD file without prior coordination with CONTECH Stormwater Solutions shall be considered unauthorized use of proprietary information."

CONTECH STORMWATER SOLUTIONS
contechstormwater.com

STAMMER PARKE
NASHVILLE, TN
STORMWATER TREATMENT SYSTEM for SYSTEM: WQU
VORTSENTRY® MODEL VS50
U.S. PATENT No. 6,651,17

DATE: 7/25/06 | SCALE: AS NOTED | FILE NAME: 21327.DWG | DRAWN BY: DB | CHECKED BY: JDR

4

GS&P

Design Services
For The Built
Environment

Atlanta
Birmingham
Charlotte
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Nashville
Memphis
Richmond
Tampa

GRESHAM
SMITH AND
PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100

WWW.GSPNET.COM

FINAL SPECIFIC PLAN DEVELOPMENT
AND CONSTRUCTION DRAWINGS FOR
HAURY & SMITH
STAMMER PARKE
STAMMER PLACE
NASHVILLE, TENNESSEE
S.P. CASE NUMBER 2005SP-099U-10

STEPHEN A. BROWN
REGISTERED ENGINEER
NO. 104906
STATE OF TENNESSEE
7/13/06

STEPHEN A. BROWN, P.E.
TN. REG.#104906

REVISION

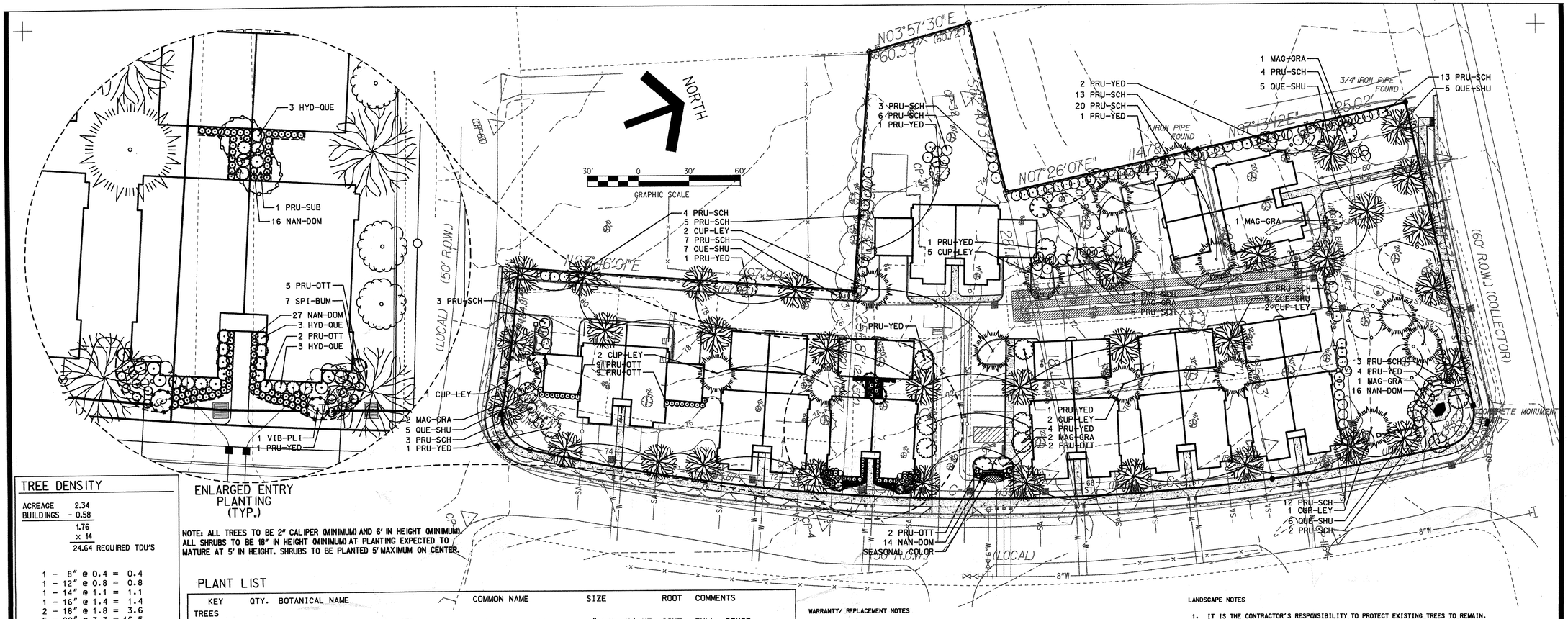
No.	Date	Revision
1	06.20.06	OUTLET STR. DETAIL
2	07.28.06	NEW SHEET
3	12.13.06	PLANNING COMMENTS
	. .	
	. .	
	. .	

SITE DETAILS

C6.4

FILE: Q:\24163\c\4163c604.dgn
PROJECT:
DATE: 06. 20 . 06

(REIMBURSABLE=TRUE, INSTRUCTIONS=, PURPOSE=Checkset, PROJECT_NUMBER=24163.00, WBS2= , WBS3= , PROJECT_NAME=H & S - Stammer Place, PROJECT_MANAGER=Spalding, Mark J
21-NOV-2006 11:14
Q:\24163\C\4163c604.dgn
Q:\24163\C\4163cborr.dgn
(D-9, 12-41, 43-62)
ms\plot\color-tables\bw.ctb
ms\GSP\GSP.pen
m:\plot\pentables\gsp\GSP.pen
$LEV1$
$LEV2$
$LEV3$
$LEV4$
$LEV5$
$LEV6$
$LEV7$
B.O.



ENLARGED ENTRY PLANTING (TYP.)

NOTE: ALL TREES TO BE 2" CALIPER (MINIMUM) AND 6' IN HEIGHT (MINIMUM). ALL SHRUBS TO BE 18" IN HEIGHT (MINIMUM) AT PLANTING EXPECTED TO MATURE AT 5' IN HEIGHT. SHRUBS TO BE PLANTED 5' MAXIMUM ON CENTER.

TREE DENSITY

ACREAGE	2.34
BUILDINGS	- 0.58
	1.76
	x 14
	24.64 REQUIRED TDU'S

1 - 8" @ 0.4 =	0.4	
1 - 12" @ 0.8 =	0.8	
1 - 14" @ 1.1 =	1.1	
1 - 16" @ 1.4 =	1.4	
2 - 18" @ 1.8 =	3.6	
5 - 20" @ 3.3 =	16.5	
1 - 24" @ 4.7 =	4.7	
PROTECTED TREES	-	28.5 TDU'S
89 NEW 2" TREES	-	44.5 TDU'S
PROVIDED TDU'S	-	73.0 TDU'S

PLANT LIST

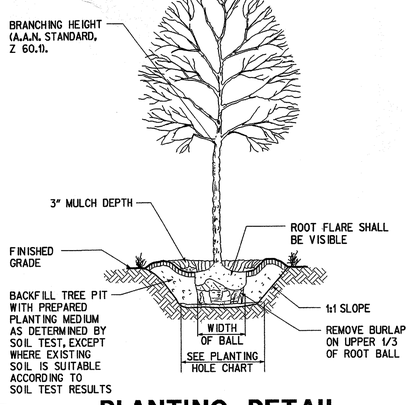
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
CUP-LEY	15	X Cupressocyparis leylandii	LEYLAND CYPRESS	2" CAL./8' HT.	CONT.	FULL, DENSE
MAG-GRA	9	Magnolia grandiflora 'Little Gem'	LITTLE GEM MAGNOLIA	2" CAL.	CONT.	FULL TO GROUND
PRU-SUB	16	Prunus subhirtella 'Autumnalis'	AUTUMNALIS CHERRY	2" CAL.	WB	WELL-BRANCHED
PRU-YED	16	Prunus yedoensis 'Akebono'	AKEBONO CHERRY	2" CAL.	WB	WELL-BRANCHED
QUE-SHU	33	Quercus shumardii	SHUMARD OAK	2" CAL.	WB	SINGLE LEADER, 6' CLEAR TRUNK
SHRUBS						
HYD-QUE	144	Hydrangea quercifolia	OAKLEAF HYDRANGEA	#5/ 36" HT.	CONT.	WELL-BRANCHED, FULL
NAN-DOM	718	Nandina domestica 'Firepower'	FIREPOWER NANDINA	#3	CONT.	FULL
PRU-OTT	112	Prunus laurocerasus 'Otto Luyken'	OTTO LUYKEN LAUREL	30" HT./SPRD.	CONT.	FULL, DENSE
PRU-SCH	116	Prunus laurocerasus 'Schipkaensis'	SKIP LAUREL	36" HT.	CONT.	FULL, DENSE
SPI-BUM	112	Spiraea x bumalda 'Limemound'	LIMEMOUND SPIRAEA	#3	CONT.	FULL
VIB-PLI	16	Viburnum plicatum tomentosum 'Shasta'	SHASTA VIBURNUM	36" HT.	CONT.	WELL-BRANCHED

NOTE:

PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-2004) FOR SIZE FORM AND QUALITY

MYCORRHIZAL INOCULANTS AND SUPER-ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE

REMOVE ALL CRUSHED STONE BASE TO NATIVE SOIL OR A MINIMUM OF 24" BELOW DEPTH OF ROOTBALL IF ENGINEERED FILL



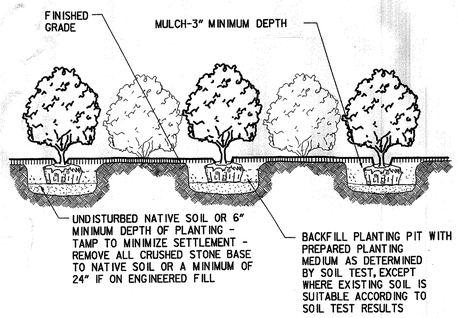
PLANTING DETAIL

NOTE:

PROCEDURES AND PRODUCTS TO BE IMPLEMENTED DURING THE CONSTRUCTION PROCESS

PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-2004) FOR SIZE FORM AND QUALITY

MYCORRHIZAL INOCULANTS AND SUPER-ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE



REMOVE ALL SYNTHETIC MATERIAL FROM AROUND ROOTBALL. REMOVE BURLAP AND ROPE FROM TOP 1/3 OF ROOTBALL

SHRUB PLANTING IN BED DETAIL

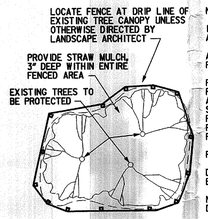
WARRANTY/ REPLACEMENT NOTES

1. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
2. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST. UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR A ONE-TIME REPLACEMENT ONLY.
4. PERENNIALS SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE.
5. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR 25% OF THE CROWN IS DEAD.
6. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.

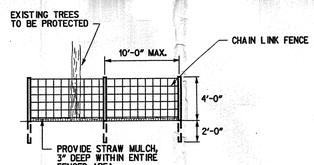
PLANTING DATES

SPRING: APRIL 15 - JUNE 15.
FALL: SEPTEMBER 15 - NOVEMBER 15.
WINTER: NOVEMBER 16 - APRIL 15.

7. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, IMPROPER MAINTENANCE OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
8. PLANT LOSSES DUE TO ABNORMAL WEATHER CONDITIONS SUCH AS FLOODS, EXCESSIVE WIND DAMAGE, DROUGHT, SEVERE FREEZING, OR ABNORMAL RAINS WILL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.



PLAN - TYPICAL FENCE



ELEVATION - TYPICAL FENCE

NOTES:

INSTALL TREE PROTECTION PRIOR TO CLEARING AND GRUBBING.

ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED.

REMOVE ALL EXISTING CONCRETE OR ASPHALT PAVEMENT WITHIN THE LIMITS OF THE FENCED AREA. IF REMOVAL CREATES A POTENTIAL FOR STANDING WATER, AREA SHALL BE FILLED TO PROVIDE POSITIVE DRAINAGE. OR AREA OUTSIDE FENCE SHALL BE GRADED TO PROVIDE FOR POSITIVE DRAINAGE.

REMOVE ALL VINES FROM PROTECTED TREES.

DEAD OR DAMAGED LIMBS SHALL BE REMOVED BY AN ARBORIST.

NO GRADING SHALL TAKE PLACE WITHIN THE DRIP LINE OF PROTECTED TREES.

CONTRACTOR SHALL MAINTAIN TREE PROTECTION THROUGHOUT CONSTRUCTION.

TREE PROTECTION

NOT TO SCALE

LANDSCAPE NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. IT IS THE OWNER'S INTENT TO PRESERVE ALL OF THE EXISTING SITE VEGETATION OUTSIDE THE LIMITS OF GRADING.
3. ALL TREES, INCLUDING YOUNG SAPLINGS, PINES, AND UNDERSTORY SPECIES ARE TO BE PROTECTED AND SAVED IF THEY FALL OUTSIDE THE LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE SURVEY.
4. SELECTIVE CLEARING BEYOND THE LIMIT OF GRADING SHALL CONSIST OF REMOVAL OF HONEYSUCKLE, HERBACEOUS SHRUBS, POISON IVY, AND NOXIOUS WEEDS. GRASS SHALL BE SOWN ON THE WHOLE SITE AFTER PREPARATION, AS NOTED IN THE SPECIFICATIONS.
5. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
6. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1, LATEST EDITION, FOR SIZE AND QUALITY.
7. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
8. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE, ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

LANDSCAPE SPECIFICATIONS

1. LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING: KENTUCKY 31 TALL FESCUE AT THE RATE OF 7 POUNDS PER 1,000 SQUARE FEET. SEED SHALL CONFORM TO ALL STATE REQUIREMENTS. FERTILIZE WITH 10 POUNDS OF 10-10-10 PER 1,000 SQUARE FEET. MULCH WITH CLEAN WHEAT OR OAT STRAW AT THE RATE OF ONE BALE PER 1,000 SQUARE FEET. (ALL AREAS WITH A 3:1 OR GREATER SLOPE AND ALL DRAINAGE WAYS SHALL BE SODDED.)
2. UPON SECURING PLANT MATERIALS AND BEFORE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A PRE-INSTALLATION INSPECTION TO INSURE THAT ALL PLANT MATERIAL MEETS STANDARDS AS SHOWN ON THESE LANDSCAPE PLANS.
3. SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
   A. SAND SHALL BE CLEAN MASONRY SAND.
   B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
   C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE A 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
6. PROVIDE AND APPLY SUCH SOIL AMENDMENTS AS ARE NECESSARY TO ADJUST THE PH RANGE OF EACH AREA TO A LEVEL THAT WILL PROVIDE OPTIMUM GROWTH OF THE SPECIFIED NEW PLANT MATERIAL.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
8. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED PINE BARK.
9. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANT LIST.
10. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
11. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.

PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
2. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SOD AND SEED AREAS PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
4. SODDED AREAS SHALL HAVE NO BARE SPOTS.
5. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
6. IF PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.

G S & P

Design Services For The Built Environment

Atlanta
Birmingham
Charlotte
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jacksonville
Knoxville
Louisville
Nashville
Memphis
Richmond
Tampa

GRESHAM SMITH AND PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
615.770.8100

WWW.GSPNET.COM

FINAL SPECIFIC PLAN DEVELOPMENT AND CONSTRUCTION DRAWINGS FOR

HAURY & SMITH

STAMMER PARKE

STAMMER PLACE
NASHVILLE, TENNESSEE

S.P. CASE NUMBER 2005SP-099U-10

STEVEN J. SNODDY
REGISTERED
LANDSCAPE ARCHITECT
STEVEN J. SNODDY, ASLA
TN. REG.#225

REVISION		
No. -	Date -	Revision

LANDSCAPE PLAN

L2.1

FILE: Q:\24163\c\4163L201.dgn
PROJECT:
DATE: 06.20.06

ERE MBURSABLE=TRUE, INSTRUCTIONS, PURPOSE=Checkset, PROJECT.NUMBER=24163.00, WBS2=, WBS3=, PROJECT.NAME=Ft & S - STAMMER PLACE, PROJECT.DESCRIPTION=, PROJECT.MANAGER=SPURDIN, PM=N/A

21-NOV-2006	Q:\24163\c\4163cbas.dgn	[0-9, 12-41, 43-63]
11:14	Q:\24163\c\4163cbar.dgn	[5, 7-9, 14, 16, 20]
	Q:\24163\c\4163cslt.dgn	[5, 7-9, 14, 16, 20]
m:\plot\color tables\bw.ctb	Q:\24163\c\4163L201.dgn	[0-41, 43-394]
4163L201	Q:\24163\c\4163L01.dgn	[0-118]
m:\plot\pentables\gsp\GSP.pen	Q:\24599\C\4599L501.dgn	[0-41, 43-394]

LEV6
LEV6
LEV8
LEV8
LEV6
LEV6
LEV6
LEV8

B.O.

Left Side Elevation
Scale 1/4"=1'-0"

Front Elevation
Scale 1/4"=1'-0"

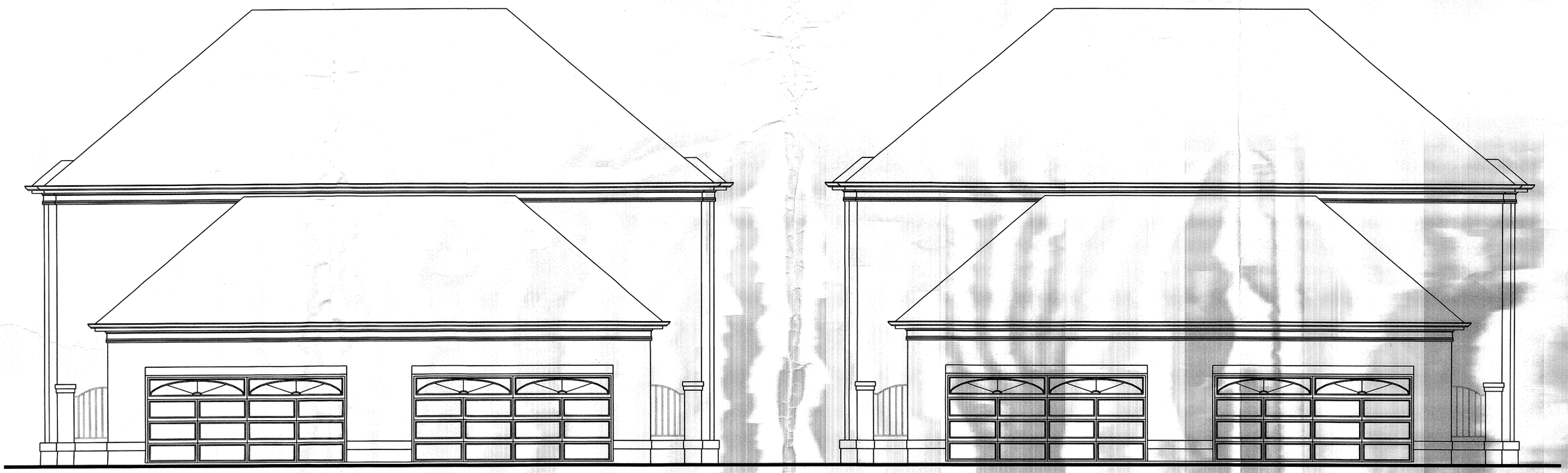
Haury & Smith Contractors, Inc.
2033 Richard Jones Road Nashville, Tennessee 37215
(615) 383-9070

Proposed Residence for:

DATE :
DRAWN BY:
JOB NO :

SHEET #

Right Side Elevation
Scale 1/4"=1'-0"



Rear Elevation
Scale 1/4"=1'-0"

Haury & Smith Contractors, Inc.
2033 Richard Jones Road Nashville, Tennessee 37215
(615) 383-9070

Proposed Residence for:

DATE :
DRAWN BY:
JOB NO :

SHEET #