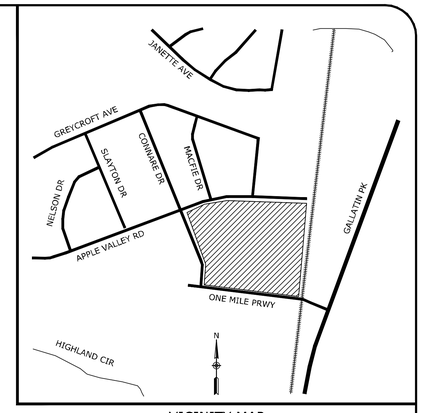
PRELIMINARY SP SUBMITTAL

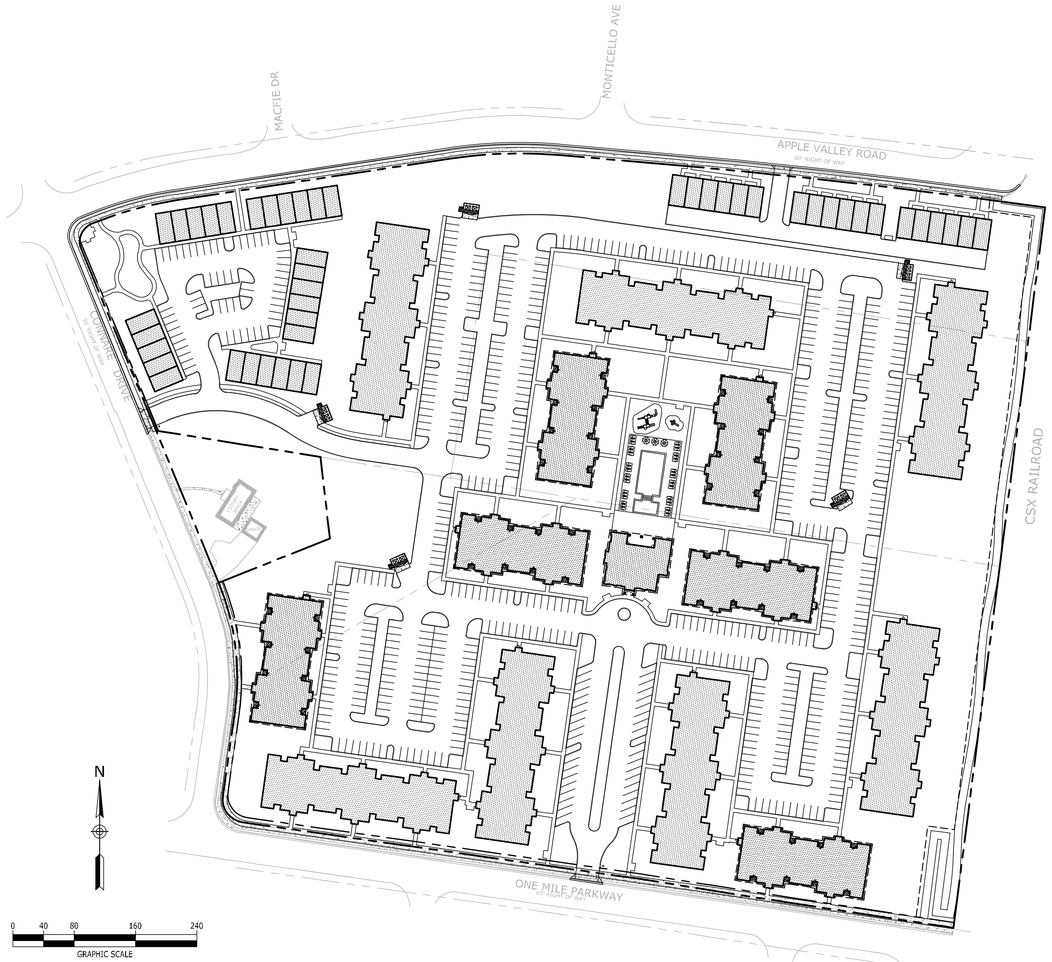
DRY CREEK STATION

MADISON, DAVIDSON COUNTY, TENNESSEE

PLANNING CASE NO. 2019SP-059-001
CATALYST PROJECT NO. 20190050
JULY 10TH, 2019 & OCTOBER 7TH, 2019



VICINITY MAP
NOT TO SCALE



SITE DATA

COUNCIL DISTRICT:	10
COUNCIL MEMBER:	DOUG PARDUE
TAX MAP:	033 & 034
PARCEL ID.:	03400004400, 03300012600, 03413033100
SITE ADDRESS:	110 ONE MILE PARKWAY MADISON, TENNESSEE 37115
SITE ACREAGE:	21.81 AC. (950,043.60 SF)
EXISTING ZONING:	R10, RS20 & CS
PROPOSED USE:	MULTIFAMILY & TOWN HOUSES
PROPOSED UNITS:	
MULTIFAMILY	
ONE BEDROOM:	0
TWO BEDROOM:	240
THREE BEDROOM:	156
TOWNHOMES	46
TOTAL UNITS:	442 UNITS
PROPOSED MAX. BUILDING HEIGHT:	STACKED FLAT BUILDINGS SHALL BE LIMITED TO 3 STORIES IN 45 FEET, AS MEASURED BY THE METRO ZONING CODE. TOWNHOMES SHALL BE LIMITED TO 2 STORIES IN 30 FEET, AS MEASURED BY THE METRO ZONING CODE.
IMPERVIOUS SURFACE AREA	
BUILDINGS:	5.81 AC. (253,100 SF)
DRIVES:	4.67 AC. (203,266 SF)
SIDEWALKS:	1.10 AC. (47,832 SF)
TOTAL PROPOSED IMPERVIOUS AREA:	11.58 AC. (504,198 SF)
VEHICULAR PARKING SUMMARY	
MULTI-FAMILY:	679 SPACES
GARAGE:	30 SPACES
	709 SPACES PROVIDED (1.60 STALLS PER UNIT)
BIKE PARKING SUMMARY	
REQUIRED:	54 SPACES
PROVIDED:	54 SPACES
OWNER:	RICKHAUS DESIGNS, LLC
ADDRESS:	1469 SOUTH FOURTH STREET LOUISVILLE, KENTUCKY 40208
PHONE NO.:	502-916-2409
CONTACT NAME:	JOSH HASTON
CONTACT E-MAIL ADDRESS:	JHASTON@LDGDEVELOPMENT.COM
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	5016 CENTENNIAL BOULEVARD, SUITE 200 NASHVILLE, TENNESSEE 37209
PHONE NO.:	615-866-2410
CONTACT NAME:	JARED CUNNINGHAM
CONTACT E-MAIL ADDRESS:	JCUNNINGHAM@CATALYST-DG.COM
RECORDED DOCUMENTS:	DEED BOOK 5576 PAGE 105

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C137H & 47037C139H, APRIL 5, 2017, COMMUNITY NAME: DAVIDSON COUNTY.

Sheet List Table

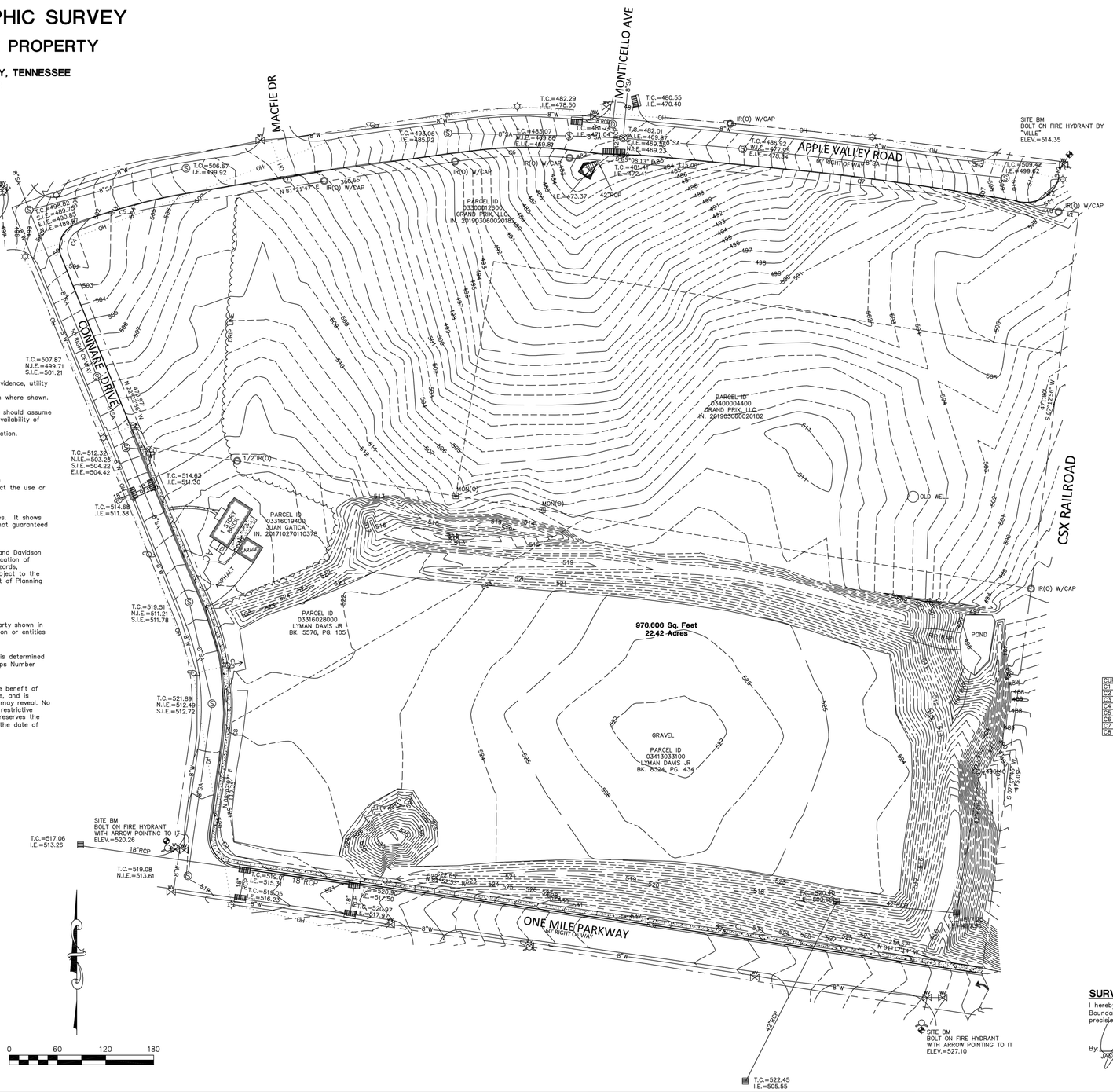
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE SURVEY
C2.0	LAYOUT & LANDSCAPE PLAN
C3.0	GRADING, DRAINAGE & UTILITY PLAN

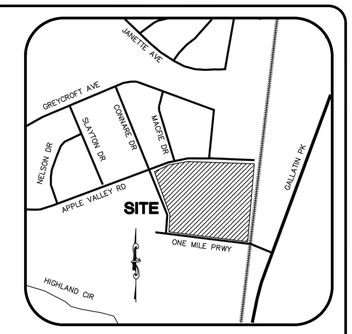
ARCHITECT
STUDIO A ARCHITECTURE, INC.
2330 FRANKFORT AVENUE
LOUISVILLE, KENTUCKY 40206
502-589-8007, EXT. #7006

PREPARED FOR
RICKHAUS DESIGNS, LLC
1469 SOUTH FOURTH STREET
LOUISVILLE, KENTUCKY 40208
502-916-2409

CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD. SUITE 200
NASHVILLE, TN 37209
(615) 866-2410

BOUNDARY/TOPOGRAPHIC SURVEY
OF THE
ONE MILE PARKWAY PROPERTY
10TH DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
JOB. NO. 19-032





VICINITY MAP
(N.T.S.)

STIVERS LAND SURVEYING

PREPARED BY
STIVERS LAND SURVEYING
RLS 2219
1134 LAKEWOOD DR., GALLATIN TN. 37066
615-939-1171
stiverslandsurveying@gmail.com

SURVEYOR'S NOTES:

1. The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.
2. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground containers, facilities, wells wetlands, sinkholes, unmarked grave sites, or debris that may affect the use or development of this tract.
3. This drawing was prepared in accordance with my field survey notes. It shows improvements as they exist to the best of my knowledge, but is not guaranteed to be correct in each and every detail.
4. The property shown hereon is located within the City of Nashville and Davidson County, Tennessee. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, landscaping, radiation, illumination, setback provisions, etc., are subject to the Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.
6. Bearings based on: Tennessee State Plane (NAD 83).
7. The Surveyor's liability for this document shall be limited to the party shown in the title of the survey, and does not extend to any unnamed person or entities without an expressed re-certification.
8. No portion of the property is within the 100 year flood plain and is determined in Zone X as per Federal Emergency Management Agency Firm Maps Number 47037C137H and 47037C139H, Dated April 5, 2017.
9. This survey was prepared from current deeds of record without the benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current , full, or accurate search may reveal. No investigation or independent search for easements, encumbrances, restrictive covenants, or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey.
10. Contours are based on NAVD 88 (GPS derived)

LEGEND

FIRE HYDRANT	
WATER METER	W
WATER VALVE	WV
GAS METER	G
GAS VALVE	GV
ELECTRIC METER	E
IRON ROD (OLD)	IR(O)
SANITARY SEWER MANHOLE	S
UTILITY POLE	
GUY WIRE	
LIGHT POLE	
PROPERTY LINE	
OVERHEAD POWER LINE	OH
SANITARY SEWER LINE	8"SA
STORM SEWER LINE	15"ST
WATER LINE	8"W
GAS LINE	2"G
CONTOUR LINE	502

LINE	BEARING	DISTANCE
L1	N 82°08'20" W	124.19'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.29'	19315.92'	0°35'39"	S 80°59'25" E	200.29'
C2	47.12'	30.00'	89°59'33"	S 36°53'07" E	42.42'
C3	148.33'	325.00'	26°08'59"	S 09°11'53" E	147.05'
C4	39.18'	25.00'	89°47'38"	S 22°47'10" W	35.29'
C5	115.14'	485.60'	13°35'09"	S 74°28'33" W	114.87'
C6	142.78'	605.98'	13°30'00"	S 88°06'47" W	142.45'
C7	498.42'	9517.82'	3°00'01"	N 83°38'12" W	498.36'
C8	24.06'	325.00'	4°14'30"	S 05°59'52" W	24.05'

JASON J. STIVERS
STATE OF TENNESSEE
LICENSED
LAND SURVEYOR
AGRICULTURE
5/7/19
TENNESSEE No. 2219

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of knowledge and belief the hereon shown Boundary Survey represents a Category "I" survey having an unadjusted ratio of precision greater than 1: 10,000 and is true and correct.

By: _____ Date: 5/7/19
JASON J. STIVERS TN REGISTERED SURVEYOR'S No. 2219

BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY STIVERS LAND SURVEYING, DATED 05-07-2019. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

N

0 30 60 120 180
GRAPHIC SCALE

P:\2019\20190050\dwg\Construction\20190050_C1.0_EXI.dwg SITE SURVEY Oct 05, 2019 jcunningham

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD. SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYSTDG.COM

RICKHAUS DESIGNS, LLC
1469 SOUTH FOURTH STREET
LOUISVILLE, KENTUCKY 40208
502-916-2409

PRELIMINARY SP SUBMITTAL
CASE NO. 2019SP-059-001
DRY CREEK STATION
110 ONE MILE PARKWAY
MADISON, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE SURVEY

PROJECT NUMBER
20190050

DRAWING NUMBER
C1.0

LAYOUT NOTES

1. REFER TO SHEET C0.0 - COVER SHEET FOR DEVELOPMENT SUMMARY AND DEVELOPMENT SITE DATA.
2. THE FINAL SITE PLAN/BUILDING SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE, PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS.
3. EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
4. ARCHITECTURAL DESIGN STANDARDS SHALL BE:
   a. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 25% GLAZING;
   b. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO OF 1.5:1 OR GREATER, EXCEPT FOR DORMERS;
   c. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED;
   d. A RAISED FOUNDATION OF 18"-36" SHALL BE REQUIRED FOR ALL RESIDENTIAL STRUCTURES ALONG THE PUBLIC STREET FRONTAGE. THIS SHALL NOT APPLY TO BUILDINGS CONTAINING NON-RESIDENTIAL FIRST FLOOR USES. MAINTAINING ADA ACCESS TO UNITS IN ORDER TO MEET FAIR HOUSING REQUIREMENTS SHALL PREEMPT THIS REQUIRED CONDITION AS NEEDED.

LANDSCAPE NOTES

1. QUANTITIES ARE SHOWN FOR REFERENCE ONLY. LANDSCAPE CONTRACTOR SHALL CONFIRM AND IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
2. ALL DISTURBED AREAS NOT OTHERWISE SHOWN AS LANDSCAPED, SEEDED OR SODDED SHALL RECEIVE A FESCUE SEED MIX AND MULCH APPROVED BY THE LANDSCAPE ARCHITECT.

SITE LANDSCAPE DATA

SITE ACREAGE:	21.81 AC. (950,043.60 SF)
BUILDING ACREAGE:	5.81 AC. (253,100.00 SF)
ADJUSTED ACREAGE:	16.00 AC. (696,943.60 SF)
TREE DENSITY UNITS REQUIRED: (22 TDU/AC. x 16.00)	352.00
TREE DENSITY UNITS PROVIDED:	
EXISTING TREE CREDITS:	0.00
PROPOSED TREES:	704
**** TREE BANK MAY BE UTILIZED IN ORDER TO ACHIEVE ALL REQUIRED TREE DENSITY UNITS.***	
TOTAL TREE DENSITY UNITS PROVIDED:	352.0
PROPOSED TREES	
(2") 704 X 0.5 = 352.0	
(3") 0 X 0.6 = 0.0	
SITE PAVED AREA:	0.00 AC. (0.00 SF)
GREEN SPACE REQUIRED : (8% OF PAVED AREA)	0.00 AC. (0.00 SF)
GREEN SPACE PROVIDED:	0.00 AC. (0.00 SF)

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RECORDED DOCUMENTS:	DEED BOOK 5576 PAGE 105

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THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C137H & 47037C139H, APRIL 5, 2017, COMMUNITY NAME: DAVIDSON COUNTY.

Know what's below. Call before you dig.

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD. SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

RICKHAUS DESIGNS, LLC
1469 SOUTH FOURTH STREET
LOUISVILLE, KENTUCKY 40208
502-916-2409

PRELIMINARY SP SUBMITTAL
CASE NO. 2019SP-059-001

DRY CREEK STATION

110 ONE MILE PARKWAY
MADISON, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER
20190050

DRAWING NUMBER
C2.0

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GRADING NOTES

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO.8-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATION AT THE TIME OF THE FINAL APPLICATION.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15' CMP).
5. FINAL WATER QUALITY AND DETENTION SYSTEMS WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW.

STORM WATER NOTES

1. OVERALL SITE STORM WATER QUALITY TO BE ACHIEVED THROUGH USE OF A COMBINATION OF BIO-RETENTION AREAS AND PERVIOUS PAVERS.

UTILITY NOTES

1. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DUCT SYSTEM AND PAD MOUNTED EQUIPMENT LOCATIONS PER NES REQUIREMENTS PRIOR TO ENERGIZING THE SITE.
2. REDUCED PRESSURE BACKFLOW PREVENTORS SHALL BE LOCATED INSIDE THE BUILDINGS. SEE PLUMBING PLANS.

FIRE HYDRANT FLOW TEST RESULTS

MONITORING HYDRANT:	(MWS ID: NM-0137)
STATIC PRESSURE:	88 PSI
RESIDUAL PRESSURE:	80 PSI
FLOW RATE:	1130 GPM
FLOWING HYDRANT:	MWS ID: NM-0133
FLOW RATE:	1130 GPM
PERFORMED BY:	MSUD
DATE:	MAY 31, 2019
TIME:	9:00 AM

MONITORING HYDRANT:	(MWS ID: NM-0133)
STATIC PRESSURE:	67 PSI
RESIDUAL PRESSURE:	51 PSI
FLOW RATE:	1060 GPM
FLOWING HYDRANT:	MWS ID: NM-0130
FLOW RATE:	1160 GPM
PERFORMED BY:	MSUD
DATE:	MAY 31, 2019
TIME:	8:45 AM

MONITORING HYDRANT:	(MWS ID: NM-0134)
STATIC PRESSURE:	71 PSI
RESIDUAL PRESSURE:	63 PSI
FLOW RATE:	1250 GPM
FLOWING HYDRANT:	MWS ID: NM-0136
FLOW RATE:	1250 GPM
PERFORMED BY:	MSUD
DATE:	MAY 31, 2019
TIME:	8:30 AM

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RICKHAUS DESIGNS, LLC
1469 SOUTH FOURTH STREET
LOUISVILLE, KENTUCKY 40208
502-916-2409

STATE OF TENNESSEE
No. 109520
WILLIAM R. CUNNINGHAM III
12/6/19

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DRAWING NUMBER
C3.0

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