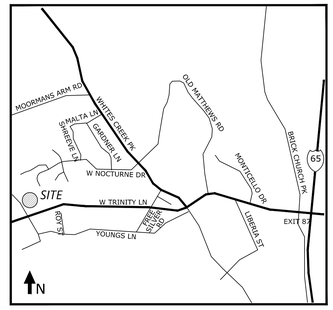
FINAL SP

TRINITY FLATS - PHASE 2

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

CATALYST PROJECT NO. 20250284
SEPTEMBER 29, 2026



VICINITY MAP
NOT TO SCALE

SITE DATA

COUNCIL DISTRICT:	2
COUNCIL MEMBER:	KYONZTE TOOMBS
PARCEL ID.:	07007006100 & 07007006200
SITE ADDRESS:	0 DAY ST NASHVILLE, TN 37207
SITE ACREAGE:	9.34 AC. (406,935 FT²)
DISTURBED AREA:	DISTURBED AREA AC. (DISTURBED AREA (SF) FT²)
EXISTING ZONING:	SP
PROPOSED USE:	MULTIFAMILY APARTMENTS
PROPOSED UNITS:	
TWO BEDROOM:	59
THREE BEDROOM:	68
FOUR BEDROOM:	34
TOTAL UNITS:	**161**
PROPOSED MAX. BUILDING HEIGHT:	4 STORY IN 55', 5 STORY IN 65'
ALLOWED MAX. BUILDING HEIGHT:	4 STORY IN 55', 5 STORY IN 65'

HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE TOP OF THE PARAPET.

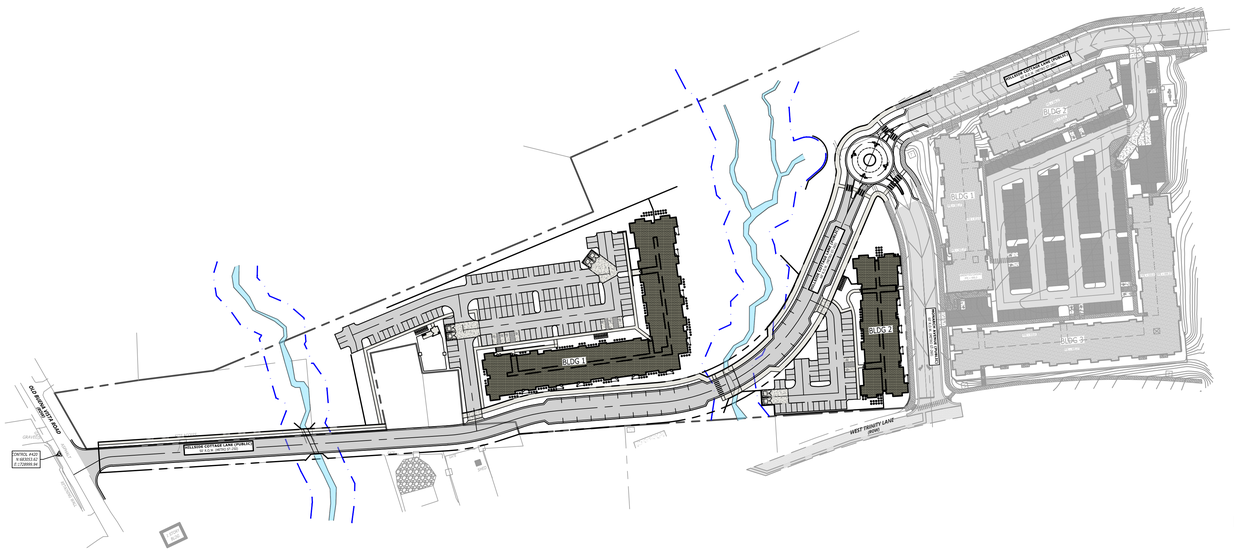
PARKING SUMMARY

CODE REQUIRED	
1.3 SP./UNIT	210 SPACES
PARKING REQUIRED:	**210 SPACES REQUIRED**
PARKING PROVIDED:	
STANDARD	102 SPACES
COMPACT	61 SPACES
ON-STREET	39 SPACES
ACCESSIBLE	9 SPACES
TOTAL:	211 SPACES PROVIDED
BIKE PARKING REQUIRED - 1SP/4 UNITS:	44 SPACES
BIKE PARKING PROVIDED:	48 SPACES

OWNER:	ECG TRINITY FLATS, LP
ADDRESS:	1030 16TH AVE. SOUTH, SUITE 500 NASHVILLE, TN 37212
PHONE NO.:	615-636-6452
CONTACT NAME:	RICK ESTEP
CONTACT E-MAIL ADDRESS:	restep@elmingtoncapital.com
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	5100 TENNESSEE AVE NASHVILLE, TN 37209
PHONE NO.:	615-622-7200
CONTACT NAME:	ANDREW WOLTHERS
CONTACT E-MAIL ADDRESS:	awolthers@catalyst-dg.com

RECORDED DOCUMENTS: DEED BOOK 332 PAGE 46

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0233H, 4/5/2017, COMMUNITY NAME: MENTROPOLITAN GOVERNMENT OF NASHVILLE DAVIDSON COUNTY.



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE SURVEY
C2.0	GENERAL NOTES
C3.0	INITIAL EROSION CONTROL PLAN
C3.1	INTERMEDIATE EROSION CONTROL PLAN
C3.2	FINAL EROSION CONTROL PLAN
C3.3	SEDIMENT AND EROSION CONTROL DETAILS
C3.4	SEDIMENT AND EROSION CONTROL DETAILS
C4.0	DEMOLITION PLAN
C5.0	OVERALL LAYOUT PLAN
C5.1	DETAILED LAYOUT PLAN
C5.2	DETAILED LAYOUT PLAN
C5.3	DETAILED LAYOUT PLAN
C5.4	COORDINATE PLAN
C6.0	OVERALL GRADING & DRAINAGE PLAN
C6.1	DETAILED GRADING & DRAINAGE PLAN
C6.2	DETAILED GRADING & DRAINAGE PLAN
C6.3	DETAILED GRADING & DRAINAGE PLAN
C6.4	DRAINAGE TABLES
C7.0	OVERALL UTILITY PLAN
C7.1	DETAILED UTILITY PLAN
C7.2	DETAILED UTILITY PLAN
C7.3	DETAILED UTILITY PLAN
C8.0	SITE DETAILS
C8.1	SITE DETAILS
C8.2	SITE DETAILS
C8.3	SITE DETAILS
C8.4	SITE DETAILS
C8.5	SITE DETAILS
C8.6	SITE DETAILS
L1.0	OVERALL TREE PROTECTION PLAN
L1.1	TREE INVENTORY
L2.0	OVERALL LANDSCAPE PLAN
L2.1	DETAILED LANDSCAPE PLAN
L2.2	DETAILED LANDSCAPE PLAN
L2.3	DETAILED LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS
A201-1	BLDG 1 - ELEVATIONS
A201-2	BLDG 2 - ELEVATIONS

ARCHITECT
STUDIO TEN30
1030 16TH AVE. S, SUITE 500
NASHVILLE, TN 37212

PREPARED FOR
ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

TAYLOR MCMULLEN — STATE OF TENNESSEE — 09/29/2026

GWEN LAM — LANDSCAPE ARCHITECT — 09/29/2026

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.

2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 70-07, DAVIDSON COUNTY, TENNESSEE, UNLESS NOTED OTHERWISE.

3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

4. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF APRIL 7, 2026 UTILIZING TRIMBLE R12I OR R12LT DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H=0.2'/V=0.2'. THE COMBINED GRID FACTOR OF 0.99995069 WAS CALCULATED AT SURVEY CONTROL POINT #420 AS SHOWN HEREON.

5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47037C0233H, DATED APRIL 5, 2017.

6. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.

7. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.

8. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

9. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON NAVD 88.

10. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC).

SITE BM: IRON ROD WITH RED "SURVEY" CAP WEST SIDE OF OLD BUENA VISTA ROAD
ELEV: 490.68

PROJECT BM:
NAVD 88 (GPS DERIVED)

SITE DATA

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP
MAP 70-03, PARCEL 6
MAP 70-07, PARCELS 60, 61, 62 & 192

CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
COUNCIL DISTRICT:	2ND
SITE ADDRESS:	2608 OLD BUENA VISTA RD NASHVILLE, TN 37218
CURRENT RECORD:	COVE RESIDENTIAL HOLDINGS III, LLC 260 MADISON AVE, FLOOR 8 NEW YORK, NY 10016 I.N. 20200526-0054153 (6, 60, 61 & 62) I.N. 20200415-0039668 (192)

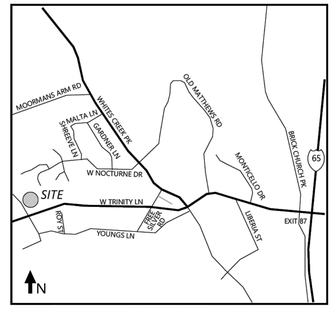
PROPERTY DESCRIPTION

DESCRIPTION FROM TITLE COMMITMENT AND CURRENT RECORDS
Tract 1:Situated within the 2nd Council District of Davidson County, Tennessee, being part of Lot 50 on the Map of Part of Free Silver Plan, of record in Book 332, Page 46, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate property description.
Tract 2: Land in the 2nd Council District of Davidson County, Tennessee, being a portion of the same property of record as Instrument No. 20200526-0054153, said Register's Office, and being known as Map-Par. 070-07-0-060.00 according to the Davidson County Tax Assessor's Office.
Tract 3: Land in Davidson County, Tennessee, being part of Lot No. 52, as shown on the map entitled Map of Part of Free Silver Plan Showing 2nd Addition, of record in Book 332, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description. INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof that lies within the bounds of the property described in the deed of record as Instrument No. 20200710-0075663, said Register's Office.
Tract 4: Situated within the 2nd Council District of Davidson County, Tennessee, being part of Lot 51 on the Map of Part of Free Silver Plan, of record in Book 332, Page 46, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate property description. INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof that lies within the bounds of the property described in the deed of record as Instrument No. 20241121-0091196, and corrected by Scrivener's Affidavit of record in Instrument No. 20241219-0098730, said Register's Office.
Tract 5: Land in the 2nd Council District of Davidson County, Tennessee, and being more particularly described as follows: Beginning at an iron pin in the westerly margin of Old Buena Vista Road 127.5 feet from the centerline of Lincoln Street; thence, leaving said road, with a common line with the Curtis L. Hayes, Jr. property, North 77 degrees 29 minutes 02 seconds East, 138.08 feet; thence, North 78 degrees 55 minutes 17 seconds East, 276.01 feet; thence South 08 degrees 42 minutes 57 seconds East 123.89 feet to the Northerly margin of Lincoln Street; thence with said street, South 82 degrees 30 minutes 00 seconds West, 369.38 feet to Old Buena Vista Road; thence with said road, North 33 degrees 34 minutes 21 seconds West, 105.27 feet to the point of beginning, as surveyed by Thornton & Associates, Inc., 1205 South Graycroft Avenue, Madison, TN 37115, File No. 01-641.

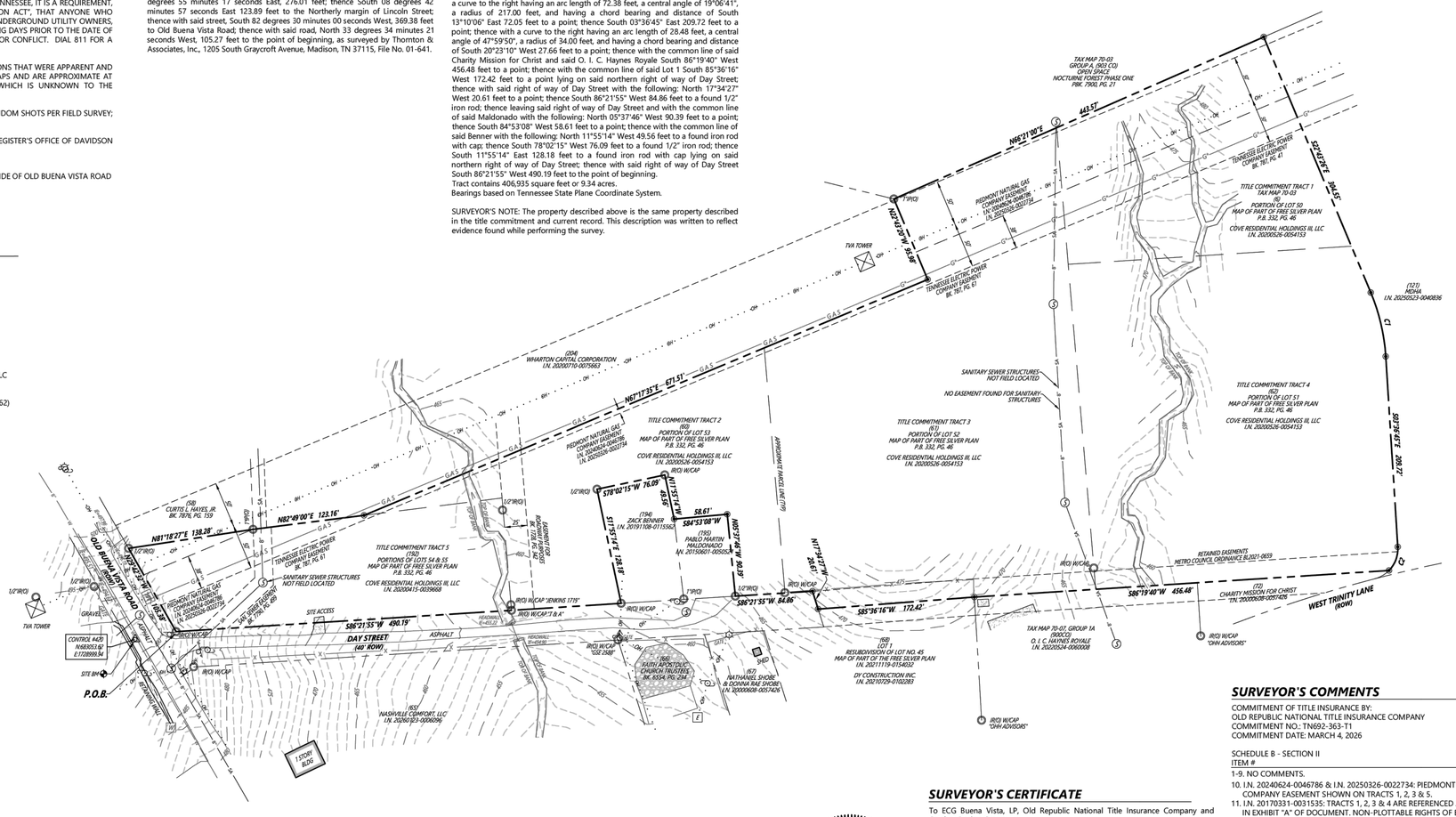
DESCRIPTION FROM PERFORMED SURVEY
Being a tract of land lying in the 2nd District of Davidson County, Nashville, Tennessee, and being portions of Lots 50, 51, 52, 53, 54 and 55 of Map of Free Silver Plan as recorded in Plat Book 332, Page 46, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the west by the eastern right of way of Old Buena Vista Road, bounded on the north by Curtis L. Hayes, Jr. as recorded in Book 7876, Page 159, RODC, by Wharton Capital Corporation as recorded in Instrument Number 20200710-0075663, RODC, and by Open Space of Nocturne Forest, Phase One, as recorded in Plat Book 7900, Page 21, bounded on the east by MDHA as recorded in Instrument Number 20250523-0040836, RODC, and bounded on the south by Charity Mission for Christ as recorded in Instrument Number 20000608-0057426, RODC, by O. I. C. Haynes Royale as recorded in Instrument Number 20220524-0060008, RODC, by Lot 1 of Resubdivision of Lot No. 45, Map of Part of the Free Silver Plan as recorded in Instrument Number 20211119-0154032, RODC, said Lot 1 being DY Construction Inc. as recorded in Instrument Number 20210729-0102283, RODC, by the northern right of way of Day Street, by Pablo Martin Maldonado as recorded in Instrument Number 20150601-0050521, RODC, and by Zack Benner as recorded in Instrument Number 20191108-0115562, RODC. Said tract being more particularly described as follows:
POINT OF BEGINNING being a found iron rod with cap lying on the northeast right of way intersection of said Day Street and said Old Buena Vista Road; thence with said eastern right of way of Old Buena Vista Road North 29°42'32" West 105.38 feet to a found 1/2" iron rod; thence leaving said right of way of Old Buena Vista Road and with the common line of said Hayes North 81°18'27" East 138.28 feet to a found 1" iron pipe; thence with the common line of said Wharton Capital Corporation with the following: North 82°49'00" East 123.16 feet to a point; thence North 67°17'35" East 671.51 feet to a point; thence North 22°43'20" West 95.98 feet to a found 1" iron pipe; thence with the common line of said Open Space North 66°21'00" East 443.57 feet to a point; thence with the common line of said MDHA with the following: South 22°43'26" East 304.55 feet to a point; thence with a curve to the right having an arc length of 72.38 feet, a central angle of 19°06'41", a radius of 217.00 feet, and having a chord bearing and distance of South 13°10'06" East 72.05 feet to a point; thence South 03°36'45" East 209.72 feet to a point; thence with a curve to the right having an arc length of 28.48 feet, a central angle of 47°59'50", a radius of 34.00 feet, and having a chord bearing and distance of South 20°23'10" West 27.66 feet to a point; thence with the common line of said Charity Mission for Christ and said O. I. C. Haynes Royale South 86°19'40" West 456.48 feet to a point; thence with the common line of said Lot 1 South 85°36'16" West 172.42 feet to a point lying on said northern right of way of Day Street; thence with said right of way of Day Street with the following: North 17°34'27" West 20.61 feet to a point; thence South 86°21'55" West 84.86 feet to a found 1/2" iron rod; thence leaving said right of way of Day Street and with the common line of said Maldonado with the following: North 05°37'46" West 90.39 feet to a point; thence South 84°53'08" West 58.61 feet to a point; thence with the common line of said Benner with the following: North 11°55'14" West 49.56 feet to a found iron rod with cap; thence South 78°02'15" West 76.09 feet to a found 1/2" iron rod; thence South 11°55'14" East 128.18 feet to a found iron rod with cap lying on said northern right of way of Day Street; thence with said right of way of Day Street South 86°21'55" West 490.19 feet to the point of beginning.
Tract contains 406,935 square feet or 9.34 acres.
Bearings based on Tennessee State Plane Coordinate System.

SURVEYOR'S NOTE: The property described above is the same property described in the title commitment and current record. This description was written to reflect evidence found while performing the survey.





VICINITY MAP
NOT TO SCALE



LEGEND

PARCEL NO.	(xx)
IRON ROD (OLD)	IR(O)
IRON PIPE (OLD)	IP(O)
IRON ROD (SET)	
PROPERTY LINE	
FENCE LINE	X
CONTOUR LINE	500
OVERHEAD POWER LINE	OH
SANITARY SEWER LINE	8" SA
STORM SEWER LINE	15" S T
WATER LINE	8" W
GAS LINE	GAS
ELECTRIC METER	E
UTILITY POLE	
GUY WIRE	
UTILITY POLE W/ LIGHT	
SANITARY SEWER MANHOLE	S
WATER METER	W
CONCRETE	

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	72.38'	19°06'41"	217.00'	S13°10'06"E	72.05'
C2	28.48'	47°59'50"	34.00'	S20°23'10"W	27.66'

SURVEYOR'S CERTIFICATE

To ECG Buena Vista, LP, Old Republic National Title Insurance Company and Catalyst Design Group:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5 (portion of property), 8, 11(a), 13 & 14 of Table A thereof. The field work was completed on April 28, 2026.

Date of Plat or Map: June 1, 2026

By: L. Brandon Lambert Date: 6/1/26
L. Brandon Lambert, Tennessee Registered Land Surveyor No. 2828

L. BRANDON LAMBERT — REGISTERED LAND SURVEYOR — AGRICULTURAL & CONSTRUCTION — TENNESSEE NO. 2828

SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: TN692-363-T1
COMMITMENT DATE: MARCH 4, 2026

SCHEDULE B - SECTION II
ITEM #

1-9. NO COMMENTS.
10. I.N. 20240624-0046786 & I.N. 20250326-0022734: PIEDMONT NATURAL GAS COMPANY EASEMENT SHOWN ON TRACTS 1, 2, 3 & 5.
11. I.N. 20170331-0031535: TRACTS 1, 2, 3 & 4 ARE REFERENCED AND DEPICTED IN EXHIBIT "A" OF DOCUMENT. NON-PLOTTABLE RIGHTS OF ENTRY FOR THE PURPOSE OF INSPECTING, OPERATING, INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING OR REPAIRING THE SYSTEMS AND FACILITIES.
12. P.B. 332, PG. 46: SURVEYED PROPERTY IS PORTIONS OF LOTS 50, 51, 52, 53, 54 & 55 OF PLAT.
13. BK. 787, PG. 41: TENNESSEE ELECTRIC POWER COMPANY EASEMENT SHOWN ON TRACTS 1, 2, 3 & 5.
14. BK. 1728, PG. 342: EASEMENT FOR ROADWAY PURPOSES SHOWN ON TRACT 2.
15. NO COMMENT.
16. BK. 7790, PG. 499: SANITARY SEWER EASEMENT SHOWN ON TRACT 5.
17. BK. 7790, PG. 499: SANITARY SEWER EASEMENT SHOWN ON TRACT 5.

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 522-7200 | WWW.CATALYSTDG.COM

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(865) 640-1402
C.A. NO. 282

© 2026 CHASTAIN-SKILLMAN

NO.	DATE	DESCRIPTION

CATALYST DESIGN GROUP
2608 OLD BUENA VISTA ROAD
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
TAX MAP 70-03, PARCEL 6
TAX MAP 70-07, PARCELS 60, 61, 62 & 192
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

FIELD BY: A. RUSCH
DATE OF SURVEY: 6/1/26
PROJECT NUMBER: 1018533
SHEET NUMBER:

FINAL SP
TRINITY FLATS - PHASE 2
0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DRAWING TITLE
SITE SURVEY
PROJECT NUMBER 20250284
DRAWING NUMBER C1.0

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C1.0_EXI.dwg-C1.0 SITE SURVEY Sep 29, 2025 sanchez

PROJECT NOTES

1. SUBJECT PROPERTY SHOWN ON TAX MAP TAX MAP, AS PARCEL 07007006100 & 07007006200 OF THE DAVIDSON COUNTY, TENNESSEE, TAX MAPS.
2. SITE EXISTING CONDITIONS ARE TAKEN FROM SURVEY BY SURVEY COMPANY DATED SURVEY DATE. CATALYST DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF OR OMISSIONS FROM THE EXISTING CONDITIONS OR ERRORS RESULTING THEREFROM.
3. CATALYST DESIGN GROUP RECOMMENDS THAT CONSTRUCTION STAKING SERVICES BE PROVIDED BY A SURVEYOR LICENSED IN THE STATE OF THE PROJECT.
4. THE CONTRACTOR SHALL REVIEW THE SITE CONDITIONS PRIOR TO CONSTRUCTION AND INFORM THE ENGINEER OF ANY INCONSISTENCIES BETWEEN OBSERVED SITE CONDITIONS AND THE SURVEY OR EXISTING CONDITIONS PLAN.
5. DIMENSIONS PROVIDED ON THE PLAN ARE TAKEN TO THE FACE OF CURBS, EDGE OF CONCRETE OR EDGE OF BUILDING, UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO INITIATING CONSTRUCTION AND SHALL ADHERE TO PERMIT REQUIREMENTS AS WORK PROCEEDS.
7. SITE CONTROL SHALL BE BASED OFF THE REFERENCE POINT(S) AND SURVEY DATUM PROVIDED. SEE THE ARCHITECTURAL PLANS FOR LAYOUT CONTROL OF BUILDING ADDITIONS.
8. THE CONTRACTOR SHALL SUBMIT A REQUEST FOR UTILITY LOCATION (811) AND HAVE THE UTILITIES MARKED BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE FAMILIAR WITH UTILITY LOCATIONS, PROTECT UTILITIES WHICH REMAIN IN SERVICE, AND REPAIR ANY DAMAGE TO UTILITY SYSTEMS PER THE UTILITY PROVIDER REQUIREMENTS.
9. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO PUBLIC ROADWAYS, CURBS AND SIDEWALKS IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR GOVERNING AGENCIES AT THE CONTRACTOR'S EXPENSE.
11. IN EASEMENTS AND RIGHTS-OF-WAY, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION EXCEPT AS NOTED.
12. PRIVATE ASPHALT PAVEMENT SECTIONS AND MATERIALS SHALL BE PER STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND GEOTECHNICAL REPORT RECOMMENDATIONS.
13. THE CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS AND PRECAUTIONS.
14. UNLESS OTHERWISE NOTED, SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS FOR REVIEW. DESIGN DRAWINGS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH LOCAL/STATE SPECIFICATIONS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE DEVIATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND MAINTAINING AS-BUILT INFORMATION AS CONSTRUCTION PROGRESSES AND/OR AT THE COMPLETION OF APPLICABLE SCOPES OF WORK. PROVIDE AS-BUILT DATA IN A USEABLE FORMAT TO THE OWNER AND ENGINEER FOR THEIR RECORDS AND FOR SUBMITTAL TO GOVERNING AUTHORITIES, WHERE REQUIRED. ESTABLISH AND CONFIRM APPLICABLE AS-BUILT REQUIREMENTS FOR ALL SCOPE ITEMS PRIOR TO CONSTRUCTION BASED ON OWNER'S REQUIREMENTS, JURISDICTIONAL STANDARDS, AND THE PROJECT SPECIFICATIONS. AS-BUILT DATA SHALL BE COLLECTED BY A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TENNESSEE, WHOSE SERVICES ARE ENGAGED AND PAID FOR BY THE CONTRACTOR.
16. ALL JURISDICTIONAL SPECIFICATIONS, DOCUMENTS, AND DETAILS REFERENCED SHALL BE THE LATEST REVISION IN EFFECT AT THE TIME OF PERMIT APPROVAL.
17. CONTRACTOR SHALL REPAIR ALL OFF-SITE CONSTRUCTION OR STAGING AREAS TO EQUAL AND/OR BETTER CONDITION THAN AT THE START OF CONSTRUCTION.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL REQUEST UTILITY LOCATIONS (811) AND VERIFY LOCATIONS OF ALL OTHER PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND REPAIR PER PROVIDER REQUIREMENTS AT THE CONTRACTOR'S EXPENSE IF DAMAGED. COORDINATE ALL WORK AROUND EXISTING UTILITIES WITH CORRESPONDING PROVIDER.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED TO ACCOMPLISH THE PROPOSED WORK.
3. THE CONTRACTOR SHALL PROTECT PROPERTY BOUNDARY PINS AND SURVEY CONTROL POINTS FROM DAMAGE.
4. THE CONTRACTOR SHALL COMPLY WITH EROSION PREVENTION AND SEDIMENT CONTROL REQUIREMENTS AND INSTALL NECESSARY EPSC MEASURES AND CONSTRUCTION ENTRANCE/EXIT PRIOR TO DISTURBING EXISTING VEGETATION. THE CONTRACTOR SHALL USE WATER SPRINKLING OR OTHER MEASURES TO CONTROL DUST AND OTHER AIRBORNE DEBRIS RESULTING FROM DEMOLITION.
5. TREE PROTECTION MEASURES SPECIFIED IN THESE PLANS SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION OPERATIONS.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR DEMOLITION AND TREE REMOVAL PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR MAY BE REQUIRED TO PHASE DEMOLITION TO MAINTAIN EXISTING UTILITY SERVICES, PROPER DRAINAGE, OR ACCESS TO THE SITE OR ADJOINING SITES. THE CONTRACTOR SHALL MINIMIZE THE DISRUPTION OF EXISTING ACTIVE UTILITIES AND TRAFFIC PATTERNS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE AND PROVIDE A DEMOLITION PHASING SCHEDULE WHERE REQUESTED.
8. WHERE ACTIVE UTILITIES OR STORM SEWERS ARE PROPOSED FOR RELOCATION, THESE FEATURES SHOULD NOT BE DEMOLISHED UNTIL NEW OR RELOCATED LINES HAVE BEEN INSTALLED AND ARE OPERATIONAL.
9. THE CONTRACTOR SHALL INCLUDE IN THEIR COST ANY ISOLATION VALVES OR TEMPORARY MEASURES REQUIRED TO ACCOMPLISH RELOCATIONS AND DEMOLITION OF UTILITIES.
10. PAVEMENTS, SIDEWALKS, CURBS, AND OTHER HARD SURFACES SHALL BE EVENLY SAW CUT AT THE LIMITS OF REMOVAL TO PROVIDE A CLEAN EDGE. COORDINATE LIMITS OF REMOVAL WITH PROPOSED CONSTRUCTION INCLUDING GRADING, UTILITY INSTALLATION, PROPOSED LAYOUT, ETC.
11. EXISTING SITE FEATURES NOTED AS BEING ABANDONED MAY BE ABANDONED IN PLACE IF THE ITEMS ARE LOCATED MORE THAN 24" BELOW FINAL SUBGRADES (TO TOP OF PIPE OR OTHER FEATURE) AND NOT LOCATED WITHIN PROPOSED BUILDING FOOTPRINTS OR BELOW PROPOSED RETAINING WALLS. ENDS OF ABANDONED PIPES SHALL BE SEALED WITH CONCRETE.
12. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S COST UNLESS NOTED TO BE PROVIDED TO THE OWNER.
13. CAVITIES LEFT BY DEMOLITION SHALL BE PROPERLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
14. WHERE EXISTING IRRIGATION LINES ARE LOCATED WITHIN THE AREA OF CONSTRUCTION, THEY SHALL BE PROTECTED OR RE-ROUTED AND CONNECTED TO MAINTAIN OPERATION IN LANDSCAPE AREAS WHICH REMAIN DURING CONSTRUCTION. COORDINATE TEMPORARY MEASURES WITH DESIGN OF NEW SYSTEM AND REMOVE TEMPORARY MEASURES WHEN NO LONGER NEEDED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR ALL ON-SITE AND OFF-SITE DEWATERING OPERATIONS AND SHALL OBTAIN PERMITS THROUGH THE NECESSARY LOCAL AND STATE AGENCIES AS NEEDED.
16. IF AN EXISTING WELL IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL INFORM THE ENGINEER AND ABANDON/REMOVE ANY EXISTING WELLS PER LOCAL/STATE STANDARDS.

ADA ACCESSIBILITY NOTES

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY ARE TO BE CONSTRUCTED PER LOCAL AUTHORITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS. WHERE THERE ARE NO LOCAL STANDARDS, THE CONTRACTOR SHALL CONSTRUCT CURB RAMPS COMPLYING WITH THE CURRENT VERSION OF THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), PUBLISHED BY THE UNITED STATES ACCESS BOARD.
2. PRIVATE CURB RAMPS ON THE SITE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO AMERICANS WITH DISABILITIES ACT (ADA) AND/OR FAIR HOUSING ACT (FHA) STANDARDS, WHERE APPLICABLE.
3. BEFORE PLACING PAVEMENT OR SIDEWALKS, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND/OR FHA) EXIST TO AND FROM ACCESSIBLE DOORS, ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. MAXIMUM GRADES WITHIN ACCESSIBLE PARKING AND ACCESS AISLES SHALL BE 2% IN ANY DIRECTION. WITHIN ACCESSIBLE PATHS, MAXIMUM SLOPES FOR SIDEWALKS SHALL BE LONGITUDINALLY MAXIMUM 5% AND FOR RAMPS SHALL BE LONGITUDINALLY MAXIMUM 8.33% (1:12). CROSS SLOPES SHALL BE MAXIMUM 2%. TURNING SPACES (5'x5' MIN.) SHALL BE MAXIMUM 2% SLOPE IN ANY DIRECTION.
4. CURB RAMPS SHALL HAVE A LANDING AT THE TOP MATCHING THE WIDTH OF THE RAMP AND A MINIMUM DEPTH OF 48". RAMPS SHALL HAVE A 5' X 5' LANDING AT THE TOP AND BOTTOM OF THE RAMP. ALL CURB/ACCESSIBLE RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL BUILDING CODE STANDARDS, WHICHEVER IS MORE RESTRICTIVE.
5. THE CONTRACTOR SHALL FIELD VERIFY SLOPE MEASUREMENTS ON FINISHED GRADE, SUBGRADE, AND FORMWORK PRIOR TO PLACING PAVEMENT TO VERIFY CONFORMANCE TO ADA SLOPES. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES. WHEN REQUESTED BY THE OWNER, THE ENGINEER WILL MEASURE FINISHED SLOPES IN ACCESSIBLE SPACES AND ALONG ACCESSIBLE ROUTES USING A 2' DIGITAL SLOPE LEVEL.
6. WHERE CONSTRUCTION IS TAKING PLACE WITHIN AN EXISTING DEVELOPMENT OR FACILITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN AN ACCESSIBLE PATH PER ADA AND/OR FHA STANDARDS THROUGHOUT THE CONSTRUCTION PROCESS AS NEEDED.

TREE PROTECTION NOTES

1. INSTALL TREE PROTECTION PRIOR TO DEMOLITION OR EARTH MOVING OPERATIONS IN ACCORDANCE WITH THE DETAILS AND NOTES PROVIDED IN THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL STAKE THE LIMITS OF CONSTRUCTION TO ENSURE TREE PROTECTION MEASURES ARE INSTALLED IN THE PROPER LOCATIONS.
3. TREE PROTECTION MEASURES SHALL CONSIST OF 48" TALL CHAIN LINK FENCE WITH STEEL TEE POSTS OR ORANGE CONSTRUCTION BARRICADE FENCE. PRIOR TO CONSTRUCTION, TREE PROTECTION FENCE INSTALLATION SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND GOVERNING AUTHORITY IF REQUIRED.
4. ANY GRADING OR EXCAVATION WITHIN THE PROTECTED ROOT ZONE SHALL BE ACCOMPLISHED BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE DAMAGE.
5. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS SHALL BE PRUNED FLUSH WITH THE GROUND AND COVERED WITH BACKFILL AS SOON AS POSSIBLE. IF EARTHWORK OPERATIONS WILL DELAY THE PLACEMENT OF BACKFILL, THE ROOTS SHALL BE TEMPORARILY COVERED WITH MULCH AND WATERED UNTIL BACKFILL OPERATIONS CAN BE ACCOMPLISHED.
6. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN THE DRIP LINE OF TREES TO BE PRESERVED.
7. WHEN GRADING OR TRENCHING OPERATIONS ARE REQUIRED WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, THE ROOTS SHALL FIRST BE CUT USING A "DITCH WITCH" OR SIMILAR EQUIPMENT TO PROVIDE A CLEAN CUT AT THE LIMIT OF DISTURBANCE PRIOR TO USE OF OTHER GRADING MACHINERY. ONCE THE ROOTS HAVE BEEN CUT AS NOTED ALL EQUIPMENT SHALL BE RESTRICTED FROM ENTERING THE AREA BETWEEN THE CUT LINE AND TREE TRUNK. TRENCHES SHALL BE BACKFILLED AND TAMPED TO MINIMIZE SETTLEMENT.
8. BARRICADES SHALL BE INSTALLED WITHIN THE LIMITS OF PROPOSED PAVEMENTS WHEN EXTENDING UNDER THE DRIP LINE OF TREES TO BE PRESERVED UNTIL OPERATIONS TO CONSTRUCT THE PAVED AREAS ARE INITIATED. THEN THE BARRICADES CAN BE RELOCATED TO PROVIDE THE MINIMUM AREA NECESSARY FOR CONSTRUCTION OF THE PROPOSED WORK AND SHALL REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE.
9. PROVIDE WATERING OF SPECIMEN TREES DURING CONSTRUCTION DURING PERIODS OF DROUGHT EXCEEDING SEVEN DAYS. EVENLY DISTRIBUTE WATER OVER THE ENTIRE ROOT ZONE.
10. ROOT ZONE AREAS OF TREES THAT HAVE BEEN COMPACTED DUE TO CONSTRUCTION ACTIVITIES SHALL BE AERATED AT THE DIRECTION OF A QUALIFIED ARBORIST.
11. HOSE DOWN FOLIAGE OF SPECIMEN TREES SUBJECT TO HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE GRASS TO LESS THAN 12" IN HEIGHT WITHIN THE AREAS OF TREE PROTECTION DURING THE CONSTRUCTION PERIOD. DO NOT USE HERBICIDES TO CONTROL VEGETATION WITHIN THE TREE PROTECTION AREA.
13. REMOVAL OF TREE PROTECTION FENCING SHALL NOT OCCUR UNTIL APPROVED BY THE GOVERNING AUTHORITY WHERE REQUIRED, OR THE OWNER'S REPRESENTATIVE. ALL REMNANTS OF THE FENCING SHALL BE REMOVED AND RESTORATION OF THE AREAS SHALL BE COMPLETED.

EROSION CONTROL NOTES

1. EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES SHALL BE INSTALLED PER LOCAL AND STATE REQUIREMENTS PRIOR TO ANY EARTH MOVING ACTIVITIES.
2. PROVIDE CONSTRUCTION ENTRANCE/EXIT AS DETAILED ON THE PLANS AND PER LOCAL REQUIREMENTS. MAINTAIN ENTRANCE/EXIT THROUGHOUT CONSTRUCTION AND MAINTAIN THE PUBLIC ROADWAY FREE OF TRACKED MUD AND DIRT.
3. EPSC MEASURES SHALL BE INSTALLED AND INSPECTED BY LOCAL OFFICIALS (IF REQUIRED) PRIOR TO BEGINNING EARTH MOVING OPERATIONS. EPSC MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
4. LOCATION OF DIVERSION DITCHES, SILT FENCE, AND OTHER MEASURES MAY BE SLIGHTLY ADJUSTED IN THE FIELD TO AVOID TREES AND OTHER EXISTING FEATURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED FOR THE SITE, AS WELL AS LOCAL AND STATE REQUIREMENTS. THE CONTRACTOR SHALL ALSO PROVIDE THE CERTIFIED EROSION CONTROL INSPECTOR AND CONTINUAL MAINTENANCE OF THE EPSC MEASURES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. AS THE WORK PROGRESSES THE LOCATION AND TYPE OF MEASURES MAY REQUIRE ADJUSTMENTS. TEMPORARY MEASURES MAY BE REQUIRED IN CERTAIN AREAS THAT CAN BE REMOVED DURING THE WORK DAY AND RE-ESTABLISHED WHEN WORK CEASES FOR THE DAY OR PRIOR TO A DAYTIME RAIN EVENT.
7. SEDIMENT SHALL BE REMOVED FROM EROSION PREVENTION AND SEDIMENT CONTROL MEASURES WHEN THE DESIGN CAPACITIES HAVE BEEN REDUCED BY 50% OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE OR GOVERNING AGENCY. PROPERLY DISPOSE OF ACCUMULATED SEDIMENT.
8. THE CONTRACTOR SHALL PROVIDE A RAIN GAUGE AT THE SITE AND DOCUMENT RAINFALL EVENTS DURING THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING RECORDS AT THE SITE: DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON PORTIONS OF THE SITE; DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS; AND RAINFALL EVENTS.
10. EXISTING SITE VEGETATION SHALL REMAIN IN PLACE AS LONG AS POSSIBLE AND SHALL NOT BE REMOVED MORE THAN 10 DAYS PRIOR TO THE DATE AT WHICH EARTH MOVING OPERATIONS ARE TO BEGIN UNLESS TEMPORARY COVER IS INSTALLED. DO NOT REMOVE VEGETATION OR TREES UNLESS NECESSARY FOR GRADING OR OTHER PROJECT PURPOSES.
11. THE CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE THE LENGTH OF TIME SITE SOILS ARE EXPOSED TO EROSION. PROVIDE TEMPORARY COVER AS NECESSARY.
12. EPSC MEASURES SHALL BE REMOVED ONCE PERMANENT VEGETATION IS ESTABLISHED AND WHEN DEEMED NO LONGER NEEDED BY THE OWNER'S REPRESENTATIVE OR GOVERNING AGENCY.

AS-BUILT REQUIREMENTS

1. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED SURVEYOR IN THE STATE OF TENNESSEE TO PROVIDE AS-BUILT SURVEY DATA FOR PUBLIC UTILITIES AND PUBLIC/PRIVATE STORMWATER MANAGEMENT INFRASTRUCTURE.
2. AS-BUILT SURVEYS FOR STORMWATER INFRASTRUCTURE SHOULD PROVIDE THE FOLLOWING ITEMS, AT A MINIMUM:
   - 2.1. SPOT ELEVATIONS OF THE EXCAVATED BIORETENTION AND/OR PERMEABLE PAVER SUBGRADE PRIOR TO BACKFILLING WITH SPECIALTY SOIL AND GRAVEL LAYERS.
   - 2.2. SPOT ELEVATIONS OF SUBGRADE FOR UNDERGROUND DETENTION SYSTEMS.
   - 2.3. SPOT ELEVATIONS AND CONTOUR ELEVATIONS NOT TO EXCEED 1' MAX. INTERVAL FOR ALL PERMANENT STORMWATER QUALITY AREAS, DETENTION PONDS, AND ASSOCIATED EMBANKMENTS TO ENSURE PROPER SIZING OF THESE FEATURES.
   - 2.4. SIZE, MATERIAL, ELEVATION INFORMATION FOR ALL STORMWATER PIPES AND STRUCTURES WITHIN THE PUBLIC RIGHT OF WAY.
   - 2.5. SIZE, MATERIAL, ELEVATION INFORMATION FOR ALL PRIVATE STORMWATER QUALITY FEATURES, DETENTION STRUCTURES AND INFRASTRUCTURE DOWNSTREAM OF THESE FEATURES.
   - 2.6. DETAILED INFORMATION FOR ALL OUTLET CONTROL STRUCTURES WITHIN DETENTION PONDS, WATER QUALITY FEATURES, OR UNDERGROUND DETENTION SYSTEMS, INCLUDING ELEVATION AND SIZE INFORMATION FOR ORIFICES, PERFORATED RISERS, WEIRS, TOP OF CASTING, AND INVERTS ASSOCIATED WITH THE STRUCTURE.
   - 2.7. ALL OTHER AS-BUILT INFORMATION REQUIRED BY THE JURISDICTIONAL AUTHORITY OR NOTED ELSEWHERE IN THE PLANS.
3. THE CONTRACTOR SHALL REVIEW LOCAL AUTHORITY'S AS-BUILT REQUIREMENTS AND/OR CONTACT ENGINEER TO CONFIRM AS-BUILT INFORMATION. PHOTOGRAPHIC EVIDENCE OF PROPER INSTALLATION OF STORMWATER MANAGEMENT AND WATER QUALITY INFRASTRUCTURE AND/OR VIDEO INSPECTIONS OF STORMWATER PIPES MAY BE REQUIRED. THE CONTRACTOR SHALL CAPTURE AND RETAIN PHOTOGRAPHIC DOCUMENTATION OF KEY INSTALLATION MILESTONES AS NEEDED. FAILURE TO PROVIDE NECESSARY PHOTOGRAPHIC DOCUMENTATION PRIOR TO BACKFILLING MAY CAUSE DELAYS AND MAY REQUIRE SITE INVESTIGATION THAT COULD INCLUDE RE-EXCAVATION OF COMPLETED INFRASTRUCTURE AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL RETAIN AND PROVIDE RECEIPTS FOR ANY FABRICATED STORMWATER MANAGEMENT INFRASTRUCTURE SUCH AS PROPRIETARY WATER QUALITY UNITS, UNDERGROUND DETENTION STRUCTURES, PERMEABLE PAVERS, OR SPECIALTY SOIL MEDIA (WITH APPLICABLE TESTING IF REQUIRED).
5. REFER TO THE STANDARDS OF THE GOVERNING AUTHORITY OR UTILITY DISTRICT FOR AS-BUILT REQUIREMENTS FOR PUBLIC UTILITY INFRASTRUCTURE, INCLUDING METERS AND UTILITY TAPS, WHERE APPLICABLE. SUBMIT AS-BUILT DATA DIRECTLY TO THE LOCAL AUTHORITY AND/OR TO THE ENGINEER FOR REVIEW, AS APPLICABLE.

STORM SEWER NOTES

1. PUBLIC STORMWATER PIPES, STRUCTURES, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARD SPECIFICATIONS AND DETAILS. PRIVATE STORMWATER INFRASTRUCTURE SHALL BE CONSTRUCTED PER THE STANDARDS FOUND IN THESE PLANS AND SPECIFICATIONS. PROPRIETARY STORMWATER DETENTION AND WATER QUALITY FEATURES AND PLASTIC PIPES SHALL BE INSTALLED PER THE MANUFACTURER'S PUBLISHED GUIDANCE.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND FABRICATED DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.
3. STORM SEWER PIPE MATERIALS:
   - 3.1. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III, WALL TYPE 'B' CONFORMING TO ASTM C76 UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS OR MASTIC SEAL CONFORMING TO ASTM C990. RCP SHALL BE INSTALLED PER THE RECOMMENDATIONS OF ASTM C1479.
     - 3.1.1. CLASS IV RCP PIPE IS REQUIRED FOR FILL HEIGHTS OVER 13' OR WHERE NOTED BY THE ENGINEER.
   - 3.2. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE DUAL-WALL WITH CORRUGATED EXTERIOR AND SMOOTH INTERIOR. HDPE PIPE SHALL CONFORM TO ASTM F2648 OR AASHTO M252/M294 WITH GASKETED SOIL TIGHT JOINTS CONFORMING TO ASTM F477. THERMOPLASTIC PIPING SHALL BE INSTALLED PER ASTM D2321.
   - 3.3. HIGH-PERFORMANCE POLYPROPYLENE (HP) PIPE SHALL BE DUAL-WALL WITH CORRUGATED EXTERIOR AND SMOOTH INTERIOR, CONFORMING TO ASTM F2881 AND AASHTO M330 WITH GASKETED SOIL TIGHT JOINTS CONFORMING TO ASTM F477. THERMOPLASTIC PIPING SHALL BE INSTALLED PER ASTM D2321.
   - 3.4. POLYVINYL CHLORIDE PIPE (PVC) SHALL BE SDR 35 PER ASTM D3034. JOINTS SHALL BE ELASTOMERIC GASKETED, BELL AND SPIGOT, PUSH-ON TYPE PROVIDING A WATER TIGHT SEAL PER ASTM D3212. THERMOPLASTIC PIPING SHALL BE INSTALLED PER ASTM D2321.
4. ALL PIPES SHALL BE INSTALLED, AT A MINIMUM, WITH SOIL TIGHT JOINTS AND CONNECTIONS TO TERMINAL STRUCTURES. COMPLY WITH MANUFACTURER'S SPECIFICATIONS FOR WATER TIGHT INSTALLATIONS WHERE INDICATED ON DRAWINGS.
5. PIPE BEDDING, BACKFILL, AND COMPACTION REQUIREMENTS WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL AND STATE DEPARTMENT OF TRANSPORTATION DETAILS AND SPECIFICATIONS.
6. PIPES UNDER EXISTING PAVEMENT AREAS SHALL BE COMPLETELY BACKFILLED WITH CRUSHED STONE OR PER LOCAL AUTHORITY STANDARD REQUIREMENTS. PAVEMENT SECTIONS SHALL MEET OR EXCEED EXISTING CONDITIONS WITH A SMOOTH TRANSITION.
7. STORM SEWER STRUCTURE MATERIALS:
   - 7.1. STORM INLETS AND MANHOLES SHALL BE PRECAST IN COMPLIANCE WITH THE LOCAL/STATE JURISDICTIONAL AUTHORITY'S STANDARD DETAILS AND SPECIFICATIONS, AND MEET OR EXCEED SPECIFICATIONS OF ASTM C478 AND C913. STRUCTURES SHALL BE TRAFFIC RATED PER H-20 LOADING REQUIREMENTS.
   - 7.2. REFER TO STRUCTURE TABLE FOR CASTING FRAME AND GRATE TYPES. FRAMES AND GRATES TO BE PROVIDED IN ACCORDANCE WITH THE LOCAL/STATE JURISDICTIONAL AUTHORITY'S STANDARD DETAILS AND SPECIFICATIONS AND INSTALLED PER MANUFACTURES RECOMMENDATIONS.
   - 7.3. PIPE CONNECTIONS TO STRUCTURES:
     - 7.3.1. NON-SHRINK GROUT PER ASTM C1107.
     - 7.3.2. WHERE REQUIRED, FLEXIBLE, WATERTIGHT GASKETS SHALL COMPLY WITH ASTM C923.
   - 7.4. FRAMES AND GRATES:
     - 7.4.1. MATERIAL: GRAY IRON CLASS 35 PER ASTM A48 UNLESS OTHERWISE INDICATED.
8. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER PIPE DIAMETERS OR CASTING SIZES.
9. DRAINAGE STRUCTURE SIZES SHOWN IN THE PLANS ARE SCHEMATIC IN NATURE AND MAY VARY BASED ON CONNECTING PIPE SIZES OR ANGLES. FINAL STRUCTURE SIZES WILL BE DETERMINED BY THE PRECASTER BASED ON NATIONAL CONCRETE PIPE ASSOCIATION (NCPA) STANDARDS OR THE MANUFACTURER'S REQUIREMENTS.
10. TOP OF GRATE ELEVATIONS FOR DRAINAGE STRUCTURES SHALL BE PROVIDED PER THE DETAILS AND STRUCTURE TABLES.
11. CONTRACTOR SHALL PLACE STRUCTURES BASED ON THE ACTUAL DIMENSIONS OF ORDERED STRUCTURES AND GRATES TO ALIGN WITH PROPOSED OR EXISTING CURB LINES. DRAINAGE STRUCTURES SHOULD NOT BE INSTALLED BASED SOLELY ON STRUCTURE OR PIPE CENTERLINES.
12. STORM SEWERS SHALL BE CONSTRUCTED STARTING AT THE DOWNSTREAM DISCHARGE OR CONNECTION POINT AND THEN WORKING UPSTREAM. IN EXCEPTIONAL CASES WHERE SITE CONDITIONS OR SCHEDULE CONSTRAINTS REQUIRE CONSTRUCTION IN A DIFFERENT ORDER, THE CONTRACTOR SHALL TAKE SPECIAL CARE TO CONFIRM THAT THE ELEVATION OF THE DOWNSTREAM DISCHARGE OR CONNECTION CONFORMS TO THE PLANS AND THAT MINIMUM SLOPES CAN BE ACHIEVED.
13. COORDINATE THE LOCATION OF SITE DRAINAGE SYSTEMS WITH THE BUILDING ARCHITECTURE AND PLUMBING PLANS FOR COLLECTION OF ROOF DRAINS AND DOWNSPOUTS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
14. ADJUST THE CASTINGS OF ALL EXISTING AND NEW STRUCTURES TO MATCH PROPOSED FINISH GRADE, ENSURING POSITIVE DRAINAGE IS MAINTAINED. SLOPE TOPS OF CASTINGS TO MATCH SLOPES OF SURROUNDING PAVEMENTS AND CURBS.

SITE UTILITY NOTES

1. THE CONTRACTOR SHALL REQUEST UTILITY LOCATIONS (811) AND VERIFY LOCATIONS OF ALL OTHER PRIVATE UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE AND REPAIR PER PROVIDER REQUIREMENTS AT THE CONTRACTOR'S EXPENSE IF DAMAGED. COORDINATE ALL WORK AROUND EXISTING UTILITIES WITH CORRESPONDING PROVIDER.
2. THE CONTRACTOR SHALL COORDINATE WITH THE OWNERS OF EACH UTILITY AND VERIFY THE SCOPE OF INSTALLATIONS OR RELOCATIONS THAT WILL BE REQUIRED AND THE IMPACT EACH COULD HAVE ON THE PROJECT SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEQUENCING OF INSTALLATION OF UTILITIES TO AVOID CONFLICTING HORIZONTAL AND VERTICAL LOCATIONS.
3. ALL PUBLIC WATER AND SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE TO THE GOVERNING AUTHORITY'S REQUIREMENTS AND SPECIFICATIONS. LIKEWISE, IF THE GOVERNING AUTHORITY HAS MATERIAL REQUIREMENTS FOR PRIVATE (SITE) UTILITIES, CONSTRUCT SITE UTILITIES IN ACCORDANCE WITH APPLICABLE PUBLIC UTILITY SPECIFICATIONS. OTHERWISE, THE FOLLOWING MINIMUM STANDARDS SHALL BE MET:
   - 3.1. PRIVATE GRAVITY SANITARY SEWER MATERIALS:
     - 3.1.1. POLYVINYL CHLORIDE PIPE (PVC) 4" AND GREATER SHALL BE SDR 35 PER ASTM D3034.
       - 3.1.1.1. JOINTS: ELASTOMERIC GASKETED, BELL AND SPIGOT, PUSH-ON TYPE PROVIDING A WATER TIGHT SEAL PER ASTM D3212.
     - 3.1.2. DUCTILE IRON PIPE (DIP) SHALL BE PRESSURE CLASS 350 COMPLYING WITH AWWA C150/C151
       - 3.1.2.1. JOINTS AND FITTINGS: PUSH-ON JOINTS CONFORMING TO AWWA C110/C111. SAME LINING AND COATING AS CONNECTING PIPES..
       - 3.1.2.2. LINING AND COATING: INTERIOR LINING CONFORMING

LEGEND	
LIMITS OF DISTURBANCE	L OD
SILT FENCE	SF
TREE PROTECTION	T P
INLET PROTECTION	
ROCK CHECK DAM	
EROSION CONTROL MATTING	

EROSION CONTROL KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
EC1	TEMPORARY CONSTRUCTION ENTRANCE (METRO TCP-03)	1 / C3.3
EC2	SILT FENCE	3 / C3.3
EC3	INLET PROTECTION (METRO TCP-24)	2 / C3.3
EC4	TREE PROTECTION	1 / C3.4
EC5	DIVERSION BERM/DITCH (METRO TCP-22)	3 / C3.4
EC7	RIPRAP AT HEADWALL (PESC-07)	4 / C3.3
EC8	SEDIMENT BASIN OUTLET STRUCTURE	
EC9	SEDIMENT BASIN (METRO TCP-18)	
EC10	CONCRETE WASH-OUT (METRO CP-10)	6 / C3.3
EC11	STREAM BUFFER SIGN	8 / C3.3
EC8	TEMPORARY OUTLET PROTECTION (METRO TCP-25)	5 / C3.3
EC12	EROSION CONTROL MATTING (METRO TCP-10)	2 / C3.4

SITE DESCRIPTION AND NOTES:

THE SITE IS LOCATED ON TAX MAP TAX MAP, PARCEL 07007006100 & 07007006200 IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. CONSTRUCTION ACTIVITY ON THIS SITE WILL CONSIST OF DISTURBING APPROXIMATELY 7.69± ACRES TO CONSTRUCT MULTIFAMILY RESIDENTIAL APARTMENTS, DOG PARK, FITNESS AREA, AND ASSOCIATED AMENITIES.

1. APPROXIMATE CONSTRUCTION TIME TABLE:
   BEGIN CONSTRUCTION - SPRING 2027
   COMPLETE CONSTRUCTION - SUMMER 2029
2. CONSTRUCTION SEQUENCE:
   A. ATTEND WATER QUALITY DIVISION PRE-CONSTRUCTION MEETING.
   B. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE
   C. CONTACT WATER QUALITY DIVISION - EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.
   D. CLEAR AND GRUB THE REMAINING SITE.
   E. CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.
   F. UPON PERMANENT SITE STABILIZATION SEED AND STRAW.
   G. REMOVE ALL OTHER EROSION TEMPORARY CONTROL DEVICES PRIOR TO AS-BUILT APPROVALS.
3. TOTAL PROJECT AREA = 406,935 SF (9.34± AC.)
   DISTURBED AREA = 335,975 S.F. (7.69± AC.)

EROSION CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
3. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
6. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
7. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. AREAS NOTED FOR STABILIZATION WITH EROSION MATTING SHALL FIRST BE SEEDED WITH AN APPROVED SEED MIX PER THE REQUIREMENTS OF THE MANUFACTURER. AREAS INTENDED FOR MATTING MAY BE SUBSTITUTED FOR SOD WHERE DIRECTED BY THE LANDSCAPE ARCHITECTURAL PLANS, PROVIDED SLOPES ARE STABILIZED WITHIN THE TIMEFRAME NOTED ELSEWHERE IN THESE PLANS.
9. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE PROTECTION AND WATERING FOR ESTABLISHMENT OF GRASS.
10. DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITHIN 7 DAYS.

N

0' 25' 50' 100' 150'
DRAWING SCALE (1"=50')

Catalyst DESIGN GROUP
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(615) 523-7200 | WWW.CATALYSTDG.COM

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NASHVILLE, TN 37212
615-636-6452

TAYLOR MCCMERRY
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
12/12/2026

FINAL SP
TRINITY FLATS - PHASE 2
0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
INITIAL EROSION CONTROL PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
C3.0

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C3.0_ERO.dwg-C3.0 INITIAL EROSION CONTROL PLAN Sep 29, 2025 isanchez

LEGEND	
LIMITS OF DISTURBANCE	L OD
SILT FENCE	SF
TREE PROTECTION	T P
INLET PROTECTION	
ROCK CHECK DAM	
EROSION CONTROL MATTING	

EROSION CONTROL KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
EC1	TEMPORARY CONSTRUCTION ENTRANCE (METRO TCP-03)	1 / C3.3
EC2	SILT FENCE	3 / C3.3
EC3	INLET PROTECTION (METRO TCP-24)	2 / C3.3
EC4	TREE PROTECTION	1 / C3.4
EC5	DIVERSION BERM/DITCH (METRO TCP-22)	3 / C3.4
EC7	RIPRAP AT HEADWALL (PESC-07)	4 / C3.3
EC8	SEDIMENT BASIN OUTLET STRUCTURE	
EC9	SEDIMENT BASIN (METRO TCP-18)	
EC10	CONCRETE WASH-OUT (METRO CP-10)	6 / C3.3
EC11	STREAM BUFFER SIGN	8 / C3.3
EC8	TEMPORARY OUTLET PROTECTION (METRO TCP-25)	5 / C3.3
EC12	EROSION CONTROL MATTING (METRO TCP-10)	2 / C3.4

SITE DESCRIPTION AND NOTES:

THE SITE IS LOCATED ON TAX MAP TAX MAP, PARCEL 07007006100 & 07007006200 IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. CONSTRUCTION ACTIVITY ON THIS SITE WILL CONSIST OF DISTURBING APPROXIMATELY 7.69± ACRES TO CONSTRUCT MULTIFAMILY RESIDENTIAL APARTMENTS, DOG PARK, FITNESS AREA, AND ASSOCIATED AMENITIES.

1. APPROXIMATE CONSTRUCTION TIME TABLE:
   BEGIN CONSTRUCTION - SPRING 2027
   COMPLETE CONSTRUCTION - SUMMER 2029
2. CONSTRUCTION SEQUENCE:
   A. ATTEND WATER QUALITY DIVISION PRE-CONSTRUCTION MEETING.
   B. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE
   C. CONTACT WATER QUALITY DIVISION - EROSION CONTROL INSPECTOR FOR INSPECTION OF EROSION CONTROL DEVICES TO OBTAIN GRADING PERMIT.
   D. CLEAR AND GRUB THE REMAINING SITE.
   E. CONSTRUCT REMAINING SITE ACCORDING TO APPROVED PLANS, INCLUDING ALL ADDITIONAL EROSION CONTROL DEVICES.
   F. UPON PERMANENT SITE STABILIZATION SEED AND STRAW.
   G. REMOVE ALL OTHER EROSION TEMPORARY CONTROL DEVICES PRIOR TO AS-BUILT APPROVALS.
3. TOTAL PROJECT AREA = 406,935 SF (9.34± AC.)
   DISTURBED AREA = 335,975 S.F. (7.69± AC.)

EROSION CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
3. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
6. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
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TAYLOR MCCARTER 129 12/31/2026 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
INTERMEDIATE EROSION CONTROL PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
C3.1

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LEGEND	
LIMITS OF DISTURBANCE	L OD
SILT FENCE	SF
TREE PROTECTION	T P
INLET PROTECTION	
ROCK CHECK DAM	
EROSION CONTROL MATTING	

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EC11	STREAM BUFFER SIGN	8 / C3.3
EC6	TEMPORARY OUTLET PROTECTION (METRO TCP-25)	5 / C3.3
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TAYLOR MCCMERRY
REGISTERED
12/12/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

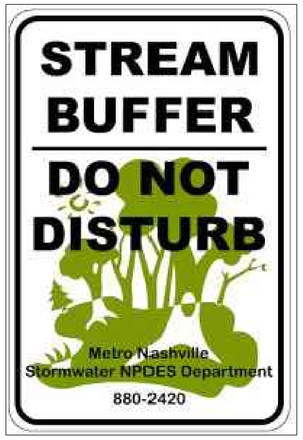
NO.	DATE	DESCRIPTION

DRAWING TITLE
FINAL EROSION CONTROL PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
C3.2

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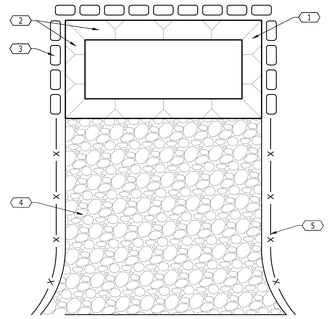


SIGN DESCRIPTION
- 12" X 18" WHITE 0.063 ALUMINUM
- BLACK ADN KELLY GREEN COPY
- SINGLE SIDED
- SIGN TO BE MOUNTED TO POST AT TOP AND BOTTOM WITH STAINLESS STEEL HARDWARE

POST DESCRIPTION
- 6' GALVANIZED U-CHANNEL OR 4" X 4" PRESSURE TREATED LUMBER POST
- 2' BELOW GRADE
- 4' ABOVE GRADE

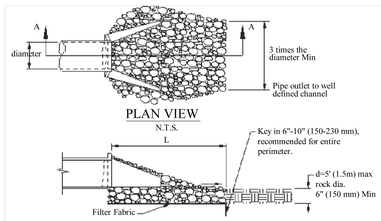
8 **STREAM BUFFER SIGN (METRO)**
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE WASH-OUT; 10'x20'; LINE WITH IMPERMEABLE GEOTEXTILE FABRIC AND SHALL HAVE A MIN. 12' DEPTH.
2	SLOPE SIDES 1:1
3	SANDBAGS
4	WASH-OUT GRAVEL ENTRANCE; 20'x20'; EDGE OF ENTRANCE TO BE LOCATED ON THE CURB EDGE OF ROADWAY
5	SILT FENCE; STAKE DOWN FIRST 10 FEET AT ENTRANCE WITH IRON RODS SPACED AT 12" O.C.
	NOTE: 1. TEMPORARY PIT SHALL BE CONSTRUCTED DEEP ENOUGH TO HANDLE ALL ANTICIPATED SLURRY, SOLID WASTE AND DIRECT RAINFALL. 2. NO RUNOFF SHALL LEAVE THE WASH-OUT AREA. 3. WASH-OUT WASTES INTO TEMPORARY PIT WHERE CONCRETE CAN SET, BE BROKEN UP AND PROPERLY DISPOSED OF. 4. WASH-OUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES CONSTRUCTED AND READY FOR USE, ONCE THE WASH-OUT IS 75% FULL. 5. WASH-OUT SHALL BE LOCATED A MIN. OF 50' AWAY FROM STORM DRAINS, OPEN DITCHES, WETLANDS AND WATER BODIES. 6. SIGNAGE INDENTIFYING THE CONCRETE WASH-OUT AREA SHALL BE INSTALLED WITHIN 5' OF THE WASH-OUT FACILITY.



6 **CONCRETE WASH-OUT (METRO CP-10)**
NOT TO SCALE

ACTIVITY: Temporary Outlet Protection | TCP – 25



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ^{3}/s(m^3/s)	Apron Length, L ft (m)	Rip-Rap D_n Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

Source: USDA-SCS

Figure TCP-25-1
Outlet Protection Sizing

Volume 4:
Stormwater Best Management Practices –
Temporary Construction Management Practices TCP-25-4 February 2000

4 **RIP-RAP OUTLET PROTECTION (METRO TCP-25)**
NOT TO SCALE

ACTIVITY: Silt Fence | TCP – 13

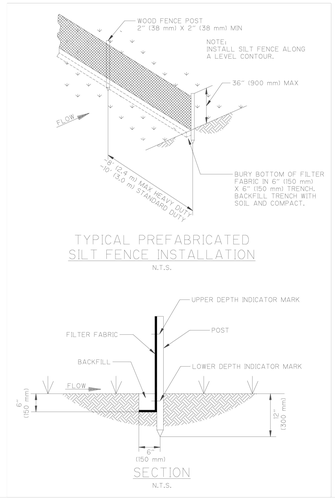


Figure TCP-13-1
Silt Fence Anchoring

Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices TCP-13-7 February 2000

ACTIVITY: Stabilized Construction Exit | TCP – 03

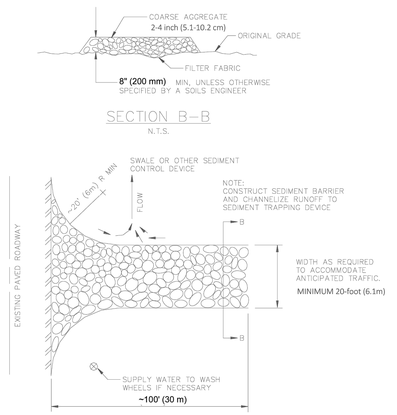


Figure TCP-03-1
Stabilized Construction Exit

Volume 4:
Stormwater Best Management Practices –
Temp. Construction Site Management Practices TCP-03-5 2021

1 **TEMPORARY CONSTRUCTION ENTRANCE (METRO TCP-03)**
NOT TO SCALE

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. INSPECTIONS DESCRIBED IN PARAGRAPHS 2, 3 AND 4 BELOW, SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G., SITE COVERED WITH SNOW OR ICE) OR DUE TO EXTREME DROUGHT, SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITY RESUMES. INSPECTION REQUIREMENTS DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED. WHEN STIPULATED SPECIFICALLY IN THE CONTRACT DOCUMENTS OR SWPPP, WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST TO THE LOCAL ENVIRONMENTAL FIELD OFFICE MAY BE REQUIRED.
2. QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE OR COOPERATIVELY BY MULTIPLE PERMITTEES) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND EACH OUTFALL.
3. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE SITE'S DRAINAGE SYSTEM. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
4. OUTFALL POINTS (WHERE DISCHARGES LEAVE THE SITE AND/OR ENTER WATERS OF THE STATE) SHALL BE INSPECTED TO DETERMINE WHETHER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
5. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED.
6. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THIS SWPPP SHALL BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE SWPPP, BUT IN NO CASE LATER THAN 14 DAYS FOLLOWING THE INSPECTION.
7. ALL INSPECTIONS SHALL BE DOCUMENTED ON THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM PROVIDED IN THE SWPPP REPORT FOR ALL CONSTRUCTION SITES. INSPECTION DOCUMENTATION WILL BE MAINTAINED ON SITE AND MADE AVAILABLE TO STATE OR LOCAL NPDES STAFF UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO THE STATE AND/OR LOCAL NPDES OFFICE WITHIN 10 DAYS OF THE REQUEST. IF STATE OR LOCAL NPDES STAFF REQUESTS THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM TO BE SUBMITTED, THE SUBMITTED FORM MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE TRAINED CERTIFIED INSPECTOR AND THE PERSON WHO MEETS THE SIGNATORY REQUIREMENTS OF STATE'S CONSTRUCTION GENERAL PERMIT (CGP).
8. TRAINED CERTIFIED INSPECTORS SHALL COMPLETE INSPECTION DOCUMENTATION TO THE BEST OF THEIR ABILITY. FALSIFYING INSPECTION RECORDS OR OTHER DOCUMENTATION OR FAILURE TO COMPLETE INSPECTION DOCUMENTATION SHALL RESULT IN A VIOLATION OF THIS PERMIT AND ANY OTHER APPLICABLE ACTS OR RULES.
9. SUBSEQUENT OPERATOR(S) (PRIMARY PERMITTEES) WHO HAVE OBTAINED COVERAGE UNDER THE STATE'S CONSTRUCTION GENERAL PERMIT SHOULD CONDUCT TWICE WEEKLY INSPECTIONS, UNLESS THEIR PORTION(S) OF THE SITE HAS BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT AS STATED ABOVE. THE PRIMARY PERMITTEE (SUCH AS A DEVELOPER) IS NO LONGER REQUIRED TO CONDUCT INSPECTIONS OF PORTIONS OF THE SITE THAT ARE COVERED BY A SUBSEQUENT PRIMARY PERMITTEE (SUCH AS A HOME BUILDER).

SITE ASSESSMENT NOTES

1. THE SITE ASSESSMENT SHALL BE PERFORMED BY INDIVIDUALS WITH THE FOLLOWING QUALIFICATIONS:
   - A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT
   - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) OR
   - A PERSON THAT SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE, OR EQUIVALENT QUALIFYING TRAINING IN THE STATE OF THE PROJECT.
2. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE DONE BY PERFORMING SITE ASSESSMENT AT A CONSTRUCTION SITE. THE SITE ASSESSMENT SHALL BE CONDUCTED AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES OR 5 OR MORE ACRES IF DRAINING TO AN IMPAIRED OR EXCEPTIONAL QUALITY WATERS, WITHIN A MONTH OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE.
3. AS A MINIMUM, SITE ASSESSMENT SHOULD BE PERFORMED TO VERIFY THE INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE EPSC MEASURES DESCRIBED IN THE SWPPP REPORT. THE SITE ASSESSMENT SHOULD BE PERFORMED WITH THE INSPECTOR, AND SHOULD INCLUDE A REVIEW AND UPDATE (IF APPLICABLE) OF THE SWPPP REPORT. MODIFICATIONS OF PLANS AND SPECIFICATIONS FOR ANY BUILDING OR STRUCTURE, INCLUDING THE DESIGN OF SEDIMENT BASINS OR OTHER SEDIMENT CONTROLS INVOLVING STRUCTURAL, HYDRAULIC, HYDROLOGIC OR OTHER ENGINEERING CALCULATIONS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF THE PROJECT.
4. THE SITE ASSESSMENT FINDINGS SHALL BE DOCUMENTED AND THE DOCUMENTATION KEPT WITH THE SWPPP REPORT AT THE SITE. AT A MINIMUM, THE DOCUMENTATION SHALL INCLUDE INFORMATION INCLUDED IN THE INSPECTION FORM PROVIDED IN THE SWPPP REPORT. THE DOCUMENTATION MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE INDIVIDUAL PERFORMING THE SITE ASSESSMENT AND THE FOLLOWING CERTIFICATION:

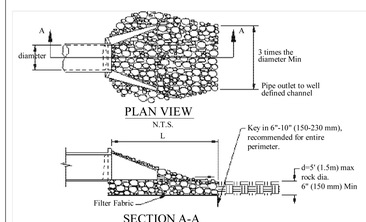
   "I CERTIFY UNDER PENALTY OF LAW THAT THIS REPORT AND ALL ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."
5. THE SITE ASSESSMENT CAN TAKE THE PLACE OF ONE OF THE TWICE WEEKLY INSPECTIONS REQUIREMENT.
6. STATE OR LOCAL NPDES AUTHORITIES MAY REQUIRE ADDITIONAL SITE ASSESSMENT(S) TO BE PERFORMED IF SITE INSPECTION BY NPDES PERSONNEL REVEALS SITE CONDITIONS THAT HAVE POTENTIAL OF CAUSING POLLUTION TO THE WATERS OF THE STATE.

NOTE:

CONTRACTOR SHALL INSTALL A 4'X4' WEATHER PROOF SIGN (6' HEIGHT) AT THE MAIN CONSTRUCTION ENTRANCE. THE SIGN SHALL HAVE THE FOLLOWING INFORMATION:

1. A COPY OF THE NOTICE OF COVERAGE WITH THE NPDES PERMIT NUMBER (FURNISHED BY ENGINEER).
2. THE NAME AND TELEPHONE NUMBER OF A LOCAL CONTACT PERSON (FURNISHED BY CONSTRUCTION MANAGER).
3. DESCRIPTION OF PROJECT (FURNISHED BY CONSTRUCTION MANAGER).

ACTIVITY: Temporary Outlet Protection | TCP – 25



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter in (mm)	Discharge ft ^{3}/s(m^3/s)	Apron Length, L ft (m)	Rip-Rap D_n Diameter Min in (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
	9.89 (0.28)	13 (4)	6 (150)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)
For larger or higher flows, consult a registered civil engineer			

Source: USDA-SCS

Figure TCP-25-1
Outlet Protection Sizing

Volume 4:
Stormwater Best Management Practices –
Temporary Construction Management Practices TCP-25-4 2021

5 **TEMPORARY OUTLET PROTECTION (METRO TCP-25)**
NOT TO SCALE

ACTIVITY: Silt Fence | TCP – 13

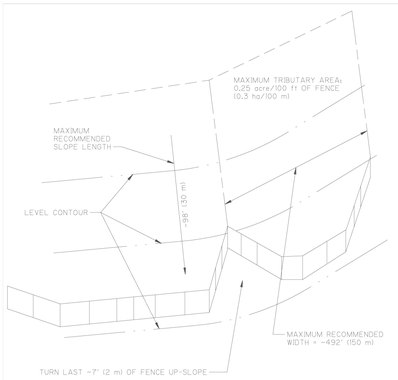


Figure TCP-13-2
Silt Fence End Layout

Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices TCP-13-8 February 2000

3 **SILT FENCE (METRO TCP-13)**
NOT TO SCALE

ACTIVITY: Temporary Inlet Protection | TCP – 24

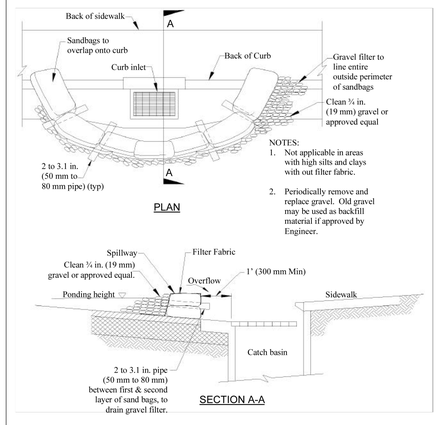


Figure TCP-24-3
Sand Bag Barrier

Volume 4:
Stormwater Best Management Practices –
Temporary Construction Management Practices TCP-24-7 September 2013

2 **INLET PROTECTION (METRO TCP-24)**
NOT TO SCALE

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 522-7200 | WWW.CATALYSTDG.COM

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

TAYLOR MCMEANS CARTER
12/31/2026
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

FINAL SP
TRINITY FLATS - PHASE 2
0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
SEDIMENT AND EROSION CONTROL DETAILS

PROJECT NUMBER
20250284

DRAWING NUMBER
C3.3

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C3.0_EROS.dwg-C3.3 SEDIMENT AND EROSION CONTROL DETAILS Sep 29, 2025 isanchez

ACTIVITY: Temporary Diversions, Drains and Swales | TCP – 22

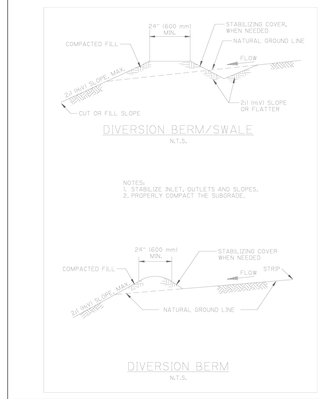
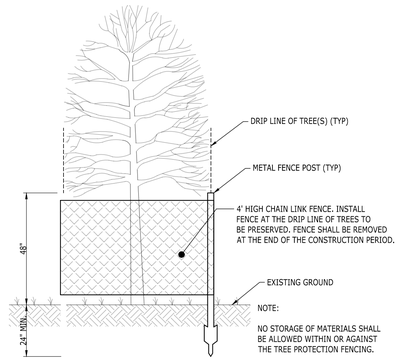


Figure TCP-22-4
Diversion Berm and Berm/Swale

Volume 4:
Stormwater Best Management Practices –
Temp. Construction Management Practices TCP-22-12 2021

DIVERSION BERM/SWALE DATA								
DITCH NO.	LENGTH (LIN. FT.)	SLOPE (%)	TOP WIDTH (FT.)	BOTTOM WIDTH (FT.)	MIN. DEPTH (FT.)	FLOW (CFS)	WATER DEPTH (FT.)	VELOCITY (FT/SEC)	DESTINATION
1	297	2.70	VARIES	2.0	2.0	1.70	0.24	2.60	SEDIMENT TRAP 1
2	270	6.30	VARIES	2.5	2.5	1.51	0.16	3.17	SEDIMENT BASIN 1
3	523	2.50	VARIES	4.0	4.0	60.77	1.31	6.69	SEDIMENT BASIN 1
4	356	2.30	VARIES	3.5	3.5	2.79	0.24	2.35	SEDIMENT TRAP 1

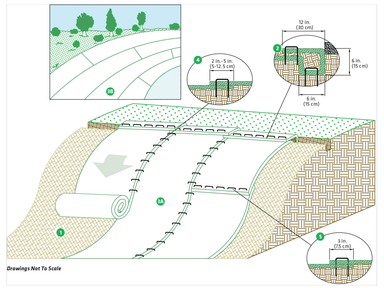
3 **DIVERSION BERM/DITCH (METRO TCP-22)**
NOT TO SCALE



1 **TREE PROTECTION**
NOT TO SCALE

Slope Installation

The following slope guide outlines general recommendations for installing RollMax™ System temporary and/or permanent RECPs on sloping applications. Consult the staple pattern guide (Figure 1) for fastener spacing recommendations based on the slope severity.



Drawings Not To Scale

SLOPE INSTALLATION STEPS

1. Prepare soil before installing RECPs, including any necessary application of lime, fertilizer and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench with approximately 12 in. (30 cm) of RECPs extended beyond the upslope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12 in. (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12 in. (30 cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12 in. (30 cm) apart across the width of the RECPs.
3. Roll the RECPs (3A) down or (3B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with an approximately 2 in.-5 in. (5-12.5 cm) overlap depending on the RECP type.
5. Consecutive RECPs spliced down the slope must be end-over-end (shingle style) with an approximate 3 in. (7.5 cm) overlap. Staple through overlapped area, approximately 12 in. (30 cm) apart across entire RECPs width.*

***NOTE:** In adverse soil conditions longer staples/stakes or earth anchors may be necessary to properly secure the RECPs.*

4

2 **EROSION CONTROL MATTING (METRO TCP-10)**
NOT TO SCALE

5 **RESERVED**
NOT TO SCALE

4 **RESERVED**
NOT TO SCALE

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5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
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NASHVILLE, TN 37212
615-635-6452

TAYLOR MCCLELLAN REGISTERED LANDSCAPE ARCHITECT 2026 STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

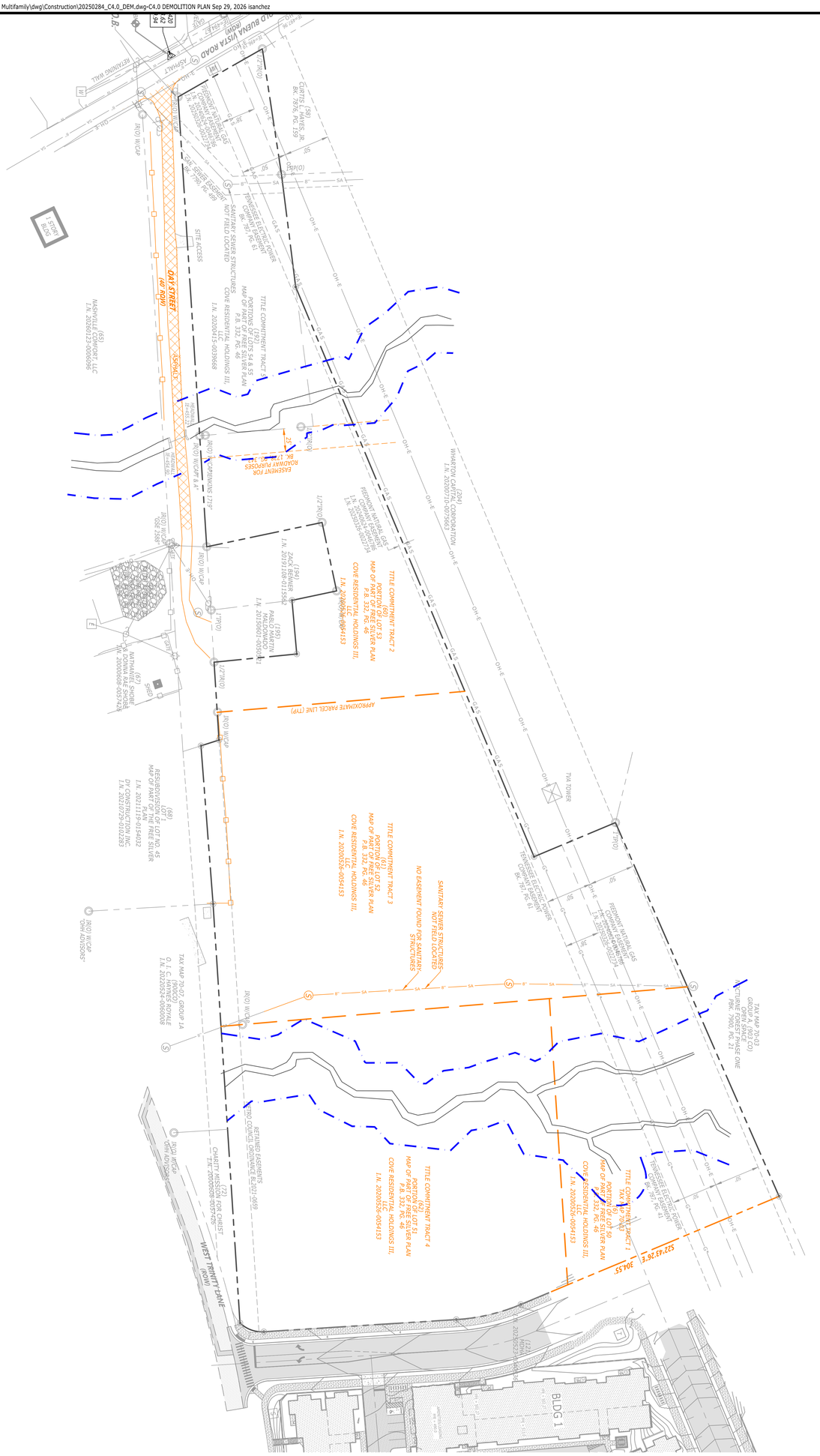
SEDIMENT AND EROSION CONTROL DETAILS

PROJECT NUMBER
20250284

DRAWING NUMBER
C3.4

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C3.0_ERO.dwg-C3.4 SEDIMENT AND EROSION CONTROL DETAILS Sep 29, 2026 isanchez

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C4.0_DEM.dwg-C4.0 DEMOLITION PLAN Sep 29, 2026 isanchez


OLD BUENA VISTA ROAD (VARIABLE WIDTH R.O.W.)
RETAINING WALL
ASPHALT
CURB & GUTTER
IR(O) W/CAP
GARTIS (50) HAYES JR
BK. 7876, PG. 159
PERMONYT NTURAL GAS
COMPANY EASEMENT
I.N. 20220526-0054124
TENNESSEE ELECTRIC POWER
COMPANY EASEMENT
BK. 787, PG. 61
SANITARY SEWER STRUCTURES
NOT FIELD LOCATED
SITE ACCESS
0 DAY STREET
(40' ROW)
ASPHALT
(65)
NASHVILLE COMFORT, LLC
I.N. 20260123-0006096
TITLE COMMITMENT TRACT 1
PORTIONS OF LOTS 54 & 55
MAP OF PART OF FREE SILVER PLAN
COVE RESIDENTIAL HOLDINGS III, LLC
I.N. 20200415-0039666
EASEMENT FOR ROADWAY PURPOSES
BK. 1757, PG. 312
IR(O) W/CAP
(204)
WHARTON CAPITAL CORPORATION
I.N. 20200710-0073063
IR(O) W/CAP
0.25' OFFSET
IR(O) W/CAP
N29°43'26"W
304.55'
IR(O) W/CAP
(66)
ZACK TURNER
I.N. 20191108-0115582
(66)
PABLO MARTIN
MALDONADO
I.N. 20130801-0080911
TITLE COMMITMENT TRACT 2
PORTION OF LOT 53
MAP OF PART OF FREE SILVER PLAN
P.B. 332, PG. 46
COVE RESIDENTIAL HOLDINGS III, LLC
I.N. 20200526-0054153
(67)
MATHALENE SHOBA
DONNA R&E SHOBA
I.N. 20000608-0057426
SHED
APPROXIMATE PARCEL LINE (TYP)
IR(O) W/CAP
TIA TOWER
(70)
TENNESSEE ELECTRIC POWER
COMPANY EASEMENT
BK. 787, PG. 61
PERMONYT NTURAL GAS
COMPANY EASEMENT
I.N. 20220526-0054124
TAX MAP 70-03
GOODLETTSVILLE CO
OPEN SPACE
PICTURE FOREST PHASE ONE
BK. 7500, PG. 21
SANITARY SEWER STRUCTURES
NOT FIELD LOCATED
NO EASEMENT FOUND FOR SANITARY STRUCTURES
TITLE COMMITMENT TRACT 3
PORTION OF LOT 52
MAP OF PART OF FREE SILVER PLAN
P.B. 332, PG. 46
COVE RESIDENTIAL HOLDINGS III, LLC
I.N. 20200526-0054153
TAX MAP 70-07, GROUP 1A
O.L.C. HAYES ROYALE
I.N. 20220524-0060008
IR(O) W/CAP
CHARITY MISSION FOR CHRIST
T.K. 20000608-0057426
RESUBDIVISION OF LOT NO. 45
MAP OF PART OF FREE SILVER
P.B. 332, PG. 46
I.N. 20211119-0154032
DY CONSTRUCTION INC.
I.N. 20210729-0102283
RETAINED EASEMENTS
METRO COUNCIL ORDINANCE BL2021-1959
IR(O) W/CAP
OHM ADVISORS
TITLE COMMITMENT TRACT 4
(62)
PORTION OF LOT 51
MAP OF PART OF FREE SILVER PLAN
P.B. 332, PG. 46
COVE RESIDENTIAL HOLDINGS III, LLC
I.N. 20200526-0054153
TITLE COMMITMENT TRACT 1
TAX MAP 70-03
PORTION OF LOT 50
MAP OF PART OF FREE SILVER PLAN
P.B. 332, PG. 46
COVE RESIDENTIAL HOLDINGS III, LLC
I.N. 20200526-0054153
TENNESSEE ELECTRIC POWER
COMPANY EASEMENT
BK. 787, PG. 61
S23°43'26"E
304.55'
WEST TRINITY LANE
(ROW)
BLDG 1
ENTRY
P
I
IR(O) W/CAP
OHM ADVISORS
IR(O) W/CAP
IR(O) W/CAP
IR(O) W/CAP

SITE DATA

COUNCIL DISTRICT:	2
COUNCIL MEMBER:	KYONZTE TOOMBS
PARCEL ID.:	07007006100 & 07007006200
SITE ADDRESS:	0 DAY ST NASHVILLE, TN 37207
SITE ACREAGE:	5.68 AC. (247,420 FT²)
DISTURBED AREA:	DISTURBED AREA AC. (DISTURBED AREA (SF) FT²)
EXISTING ZONING:	SP
PROPOSED USE:	MULTIFAMILY APARTMENTS
PROPOSED UNITS:	
TWO BEDROOM:	59
THREE BEDROOM:	68
FOUR BEDROOM:	34
TOTAL UNITS:	**161**
PROPOSED MAX. BUILDING HEIGHT:	4 STORY IN 55', 5 STORY IN 65'
ALLOWED MAX. BUILDING HEIGHT:	4 STORY IN 55', 5 STORY IN 65'

HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE TOP OF THE PARAPET.

PARKING SUMMARY

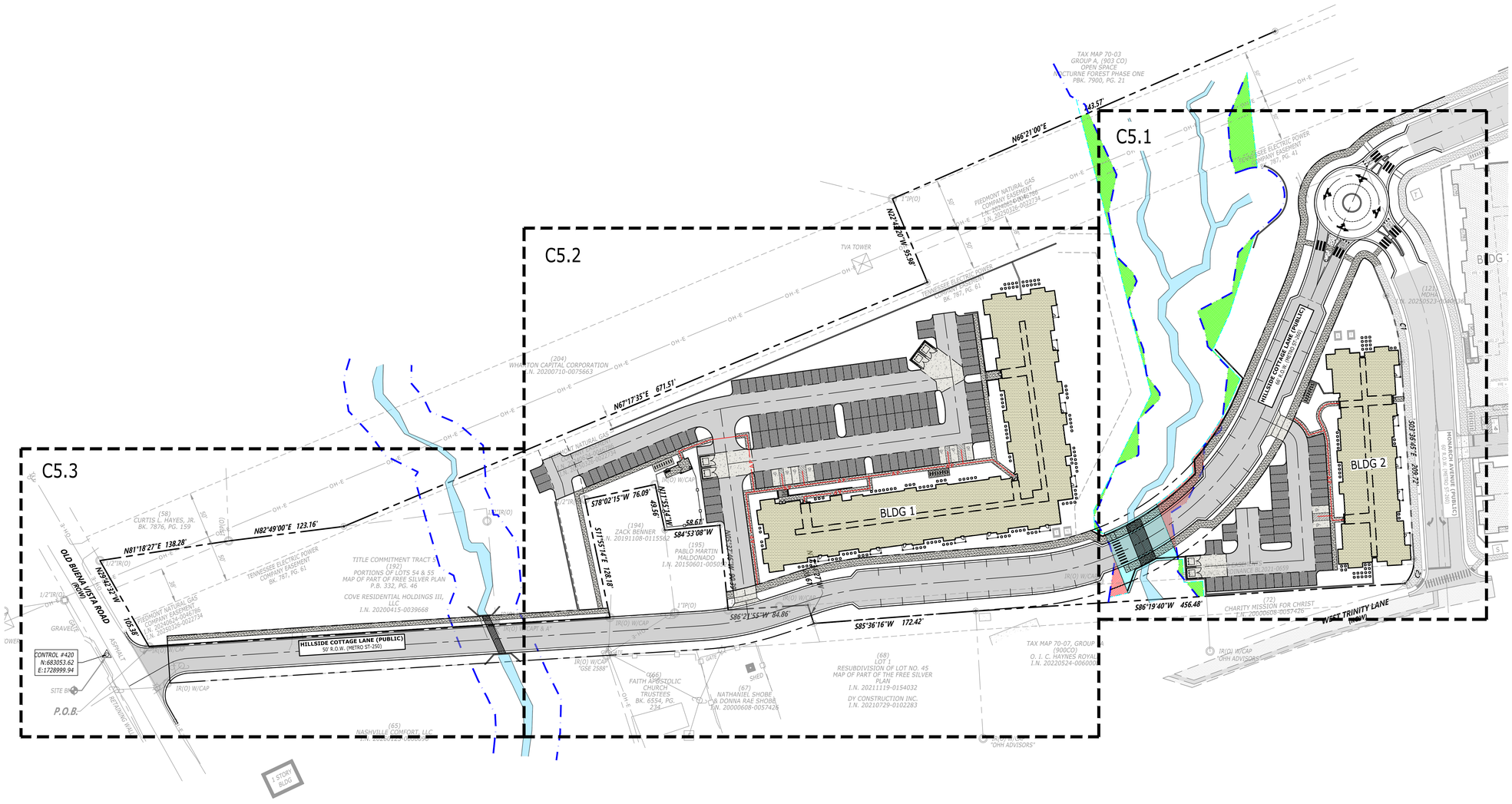
CODE REQUIRED	
1.3 SP./UNIT	210 SPACES
PARKING REQUIRED:	**210 SPACES REQUIRED**
PARKING PROVIDED:	
STANDARD	102 SPACES
COMPACT	61 SPACES
ON-STREET	39 SPACES
ACCESSIBLE	9 SPACES
TOTAL:	211 SPACES PROVIDED
BIKE PARKING REQUIRED - 1SP/4 UNITS:	44 SPACES
BIKE PARKING PROVIDED:	48 SPACES

OWNER:	ECG TRINITY FLATS, LP
ADDRESS:	1030 16TH AVE. SOUTH, SUITE 500 NASHVILLE, TN 37212
PHONE NO.:	615-636-6452
CONTACT NAME:	RICK ESTEP
CONTACT E-MAIL ADDRESS:	restep@elmingtoncapital.com
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	5100 TENNESSEE AVE NASHVILLE, TN 37209
PHONE NO.:	615-622-7200
CONTACT NAME:	ANDREW WOLTHERS
CONTACT E-MAIL ADDRESS:	awolthers@catalyst-dg.com

RECORDED DOCUMENTS: DEED BOOK 332 PAGE 46

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0233H, 4/5/2017, COMMUNITY NAME: MENTROPLITAN GOVERNMENT OF NASHVILLE DAVIDSON COUNTY.

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
CONCRETE CURB	
CENTERLINE	
ACCESSIBLE ROUTE	A P
ACCESSIBLE RAMP	UP DN
TACTILE WARNING	



N

0' 25' 50' 100' 150'

DRAWING SCALE (1"=50')

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

TAYLOR MCMEEKIN 2026 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DESCRIPTION	DATE

DRAWING TITLE
OVERALL LAYOUT PLAN

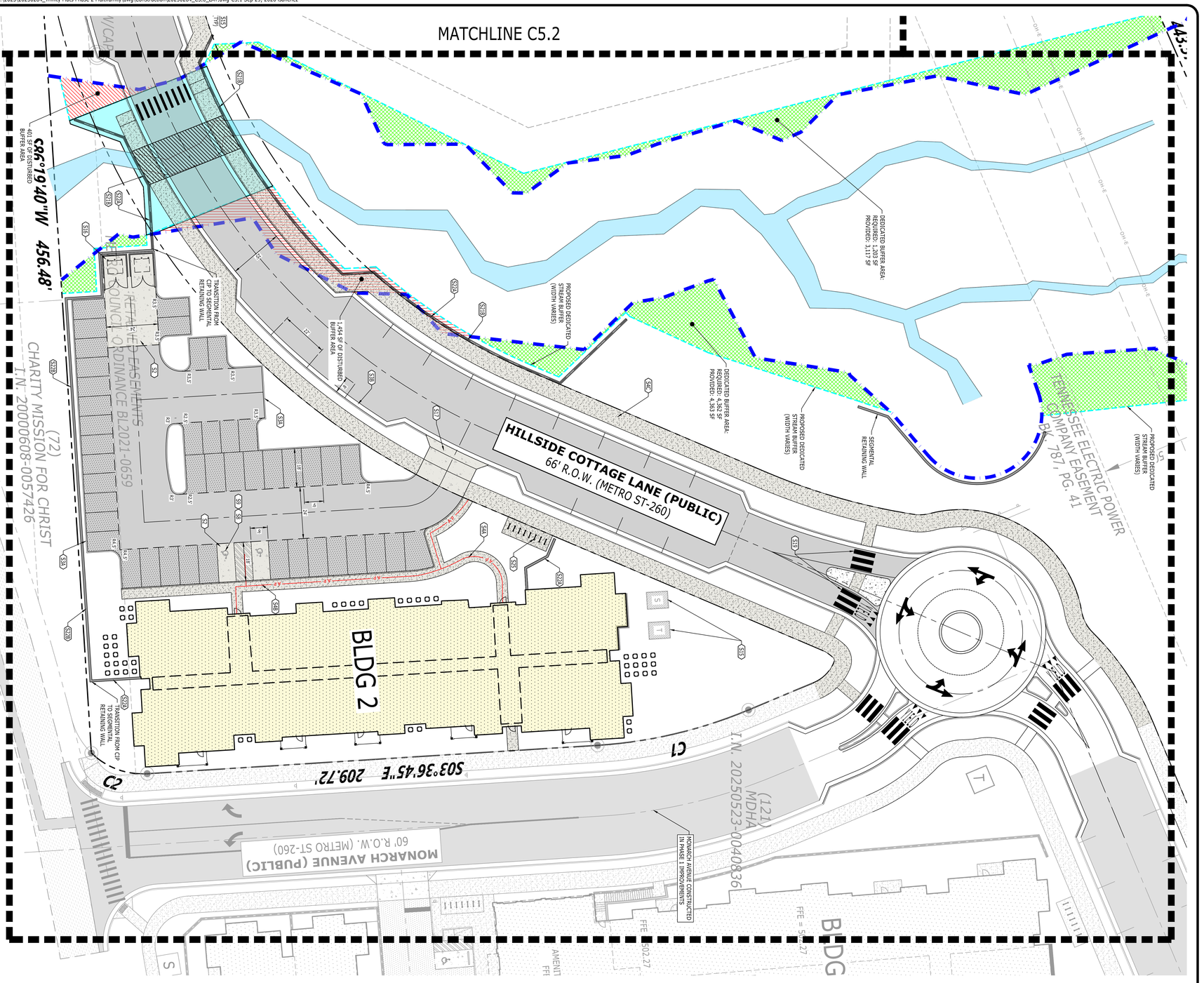
PROJECT NUMBER
20250284

DRAWING NUMBER
C5.0

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C5.0_LAY.dwg-C5.0 OVERALL LAYOUT PLAN Sep 29, 2026 lsanchez

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C5.0_LAY.dwg-C5.1 Sep 29, 2026 isanchez

MATCHLINE C5.2



SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET # / SHT #
S1A	ASPHALT PAVEMENT - HEAVY DUTY	1 / C5.0
S1B	ASPHALT PAVEMENT - LIGHT DUTY	1 / C5.0
S1C	ASPHALT PAVEMENT (METRO STD. ST-260)	16 / C5.0
S1D	ASPHALT PAVEMENT - OVERLAY	--
S2	CONCRETE PAVEMENT	2 / C5.0
S3	CONCRETE POST CURB	3 / C5.0
S3B	CONCRETE CURB & GUTTER (METRO STD. ST-200)	10 / C5.0
S4A	CONCRETE SIDEWALK	4 / C5.0
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	5 / C5.0
S4C	CONCRETE SIDEWALK (METRO STD. ST-210)	11 / C5.0
S5	SIDEWALK JOINTS	6,12 / C5.0
S6A	CONCRETE STAIRS WITH HANDRAIL	14 / C5.0
S7	STOP SIGN	7 / C5.0
S8	ACCESSIBLE SYMBOL	2 / C5.1
S9	ACCESSIBLE PARKING SPACE	1 / C5.1
S10A	ACCESSIBLE CURB (PARALLEL)	3 / C5.1
S10	ACCESSIBLE CURB RAMP	4 / C5.1
S11	BOLLARD	8 / C5.0
S12	UTILITY PAD	17 / C5.0
S13	TRASH ENCLOSURE	BY OTHERS
S14	DRIVEWAY RAMP (METRO STD. ST-324)	13 / C5.0
S15	PEDESTRIAN CROSSWALK	9 / C5.0
S15B	STANDARD PEDESTRIAN HANDRAIL (R.O.W) (METRO STD. ST-322)	8 / C5.1
S22A	CONCRETE RETAINING WALL (CIP)	19 / C5.0
S22B	SEGMENTAL RETAINING WALL	19 / C5.0
S23	GRAVITY RETAINING WALL	19 / C5.0
S24	PAINTED STOP BAR (24" WIDE)	18 / C5.0
S25	BIKE RACK	1 / C5.6

LEGEND

BUILDING
CONCRETE PAVEMENT
CONCRETE SIDEWALK
HEAVY DUTY PAVEMENT
LIGHT DUTY PAVEMENT
CONCRETE CURB
CENTERLINE
ACCESSIBLE ROUTE
ACCESSIBLE RAMP
TACTILE WARNING
UP
DN

0' 10' 20' 40' 60'
DRAWING SCALE (1" = 20')

N

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
DETAILED LAYOUT PLAN

PROJECT NUMBER 20250284
DRAWING NUMBER C5.1

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

MATCHLINE C5.3

MATCHLINE C5.1

TVA TOWER

TENNESSEE ELECTRIC POWER COMPANY EASEMENT BK. 787, PG. 61

TRANSITION FROM CIP TO SEGMENTAL RETAINING WALL

(204)
ATTON CAPITAL CORPORATION
I.N. 20200710-0075663

N67°17'35"E 671.51'

PIEDMONT NATURAL GAS COMPANY EASEMENT
I.N. 20240624-0046786
I.N. 20250326-0022734

BLDG 1

IR(O) W/CAP

1/2"IR(O)

S78°02'15"W 76.09'

N11°55'14"W 49.56'

58.61'

S84°53'08"W

S11°55'14"E 128.18'

(194)
ZACK BENNER
I.N. 20191108-0115562

(195)
PABLO MARTIN MALDONADO
I.N. 20150601-0050521

N05°37'46"W 90.39'

SEGMENTAL RETAINING WALL

N13°34'27"W 20.61'

1"IP(O)

S86°21'55"W 84.86'

S85°36'16"W 172.42'

IR(O) W/CAP
W/CAPT & A"

GATE

IR(O) W/CAP
"GSE 2588"

(66)
FAITH APOSTOLIC CHURCH TRUSTEES
BK. 6554, PG. 234

SHED

(67)
NATHANIEL SHOBE & DONNA RAE SHOBE
I.N. 20000608-0057426

(68)
LOT 1
RESUBDIVISION OF LOT NO. 45
MAP OF PART OF THE FREE SILVER PLAN
I.N. 20211119-0154032

DY CONSTRUCTION INC.
I.N. 20210729-0102283

TAX MAP 70-07, GROUP A
(900CO)
O. I. C. HAYNES ROYAL
I.N. 20220524-0060008

IR(O) W/CAP

IR(O) W/CAP
"CHALKLEY CORP"

SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - HEAVY DUTY	1 / C8.0
S1B	ASPHALT PAVEMENT - LIGHT DUTY	1 / C8.0
S1C	ASPHALT PAVEMENT (METRO STD. ST-260)	16 / C8.0
S1D	ASPHALT PAVEMENT - OVERLAY	--
S2	CONCRETE PAVEMENT	2 / C8.0
S3A	CONCRETE POST CURB	3 / C8.0
S3B	CONCRETE CURB & GUTTER (METRO STD. ST-200)	10 / C8.0
S4A	CONCRETE SIDEWALK	4 / C8.0
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	5 / C8.0
S4C	CONCRETE SIDEWALK (METRO STD. ST-210)	11 / C8.0
S5	SIDEWALK JOINTS	6,12 / C8.0
S6A	CONCRETE STAIRS WITH HANDRAIL	14 / C8.0
S7	STOP SIGN	7 / C8.0
S8	ACCESSIBLE SYMBOL	2 / C8.1
S9	ACCESSIBLE PARKING SPACE	1 / C8.1
S10A	ACCESSIBLE CURB (PARALLEL)	3 / C8.1
S11	ACCESSIBLE CURB RAMP	4 / C8.1
S14	BOLLARD	8 / C8.0
S15	UTILITY PAD	17 / C8.0
S16	TRASH ENCLOSURE	BY OTHERS
S17	DRIVEWAY RAMP (METRO STD. ST-324)	13 / C8.0
S19	PEDESTRIAN CROSSWALK	9 / C8.0
S21B	STANDARD PIPE HANDRAIL (R.O.W) (METRO STD. ST-222)	8 / C8.1
S22A	CONCRETE RETAINING WALL (CIP)	19 / C8.0
S22B	SEGMENTAL RETAINING WALL	19 / C8.0
S22C	GRAVITY RETAINING WALL	19 / C8.0
S23	PAINTED STOP BAR (24" WIDE)	18 / C8.0
S25	BIKE RACK	1 / C8.6

LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
CONCRETE CURB	
CENTERLINE	
ACCESSIBLE ROUTE	A P
ACCESSIBLE RAMP	UP DN
TACTILE WARNING	

N

0' 10' 20' 40' 60'
DRAWING SCALE (1"=20')

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 522-7200 | WWW.CATALYSTDG.COM

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

TAYLOR MCCREARY 2/2026 LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DESCRIPTION	DATE

DRAWING TITLE
DETAILED LAYOUT PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
C5.2

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C5.0_LAY.dwg>C5.2 Sep 29, 2026 isanchez

SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - HEAVY DUTY	1 / C8.0
S1B	ASPHALT PAVEMENT - LIGHT DUTY	1 / C8.0
S1C	ASPHALT PAVEMENT (METRO STD. ST-260)	16 / C8.0
S1D	ASPHALT PAVEMENT - OVERLAY	--
S2	CONCRETE PAVEMENT	2 / C8.0
S3A	CONCRETE POST CURB	3 / C8.0
S3B	CONCRETE CURB & GUTTER (METRO STD. ST-200)	10 / C8.0
S4A	CONCRETE SIDEWALK	4 / C8.0
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	5 / C8.0
S4C	CONCRETE SIDEWALK (METRO STD. ST-210)	11 / C8.0
S5	SIDEWALK JOINTS	6,12 / C8.0
S6A	CONCRETE STAIRS WITH HANDRAIL	14 / C8.0
S7	STOP SIGN	7 / C8.0
S8	ACCESSIBLE SYMBOL	2 / C8.1
S9	ACCESSIBLE PARKING SPACE	1 / C8.1
S10A	ACCESSIBLE CURB (PARALLEL)	3 / C8.1
S11	ACCESSIBLE CURB RAMP	4 / C8.1
S14	BOLLARD	8 / C8.0
S15	UTILITY PAD	17 / C8.0
S16	TRASH ENCLOSURE	BY OTHERS
S17	DRIVEWAY RAMP (METRO STD. ST-324)	13 / C8.0
S19	PEDESTRIAN CROSSWALK	9 / C8.0
S21B	STANDARD PIPE HANDRAIL (R.O.W) (METRO STD. ST-222)	8 / C8.1
S22A	CONCRETE RETAINING WALL (CIP)	19 / C8.0
S22B	SEGMENTAL RETAINING WALL	19 / C8.0
S22C	GRAVITY RETAINING WALL	19 / C8.0
S23	PAINTED STOP BAR (24" WIDE)	18 / C8.0
S25	BIKE RACK	1 / C8.6

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
CONCRETE CURB	
CENTERLINE	
ACCESSIBLE ROUTE	AP
ACCESSIBLE RAMP	UP DN
TACTILE WARNING	

WHARTON
I.N. 2

MATCHLINE C5.2

(58)
CURTIS L. HAYES, JR.
BK. 7876, PG. 159

1/2"IP(O)

N82°49'00"E 123.16'

N81°18'27"E 138.28'

50'

50'

38'

1/2"IR(O)

N29°42'32"W 105.38'

OLD BUENA VISTA ROAD
(ROW)

TENNESSEE ELECTRIC POWER
COMPANY EASEMENT
BK. 787, PG. 61

TITLE COMMITMENT TRACT 5
(192)
PORTIONS OF LOTS 54 & 55
MAP OF PART OF FREE SILVER PLAN
P.B. 332, PG. 46

COVE RESIDENTIAL HOLDINGS III, LLC
I.N. 20200415-0039668

PIEDMONT NATURAL GAS
COMPANY EASEMENT
I.N. 20240624-0046786
I.N. 20250326-0022734

1/2"IR(O)

GATE

GRAVELL

ER

ASPHALT

CONTROL #420
N:683053.62
E:1728999.94

SITE BM

P.O.B.

RETAINING WALL

S4C

S22A

S1B

S1C

R25'

IR(O) W/CAP

IR(O) W/CAPT

HILLSIDE COTTAGE LANE (PUBLIC)
50' R.O.W. (METRO ST-250)

IR(O) W/CAP

(65)
NASHVILLE COMFORT, LLC
I.N. 20260123-0000098

N

0' 10' 20' 40' 60'
DRAWING SCALE (1"=20')

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 522-7200 | WWW.CATALYSTDG.COM

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

TAYLOR MCCMELLEN
LICENSED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
2026

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
DETAILED LAYOUT PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
C5.3

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C5.0_LAY.dwg>C5.3 Sep 29, 2026 isanchez

SITE DATA

COUNCIL DISTRICT:	2
COUNCIL MEMBER:	KYONZTE TOOMBS
PARCEL ID.:	07007006100 & 07007006200
SITE ADDRESS:	0 DAY ST NASHVILLE, TN 37207
SITE ACREAGE:	5.68 AC. (247,420 FT²)
DISTURBED AREA:	DISTURBED AREA AC. (DISTURBED AREA (SF) FT²)
EXISTING ZONING:	SP
PROPOSED USE:	MULTIFAMILY APARTMENTS
PROPOSED UNITS:	
TWO BEDROOM:	59
THREE BEDROOM:	68
FOUR BEDROOM:	34
TOTAL UNITS:	**161**
PROPOSED MAX. BUILDING HEIGHT:	4 STORY IN 55', 5 STORY IN 65'
ALLOWED MAX. BUILDING HEIGHT:	4 STORY IN 55', 5 STORY IN 65'

HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST EXTERIOR CORNERS) AT THE FINISHED GRADE TO THE TOP OF THE PARAPET.

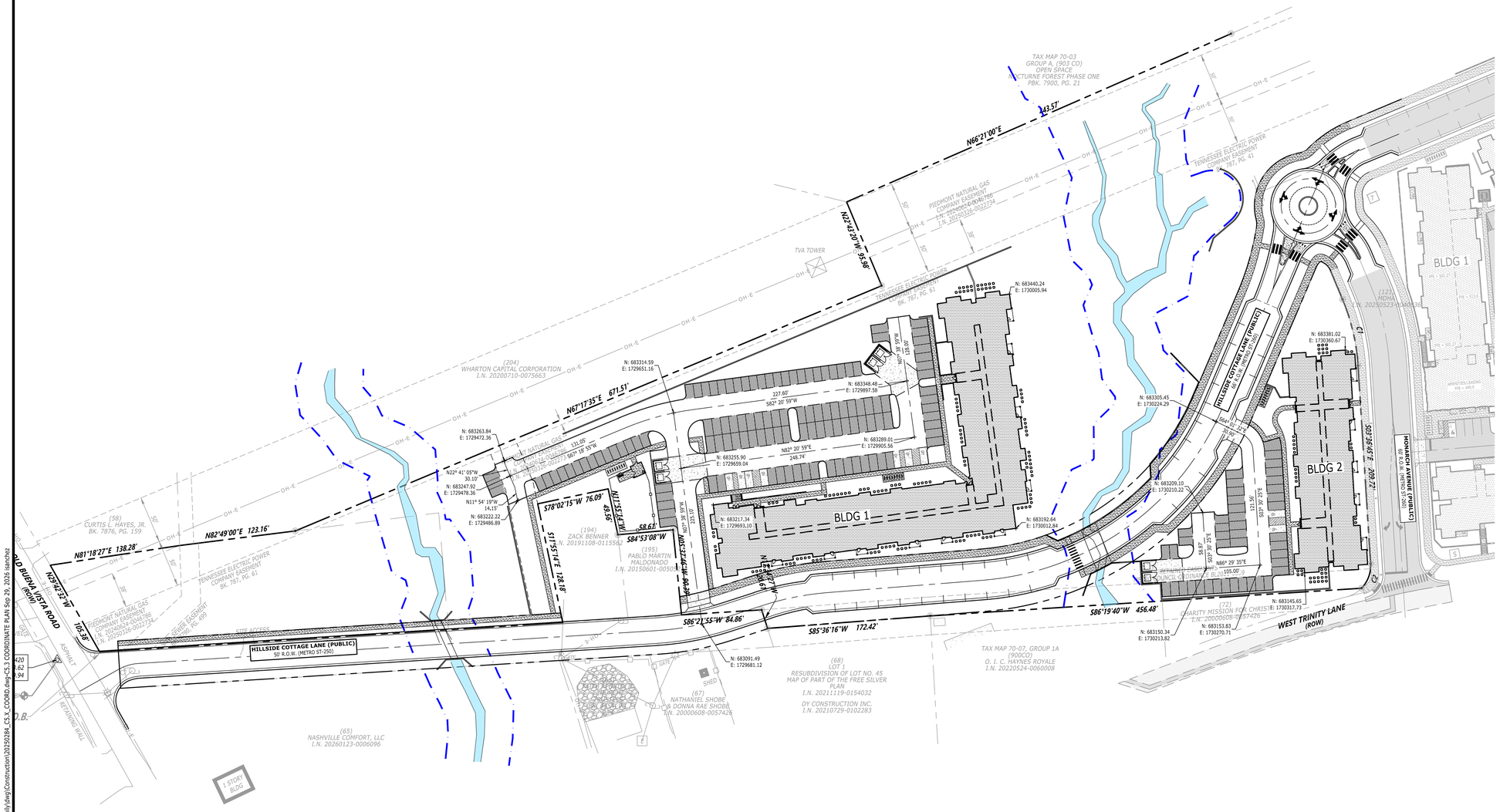
PARKING SUMMARY	
CODE REQUIRED	
1.3 SP./UNIT	210 SPACES
PARKING REQUIRED:	**210 SPACES REQUIRED**
PARKING PROVIDED:	
STANDARD	102 SPACES
COMPACT	61 SPACES
ON-STREET	39 SPACES
ACCESSIBLE	9 SPACES
TOTAL:	211 SPACES PROVIDED
BIKE PARKING REQUIRED - 1SP/4 UNITS:	44 SPACES
BIKE PARKING PROVIDED:	48 SPACES

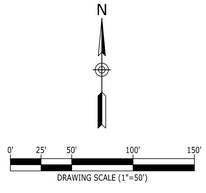
OWNER:	ECG TRINITY FLATS, LP
ADDRESS:	1030 16TH AVE. SOUTH, SUITE 500 NASHVILLE, TN 37212
PHONE NO.:	615-636-6452
CONTACT NAME:	RICK ESTEP
CONTACT E-MAIL ADDRESS:	restep@elmingtoncapital.com
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	5100 TENNESSEE AVE NASHVILLE, TN 37209
PHONE NO.:	615-622-7200
CONTACT NAME:	ANDREW WOLTHERS
CONTACT E-MAIL ADDRESS:	awolthers@catalyst-dg.com

RECORDED DOCUMENTS: DEED BOOK 332 PAGE 46

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47037C0233H, 4/5/2017, COMMUNITY NAME: MENTROPOLITAN GOVERNMENT OF NASHVILLE DAVIDSON COUNTY.

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
CONCRETE CURB	
CENTERLINE	
ACCESSIBLE ROUTE	A P
ACCESSIBLE RAMP	UP DN
TACTILE WARNING	





CATALYST DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYSTDG.COM

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

TAYLOR MCCMERRY 2-12-2026 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
COORDINATE PLAN

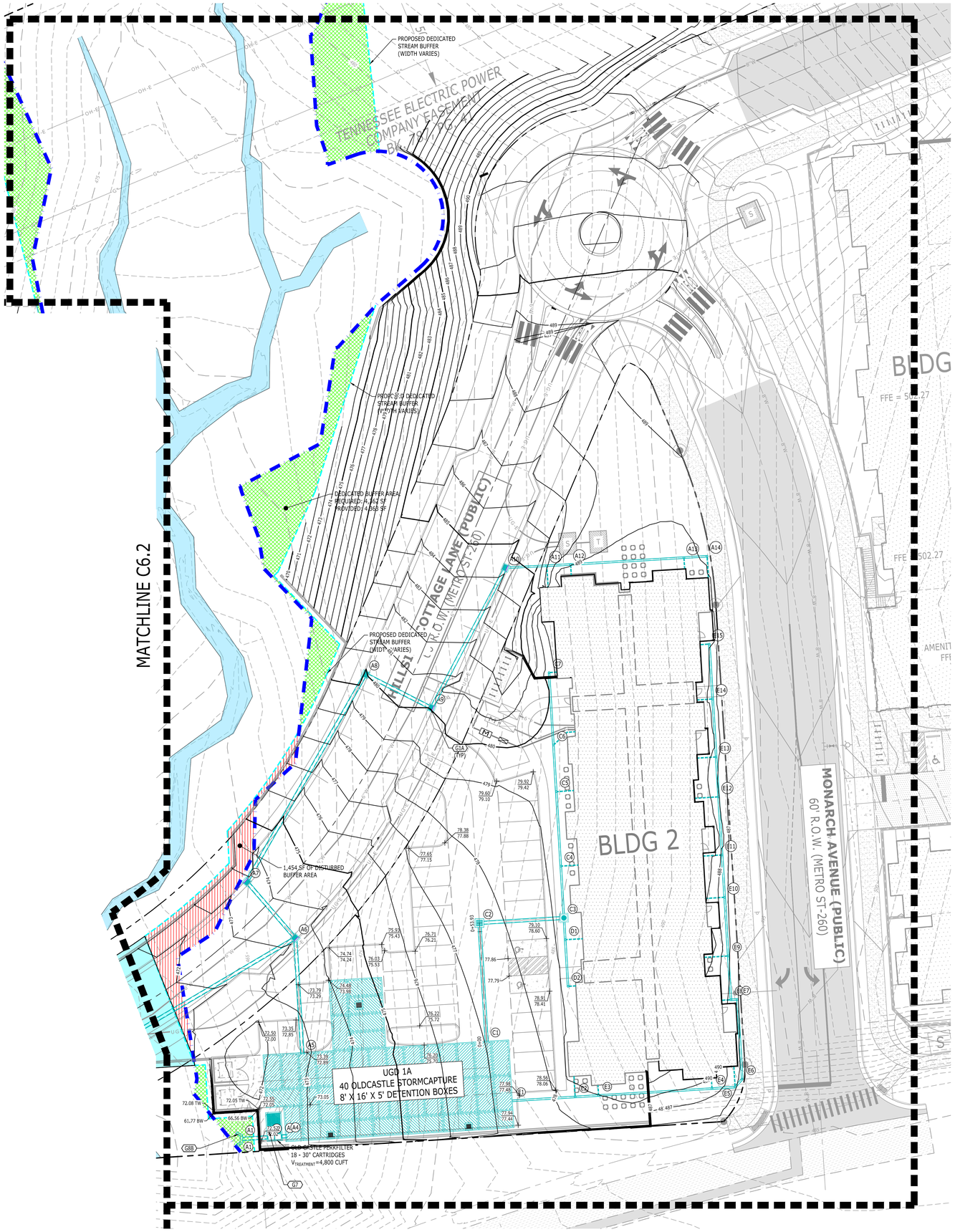
PROJECT NUMBER
20250284

DRAWING NUMBER
C5.4

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C5.X_COORD.dwg-C5.3 COORDINATE PLAN Sep 29, 2026 sanchez

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C6.0_GRA.dwg-C6.0 GRADING & DRAINAGE PLAN Sep 29, 2026 isanchez


C6.3
C6.2
C6.1
P.O.B.
CONTROL #420
N: 1650353.42
E: 1728999.94
SITE BM
ASHWILL DR
RETAINING WALL
EXIST. BLDG
SANITARY SEWER STRUCTURE
NOT FIELD LOCATED
6'x3' STANDARD REINFORCED CONCRETE SLAB BRIDGE (PER TDOT STD-17-125)
BLDG 1
BLDG 2
MONARCH AVENUE (PUBLIC)
60' R.O.W. (METRO ST-260)
SWALE
SWALE
SWALE



GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
G1A	CURB INLET	6 / C8.1
G2A	CATCH BASIN	11 / C8.1
G3	JUNCTION MANHOLE	6 / C8.5
G4	NDS DRAIN INLET	7 / C8.5
G5	CLEANOUT	9 / C8.1
G6	UNDERGROUND DETENTION STRUCTURE	1 / C8.2 & C8.3 & C8.4
G7	WATER QUALITY STRUCTURE	2 / C8.2 & C8.3
G8B	CONCRETE HEADWALL - WINGED	7 / C8.1
G9	RIPRAP AT HEADWALL	4 / C3.3
G11	BUILDING DOWNSPOUT CONNECTION	8 / C8.5
G14	CURB CUT	10 / C8.1
G17	TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER XX FEET	N/A

LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	C1

Know what's below. Call before you dig.

N

0' 10' 20' 40' 60'

DRAWING SCALE (1"=20')

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 823-2200 | WWW.CATALYSTDG.COM

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

TAYLOR MCMEANS 2/2026 STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

DETAILED GRADING & DRAINAGE PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
C6.1

P:\20253\20250284_Trinity Flats Phase 2 Multifamily\Dwg\Construction\20250284_C6.0_GRA.dwg-C6.1 DETAILED GRADING & DRAINAGE PLAN Sep 29, 2026 ibanchez

MATCHLINE C6.3

MATCHLINE C6.1

BLDG 1

30 OLDCASTLE STORMCAPTURE 8' X 16' X 5' DETENTION BOXES

UGD 2A

OLD CASTLE PERMETER STR 8 - 30" CARTRIDGES

25 OLDCASTLE STORMCAPTURE 8' X 16' X 3' DETENTION BOXES

UGD 1B

DETENTION POND (UGD 2A)

OLD CASTLE PRECAST STORMWATER SHIELD 8 FT. - PUSH UNIT

18'-6" STANDARD REINFORCED CONCRETE SLAB BRIDGE (PER TDOT STD-17-125)

401 SF OF DISTURBED BUFFER AREA

DEDICATED BUFFER AREA REQUIRED: 1,203 SF PROVIDED: 3,117 SF

GRADING & DRAINAGE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
(G1A)	CURB INLET	6 / C8.1
(G1B)	CATCH BASIN	11 / C8.1
(G2)	JUNCTION MANHOLE	6 / C8.5
(G3)	NDS DRAIN INLET	7 / C8.5
(G4)	CLEANOUT	9 / C8.1
(G5)	UNDERGROUND DETENTION STRUCTURE	1 / C8.2 & C8.3 & C8.4
(G6)	WATER QUALITY STRUCTURE	2 / C8.2 & C8.3
(G8B)	CONCRETE HEADWALL - WINGED	7 / C8.1
(G8)	RIPRAP AT HEADWALL	4 / C8.3
(G11)	BUILDING DOWNSPOUT CONNECTION	8 / C8.5
(G12)	CURB CUT	10 / C8.1
(G13)	TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER XX FEET	N/A

LEGEND

STORM PIPE & INLET	
SPOT ELEVATION	+0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	C

811 Know what's below. Call before you dig.

0 10' 20' 40' 60'
DRAWING SCALE (1"=20')

N

NO.	DATE	DESCRIPTION

DRAWING TITLE
DETAILED GRADING & DRAINAGE PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
C6.2

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

TAYLOR THOMAS COMBS REGISTERED LANDSCAPE ARCHITECT TENNESSEE 2-6-26

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

GRADING & DRAINAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
G1A	CURB INLET	6 / C8.1
G2A	CATCH BASIN	11 / C8.1
G3	JUNCTION MANHOLE	6 / C8.5
G4	NDS DRAIN INLET	7 / C8.5
G5	CLEANOUT	9 / C8.1
G6	UNDERGROUND DETENTION STRUCTURE	1 / C8.2 & C8.3 & C8.4
G7	WATER QUALITY STRUCTURE	2 / C8.2 & C8.3
G8B	CONCRETE HEADWALL - WINGED	7 / C8.1
G9	RIPRAP AT HEADWALL	4 / C3.3
G11	BUILDING DOWNSPOUT CONNECTION	8 / C8.5
G14	CURB CUT	10 / C8.1
G17	TRANSITION FROM FLUSH CONDITION TO 6" CURB OVER XX FEET	N/A

LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	0.00
PROPOSED CONTOUR ELEV.	90
DRAINAGE STRUCTURE	C1

MATCHLINE C6.2

50'

50'

TENNESSEE ELECTRIC POWER COMPANY EASEMENT BK. 787, PG. 61

SANITARY SEWER STRUCTURES NOT FIELD LOCATED

EXTENDED DRY DETENTION POND (POND 2B)

OLD CASTLE HYDRO SHIELD 8 FT - 7 CUS UNIT (TREATMENT = 15.62 CFS)

SITE ACCESS

HILLSIDE COTTAGE LANE (PUBLIC)
50' R.O.W. (METRO ST-250)

HEADWALL
IE=455.22

HEADWALL
IE=454.98

6'x3' STANDARD REINFORCED CONCRETE SLAB BRIDGE (PER TDOT: STD-17-111)

IE=497.96

IE=495.51

IE=496.19

IE=494.67

GRAVEL

GATE

ASPHALT

RETAINING WALL

CONTROL #420
N:683053.62
E:1728999.94

SITE BM

P.O.B.

Know what's below. Call before you dig.

0' 10' 20' 40' 60'
DRAWING SCALE (1"=20')

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(615) 522-7200 | WWW.CATALYSTDG.COM

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

TAYLOR MCMEEKIN 2 2026 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
DETAILED GRADING & DRAINAGE PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
C6.3

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C6.0_GRA.dwg-C6.3 DETAILED GRADING & DRAINAGE PLAN Sep 29, 2026 isanchez

STORMWATER NETWORK TABLE

CODE	DESCRIPTION	RIM ELEVATION	INLET PIPE(S) ELEV. - SIZE/MAT'L - DIR.	OUTLET PIPE ELEV. - SIZE/MAT'L - DIR.
A1	4' HEADWALL	465.28	463.34 - 15" RCP - E	
A2	WATER QUALITY UNIT - OUT	464.98		463.46 - 15" RCP - W
A3	WATER QUALITY UNIT - IN	465.74	464.22 - 15" RCP - E	
A4	DETENTION CONNECTION - OUT	0.00		
A5	DETENTION CONNECTION - IN	0.00		
A6	36"X36" SINGLE CURB INLET	473.18	464.77 - 15" RCP - NW 464.77 - 15" RCP - SW	464.77 - 15" RCP - S
A7	36"X36" SINGLE CURB INLET	473.45	467.00 - 15" RCP - NE	466.57 - 15" RCP - SE
A8	36"X36" SINGLE CURB INLET	479.91	475.32 - 15" RCP - SE	475.32 - 15" RCP - SW
A9	36"X36" SINGLE CURB INLET	480.06	475.66 - 15" HDPE - NE	475.66 - 15" RCP - NW
A10	36"X36" SINGLE CURB INLET	484.22	476.38 - 8" HDPE - E	476.38 - 15" HDPE - SW
A11	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	486.87	476.57 - 8" HDPE - E	476.57 - 8" HDPE - W
A12	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	488.92	476.68 - 8" HDPE - E	476.68 - 8" HDPE - W
A13	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	489.41	477.19 - 8" HDPE - E	477.19 - 8" HDPE - W
A14	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	488.53		477.30 - 8" HDPE - W
B1	36"X36" SINGLE CURB INLET	470.72	466.15 - 15" RCP - NW	466.15 - 15" RCP - NE
B2	36"X36" SINGLE CURB INLET	470.62	466.49 - 15" RCP - W	466.49 - 15" RCP - SE
B3	36"X36" SINGLE CURB INLET	471.06	466.92 - 8" HDPE - N	466.92 - 15" RCP - E
B4	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	471.97	467.13 - 8" HDPE - W	467.13 - 8" HDPE - S
B5	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	472.59	467.68 - 8" HDPE - W	467.68 - 8" HDPE - E
B6	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	473.65	468.74 - 8" HDPE - W	468.74 - 8" HDPE - E
B7	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	474.11	469.22 - 8" HDPE - W	469.22 - 8" HDPE - E
B8	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	474.76		469.85 - 8" HDPE - E
C1	NULL STRUCTURE	475.60	464.24 - 15" HDPE - N	
C2	36" CATCH BASIN	477.47	464.78 - 15" HDPE - E	464.78 - 15" HDPE - S
C3	36" RECTANGULAR JUNCTION	479.19	476.86 - 8" HDPE - S 472.69 - 8" HDPE - N	465.16 - 15" HDPE - W

STORMWATER NETWORK TABLE

CODE	DESCRIPTION	RIM ELEVATION	INLET PIPE(S) ELEV. - SIZE/MAT'L - DIR.	OUTLET PIPE ELEV. - SIZE/MAT'L - DIR.
C4	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	479.24	472.78 - 8" HDPE - N	472.78 - 8" HDPE - S
C5	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	479.25	472.92 - 8" HDPE - N	472.92 - 8" HDPE - S
C6	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	479.51	473.00 - 8" HDPE - N	473.00 - 8" HDPE - S
C7	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	488.34		477.95 - 8" HDPE - S
D1	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	479.18	476.90 - 8" HDPE - S	476.90 - 8" HDPE - N
D2	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	479.21		476.98 - 8" HDPE - N
E1	NULL STRUCTURE	473.20	464.24 - 8" HDPE - E	
E2	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	478.80	464.53 - 8" HDPE - E	464.53 - 8" HDPE - W
E3	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	479.06	464.63 - 8" HDPE - E	464.63 - 8" HDPE - W
E4	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	487.49	465.15 - 8" HDPE - E	465.15 - 8" HDPE - W
E5	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	486.13	465.26 - 8" HDPE - NE	465.26 - 8" HDPE - W
E6	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	485.69	465.30 - 8" HDPE - N	465.30 - 8" HDPE - SW
E7	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	486.10	465.67 - 8" HDPE - W	465.67 - 8" HDPE - S
E8	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	486.67	465.70 - 8" HDPE - N	465.70 - 8" HDPE - E
E9	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	487.15	465.90 - 8" HDPE - N	465.90 - 8" HDPE - S
E10	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	487.37	466.17 - 8" HDPE - N	466.17 - 8" HDPE - S
E11	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	487.84	466.36 - 8" HDPE - N	466.36 - 8" HDPE - S
E12	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	488.05	466.62 - 8" HDPE - N	466.62 - 8" HDPE - S
E13	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	488.38	466.81 - 8" HDPE - N	466.81 - 8" HDPE - S
E14	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	488.43	467.07 - 8" HDPE - N	467.07 - 8" HDPE - S
E15	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	488.89		467.32 - 8" HDPE - S
F1	4' HEADWALL	466.96	465.11 - 15" HDPE - W	
F2	WATER QUALITY UNIT - OUT	0.00		
F3	WATER QUALITY UNIT - IN	0.00		
F4	DETENTION CONNECTION - OUT	484.00		

STORMWATER NETWORK TABLE

CODE	DESCRIPTION	RIM ELEVATION	INLET PIPE(S) ELEV. - SIZE/MAT'L - DIR.	OUTLET PIPE ELEV. - SIZE/MAT'L - DIR.
F5	DETENTION CONNECTION - IN	484.00		
F6	48" CONCENTRIC MANHOLE	474.57	468.15 - 16" DIP - W 468.15 - 8" HDPE - N 468.15 - 8" HDPE - S	468.15 - 15" HDPE - E
F7	48" CONCENTRIC MANHOLE	478.20	469.43 - 15" HDPE - W 469.43 - 8" HDPE - S 469.43 - 8" HDPE - N	469.43 - 16" DIP - E
F8	36"X36" SINGLE CURB INLET	477.21	469.65 - 15" HDPE - N 469.65 - 15" HDPE - W	469.65 - 15" HDPE - E
F9	36"X36" SINGLE CURB INLET	475.94		472.90 - 15" HDPE - E
G1	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	474.77	468.39 - 8" HDPE - N	468.39 - 8" HDPE - S
G2	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	476.24	469.41 - 8" HDPE - N	469.41 - 8" HDPE - S
G3	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	476.67	470.36 - 8" HDPE - N	470.36 - 8" HDPE - S
G4	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	476.91	471.12 - 8" HDPE - N	471.12 - 8" HDPE - S
G5	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	477.24	472.20 - 8" HDPE - N	472.20 - 8" HDPE - S
G6	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	477.70	475.46 - 8" HDPE - N	473.07 - 8" HDPE - S
G7	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	478.19	475.97 - 8" HDPE - N	475.94 - 8" HDPE - S
G8	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	479.01	476.02 - 8" HDPE - W	476.02 - 8" HDPE - S
G9	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	479.10	476.06 - 8" HDPE - W	476.06 - 8" HDPE - E
G10	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	478.31		476.10 - 8" HDPE - E
H1	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	473.34	468.29 - 8" HDPE - S	468.29 - 8" HDPE - N
H2	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	472.51	468.53 - 8" HDPE - S	468.53 - 8" HDPE - N
H3	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	471.14	468.73 - 8" HDPE - S	468.80 - 8" HDPE - N
H4	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	470.99		468.78 - 8" HDPE - N
I1	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	478.20	469.46 - 8" HDPE - N	469.46 - 8" HDPE - S
I2	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	478.91	469.80 - 8" HDPE - N	469.80 - 8" HDPE - S
I3	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	478.82	470.07 - 8" HDPE - N	470.07 - 8" HDPE - S
I4	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	478.56	470.40 - 8" HDPE - NW	470.40 - 8" HDPE - S
I5	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	486.42	470.52 - 8" HDPE - N	470.52 - 8" HDPE - SE
I6	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	486.90	471.01 - 8" HDPE - E	471.01 - 8" HDPE - S

STORMWATER NETWORK TABLE

CODE	DESCRIPTION	RIM ELEVATION	INLET PIPE(S) ELEV. - SIZE/MAT'L - DIR.	OUTLET PIPE ELEV. - SIZE/MAT'L - DIR.
I7	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	487.48	471.06 - 8" HDPE - E	471.06 - 8" HDPE - W
I8	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	488.41		471.16 - 8" HDPE - W
J1	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	478.39		469.62 - 8" HDPE - N
K1	36"X36" SINGLE CURB INLET	479.58		472.78 - 15" HDPE - S
L1	4' HEADWALL	460.94	459.00 - 15" HDPE - N	
L2	DETENTION CONNECTION - OUT	0.00		
L3	DETENTION CONNECTION - IN	0.00		
L4	WATER QUALITY UNIT	467.41	459.51 - 15" HDPE - E 459.51 - 15" HDPE - SW	459.51 - 15" HDPE - NW
L5	36"X36" SINGLE CURB INLET	467.80		459.72 - 15" HDPE - NE 459.72 - 15" HDPE - W
L6	36"X36" SINGLE CURB INLET	470.50	460.40 - 15" HDPE - SE 460.40 - 15" HDPE - SW	
L7	36" CATCH BASIN	468.23	461.08 - 15" HDPE - E	461.08 - 15" HDPE - NW
L8	36"X36" SINGLE CURB INLET	469.43	461.63 - 15" HDPE - NE 461.63 - 15" HDPE - S	461.63 - 15" HDPE - W
L9	36"X36" SINGLE CURB INLET	466.65	462.18 - 8" HDPE - E	462.18 - 15" HDPE - N
L10	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	468.04	462.52 - 8" HDPE - E	462.52 - 8" HDPE - W
L11	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	468.27	462.59 - 8" HDPE - E	462.59 - 8" HDPE - W
L12	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	470.90	463.01 - 8" HDPE - E	463.01 - 8" HDPE - W
L13	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	471.41	463.12 - 8" HDPE - E	463.12 - 8" HDPE - W
L14	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	472.59	463.27 - 8" HDPE - E	463.27 - 8" HDPE - W
L15	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	473.27	463.38 - 8" HDPE - E	463.38 - 8" HDPE - W
L16	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	473.91	463.57 - 8" HDPE - E	463.57 - 8" HDPE - W
L17	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	475.18	463.83 - 8" HDPE - E	463.83 - 8" HDPE - W
L18	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	474.98		464.01 - 8" HDPE - W
M1	36"X36" SINGLE CURB INLET	467.74		459.67 - 15" HDPE - NE
N1	36"X36" SINGLE CURB INLET	471.93	462.14 - 15" HDPE - N 462.14 - 15" HDPE - E	462.14 - 15" HDPE - SW
N2	36"X36" SINGLE CURB INLET	475.14	463.40 - 8" HDPE - SE	463.40 - 15" HDPE - W

STORMWATER NETWORK TABLE

CODE	DESCRIPTION	RIM ELEVATION	INLET PIPE(S) ELEV. - SIZE/MAT'L - DIR.	OUTLET PIPE ELEV. - SIZE/MAT'L - DIR.
N3	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	476.22	463.62 - 8" HDPE - E	463.62 - 8" HDPE - NW
N4	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	476.55	463.77 - 8" HDPE - E	463.77 - 8" HDPE - W
N5	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	476.91	464.07 - 8" HDPE - E	464.07 - 8" HDPE - W
N6	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	477.05	464.34 - 8" HDPE - E	464.34 - 8" HDPE - W
N7	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	477.86	464.53 - 8" HDPE - E	464.53 - 8" HDPE - W
N8	NYLOPLAST 10 INCH BASIN - 10 DIA FRAME	478.37		464.78 - 8" HDPE - W
O1	36"X36" SINGLE CURB INLET	473.04	463.31 - 15" HDPE - E	463.31 - 15" HDPE - S
O2	36"X36" SINGLE CURB INLET	476.14		472.76 - 15" HDPE - W
P1	4' HEADWALL	460.72	458.78 - 15" RCP - NE	
P2	OUTLET CONCTROL STRUCTURE	462.50		459.00 - 15" RCP - SW
Q1	4' HEADWALL	462.16	460.22 - 15" HDPE - SW	
Q2	72" CONCENTRIC MANHOLE	465.67	460.41 - 15" RCP - SE	460.41 - 15" HDPE - NE
Q3	36"X36" SINGLE CURB INLET	465.35	460.68 - 15" RCP - S	460.68 - 15" RCP - NW
Q4	36"X36" SINGLE CURB INLET	465.36		460.97 - 15" RCP - N
R1	4' HEADWALL	461.76	459.82 - 15" HDPE - W	
R2	OUTLET CONTROL STRUCTURE	465.60		460.22 - 15" HDPE - E

PIPE TABLE

FROM CODE	FROM INV	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
	464.24	A3	464.22	1.00%	15"	2	RCP
	465.43	F1	465.11	1.00%	15"	32	HDPE
	466.30		466.18	1.00%	15"	12	HDPE
	459.36	L1	459.00	1.00%	15"	36	HDPE
A2	463.46	A1	463.34	1.00%	15"	12	RCP
A6	464.77		464.24	1.00%	15"	53	RCP
A7	466.57	A6	464.77	5.32%	15"	34	RCP
A8	475.32	A7	467.00	7.65%	15"	109	RCP
A9	475.66	A8	475.32	1.00%	15"	34	RCP
A10	476.38	A9	475.66	1.00%	15"	72	HDPE
A11	476.57	A10	476.38	1.00%	8"	19	HDPE
A12	476.68	A11	476.57	1.00%	8"	11	HDPE
A13	477.19	A12	476.68	1.00%	8"	52	HDPE
A14	477.30	A13	477.19	1.00%	8"	11	HDPE
B1	466.15	A6	464.77	1.00%	15"	138	RCP
B2	466.49	B1	466.15	1.00%	15"	34	RCP
B3	466.92	B2	466.49	1.00%	15"	43	RCP
B4	467.13	B3	466.92	1.04%	8"	20	HDPE
B5	467.68	B4	467.13	2.39%	8"	23	HDPE
B6	468.74	B5	467.68	2.39%	8"	44	HDPE
B7	469.22	B6	468.74	2.39%	8"	20	HDPE
B8	469.85	B7	469.22	2.39%	8"	26	HDPE
C2	464.78	C1	464.24	1.00%	15"	54	HDPE

PIPE TABLE

FROM CODE	FROM INV	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
C3	465.16	C2	464.78	1.00%	15"	39	HDPE
C4	472.78	C3	472.69	0.40%	8"	24	HDPE
C5	472.92	C4	472.78	0.40%	8"	34	HDPE
C6	473.00	C5	472.92	0.40%	8"	21	HDPE
C7	477.95	C6	473.00	15.00%	8"	33	HDPE
D1	476.90	C3	476.86	0.40%	8"	10	HDPE
D2	476.98	D1	476.90	0.40%	8"	21	HDPE
E2	464.53	E1	464.24	1.00%	8"	29	HDPE
E3	464.63	E2	464.53	1.00%	8"	11	HDPE
E4	465.15	E3	464.63	1.00%	8"	52	HDPE
E5	465.26	E4	465.15	1.00%	8"	11	HDPE
E6	465.30	E5	465.26	1.00%	8"	5	HDPE
E7	465.67	E6	465.30	1.00%	8"	36	HDPE
E8	465.70	E7	465.67	1.00%	8"	3	HDPE
E9	465.90	E8	465.70	1.00%	8"	20	HDPE
E10	466.17	E9	465.90	1.00%	8"	27	HDPE
E11	466.36	E10	466.17	1.00%	8"	19	HDPE
E12	466.62	E11	466.36	1.00%	8"	26	HDPE
E13	466.81	E12	466.62	1.00%	8"	18	HDPE
E14	467.07	E13	466.81	1.00%	8"	26	HDPE
E15	467.32	E14	467.07	1.00%	8"	25	HDPE
F6	468.15		468.05	1.00%	15"	10	HDPE
F7	469.43	F6	468.15	1.60%	16"	80	DIP

PIPE TABLE

FROM CODE	FROM INV	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
F8	469.65	F7	469.43	1.60%	15"	13	HDPE
F9	472.90	F8	469.65	3.40%	15"	96	HDPE
G1	468.39	F6	468.15	4.12%	8"	6	HDPE
G2	469.41	G1	468.39	4.12%	8"	25	HDPE
G3	470.36	G2	469.41	4.12%	8"	23	HDPE
G4	471.12	G3	470.36	4.12%	8"	18	HDPE
G5	472.20	G4	471.12	4.12%	8"	26	HDPE
G6	473.07	G5	472.20	4.12%	8"	21	HDPE
G7	475.94	G6	475.46	1.60%	8"	30	HDPE
G8	476.02	G7	475.97	0.52%	8"	10	HDPE
G9	476.06	G8	476.02	0.40%	8"	8	HDPE
G10	476.10	G9	476.06	0.40%	8"	10	HDPE
H1	468.29	F6	468.15	1.05%	8"	13	HDPE
H2	468.53	H1	468.29	1.05%	8"	23	HDPE
H3	468.80	H2	468.53	1.05%	8"	25	HDPE
H4	468.78	H3	468.73	0.40%	8"	13	HDPE
I1	469.46	F7	469.43	1.00%	8"	3	HDPE
I2	469.80	I1	469.46	1.00%	8"	34	HDPE
I3	470.07	I2	469.80	1.00%	8"	27	HDPE
I4	470.40	I3	470.07	1.00%	8"	33	HDPE
I5	470.52	I4	470.40	1.00%	8"	12	HDPE
I6	471.01	I5	470.52	1.00%	8"	49	HDPE
I7	471.06	I6	471.01	1.00%	8"	5	HDPE

PIPE TABLE

FROM CODE	FROM INV	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
I8	471.16	I7	471.06	1.00%	8"	10	HDPE
J1	469.62	F7	469.43	1.00%	8"	19	HDPE
K1	472.78	F8	469.65	4.35%	15"	72	HDPE
L4	459.51		459.36	1.00%	15"	14	HDPE
L5	459.72	L4	459.51	1.00%	15"	21	HDPE
L5	459.72	L6	460.40	-1.00%	15"	69	HDPE
L7	461.08	L6	460.40	1.00%	15"	68	HDPE
L8	461.63	L7	461.08	1.00%	15"	55	HDPE
L9	462.18	L8	461.63	1.00%	15"	55	HDPE
L10	462.52	L9	462.18	1.00%	8"	34	HDPE
L11	462.59	L10	462.52	1.00%	8"	7	HDPE
L12	463.01	L11	462.59	1.00%	8"	42	HDPE
L13	463.12	L12	463.01	1.00%	8"	11	HDPE
L14	463.27	L13	463.12	1.00%	8"	15	HDPE
L15	463.38	L14	463.27	1.00%	8"	10	HDPE
L16	463.57	L15	463.38	1.00%	8"	19	HDPE
L17	463.83	L16	463.57	1.00%	8"	26	HDPE
L18	464.01	L17	463.83	1.00%	8"	18	HDPE
M1	459.67	L4	459.51	1.00%	15"	16	HDPE
N1	462.14	L8	461.63	1.00%	15"	51	HDPE
N2	463.40	N1	462.14	1.00%	15"	126	HDPE
N3	463.62	N2	463.40	1.00%	8"	22	HDPE
N4	463.77	N3	463.62	1.00%	8"	15	HDPE

PIPE TABLE

FROM CODE	FROM INV	TO CODE	TO INV.	GRADE (%)	SIZE (INCHES)	LENGTH (L.F.)	TYPE
N5	464.07	N4	463.77	1.00%	8"	30	HDPE
N6	464.34	N5	464.07	1.00%	8"	27	HDPE
N7	464.53	N6	464.34	1.00%	8"	19	HDPE
N8	464.78	N7	464.53	1.00%	8"	25	HDPE
O1	463.31	N1	462.14	1.96%	15"	60	HDPE
O2	472.76	O1	463.31	9.50%	15"	100	HDPE
P2	459.00	P1	458.78	0.50%	15"	43	RCP
Q2	460.41	Q1	460.22	1.00%	15"	19	HDPE
Q3	460.68	Q2	460.41	1.00%	15"	27	RCP
Q4	460.97	Q3	460.68	1.00%	15"	30	RCP
R2	460.22	R1	459.82	1.00%	15"	40	HDPE

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NASHVILLE, TN 37212
615-636-6452

TAYLOR MCCREARY 120
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
12-19-2025

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

DRAINAGE TABLES

PROJECT NUMBER
20250284

DRAWING NUMBER

C6.4

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C6.0_GRA.dwg-C6.4 DRAINAGE TABLES Sep 29, 2026 isanchez

LEGEND	
WATER LINE	W
FIRE LINE	F
GAS LINE	GAS
CLEANOUT ON SANITARY SEWER LINE	
PROPOSED FIRE HYDRANT	
UNDERGROUND ELECTRIC	UG-E
SANITARY SEWER EASEMENT	

SITE ELECTRICAL COORDINATION

THE SITE ELECTRICAL INFORMATION SHOWN ON THE CIVIL DRAWINGS IS INCLUDED AS A REFERENCE ONLY, AND IS NOT PART OF THE CIVIL SCOPE ISSUED FOR CONSTRUCTION IN THESE DOCUMENTS. ALL SITE ELECTRICAL COMPONENTS INCLUDING BUT NOT LIMITED TO TRANSFORMERS, SWITCH GEARS, TERMINATING CABINETS, BLAST/FIRE WALLS, GENERATORS AND PADS, SERVICE RISER POLES, DOWN-GUY WIRES, OVERHEAD SERVICE LINES AND UNDERGROUND ELECTRICAL CONDUITS ARE TO BE CONSTRUCTED PER PLANS DEVELOPED BY THE LOCAL ELECTRICAL SERVICE PROVIDER AND THE PROJECT ELECTRICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMATION THAT ALL NECESSARY SITE ELECTRICAL COMPONENTS CAN BE INSTALLED IN RELATION TO ALL OTHER REQUIRED SITE FEATURES DEPICTED ON THE PLANS, AND SHALL NOTIFY THE CIVIL AND ELECTRICAL ENGINEER SHOULD A CONFLICT ARISE.

C7.1

C7.2

C7.3

CONTROL #420
N:683053.62
E:1728999.94

P.O.B.

OLD BUENA VISTA ROAD

WEST TRINITY LANE

BLDG 1

BLDG 2

FIRE HYDRANT FLOW TEST RESULTS (IN PROGRESS)

MONITORING HYDRANT (MWS ID: XXXXX):
STATIC PRESSURE: XX PSI
RESIDUAL PRESSURE: XX PSI
FLOW RATE: XXX GPM
FLOWING HYDRANT (MWS ID: XXXXX):
FLOW RATE: XXX GPM
PERFORMED BY: XXX
DATE: XXX
TIME: XXX

N

0' 25' 50' 100' 150'
DRAWING SCALE (1"=50')

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TAYLOR MCCMERRY 2/2/2026 STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
OVERALL UTILITY PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
C7.0

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C7.0_UTL.dwg>C7.0 OVERALL UTILITY PLAN Sep 29, 2026 isanchez

UTILITY KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
(U1A)	WATER LINE (6")	N/A
(U1B)	WATER LINE (4")	N/A
(U1C)	FIRE LINE (6")	N/A
(U1D)	IRRIGATION LINE (2")	N/A
(U4A)	WATER METER (4")	4 / C8.5
(U4B)	IRRIGATION METER (2")	2 / C8.5
(U5A)	REDUCED PRESSURE BACKFLOW PREVENTER (4")	1 / C8.5
(U5B)	REDUCED PRESSURE BACKFLOW PREVENTER (2")	3 / C8.5
(U6)	DOUBLE DETECTOR CHECK VALVE (6")	12 / C8.1
(U7)	FIRE DEPARTMENT CONNECTION	N/A
(U10)	FIRE HYDRANT ASSEMBLY	3 / C8.6
(U11A)	WATER VALVE (6")	5 / C8.5
(U11B)	WATER VALVE (4")	5 / C8.5
(U11C)	WATER VALVE (2")	5 / C8.5
(U12A)	TEE (6" X 4")	N/A
(U12B)	TEE (6" X 6")	N/A
(U12C)	TEE (8" X 6")	N/A
(U13A)	SANITARY SEWER LINE (8")	N/A
(U13)	SANITARY SEWER MANHOLE	4,5 / C8.6
(U15)	SANITARY SEWER CLEANOUT	6 / C8.1
(U22)	ELECTRIC PAD MOUNTED TRANSFORMER	N/A
(U27)	UNDERGROUND ELECTRIC LINE	N/A

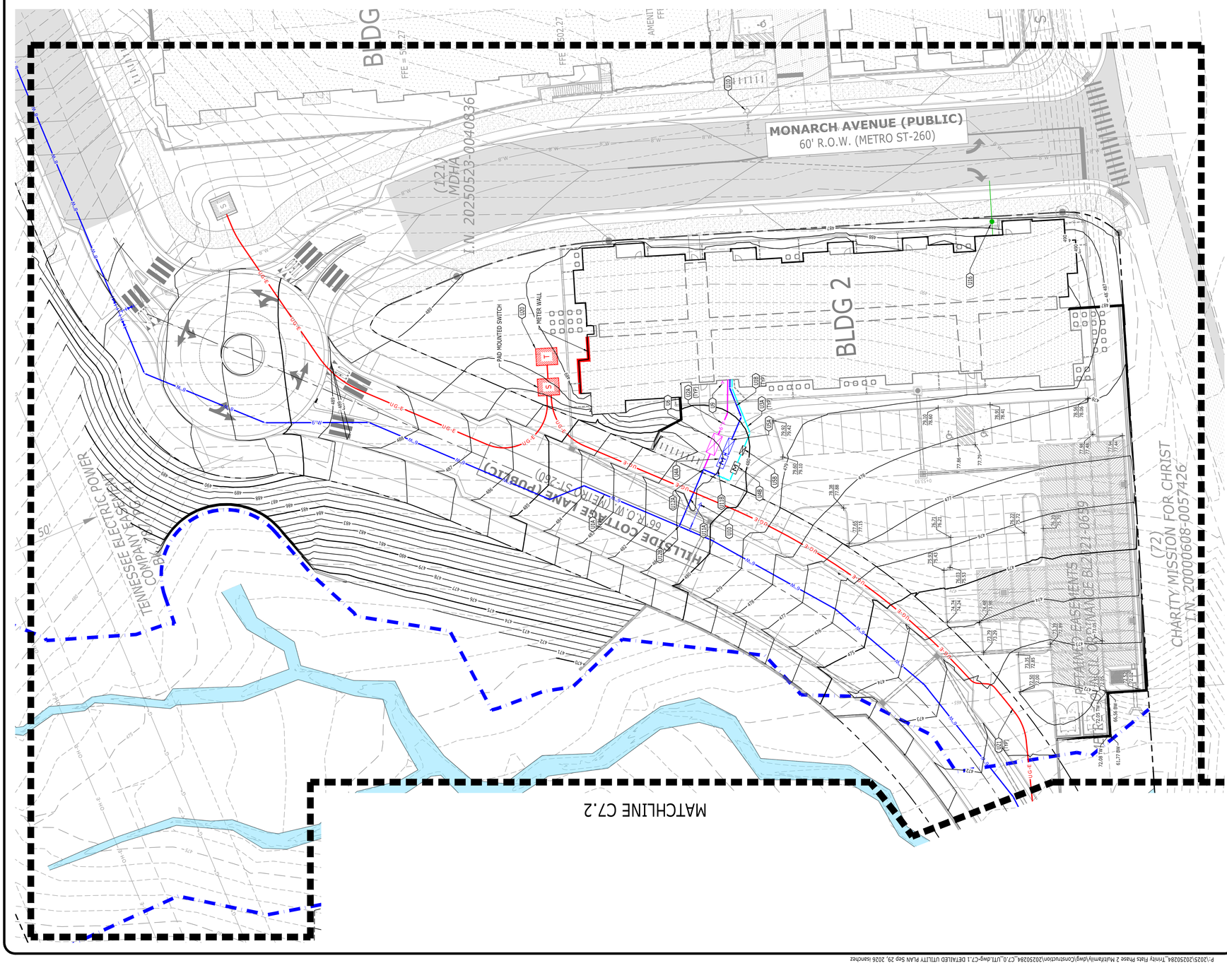
LEGEND

- WATER LINE — W
- FIRE LINE — F
- GAS LINE — GAS
- CLEANOUT ON SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- UNDERGROUND ELECTRIC — U G E
- SANITARY SEWER EASEMENT

N

0' 10' 20' 40' 60'

DRAWING SCALE (1" = 20')



NO.	DATE	DESCRIPTION

TRINITY FLATS - PHASE 2

FINAL SP

0 DAY ST

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DRAWING TITLE: DETAILED UTILITY PLAN

PROJECT NUMBER: 2025028.4

DRAWING NUMBER: C7.1

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

UTILITY KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
U1A	WATER LINE (6")	N/A
U1B	WATER LINE (4")	N/A
U2A	FIRE LINE (6")	N/A
U3A	IRRIGATION LINE (2")	N/A
U4A	WATER METER (4")	4 / C8.5
U4B	IRRIGATION METER (2")	2 / C8.5
U5A	REDUCED PRESSURE BACKFLOW PREVENTER (4")	1 / C8.5
U5B	REDUCED PRESSURE BACKFLOW PREVENTER (2")	3 / C8.5
U6	DOUBLE DETECTOR CHECK VALVE (6")	12 / C8.1
U9	FIRE DEPARTMENT CONNECTION	N/A
U10	FIRE HYDRANT ASSEMBLY	3 / C8.6
U11A	WATER VALVE (6")	5 / C8.5
U11B	WATER VALVE (4")	5 / C8.5
U11C	WATER VALVE (2")	5 / C8.5
U12A	TEE (6" X 4")	N/A
U12B	TEE (6" X 6")	N/A
U12C	TEE (8" X 6")	N/A
U13A	SANITARY SEWER LINE (8")	N/A
U15	SANITARY SEWER MANHOLE	4,5 / C8.6
U16	SANITARY SEWER CLEANOUT	6 / C8.1
U20	ELECTRIC PAD MOUNTED TRANSFORMER	N/A
U21	UNDERGROUND ELECTRIC LINE	N/A

MATCHLINE C7.1

MATCHLINE C7.3

TVA TOWER

TENNESSEE ELECTRIC POWER COMPANY EASEMENT BK. 787, PG. 61

WHARTON CAPITAL CORPORATION I.N. 20200710-0075663

PIEDMONT NATURAL GAS EASEMENT I.N. 20240624-0046186 I.N. 20250326-0042734

BLDG 1

METER WALL

PAD MOUNTED TERMINATING CABINET

(194) ZACK BENNER I.N. 20191108-0115562

(195) PABLO MARTIN MALDONADO I.N. 20150601-0050521

(66) FAITH APOSTOLIC CHURCH TRUSTEES BK. 6554, PG. 234

(67) NATHANIEL SHOBE & DONNA RAE SHOBE I.N. 20000608-0057426

(68) LOT 1 RESUBDIVISION OF LOT NO. 45 MAP OF PART OF THE FREE SILVER PLAN I.N. 20211119-0154032

DY CONSTRUCTION INC. I.N. 20210729-0102283

TAX MAP 70-07, GROUP 1A (900CO) O. I. C. HAYNES ROYALE I.N. 20220524-0060008

1"IP(O)

1/2"IR(O)

IR(O) W/CAP

IR(O) W/CAP "JENKINS 1719"

IR(O) W/CAP "GSE 2588"

HEADWALL TE=454.90

TOP OF BANK

GATE

SHED

LEGEND	
WATER LINE	W
FIRE LINE	F
GAS LINE	GAS
CLEANOUT ON SANITARY SEWER LINE	
PROPOSED FIRE HYDRANT	
UNDERGROUND ELECTRIC	U/G-E
SANITARY SEWER EASEMENT	

811 Know what's below. Call before you dig.

N

0' 10' 20' 40' 60'

DRAWING SCALE (1"=20')

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 323-2200 | WWW.CATALYSTDG.COM

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

TAYLOR MCCARTY LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE 12-02-2026

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
DETAILED UTILITY PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
C7.2

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C7.0_UTL.dwg-C7.2 DETAILED UTILITY PLAN Sep 29, 2026 sanchez

UTILITY KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
U1A	WATER LINE (6")	N/A
U1B	WATER LINE (4")	N/A
U2A	FIRE LINE (6")	N/A
U3A	IRRIGATION LINE (2")	N/A
U4A	WATER METER (4")	4 / C8.5
U4B	IRRIGATION METER (2")	2 / C8.5
U5A	REDUCED PRESSURE BACKFLOW PREVENTER (4")	1 / C8.5
U5B	REDUCED PRESSURE BACKFLOW PREVENTER (2")	3 / C8.5
U6	DOUBLE DETECTOR CHECK VALVE (6")	12 / C8.1
U9	FIRE DEPARTMENT CONNECTION	N/A
U10	FIRE HYDRANT ASSEMBLY	3 / C8.6
U11A	WATER VALVE (6")	5 / C8.5
U11B	WATER VALVE (4")	5 / C8.5
U11C	WATER VALVE (2")	5 / C8.5
U12A	TEE (6" X 4")	N/A
U12B	TEE (6" X 6")	N/A
U12C	TEE (8" X 6")	N/A
U13A	SANITARY SEWER LINE (8")	N/A
U15	SANITARY SEWER MANHOLE	4,5 / C8.6
U16	SANITARY SEWER CLEANOUT	6 / C8.1
U20	ELECTRIC PAD MOUNTED TRANSFORMER	N/A
U21	UNDERGROUND ELECTRIC LINE	N/A

LEGEND	
WATER LINE	W
FIRE LINE	F
GAS LINE	GAS
CLEANOUT ON SANITARY SEWER LINE	
PROPOSED FIRE HYDRANT	
UNDERGROUND ELECTRIC	U/G-E
SANITARY SEWER EASEMENT	

(58)
CURTIS L. HAYES, JR.
BK. 7876, PG. 159

1"IP(O)

1/2"IR(O)

IE=497.96

IE=495.51

IE=496.19

IE=494.67

1/2"IR(O)

GRAVEL

GATE

50'

50'

38'

TENNESSEE ELECTRIC POWER COMPANY EASEMENT
BK. 787, PG. 61

PIEDMONT NATURAL GAS COMPANY EASEMENT
I.N. 20240624-0046786
I.N. 20250326-0022734

SANITARY SEWER EASEMENT
BK. 6100, PG. 499

SANITARY SEWER STRUCTURES
NOT FIELD LOCATED

TITLE COMMITMENT TRACT 5
(192)
PORTIONS OF LOTS 54 & 55
MAP OF PART OF FREE SILVER PLAN
P.B. 2, PG. 46
COVE RESIDENTIAL HOLDINGS III, LLC
I.N. 20200415-0039668

TOP OF BANK

TOP OF BANK

MATCHLINE C7.2

SITE ACCESS

HILLSIDE COTTAGE LANE (PUBLIC)
50' R.O.W. (METRO ST-250)

HEADWALL
IE=465.22

IR(O) W/CAP

IR(O) W/CAP

CONTROL #420
N:683053.62
E:1728999.94

SITE BM

P.O.B.

RETAINING WALL

(65)
NASHVILLE COMFORT, LLC
I.N. 20260123-0006090

N

0' 10' 20' 40' 60'
DRAWING SCALE (1"=20')

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 522-7200 | WWW.CATALYSTDG.COM

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

TAYLOR MCMEANS
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
2/12/2026

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

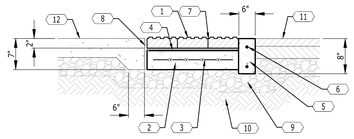
NO.	DATE	DESCRIPTION

DRAWING TITLE
DETAILED UTILITY PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
C7.3

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C7.0_UTILdwg-C7.3 DETAILED UTILITY PLAN Sep 29, 2026 sanchez

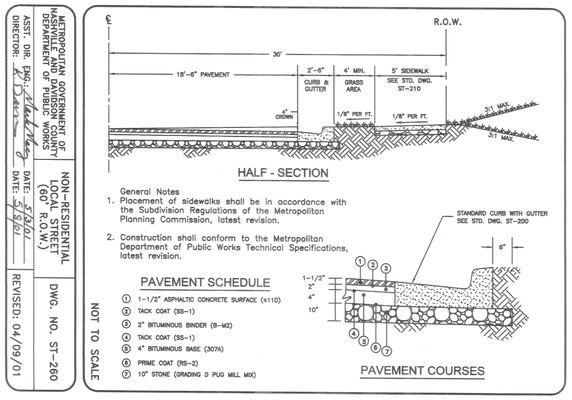


SECTION "A - A"

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE PAVERS; MANUFACTURED BY WAUSAU TILE CO.; ADA2 STYLE WITH FDX-5008 COLOR; OR APPROVED EQUAL
2	4" THICK CONCRETE PAD; PROVIDE WEEP HOLES AT LOW POINT OF PAD
3	6"x6"xW2.9xW2.9 W.W.F. CONCRETE REINFORCEMENT
4	1" MORTAR SETTING BED
5	TEXTURED CONCRETE BAND
6	NO. 4 BAR CONTINUOUS (2 TYP.)
7	MORTAR JOINT; ½" MIN. WIDTH; (TYP.)
8	EXPANSION JOINT
9	6" MINERAL AGGREGATE BASE
10	COMPACTED SUBGRADE
11	VEHICULAR TRAVEL-WAY
12	PEDESTRIAN WALKWAY

15 **TACTILE WARNING**

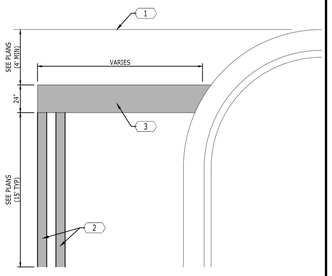
NOT TO SCALE



16 **ASPHALT PAVEMENT (STD. ST-260)**

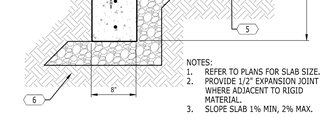
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	STOP BAR PLACED 4 FEET BEFORE EDGE OF SIDEWALK/CROSSWALK
2	4" DOUBLE SOLID YELLOW LINE
3	WHITE REFLECTIVE PAINTED LINE; EXTEND TO EDGE OF GUTTER OR FACE OF CURB



18 **PAINTED STOP BAR**

NOT TO SCALE



NOTES:
1. REFER TO PLANS FOR SLAB SIZE.
2. PROVIDE 1/2" EXPANSION JOINT WHERE ADJACENT TO RIGID MATERIAL.
3. SLOPE SLAB 1% MIN, 2% MAX.

KEYNOTES	
CODE	DESCRIPTION
1	4000 P.S.I. CONCRETE PAD WITH SMOOTH TROWELLED FINISH
2	1" CHAMFER ALL AROUND
3	6X6 x W29 x W2.9 W.W.F.
4	3 No. 4 BARS, CONTINUOUS
5	CRUSHED AGGREGATE BASE
6	COMPACTED SUBGRADE

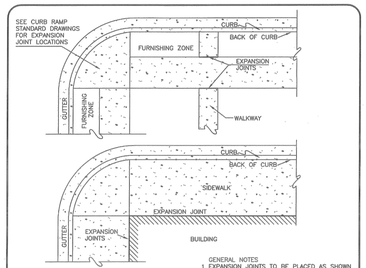
17 **HEAVY DUTY UTILITY PAD**

NOT TO SCALE

NOTE: UNLESS PROVIDED BY THE STRUCTURAL ENGINEER, THE CONTRACTOR SHALL SUBMIT RETAINING WALL PLANS, SEALED BY AN ENGINEER LICENSED IN THE STATE OF THE PROJECT, FOR REVIEW BY THE CIVIL ENGINEER, ARCHITECT, AND OWNER PRIOR TO CONSTRUCTION.

19 **GENERIC RETAINING WALL DIAGRAM**

NOT TO SCALE

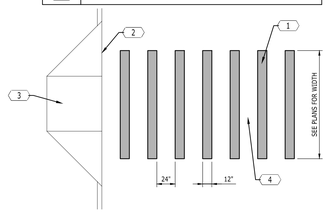


METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD EXPANSION JOINT FOR CONCRETE SIDEWALK	DWG. NO. ST-209
DIR. OF ENG.: Mark Macy DATE: 5/12/03		REVISED: 03/01/02 REVISED: 05/02/03 REVISED:

12 **SIDEWALK JOINTS (STD. ST-209)**

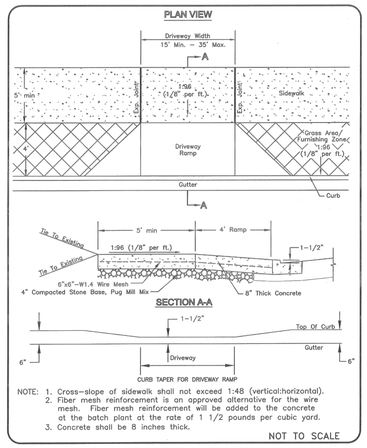
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	PEDESTRIAN CROSSWALK; MARKINGS SHALL BE SOLID WHITE PAINTED ON ASPHALT; PAINT 12" WIDE STRIPES AS INDICATED WITH PORTER "TRAFFIC WHITE" PAINT OR APPROVED EQUAL; CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 403.3.
2	FACE OF CURB
3	ACCESSIBLE RAMP; SEE DETAIL
4	MAX. 2% CROSS SLOPE; MAX. 5% RUNNING SLOPE (TYP.)



9 **PEDESTRIAN CROSSWALK**

NOT TO SCALE



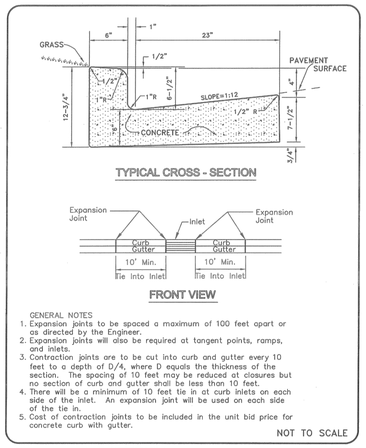
NOTE: 1. Cross-slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.
3. Concrete shall be 8 inches thick.

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.: Mark Macy DATE: 5/12/03		REVISED: 07/27/02 REVISED: 05/08/03 REVISED:

13 **DRIVEWAY RAMP (STD. ST-324)**

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.

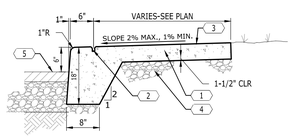
NOT TO SCALE

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

10 **CURB & GUTTER (STD. ST-200)**

NOT TO SCALE

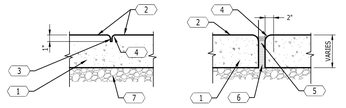
KEYNOTES	
CODE	DESCRIPTION
1	3500 PSI CONCRETE, 4" THICK WITH FIBERFORCE 350 FIBER REINFORCEMENT AT A DOSING RATE OF 1.0 LBS/CY.; USE 8" THICKNESS WHERE HS-20-44 LOADING IS REQUIRED (SEE PLANS); BROOM FINISH
2	SCORE JOINT; REFER TO DETAIL
3	CONTROL JOINTS 5' O.C.; EXPANSION JOINTS 25' O.C. AND WHERE SIDEWALKS ABUT RIGID MATERIALS.
4	4" MINERAL AGGREGATE OR SAND BASE; USE 6" AGGREGATE BASE WHERE HS-20-44 LOADING IS REQUIRED (SEE PLANS)
5	PAVEMENT; REFER TO DETAIL



5 **SIDEWALK WITH TURN-DOWN CURB**

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE SIDEWALK
2	BROOM FINISH
3	¼" HAND-GROOVED JOINT
4	TOOLED EDGE; ¼" RADIUS (TYP.)
5	POLYURETHANE SELANT
6	½" PREMOLDED EXPANSION JOINT MATERIAL
7	MINERAL AGGREGATE BASE (TYP.)

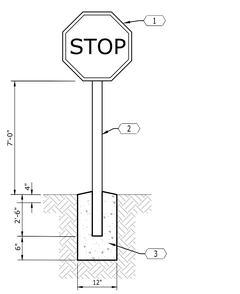


6 **SIDEWALK JOINTS**

NOT TO SCALE

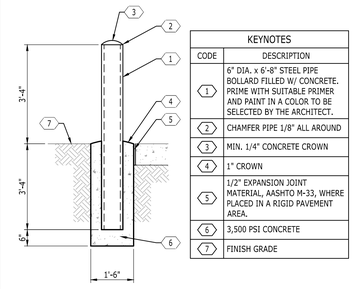
KEYNOTES	
CODE	DESCRIPTION
1	R1-1 WHITE LEGEND RED BACKGROUND (PER MUTCD)
2	2" SQUARE GALVANIZED STEEL TUBE. PROVIDE WELDED CAP AT TOP AND GRIND WELDS SMOOTH.
3	CONCRETE FOOTING

NOTE: SIGN SHALL BE LOCATED 3' FROM THE EDGE OF THE PAVEMENT UNLESS SUCH PLACEMENT WOULD OBSTRUCT THE SIDEWALK.



7 **STOP SIGN**

NOT TO SCALE

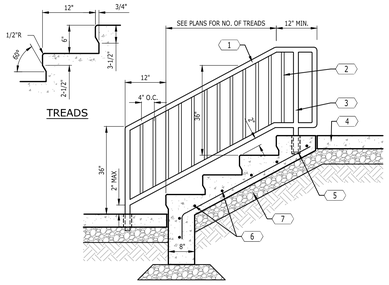


KEYNOTES	
CODE	DESCRIPTION
1	6" DIA. x 6'-8" STEEL PIPE BOLLARD FILLED W/ CONCRETE. PRIME WITH SUITABLE PRIMER AND PAINT IN A COLOR TO BE SELECTED BY THE ARCHITECT.
2	CHAMFER PIPE 1/8" ALL AROUND
3	MIN. 1/4" CONCRETE CROWN
4	1" CROWN
5	1/2" EXPANSION JOINT MATERIAL, AASHTO M-33, WHERE PLACED IN A RIGID PAVEMENT AREA.
6	3,500 PSI CONCRETE
7	FINISH GRADE

NOTE:
THE PRIMER AND FIRST COAT OF PAINT SHALL BE APPLIED BEFORE INSTALLATION. A SECOND COAT OF PAINT SHALL BE APPLIED AFTER INSTALLATION.

8 **STEEL BOLLARD**

NOT TO SCALE

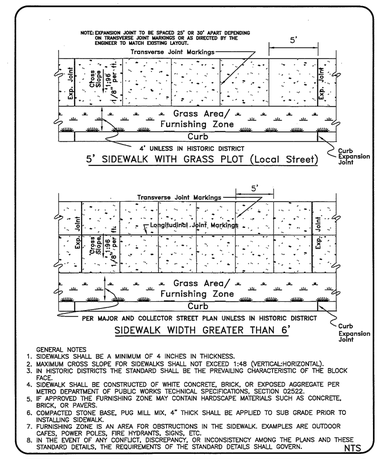


14 **CONCRETE STAIRS WITH HANDRAIL**

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	1-1/2" O.D. STEEL PIPE RAIL (TYP), GRIND WELDS SMOOTH, PRIME WITH 2 COATS OF RUST RESISTANT PRIMER AND PAINT WITH TWO COATS OF ENAMEL. COLOR TO BE SELECTED BY THE ARCHITECT.
2	1/2" SQ. 14 GA. TUBULAR STEEL PICKETS 4" O.C.
3	1-1/2" O.D. TUBULAR STEEL POST
4	CONCRETE SIDEWALK; REFER TO DETAIL
5	2" SQ. TUBULAR STEEL SLEEVE FOR POST. GROUT POST IN PLACE WITH NON-SHRINK GROUT. 4" DEEP, CAST IN PLACE.
6	NO. 3 BARS 8" APART EACH WAY
7	4" MINERAL AGGREGATE BASE

NOTES:
1. SLOPE STEPS 1/8" TO FRONT FOR DRAINAGE.
2. USE 3500 PSI CONCRETE AND ASTM GRADE 60 STEEL.



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. IN HISTORIC DISTRICTS THE STANDARD SHALL BE THE PREVAILING CHARACTERISTIC OF THE BLOCK FACE.
4. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
5. IF APPROVED THE FURNISHING ZONE MAY CONTAIN HARDSCAPE MATERIALS SUCH AS CONCRETE, BRICK, OR PAVERS.
6. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
7. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
8. IN THE EVENT OF ANY CONFLICT, DISCREPANCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

NTS

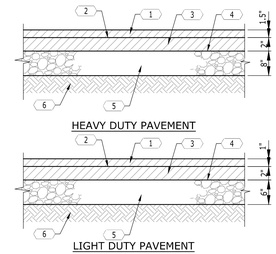
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: [signature] DATE: 9/12/17		REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04 REVISED: 09/11/17

11 **SIDEWALK (STD. ST-210)**

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	ASPHALTIC SURFACE COURSE
2	TACK COAT AT 0.10 GAL./S.Y.
3	ASPHALTIC BASE COURSE
4	PRIME COAT AT 0.30 GAL./S.Y.
5	COMPACTED MINERAL AGGREGATE BASE
6	COMPACTED SUBGRADE

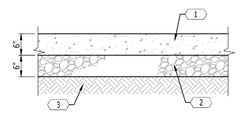
NOTE:
1. ON ALL EXISTING PAVEMENT REPAIR OR REPLACEMENT, USE THE PAVEMENT SECTIONS SHOWN OR MATCH THE EXISTING SECTION, WHICHEVER IS GREATER.
2. VERIFY PAVEMENT DEPTHS WITH GEOTECHNICAL REPORT.



1 **ASPHALT PAVEMENT**

NOT TO SCALE

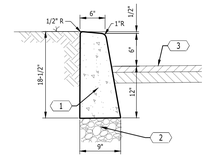
KEYNOTES	
CODE	DESCRIPTION
1	4000 PSI CONCRETE, 6" THICK WITH FIBERFORCE 350 FIBER REINFORCEMENT AT A DOSING RATE OF 1.0 LBS/CY.
2	6" COMPACTED MINERAL AGGREGTE BASE
3	COMPACTED SUBGRADE



2 **CONCRETE PAVEMENT**

NOT TO SCALE

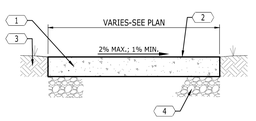
KEYNOTES	
CODE	DESCRIPTION
1	3500 PSI CONCRETE REINFORCED WITH FIBERFORCE 350 FIBER REINFORCEMENT AT A DOSING RATE OF 1.0 LBS/CY.
2	4" MINERAL AGGREGATE BASE
3	FINISHED PAVEMENT GRADE



3 **CONCRETE POST CURB**

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	3500 PSI CONCRETE, 4" THICK WITH FIBERFORCE 350 FIBER REINFORCEMENT AT A DOSING RATE OF 1.0 LBS/CY.; BROOM FINISH; CROSS SLOPE 2% MAX., 1% MIN.
2	CHAMFER PIPE 1/8" ALL AROUND
3	MIN. 1/4" CONCRETE CROWN
4	1" CROWN
5	1/2" EXPANSION JOINT MATERIAL, AASHTO M-33, WHERE PLACED IN A RIGID PAVEMENT AREA.
6	3,500 PSI CONCRETE
7	FINISH GRADE



4 **CONCRETE SIDEWALK**

NOT TO SCALE

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
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ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

TAYLOR MCMEANS REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 2026

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DESCRIPTION	DATE

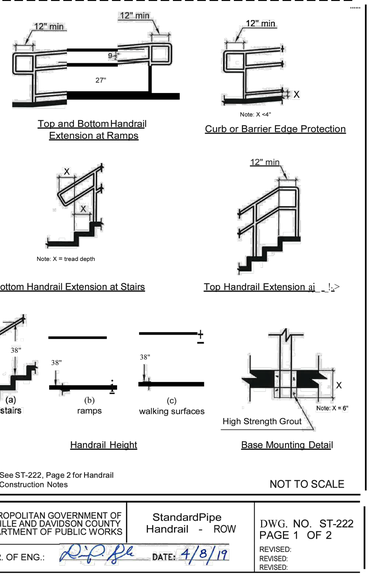
DRAWING TITLE

SITE DETAILS

PROJECT NUMBER
20250284

DRAWING NUMBER
C8.0

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C8.0_DET.dwg>C8.0 SITE DETAILS Sep 29, 2026 sanchez



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	StandardPipe Handrail - ROW	DWG. NO. ST-222 PAGE 1 OF 2
DIR. OF ENG.: DATE: 4/8/19		REVISED: REVISED: REVISED:

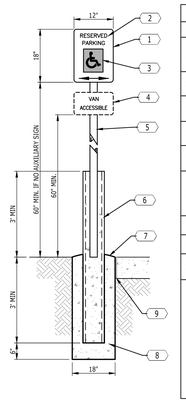
Handrail Notes:

1. Handrail system shall provide a smooth and continuous gripping surface. Handrail gripping surfaces and adjacent surfaces shall be free of sharp or abrasive elements and shall have rounded edges.
2. The handrail system shall conform to the Access-Board publication, Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines, Latest Edition
3. Aluminum Pipe for Rails and Posts
   The handrail system shall be constructed from extruded aluminum pipe ASTM B429, ASTM B241, or 6063-T6 aluminum alloy; finish to be selected prior to fabrication.
   Coating Required: Where embedded in concrete, aluminum posts must be protected with bituminous or asphalt base paint or other inert or insulating coatings as approved by the Department of Public Works.
   Nominal pipe diameter- 1 " Schedule 40, outside diameter 1.90", wall thickness 0.145
4. Steel Pipe for Rails and Posts
   The handrail system shall be constructed from Grade 304 stainless steel.
   Nominal pipe diameter-1 " Schedule 40S, outside diameter 1.90", wall thickness 0.145"
5. Weld all joints in conformance with AWS. All welds shall be ground smooth and brushed to match rail finish.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	Standard Pipe Handrail Notes	DWG. NO. ST-222 PAGE 2 OF 2
DIR. OF ENG.: DATE: 4/8/19		REVISED: REVISED: REVISED:

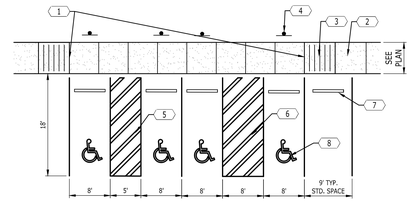
8 **STANDARD PIPE HANDRAIL (R.O.W)(METRO STD. ST-222)**
NOT TO SCALE



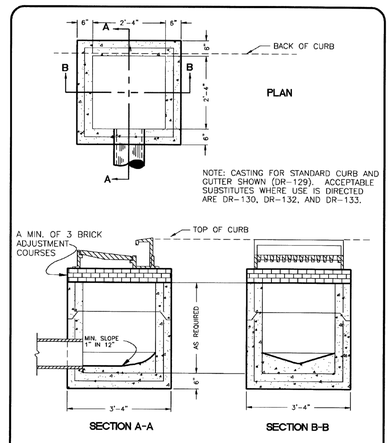
KEYNOTES	
CODE	DESCRIPTION
1	9 GA. SIGN BLANK WITH WITE BACKGROUND; ATTACH WITH THREE STAINLESS STEEL TAMPER-RESISTANT SCREWS
2	LEGEND (EXCEPT ACCESSIBLE SYMBOL) AND BORDER SHALL BE GREEN
3	SILK-SCREENED INTERNATIONAL ACCESSIBLE HANDICAP SYMBOL; WHITE ON BLUE BACKGROUND
4	ADDITIONAL SIGNAGE FOR "VAN ACCESSIBLE PARKING" WHERE ADJACENT TO AN 8' ACCESS AISLE
5	2"x2" STEEL TUBE; CLOSE TUBE END AND GRIND SMOOTH; PAINT BLACK
6	6" DIA. x 6'-8" STEEL PIPE BOLLARD FILLED WITH CONCRETE; PRIME WITH ZINC CHROMATE OR OTHER SUITABLE PRIMER AND PAINT IN A COLOR TO BE SELECTED BY THE ARCHITECT
7	1" CROWN
8	3500 PSI CONCRETE
9	½" EXPANSION JOINT MATERIAL; AASHTO M-33 WHERE PLACED IN A RIGID PAVEMENT AREA
	NOTE: 1. THE PRIMER AND FIRST COAT OF PAINT SHALL BE APPLIED BEFORE INSTALLATION. A SECOND COAT OF PAINT SHALL BE APPLIED AFTER INSTALLATION. 2. SIGNAGE SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) SIGNAGE GUIDELINES. 3. INSTALL A PLASTIC SLEEVE OVER THE PIPE BOLLARD PRIOR TO ATTACHING THE SIGNS TO THE POST. CUT AN OPENING IN THE SLEEVE FOR THE POST AND SEAL AROUND THE OPENING TO PROVIDE A WATER-TIGHT SEAL. SLEEVE BY HEFCO, LLC.

5 **ACCESSIBLE PARKING SIGN**
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	SIDEWALK FLUSH WITH PAVEMENT; MAX. 2% SLOPE IN ANY DIRECTION
2	5' LANDING AREA; MAX. 2% SLOPE IN ANY DIRECTION AT TOP OF ALL RAMPS
3	RAMP; 1:12 MAX. SLOPE (TYP.)
4	ACCESSIBLE PARKING SIGN (TYP.); REFER TO DETAIL; ADD VAN ACCESS SIGNS FOR SPACES EACH SIDE OF 8' ACCESS AISLES
5	5' WIDE SHARED ACCESS AISLE; REFER TO PLANS FOR LOCATIONS
6	8' WIDE VAN ACCESSIBLE ACCESS AISLE; REFER TO PLANS FOR LOCATIONS
7	PRECAST CONCRETE WHEELSTOP (TYP.); REFER TO DETAIL
8	PAINTED ACCESSIBLE SYMBOL; REFER TO DETAIL
	NOTE: ALL PAINTED SPACE LIMIT LINES SHOULD BE SOLID WHITE LINES 4" WIDE; MAX. 2% SLOPE IN ANY DIRECTION FOR PARKING SPACES AND ACCESS AISLES



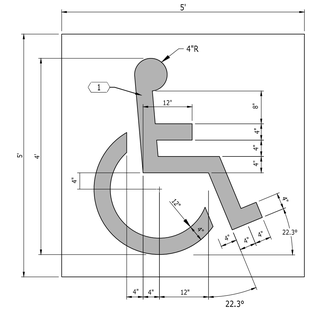
1 **ACCESSIBLE PARKING LAYOUT**
NOT TO SCALE



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SINGLE INLET (PRECAST)	DWG. NO. DR-105
ASST. DIR. ENG.: DIRECTOR: DATE: DATE: 4/14/00		REVISED: 02/08/00

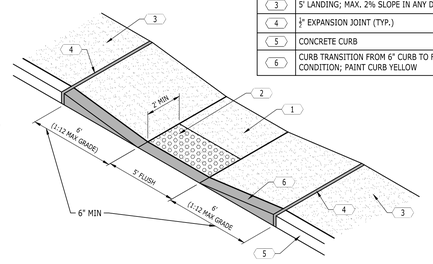
6 **CURB INLET (STD. DR-105)**
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	ACCESSIBLE SYMBOL; PAINT ON ALL ACCESSIBLE SPACES; SYMBOL SHALL BE PAINTED WHITE ON A BLUE BACKGROUND



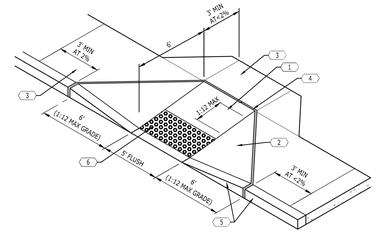
2 **ACCESSIBLE PARKING**
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	LANDING; MAX. 2% SLOPE IN ANY DIRECTION
2	TACTILE WARNING; OPTIONAL WHERE SIDEWALK ABUTS A PUBLIC STREET
3	5' LANDING; MAX. 2% SLOPE IN ANY DIRECTION (TYP.)
4	½" EXPANSION JOINT (TYP.)
5	CONCRETE CURB
6	CURB TRANSITION FROM 6" CURB TO FLUSH CONDITION; PAINT CURB YELLOW

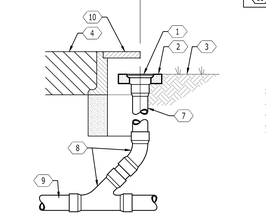


3 **ACCESSIBLE RAMP - PARALLEL**
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE RAMP; 4" THICK, CONCRETE STRENGTH, REINFORCEMENT, AND BEDDING PER SIDEWALK DETAIL ELSEWHERE
2	FLARED SIDES; PROVIDE A SMOOTH TRANSITION FROM FLUSH CONDITION TO ADJACENT CURB AND SIDEWALK ELEVATIONS
3	LANDING; MINIMUM 3' FLAT (2% MAX. SLOPE); PROVIDED EACH SIDE OF RAMP
4	½" EXPANSION JOINT (TYP.)
5	CONCRETE CURB; TRANSITION FROM FLUSH CONDITION TO CURB HEIGHT; PAINT YELLOW; (TYP. EACH SIDE OF RAMP)
6	TACTILE WARNING; PROVIDE WHERE ABUTTING A PUBLIC STREET



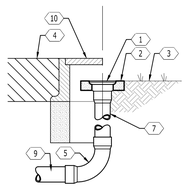
4 **ACCESSIBLE RAMP - FLARED**
NOT TO SCALE



TWO-WAY

KEYNOTES	
CODE	DESCRIPTION
1	CLEANOUT WITH COVER; BRONZE OR PVC CLEANOUT WITH RECESSED CAP IN LAWN AREAS. BRONZE CAP TO BE USED IN SIDEWALKS.
2	18"x18"x5" CONCRETE COLLAR WITH #4 REBAR CENTERED ON ALL SIDES.
3	FINISHED GRADE
4	ASPHALT
5	LONG SWEEP 1/4 BEND. INSTALL REDUCER WHERE REQUIRED.
6	SANITARY TEE
7	EXTENSION SAME SIZE AS SEWER, TO 6' MAX. DIAMETER
8	COMBINATION WYE AND 1/8 BEND. USE REDUCING TYPE WHERE REQUIRED.
9	SEE PLANS FOR SEWER MATERIAL AND SIZE.
10	USE VALVE BOX IN PAVEMENT AREAS. (REFER TO DETAIL)

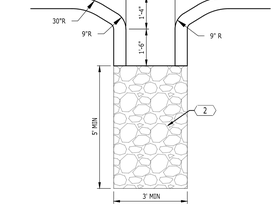
ONE-WAY



END-OF-LINE

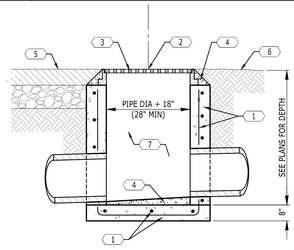
9 **CLEANOUTS**
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CURB
2	RIP-RAP PAD



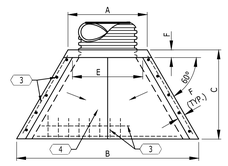
10 **DRAINAGE CURB CUT**
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CAST IRON FRAME AND GRATE; NEENAH MODEL NO. R-3561 OR APPROVED EQUAL; PROVIDE REDUCER RING TO ACCOMMODAE THE PROPOSED CASTING AS NECESSARY
2	GROUT
3	PAVEMENT
4	FINISH GRADE
5	NO HUB



11 **CATCH BASIN**
NOT TO SCALE

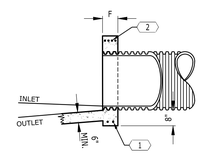
KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE REINFORCEMENT; TWO, NO. 2 BARS
2	CONCRETE REINFORCEMENT; FOUR, NO. 4 BARS
3	CONCRETE REINFORCEMENT; NO. 4 BARS AT 12" O.C. EACH WAY IN FLOOR AND WALLS
4	SLOPE APRON TO DRAIN
	NOTE: CHAMFER ON ALL EXPOSED EDGES 1"



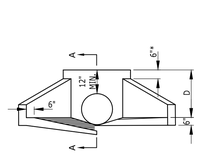
PLAN

TABLE OF DIMENSIONS				
SIZE	4'	6'	8'	10'
A	32"	48"	72"	96"
B	48"	72"	96"	120"
C	30"	44"	50"	56"
D	25"	36"	52"	66"
E	24"	36"	59"	83"
F	N/A	8"	8"	8"
MAX. OPG.	18"	26"	40"	
WT. (LB)	1090	3130	5625	8575

* 0" ON 4' WINGED HEADWALL

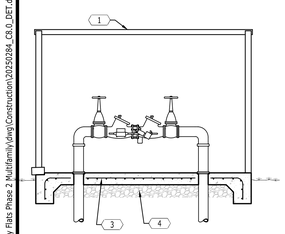


SECTION A-A

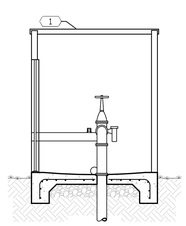


ELEVATION

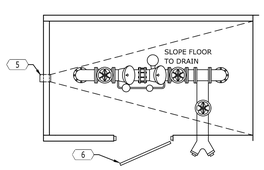
7 **WINGED HEADWALL**
NOT TO SCALE



SIDE SECTION



END SECTION



PLAN

KEYNOTES	
CODE	DESCRIPTION
1	REMOVABLE ALUMINUM TOP
2	6" DRAIN
3	6x6 W1.4 X W1.4 W.W.F.
4	6" OF No. 57 STONE
5	6" DRAIN WITH VARMINT SCREEN INSIDE AND OUT
6	3'X4' MIN. DOOR AND FRAME UNIT
	INSTALL ALL ITEMS ACCORDING TO MANUFACTURERS SPECIFICATIONS

NOTES:

1. BACKFLOW PREVENTER SHALL REMAIN ACCESSIBLE AT ALL TIMES.
2. TEST COCKS ARE TO BE PROVIDED WITH NIPPLES AND CAPS.
3. A STRAINER IS REQUIRED ON ALL DOMESTIC RPBP ASSEMBLIES. (CHECK WITH THE FIRE MARSHALL FOR COMBINATION LINES).
4. THIS DRAWING INDICATES MINIMUM CLEARANCE AND ACCESS ONLY.
5. SECURITY PROCEDURES MAY BE DESIRABLE.
6. INSULATION/HEAT RECOMMENDED TO PREVENT FREEZING.
7. WALL CONSTRUCTION AND OUTSIDE FINISH IS OPTION WITH OWNER.
8. RISING STEM VALVES (OS&Y) ARE TO BE INSTALLED ON AL FIRE LINES.
9. A REMOTE READER SHALL BE INSTALLED ON ALL DETECTOR BYPASS UNITS.
10. THE REMOTE READER SHALL BE INSTALLED THROUGH OUTSIDE WALL.

NOT TO SCALE

12 **DOUBLE DETECTING CHECK VALVE**
NOT TO SCALE

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5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
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615-636-6452

TAYLOR MCMEEKIN 102
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
9/29/2026

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE DETAILS

PROJECT NUMBER
20250284

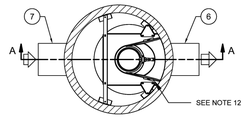
DRAWING NUMBER
C8.1

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C8.0_DET.dwg-C8.1 SITE DETAILS Sep 29, 2026 sanchez

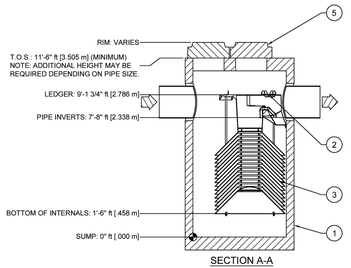
STRUCTURE PROPERTIES	
STRUCTURE ID	WQU 2A
MODEL SIZE	HSA-6P
TREATMENT FLOW RATE (cfs)	3.35
PEAK FLOW RATE (cfs)	15.00*
SEDIMENT STORAGE (cu. yd.)	1.6
* UPSIZE UNIT OR CONSIDER OFFLINE CONFIGURATION FOR HIGHER PEAK FLOWS	

NOTES:
1. LIVE LOADING CRITERIA:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. LATERAL LIVE LOAD SURCHARGE: 80 PSF (TO 8.00 FT DEPTH)
   C. NO LATERAL SURCHARGE FROM ANY ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
2. SOIL LOADING CRITERIA:
   A. SOIL COVER DEPTH: 0.50 FT (MIN.) - 5.00 FT (MAX.)
   B. SOIL UNIT WEIGHT: 120 PCF
   C. ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
   D. REQUIRED ALLOWABLE BEARING PRESSURE: 2,500 PSF
   E. EQUIVALENT LATERAL FLUID PRESSURE: 45 PCF (ACTIVE)
   F. SEISMIC LATERAL EARTH PRESSURES: NOT APPLICABLE
3. CONCRETE (NORMALWEIGHT):
   A. MIN. 28-DAY COMPRESSIVE STRENGTH: 6,000 PSI
   B. CEMENT: ASTM C150
4. STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60)
5. REFERENCE STANDARDS: ASTM C890& C913, ACI 318-14
6. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
7. OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS. PIPES ARE TO BE FLUSH WITH THE INSIDE SURFACE OF THE CONCRETE STRUCTURE.
8. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
9. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
10. SECTION HEIGHTS, SLABWALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
11. MAXIMUM PICK WEIGHTS*:
    A. TOP: # LBS
    B. BASE: # LBS*
    (* COMBINED WEIGHT OF BASE INCLUDES PRODUCT INTERNALS.)
12. THE CONTRACTOR IS RESPONSIBLE FOR SETTING AND SECURING THE HSA UNIT ASSEMBLY TO THE PRE-INSTALLED LEDGER ANGLE BRACKETS USING THE PROVIDED HARDWARE. ADDITIONALLY, THE CONTACTOR MUST ENSURE THE SUPPLIED GASKET IS APPLIED BETWEEN THE FACE OF THE OUTLET MODULE AND THE MANHOLE WALL TO ENSURE PROPER SEALING AND PREVENT LEAKAGE.

⚠ UNIT ASSUMED TO BE LOCATED DOWNSTREAM OF E4 STRUCTURE. EOR TO CONFIRM.



PLAN VIEW



SECTION A-A

BILL OF MATERIALS						
ITEM	DESCRIPTION	BY	INSTALL	QTY	UNIT	SIZE & TYPE
1	6FT PRECAST MANHOLE	OI	GC	1	EA	
2	OUTLET MODULE	OI	OI	1	EA	
3	TREATMENT MODULE	OI	OI	1	EA	
4	GRADE RING(S)	GC	GC	1	EA	
5	FRAME & COVER	OI	GC	2	EA	24"Ø/ NF-0320-105
6	OUTLET PIPE	GC	GC	1	EA	24"Ø MAX
7	INLET PIPE	GC	GC	1	EA	24"Ø MAX

WEST TRINITY FLATS PH 2, NASHVILLE, TN — DATE: 9/29/26 — PROJECT #: 26-177406 — SALES ORDER: — DRAWN: LJM — CHECKED: — MFG: LEBANON

HYDRO SHIELD ADVANCE™ HSA-6P

STORMCAPTURE® DETENTION SYSTEM SYSTEM ID: UGD 2A — CATALYST DESIGN GROUP

SPECIFIER DRAWING — CONCEPTUAL DRAWING

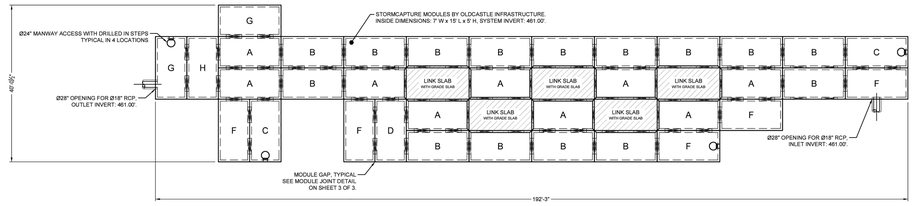
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SHEET 1 OF 1

WATER QUALITY UNIT 2A

NOT TO SCALE

MODULE NOTES		
TYPE	QUANTITY	HEIGHT
A	9	5'
B	15	5'
C	2	5'
D	1	-
F	5	5'
G	2	5'
H	1	5'
LINK SLAB	5	-
TOTAL	40	
GRADE SLAB	5	
VOLUME	22.427	CUBIC FEET



PLAN VIEW
SCALE: 1/16" = 1'

DESIGN NOTES
1. LIVE LOADING CRITERIA:
   A. AASHTO HS-20-44 DESIGN TRUCK (WITH IMPACT AT 0.50 FT MINIMUM COVER)
   B. LATERAL LIVE LOAD SURCHARGE: 80 PSF (TO 8.00 FT DEPTH)
   C. NO LATERAL SURCHARGE(S) FROM ANY ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
2. SOIL LOADING CRITERIA:
   A. SOIL COVER DEPTH: 0.50 FT (MIN.) - 7.50 FT (MAX.)
   B. SOIL UNIT WEIGHT: 120 PCF
   C. ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
   D. REQUIRED ALLOWABLE BEARING PRESSURE: 3,000 PSF
   E. EQUIVALENT LATERAL FLUID PRESSURE, ACTIVE: 45 PCF (DRAINED)
   F. SEISMIC LATERAL EARTH PRESSURES: NOT APPLICABLE
3. STORMCAPTURE MODULE TYPE: DETENTION (SOILTIGHT)
4. CONCRETE (NORMALWEIGHT):
   A. MIN. 28-DAY COMPRESSIVE STRENGTH: 6,000 PSI
   B. CEMENT: ASTM C150
5. STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
6. REFERENCE STANDARDS: ASTM C913 & C890, ACI 318-14

WEST TRINITY FLATS PH 2, NASHVILLE, TN — DATE: 9/3/26 — PROJECT #: 26-174682 — SALES ORDER: — DRAWN: LJM — CHECKED: LJM — MFG: LEBANON

STORMCAPTURE® DETENTION SYSTEM SYSTEM ID: UGD 2A — CATALYST DESIGN GROUP

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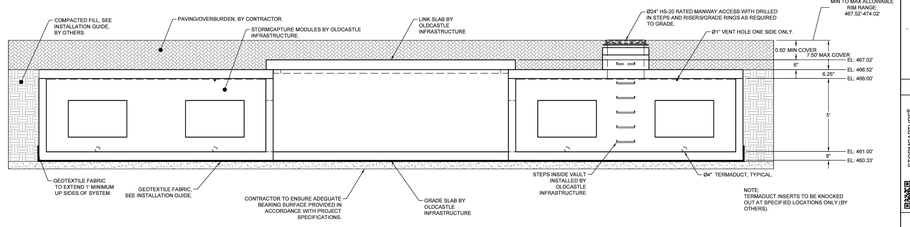
CONCEPTUAL DRAWING

SHEET 1 OF 3

UNDERGROUND DETENTION STRUCTURE 2A

NOT TO SCALE

REVIEWING NOTES
1. THIS SYSTEM HAS BEEN DESIGNED PER THE DESIGN PARAMETERS SPECIFIED IN THE DESIGN NOTES. REVIEWING ENGINEER SHALL VERIFY THAT THESE PARAMETERS MEET OR EXCEED PROJECT SPECIFIC REQUIREMENTS. IF SITE CONDITIONS DIFFER FROM NOTED DESIGN PARAMETERS, REVIEWING ENGINEER SHALL NOTIFY OLDCASTLE FOR POTENTIAL REDESIGN AND/OR PRICING ADJUSTMENTS.
2. REVIEWING ENGINEER SHALL VERIFY ALL PIPE PENETRATION LOCATIONS, SIZES, AND INVERTS.
3. REVIEWING ENGINEER SHALL VERIFY ALL MANWAY ACCESS LOCATIONS AND RIM ELEVATIONS.
4. THIS SYSTEM IS DESIGNED FOR A GROUNDWATER TABLE ELEVATION PER DESIGN NOTE 2C, SHEET 1. REVIEWING ENGINEER SHALL VERIFY THAT THE DESIGN GROUNDWATER ELEVATION MEETS OR EXCEEDS SITE CONDITION REQUIREMENTS. NOTIFY OLDCASTLE IF SITE CONDITIONS VARY FROM WHAT HAS BEEN SPECIFIED FOR POTENTIAL SYSTEM DESIGN CHANGES AND/OR PRICING ADJUSTMENTS.
5. STORMCAPTURE MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT OLDCASTLE FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. DESIGN OF THE STORMCAPTURE PRECAST MODULE SYSTEM ASSUMES NO ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) WITHIN A 1:1 INFLUENCE LINE FROM THE BOTTOM EDGE OF ANY SYSTEM MODULE. ANY SITE ELEMENTS BEYOND THIS ZONE OF INFLUENCE ARE ASSUMED TO HAVE NO IMPACT ON THE SYSTEM AND EXERT ZERO LATERAL SURCHARGE ONTO THE MODULES. THE CONTRACTOR SHALL VERIFY THAT ANY ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) DO NOT LIE WITHIN THIS INFLUENCE ZONE OR DO NOT SURCHARGE THE PRECAST MODULES.
7. WRITTEN APPROVAL OF SUBMITTAL DRAWINGS ALONG WITH SIGNED PURCHASE ORDER REQUIRED FOR BEGINNING OF PRODUCT FABRICATION. ANY SYSTEM MODIFICATION POST-APPROVAL MAY RESULT IN CHANGE ORDER(S) AND/OR POTENTIAL DELIVERY DELAYS.
8. ALL SAND FILTER MEDIA, DRAIN ROCK AGGREGATE, PIPE, AND FITTINGS PROVIDED BY CONTRACTOR.



TYPICAL ELEVATION
NTS

WEST TRINITY FLATS PH 2, NASHVILLE, TN — DATE: 9/29/26 — PROJECT #: 26-177406 — SALES ORDER: — DRAWN: LJM — CHECKED: — MFG: LEBANON

HYDRO SHIELD ADVANCE™ HSA-6P

STORMCAPTURE® DETENTION SYSTEM SYSTEM ID: UGD 2A — CATALYST DESIGN GROUP

SPECIFIER DRAWING — CONCEPTUAL DRAWING

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SHEET 2 OF 3

WATER QUALITY UNIT 2A

NOT TO SCALE

INSTALLATION NOTES
1. UNDERGROUND PRECAST CONCRETE SYSTEM INSTALLATION SHALL BE PER ASTM C891, "STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES" AND PER OLDCASTLE
2. MODULE SUBBASE OR SUBGRADE SHALL BE LEVEL/SCREEDED AND COMPACTED ADEQUATELY FOR REQUIRED BEARING CAPACITY PER DESIGN NOTE 2D, SHEET 1. CONTRACTOR AND/OR INSTALLING SUB-CONTRACTOR SHALL VERIFY THAT SOIL BEARING CONDITIONS MEET OR EXCEED DESIGN REQUIRED MINIMUMS PRIOR TO PLACEMENT AND INSTALLATION OF MODULES.
3. ANY CONSTRUCTION EQUIPMENT EXCEEDING NOTED DESIGN LOADING IS NOT PERMITTED OVER OR ADJACENT TO ANY MODULE WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING. ELSE PRODUCT WARRANTY MAY BE VOIDED. ANY DESIGN CONSTRAINT EXCEEDING THE DESIGN PARAMETERS NOTED ABOVE MAY REQUIRE CUSTOM STRUCTURAL DESIGN, SUBGRADE REVISIONS, AND/OR PRICING ADJUSTMENTS.
4. HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE OPERATED WITHIN 10 FEET OF MODULE EXTERIOR.
5. MINIMUM OF 0.50FT OF SOIL COVER REQUIRED FOR CONSTRUCTION EQUIPMENT OPERATION ON TOP OF SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND INSTALLING SUB-CONTRACTOR TO ENSURE THAT NO MODULES ARE DAMAGED DURING CONSTRUCTION.
6. UNLESS NOTED OTHERWISE, ALL PIPE SUPPLIED AND INSTALLED BY OTHERS.
7. CONTRACTOR MAY MODIFY AT RISK ANY OLDCASTLE PRODUCT(S) IN THE FIELD OR AFTER DELIVERY WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ANY PRODUCT MODIFICATIONS DO NOT INVALIDATE THE PRODUCT WARRANTY.
8. MODULE PLACEMENT FIELD TOLERANCES SHALL NOT EXCEED 3/4" BETWEEN ADJACENT MODULES. IF MODULE GAP EXCEEDS 3/4", CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS AND RESET MODULE(S) TO BRING WITHIN NOTED TOLERANCES.
9. CONTRACTOR IS RESPONSIBLE FOR PRODUCTS ONCE DELIVERED TO THE SITE. OLDCASTLE IS NOT RESPONSIBLE FOR OFFLOADING PRODUCTS, MAINTENANCE, AND INSTALLATION OF PRODUCTS ONCE THEY ARRIVE TO THE SITE.
10. CONTRACTOR SHALL INSTALL SYSTEM PER PROJECT WATERPROOFING AND SOILTIGHTNESS REQUIREMENTS. WATERPROOFING AND SOILTIGHTNESS INSTALLATION IS NOT BY OLDCASTLE AND OLDCASTLE WILL PROVIDE NO GUARANTEE FOR THIS COMPONENT OF SYSTEM INSTALLATION.
11. FIELD ADJUSTMENT TO FINAL RIM ELEVATION AT EACH ACCESS LOCATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

KEYWAYS MUST BE FREE OF DIRT, ROCKS, AND WATER. ROCKS AND DIRT PREVENT THE VAULT SECTIONS FROM SEATING AND SEALING PROPERLY. REMOVE ALL PROTECTIVE PAPER FROM RUBBER SEALANT MATERIAL. SPLICE RUBBER SEALANT MATERIAL WITH A "BIDE BY SIDE" JOINT, AWAY FROM CORNERS. CORNER SPLICING WILL NOT SEAL PROPERLY.



CORRECT - INSTALL RUBBER SEALANT MATERIAL AT THE OUTER EDGE OF THE KEYWAY. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

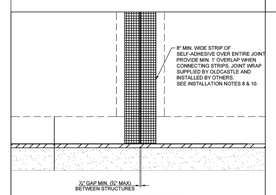
INCORRECT - DO NOT OVERLAP THE RUBBER SEALANT MATERIAL AT SPLICE.

INCORRECT - DO NOT SPLICE RUBBER SEALANT MATERIAL AT A CORNER. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

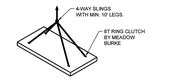
BUTYL RUBBER SEALANT (CONSEAL CS-102 OR EQUAL) PLACEMENT DETAIL
NTS

MAXIMUM EQUIPMENT OPERATING WEIGHT (OW) BY TRACK WIDTH				
TRACK WIDTH	12"	18"	24"	30"
MIN TRACK LENGTH	8'-0"	10'-0"	12'-0"	14'-0"
FILL DEPTH (FT)	OW (LBS)	OW (LBS)	OW (LBS)	OW (LBS)
0.5	35,000	45,000	52,500	54,500
1	35,000	45,000	56,000	60,500
2	35,000	45,000	56,000	64,000
3	76,000	78,500	83,500	88,000
4	94,000	100,000	106,000	113,000
5	100,000	116,000	132,000	149,000

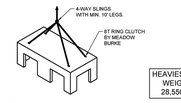
NOTES:
A. IF CONSTRUCTION EQUIPMENT EXCEEDS THE ABOVE OPERATING WEIGHT LIMITS REFER TO INSTALLATION NOTE 3.
B. FOR WHEELED CONSTRUCTION EQUIPMENT LIMITS REFER TO INSTALLATION NOTE 3.
C. MINIMUM AXLE SPACING FOR ALL TRACK WIDTHS IS 6'-0".



MODULE JOINT DETAIL
SCALE: 1/2" = 1'-0"

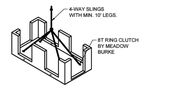


LINK/GRADE/TOP SLAB LIFTING DETAIL
N.T.S.



TOP MODULE LIFTING DETAIL
N.T.S.

HEAVIEST PICK WEIGHT = 29,550 LBS



BOTTOM MODULE LIFTING DETAIL
N.T.S.

WEST TRINITY FLATS PH 2, NASHVILLE, TN — DATE: 9/3/26 — PROJECT #: 26-174682 — SALES ORDER: — DRAWN: LJM — CHECKED: LJM — MFG: LEBANON

STORMCAPTURE® DETENTION SYSTEM SYSTEM ID: UGD 2A — CATALYST DESIGN GROUP

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CONCEPTUAL DRAWING

SHEET 3 OF 3

UNDERGROUND DETENTION STRUCTURE 2A

NOT TO SCALE

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 823-7200 | WWW.CATALYSTDG.COM

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

TAYLOR MCMEEKIN 12/2026 LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-

DRAWING TITLE

SITE DETAILS

PROJECT NUMBER
20250284

DRAWING NUMBER
C8.2

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C8.0_DET.dwg-C8.2 SITE DETAILS Sep 29, 2026 isanchez

1

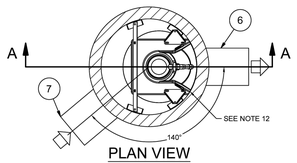
2

STRUCTURE PROPERTIES	
STRUCTURE ID	WQU 2B
MODEL SIZE	HSA-4
TREATMENT FLOW RATE (cfs)	0.96
PEAK FLOW RATE (cfs)	7.40*
SEDIMENT STORAGE (cu. yd.)	0.7

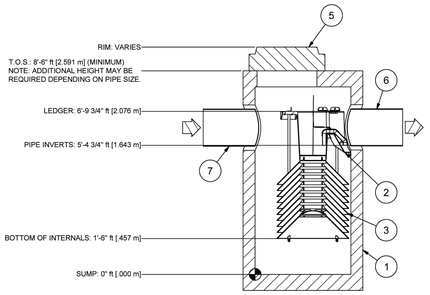
* UPSIZE UNIT OR CONSIDER OFFLINE CONFIGURATION FOR HIGHER PEAK FLOWS.

NOTES:
1. LIVE LOADING CRITERIA:
   - A. AASHTO HS-20-44 (WITH IMPACT)
   - B. LATERAL LIVE LOAD SURCHARGE: 80 PSF (TO 8.00 FT DEPTH)
   - C. NO LATERAL SURCHARGE FROM ANY ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
2. SOIL LOADING CRITERIA:
   - A. SOIL COVER DEPTH: 0.50 FT (MIN.) - 5.00 FT (MAX.)
   - B. SOIL UNIT WEIGHT: 120 PCF
   - C. ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
   - D. REQUIRED ALLOWABLE BEARING PRESSURE: 2,500 PSF
   - E. EQUIVALENT LATERAL FLUID PRESSURE: 45 PCF (ACTIVE)
   - F. SEISMIC LATERAL EARTH PRESSURES: NOT APPLICABLE
3. CONCRETE (NORMALWEIGHT):
   - A. MIN. 28-DAY COMPRESSIVE STRENGTH: 6,000 PSI
   - B. CEMENT: ASTM C150
4. STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60)
5. REFERENCE STANDARDS: ASTM C890& C913, ACI 318-14
6. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY FY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
7. OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS. PIPES ARE TO BE FLUSH WITH THE INSIDE SURFACE OF THE CONCRETE STRUCTURE.
8. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
9. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
10. SECTION HEIGHTS, SLAB/WALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
11. MAXIMUM PICK WEIGHTS*:
    - A. TOP: # LBS
    - B. BASE: # LBS*
    - (* COMBINED WEIGHT OF BASE INCLUDES PRODUCT INTERNALS.)
12. THE CONTRACTOR IS RESPONSIBLE FOR SETTING AND SECURING THE HSA UNIT ASSEMBLY TO THE PRE-INSTALLED LEDGER ANGLE BRACKETS USING THE PROVIDED HARDWARE. ADDITIONALLY, THE CONTACTOR MUST ENSURE THE SUPPLIED GASKET IS APPLIED BETWEEN THE FACE OF THE OUTLET MODULE AND THE MANHOLE WALL TO ENSURE PROPER SEALING AND PREVENT LEAKAGE.

⚠ PIPE ANGLE ADJUSTED TO FIT STRUCTURE CONSTRAINTS. EOR TO CONFIRM.



PLAN VIEW



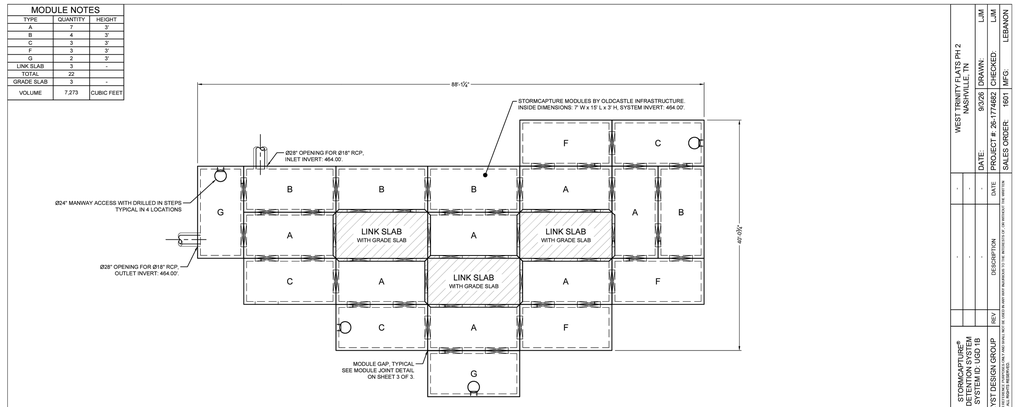
SECTION A-A

BILL OF MATERIALS						
ITEM	DESCRIPTION	BY	INSTALL	QTY	UNIT	SIZE & TYPE
1	4FT PRECAST MANHOLE	OI	GC	1	EA	
2	OUTLET MODULE	OI	OI	1	EA	
3	TREATMENT MODULE	OI	OI	1	EA	
4	GRADE RING(S)	GC	GC	1	EA	
5	FRAME & COVER	OI	GC	1	EA	30"Ø/ NF-0320-110
6	OUTLET PIPE	GC	GC	1	EA	18"Ø MAX
7	INLET PIPE	GC	GC	1	EA	18"Ø MAX

WATER QUALITY UNIT 2B

NOT TO SCALE

MODULE NOTES		
TYPE	QUANTITY	HEIGHT
A	7	3'
B	4	3'
C	3	3'
F	3	3'
G	2	3'
LINK SLAB	3	-
TOTAL	22	
GRADE SLAB	3	-
VOLUME	7,273	CUBIC FEET

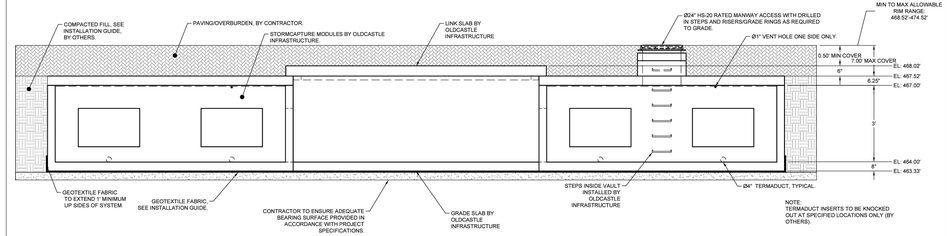


PLAN VIEW

SCALE: 3/32" = 1'

DESIGN NOTES
1. LIVE LOADING CRITERIA:
   - A. AASHTO HS-20-44 DESIGN TRUCK (WITH IMPACT AT 0.50 FT MINIMUM COVER)
   - B. LATERAL LIVE LOAD SURCHARGE: 80 PSF (TO 8.00 FT DEPTH)
   - C. NO LATERAL SURCHARGE(S) FROM ANY ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
2. SOIL LOADING CRITERIA:
   - A. SOIL COVER DEPTH: 0.50 FT (MIN.) - 7.00 FT (MAX.)
   - B. SOIL UNIT WEIGHT: 120 PCF
   - C. ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
   - D. REQUIRED ALLOWABLE BEARING PRESSURE: 3,000 PSF
   - E. EQUIVALENT LATERAL FLUID PRESSURE, ACTIVE: 45 PCF (DRAINED)
   - F. SEISMIC LATERAL EARTH PRESSURES: NOT APPLICABLE
3. STORMCAPTURE MODULE TYPE: DETENTION (SOILTIGHT).
4. CONCRETE (NORMALWEIGHT):
   - A. MIN. 28-DAY COMPRESSIVE STRENGTH: 6,000 PSI
   - B. CEMENT: ASTM C150
5. STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
6. REFERENCE STANDARDS: ASTM C913 & C890, ACI 318-14

REVIEWING NOTES
1. THIS SYSTEM HAS BEEN DESIGNED PER THE DESIGN PARAMETERS SPECIFIED IN THE DESIGN NOTES. REVIEWING ENGINEER SHALL VERIFY THAT THESE PARAMETERS MEET OR EXCEED PROJECT SPECIFIC REQUIREMENTS. IF SITE CONDITIONS DIFFER FROM NOTED DESIGN PARAMETERS, REVIEWING ENGINEER SHALL NOTIFY OLDCASTLE FOR POTENTIAL REDESIGN AND/OR PRICING ADJUSTMENTS.
2. REVIEWING ENGINEER SHALL VERIFY ALL PIPE PENETRATION LOCATIONS, SIZES, AND INVERTS.
3. REVIEWING ENGINEER SHALL VERIFY ALL MANWAY ACCESS LOCATIONS AND RIM ELEVATIONS.
4. THIS SYSTEM IS DESIGNED FOR A GROUNDWATER TABLE ELEVATION PER DESIGN NOTE 2C, SHEET 1. REVIEWING ENGINEER SHALL VERIFY THAT THE DESIGN GROUNDWATER ELEVATION MEETS OR EXCEEDS SITE CONDITION REQUIREMENTS. NOTIFY OLDCASTLE IF SITE CONDITIONS VARY FROM WHAT HAS BEEN SPECIFIED FOR POTENTIAL SYSTEM DESIGN CHANGES AND/OR PRICING ADJUSTMENTS.
5. STORMCAPTURE MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT OLDCASTLE FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. DESIGN OF THE STORMCAPTURE PRECAST MODULE SYSTEM ASSUMES NO ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) WITHIN A 1:1 INFLUENCE LINE FROM THE BOTTOM EDGE OF ANY SYSTEM MODULE. ANY SITE ELEMENTS BEYOND THIS ZONE OF INFLUENCE ARE ASSUMED TO HAVE NO IMPACT ON THE SYSTEM AND EXERT ZERO LATERAL SURCHARGE ONTO THE MODULES. THE CONTRACTOR SHALL VERIFY THAT ANY ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) DO NOT LIE WITHIN THIS INFLUENCE ZONE OR DO NOT SURCHARGE THE PRECAST MODULES.
7. WRITTEN APPROVAL OF SUBMITTAL DRAWINGS ALONG WITH SIGNED PURCHASE ORDER REQUIRED FOR BEGINNING OF PRODUCT FABRICATION. ANY SYSTEM MODIFICATION POST-APPROVAL MAY RESULT IN CHANGE ORDER(S) AND/OR POTENTIAL DELIVERY DELAYS.
8. ALL SAND FILTER MEDIA, DRAIN ROCK AGGREGATE, PIPE, AND FITTINGS PROVIDED BY CONTRACTOR.



TYPICAL ELEVATION

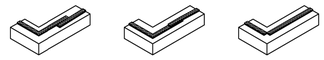
NTS

UNDERGROUND DETENTION STRUCTURE 1B

NOT TO SCALE

INSTALLATION NOTES
1. UNDERGROUND PRECAST CONCRETE SYSTEM INSTALLATION SHALL BE PER ASTM C891, "STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES" AND PER OLDCASTLE.
2. MODULE SUBBASE OR SUBGRADE SHALL BE LEVELSCREEDED AND COMPACTED ADEQUATELY FOR REQUIRED BEARING CAPACITY PER DESIGN NOTE 2D, SHEET 1. CONTRACTOR AND/OR INSTALLING SUB-CONTRACTOR SHALL VERIFY THAT SOIL BEARING CONDITIONS MEET OR EXCEED DESIGN REQUIRED MINIMUMS PRIOR TO PLACEMENT AND INSTALLATION OF MODULES.
3. ANY CONSTRUCTION EQUIPMENT EXCEEDING NOTED DESIGN LOADING IS NOT PERMITTED OVER OR ADJACENT TO ANY MODULE WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING, ELSE PRODUCT WARRANTY MAY BE VOIDED. ANY DESIGN CONSTRAINT EXCEEDING THE DESIGN PARAMETERS NOTED ABOVE MAY REQUIRE CUSTOM STRUCTURAL DESIGN, SUBGRADE REVISIONS, AND/OR PRICING ADJUSTMENTS.
4. HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE OPERATED WITHIN 10 FEET OF MODULE EXTERIOR.
5. MINIMUM OF 0.50FT OF SOIL COVER REQUIRED FOR CONSTRUCTION EQUIPMENT OPERATION ON TOP OF SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND INSTALLING SUB-CONTRACTOR TO ENSURE THAT NO MODULES ARE DAMAGED DURING CONSTRUCTION.
6. UNLESS NOTED OTHERWISE, ALL PIPE SUPPLIED AND INSTALLED BY OTHERS.
7. CONTRACTOR MAY MODIFY AT RISK ANY OLDCASTLE PRODUCT(S) IN THE FIELD OR AFTER DELIVERY WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ANY PRODUCT MODIFICATIONS DO NOT INVALIDATE THE PRODUCT WARRANTY.
8. MODULE PLACEMENT FIELD TOLERANCES SHALL NOT EXCEED 3/4" BETWEEN ADJACENT MODULES. IF MODULE GAP EXCEEDS 3/4", CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS AND RESET MODULE(S) TO BRING WITHIN NOTED TOLERANCES.
9. CONTRACTOR IS RESPONSIBLE FOR PRODUCTS ONCE DELIVERED TO THE SITE. OLDCASTLE IS NOT RESPONSIBLE FOR OFFLOADING PRODUCTS, MAINTENANCE, AND INSTALLATION OF PRODUCTS ONCE THEY ARRIVE TO THE SITE.
10. CONTRACTOR SHALL INSTALL SYSTEM PER PROJECT WATERPROOFING AND SOILTIGHTNESS REQUIREMENTS. WATERPROOFING AND SOILTIGHTNESS INSTALLATION IS NOT BY OLDCASTLE AND OLDCASTLE WILL PROVIDE NO GUARANTEE FOR THIS COMPONENT OF SYSTEM INSTALLATION.
11. FIELD ADJUSTMENT TO FINAL RIM ELEVATION AT EACH ACCESS LOCATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

KEYWAYS MUST BE FREE OF DIRT, ROCKS, AND WATER. ROCKS AND DIRT PREVENT THE VAULT SECTIONS FROM SEATING AND SEALING PROPERLY. REMOVE ALL PROTECTIVE PAPER FROM RUBBER SEALANT MATERIAL. SPLICE RUBBER SEALANT MATERIAL WITH A "SIDE BY SIDE" JOINT, AWAY FROM CORNERS. CORNER SPLICING WILL NOT SEAL PROPERLY.



CORRECT - INSTALL RUBBER SEALANT MATERIAL AT THE OUTER EDGE OF THE KEYWAY. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

INCORRECT - DO NOT OVERLAP THE RUBBER SEALANT MATERIAL AT SPLICE.

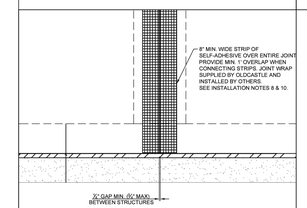
INCORRECT - DO NOT SPLICE RUBBER SEALANT MATERIAL AT A CORNER. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

BUTYL RUBBER SEALANT (CONSEAL CS-102 OR EQUAL) PLACEMENT DETAIL

NTS

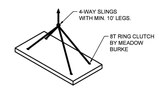
MAXIMUM EQUIPMENT OPERATING WEIGHT (OW) BY TRACK WIDTH				
TRACK WIDTH	12"	18"	24"	30"
MIN TRACK LENGTH	8'-0"	10'-0"	12'-0"	14'-0"
FILL DEPTH (FT)	OW (LBS)	OW (LBS)	OW (LBS)	OW (LBS)
0.5	35,000	45,000	52,500	54,500
1	35,000	45,000	56,000	60,500
2	35,000	45,000	56,000	64,000
3	76,000	78,500	83,500	88,000
4	94,000	100,000	106,000	113,000
5	100,000	116,000	132,000	149,000

NOTES:
- A. IF CONSTRUCTION EQUIPMENT EXCEEDS THE ABOVE OPERATING WEIGHT LIMITS REFER TO INSTALLATION NOTE 3.
- B. FOR WHEELED CONSTRUCTION EQUIPMENT LIMITS REFER TO INSTALLATION NOTE 3.
- C. MINIMUM AXLE SPACING FOR ALL TRACK WIDTHS IS 6'-0".



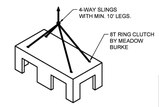
MODULE JOINT DETAIL

SCALE: 1/2" = 1'-0"



LINK/GRADE/TOP SLAB LIFTING DETAIL

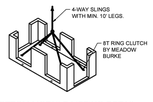
N.T.S.



TOP MODULE LIFTING DETAIL

N.T.S.

HEAVIEST PICK WEIGHT = 22,850 LBS



BOTTOM MODULE LIFTING DETAIL

N.T.S.

UNDERGROUND DETENTION STRUCTURE 1B

NOT TO SCALE

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C8.0_DET.dwg<C8.3 SITE DETAILS Sep 29, 2026 isanchez

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 823-2300 | WWW.CATALYSTDG.COM

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

TAYLOR MCMEANS 2026 REGISTERED ENGINEER STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

SITE DETAILS

PROJECT NUMBER
20250284

DRAWING NUMBER
C8.3

WEST TRINITY FLATS PH 2
NASHVILLE, TN
DATE: 9/3/26 | DRAWN: LJM
PROJECT #: 26-1774682 | CHECKED: LJM
SALES ORDER: 1601 | MFG: LEBANON

HYDRO-SHIELD ADVANCE™ HSA-4

STORMCAPTURE® DETENTION SYSTEM SYSTEM ID: UGD 1B

Oldcastle Infrastructure
Ph: 888.962.2237 | www.oldcastleinfrastructure.com

CONCEPTUAL DRAWING

SPECIFIER DRAWING

CATALYST DESIGN GROUP

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SHEET 1 OF 1

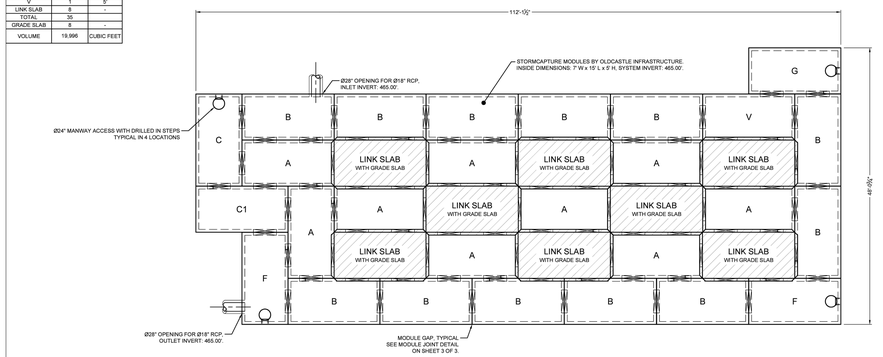
SHEET 2 OF 3

SHEET 3 OF 3

RESERVED

NOT TO SCALE

MODULE NOTES		
TYPE	QUANTITY	HEIGHT
A	9	5'
B	12	5'
C	1	5'
C1	1	5'
F	2	5'
G	1	5'
V	1	5'
LINK SLAB	8	-
TOTAL	35	
GRADE SLAB	8	-
VOLUME	19,996	CUBIC FEET



PLAN VIEW

SCALE: 3/32" = 1'

DESIGN NOTES

1. LIVE LOADING CRITERIA:
   - A. AASHTO HS-20-44 DESIGN TRUCK (WITH IMPACT AT 0.50 FT MINIMUM COVER)
   - B. LATERAL LIVE LOAD SURCHARGE: 80 PSF (TO 8.00 FT DEPTH)
   - C. NO LATERAL SURCHARGE(S) FROM ANY ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
2. SOIL LOADING CRITERIA:
   - A. SOIL COVER DEPTH: 0.50 FT (MIN.) - 7.50 FT (MAX.)
   - B. SOIL UNIT WEIGHT: 120 PCF
   - C. ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
   - D. REQUIRED ALLOWABLE BEARING PRESSURE: 3,000 PSF
   - E. EQUIVALENT LATERAL FLUID PRESSURE, ACTIVE: 45 PCF (DRAINED)
   - F. SEISMIC LATERAL EARTH PRESSURES: NOT APPLICABLE
3. STORMCAPTURE MODULE TYPE: DETENTION (SOILTIGHT).
4. CONCRETE (NORMALWEIGHT):
   - A. MIN. 28-DAY COMPRESSIVE STRENGTH: 6,000 PSI
   - B. CEMENT: ASTM C150
5. STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
6. REFERENCE STANDARDS: ASTM C913 & C890, ACI 318-14

WEST TRINITY FLATS PH 2
NASHVILLE, TN

DATE:	9/3/26
PROJECT #:	26-177480
SALES ORDER:	1601
DRAWN:	LJM
CHECKED:	LJM
MFG:	LEBANON

REV	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-

STORMCAPTURE® DETENTION SYSTEM
SYSTEM ID: UGD 1A

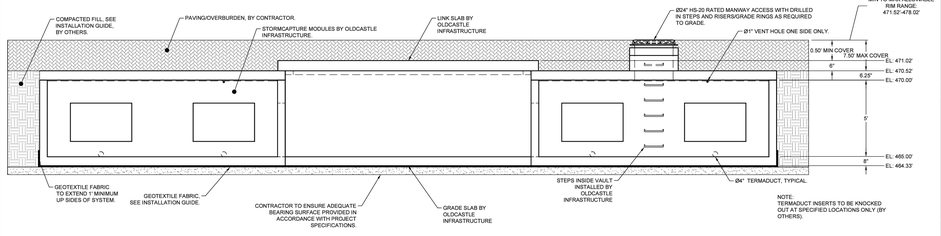
CONCEPTUAL DRAWING

CUSTOMER: CATALYST DESIGN GROUP

SHEET
1 OF 3

REVIEWING NOTES

1. THIS SYSTEM HAS BEEN DESIGNED PER THE DESIGN PARAMETERS SPECIFIED IN THE DESIGN NOTES. REVIEWING ENGINEER SHALL VERIFY THAT THESE PARAMETERS MEET OR EXCEED PROJECT SPECIFIC REQUIREMENTS. IF SITE CONDITIONS DIFFER FROM NOTED DESIGN PARAMETERS, REVIEWING ENGINEER SHALL NOTIFY OLDCASTLE FOR POTENTIAL REDESIGN AND/OR PRICING ADJUSTMENTS.
2. REVIEWING ENGINEER SHALL VERIFY ALL PIPE PENETRATION LOCATIONS, SIZES, AND INVERTS.
3. REVIEWING ENGINEER SHALL VERIFY ALL MANWAY ACCESS LOCATIONS AND RIM ELEVATIONS.
4. THIS SYSTEM IS DESIGNED FOR A GROUNDWATER TABLE ELEVATION PER DESIGN NOTE 2C, SHEET 1. REVIEWING ENGINEER SHALL VERIFY THAT THE DESIGN GROUNDWATER ELEVATION MEETS OR EXCEEDS SITE CONDITION REQUIREMENTS. NOTIFY OLDCASTLE IF SITE CONDITIONS VARY FROM WHAT HAS BEEN SPECIFIED FOR POTENTIAL SYSTEM DESIGN CHANGES AND/OR PRICING ADJUSTMENTS.
5. STORMCAPTURE MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT OLDCASTLE FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. DESIGN OF THE STORMCAPTURE PRECAST MODULE SYSTEM ASSUMES NO ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) WITHIN A 1:1 INFLUENCE LINE FROM THE BOTTOM EDGE OF ANY SYSTEM MODULE. ANY SITE ELEMENTS BEYOND THIS ZONE OF INFLUENCE ARE ASSUMED TO HAVE NO IMPACT ON THE SYSTEM AND EXERT ZERO LATERAL SURCHARGE ONTO THE MODULES. THE CONTRACTOR SHALL VERIFY THAT ANY ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) DO NOT LIE WITHIN THIS INFLUENCE ZONE OR DO NOT SURCHARGE THE PRECAST MODULES.
7. WRITTEN APPROVAL OF SUBMITTAL DRAWINGS ALONG WITH SIGNED PURCHASE ORDER REQUIRED FOR BEGINNING OF PRODUCT FABRICATION. ANY SYSTEM MODIFICATION POST-APPROVAL MAY RESULT IN CHANGE ORDER(S) AND/OR POTENTIAL DELIVERY DELAYS.
8. ALL SAND FILTER MEDIA, DRAIN ROCK AGGREGATE, PIPE, AND FITTINGS PROVIDED BY CONTRACTOR.



TYPICAL ELEVATION

NTS

WEST TRINITY FLATS PH 2
NASHVILLE, TN

DATE:	9/3/26
PROJECT #:	26-177480
SALES ORDER:	1601
DRAWN:	LJM
CHECKED:	LJM
MFG:	LEBANON

REV	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-

STORMCAPTURE® DETENTION SYSTEM
SYSTEM ID: UGD 1A

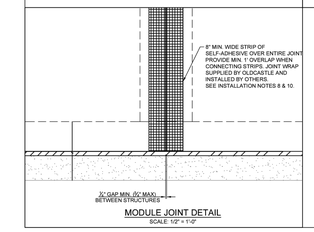
CONCEPTUAL DRAWING

CUSTOMER: CATALYST DESIGN GROUP

SHEET
2 OF 3

INSTALLATION NOTES

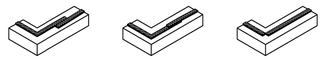
1. UNDERGROUND PRECAST CONCRETE SYSTEM INSTALLATION SHALL BE PER ASTM C891, "STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES" AND PER OLDCASTLE.
2. MODULE SUBBASE OR SUBGRADE SHALL BE LEVEL/SCREEDED AND COMPACTED ADEQUATELY FOR REQUIRED BEARING CAPACITY PER DESIGN NOTE 2D, SHEET 1. CONTRACTOR AND/OR INSTALLING SUB-CONTRACTOR SHALL VERIFY THAT SOIL BEARING CONDITIONS MEET OR EXCEED DESIGN REQUIRED MINIMUMS PRIOR TO PLACEMENT AND INSTALLATION OF MODULES.
3. ANY CONSTRUCTION EQUIPMENT EXCEEDING NOTED DESIGN LOADING IS NOT PERMITTED OVER OR ADJACENT TO ANY MODULE WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING. ELSE PRODUCT WARRANTY MAY BE VOIDED. ANY DESIGN CONSTRAINT EXCEEDING THE DESIGN PARAMETERS NOTED ABOVE MAY REQUIRE CUSTOM STRUCTURAL DESIGN, SUBGRADE REVISIONS, AND/OR PRICING ADJUSTMENTS.
4. HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE OPERATED WITHIN 10 FEET OF MODULE EXTERIOR.
5. MINIMUM OF 0.50FT OF SOIL COVER REQUIRED FOR CONSTRUCTION EQUIPMENT OPERATION ON TOP OF SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND INSTALLING SUB-CONTRACTOR TO ENSURE THAT NO MODULES ARE DAMAGED DURING CONSTRUCTION.
6. UNLESS NOTED OTHERWISE, ALL PIPE SUPPLIED AND INSTALLED BY OTHERS.
7. CONTRACTOR MAY MODIFY AT RISK ANY OLDCASTLE PRODUCT(S) IN THE FIELD OR AFTER DELIVERY WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ANY PRODUCT MODIFICATIONS DO NOT INVALIDATE THE PRODUCT WARRANTY.
8. MODULE PLACEMENT FIELD TOLERANCES SHALL NOT EXCEED 3/4" BETWEEN ADJACENT MODULES. IF MODULE GAP EXCEEDS 3/4", CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS AND RESET MODULE(S) TO BRING WITHIN NOTED TOLERANCES.
9. CONTRACTOR IS RESPONSIBLE FOR PRODUCTS ONCE DELIVERED TO THE SITE. OLDCASTLE IS NOT RESPONSIBLE FOR OFFLOADING PRODUCTS, MAINTENANCE, AND INSTALLATION OF PRODUCTS ONCE THEY ARRIVE TO THE SITE.
10. CONTRACTOR SHALL INSTALL SYSTEM PER PROJECT WATERPROOFING AND SOILTIGHTNESS REQUIREMENTS. WATERPROOFING AND SOILTIGHTNESS INSTALLATION IS NOT BY OLDCASTLE AND OLDCASTLE WILL PROVIDE NO GUARANTEE FOR THIS COMPONENT OF SYSTEM INSTALLATION.
11. FIELD ADJUSTMENT TO FINAL RIM ELEVATION AT EACH ACCESS LOCATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



MODULE JOINT DETAIL

SCALE: 1/2" = 1'-0"

KEYWAYS MUST BE FREE OF DIRT, ROCKS, AND WATER. ROCKS AND DIRT PREVENT THE VAULT SECTIONS FROM SEATING AND SEALING PROPERLY. REMOVE ALL PROTECTIVE PAPER FROM RUBBER SEALANT MATERIAL. SPLICE RUBBER SEALANT MATERIAL WITH A "SIDE BY SIDE" JOINT, AWAY FROM CORNERS. CORNER SPLICING WILL NOT SEAL PROPERLY.



CORRECT - INSTALL RUBBER SEALANT MATERIAL AT THE OUTER EDGE OF THE KEYWAY. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

INCORRECT - DO NOT OVERLAP THE RUBBER SEALANT MATERIAL AT SPLICE

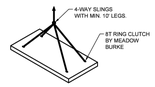
INCORRECT - DO NOT SPLICE RUBBER SEALANT MATERIAL AT A CORNER. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

BUTYL RUBBER SEALANT (CONSEAL CS-102 OR EQUAL) PLACEMENT DETAIL

NTS

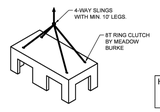
MAXIMUM EQUIPMENT OPERATING WEIGHT (OW) BY TRACK WIDTH				
TRACK WIDTH	12"	18"	24"	30"
MIN TRACK LENGTH	8'-0"	10'-0"	12'-0"	14'-0"
FILL DEPTH (FT)	OW (LBS)	OW (LBS)	OW (LBS)	OW (LBS)
0.5	35,000	45,000	52,500	54,500
1	35,000	45,000	56,000	60,500
2	35,000	45,000	56,000	64,000
3	76,000	78,500	83,500	88,000
4	94,000	100,000	106,000	113,000
5	100,000	116,000	132,000	149,000

NOTES:
- A. IF CONSTRUCTION EQUIPMENT EXCEEDS THE ABOVE OPERATING WEIGHT LIMITS REFER TO INSTALLATION NOTE 3
- B. FOR WHEELED CONSTRUCTION EQUIPMENT LIMITS REFER TO INSTALLATION NOTE 3.
- C. MINIMUM AXLE SPACING FOR ALL TRACK WIDTHS IS 6'-0".



LINK/GRADE/TOP SLAB LIFTING DETAIL

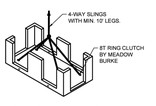
N.T.S.



TOP MODULE LIFTING DETAIL

N.T.S.

HEAVIEST PICK WEIGHT = 28,550 LBS



BOTTOM MODULE LIFTING DETAIL

N.T.S.

WEST TRINITY FLATS PH 2
NASHVILLE, TN

DATE:	9/3/26
PROJECT #:	26-177480
SALES ORDER:	1601
DRAWN:	LJM
CHECKED:	LJM
MFG:	LEBANON

REV	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-

STORMCAPTURE® DETENTION SYSTEM
SYSTEM ID: UGD 1A

CONCEPTUAL DRAWING

CUSTOMER: CATALYST DESIGN GROUP

SHEET
3 OF 3

UNDERGROUND DETENTION STRUCTURE 1A

NOT TO SCALE

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\dwg\Construction\20250284_C8.0_DET.dwg-C8.4 SITE DETAILS Sep 29, 2026 ianchez

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 823-7200 | WWW.CATALYSTDG.COM

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-635-6452

TAYLOR MCMEEKIN 2026 LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

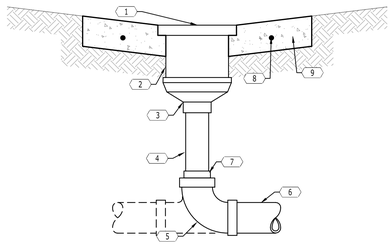
SITE DETAILS

PROJECT NUMBER
20250284

DRAWING NUMBER

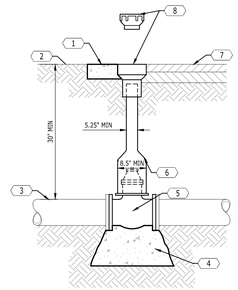
C8.4

KEYNOTES	
CODE	DESCRIPTION
1	NDS 1211 GRATE
2	NDS 1216 RISER BOX
3	NDS 1230 HUB ADAPTOR
4	6" PVC, LENGTH AS REQ'D
5	8" PVC ELL OR TEE
6	8" PVC STORM PIPE
7	8" X 6" PVC REDUCER. MAY BE OMITTED IF REDUCING TEE IS USED.
8	No. 4 BAR, CONT.
9	4" THICK CONCRETE COLLAR

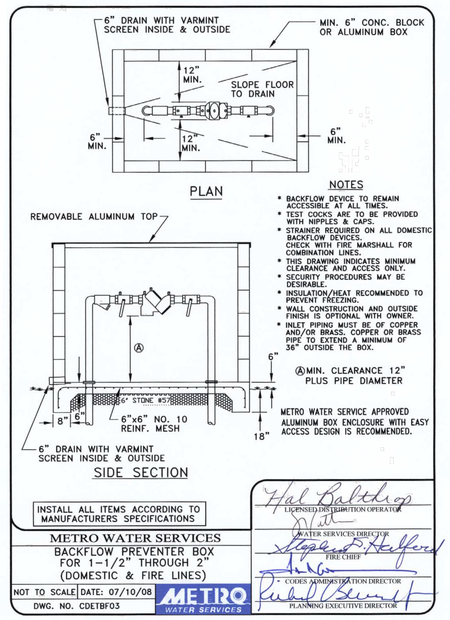


7 **12" NDS DRAIN INLET**
NOT TO SCALE

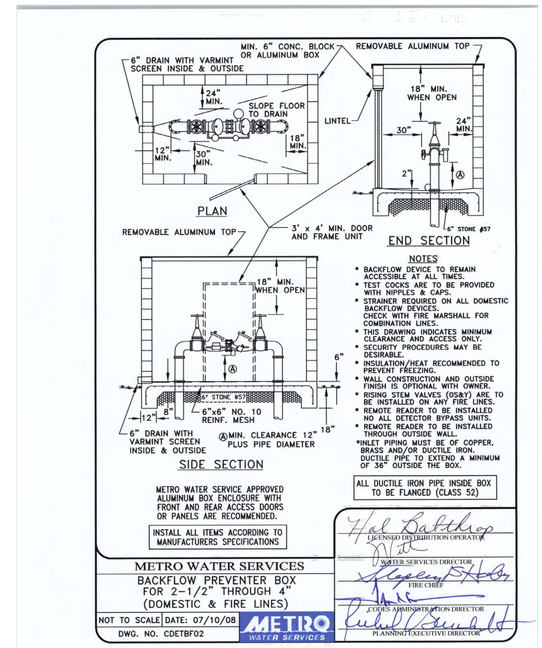
KEYNOTES	
CODE	DESCRIPTION
1	24" SQUARE X 4" THICK CONCRETE COLLAR (TURF CONDITION ONLY)
2	FINISHED GRADE TURF CONDITION
3	WATER MAIN. SEE PLANS FOR SIZE.
4	CONCRETE THRUST BLOCK
5	VALVE. SEE SPECIFICATIONS FOR SIZE AND TYPE.
6	ADJUSTABLE CAST IRON VALVE BOX
7	FINISHED GRADE PAVED CONDITION
8	VALVE BOX AND COVER, JOHN BOUCHARD No. 461-1M 562-S OR APPROVED EQUIVALENT.



5 **GATE VALVE AND BOX**
NOT TO SCALE

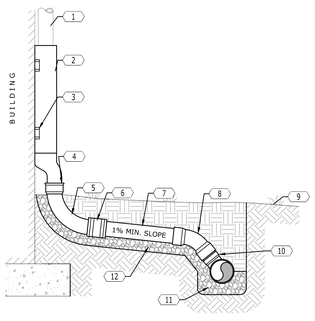


3 **2" BACKFLOW PREVENTER**
NOT TO SCALE



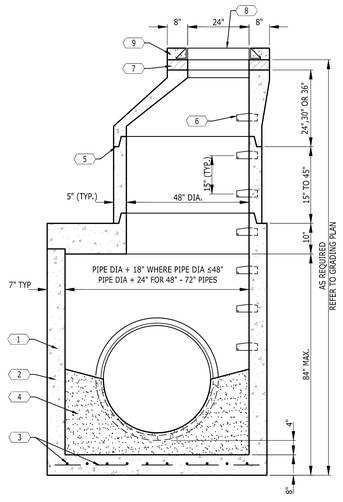
1 **4" BACKFLOW PREVENTER**
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	DOWNSPOUT
2	CAST IRON DOWNSPOUT SHOE NEENAH R-4929-O12 OR APPROVED EQUAL, WITH ADAPTER IF REQUIRED.
3	BOLT DOWNSPOUT SHOE TO BUILDING
4	MAKE JOINT WITH OAKUM AND HOT LEAD. CONCRETE WILL NOT BE ALLOWED.
5	6" CAST IRON BEND
6	6" NEOPRENE COMPRESSION CONNECTOR
7	6" PVC ROOF LEADER
8	6" PVC 1/8 BEND
9	FINISH GRADE
10	SANITARY WYE IN EXIST. STORM LINE
11	CAREFULLY AND THOROUGHLY COMPACT PIPE BEDDING UNDER FITTING
12	PIPE BEDDING

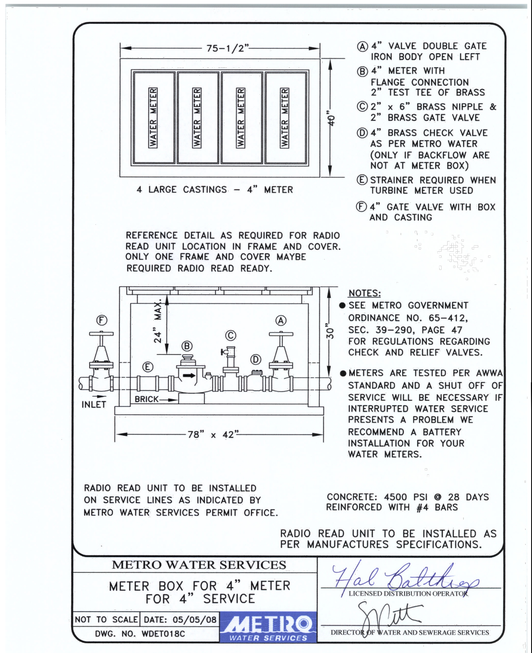


8 **BUILDING DOWNSPOUT CONNECTION**
NOT TO SCALE

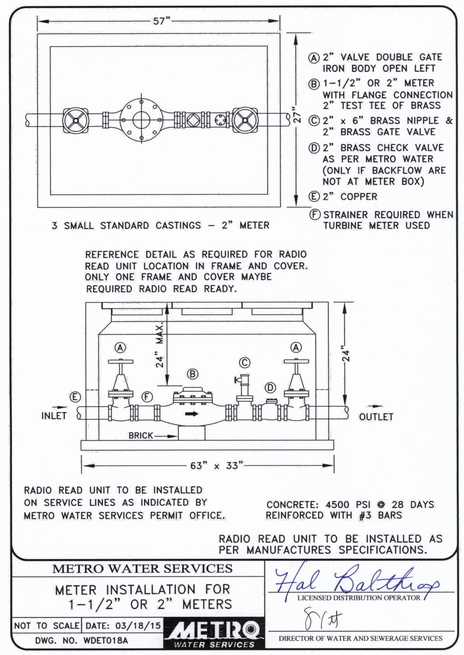
KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE MANHOLE; CONCRETE SHALL DEVELOP A COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS CURE
2	REINFORCING STEEL; SHALL CONFORM TO THE SPECIFICATIONS CONTAINED IN ASTM C478
3	REINFORCING STEEL; NO. 4 BARS, 8" O.C. EACH WAY
4	GROUT INVERT TO PIPE MID-LINE
5	SEALANT; PROVIDE IN ALL JOINTS
6	STEPS; 12" WIDE; CAST IRON OR POLYPROPYLENE (TYP.)
7	GRADE RINGS; AS REQUIRED
8	MANHOLE FRAME AND COVER; _____ NO. ____
9	GROUT FRAME IN PLACE



6 **STORM JUNCTION MANHOLE**
NOT TO SCALE



4 **4" WATER METER**
NOT TO SCALE



2 **2" WATER METER**
NOT TO SCALE

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NASHVILLE, TN 37212
615-636-6452

TAYLOR MCMEANS 2026 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

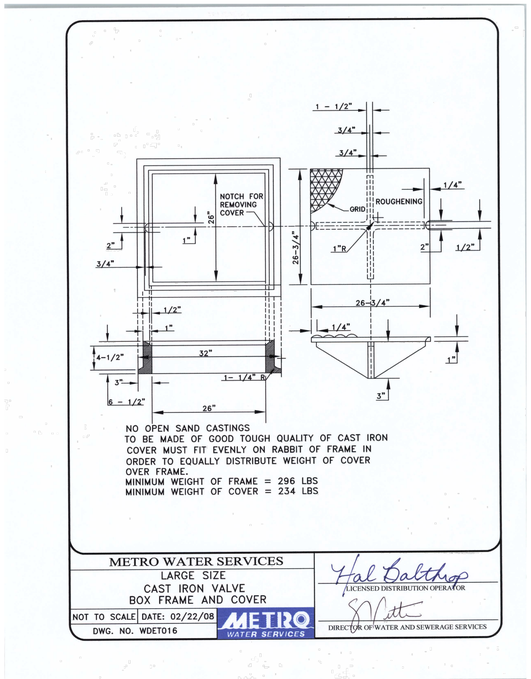
NO.	DATE	DESCRIPTION

DRAWING TITLE
SITE DETAILS

PROJECT NUMBER
20250284

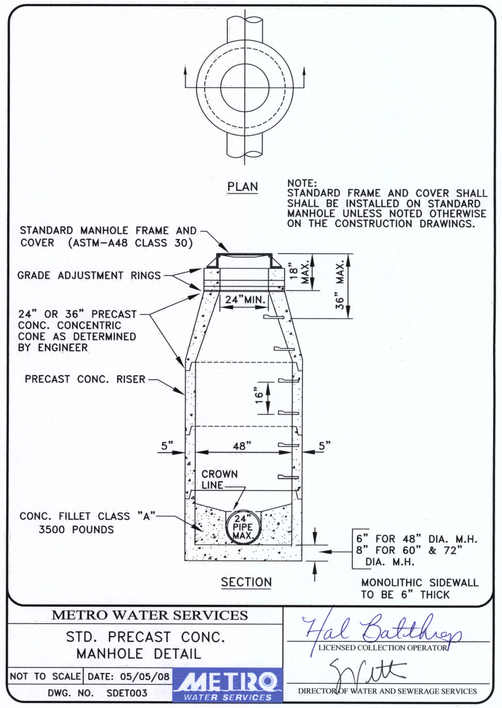
DRAWING NUMBER
C8.5

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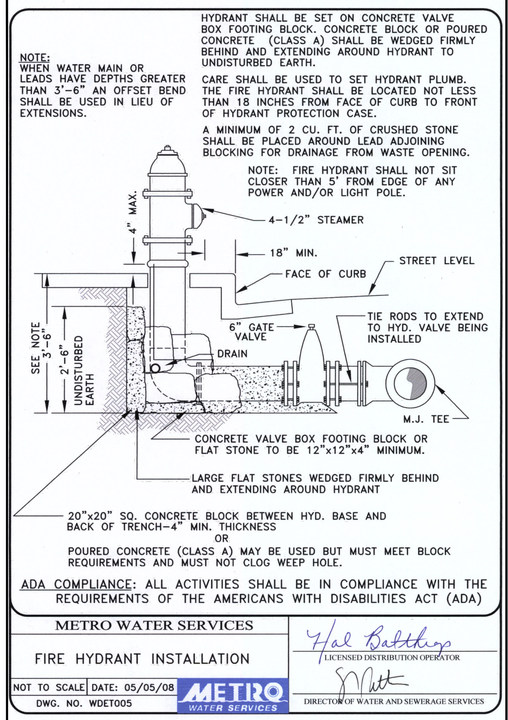
LARGE VALVE BOX FRAME AND COVER

NOT TO SCALE



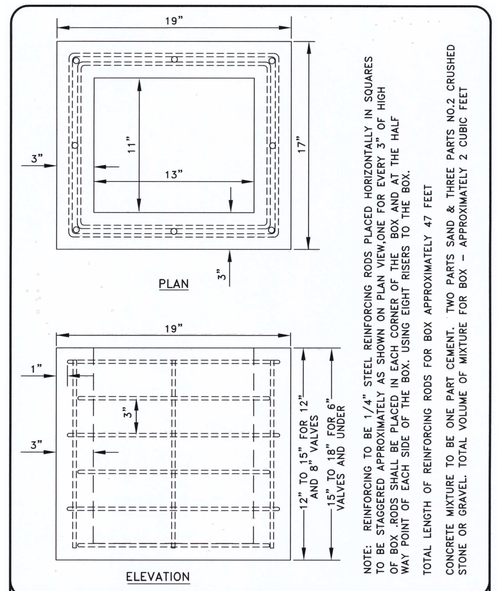
4 **STANDARD PRECAST CONCRETE MANHOLE**

NOT TO SCALE



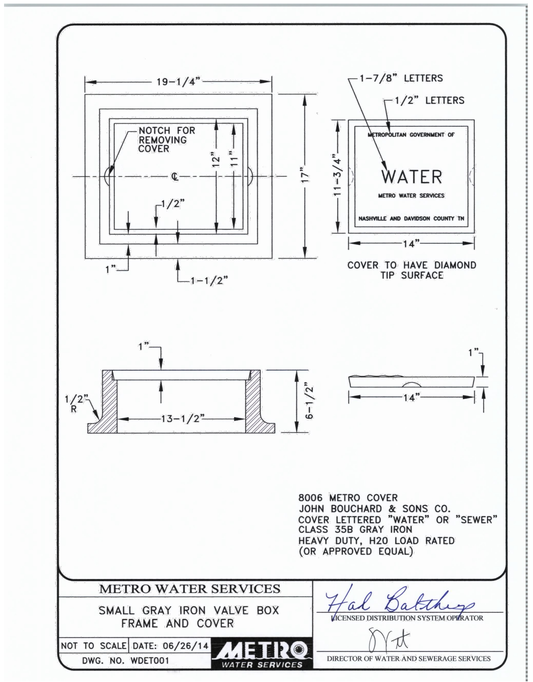
3 **FIRE HYDRANT ASSEMBLY**

NOT TO SCALE



2 **CONCRETE VALVE BOX**

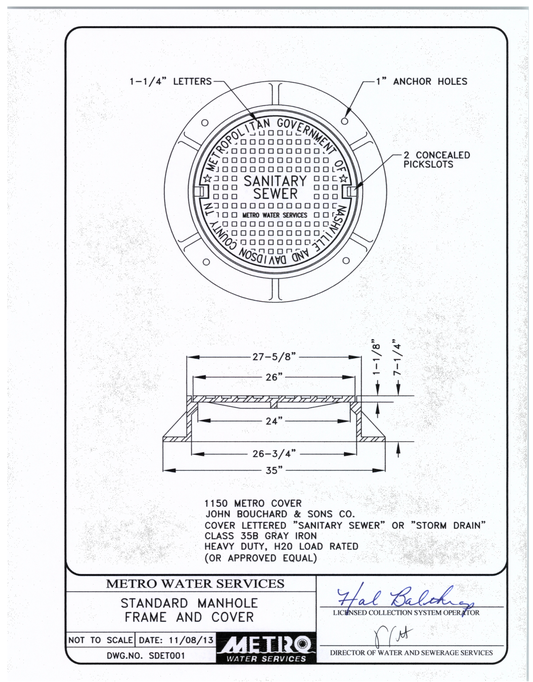
NOT TO SCALE



SMALL VALVE BOX FRAME AND COVER

NOT TO SCALE

6



STANDARD MANHOLE FRAME AND COVER

NOT TO SCALE

5

Emerson
Installation Guide

Bike Rack

Date: January 31, 2020
www.landscapeforms.com Ph: 800.521.2546

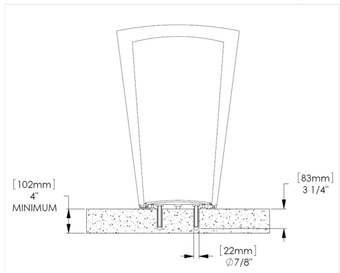


Fig. 3. – Hole size for embedded bike rack

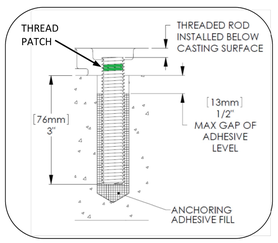


Fig. 4. – Install threaded rod

INSTALLATION PROCEDURE:

***WARNING!* Unit must be anchored.**

1. Set bike rack in position. Using 3/16" hex key, adjust leveling glides until unit is plumb.
2. Mark hole locations. See Fig. 1 for recommended spacing.
3. Move bike rack and drill holes. Clear debris from holes.

FOR EMBEDDED MOUNT:

1. Thread anchor rods with thread patch into bike rack as shown in Fig. 4.
2. Fill holes with adhesive to level shown in Fig. 4.
3. Set unit in place and wipe away excess adhesive.
4. After adhesive has fully cured to manufacturer's recommendation, turn all four leveling glides equally until tight to remove any excess movement of the bike rack.

FOR SURFACE MOUNT:

1. Set unit in place and install anchor bolts (not supplied by Landscape Forms) according to anchor manufacturer's instructions.
2. Turn all four leveling glides equally until tight to remove any excess movement of the bike rack.

FOR COVER PLATE INSTALLATION:

1. Install cover plate by inserting tab end into casting frame.
2. Using 1/8" hex key, install 1/4-20 set screw in opposite end of cover plate, through the casting frame.
3. Tighten set screw until cover plate is secure. **Warning!** Do not over tighten the set screw, which can cause the cover plate to deform.

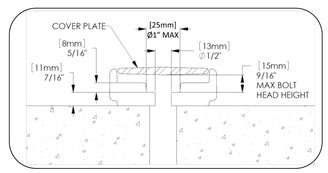


Fig. 5. – Anchor hole clearance for surface mount

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Page 2 of 2

1 **BIKE RACK**

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TAYLOR MCCLEARY 2-12-2026 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

SITE DETAILS

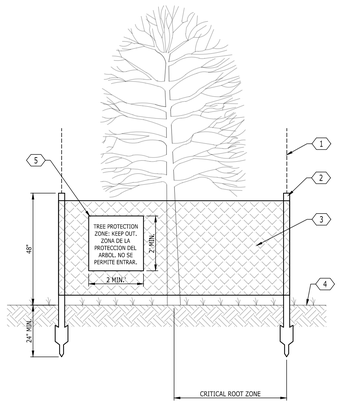
PROJECT NUMBER
20250284

DRAWING NUMBER

C8.6

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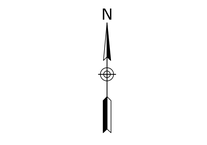
KEYNOTES	
CODE	DESCRIPTION
1	CRITICAL ROOT ZONE; DETERMINED BY MEASURING ONE FOOT PER INCH OF DBH (MIN. 10' DISTANCE FOR DBH <10 IN.)
2	METAL FENCE POST (TYP); SPACED NO MORE THAN 10' BETWEEN POSTS
3	4' HIGH CHAIN LINK FENCE. INSTALL FENCE AT THE CRITICAL ROOT ZONE OF TREES TO BE PRESERVED. FENCE SHALL BE REMOVED AT THE END OF THE CONSTRUCTION PERIOD.
4	EXISTING GROUND
5	2'X2' TREE PROTECTION ZONE SIGN; MADE OF RECYCLABLE MATERIAL AND INSTALLED ON TREE PROTECTION FENCE, VISIBLE ON ALL SIDES OF THE FENCED-IN AREA; LOCATED EVERY 100 LINEAR FEET MINIMUM ALONG FENCE
NOTE: NO STORAGE OF MATERIALS SHALL BE ALLOWED WITHIN OR AGAINST THE TREE PROTECTION FENCING.	



TREE PROTECTION

NOT TO SCALE

TREE PRESERVATION KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	TREE CANOPY TO BE REMOVED	-
L2	TREE CANOPY TO REMAIN	-
L3	TREE PROTECTION FENCE	L1.1



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615-636-6452



FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

OVERALL TREE PROTECTION PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
L1.0

P:\2025\20250284_Trinity Flats Phase 2 Multifamily\Dwg\Construction\20250284_L1.0_TP.dwg-L1.0 OVERALL TREE PROTECTION PLAN Sep 29, 2026 sanchez

TREES TO REMAIN		
NAME	SPECIES	DBH
4	Red oak	10*
5	Elm	11
6	Hackberry	23
7	Cedar	6
8	Cedar	6
9	Cedar	14
10	Honey locust	9
11	Cedar	12
12	Cedar	12
56	Red oak	8
57	Red oak	7
58	Cedar	8
59	Hackberry	14
60	Cedar	7
61	Hackberry	10
62	Cedar	7
63	Cedar	7
64	Cedar	8
65	Cedar	7
66	Cedar	10
69	Cedar	11
70	Hackberry	18
71	Cedar	6*
72	Hackberry	8
73	Cedar	8
151	Cottonwood	13*
152	Black willow	7*
162	Honey locust	8*
166	Red oak	15
167	Red oak	16
168	Ash	7*
169	Ash	8*
170	Red oak	7
266	Elm	7
267	Hackberry	9
271	Walnut	14
272	Elm	9
273	White oak	6
411	Cedar	6
416	Cedar	8
417	Red oak	10*
418	Cedar	10
419	Cedar	7
420	Hackberry	8
421	Hackberry	8
422	Hackberry	6
423	White oak	10
424	White oak	8
425	Elm	6
426	Red oak	12
427	White oak	6
428	Hackberry	6
429	Hackberry	6
441	Hackberry	13
442	Hackberry	10
443	Hackberry	9
444	Elm	10
445	Osage orange	12
446	Hackberry	10
447	Osage orange	10
448	Walnut	20
449	Hackberry	9
450	Elm	20
451	Hackberry	10
452	Osage orange	6
453	Osage orange	7
454	Walnut	15*
455	Walnut	13
456	Red oak	13
457	Hackberry	10
458	Red oak	18
497	White oak	9
498	Hackberry	7
499	Red oak	12
500	Red oak	13
501	White oak	6
502	Red oak	13
503	Cedar	6
504	White oak	8
505	Hackberry	7
506	Hackberry	8
512	Red oak	16*
513	Red oak	13*
514	Hackberry	9
515	Hackberry	7
518	Hackberry	11
519	Walnut	11
520	Red oak	13
521	Elm	8
522	White oak	7
523	Hackberry	9
524	Osage orange	14
525	Elm	7
528	Cedar	11
529	Cedar	7
530	Hackberry	9*
533	Elm	13*
547	Osage orange	10
548	Persimmon	6
549	Walnut	26
550	Elm	6
551	Elm	12
552	Hackberry	8
553	Elm	10
554	White oak	7
555	Honey locust	13
556	Elm	7
557	Hackberry	8
560	Elm	14
561	White oak	8
562	Elm	10
563	White oak	11
564	Elm	10
565	Elm	6
566	Red oak	12
567	White oak	11
568	Hackberry	7
569	Red oak	8
570	White oak	7
571	Elm	9
572	Red oak	7
573	Osage orange	8
574	Ash	13
587	Elm	6
588	Elm	6
589	Elm	7
590	White oak	8
591	Elm	8
592	Hackberry	13
715	Elm	8
765	Elm	7*
766	Hackberry	7
767	White oak	9
768	Cedar	11
769	Cedar	9
770	Hackberry	7
771	Hackberry	12
772	Hackberry	10
773	Hackberry	10
786	Cedar	8
787	Elm	10
788	Elm	8
789	Elm	6

NOTE:
ALL TREES LABELED WITH AN * SHALL BE PRESERVED BUT NOT COUNT TOWARDS TDU CALCULATIONS

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PE ARCHITECT
09/29/2026

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
TREE INVENTORY

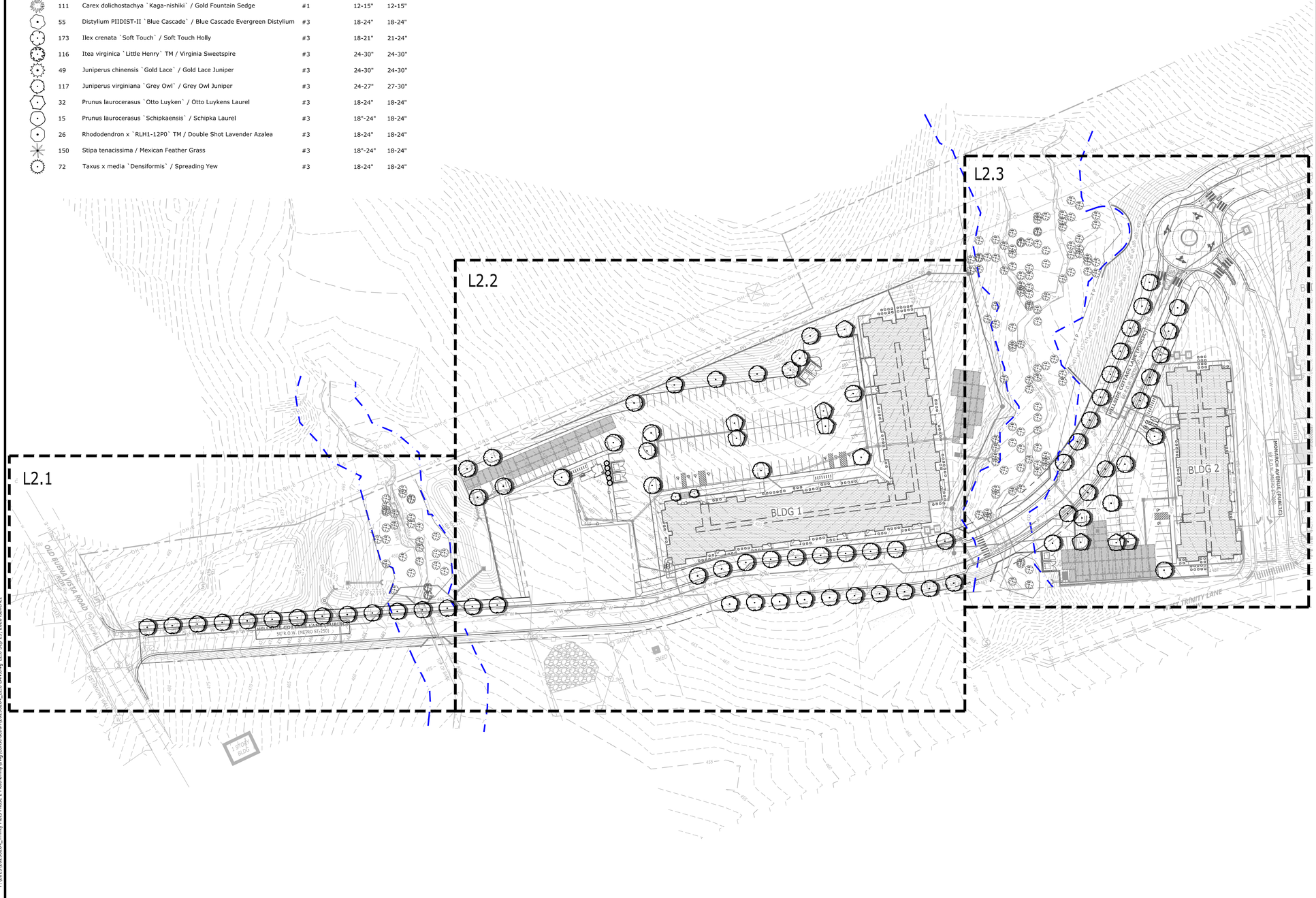
PROJECT NUMBER
20250284

DRAWING NUMBER
L1.1

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
CANOPY TREES						
	9	Quercus lyrata / Overcup Oak	B&B	2"	10-12`	4-5`
	5	Thuja occidentalis `Green Giant` / Green Giant Arborvitae	B&B	2"	6-8`	2-3`
	38	Ulmus parvifolia `Athena Classic` / Athena Elm	B&B	2"	10-12`	4-5`
	38	Zelkova serrata / Japanese Zelkova	B&B	2"	10-12`	4-5`
UNDERSTORY/COLUMNAR TREES						
	2	Cornus florida `Cherokee Chief` / Cherokee Chief Dogwood	B&B	2"	6-8`	4-5`
SHRUBS						
	67	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia	#3		18"-24"	18-24"
	82	Buxus x `Green Gem` / Green Gem Boxwood	#3		18-24"	18-24"
	87	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	#3		18"-24"	15-18"
	111	Carex dolichostachya `Kaga-nishiki` / Gold Fountain Sedge	#1		12-15"	12-15"
	55	Distylium PIIDIST-II `Blue Cascade` / Blue Cascade Evergreen Distylium	#3		18-24"	18-24"
	173	Ilex crenata `Soft Touch` / Soft Touch Holly	#3		18-21"	21-24"
	116	Itea virginica `Little Henry` TM / Virginia Sweetspire	#3		24-30"	24-30"
	49	Juniperus chinensis `Gold Lace` / Gold Lace Juniper	#3		24-30"	24-30"
	117	Juniperus virginiana `Grey Owl` / Grey Owl Juniper	#3		24-27"	27-30"
	32	Prunus laurocerasus `Otto Luyken` / Otto Luykens Laurel	#3		18-24"	18-24"
	15	Prunus laurocerasus `Schipkaensis` / Schipka Laurel	#3		18"-24"	18-24"
	26	Rhododendron x `RLH1-12P0` TM / Double Shot Lavender Azalea	#3		18-24"	18-24"
	150	Stipa tenacissima / Mexican Feather Grass	#3		18"-24"	18-24"
	72	Taxus x media `Densiformis` / Spreading Yew	#3		18-24"	18-24"



LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	4/L3.0
L2	IRRIGATION LIMITS	NOTES/L3.0
L3	AREA TO BE SEEDED	
L4	AREA TO BE SODDED	
L5	AREA TO BE 4"-6" RIVER ROCKS	

TREE DENSITY UNIT WORKSHEET

DATE	9/28/2026
MAP & PARCEL	07007019200, 07007006000, 07007006100, 07007006200, 07003000600
APPLICTION NUMBER	
PROJECT NAME	TRINITY FLATS PHASE 2 MULTIFAMILITY
ADDRESS	
ACREAGE	8.8200
BUILDING COVERAGE	1.0300
REQUIRED DENSITY	22.0000
TOTAL REQUIRED TDU	171.3800

RETAINED TREES

DBH	#	VALUE	TDU
6"	41.0000	1.8000	73.8000
8"	33.0000	2.4000	79.2000
10"	25.0000	3.0000	75.0000
12"	17.0000	3.6000	61.2000
14"	6.0000	4.2000	25.2000
16"	1.0000	4.8000	4.8000
18"	2.0000	5.4000	10.8000
20"	2.0000	6.0000	12.0000
22"	1.0000	6.6000	6.6000
26"	1.0000	9.1000	9.1000

REPLACEMENT TREES - LARGE & MEDIUM CANOPY TREES

DBH	#	VALUE	TDU
2"	90	0.5000	45.000000

REPLACEMENT TREES - COLUMNAR & UNDERSTORY TREES

DBH	#	VALUE	TDU
2"	2	0.2500	0.500000

TOTAL RETAINED TDU	357.7000
TOTAL REPLACED TDU	45.500000
TOTAL TDU PROVIDED	403.2000
TREE BANK PAYMENT	$0

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LA
09/29/2026

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE
OVERALL LANDSCAPE PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
L2.0

N

0' 25' 50' 100' 150'
DRAWING SCALE (1"=50')

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MATCHLINE L2.2

HILLSIDE COTTAGE LANE (PUBLIC)
66' R.O.W. (METRO ST-260)

TENNESSEE ELECTRIC POWER COMPANY EASEMENT R.B. 787, PG. 41

WEST TRINITY LANE
70' R.O.W.

MONARCH AVENUE (PUBLIC)
60' R.O.W. (METRO ST-260)

BLDG 2

TOP OF BANK

BLDG

LANDSCAPE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	4/L3.0
L2	IRRIGATION LIMITS	NOTES/L3.0
L3	AREA TO BE SEEDED	
L4	AREA TO BE SODDED	
L5	AREA TO BE 4"-6" RIVER ROCKS	

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
	CANOPY TREES
	Quercus lyrata / Overcup Oak
	Thuja occidentalis 'Green Giant' / Green Giant Arborvitae
	Ulmus parvifolia 'Athena Classic' / Athena Elm
	Zelkova serrata / Japanese Zelkova
	UNDERSTORY/COLUMNAR TREES
	Cornus florida 'Cherokee Chief' / Cherokee Chief Dogwood
	SHRUBS
	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia
	Buxus x 'Green Gem' / Green Gem Boxwood
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Cana ghiichiotachyrha 'Hagamichi' / Gold Fountain Sedge
	Distylium PIIDIS1101 'Red Cascade' / Red Cascade Evergreen Distylium
	Ilex cornuta 'Soft Touch' / Soft Touch Holly
	Itea virginica 'Little Henry' TM / Virginia Sweetspire
	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper
	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper
	Prunus laurocerasus 'Otto Luyken' / Otto Luyckens Laurel
	Prunus laurocerasus 'Schipkaensis' / Schipka Laurel
	Rhododendron x 'Ruth Lyon' TM / Double Shot Lavender Azalea
	Stipa tenuissima / Mexican Feather Grass
	Taxus x media 'Densiformis' / Spreading Yew

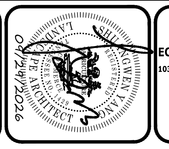
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DRAWING SCALE (1"=20')

N

FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



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Catalyst DESIGN GROUP
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NO.	DATE	DESCRIPTION

DRAWING TITLE
DETAILED LANDSCAPE PLAN

PROJECT NUMBER
20250284

DRAWING NUMBER
L2.3

MATCHLINE L2.1

MATCHLINE L2.3

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
CANOPY TREES	
	Quercus frutata / Overcup Oak
	Thuja occidentalis `Green Giant` / Green Giant Arborvitae
	Ulmus parvifolia `Athena Classic` / Athena Elm
ORNAMENTAL/UNDERSTORY TREES	
	Zelkova serrata / Japanese Zelkova
	Cornus florida `Cherokee Chief` / Cherokee Chief Dogwood
SHRUBS	
	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia
	Buxus x `Green Gem` / Green Gem Boxwood
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass
	Daphne PIIDD3I-II `Blue Cascade` / Blue Cascade Evergreen Daphne
	Ilex crenata `Soft Touch` / Soft Touch Holly
	Itea virginica `Little Henry` TM / Virginia Sweetspire
	Juniperus chinensis `Gold Lace` / Gold Lace Juniper
	Juniperus virginiana `Grey Owl` / Grey Owl Juniper
	Prunus laurocerasus `Otto Luyken` / Otto Luyken Laurel
	Prunus laurocerasus `Schipkaensis` / Schipka Laurel
	Rhododendron x `RUH1-1290` TM / Double Shot Lavender Azalea
	Stipa tenuissima / Mexican Feather Grass
	Taxus x media `Densiformis` / Spreading Yew

LANDSCAPE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
1.1	PLANTING BED LIMITS	4/L3.0
1.2	IRRIGATION LIMITS	NOTES/L3.0
1.3	AREA TO BE SEEDED	
1.4	AREA TO BE SODDED	
1.5	AREA TO BE 4"-6" RIVER ROCKS	

N

0 10' 20' 40' 60'
DRAWING SCALE (1"=20')

DRAWING TITLE
DETAILED LANDSCAPE PLAN

PROJECT NUMBER 20250284
DRAWING NUMBER L2.2

NO.	DATE	DESCRIPTION

FINAL SP

TRINITY FLATS - PHASE 2

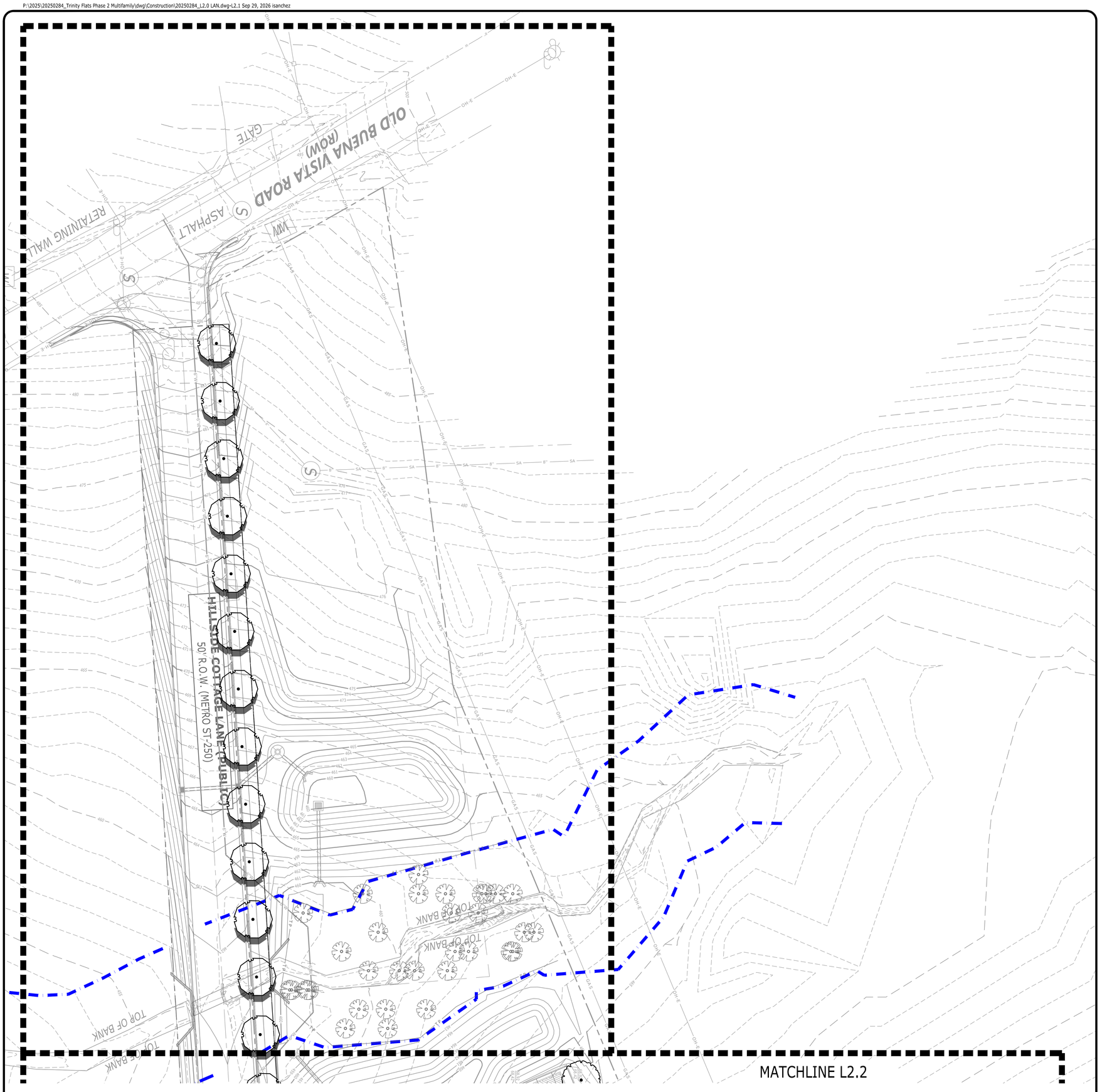
0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

LICENSED LANDSCAPE ARCHITECT
GWEN E. LANE
0 / 29 / 2026

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
CANOPY TREES	
	Quercus lyrata / Overcup Oak
	Thuja occidentalis `Green Giant` / Green Giant Arborvitae
	Ulmus parvifolia `Athena Classic` / Athena Elm
	Zelkova serrata / Japanese Zelkova
UNDERSTORY/ORNAMENTAL TREES	
	Cornus florida `Cherokee Chief` / Cherokee Chief Dogwood
SHRUBS	
	Abelia x grandiflora `Kaleidoscope` / Kaleidoscope Abelia
	Buxus x `Green Gem` / Green Gem Boxwood
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass
	Carex oshimoensis'Ice Fountain' / Gold Fountain Sedge
	Distylium PIIDIST31 `Blue Cascade` / Blue Cascade Evergreen Distylium
	Ilex cornuta `Soft Touch` / Soft Touch Holly
	Ilex virginica `Little Henry` `TM` / Virginia Sweetspire
	Juniperus chinensis `Gold Lace` / Gold Lace Juniper
	Juniperus virginiana `Grey Owl` / Grey Owl Juniper
	Prunus laurocerasus `Otto Luyken` / Otto Luyken Laurel
	Prunus laurocerasus `Schipkaensis` / Schipka Laurel
	Rhododendron x `RutriJ2P5` TM / Double Shot Lavender Azalea
	Stipa tenacissima / Mexican Feather Grass
	Taxus x media `Densiformis` / Spreading Yew

LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	4/L3.0
L2	IRRIGATION LIMITS	NOTES/L3.0
L3	AREA TO BE SEEDED	
L4	AREA TO BE SODDED	
L5	AREA TO BE 4"-6" RIVER ROCKS	

0 10' 20' 40' 60'
DRAWING SCALE (1"=20')

N

DRAWING TITLE	PROJECT NUMBER	DRAWING NUMBER
DETAILED LANDSCAPE PLAN	20250284	L2.1

NO.	DATE	DESCRIPTION

FINAL SP

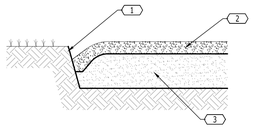
TRINITY FLATS - PHASE 2

0 DAY ST
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ECG TRINITY FLATS, LP
1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

KEYNOTES	
CODE	DESCRIPTION
1	EDGE OF LAWN OR PAVEMENT. REFER TO GRADING PLANS FOR FINISH GRADE ELEVATION.
2	3" DEEP MULCH LAYER
3	BACKFILL WITH SOIL MIXTURE: 1 PART COMPOSTED GARDEN SOIL 1 PART SAND 2 PARTS NATIVE TOPSOIL



4 **SPADED BED EDGE**

NOT TO SCALE

PLANTING NOTES

1. BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY SURVEY COMPANY DATED SURVEY DATE. 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.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL PLANTING BEDS TO RECEIVE "CHANCELLOR" HARDWOOD MULCH. MULCH TO BE INSTALLED TO 3" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS
7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
9. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
10. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
11. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
13. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
14. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
15. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
16. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
17. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
18. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
19. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
20. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
21. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
22. PLANTS IDENTIFIED IN ALTERNATE AREAS ARE TO BE BID SEPARATELY.
23. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA: (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT. IF AZALEAS, RHODODENDRONS OR PIERIS ARE USED, ADD 1 3 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
24. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

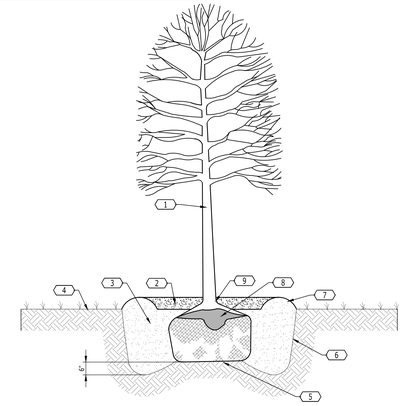
IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE TORO VISION II MODEL OR APPROVED EQUAL.
4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.
5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
7. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL ST-103/PT-ST SNAP-TITE CONNECTIONS.
8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
9. ALL VALVES SHALL BE LOCATED IN AMATEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.

KEYNOTES	
CODE	DESCRIPTION
1	CLEAN TRUNK TO HEIGHT SPECIFIED
2	3" DEEP LAYER OF MULCH
3	BACKFILL WITH EXISTING SOIL PER METRO REQUIREMENTS.
4	FINISH GRADE
5	SET ROOT BALL ON UNDISTURBED SOIL AT BOTTOM OF PIT.
6	SLOPE AND SCARIFY SIDES OF PIT
7	FORM RAISED SOIL RING WITH TOPSOIL (MINIMUM 3" HIGH, CONTINUOUS AROUND TREE).
8	FOLD DOWN OR CUT AND REMOVE TOP THIRD OF BURLAP. IF NON-BIODEGRADABLE WRAP IS USED, REMOVE COMPLETELY. REMOVE WIRE BASKET COMPLETELY.
9	CROWN OF ROOT BALL SHALL INSTALLED 2"-4" ABOVE FINISHED GRADE ELEVATION.

NOTES:

1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. TREE SHALL BE STOOD PLUMB.
4. REMOVE ALL TAGS, ROPE, TRUNK WRAP AND CONTAINERS.

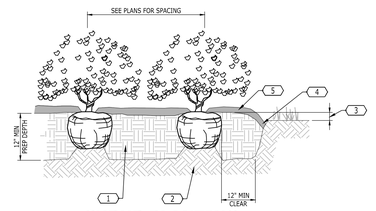


1 **TREE PLANTING METRO NASHVILLE**

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	PLANTING MIX AS SPECIFIED
2	UNDISTURBED SUBGRADE. PROVIDE SUBGRADE PEDESTAL FOR EACH SHRUB INSTALLED, TO AVOID SETTLEMENT.
3	TOP OF ROOT BALL TO BE 1"-2" HIGHER THAN THE ADJACENT GRADE
4	"V" TRENCH AROUND PLANTING BED
5	3" HARDWOOD MULCH LAYER. CLEAR MULCH FROM WOODY SHRUB STEMS TO PREVENT FUNGAL GROWTH AND DECAY.

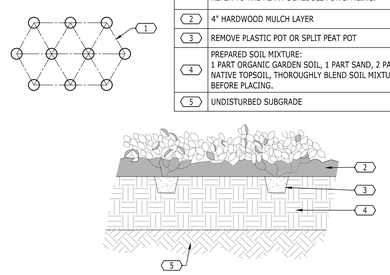
NOTES
1. TAMP PLANTING MIX AS PIT IS FILLED AROUND EACH PLANT BALL. 2. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER PLANTING. 3. SCARIFY THE ROOT BALL IF ROOT-BOUND IN ITS CONTAINER. 4. WHERE SHRUBS APPEAR IN BED AREAS, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED EDGE AS INDICATED ON THE PLANS. 5. DO NOT PRUNE BEFORE ACCEPTANCE. 6. REMOVE BURLAP FROM TOP THIRD OF ROOT BALL OR CAREFULLY REMOVE THE PLASTIC CONTAINER, IF ONE IS USED. 7. BACKFILL WITH SOIL MIXTURE AS FOLLOWS: 1 PART COMPOSTED GARDEN SOIL; 1 PART SAND AND 2 PARTS NATIVE TOPSOIL.



2 **SHRUB PLANTING**

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	ALL GROUNDCOVER BEDS SHALL BE PLANTED USING TRIANGULAR SPACING, UNLESS SHOWN OTHERWISE. REFER TO THE PLANT SCHEDULE FOR SPACING.
2	4" HARDWOOD MULCH LAYER
3	REMOVE PLASTIC POT OR SPLIT PEAT POT
4	PREPARED SOIL MIXTURE: 1 PART ORGANIC GARDEN SOIL, 1 PART SAND, 2 PARTS NATIVE TOPSOIL, THOROUGHLY BLEND SOIL MIXTURE BEFORE PLACING.
5	UNDISTURBED SUBGRADE



3 **GROUNDCOVER PLANTING**

NOT TO SCALE

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 522-7200 | WWW.CATALYSTDG.COM

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1030 16TH AVE. SOUTH, SUITE 500
NASHVILLE, TN 37212
615-636-6452



FINAL SP

TRINITY FLATS - PHASE 2

0 DAY ST

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NO.	DATE	DESCRIPTION

DRAWING TITLE

LANDSCAPE DETAILS

PROJECT NUMBER
20250284

DRAWING NUMBER

L3.0

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4 A201-1 **BLDG 1 - NORTH ELEVATION**
1/16" = 1'-0"



3 A201-1 **BLDG 1 - EAST ELEVATION**
1/16" = 1'-0"



2 A201-1 **BLDG 1 - SOUTH ELEVATION**
1/16" = 1'-0"



1 A201-1 **BLDG 1 - WEST ELEVATION**
1/16" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVS.

A. *REFER TO EXTERIOR MATERIAL SCHEDULE FOR DESCRIPTION OF EXTERIOR FINISHES.*

B. *REFER TO SECTIONS AND DETAILS FOR EXTERIOR WALL ASSEMBLY INFORMATION.*

C. *PROVIDE ALL MANUFACTURERS' STANDARD TRIM AND CLOSURE PIECES TO COMPLETE THE SIDING SYSTEMS.*

D. *CONTRACTOR TO FOLLOW ALL MANUFACTURERS' STANDARD INSTALLATION INSTRUCTIONS, INCLUDING BUT NOT LIMITED TO THE USE OF EXPANSION JOINTS, FLASHING, AND SEALANTS. SHOULD ANY OF THESE INSTRUCTIONS CONFLICT WITH THE INFORMATION SHOWN IN THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR VERIFICATION.*

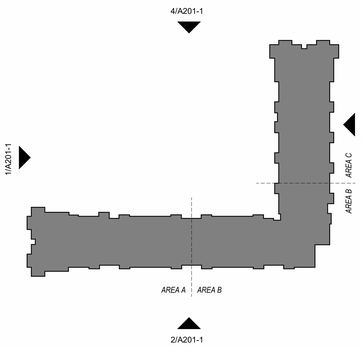
E. *MATERIAL COLORS AND TEXTURES SHOWN FOR REFERENCE ONLY. ACTUAL MATERIALS MAY VARY IN COLOR, TEXTURE, AND APPEARANCE THAN THE DIGITAL PRESENTATIONS INCLUDED WITHIN THIS DRAWING SET.*

F. *ALL FIBER CEMENT TRIM TO BE PAINTED OR PRE-FINISHED PER FINISH SCHEDULE.*

G. *WALL RETURN FINISH MATERIALS TO MATCH FRONT ELEVATION FINISH MATERIALS.*

H. *COORDINATE ALL MECHANICAL LOUVER PENETRATIONS WITH WINDOW AND DOOR OPENINGS. MECHANICAL LOUVERS SHALL BE A MINIMUM OF 3'-0" FROM ANY WINDOW OR DOOR OPENING.*

KEY PLAN



TEN30

ELMINGTON

ARCHITECT
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1030 16th Avenue South
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MEP / FP
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Franklin, TN 37064
(615) 567-7604

SEAL

NOT FOR CONSTRUCTION

PROJECT REVISIONS

ISSUED:	10/06/2026
REVISED:	

#	DATE	DESCRIPTION

TRINITY PH2
Affordable Multi-Family

ADDRESS:	# Hillside Cottage Lane Nashville, TN 37207
PROJECT NO:	05/07/2026
SHEET SIZE:	30" x 42"

BLDG 1 - ELEVATIONS

A201-1

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GENERAL NOTES - EXTERIOR ELEVS.

A. *REFER TO EXTERIOR MATERIAL SCHEDULE FOR DESCRIPTION OF EXTERIOR FINISHES.*

B. *REFER TO SECTIONS AND DETAILS FOR EXTERIOR WALL ASSEMBLY INFORMATION.*

C. *PROVIDE ALL MANUFACTURERS' STANDARD TRIM AND CLOSURE PIECES TO COMPLETE THE SIDING SYSTEMS.*

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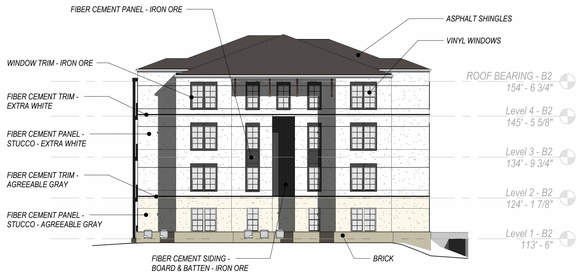
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G. *WALL RETURN FINISH MATERIALS TO MATCH FRONT ELEVATION FINISH MATERIALS.*

H. *COORDINATE ALL MECHANICAL LOUVER PENETRATIONS WITH WINDOW AND DOOR OPENINGS. MECHANICAL LOUVERS SHALL BE A MINIMUM OF 3'-0" FROM ANY WINDOW OR DOOR OPENING.*



4 A201-2 *BLDG 2 - EAST ELEVATION*
1/16" = 1'-0"



3 A201-2 *BLDG 2 - NORTH ELEVATION*
1/16" = 1'-0"

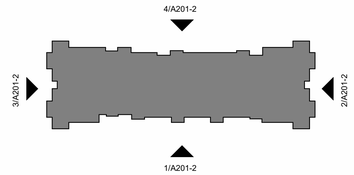


2 A201-2 *BLDG 2 - SOUTH ELEVATION*
1/16" = 1'-0"



1 A201-2 *BLDG 2 - WEST ELEVATION*
1/16" = 1'-0"

KEY PLAN



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MEP / FP
Genesis Engineering Group
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SEAL

NOT FOR CONSTRUCTION

PROJECT REVISIONS

ISSUED:	10/06/2026
REVISED:	

#	DATE	DESCRIPTION

TRINITY PH2
Affordable Multi-Family

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PROJECT NO:	05/07/2026
SHEET SIZE:	30" x 42"

BLDG 2 - ELEVATIONS

A201-2

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