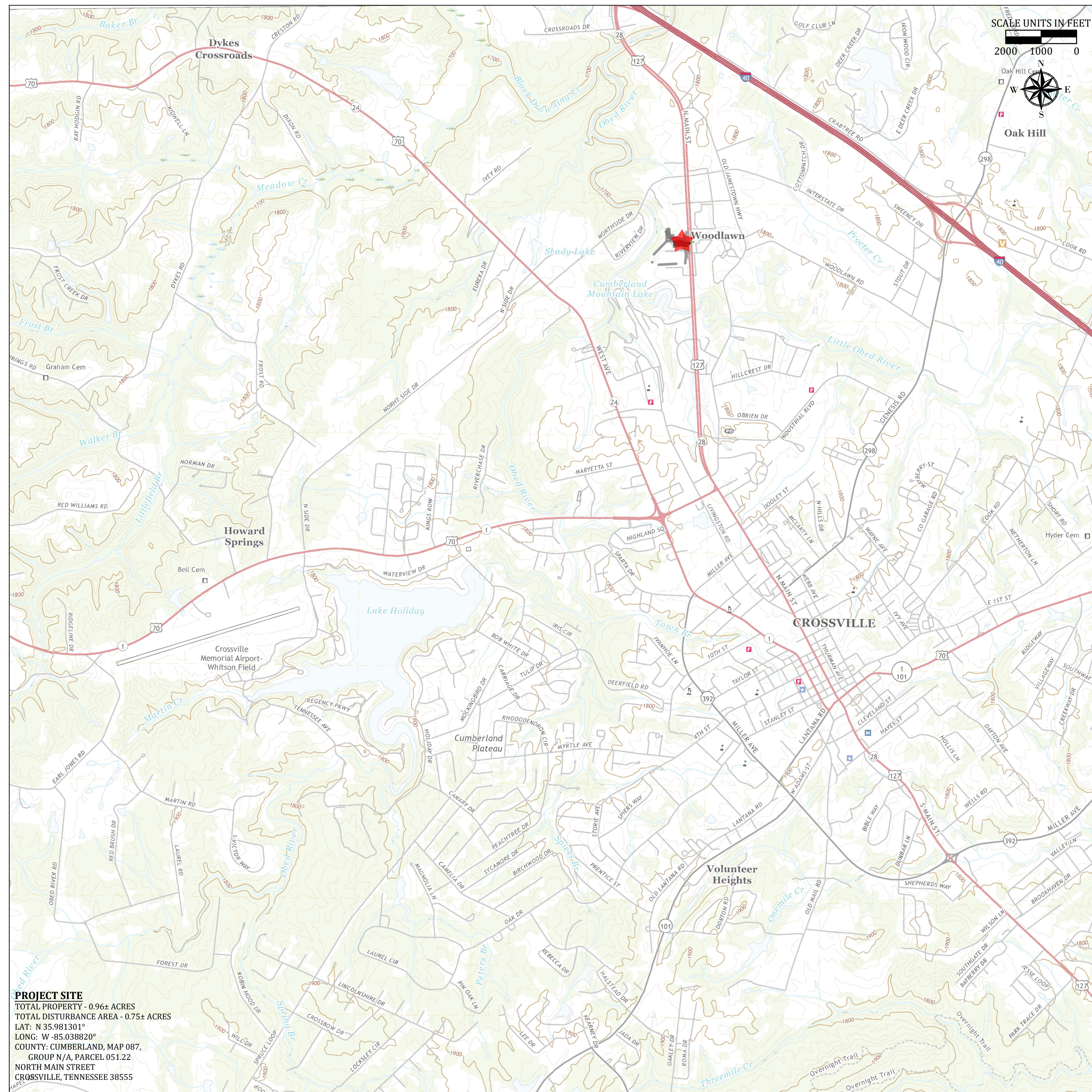


# PROPOSED BUILDING SITE PLASMA CENTER, CROSSVILLE

## OFF U.S. HIGHWAY 127 CROSSVILLE, TENNESSEE

FOR: TFMS PC7 LLC  
767 5th AVENUE, 15th FLOOR  
NEW YORK, NY 10153



**PROJECT SITE**  
TOTAL PROPERTY - 0.96± ACRES  
TOTAL DISTURBANCE AREA - 0.75± ACRES  
LAT: N 35.981301°  
LONG: W 85.038820°  
COUNTY: CUMBERLAND, MAP 087,  
GROUP N/A, PARCEL 051.22  
NORTH MAIN STREET  
CROSSVILLE, TENNESSEE 38555

PROJECT LOCATION MAP:  
USGS 7.5-MINUTE SERIES TOPOGRAPHIC QUADRANGLE - CROSSVILLE TENNESSEE - CUMBERLAND COUNTY

**ECE SERVICES PROJECT # 22402**  
INDEX OF DRAWING SHEETS

**SHEET TITLE**

- TITLE
- EXISTING SITE PLAN
- PROPOSED SITE GRADING PLAN
- PROPOSED SITE UTILITY PLAN
- PROPOSED SITE EROSION PLAN
- SITE DETAILS I
- SITE DETAILS II

**SHEET #**

- G-001
- C-101
- C-201
- C-202
- C-203
- C-501
- C-502

**WATER SYSTEM:**

CITY OF CROSSVILLE  
392 NORTH MAIN STREET  
CROSSVILLE, TN  
931.484.5114

**SANITARY SEWER SYSTEM:**

CITY OF CROSSVILLE  
392 NORTH MAIN STREET  
CROSSVILLE, TN 38555  
931.484.5114

**NATURAL GAS SYSTEM:**

MIDDLE TENNESSEE NATURAL GAS  
P.O. BOX 3829  
CROSSVILLE, TN 38557  
931.484.2067

**PROJECT LOCATION UTILITY OWNERS:**

**ELECTRIC SYSTEM:**

VOLUNTER ELECTRIC COOPERATIVE  
235 OBRLEN DRIVE  
CROSSVILLE, TN 38555  
931.484.3527

**SCOPE:**  
DEVELOPMENT OF AN EXISTING SITE TO A NEW BUILDING WITH PARKING AND UTILITIES.

### ENVIRONMENTAL & CIVIL ENGINEERING SERVICES

CROSSVILLE | MOUNT JULIET  
702 Old Jamestown Hwy  
Crossville, TN 38555

Crossville | 931.484.9321  
Mount Juliet | 615.863.3237

[www.ece-engineering.com](http://www.ece-engineering.com)



SHEET REFERENCE  
NUMBER:  
G-001  
SHEET 1 OF 7

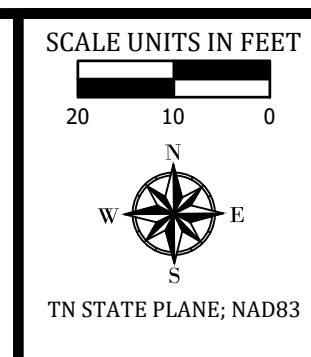
ENGINEERING ♦ GEOTECHNICAL ♦ ENVIRONMENTAL

	PROPERTY LINE		EXISTING PAVEMENT
	ADJOINING PROPERTY LINE		WETLAND AREA 0.00± ACRES WITH STREAM LENGTH OF 0 LF
	EXISTING CONTOURS		EXISTING FLOW
	EXISTING TRIBUTARY		PROPOSED FLOW
	30-R RIPARIAN BUFFER		EXISTING LOW PRESSURE SANITARY SEWER LINE
	EXISTING GUARDRAIL		EXISTING WATERLINE
	PROPOSED LIMIT OF DISTURBANCE		EXISTING OVERHEAD ELECTRIC LINE
			EXISTING NATURAL GAS LINE

**SITE PLAN NOTES:**

- CONTOURS ARE SHOWN FROM A TOPOGRAPHIC SURVEY FILE PROVIDED BY BA LAND PROFESSIONALS AND PERFORMED ON FEBRUARY 8, 2022 UTILIZING A SP80 RECEIVER. THE RECEIVER WAS CONNECTED TO THE TDOT CORS NETWORK SYSTEM FOR STATE PLAN.
- EXISTING SITE ITEMS WERE IDENTIFIED AND COLLECTED DURING THE FIELD SURVEY.
- PROPERTY INFORMATION WAS TAKEN FROM THE PROPERTY PLAT WITH LINE REFERENCES. THE PROPERTY PLAT WAS PERFORMED BY DONOVAN P. BENSON WITH BA LAND PROFESSIONALS, DATED FEBRUARY 10, 2022. THE PLAT WAS IDENTIFIED AS PRELIMINARY, DID NOT HAVE SURVEYOR SIGNATURE AND PLAT REGISTRATION. INFORMATION WAS OBTAINED FROM CLIENT.

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 TOTAL DISTURBANCE AREA - 0.75± ACRES  
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 CROSSVILLE, TENNESSEE 38555



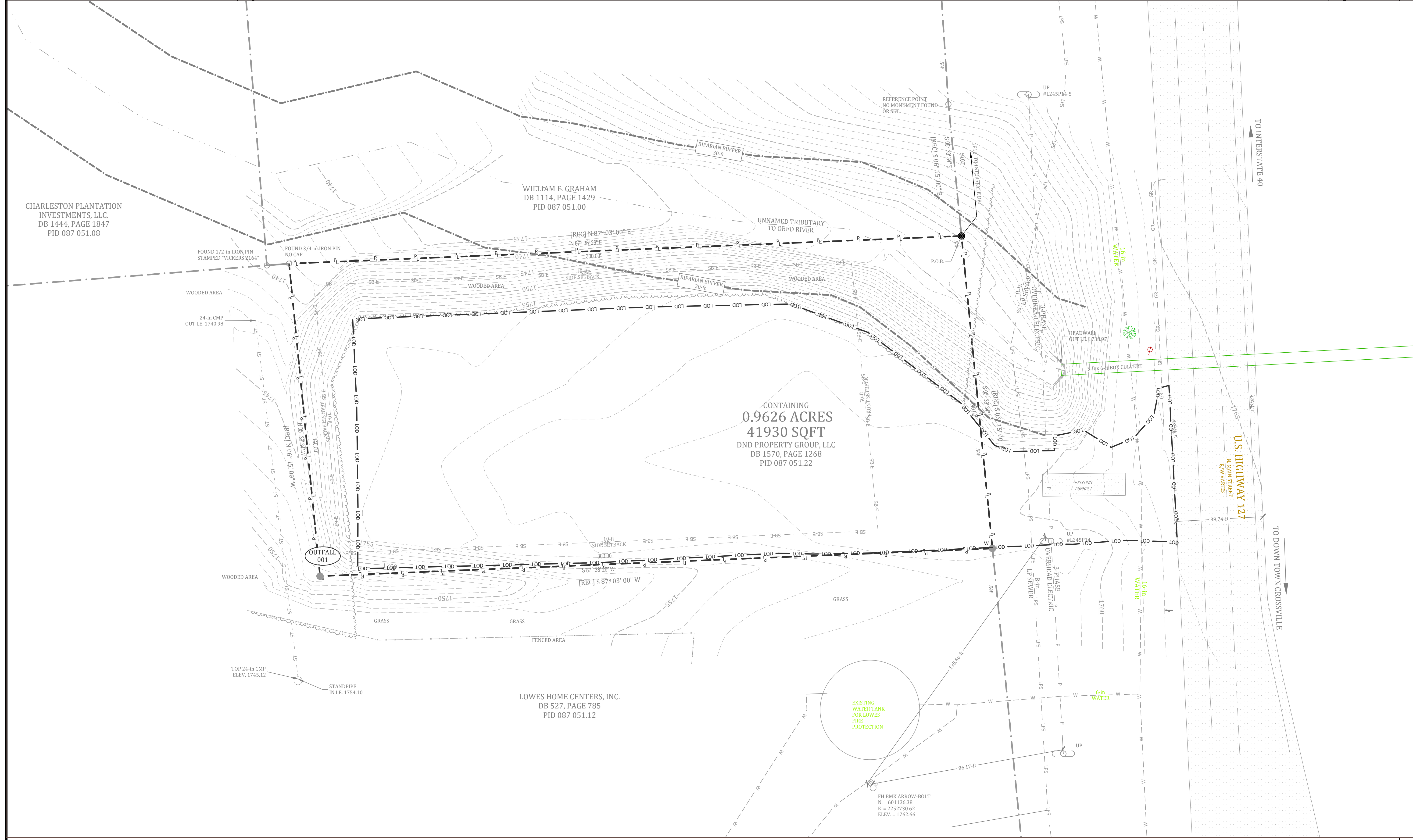
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SHEET SYMBOL LEGEND 1

SITE REFERENCE AND INFORMATION 2

VIEW SCALE 3



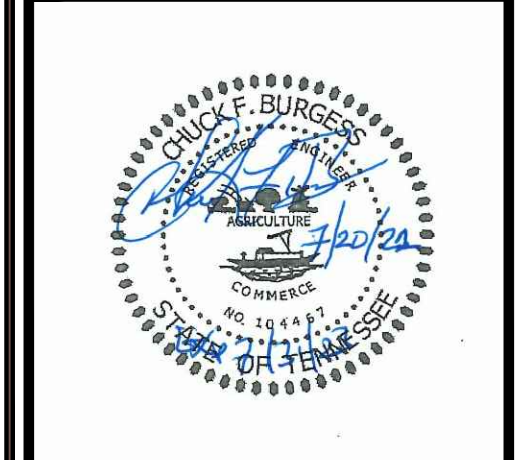
**REVISIONS**

NO.	DATE	DESCRIPTION	CHK.
1	06/20/22	ORIGINAL ISSUE	C.F.B.
2	06/21/22	ADD EROSION CONTROL PLAN SHEET & DETAILS	C.F.B.

**CHECKED BY:**

DESIGN BY:	DATE:
DRAWN BY:	DATE:
ORIGINAL DATE:	PROJECT NO.:
DATE:	DWG NO.:
SCALE:	SCALE:

**EXISTING SITE PLAN**  
**PROPOSED BUILDING SITE**  
**PLASMA CENTER, CROSSVILLE**  
 TFMS PC7 LLC  
 OFF U.S. HIGHWAY 127 N.  
 CROSSVILLE, CUMBERLAND COUNTY, TENNESSEE



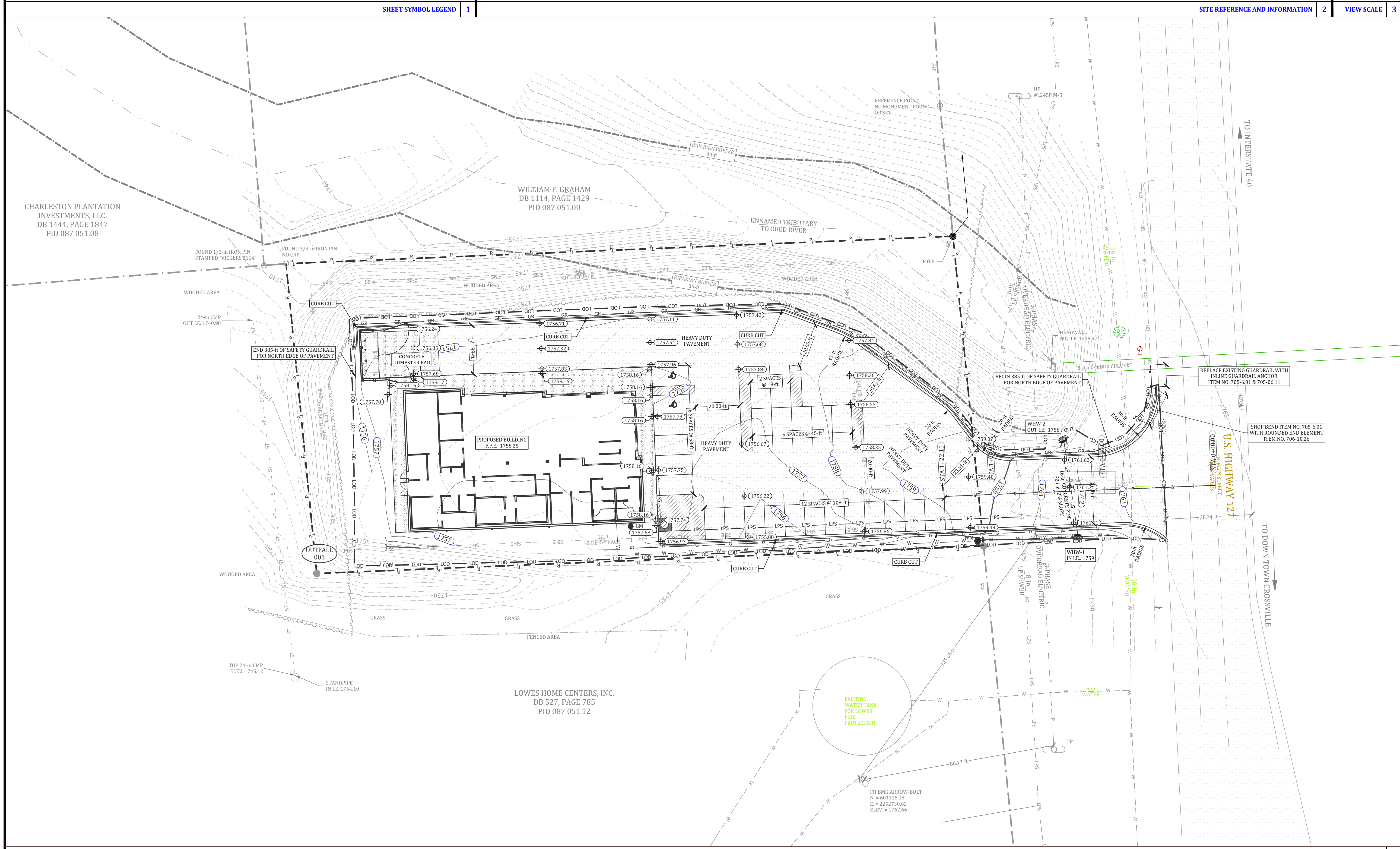
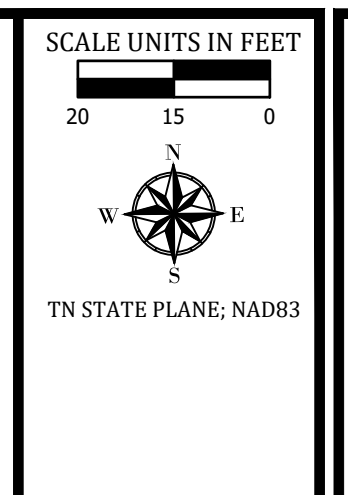
SHEET REFERENCE NUMBER:  
**C-101**  
 SHEET 2 OF 7

EXISTING SITE PLAN 1-in = 20-ft 4

PL	PROPERTY LINE	WETLAND AREA 0.004 ACRES WITH STREAM LENGTH OF 0 LF	(1000)	PROPOSED CONTOURS	GR	PROPOSED CONCRETE CURB
AD	ADJOINING PROPERTY LINE	EXISTING FLOW	PROPOSED BUILDING	GR	PROPOSED GUARDRAIL	
1000	EXISTING CONTOURS	PROPOSED FLOW	PROPOSED SIDEWALK	LPS	PROPOSED LOW PRESSURE SEWER LINE	
RT	EXISTING RIPARIAN BUFFER	LPS	PROPOSED PAVEMENT	W	PROPOSED WATERLINE	
30-R	EXISTING RIPARIAN BUFFER	W	PROPOSED WATER METER	UG-P	PROPOSED UNDERGROUND ELECTRIC LINE	
LOD	PROPOSED LIMIT OF DISTURBANCE	P	PROPOSED NATURAL GAS METER	G	PROPOSED NATURAL GAS LINE	
GR	EXISTING GUARDRAIL	G				

**SITE PLAN NOTES:**

1. ALL SIDEWALK TO BE A MINIMUM OF 6 FEET.
2. SIDEWALK SLOPE IS 2% AWAY FROM BUILDING.
3. FLUSH SIDEWALK CONNECTION ON ENTIRE NORTH SIDE OF BUILDING AND IN THE HANDICAP PARKING AREA ON THE EAST SIDE. ALL OTHER SIDEWALK WILL HAVE A 5-INCH EXPOSED CONNECTION.
4. TOTAL PARKING SPACES ARE 25 WITH 2 ACCESSIBLE.
5. PARKING ISLAND IS PAINT MARKING ONLY ON ASPHALT SURFACE AS ILLUSTRATED.
6. SEE GEOTECHNICAL ENGINEERING REPORT BY ENVIRONMENTAL & CIVIL ENGINEERING SERVICES DATED JUNE 30, 2022, FOR RECOMMENDATIONS AND SPECIFICATIONS.
7. EXISTING BUILDING LOCATIONS TO BE UNDER CUT 2.0 FEET BELOW FOUNDATION ELEVATION.
8. THE DUMPSTER PAD AREA WILL BE UNDER CUT DUE TO POOR SITE MATERIAL IN THE LOCATION. DEPTH WILL VARY.
9. DUMPSTER PAD TO INCLUDE 25-R CONCRETE APRON.
10. HEAVY DUTY PAVEMENT SCHEDULE WILL BE LOCATED ALONG NORTHERN PAVED SURFACE 20 TO 30-R WIDE. HEAVY DUTY PAVEMENT WILL BE FROM THE ENTRANCE TO THE CONCRETE APRON FOR THE DUMPSTER PAD.
11. ALL TOPSOIL TO BE REMOVED AND UNSUITABLE AREAS TO UNDER CUT AND REMOVED.



CHARLESTON PLANTATION INVESTMENTS, LLC.  
DB 1444, PAGE 1847  
PID 087 051.08

LOWES HOME CENTERS, INC.  
DB 527, PAGE 785  
PID 087 051.12

SHEET SYMBOL LEGEND 1

SITE REFERENCE AND INFORMATION 2

VIEW SCALE 3

PROPOSED SITE GRADING PLAN 1-in = 20-ft 4

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DESIGN BY:	DATE:
DRAWN BY:	DATE:
PROJECT NO.:	DWG NO.:
SCALE:	SCALE:

**PROPOSED SITE GRADING PLAN**

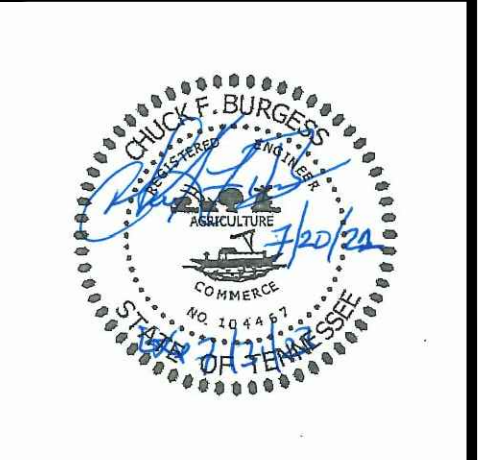
**PROPOSED BUILDING SITE**

**PLASMA CENTER, CROSSVILLE**

TFMS PC7 LLC

OFF U.S. HIGHWAY 127 N.

CROSSVILLE, CUMBERLAND COUNTY, TENNESSEE



SHEET REFERENCE NUMBER:

C-201

SHEET 3 OF 7

— PL —	PROPERTY LINE	— 1000 —	EXISTING CONTOURS	— GR —	PROPOSED GUARDRAIL
— ADJ —	ADJOINING PROPERTY LINE	— 1000 —	EXISTING CONTOURS	— LPS —	PROPOSED LOW PRESSURE SANITARY SEWER LINE
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— W —	PROPOSED WATERLINE
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— UG-P —	PROPOSED UNDERGROUND ELECTRIC LINE
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— G —	PROPOSED NATURAL GAS LINE
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— G —	EXISTING NATURAL GAS LINE
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— G —	EXISTING NATURAL GAS LINE
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— G —	EXISTING NATURAL GAS LINE
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— G —	EXISTING NATURAL GAS LINE
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— G —	EXISTING NATURAL GAS LINE
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— G —	EXISTING NATURAL GAS LINE

**SITE PLAN NOTES:**

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**SCALE UNITS IN FEET**

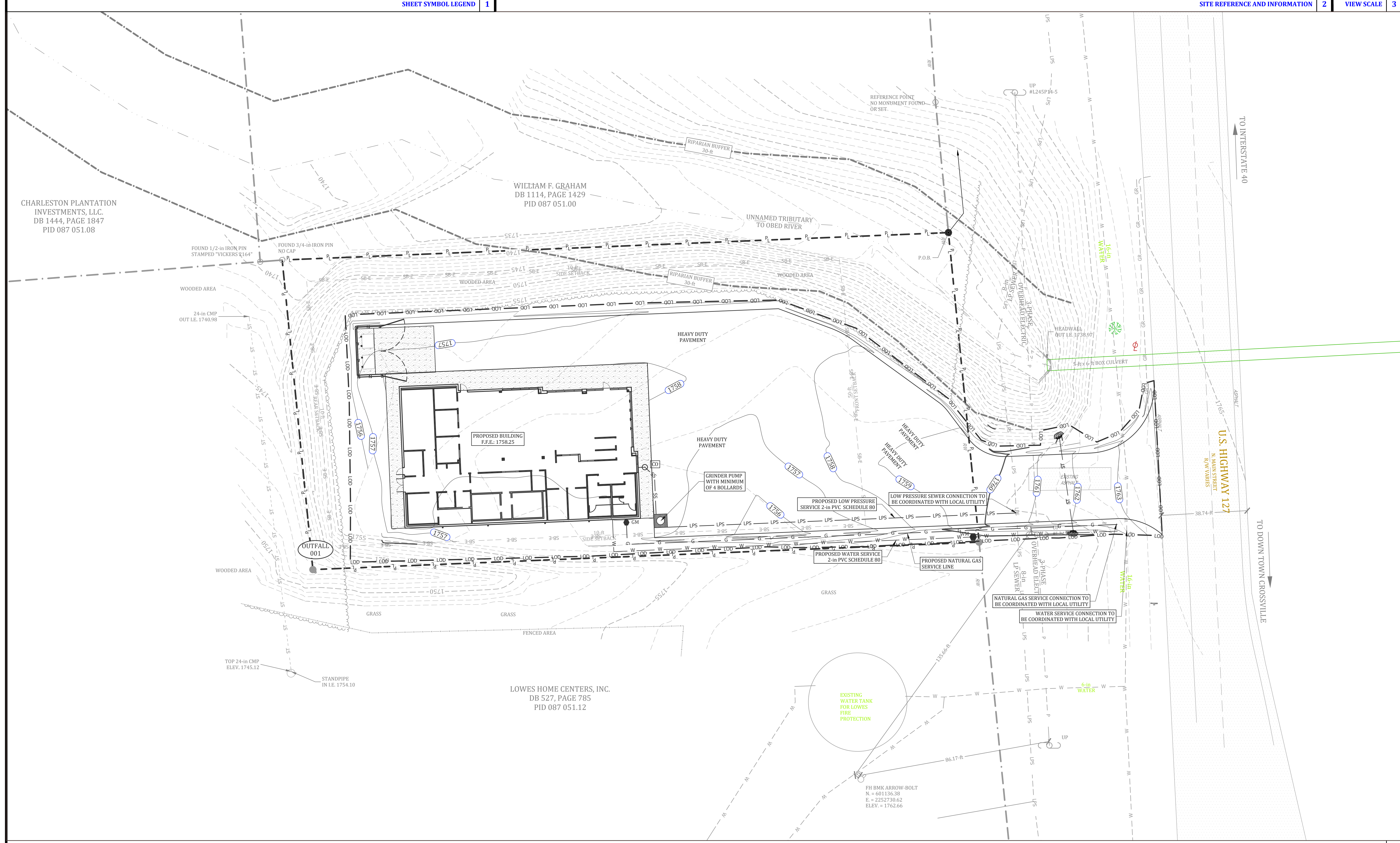
20 15 0

TN STATE PLANE, NAD83

**SHEET SYMBOL LEGEND 1**

**SITE REFERENCE AND INFORMATION 2**

**VIEW SCALE 3**



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**CHECKED BY:**

**DESIGN BY:**

**DRAWN BY:**

**ORIGINAL DATE:**

**PROJECT NO.:**

**DWG NO.:**

**SCALE:**

**PROPOSED SITE UTILITY PLAN**

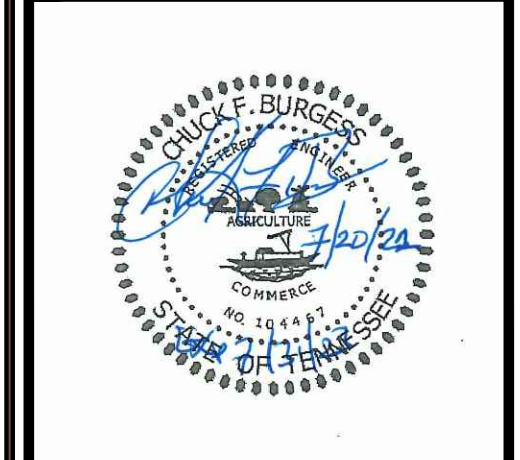
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TFMS PC7 LLC

OFF U.S. HIGHWAY 127 N.

CROSSVILLE, CUMBERLAND COUNTY, TENNESSEE



**SHEET REFERENCE NUMBER:**

**C-202**

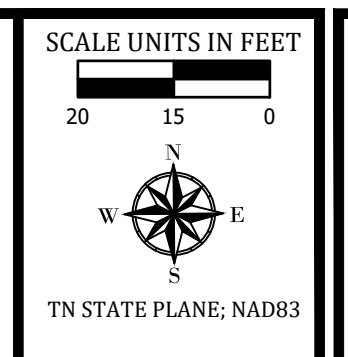
**SHEET 4 OF 7**

— PL —	PROPERTY LINE	— 1000 —	EXISTING CONTOURS	— 1000 —	PROPOSED CONTOURS	— GR —	PROPOSED GUARDRAIL
— ADJ —	ADJOINING PROPERTY LINE	— 1000 —	EXISTING CONTOURS	— 1000 —	PROPOSED BUILDING	— LPS —	PROPOSED LOW PRESSURE SANITARY SEWER LINE
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— 1000 —	PROPOSED CONCRETE	— W —	PROPOSED WATERLINE
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— 1000 —	PROPOSED PAVEMENT	— UG-P —	PROPOSED UNDERGROUND ELECTRIC LINE
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— 1000 —	PROPOSED AGGREGATE	— G —	PROPOSED NATURAL GAS LINE
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— 1000 —	PROPOSED RIP-RAP	— GM —	PROPOSED NATURAL GAS METER
— 1000 —	EXISTING CONTOURS	— 1000 —	EXISTING CONTOURS	— 1000 —	PROPOSED WATER METER		

**SITE PLAN NOTES:**

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- INTERMEDIATE MEASURES LISTED IN THE INTERMEDIATE EROSION CONTROL MEASURES TABLE SHALL BE INSTALLED DURING THE GRADING CONSTRUCTION OF THE SITE. ONCE ALL GRADING HAS BEEN COMPLETED THE INTERMEDIATE MEASURES SHALL BE REMOVED AND PERMANENT MEASURES INSTALLED.

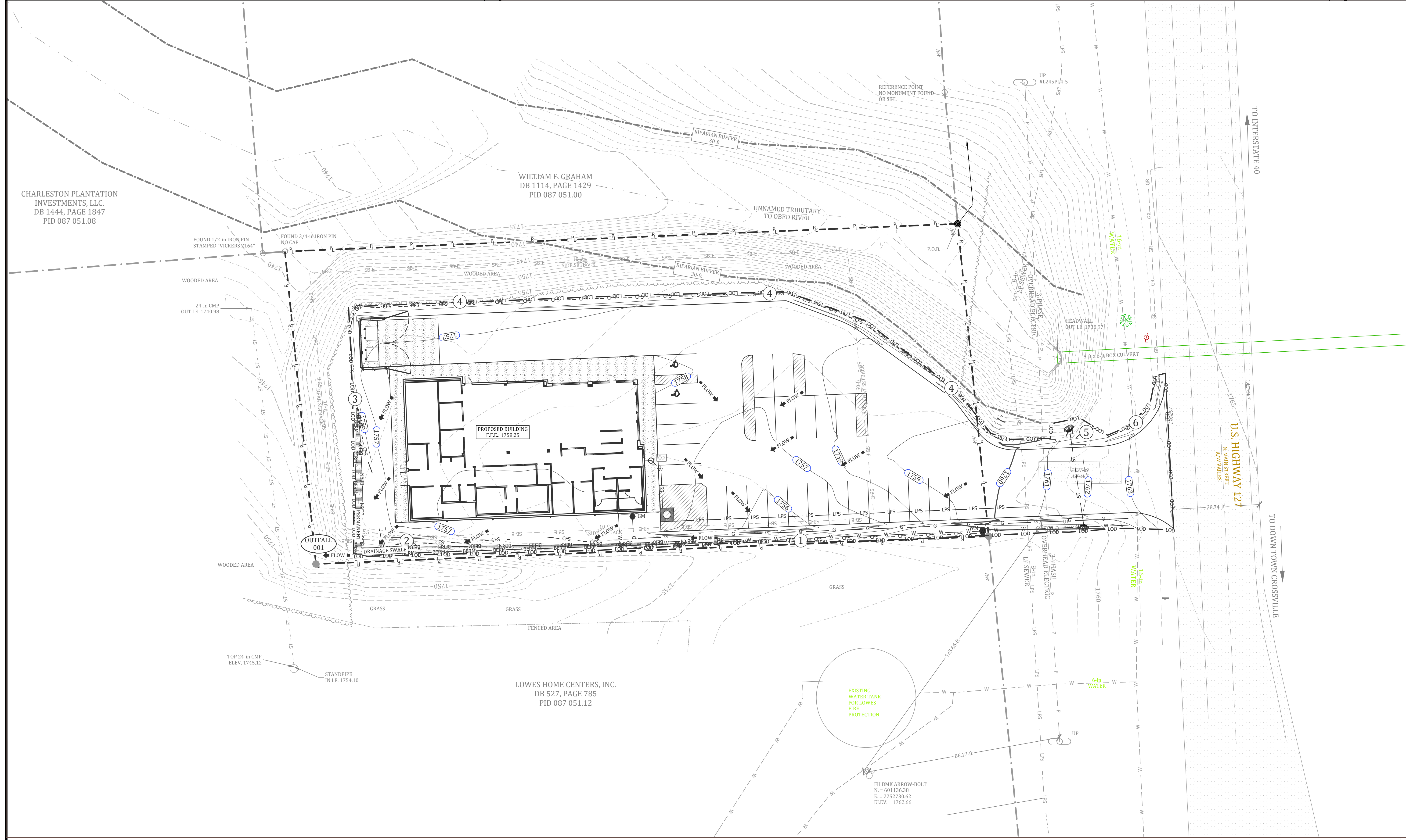
INTERMEDIATE EROSION CONTROL MEASURES	
1	190 LF OF 12-in COMPOST FILTER SOCK
2	65 LF OF 12-in COMPOST FILTER SOCK
3	60 LF OF 12-in COMPOST FILTER SOCK
4	345 LF OF 12-in COMPOST FILTER SOCK
5	12 LF OF 12-in COMPOST FILTER SOCK
6	21 LF OF 12-in COMPOST FILTER SOCK



SHEET SYMBOL LEGEND 1

SITE REFERENCE AND INFORMATION 2

VIEW SCALE 3



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CHECKED BY:	DESIGN BY:	DRAWN BY:	ORIGINAL DATE:	PROJECT NO.:	DWG NO.:	SCALE:
			APRIL 25, 2022	22402	22402	1-in = 20-ft

**PROPOSED EROSION CONTROL PLAN**

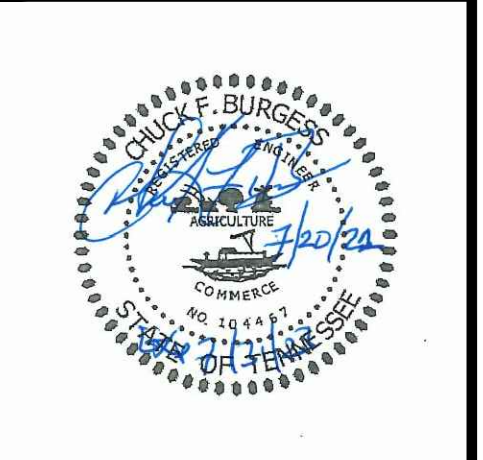
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TFMS PC7 LLC

OFF U.S. HIGHWAY 127 N.

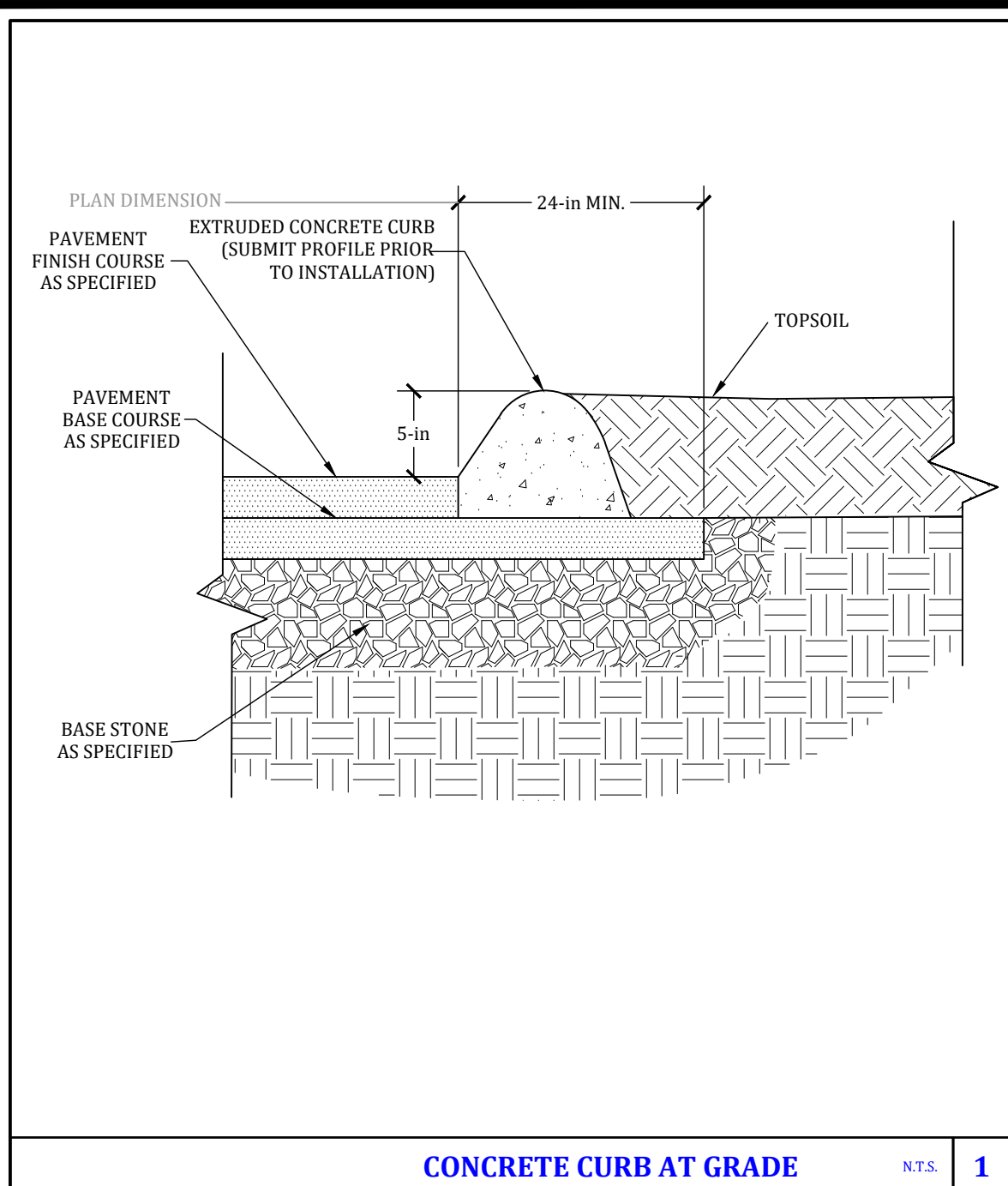
CROSSVILLE, CUMBERLAND COUNTY, TENNESSEE



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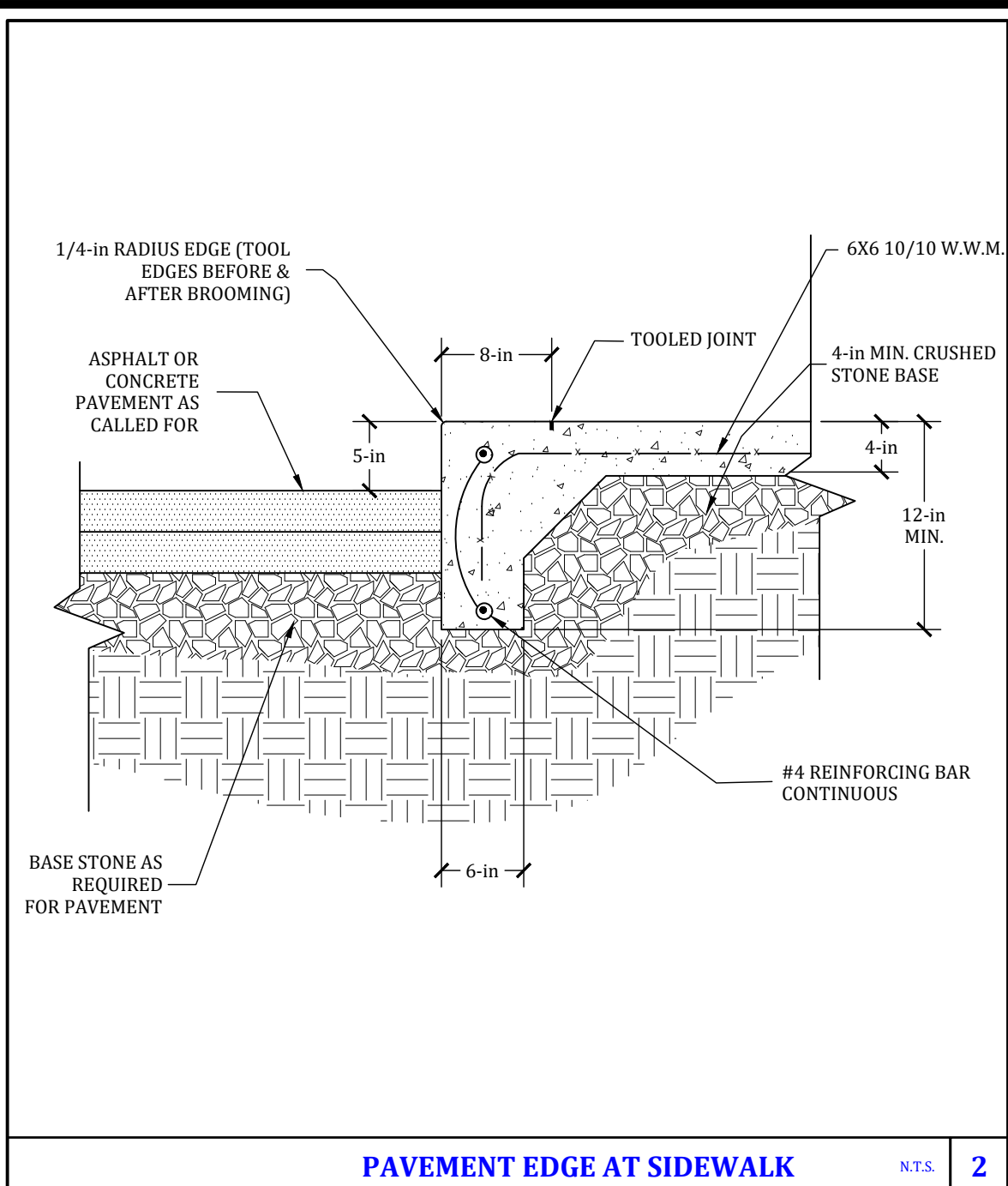
**C-203**

SHEET 5 OF 7



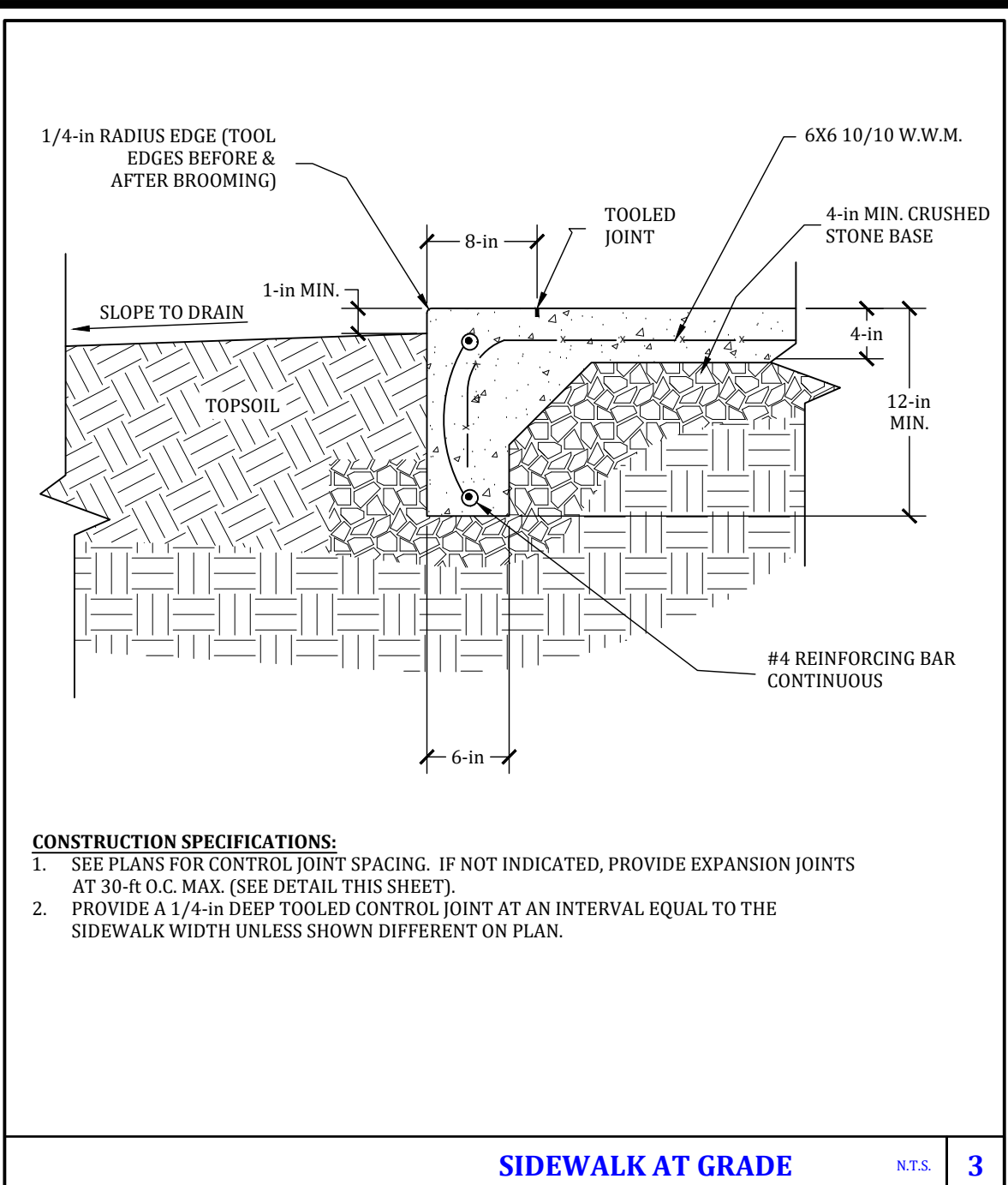
CONCRETE CURB AT GRADE

NTS. 1



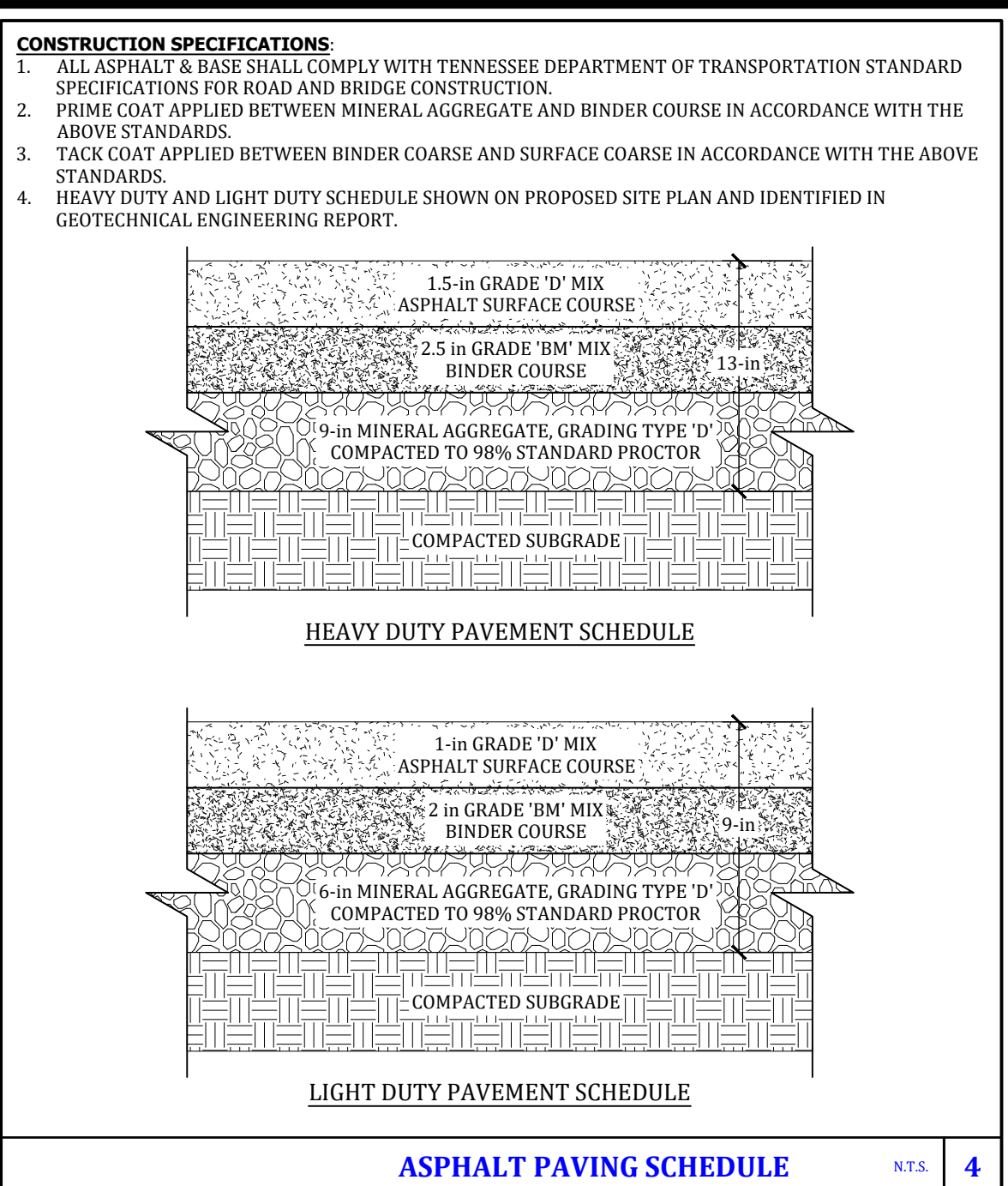
PAVEMENT EDGE AT SIDEWALK

NTS. 2



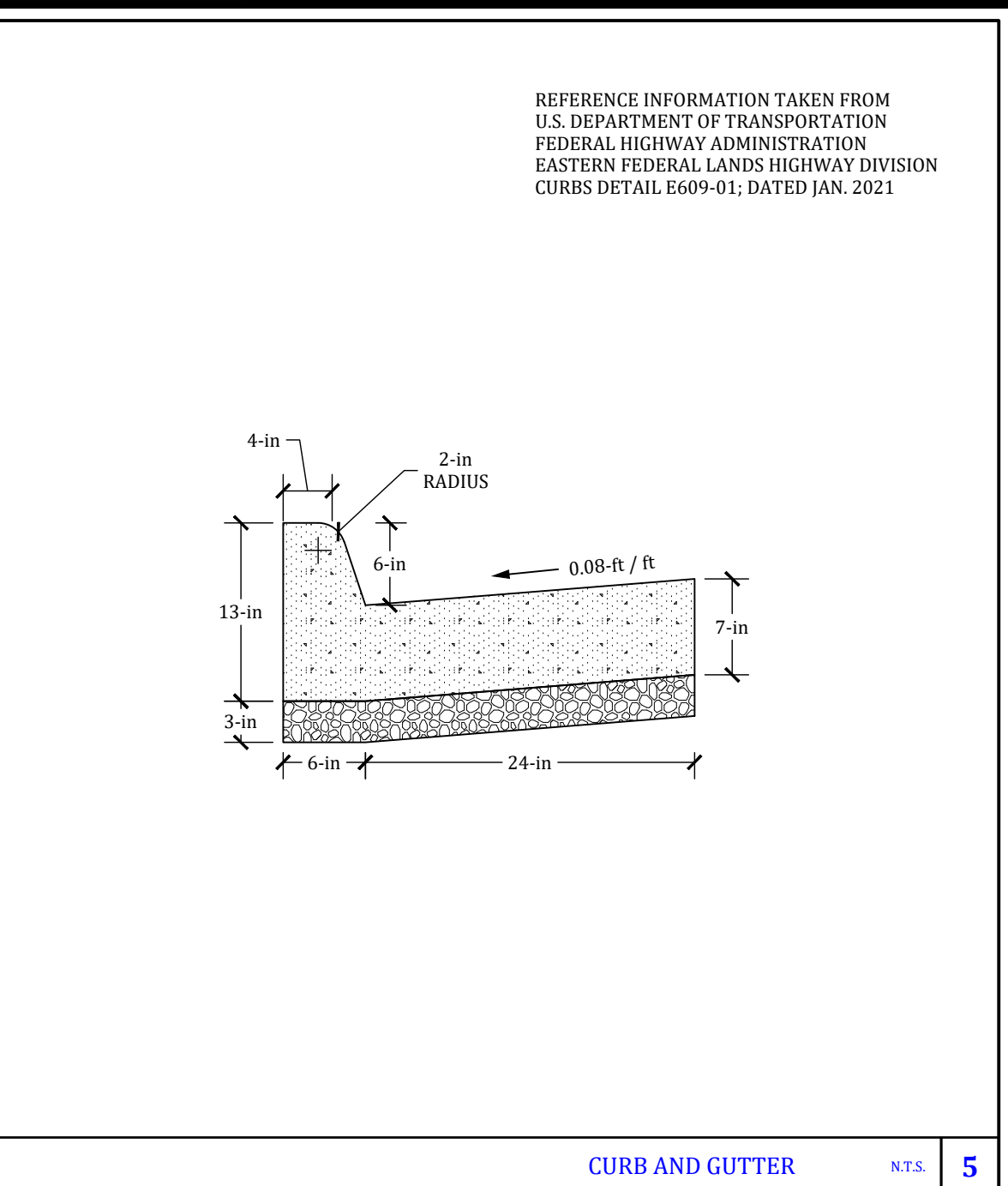
SIDEWALK AT GRADE

NTS. 3



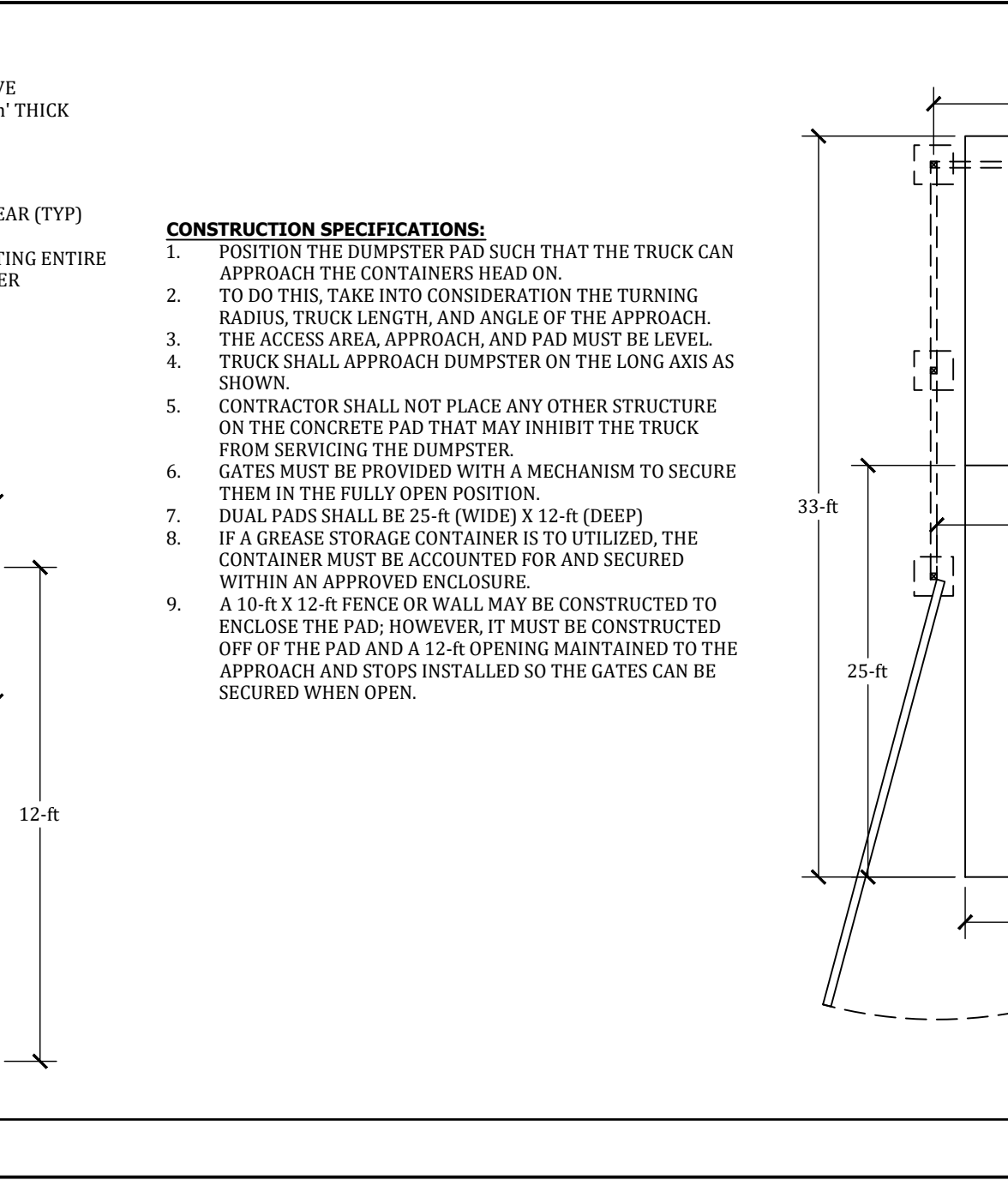
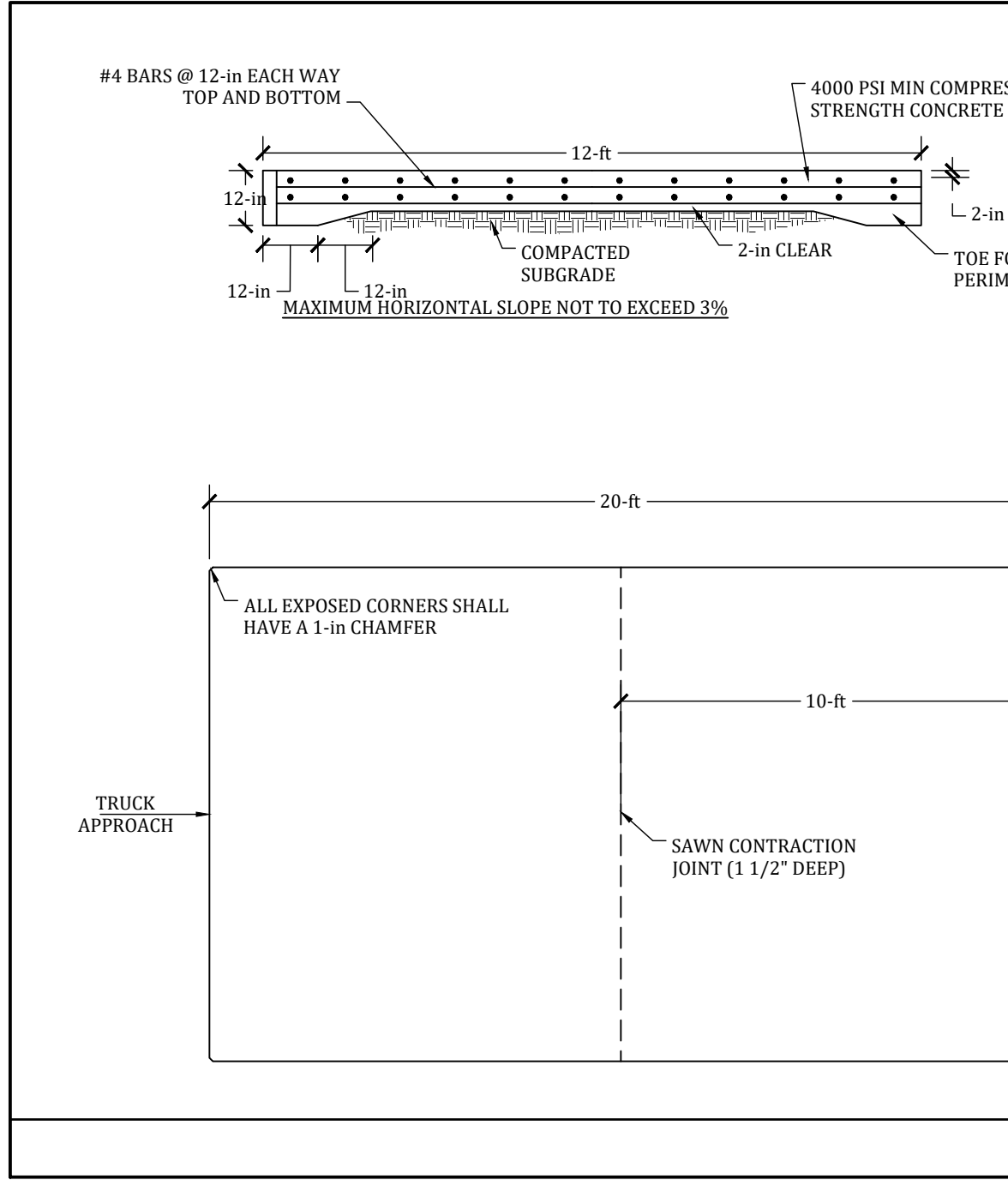
ASPHALT PAVING SCHEDULE

NTS. 4



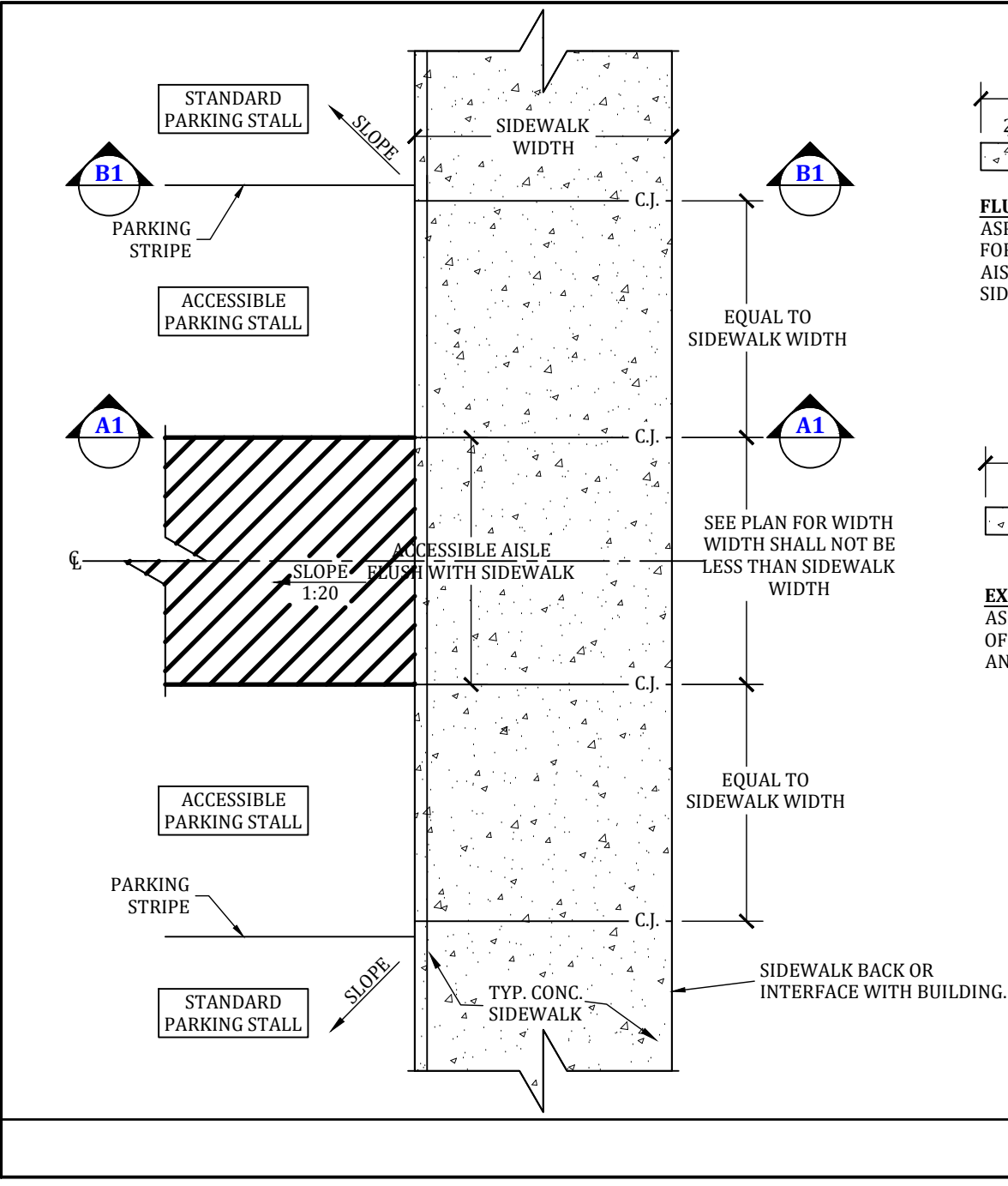
CURB AND GUTTER

NTS. 5



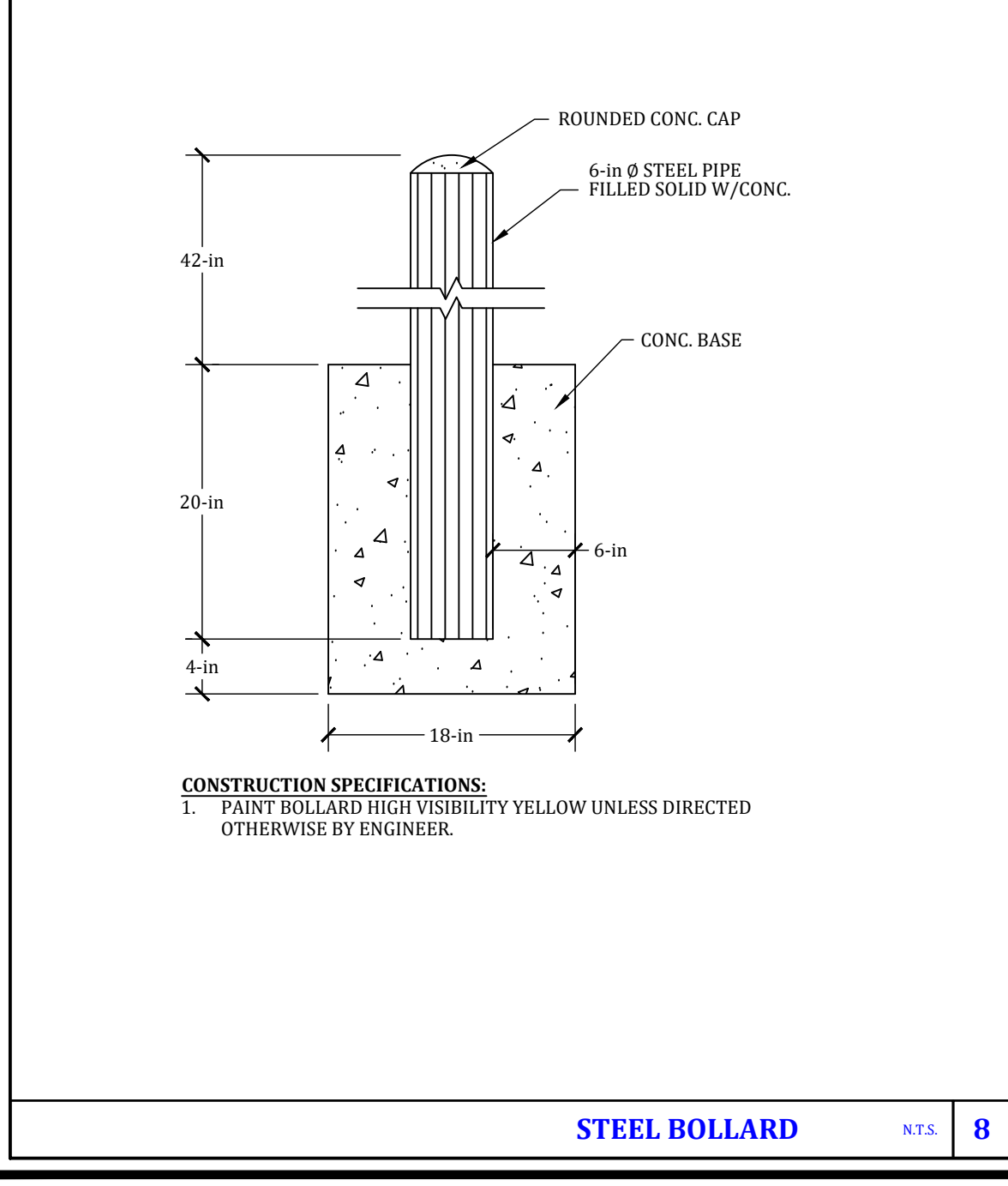
DUMPSTER PAD

NTS. 6



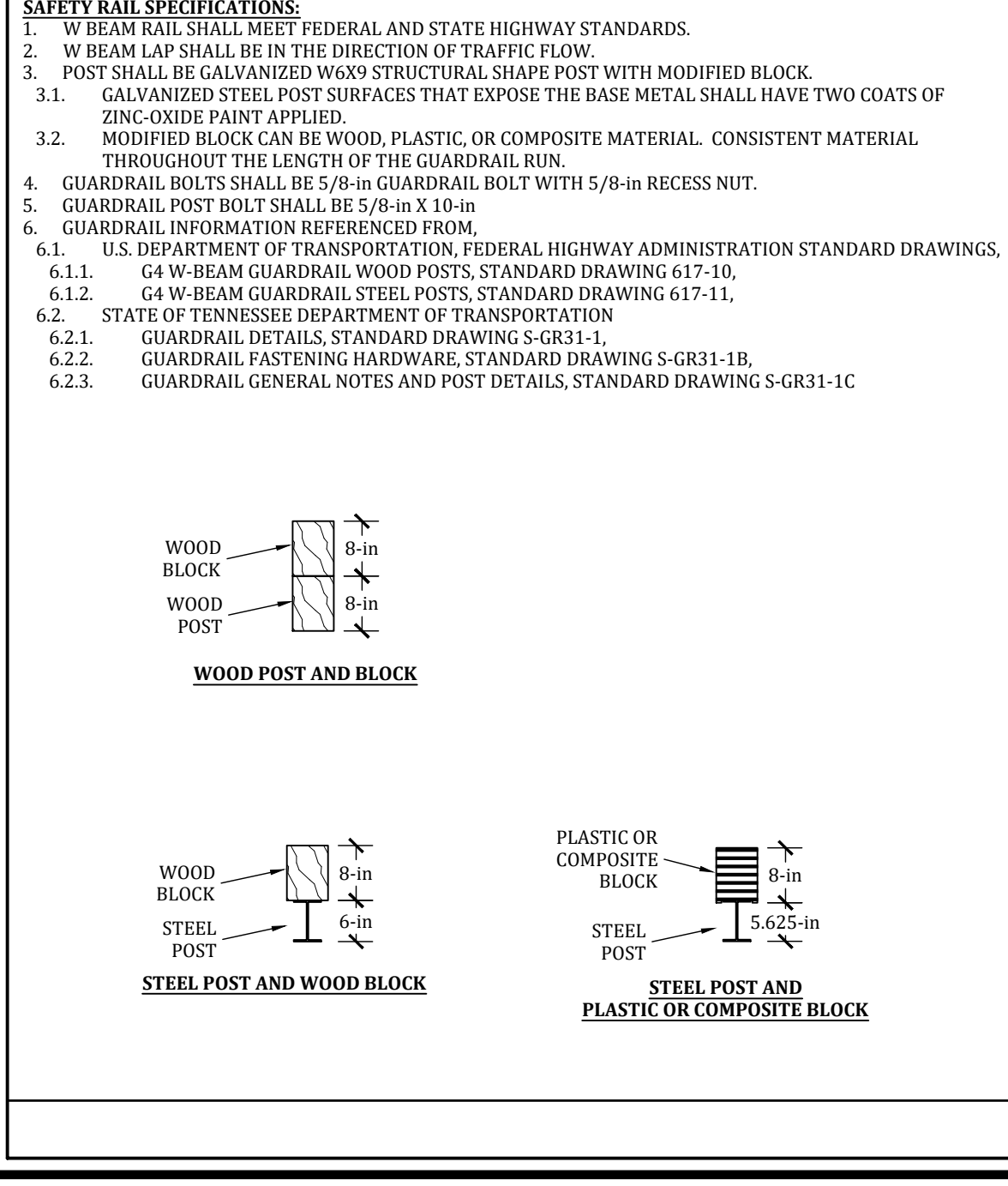
SIDEWALK AND PAVEMENT AT ACCESSIBLE PARKING

NTS. 7



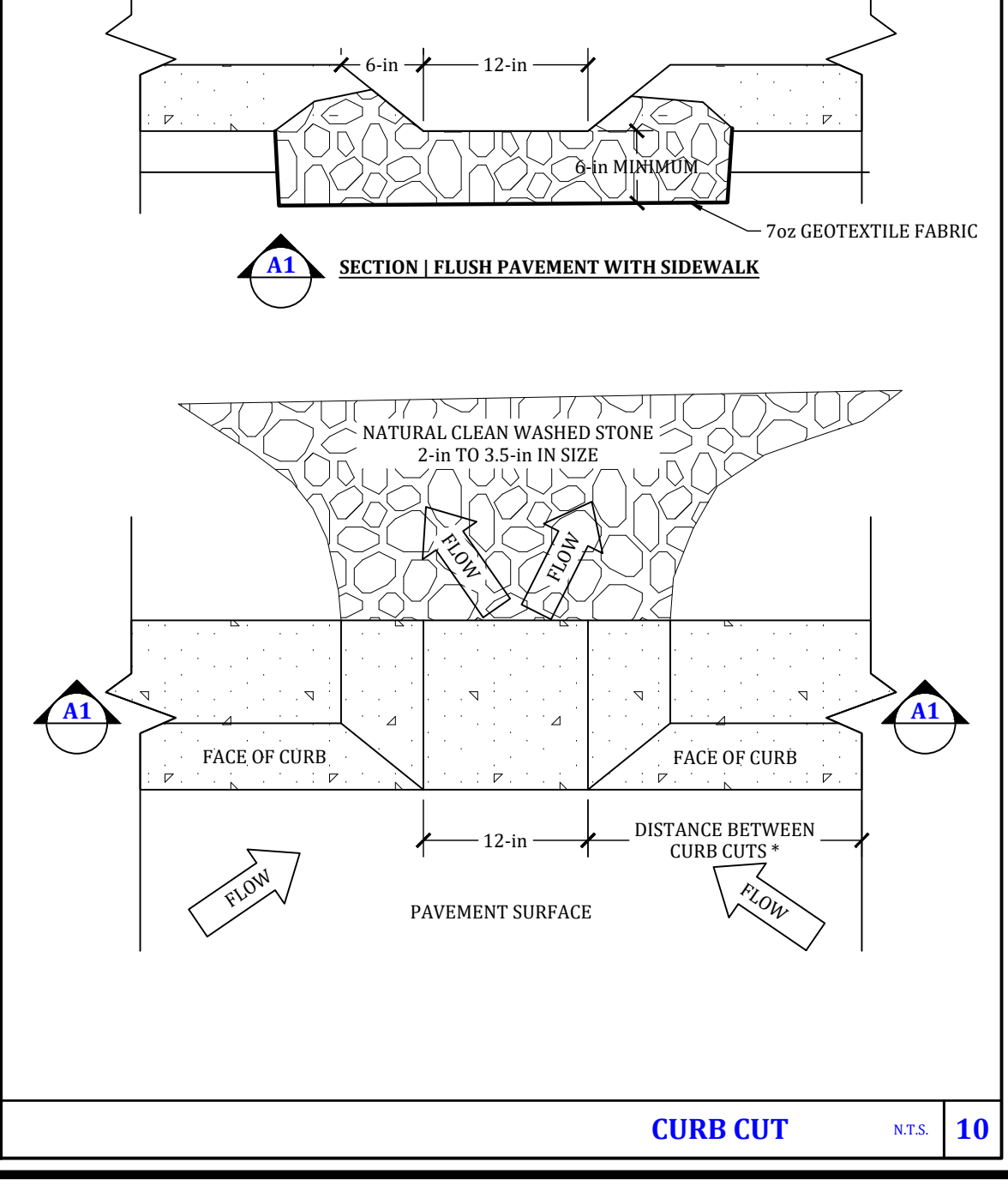
STEEL BOLLARD

NTS. 8



SAFETY GUARDRAIL

NTS. 9



CURB CUT

NTS. 10

**CONSTRUCTION SPECIFICATIONS:**  
 1. ALL ASPHALT & BASE SHALL COMPLY WITH TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.  
 2. PRIME COAT APPLIED BETWEEN MINERAL AGGREGATE AND BINDER COURSE IN ACCORDANCE WITH THE ABOVE STANDARDS.  
 3. TACK COAT APPLIED BETWEEN BINDER COARSE AND SURFACE COARSE IN ACCORDANCE WITH THE ABOVE STANDARDS.  
 4. HEAVY DUTY AND LIGHT DUTY SCHEDULE SHOWN ON PROPOSED SITE PLAN AND IDENTIFIED IN GEOTECHNICAL ENGINEERING REPORT.

REFERENCE INFORMATION TAKEN FROM U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION EASTERN FEDERAL LANDS HIGHWAY DIVISION CURBS DETAIL E609-01, DATED JAN. 2021

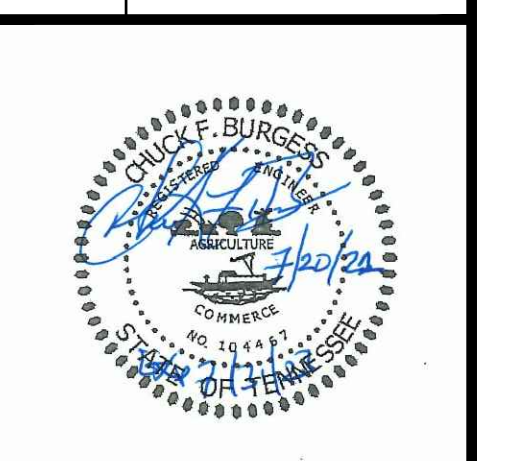
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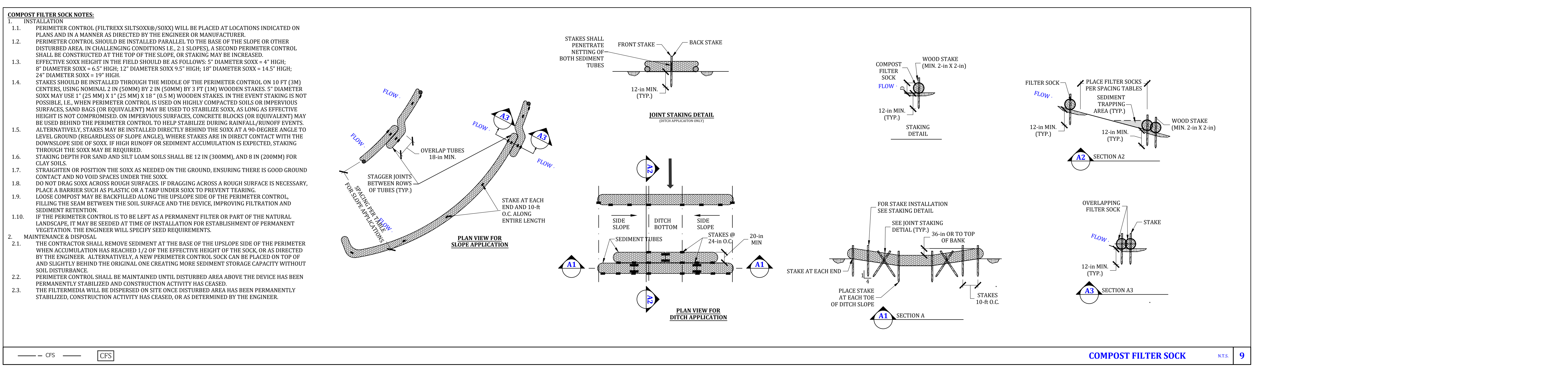
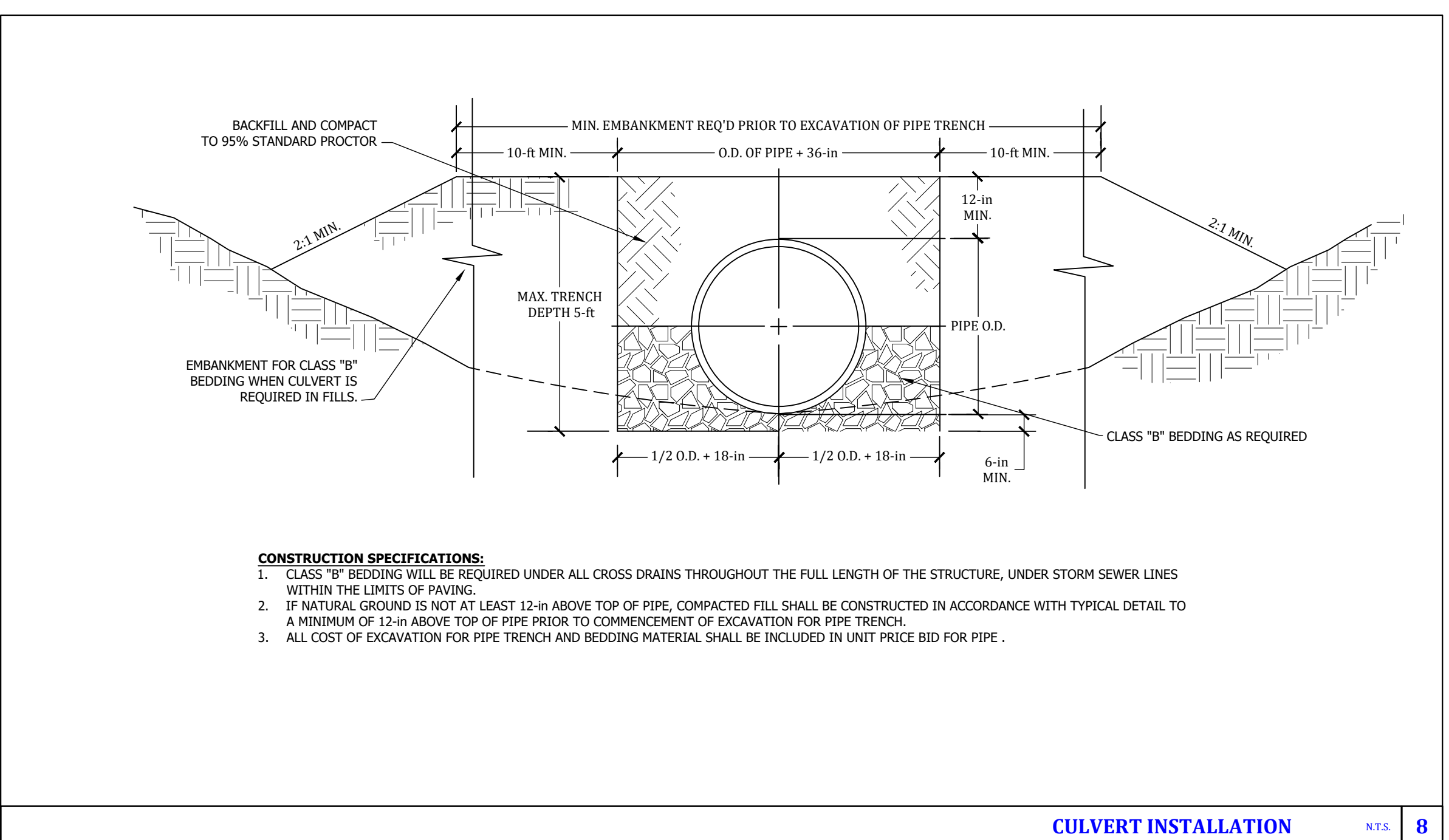
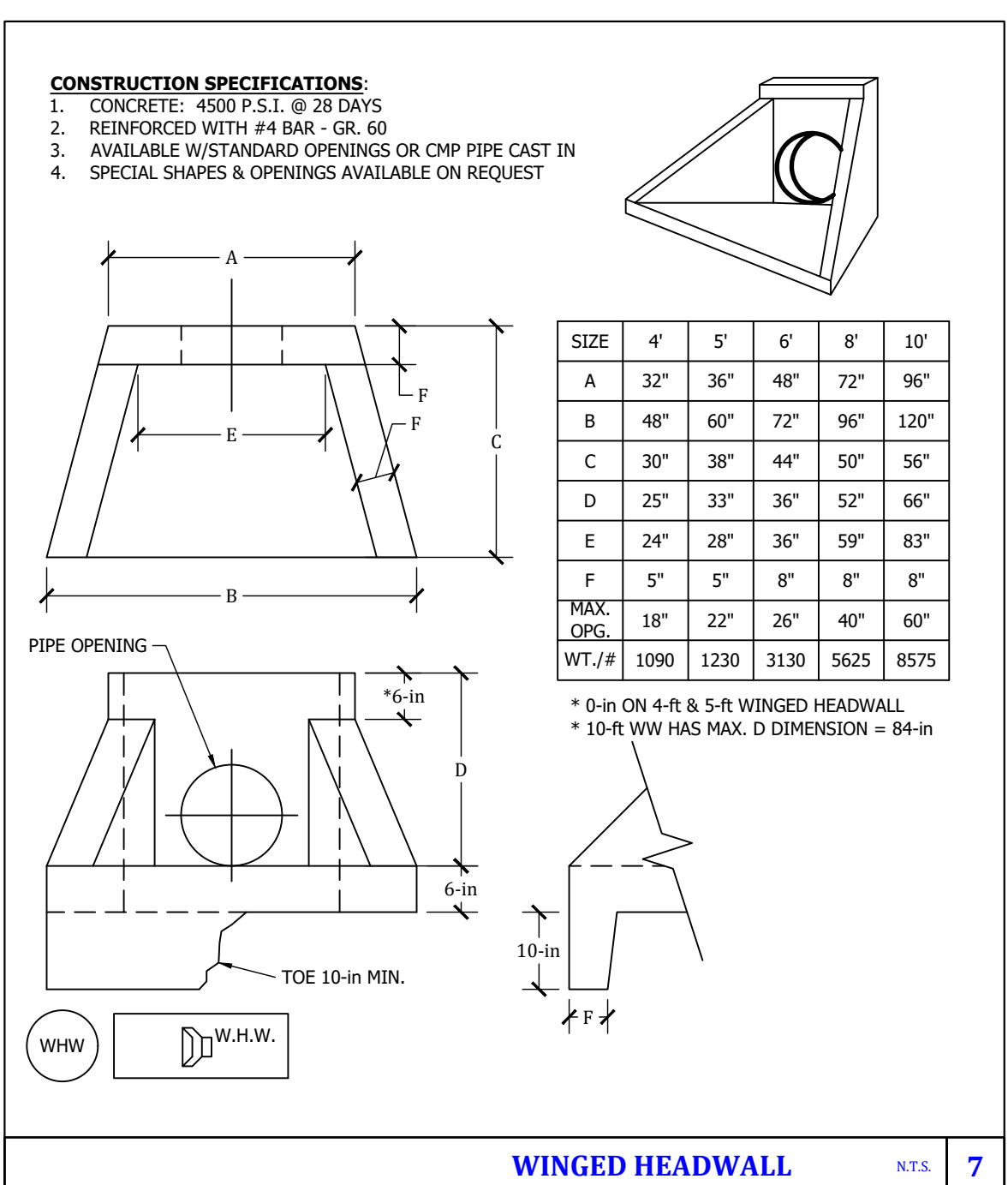
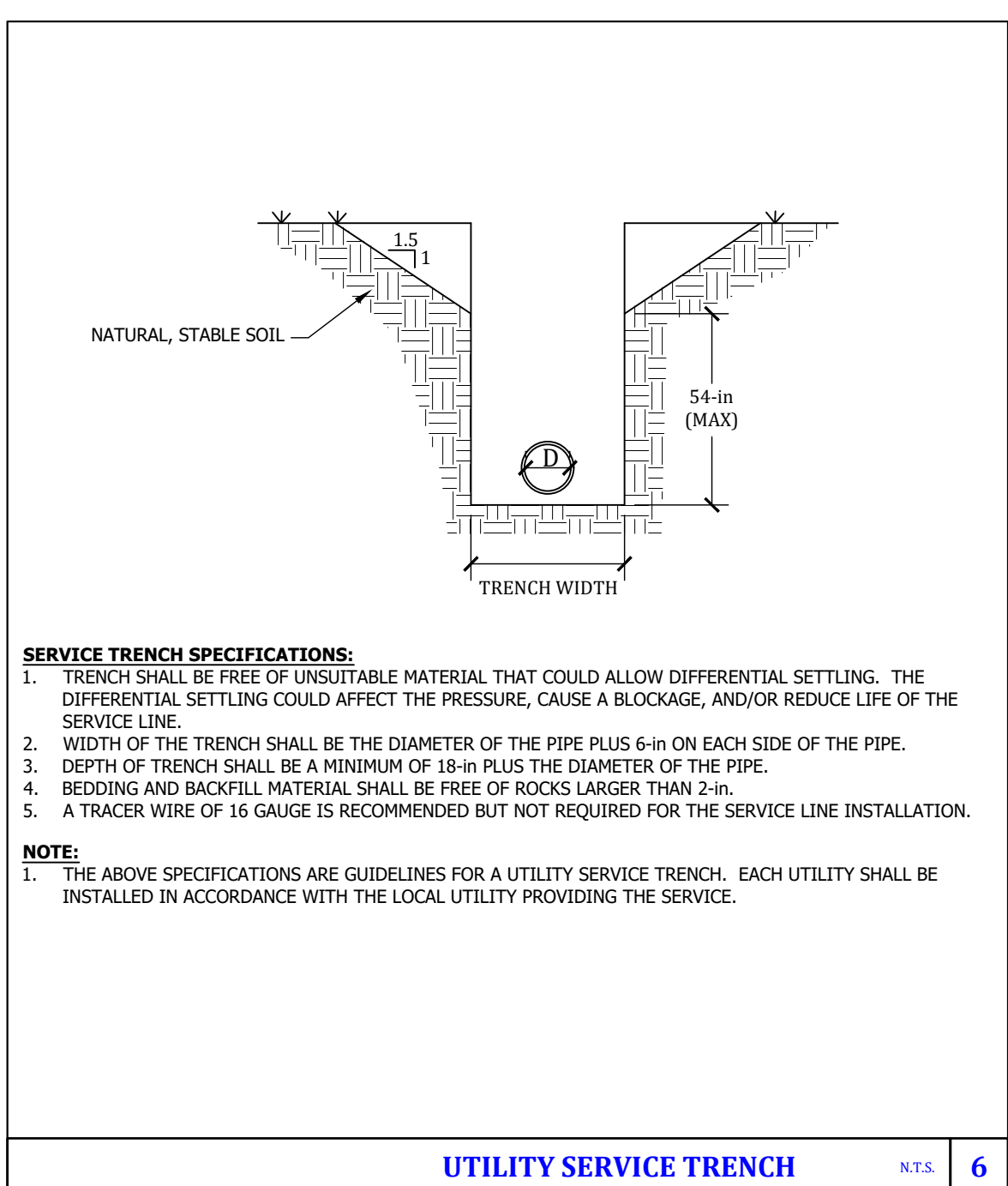
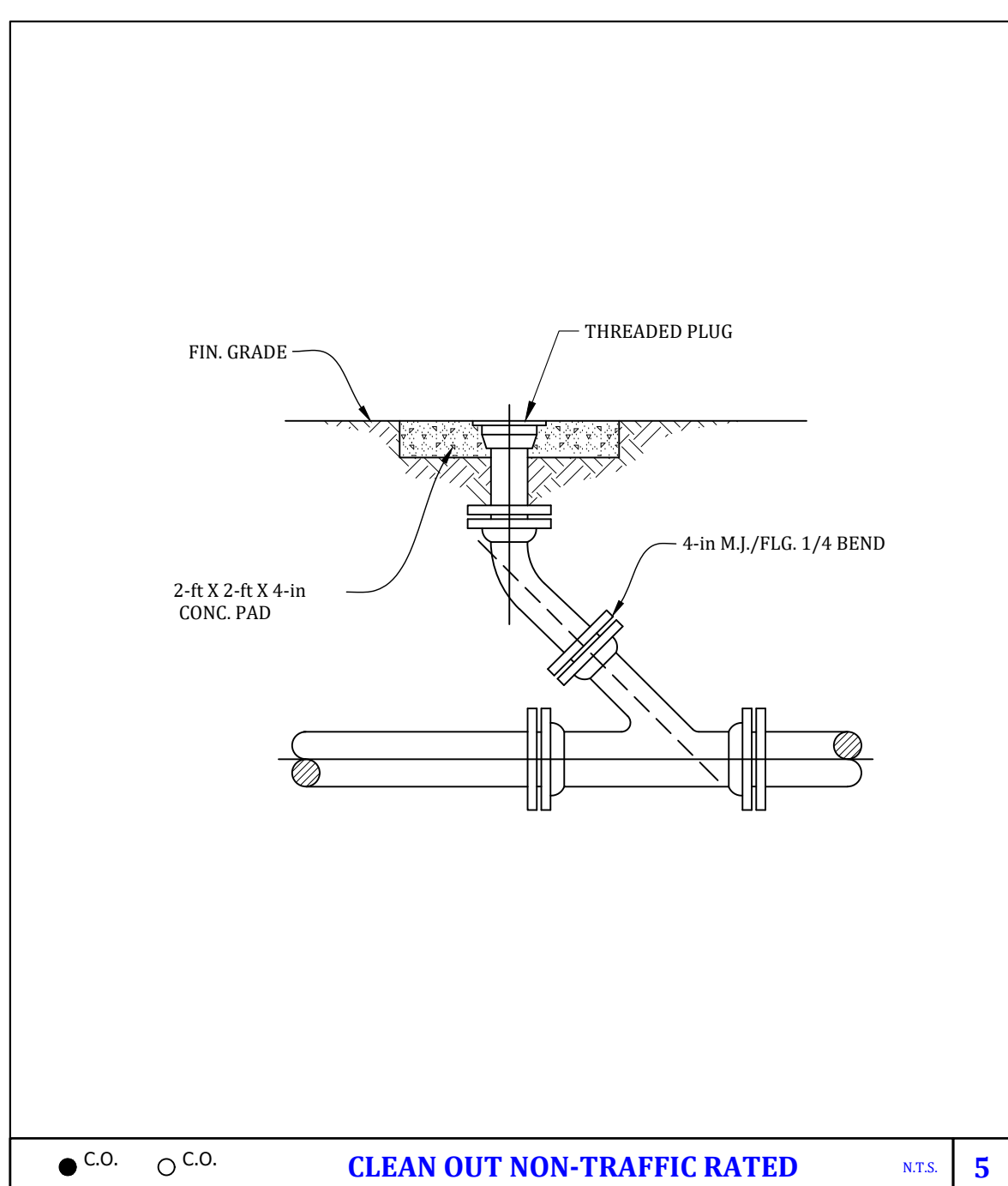
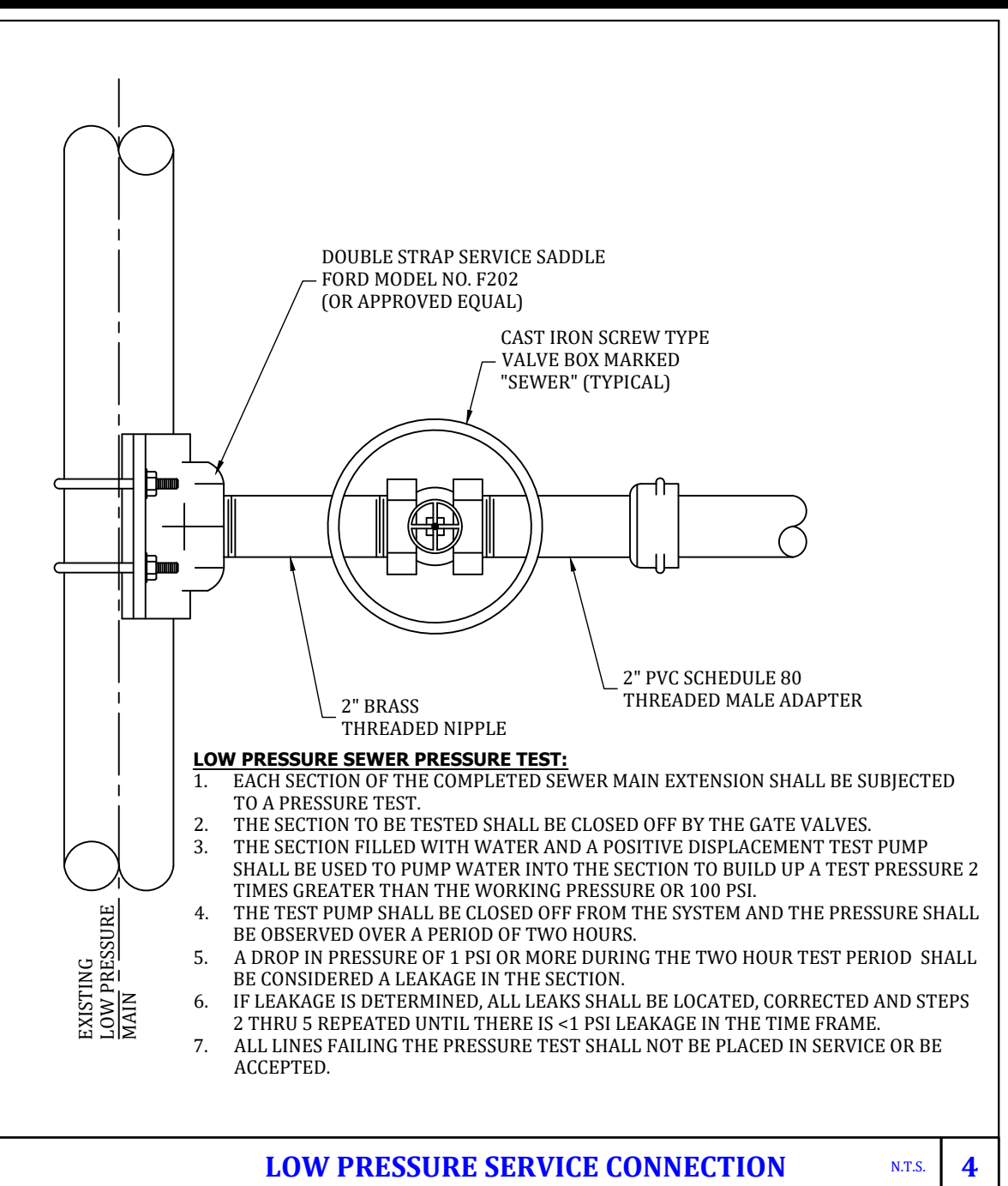
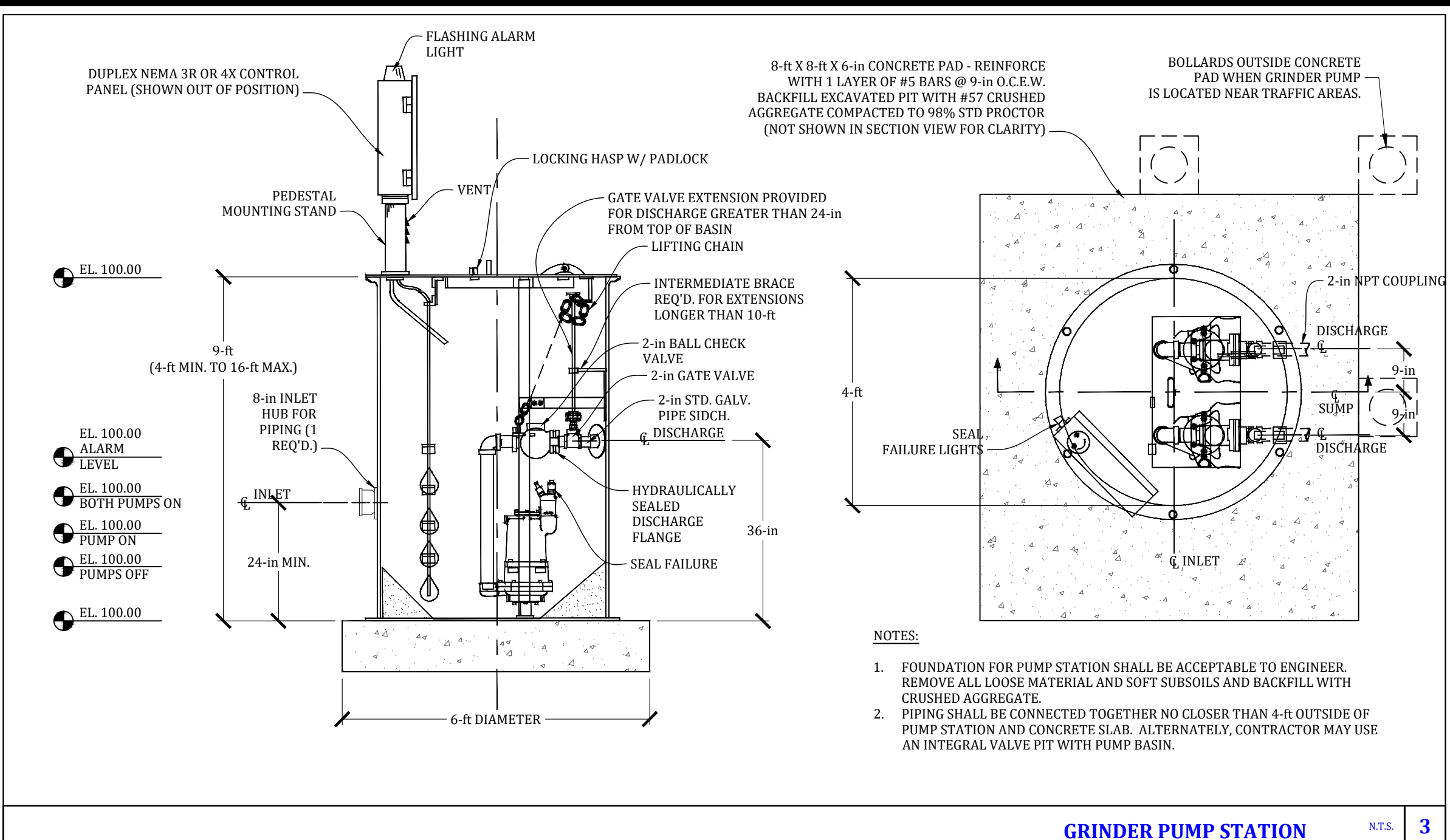
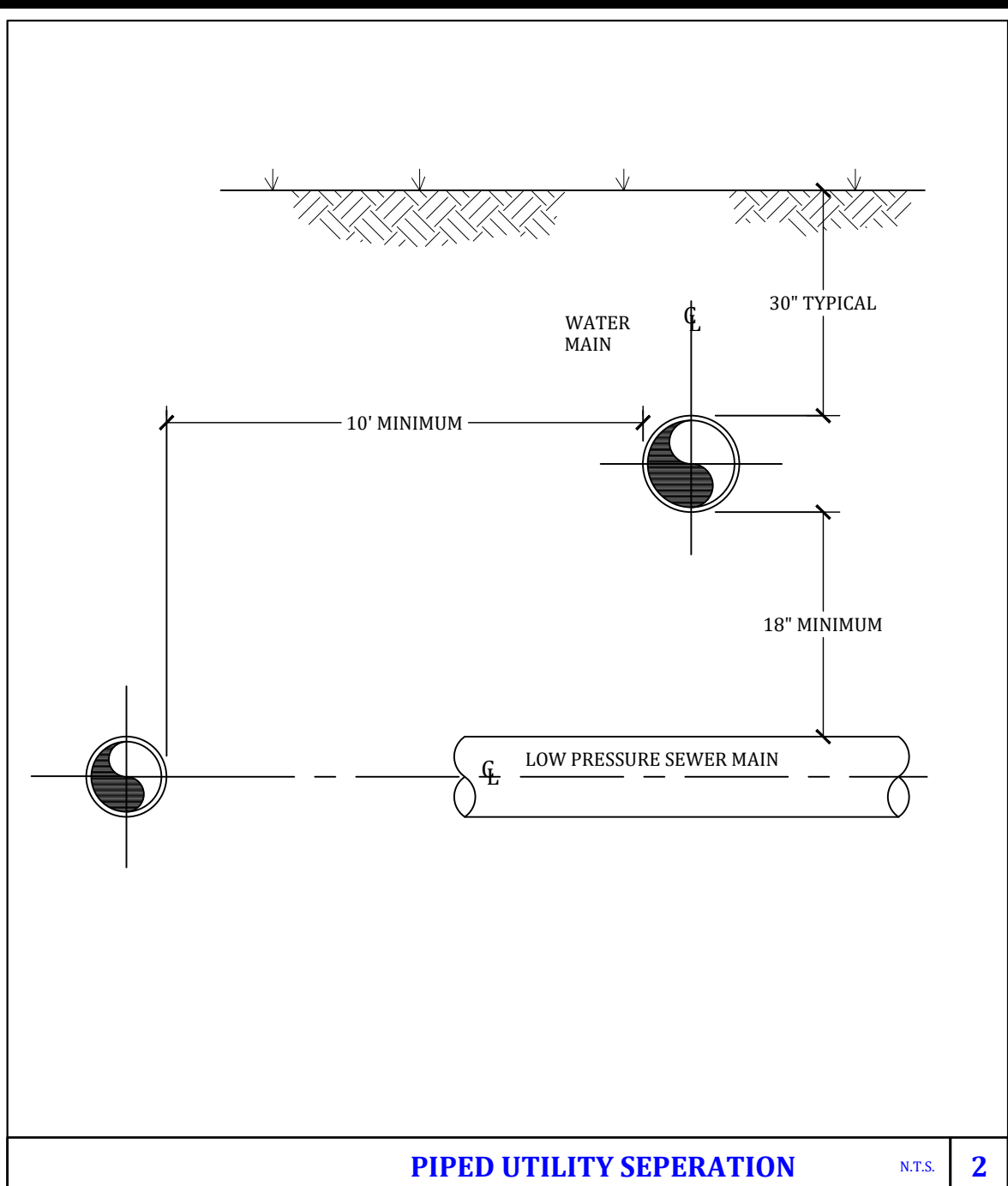
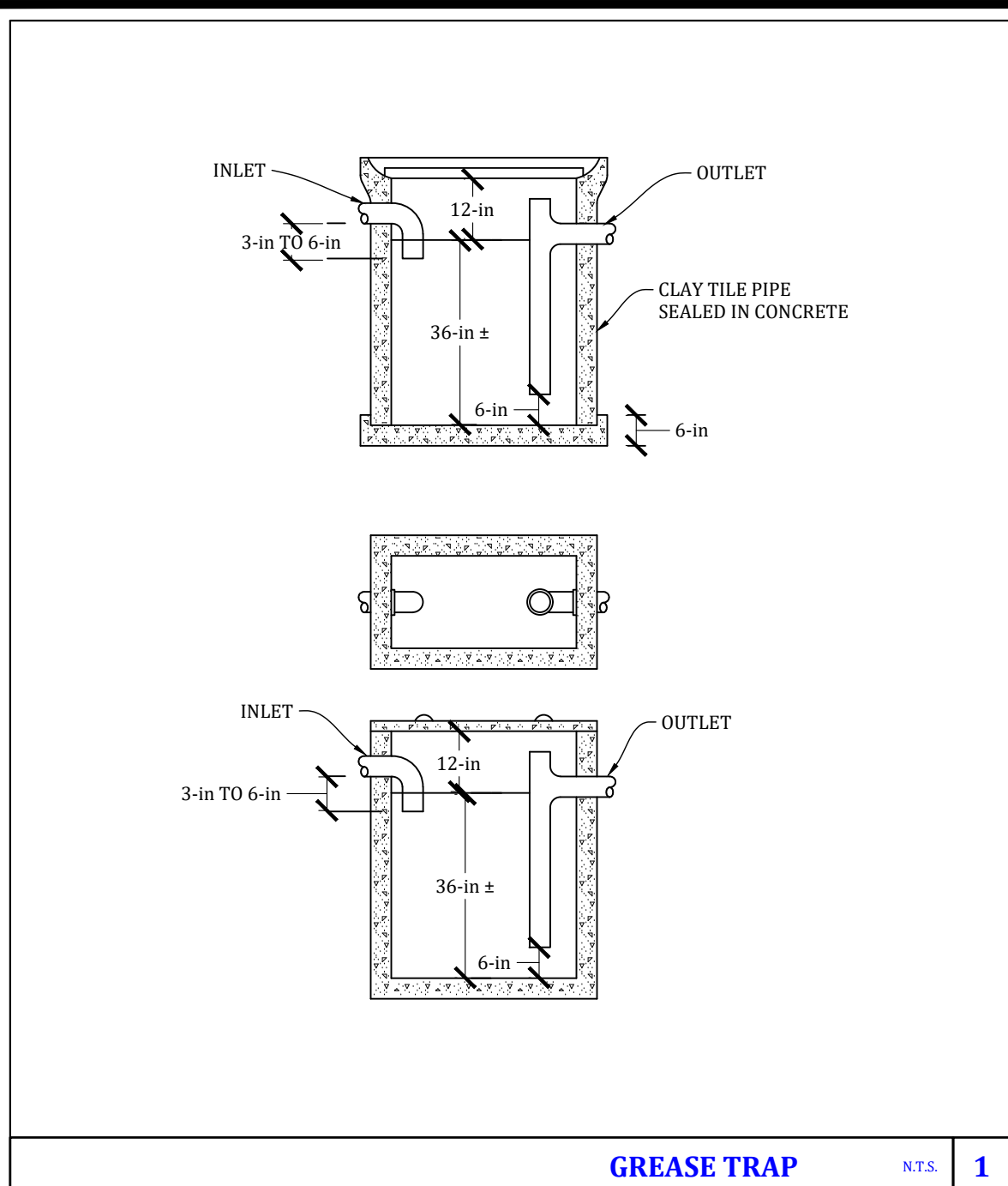
NO.	DATE	DESCRIPTION	CHK.
1	06/20/22	ORIGINAL ISSUE	C.F.B.
2	06/21/22	ADD EROSION CONTROL PLAN SHEET & DETAILS	C.F.B.

CHECKED BY: \_\_\_\_\_  
 DESIGN BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 ORIGINAL DATE: APRIL 25, 2022  
 PROJECT NO.: 22402  
 DWG NO.: 22402  
 SCALE: AS NOTED

**SITE DETAILS I**  
**PROPOSED BUILDING SITE**  
**PLASMA CENTER, CROSSVILLE**  
 TFMS PC7 LLC  
 OFF U.S. HIGHWAY 127 N.  
 CROSSVILLE, CUMBERLAND COUNTY, TENNESSEE



SHEET REFERENCE NUMBER:  
**C-501**  
 SHEET 6 OF 7



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**REVISIONS**

NO.	DATE	DESCRIPTION	CHK	C.F.E.R.
1	06/20/22	ORIGINAL ISSUE		
2	06/21/22	ADD EROSION CONTROL PLAN SHEET & DETAILS		

**CHECKED BY:**

DESIGN BY:	DESIGNED BY:	DATE:

**SITE DETAILS II**  
**PROPOSED BUILDING SITE**  
**PLASMA CENTER, CROSSVILLE**  
 TFMS PC7 LLC  
 OFF U.S. HIGHWAY 127 N.  
 CROSSVILLE, CUMBERLAND COUNTY, TENNESSEE

SHEET REFERENCE NUMBER:  
**C-502**  
 SHEET 7 OF 7