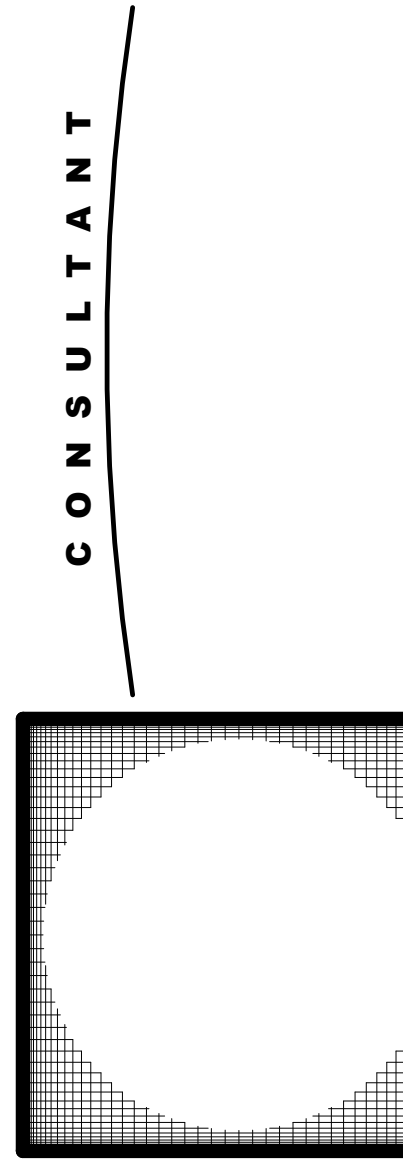


REVISIONS			
NO.	DATE	BY	DESCRIPTION

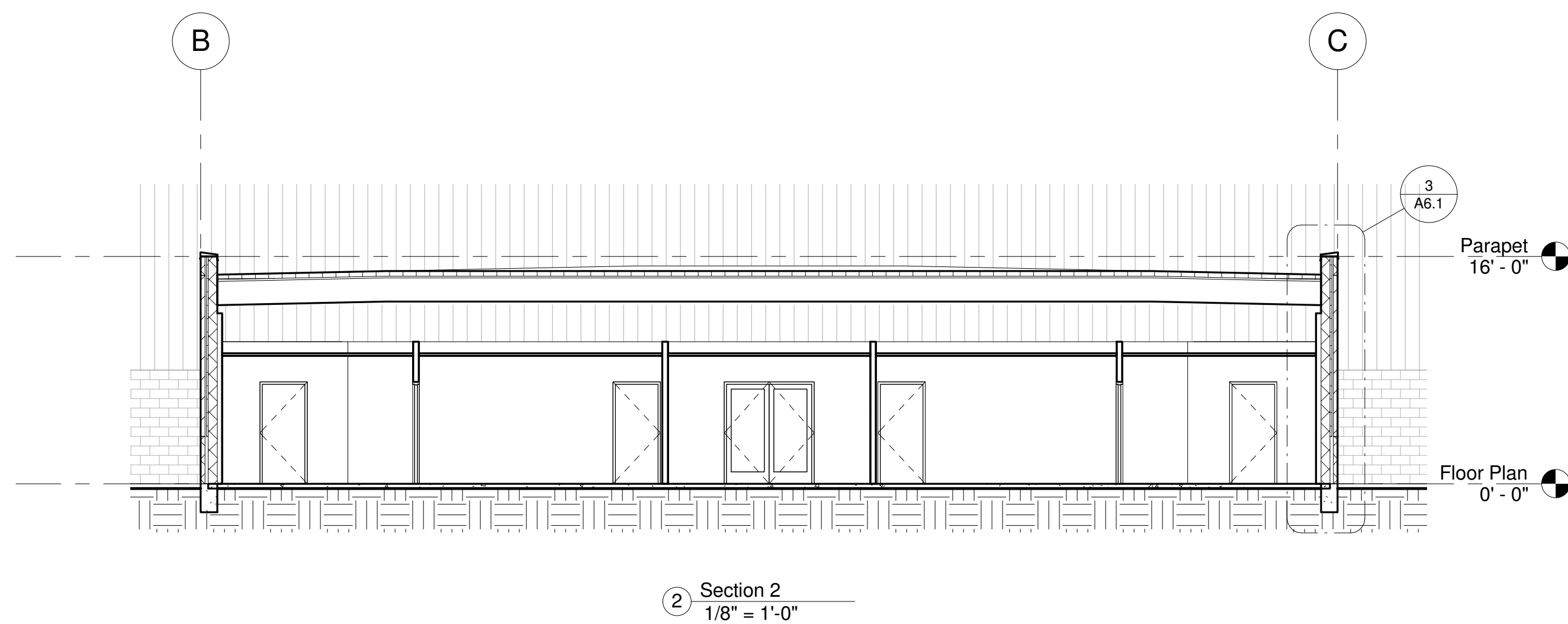
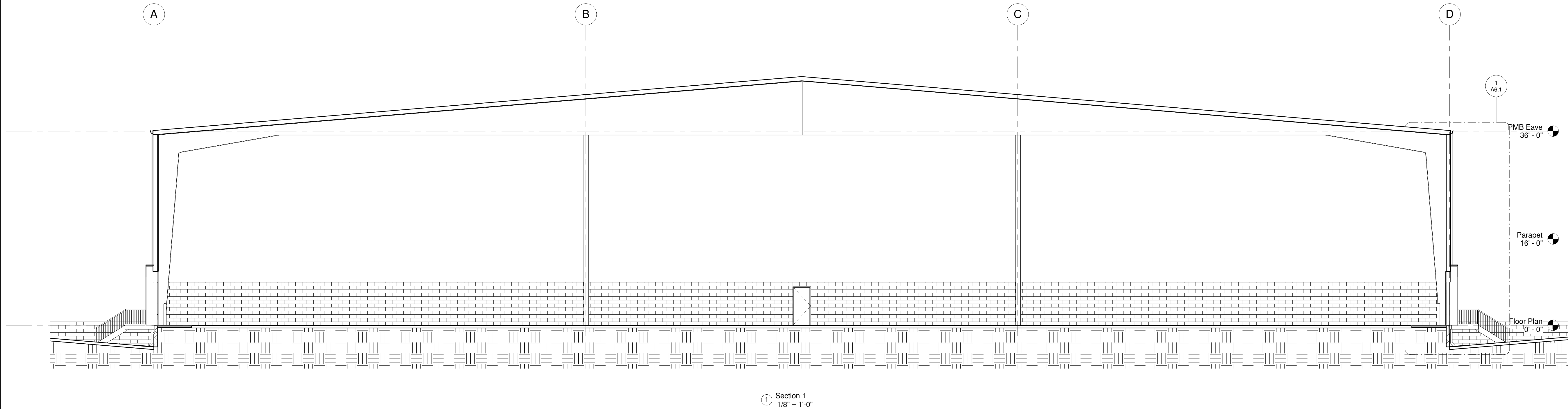


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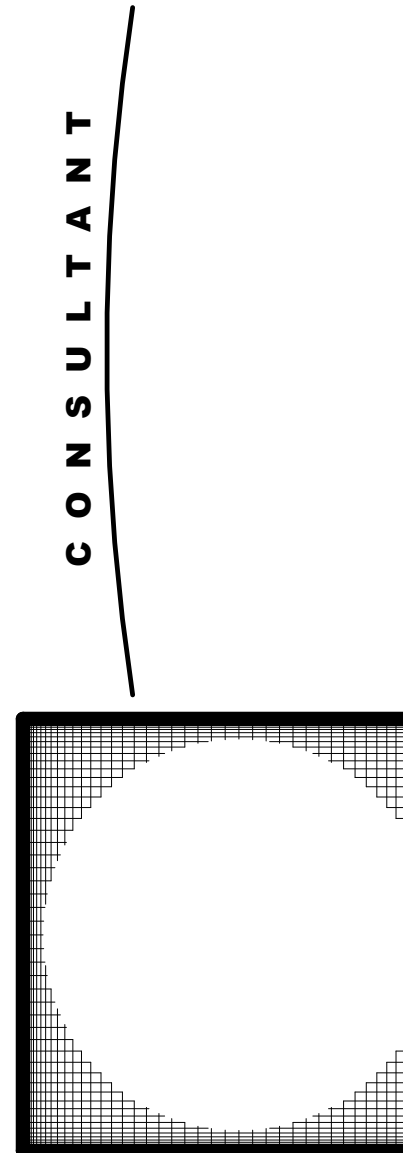
Building Sections
Obion County Jnt. Eco. Dev. Council
Virtual Seculative Building
Union City, Obion County, Tennessee

J-5320
09.03.2013

A5.1

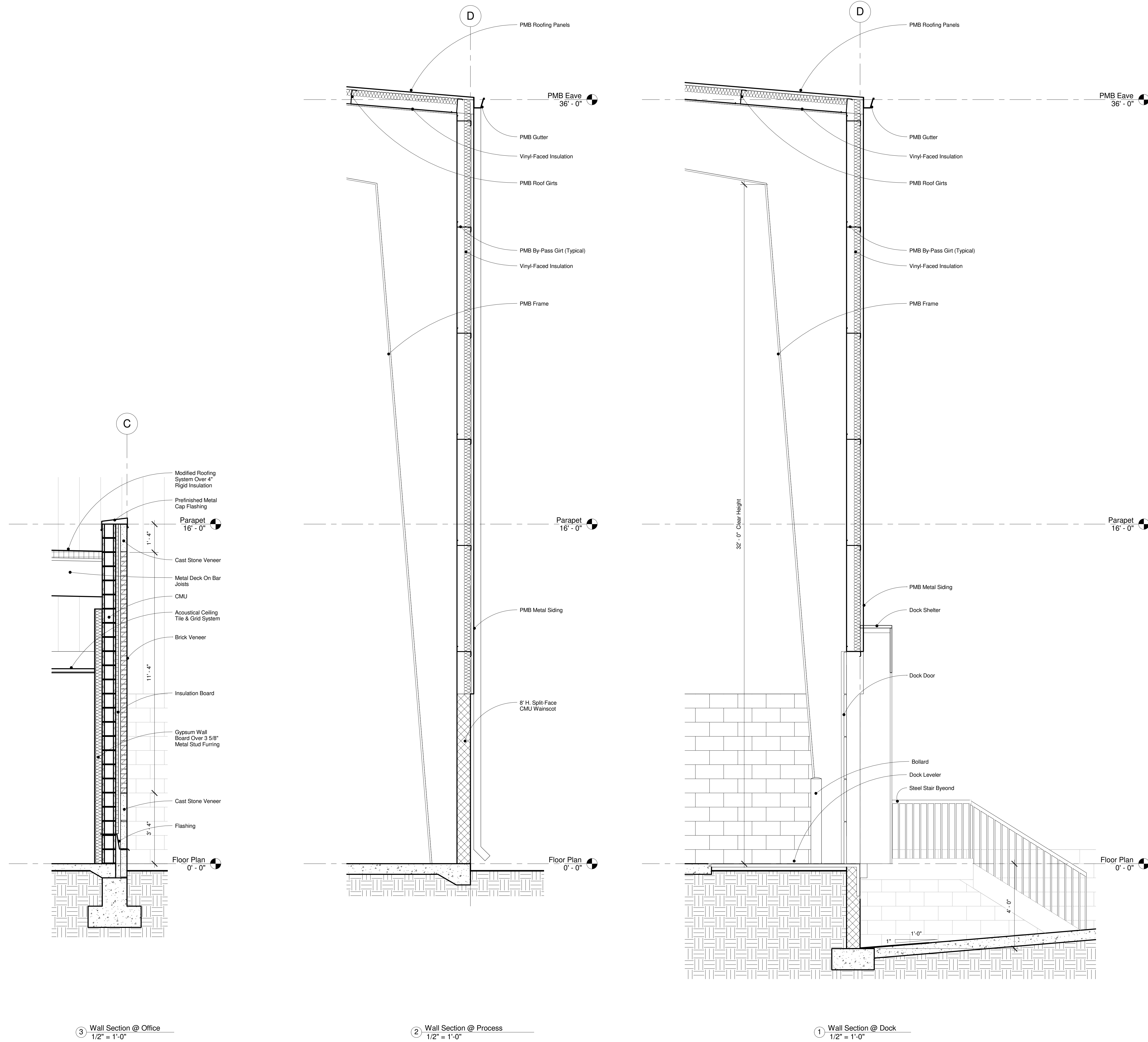


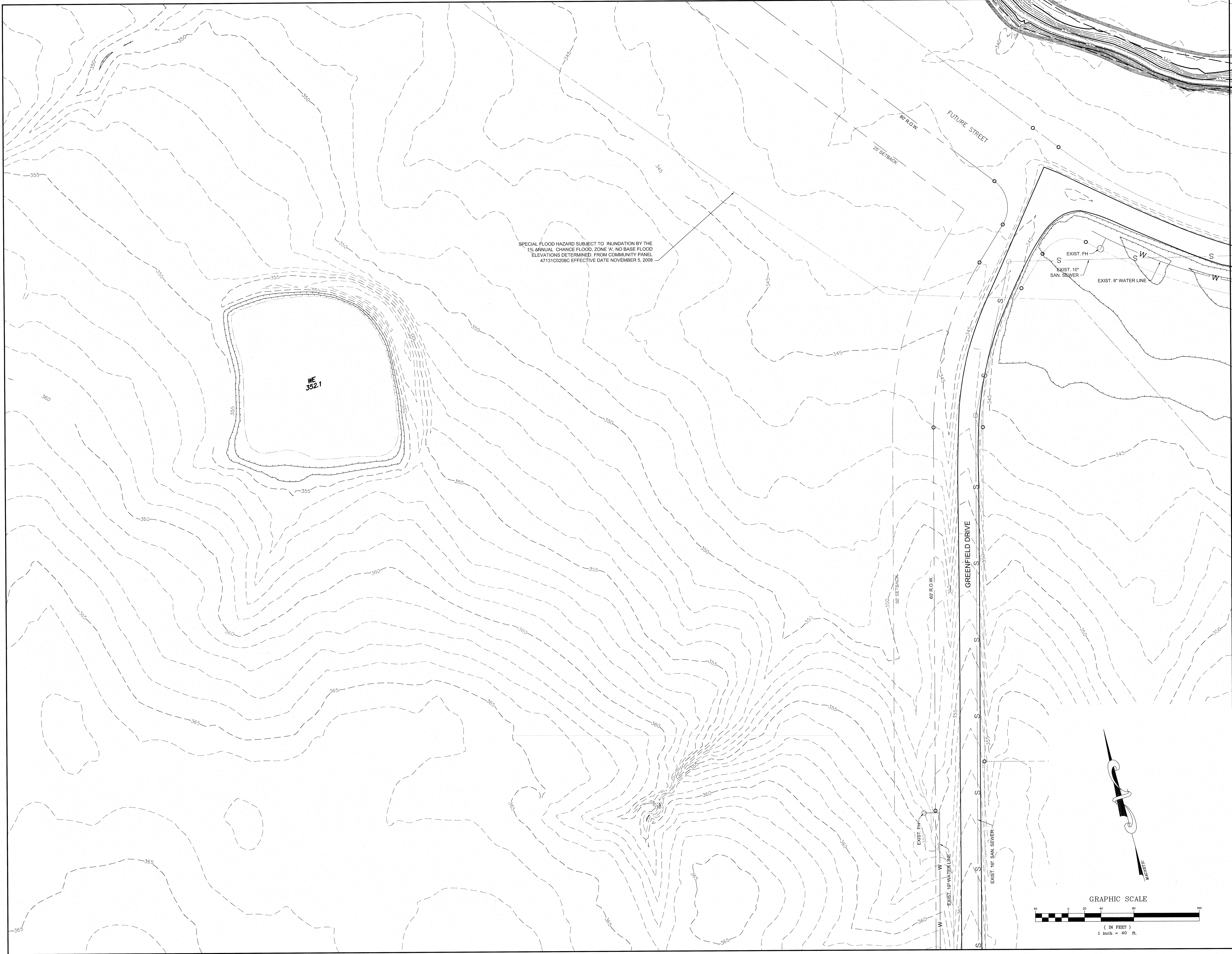
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NO.	DATE	BY	DESCRIPTION



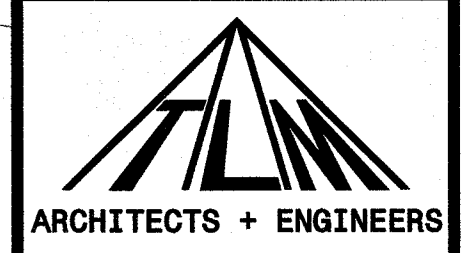
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Wall Sections
Obion County Jnt. Eco. Dev. Council
Virtual Secupulative Building
Union City, Obion County, Tennessee



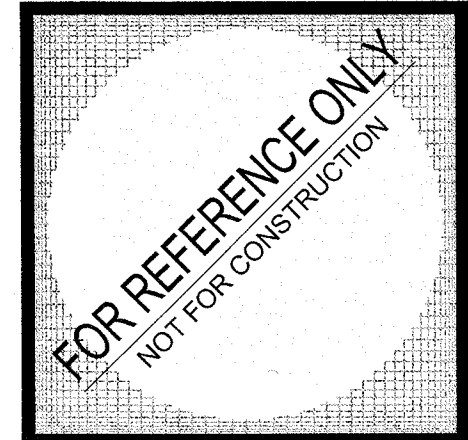


SPECIAL FLOOD HAZARD SUBJECT TO INUNDATION BY THE
1% ANNUAL CHANCE FLOOD, ZONE 'A' NO BASE FLOOD
ELEVATIONS DETERMINED FROM COMMUNITY PANEL
47131C0208C EFFECTIVE DATE NOVEMBER 5, 2008



REVISIONS			
NO.	DATE	BY	DESCRIPTION

CONSULTANT

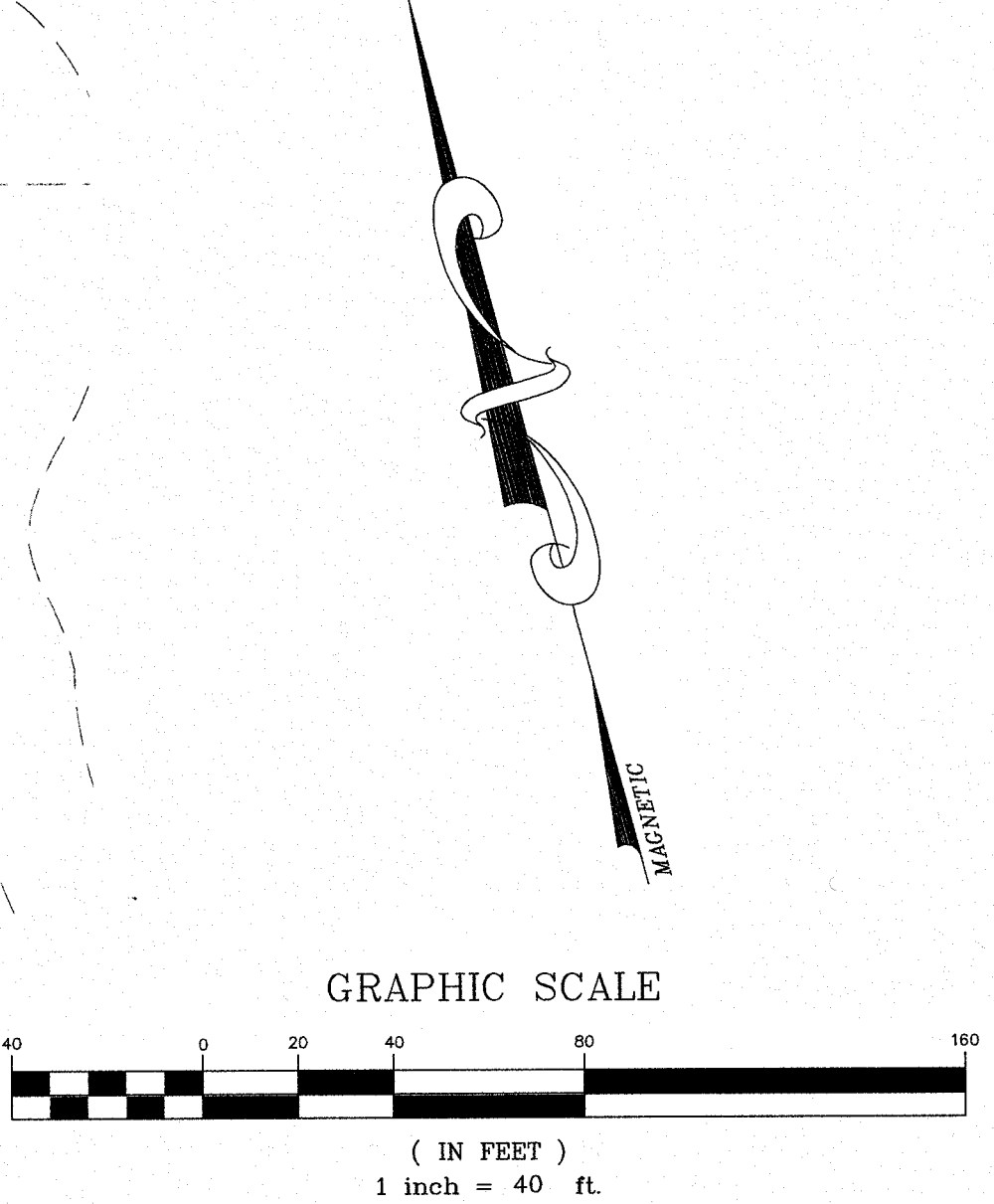


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Existing Conditions
Northwest Tennessee Regional Industrial Park
Speculative Building No. 3
by
Obion County Joint Economic Development Council
Union City, Tennessee

J5320
February 17, 2014

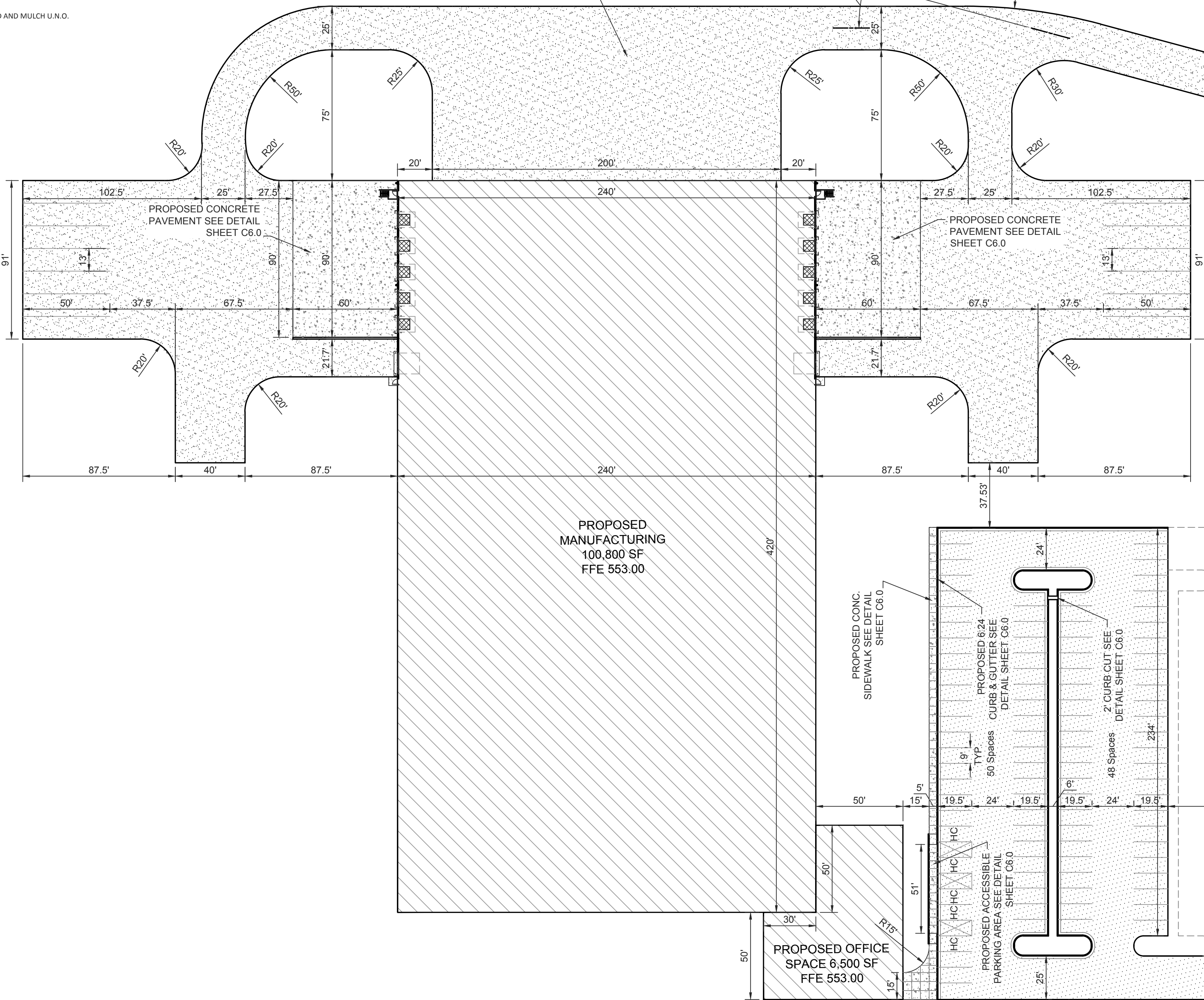
C1.0



TLM Associates, Inc. General Construction Notes

- ALL EXISTING UTILITIES SHOWN, BOTH ABOVE AND BELOW GROUND, ARE APPROXIMATELY LOCATED AND ARE NOT NECESSARILY ALL THAT EXIST. THE CONTRACTOR SHALL FIELD VERIFY UTILITIES PRIOR TO CONSTRUCTION. PER TENNESSEE STATE LAW, THE CONTRACTOR SHALL NOTIFY TENNESSEE ONE CALL (811 OR 1-800-351-1111) AT LEAST 72 HOURS PRIOR TO DIGGING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LINE, GRADE AND STAKEOUT FOR THE CONSTRUCTION OF THE PROJECT. THE ENGINEER SHALL PROVIDE A BENCH MARK AND HORIZONTAL CONTROL SHOULD THEY NOT BE STIPULATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSURE THAT ALL DOCUMENTS INCLUDING NOTICE OF INTENT (NOI), STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND PERMIT FEES NECESSARY FOR A WPOD PERMIT FOR STORM WATER DISCHARGE HAVE BEEN FILED WITH THE TN DEPT. OF ENVIRONMENT AND CONSERVATION (TDEC) AND A NOTICE OF COVERAGE (NOC) RECEIVED PRIOR TO THE START OF CONSTRUCTION.
- ALL CONTRACTORS SHALL BE AWARE THAT THERE MAY BE OTHER CONTRACTORS ON SITE WORKING ON OTHER PORTIONS OF THE PROJECT. CONTRACTORS SHALL COORDINATE AND COOPERATE WITH EACH OTHER TO AVOID CONFLICT AND DAMAGE TO EACH OTHERS WORK.
- THE CONTRACTOR SHALL CONFIRM ELEVATIONS AND PROPOSED LOCATIONS OF IMPROVEMENTS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ITEMS OF WORK REFERRED TO USING THE ABBREVIATIONS "TODT" SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DATED MARCH 1, 2006 OR LATEST EDITION, ALONG WITH APPLICABLE "STANDARD DRAWINGS" AND "SPECIAL PROVISIONS".
- ALL FACE OF CURB OR PAVEMENT EDGE WHERE NO CURB EXISTS SHALL BE 5" 0" U.N.O.
- ALL PARKING LOT STRIPING TO BE WHITE. ALL STRIPING TO BE PAINTED IN ACCORDANCE WITH TODT STANDARD SPECIFICATION SECTION 910.
- CONCRETE CURB SHALL HAVE EXPANSION JOINTS PLACED AS FOLLOWS: 1) TANGENT POINTS OF CURVED SECTIONS, 2) BETWEEN CURBS AND ADJUTING RIGID OBJECTS, AND 3) A MAXIMUM SPACING OF 40 FEET. EXPANSION JOINT MATERIAL SHALL BE PRE-MOLDED FIBER. CONTRACTION JOINTS SHALL BE SPACED AT TEN (10) FOOT INTERVALS AND SAWED A MINIMUM DEPTH OF 3/4 OF THE THICKNESS OF THE SECTION.
- ACCESSIBLE ROUTE: ON ALL ACCESSIBLE ROUTES THE MAXIMUM SLOPE ALONG THE ROUTE SHALL BE 5%. THE MAXIMUM CROSS SLOPE SHALL BE 2%. ALL SIDEWALKS SHALL BE CONSIDERED ACCESSIBLE ROUTES AND SLOPED AWAY FROM BUILDINGS.
- FOR LANDINGS, THE MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 2%. A 5' X 5' AREA ON EITHER SIDE OF ANY DOOR AND/ OR AT THE TOP AND BOTTOM OF STEPS SHALL BE CONSIDERED A LANDING WHETHER OR NOT SPECIFICALLY IDENTIFIED AS SUCH.
- THE MAXIMUM SLOPE IN ANY DIRECTION FOR HANDICAP PARKING SPACES AND ACCESS AISLES SHALL BE 2%.
- PRIOR TO PLACING ANY FILL MATERIAL OR GRANULAR BASE MATERIAL, THE AREA SHALL BE PROOF-ROLLED WITH A TRUCK LOADED TO 30 TONS. UNSUITABLE MATERIAL SHALL BE REMOVED, REPLACED WITH SUITABLE MATERIAL, AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. THE COMPLETED SUB-GRADE AND THE GRANULAR BASE SHALL BE ALSO BE PROOF-ROLLED PRIOR TO COVERING WITH ADDITIONAL MATERIALS.
- ALL EARTHWORK FILL AREAS SHALL BE CONSTRUCTED USING 8" MAXIMUM COMPACTED LIFTS ACHIEVING 95% STANDARD PROCTOR DENSITY. FOR FILLS OF MORE THAN SIX (6) FEET, COMPACTION SHALL BE 100% STANDARD PROCTOR DENSITY. THE TOP ONE FOOT OF ALL SUB-GRADES WHICH WILL BE UNDER IMPROVEMENTS, INCLUDING PAVING, SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
- THE FOLLOWING SHALL BE APPLIED TO STORM DRAINAGE PIPING AND INSTALLATION:
 - RCP - ABBREVIATION FOR REINFORCED CONCRETE PIPE, TYPICALLY CLASS B U.N.O., DESIGNED IN ACCORDANCE WITH ASTM C-76. JOINING SHALL BE WITH O-RING GASKETS. INSTALL ON SOLID FOUNDATION WITH CLASS B BEDDING TO THE SPRING LINE WITH CLEAN SAND, GRAVEL, SILTY OR CLAYEY SAND, OR GRAVEL (WITH GREATER THAN 50% SAND OR GRAVEL) AND THEN COMPLETE BACKFILL WITH QUALITY SELECT EXCAVATED MATERIAL.
 - CMP - ABBREVIATION FOR CORRUGATED METAL (STEEL) PIPE, ZINC COATED (GALVANIZED), 14 GAUGE, 2-2/3" X 3/4" CORRUGATIONS AND DESIGNED IN ACCORDANCE WITH AASHTO M 36 U.N.O. JOINING SHALL BE WITH STEEL BANDS U.N.O. INSTALL ON SOLID FOUNDATION WITH CLASS B BEDDING TO TOP OF PIPE WITH CLEAN SAND, GRAVEL, SILTY OR CLAYEY SAND, OR GRAVEL (WITH GREATER THAN 50% SAND OR GRAVEL) THEN BACKFILL WITH QUALITY SELECT EXCAVATED MATERIAL. FOR PIPES 48" DIAMETER AND GREATER, 14 GAUGE, 3" X 1" CORRUGATIONS MAY BE USED.
 - HDPE - STANDS FOR HIGH DENSITY POLYETHYLENE PIPE, SMOOTH INTERIOR, CORRUGATED EXTERIOR AND DESIGNED IN ACCORDANCE WITH AASHTO M 294. JOINING SHALL BE SOIL TIGHT SHUT COUPLERS. INSTALL ON SOLID FOUNDATION WITH CLASS B BEDDING TO TOP OF PIPE WITH CLEAN SAND, GRAVEL, SILTY OR CLAYEY SAND, OR GRAVEL (WITH GREATER THAN 50% SAND OR GRAVEL) THEN BACKFILL WITH QUALITY SELECT EXCAVATED MATERIAL.
 - HP STORM - STANDS FOR POLYPROPYLENE PIPE WITH MATERIAL MEETING THE REQUIREMENTS OF ASTM F2736, SECTION 4 FOR 12" - 30" DIAMETERS AND ASTM F2881, SECTION 5 FOR 36" - 60" DIAMETERS. PIPE SHALL BE SMOOTH INTERIOR, CORRUGATED EXTERIOR WITH WATERTIGHT GASKET JOINING IN ACCORDANCE WITH ASTM D3312. INSTALL ON SOLID FOUNDATION WITH CLASS B BEDDING TO ONE FOOT ABOVE TOP OF PIPE WITH CLEAN SAND, GRAVEL, SILTY OR CLAYEY SAND, OR GRAVEL (WITH GREATER THAN 50% SAND OR GRAVEL) THEN BACKFILL WITH QUALITY SELECT EXCAVATED MATERIAL.
 - ULTRA FLO - STANDS FOR CONTECH CONSTRUCTION PRODUCTS, INC.'S SPIRAL RIB PROFILE PIPE WITH A HYDRAULIC N VALUE OF 0.013 OR LESS. PIPE SHALL BE 14 GAUGE OF GALVANIZED OR TYPE 2 ALUMINIZED STEEL WITH 3/4" X 3/4" X 7/8" CORRUGATIONS. JOINING SHALL BE BELL AND SHOOT CONTECH'S QUICK STAB JOINT. INSTALL ON SOLID FOUNDATION WITH CLASS B BEDDING TO TOP OF PIPE WITH CLEAN SAND, GRAVEL, SILTY OR CLAYEY SAND, OR GRAVEL (WITH GREATER THAN 50% SAND OR GRAVEL) THEN BACKFILL WITH QUALITY SELECT EXCAVATED MATERIAL.
- ADJUST VALVE BOXES, METER BOXES, MANHOLE TOPS, CATCH BASINS AND FIRE HYDRANTS, ETC. TO MATCH THE FINISH GRADE.
- WHERE CATCH BASINS ARE IDENTIFIED ON THE PLANS USING TODT SPECIFICATION NUMBERS, PRE-MANUFACTURED CATCH BASINS WHICH MEET OR EXCEED THE MINIMUM AREA OF STEEL MAY BE SUBSTITUTED. ALL SUCH SUBSTITUTIONS SHALL BE CERTIFIED BY A TENNESSEE LICENSED ENGINEER AS MEETING OR EXCEEDING THE SPECIFIED REQUIREMENTS.
- ALL DISTURBED AREAS ON THIS PROJECT OUTSIDE OF OTHER IMPROVEMENTS SHALL BE STABILIZED WITH SEED AND MULCH U.N.O.

PROPOSED HEAVY DUTY
PAVEMENT SEE DETAIL
SHEET C6.0



BUILDING SETBACK REQUIREMENTS:

FRONT YARD - 50 FEET
SIDE YARD - 25 FEET
REAR YARD - 25 FEET

CURRENT ZONING

P-M PLANNED INDUSTRIAL

PROPOSED USE OF LAND AND BUILDINGS

INDUSTRIAL

CERTIFICATE OF SITE PLAN APPROVAL

I HEREBY CERTIFY THAT THIS CONSTRUCTION PLAT MEETS ALL SUBDIVISION REGULATIONS AND IS HEREBY APPROVED.

DATE

PLANNING COMMISSION

CERTIFICATE OF ACCURACY OF DESIGN

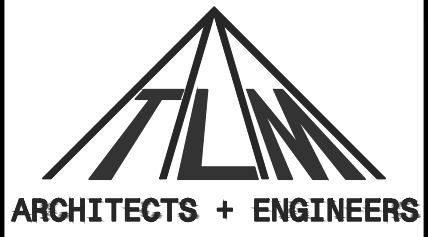
I HEREBY CERTIFY THAT THE PLANS SHOWN AND DESCRIBED ON THIS CONSTRUCTION PLAT, REGARDING ENGINEERING DESIGNS GOVERNING THE CONSTRUCTION OF THIS SUBDIVISION ARE TRUE AND CORRECT, AND CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS AS SET FORTH IN THE SUBDIVISION REGULATIONS.

DATE

REGISTERED ENGINEER

TENNESSEE LICENSE #

GRAPHIC SCALE



REVISIONS

NO.	DATE	BY	DESCRIPTION

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Site Plan

Northwest Tennessee Regional Industrial Park
Speculative Building No. 3

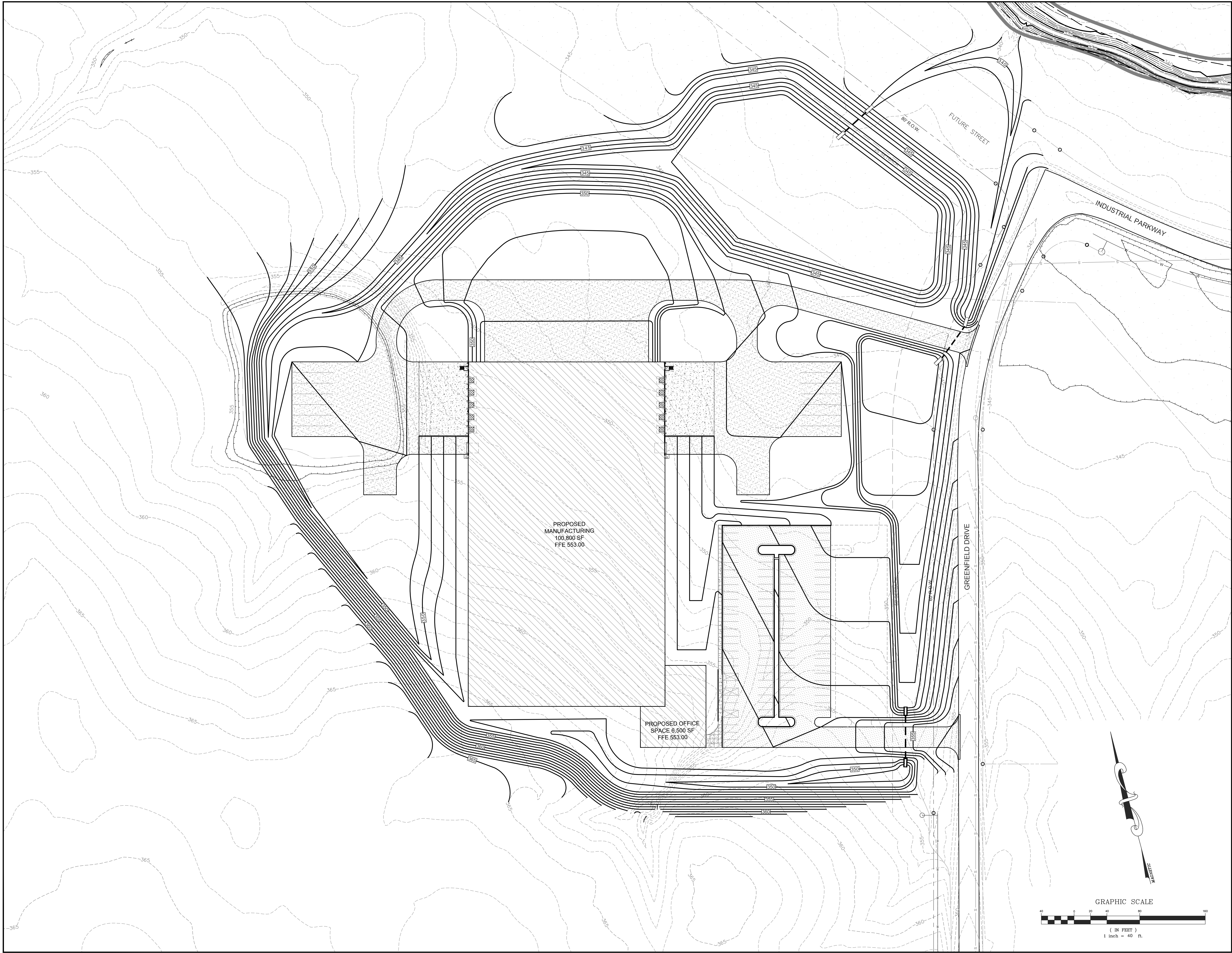
Obion County Joint Economic Development Council


Union City, Tennessee

J5320

February 06, 2014

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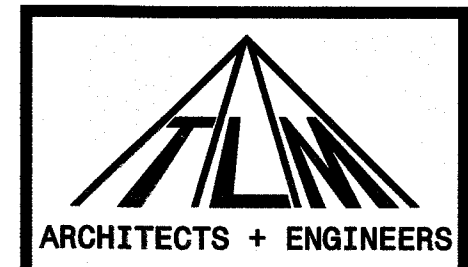
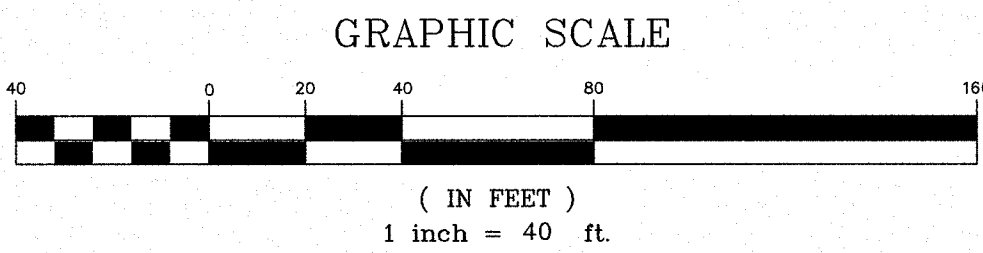
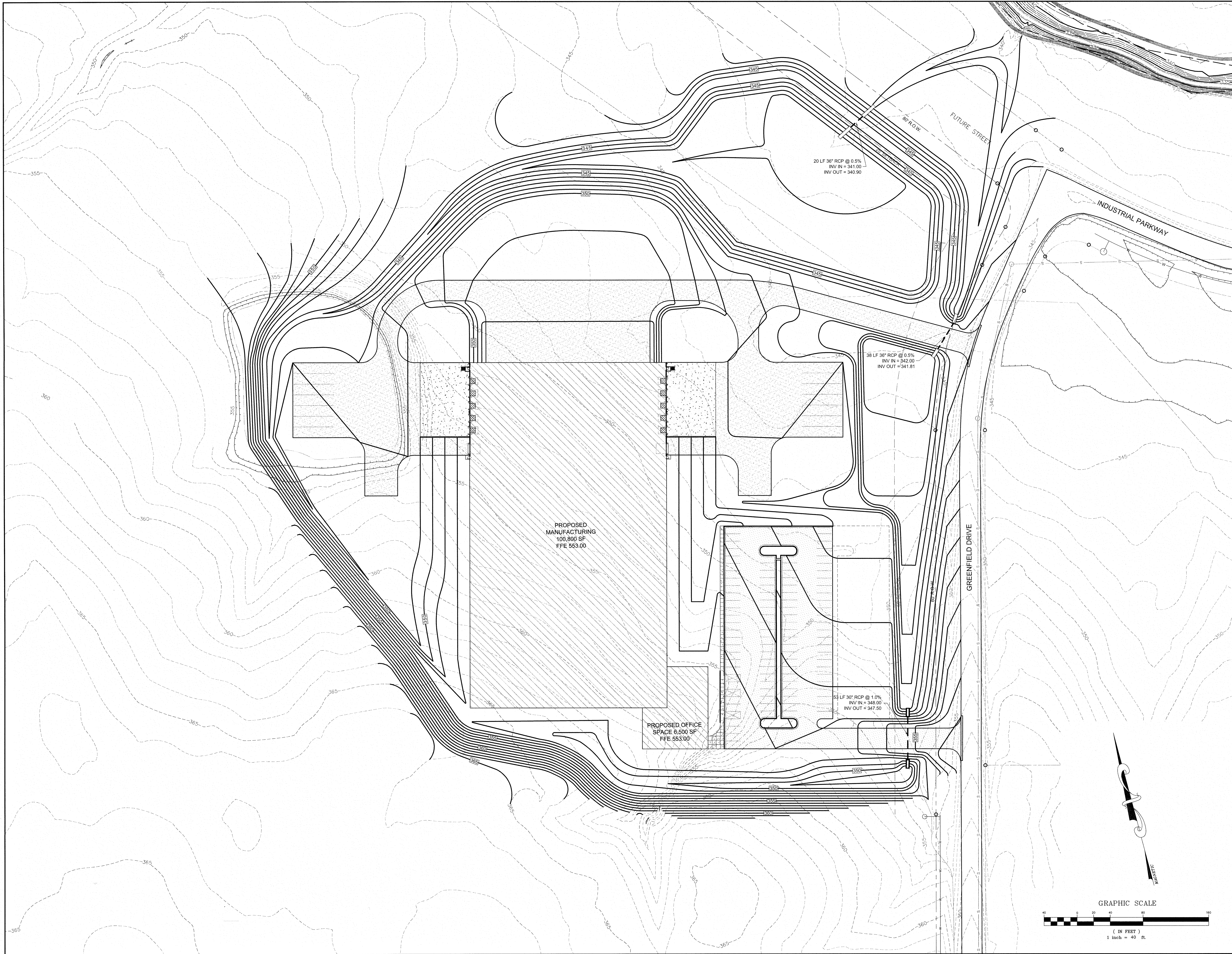
FOR AGENCY REVIEW ONLY
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Grading Plan
Northwest Tennessee Regional Industrial Park
Speculative Building No. 3
by
Obion County Joint Economic Development Council
Union City, Tennessee

J5320
February 06, 2014

C3.0



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NO.	DATE	BY	DESCRIPTION

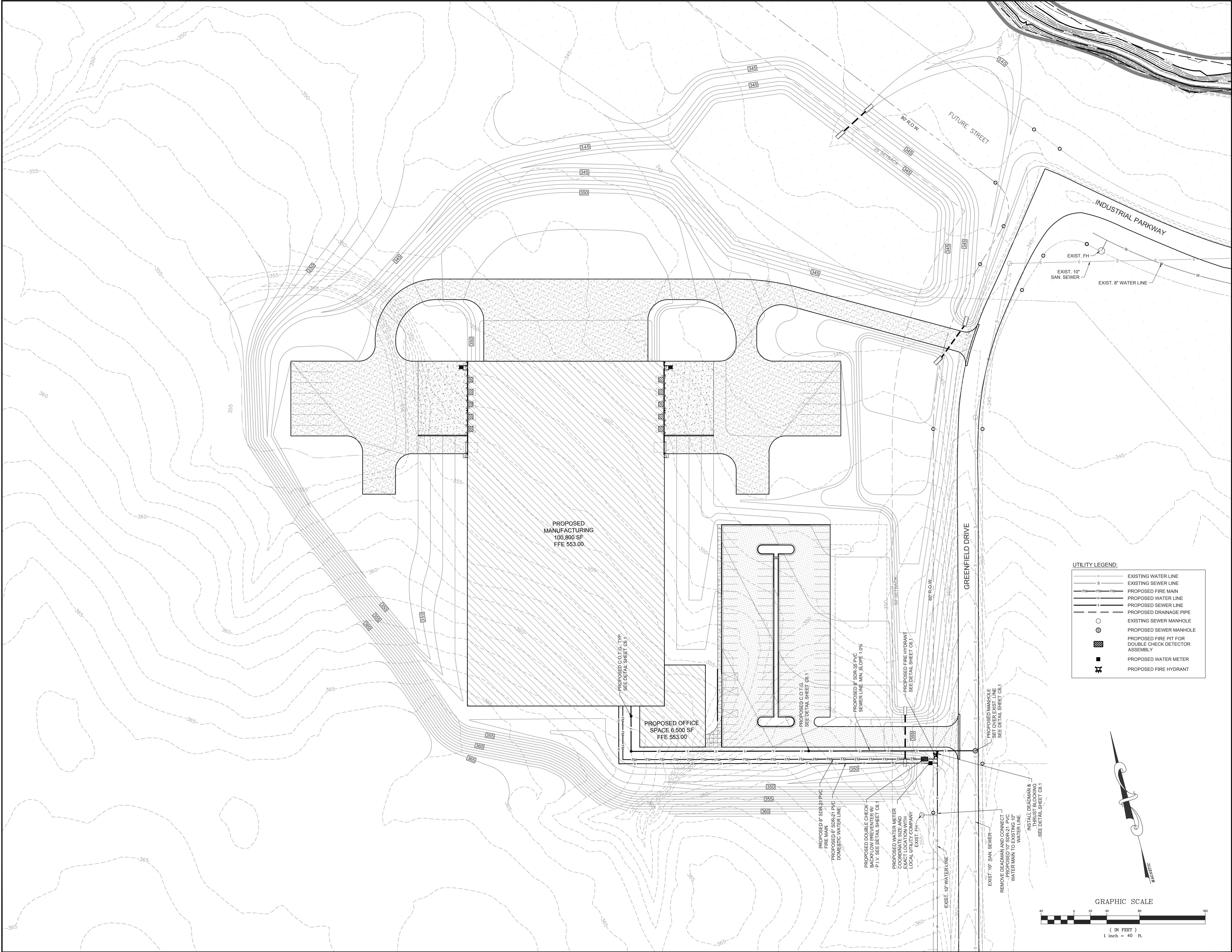
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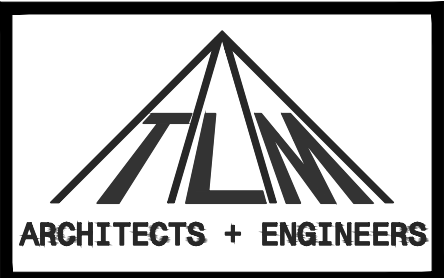
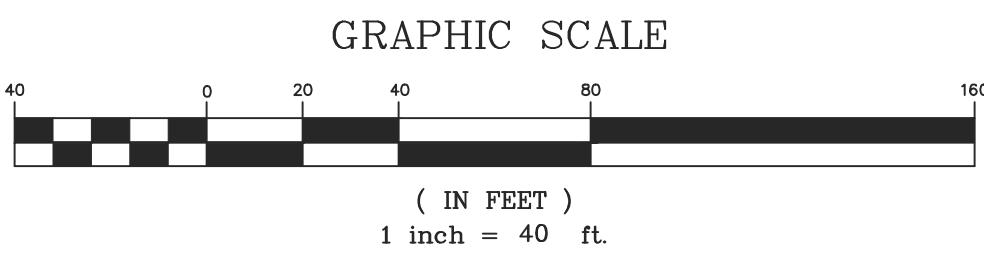
Grading Plan
 Northwest Tennessee Regional Industrial Park
 Speculative Building No. 3
 for
 Obion County Joint Economic Development Council
 Union City, Tennessee

J5320
February 17, 2014
C3.0



UTILITY LEGEND:

— W —	EXISTING WATER LINE
— S —	EXISTING SEWER LINE
— FM — FM —	PROPOSED FIRE MAIN
— W —	PROPOSED WATER LINE
— S —	PROPOSED SEWER LINE
— D —	PROPOSED DRAINAGE PIPE
○	EXISTING SEWER MANHOLE
⊙	PROPOSED SEWER MANHOLE
⊙	PROPOSED FIRE PIT FOR DOUBLE CHECK DETECTOR ASSEMBLY
■	PROPOSED WATER METER
⊙	PROPOSED FIRE HYDRANT



REVISIONS

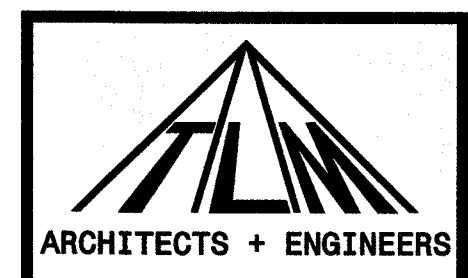
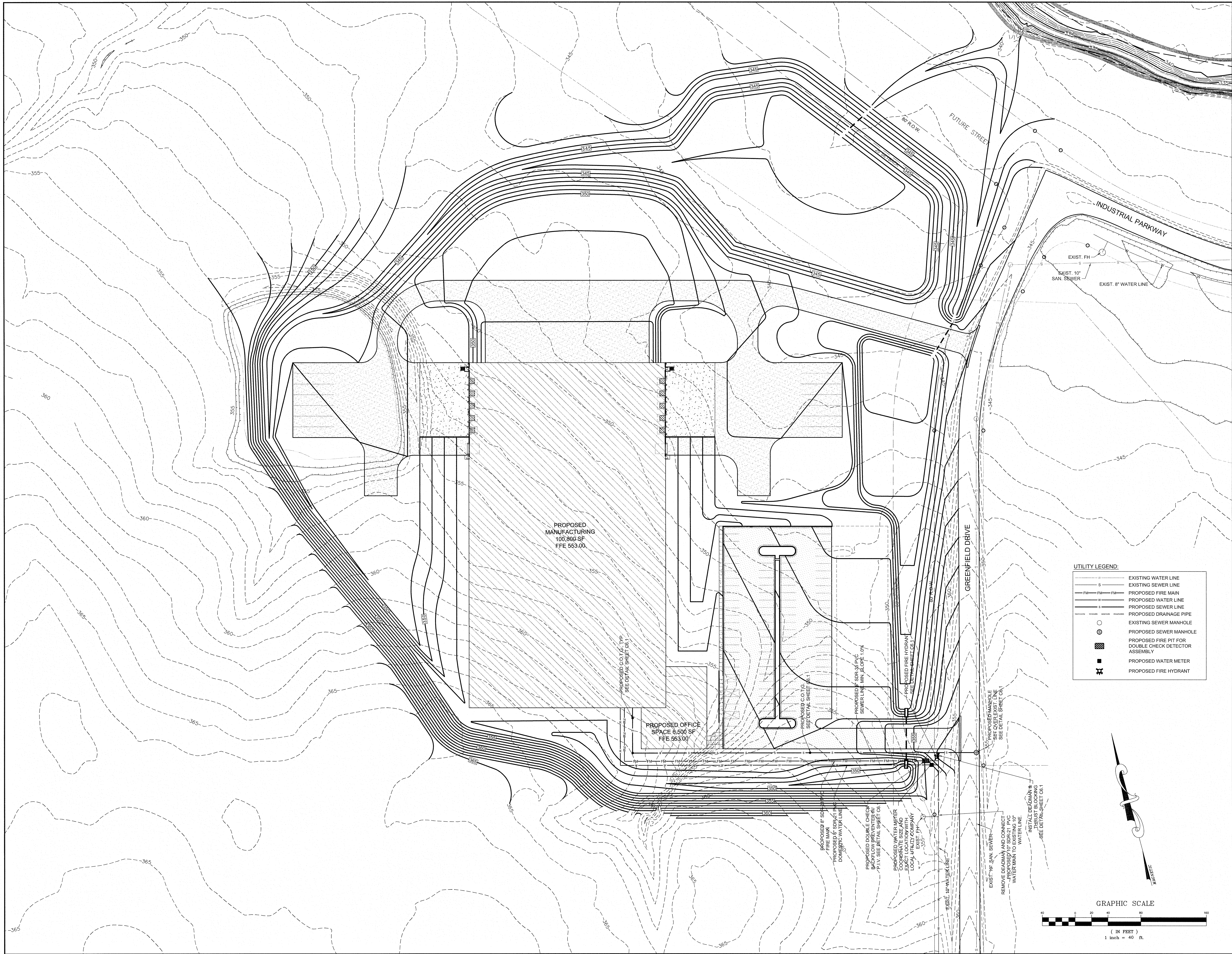
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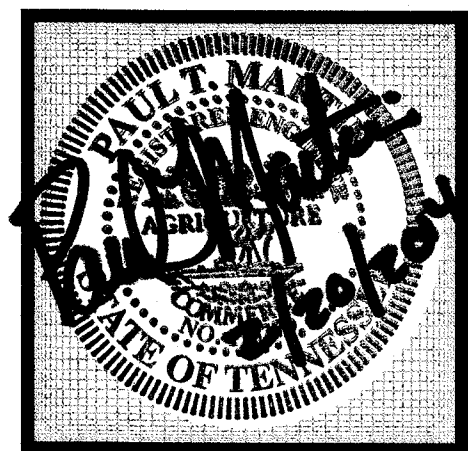
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Utility Plan
Northwest Tennessee Regional Industrial Park
Speculative Building No. 3
Obion County Joint Economic Development Council
Union City, Tennessee



REVISIONS			
NO.	DATE	BY	DESCRIPTION

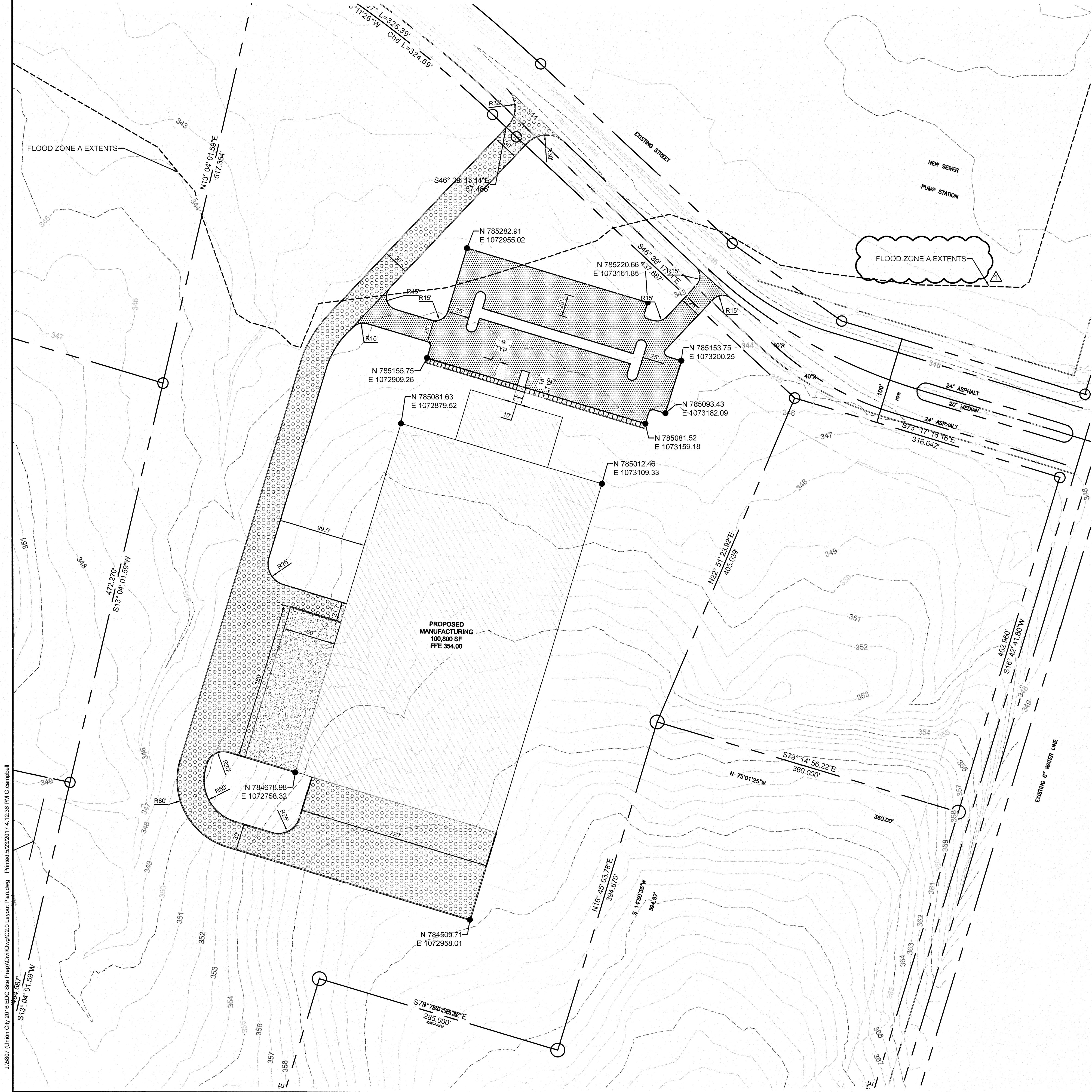
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Utility Plan
Northwest Tennessee Regional Industrial Park
Speculative Building No. 3
Obion County Joint Economic Development Council
Union City, Tennessee

J5320
February 17, 2014
C5.0



Revised 09-29-13
Revised 02-06-14
Revised 08-05-14

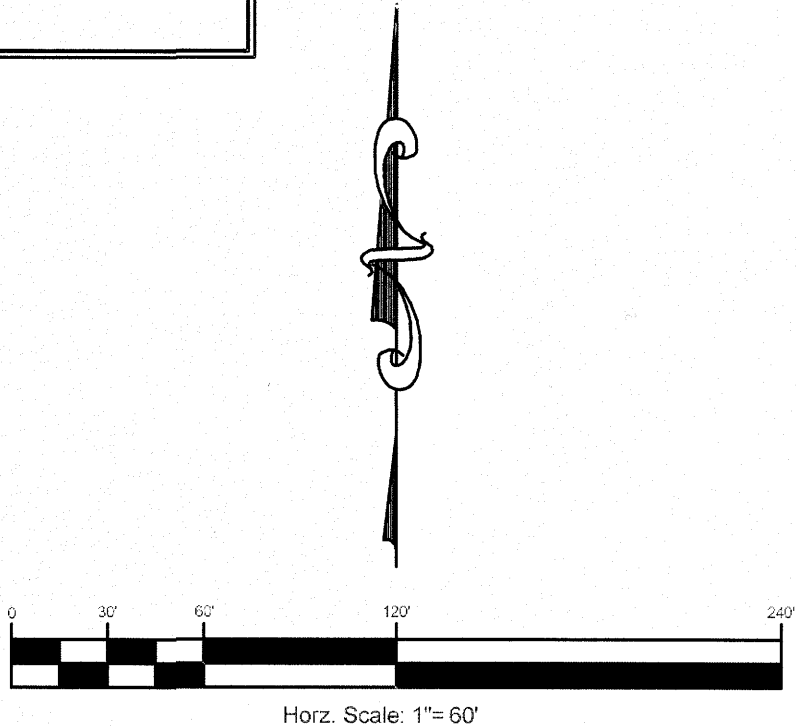
TLM Associates, Inc. General Construction Notes

1. All existing utilities shown, both above and below ground, are approximately located and are not necessarily all that exist. The contractor shall field verify utilities prior to construction. Per Tennessee State Law, the contractor shall notify Tennessee One Call (811 or 1-800-351-1111) at least 72 hours prior to digging.
2. The contractor shall be responsible for providing all line, grade and stakeout for the construction of the project. This includes survey and benchmark placement prior to construction. The contractor shall insure that all documents including Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and permit fees necessary for a NPDES Permit for Storm Water Discharge have been filed with the TN Dept. of Environment and Conservation (TDEC) and a Notice of Coverage (NOC) received prior to the start of construction.
3. The contractor shall confirm elevations and proposed locations of improvements prior to construction and report any discrepancies to the Engineer.
4. Items of work referred to using the abbreviations "TDOT" shall be constructed and tested in accordance with the Tennessee Department of Transportation Standard Specifications for Road and Bridge Construction, dated January 1, 2015 or latest edition, along with applicable "Standard Drawings" and "Special Provisions".
5. All face of curb (or pavement edge where no curb exists) radii are 5'-0" u.n.o.
6. Prior to placing any fill material or granular base material, the area shall be proof-rolled with a truck loaded to 30 tons. Unsuitable material shall be removed, replaced with suitable material and compacted to a minimum of 95% standard proctor density. The completed sub-grade and the granular base shall be also be proof-rolled prior to covering with additional materials.
7. All earthwork fill areas shall be constructed using 8" maximum compacted lifts achieving 95% standard proctor density. For fills of more than six (6) feet, compaction shall be 100% standard proctor density. The top one foot of all sub-grades which will be under improvements, including paving, shall be compacted to 100% standard proctor density.
8. The following shall be applied to storm drainage piping and installation:
 - a. RCP - abbreviation for Reinforced Concrete Pipe, Class III u.n.o., designed in accordance with ASTM C-76. Joining shall be with O-ring gaskets. Install 6" sand or gravel bedding on solid foundation. Backfill to the spring line with clean sand or gravel (with greater than 50% sand or gravel) and then complete backfill with quality select excavated material. Backfill shall be placed in 8" maximum loose lifts and compacted to a minimum of 90% standard proctor density.
 - b. CMP - abbreviation for Corrugated Metal (steel) Pipe, zinc coated (galvanized), 14 gauge, 2-2/3" x 1/2" corrugations and designed in accordance with AASHTO M 36 u.n.o. Joining shall be with steel bands, u.n.o. Install 6" sand or gravel bedding on solid foundation. Backfill to top of pipe with clean sand or gravel (with greater than 50% sand or gravel) then backfill with quality select excavated material. For pipes 48" diameter and greater, 14 gauge, 3" x 1" corrugations may be used. Backfill shall be placed in 8" maximum loose lifts and compacted to a minimum of 90% standard proctor density.
 - c. HDPE - stands for High Density Polyethylene pipe, smooth interior, corrugated exterior and designed in accordance with AASHTO M 294. Joining shall be soil tight bell and spigot. Install 6" sand or gravel bedding on solid foundation. Backfill to top of pipe with clean sand or gravel (with greater than 50% sand or gravel) then backfill with quality select excavated material. Backfill shall be placed in 8" maximum loose lifts and compacted to a minimum of 90% standard proctor density.
 - d. HP STORM - stands for Polypropylene pipe with material meeting the requirements of ASTM F2736, Section 4 for 12" - 30" diameters and ASTM F2881, Section 5 for 36" - 60" diameters. Pipe shall be smooth interior, corrugated exterior with watertight gasket joining in accordance with ASTM D3212. Install 6" sand or gravel bedding on solid foundation. Backfill to top of pipe with clean sand or gravel (with greater than 50% sand or gravel) then backfill with quality select excavated material. Backfill shall be placed in 8" maximum loose lifts and compacted to a minimum of 90% standard proctor density.
 - e. ULTRA FLO - stands for Contech Construction Products, Inc.'s spiral rib profile pipe with a hydraulic n value of 0.013 or less. Pipe shall be 14 gauge Type 2 aluminumized steel with 3/4" X 3/4" X 7 1/2" corrugations. Joining shall be bell and spigot Contech's QUICK STAB joint. Install 6" sand or gravel bedding on solid foundation. Backfill to 6" above top of pipe with clean sand or gravel (with greater than 50% sand or gravel) then backfill with quality select excavated material. Backfill shall be placed in 8" maximum loose lifts and compacted to a minimum of 90% standard proctor density.
16. All disturbed areas on this project outside of other improvements shall be stabilized with seed and mulch.

LEGEND

SYMBOL	DESCRIPTION
	PROPOSED HEAVY DUTY PAVING (SEE DETAIL SHEET C6.0)
	PROPOSED LIGHT DUTY PAVING (SEE DETAIL SHEET C6.0)
	PROPOSED CONCRETE PAVING (SEE DETAIL SHEET C6.0)

NOTE:
BUILDING, DRIVES, AND PARKING ARE SHOWN FOR
REFERENCE ONLY AND ARE NOT INCLUDED AS PART OF
THIS CONTRACT. ONLY THE GRADING, EROSION
CONTROL, AND DRAINAGE SHALL BE INCLUDED IN THE
CONTRACTOR LUMP SUM PRICE. CONTRACTOR SHALL
INSTALL 8" THICK LIMESTONE ON FIRST 30' OF EACH
DRIVEWAY.



REVISIONS

NO	DATE	BY	DESCRIPTION
1	2017-05-23	GC	LABELED FLOOD ZONE

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Layout Plan
NORTHWEST TENNESSEE
REGIONAL INDUSTRIAL CENTER
PAD READY SITE DEVELOPMENT
for
UNION CITY
Union City, Tennessee

J5807

February 10, 2017

C2.0

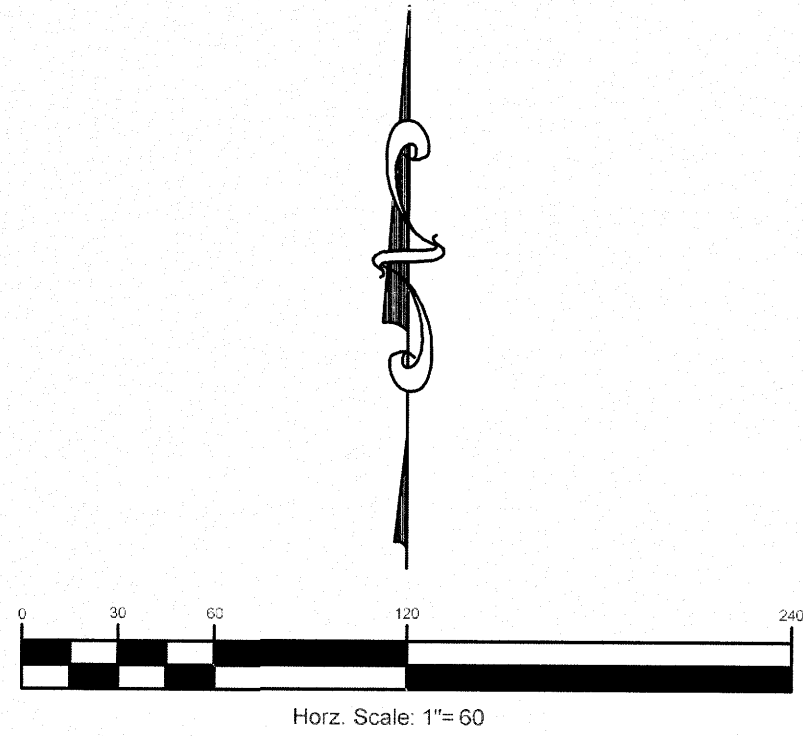
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GRADING LEGEND:

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE

NOTE:
CONTRACTOR SHALL MAKE ALLOWANCE IN GRADING FOR DEPTH OF PAVING IN DRIVES AND PARKING LOT; BUILDING PAD TO BE GRADED TO 10" BELOW FF. SEE PAVING DETAIL FOR DEPTH ON SHEET C6.0



TLM
ASSOCIATES
Architects + Engineers

REVISIONS				
NO.	DATE	BY	DESCRIPTION	
1	2017-05-19	DS	ADDENDUM #1 - REVISED GRADING	
2	2017-05-23	GC	REVISED LEGEND	
3			LABELED DETENTION POND	
4			REVISED GRADING	



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Grading Plan
NORTHWEST TENNESSEE
REGIONAL INDUSTRIAL CENTER
PAD READY SITE DEVELOPMENT

for
UNION CITY
Union City, Tennessee

J5807

February 10, 2017

C3.0

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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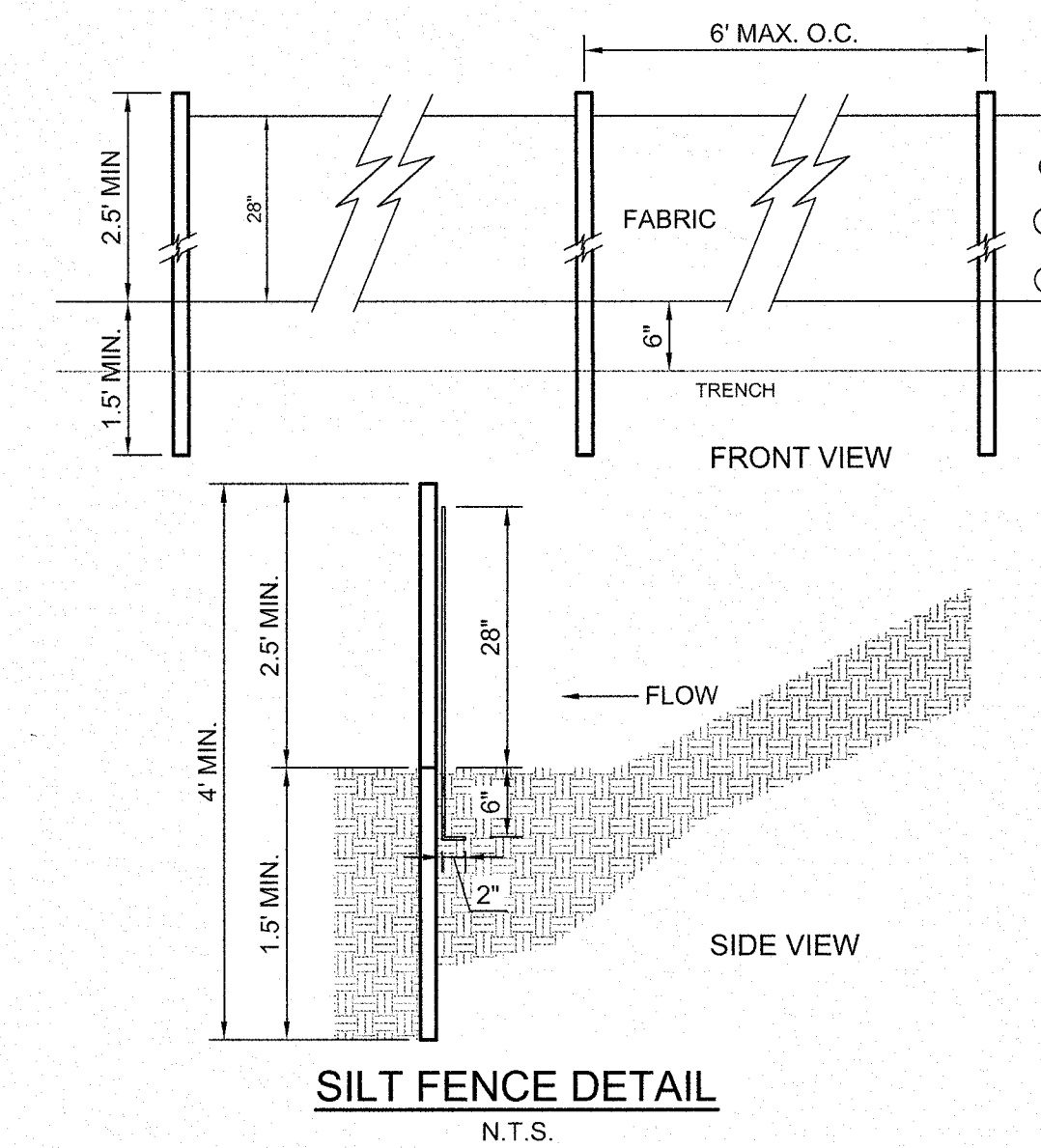


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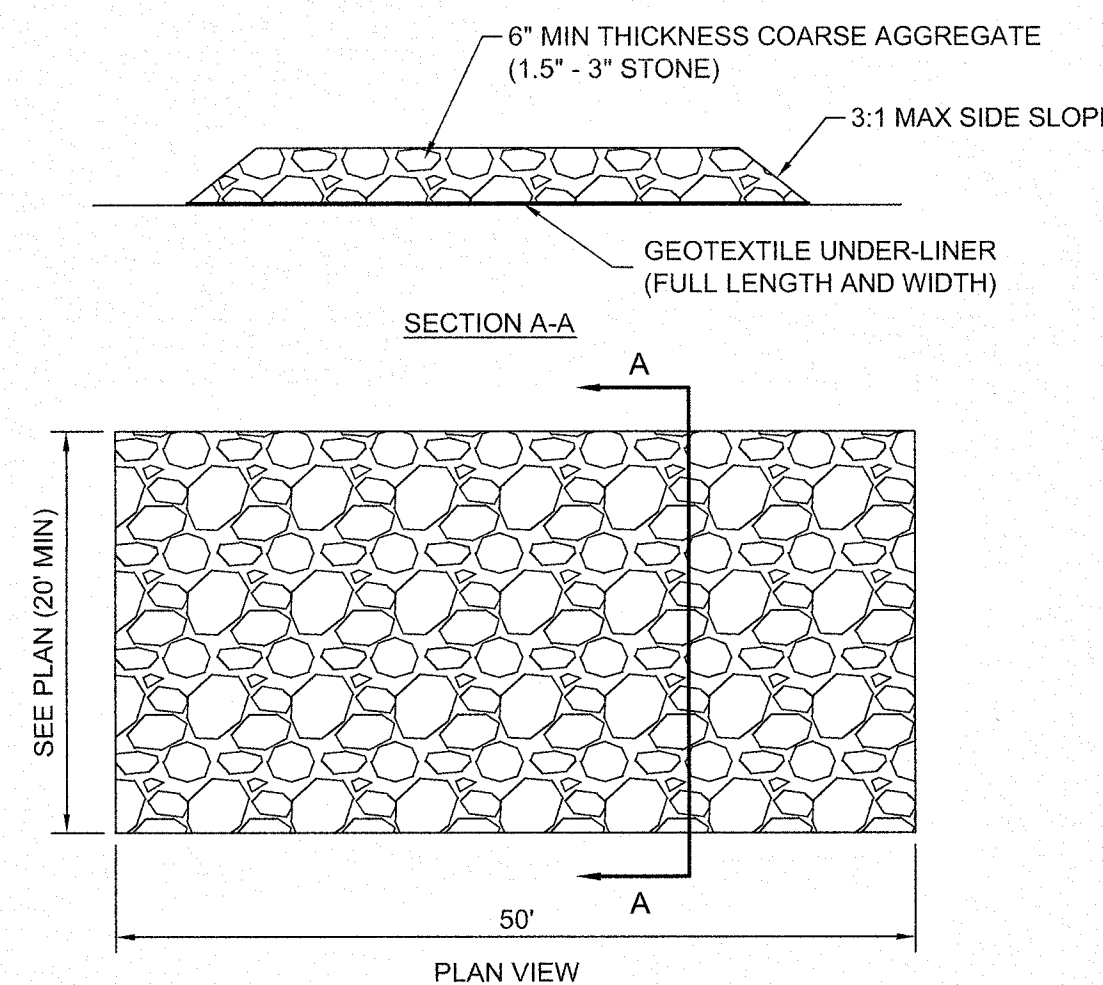
Site Details
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Speculative Building No. 3
Obion County Joint Economic Development Council
Union City, Tennessee

J5320
February 17, 2014

C6.0



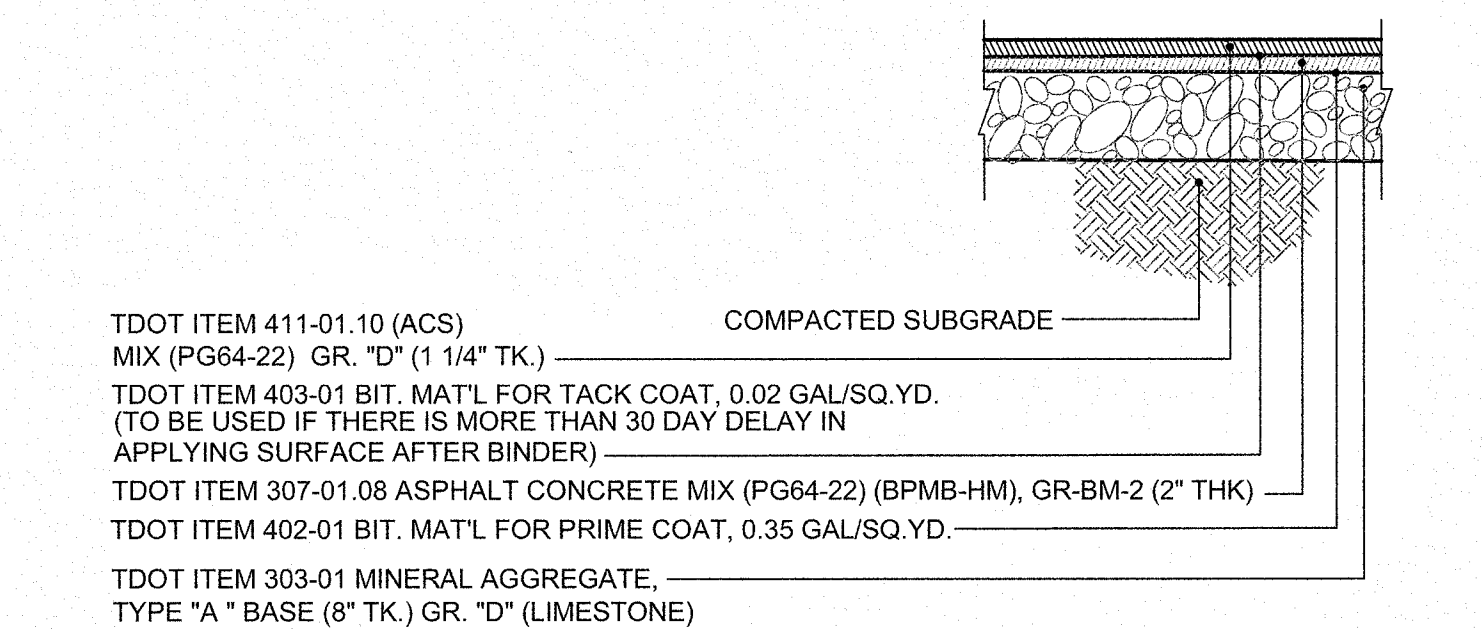
SILT FENCE DETAIL
N.T.S.



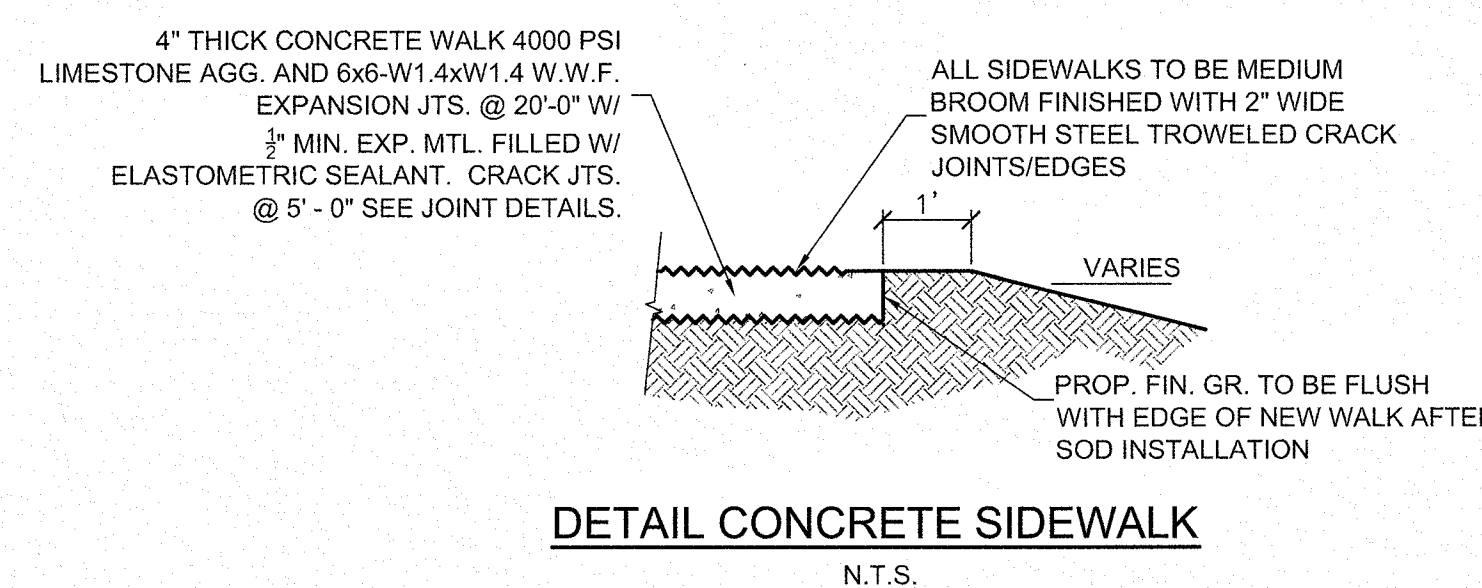
CONSTRUCTION ENTRANCE DETAIL
N.T.S.

- ① TDOT ITEM 411-01.10 ACS MIX (PG64-22) GRADING "D" 2" THK.
- ② TDOT ITEM 402-01 BITUMINOUS MATERIAL FOR PRIME COAT, 0.35 GAL./S.Y.
- ③ TDOT ITEM 303-01 MINERAL AGGREGATE, TYPE A BASE, (8" THK.) GRADING D (LIMESTONE)
- ④ COMPACTED SUBGRADE

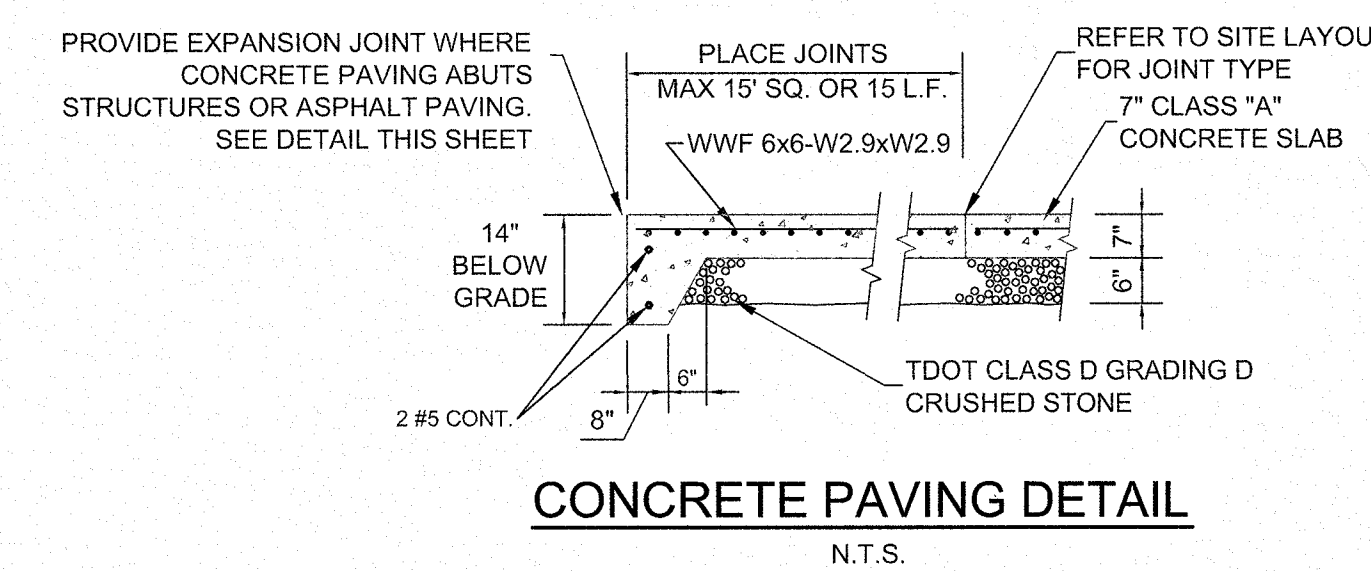
TYPICAL LIGHT DUTY BASE & PAVING
N.T.S.



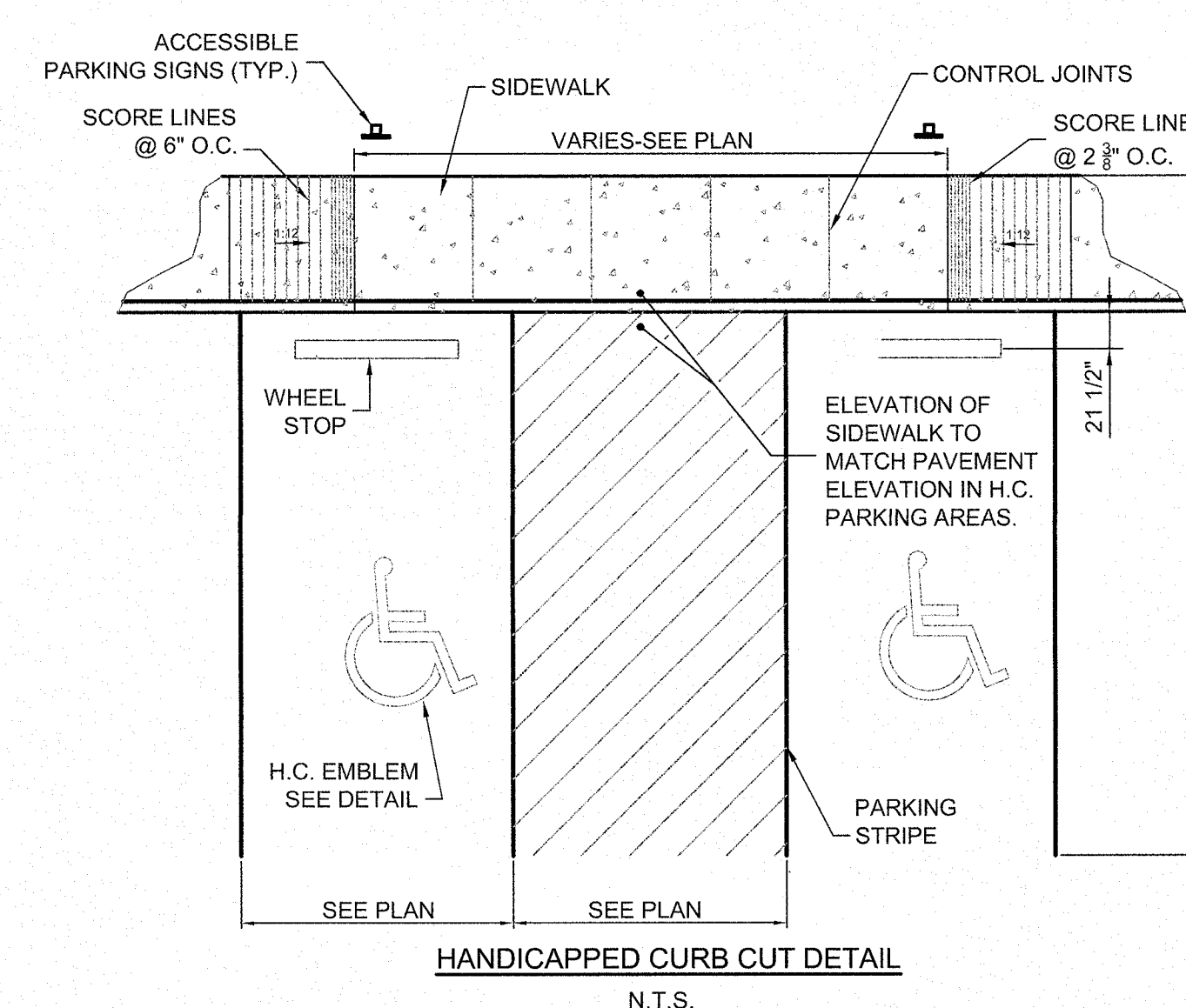
TYPICAL HEAVY DUTY BASE & PAVING
N.T.S.



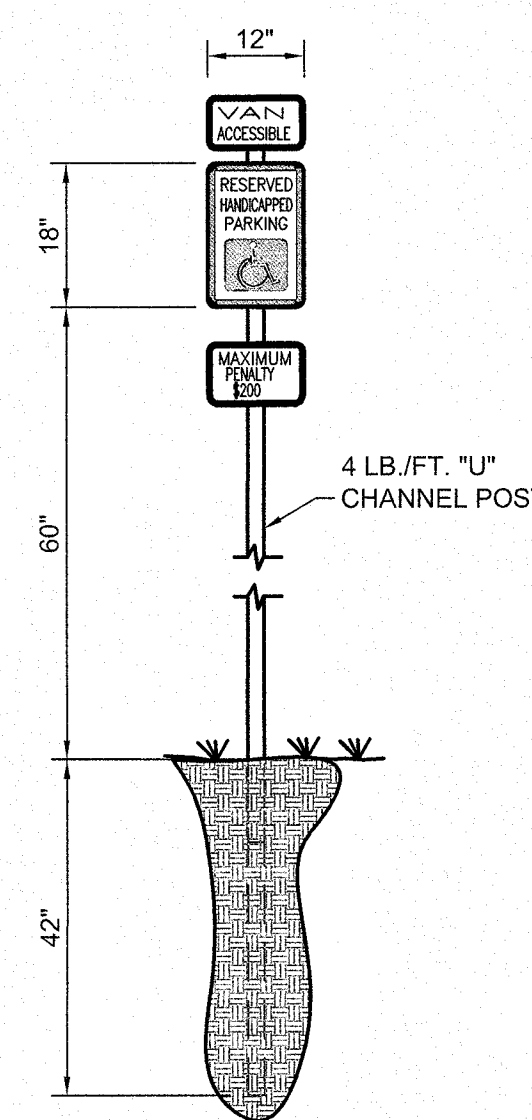
DETAIL CONCRETE SIDEWALK
N.T.S.



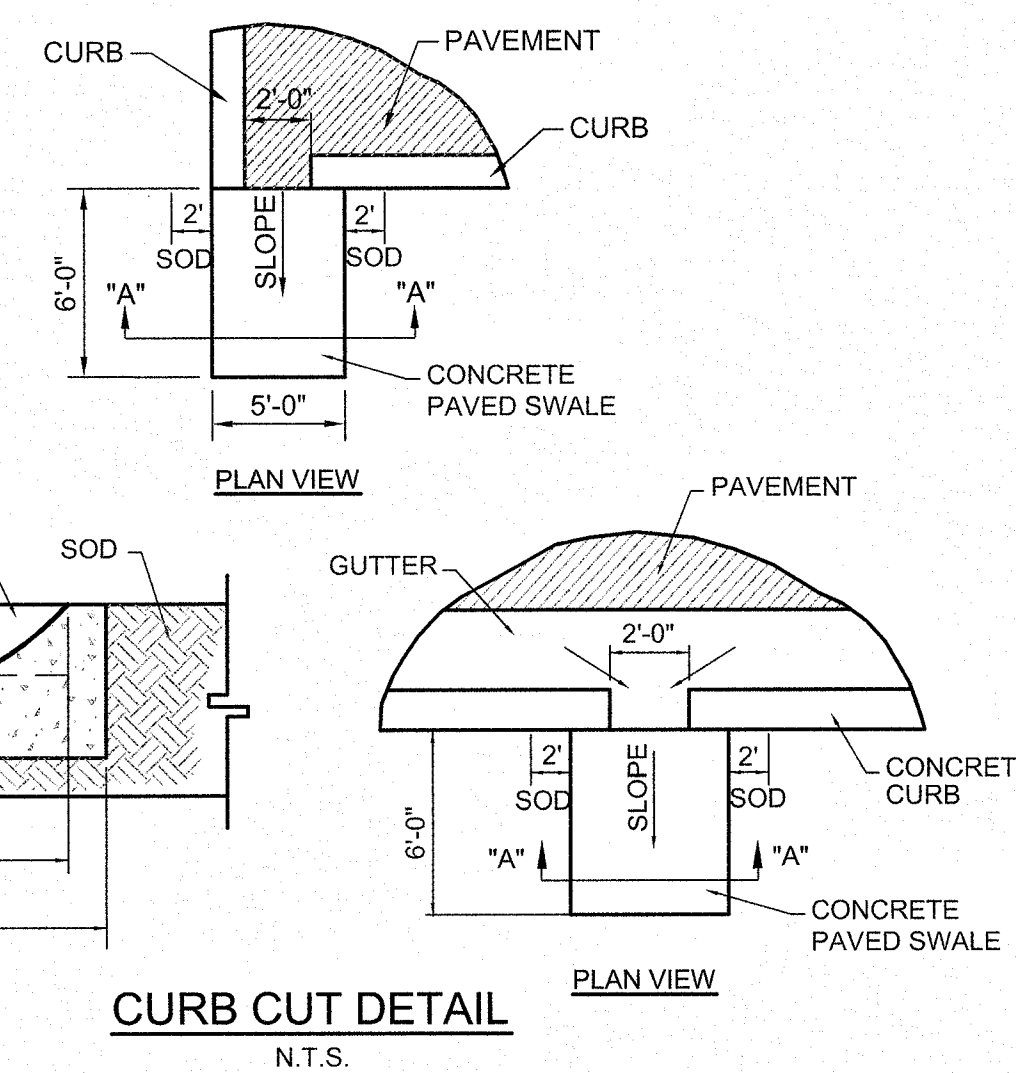
CONCRETE PAVING DETAIL
N.T.S.



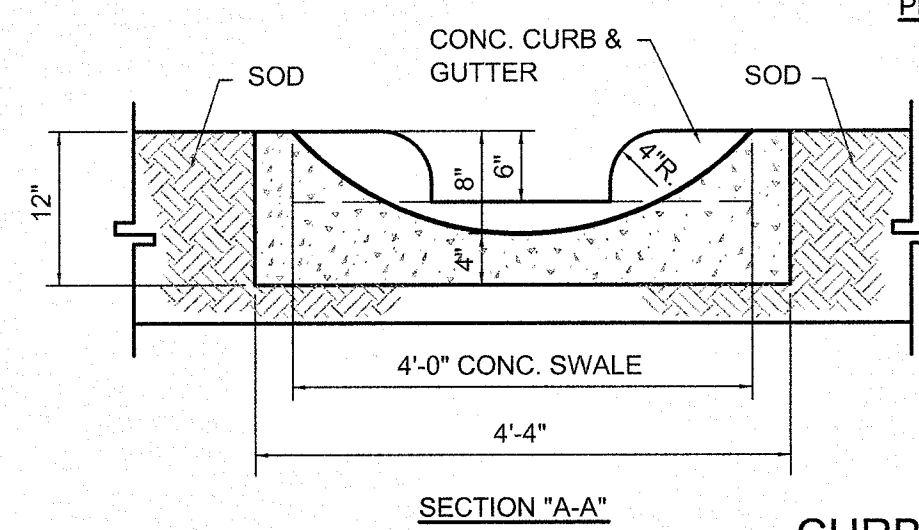
HANDICAPPED CURB CUT DETAIL
N.T.S.



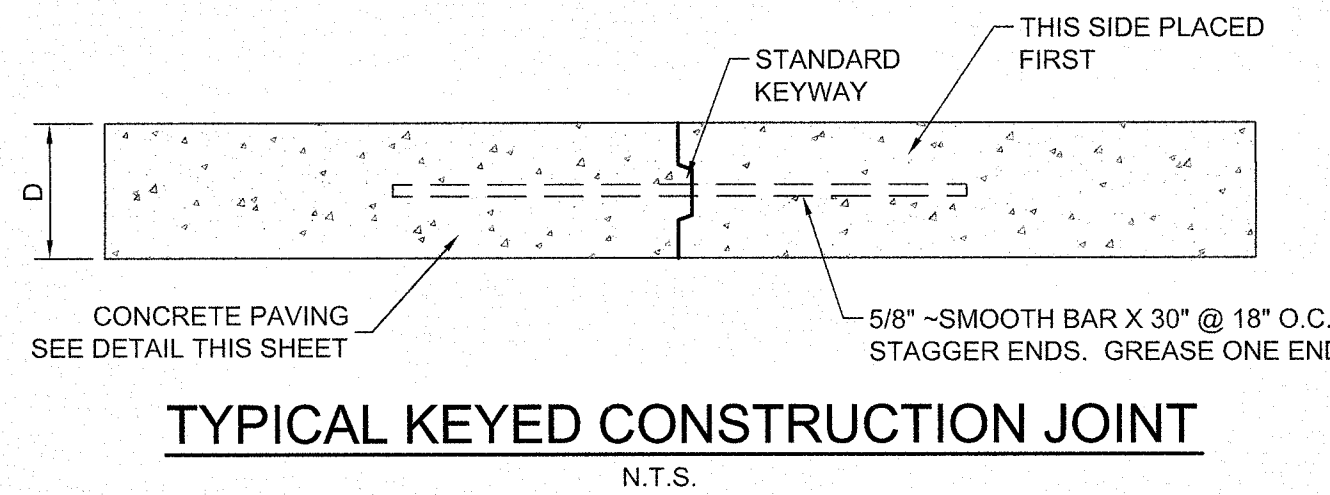
HANDICAPPED-VAN PARKING SIGN
N.T.S.



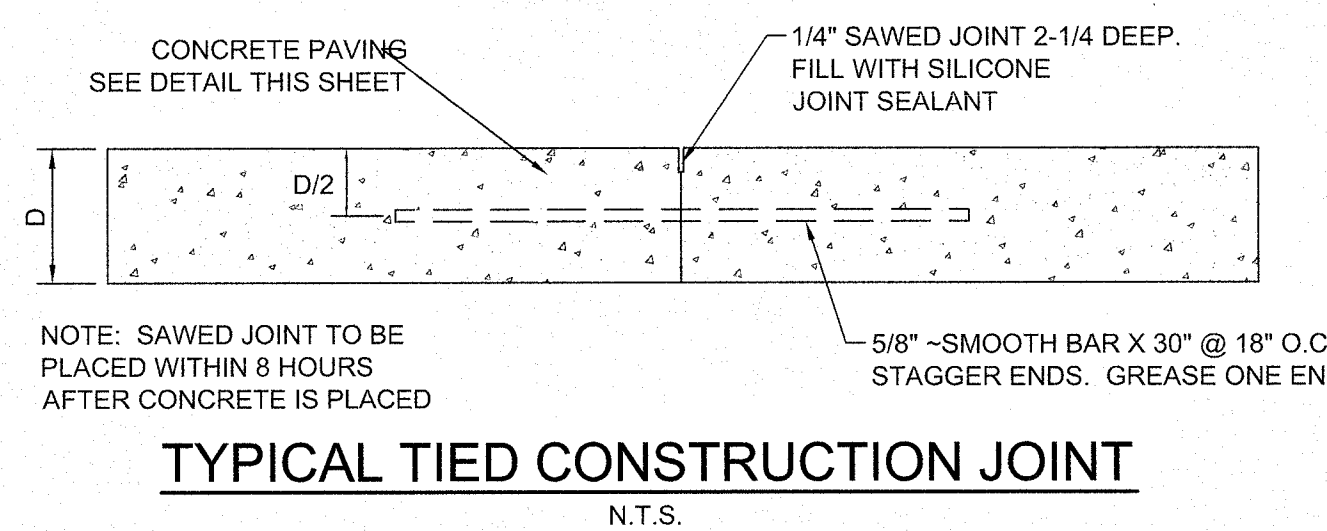
CURB CUT DETAIL
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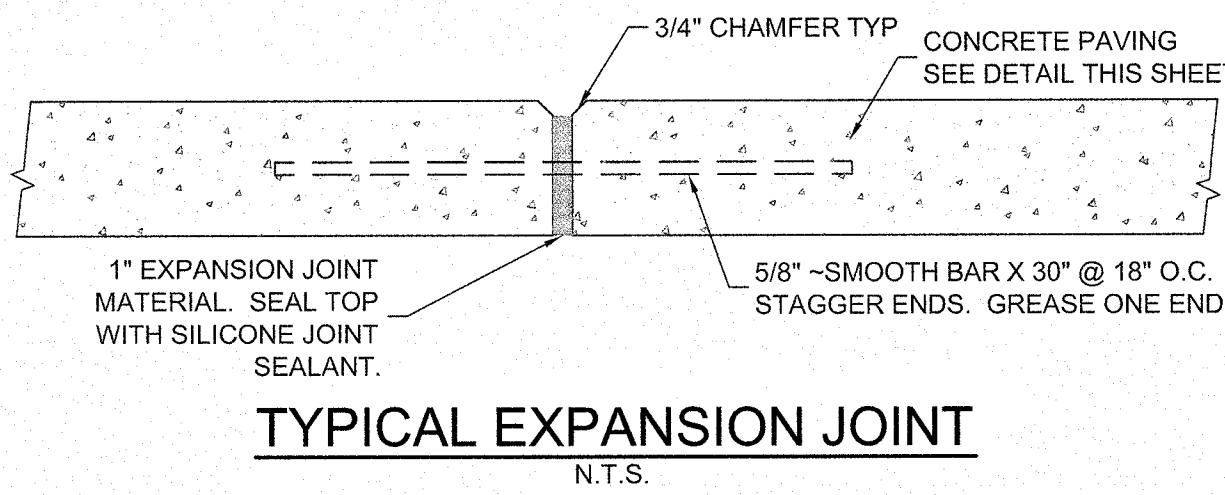
SECTION "A-A"



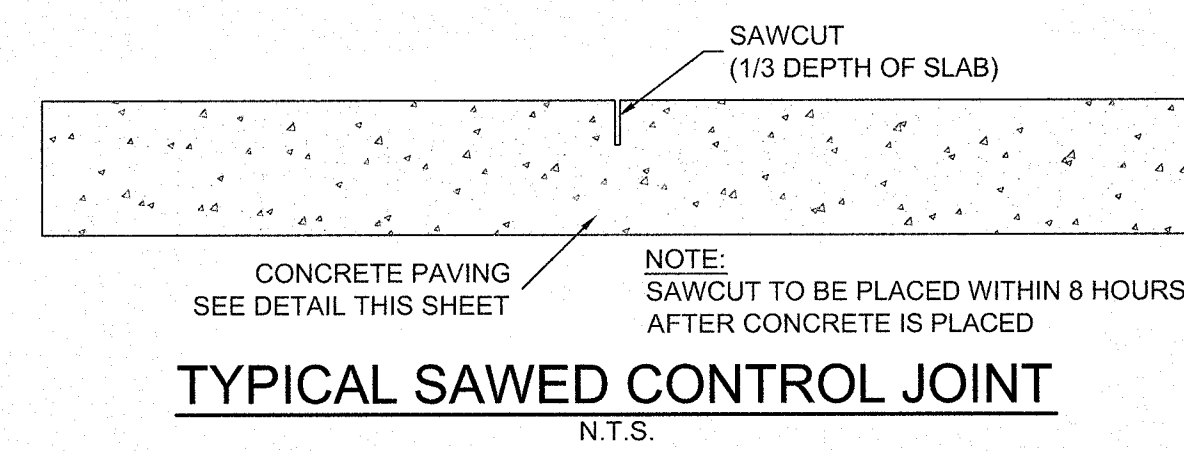
TYPICAL KEYED CONSTRUCTION JOINT
N.T.S.



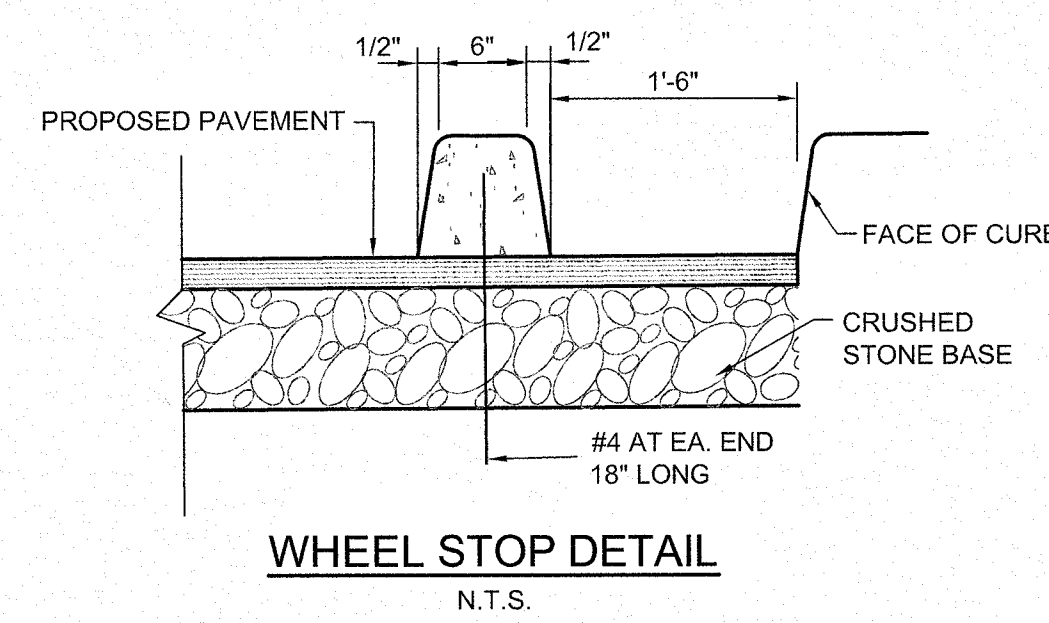
TYPICAL TIED CONSTRUCTION JOINT
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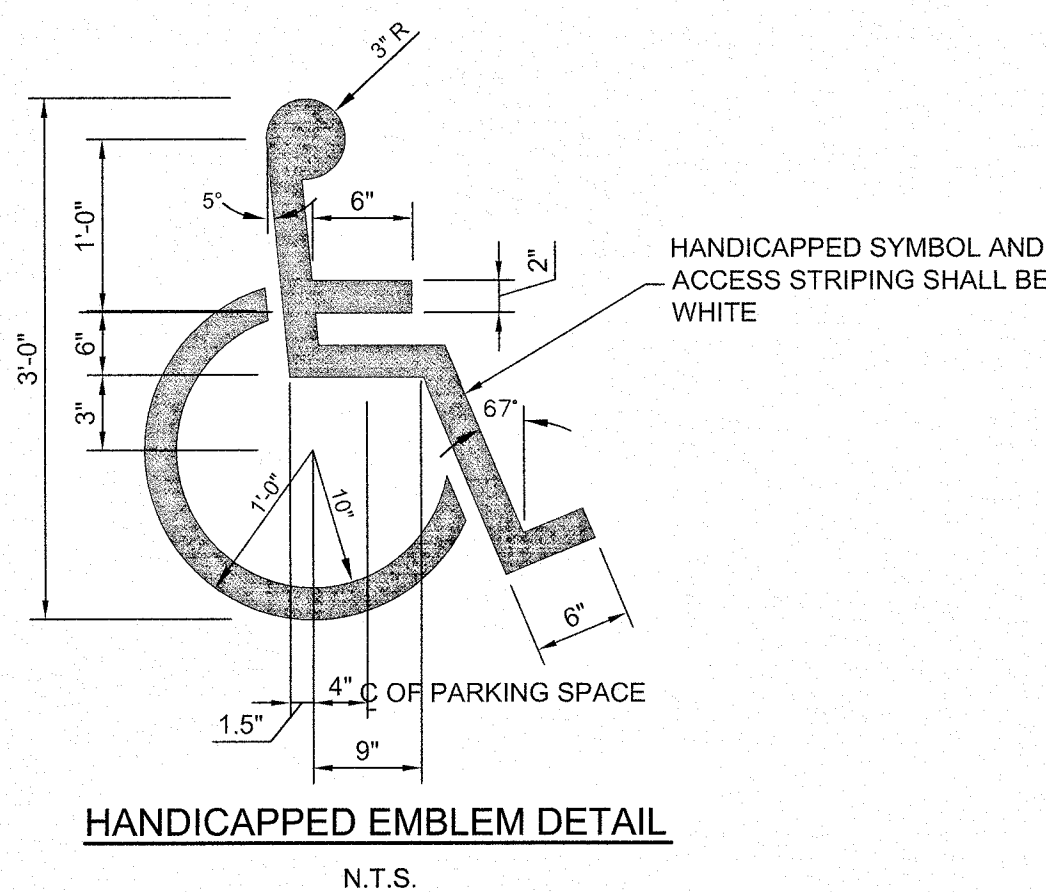
TYPICAL EXPANSION JOINT
N.T.S.



TYPICAL SAWED CONTROL JOINT
N.T.S.



WHEEL STOP DETAIL
N.T.S.



HANDICAPPED EMBLEM DETAIL
N.T.S.

