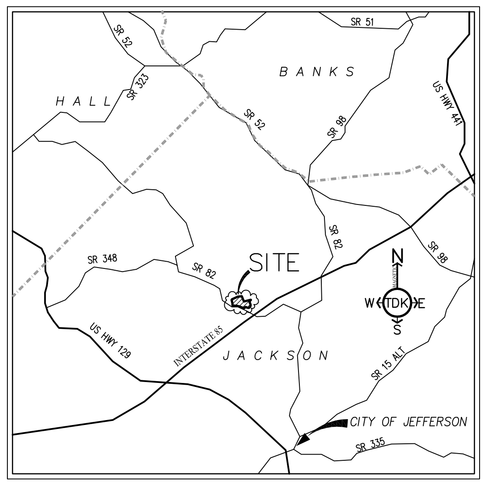
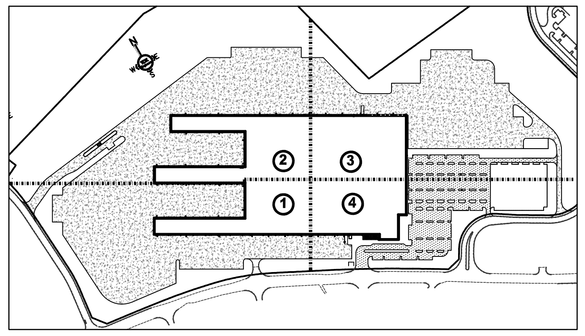


VICINITY MAP
NOT TO SCALE



BUILDING PAD STAGING PLAN AND UTILITY PLAN KEY MAP
SCALE: 1" = 500'

NOTE: SITE WORK CONTRACTOR SHALL BE REQUIRED TO COMPLETE BUILDING PAD PREPARATION IN QUADRANTS, TO BE TURNED OVER TO THE GENERAL CONTRACTOR IN SEQUENCE. NUMBERS INDICATE (SUGGESTED) SEQUENCE OF BUILDING PAD AND STAGING AREA COMPLETION. PAVEMENT SHALL ALSO BE COMPLETED AND TURNED OVER TO THE GENERAL CONTRACTOR IN DISCRETE AREAS (APPROX. 6–8), TO BE DETERMINED.

NOTES:

1. See Building Plans for locations and details of ramps and steps, concrete pavers, bollards, downspouts, roof drains, sprinkler risers, wall pack, fire department connections, ramps, walkways, sidewalks, wheel stops, signage, striping, steps, stairways, doorways, dumpster enclosures, transformers, gas meter and any other architectural items or items related to gas, electric, communications, and interior utilities.
2. If the contractor, in the course of work, finds any discrepancy between the plans and the physical conditions of the locality, or any errors or omissions in the plans or layout as given by the engineer, it shall be his duty to immediately inform the engineer, in writing, and the engineer will promptly verify the same. Any work done after such discovery, until authorized, will be at the contractor's risk.
3. This Site Plan indicates potable water service lines and sanitary sewer laterals. Georgia State Law requires this work to be installed by a Georgia Licensed Master Plumber. This work requires a separate site-plumbing permit which is available from the Building Permit Unit. All work must be inspected by the City of Jefferson.
4. The locations of all buildings from property lines and other buildings shall comply with the height and area limitations of Table 500 and Fire Resistive Requirements of Table 600 of the 1994 Standard Building Code with 2000 State of Georgia Amendments based on occupancy group classifications and types of construction.
5. Approval of these plans does not constitute approval of any land disturbing activities within wetland areas. It is the responsibility of the property owner to contact the appropriate regulatory agency for approval of any wetland area disturbance.
6. Each business shall post and maintain the address of the building in a conspicuous place visible from the street not more than 15 feet off the curb or edge of the street. The address shall consist of figures at least 4 inches high on a contrasting background for 24-hour visibility.
7. Areas noted on the plans as "future" or "potential future" are not included within this development permit request and will require additional consideration/approvals in the future.
8. All construction shall be in accordance with the latest versions, including amendments, of the following regulations, specifications and standards as appropriate, in order of priority as shown below, except as otherwise indicated on the construction drawings.
   - A. City of Jefferson Land Use Management Code.
   - B. Jackson County Water and Sewerage Authority Standard Specifications/Drawings.
   - C. Georgia Stormwater Management Manual.
   - D. NFPA 24: Standard for the Installation of Private Fire Service Mains and their Appurtenances.
   - E. Georgia Department of Transportation Roadway and Bridge Standard
   - F. Georgia Department of Transportation Standard Specifications for Road and Bridge Construction.
   - G. Construction Specification Institute's SPECTEXT Specifications.
   - H. American Institute of Architects' MASTERSPEC Specifications.
9. Plans/details for proposed retaining walls will be furnished separately by the contractor for review and approval prior to commencing wall construction.
10. All signage will require separate permitting.
11. Building Coverage is 17.6% (less than the max. allowable 40%)
12. Outdoor lighting will adhere to the requirements of Chapter 9.4 of the City of Jefferson Land Use Management Code (LUMC).
13. Compliance with LUMC Section 9.3.6 (Building Facades) is required, and will be addressed by the Building Plans proposed by the architect for the building permit.
14. No dumpsters are proposed.
15. Utilities shown hereon (i.e. water, sanitary sewer, and storm drain) shall be installed by sitework contractor to within 5' of the building exterior, except for the 6" fire lead-ins, which shall be constructed to 2.5' within the building and stubbed up to 1' above finished floor. Contractor shall be responsible for obtaining/confirming final locations of these utility connections to the building prior to construction. (see approved building plan)

* ALL SIDEWALKS AND WALKWAYS TO BE INSTALLED BY BUILDING CONTRACTOR, PER ARCHITECTURAL PLANS

MAXIMUM SPACING BETWEEN SANITARY SEWER CLEANOUTS IS 100 FEET. (SECTION 708.3.2, GEORGIA STATE MINIMUM STANDARD PLUMBING CODE)

N/F
FORESTAR (GA) REAL ESTATE GROUP LLC
ZONED: A-2

JEFFERSON DISTRIBUTION CENTER (JDC)
ZONED: LI

N/F
RACO JACKSON COUNTY, LLC
ZONED: LI

JACKSON–85 DISTRIBUTION CENTER (J85DC)
ZONED: LI

JACKSON–85 DISTRIBUTION CENTER
ZONED: LI

JEFFERSON DISTRIBUTION CENTER
ZONED: LI

N/F
ABRAHAM CHOI
ZONED: A2

N/F ARUNPRASAD KANCHERLA DB 9Y, PAGE 464 & DB 9, PAGE 69
ZONED A–2

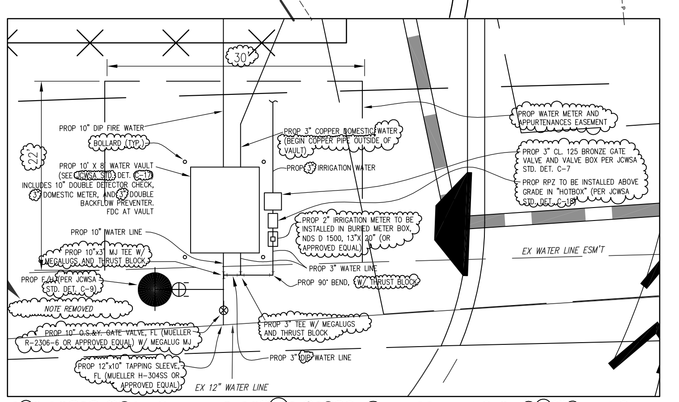
HOMEGOODS DISTRIBUTION CENTER
800,772 SF
FFE = 906.50
BUILDING HEIGHT = 51'–8" ABOVE FINISHED FLOOR
125 LOGISTICS CENTER PARKWAY

GEORGIA S. R. 82 (EX R/W 100' & VARIES)

LOGISTICS CENTER PARKWAY (EX R/W 60' & VARIES)

RACO PARKWAY (EX. R/W 100' & VARIES)

WAYNE POULTRY ROAD (EX. R/W 100')

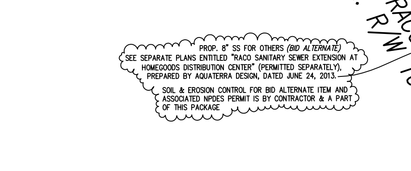


INSET
SCALE: 1" = 10'

NOTES:
1) MIN. WATER PIPE COVER FOR ALL PIPING BEFORE THE VAULT AND BEFORE THE IRRIGATION METER IS 48 INCHES.
2) ALL PIPING BEFORE THE VAULT AND METERS, AND INSIDE THE VAULT, SHALL BE DIP.
3) ALL FITTINGS SHALL BE FL, MJ, WITH MEGALUG SERIES 1100 MJ RESTRAINT (OR APPROVED EQUAL)
4) THRUST BLOCK REQUIRED AT ALL BENDS AND TEES (PER JCWSA STD. DET. C-13)

LEGEND

ABC	ASPHALT BERM CURB	GND	= GROUND
ACP	ASPHALT CONCRETE PAVEMENT	BC	= BACK OF CURB
TC	= TOP OF CURB	CB	= CATCH BASIN
FL	= FLOWLINE	DI	= DROP INLET
BOW	= BOTTOM OF WALL	JB	= JUNCTION BOX
TOW	= TOP OF WALL	MH	= MANHOLE
FC	= FACE OF CURB	HW	= HEADWALL
PIN	= IRON PIN FOUND	SW	= SWALE
PKS	= PK NAIL SET OR 1/2" REBAR	CMP	= CORRUGATED METAL PIPE
CMF	= CONCRETE MONUMENT FOUND	CSP	= CORRUGATED STEEL PIPE
FOF	= POINT OF WAY	RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT OF WAY	FFE	= FINISHED FLOOR ELEVATION
PL	= PROPERTY LINE	BOE	= BASEMENT FLOOR ELEVATION
B.L.	= BUILDING LINE	BOC	= BACK OF CURB
S.B.L.	= SETBACK LINE	FOC	= FACE OF CURB
WM	= WATER METER	WV	= WATER VALVE
PP	= POWER/TELEPHONE POLE	PC	= PROPERTY CORNER
LP	= LIGHT POLE	RB	= REBAR FOUND
FH	= FIRE HYDRANT	PIPE	= FLUSHED PIPE/STUB
TRANS	= TRANSFORMER	CP	= CORRUGATED PIPE
SMH	= SANITARY SEWER MANHOLE	PVC	= POLYVINYL CHLORIDE PIPE
SPMH	= SPECIAL POWER MANHOLE	HDPE	= HIGH DENSITY POLYETHYLENE PIPE
UGV	= UNDERGROUND TELEPHONE MARKER	FES	= FLARED END SECTION
UGV	= UNDERGROUND VAULT	RCBC	= REINFORCED CONCRETE BOX CULVERT
CONCRETE	= CONCRETE	WLOCK	= WATER LOCK
SS, S/S	= SANITARY SEWER	VLT	= VAULT
EL	= ELECTRIC	RET	= RETAINING WALL
EPD	= ENVIRONMENTAL PROTECTION DIVISION	DBL, D.B.L.	= DEED BOOK LINE
FES	= FLARED END SECTION		= CORRUGATED PLASTIC
BOC	= BACK OF CURB	NLOCK	= NORTH, SOUTH, WEST, EAST
EOA	= EXISTING ELEVATION (APPROXIMATE)		= CENTERLINE
DET.	= DETENTION/RETENTION STRUCTURE	SW, SW-1	= SWALE
DET. SYS.	= DETENTION/OUTLET(S)		= UNDERGROUND TELEPHONE
STD. DET.	= STANDARD(S)		= OVERHEAD WIRE
STD.	= STANDARD		= ELECTRIC
ASP.	= ASPHALT		= FIBER OPTIC METER
ASP.	= ALUMINIZED STEEL PIPE TYPE 2		= UNDERGROUND TELEPHONE BOX
CL.	= CLASS		= GAS METER
EXIST.	= EXISTING		= EAST JORDAN IRON WORKS, INC.
MJ	= MECHANICAL JOINT	C & G	= CURB AND GUTTER
O.S. & Y.	= OFFSET SCREW AND YOKE		= CLEANING AND DRAINING OF
MJ	= MECHANICAL JOINT		= CATCH BASIN SINGLE WING
MJ	= MECHANICAL JOINT		= CATCH BASIN DOUBLE WING
		RPZ	= REDUCED PRESSURE ZONE BACKFLOW DEVICE



CALL 811 BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN FT.(10') OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE. SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

THE DISCHARGE OF ANY POLLUTANT, INCLUDING SEWAGE, DURING CONSTRUCTION AND TESTING TO GRADE, TRENCH, OR WATER OF THE STATE SHALL BE UNLAWFUL.

REGARDING NEW WATER AND SEWER LINES: THE JACKSON COUNTY WATER AND SEWERAGE AUTHORITY IS NOT REQUIRED TO LOCATE WATER LINES THAT WERE INSTALLED BY DEVELOPER OR OTHER PERSONS THAT HAVE NOT YET BEEN ACCEPTED INTO THE AUTHORITY'S OWNERSHIP (RECEIPT OF A LETTER FROM THE AUTHORITY INDICATING THE DEVELOPER HAS MET ALL REQUIREMENTS). THE PERSON INSTALLING THOSE LINES IS REQUIRED TO INSTALL AND MAINTAIN VISIBLE, PERMANENT MARKERS (I.E. COLOR CODED WIRE FLAGS, VALVE MARKERS, SERVICE STUB MARKERS, ETC.) IN ORDER TO IDENTIFY THE WATER/SEWER FACILITIES AT THE TIME THE LINES WERE INSTALLED. ONCE THE AUTHORITY HAS TAKEN LEGAL OWNERSHIP OF THOSE WATER LINES, THE AUTHORITY IS RESPONSIBLE FOR LOCATING THEM WHEN A REQUEST IS RECEIVED.

EXISTING WATER SERVICES (IF APPLICABLE) MUST REMAIN IN SERVICE DURING CONSTRUCTION. IF SHUT–OFFS ARE NECESSARY, NOTIFICATION AND SCHEDULING WILL NEED TO BE GIVEN TO JCWSA AND JCWSA CUSTOMERS. THE FIRE DEPARTMENT MUST ALSO BE NOTIFIED 24–HOURS IN ADVANCE OF ANY FIRE HYDRANT BEING TAKEN OUT OF SERVICE.

0 100 200 300
scale feet

OWNER :
HomeGoods, Inc.
770 Cochituate Road
Framingham, Massachusetts 01701
Telephone: (508) 390–5765

GEORGIA REGISTERED No. 21224 PROFESSIONAL Engineer 8/14/13 TIMOTHY D. KOPKO

ISSUE NO. 4	8/14/13	ADDRESS ADDITIONAL JCWSA COMMENTS
ISSUE NO. 3	8/12/13	ADDRESS ADDITIONAL CITY COMMENTS
ISSUE NO. 2	7/22/13	ADDRESS COMMENTS

PREPARED BY :
TDK Engineers
2302 Paper Chase Drive
Lawrenceville, Georgia 30043
Telephone: (770) 831–9122

SITE PLAN AND OVERALL UTILITY PLAN
For
JEFFERSON DISTRIBUTION CENTER: HOMEGOODS DISTRIBUTION CENTER

DESIGNED:	TDK	TOTAL PROJECT AREA = 104.666 AC.	1 OF 14
DRAWN:	MTN	DISTURBED AREA = 83.4± AC.	
CHECKED:	TDK	TAX PARCELS 078–003, 078–009C, AND 078–010	
APPROVED:	TDK	G.M.D. 455	ISSUE # 4
DATE:	6/24/13	CITY OF JEFFERSON,	
SCALE:	1" = 100'	JACKSON COUNTY	
JOB #	07013		