DING HEIGHT = 51'-8"
/E FINISHED FLOOR

STICS CENTER PARKWAY

BE UNDERCUT/REMOVED TO A MIN. OF 18" GRADE ELEVATION WHEREVER ROCK IS D WITHIN BUILDING AND PAVEMENT FOOTPRINT AREAS SHALL BE BACKFILLED WITH FILL.

CREST OF SURCHARGE
THIS AREA TO BE PRE-LOADED (SURCHARGED) WITH 15'-HIGH TEMP. EMBANKMENT, PER S & ME RECOMMENDATIONS DATED 7/9/13.

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

82
'c' VARIES)

JEFFERSON
DISTRIBUTION CENTER
ZONED: LI

ATLANTA GAS & LIGHT EASEMENT

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

NOTE: PROVIDE 3:1 SLOPE IN THIS AREA ONLY (PER LANDSCAPE ARCHITECT'S REQUEST). ALL OTHER PERIMETER SLOPES SHALL BE 2:1

NOTE: LIMIT OF DISTURBANCE IS NOT THE SAME AS LIMIT OF C & G AND LIMIT OF GRADING. LIMIT OF C & G AND LIMIT OF GRADING ARE BASICALLY THE SAME AND THEY INDICATE THE AREA BEING DISTURBED DURING THIS DEVELOPMENT, WHEREAS LIMIT OF DISTURBANCE OUTLINES THE AREA BEING DISTURBED DURING THIS DEVELOPMENT AS WELL AS IN THE FUTURE; FOR EXAMPLE: AREAS WITHIN UTILITY EASEMENTS. LIMIT OF DISTURBANCE IS SHOWN TO CLEARLY DEFINE NATURAL CONSERVATION AREAS FOR THE SITE. LIMIT OF C & G IS SHOWN ON SHEET 3, AND LIMIT OF GRADING IS SHOWN ON SHEETS 4 AND 5.

RETAINING WALL NOTE:

RETAINING WALLS ARE SUBJECT TO LUMC SECTION 9.3.8. PROVIDE STRUCTURAL CONSTRUCTION DETAILS FOR EACH RETAINING WALL. THE DETAILS SHALL BEAR A SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.

PRIOR TO CONSTRUCTION, SOIL DESIGN PARAMETERS STATED ON THE CONSTRUCTION WALL DETAILS INCLUDING BUT NOT LIMITED TO ALLOWABLE SOIL BEARING PRESSURE, EQUIVALENT LATERAL FLUID PRESSURE (ACTIVE AND PASSIVE), INTERNAL ANGLE OF FRICTION, COEFFICIENT OF FRICTION, AND SOIL DENSITY SHALL BE FIELD-VERIFIED BY A GEOTECHNICAL FIRM. A CORRESPONDING WRITTEN REPORT WITH THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA EMPLOYED BY THE GEOTECHNICAL FIRM FIELD VERIFYING THE SOIL DESIGN PARAMETERS SHALL BE SUBMITTED TO THE CITY OF JEFFERSON BUILDING INSPECTOR PRIOR TO CONSTRUCTION OF THE WALL. IF THERE IS A DISCREPANCY BETWEEN FIELD-VERIFIED SOIL PARAMETERS AND THOSE SPECIFIED ON THE CONSTRUCTION PLAN, CONSTRUCTION SHALL NOT PROCEED UNTIL APPLICABLE DESIGN MODIFICATIONS HAVE BEEN SUBMITTED BY THE WALL DESIGN ENGINEER OF RECORD AND HAVE BEEN REVIEWED BY CITY OF JEFFERSON.

NOTES:

1. A 50' UNDISTURBED BUFFER AND A 75' IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.

2. CITY OF JEFFERSON ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. CITY OF JEFFERSON DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

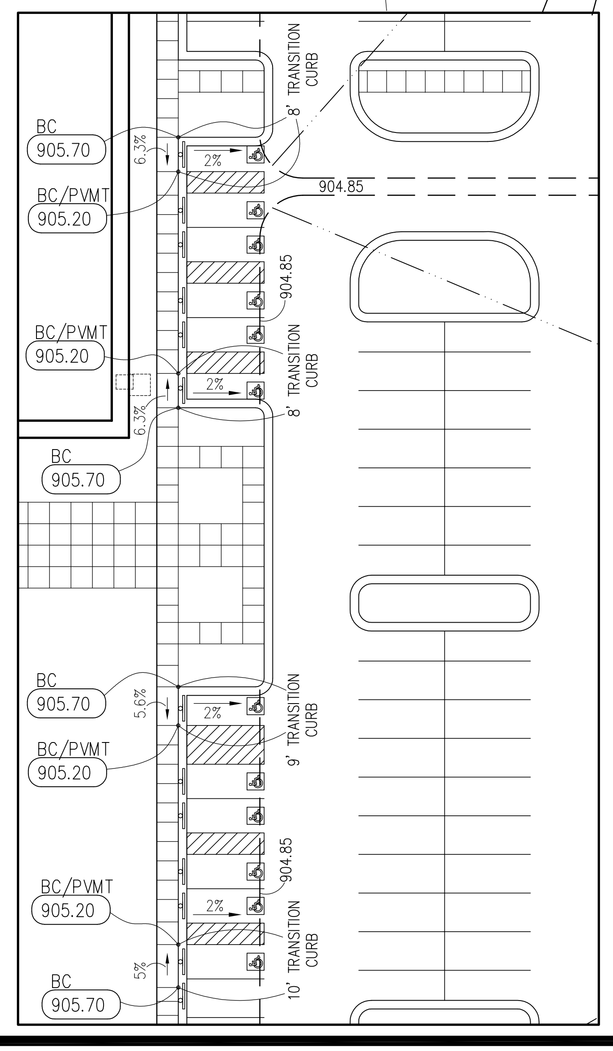
3. STORMWATER/ DETENTION POND , OUTLET CONTROL STRUCTURES, AND TEMPORARY SEDIMENT BASIN FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING NOT ASSOCIATED WITH THESE FACILITIES.

4. DEVELOPER IS TO CLEAN OUT ACCUMULATED SEDIMENT IN STORMWATER/ DETENTION POND AT END OF CONSTRUCTION ONCE DISTURBED AREAS HAVE BEEN STABILIZED.

5. STORMWATER MANAGEMENT POND FOREBAYS TO BE CONSTRUCTED OF RIPRAP (R-4), WITH A 3'-MIN. TOP WIDTH AND 1:1 MIN. SIDE SLOPES.

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

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.



INSET
SCALE: 1" = 20'

LEGEND

BH = BORE HOLE (SOIL)	LUMC = LAND USE MANAGEMENT CODE	GRND = GROUND	
FL = FOREIGN LINES	LS = LANDSCAPE STRIP	GI = BACK OF CURB	
GW = GUY WIRE	MH = MANHOLE	CB = CATCH BASIN	
HW = HEADWALL	POT = POST INDICATOR VALVE	DI = DROP INLET	
INV = INVERT	PP = POWER POLE	JB = JUNCTION BOX	
TW = TOP OF WALL	ESMT, ESMT = EASEMENT	G = GRATE	
FDC = FIRE DEPARTMENT CONNECTION	WM = WATER METER	GI = DROP INLET	
FH = FIRE HYDRANT	SDE = STORM DRAINAGE PIPE	CI = CURB INLET	
IPF = IRON PIN FOUND	DE = DRAINAGE EASEMENT	MH = MANHOLE	
IPS = IRON PIN SET	SSE = SANITARY SEWER EASEMENT	CMP = CORRUGATED METAL PIPE	
RB = REBAR W/ MONUMENT FOUND	SSMH = SANITARY SEWER MANHOLE	RCP = REINFORCED CONCRETE PIPE	
R/W = RIGHT OF WAY	FFE = FINISHED FLOOR ELEVATION	RCBC = REINFORCED CONCRETE BOX	
S = SEWER LINE	TOC = TOP OF CURB	CPP = CORRUGATED PLASTIC PIPE	
P = PROPERTY LINE	X.XX6.8# = EXISTING SPOT ELEVATION		
ELEC = ELECTRIC LINE	BC = BACK OF CURB		
TEL = TELEPHONE LINE	EC = EDGE OF GUTTER		
BB = BENCH MARK	WV = WATER VALVE		
PED = PEDESTAL	PROP = PROPERTY CORNER		
POC = POINT OF COMMENCEMENT	SD = STORM DRAIN		
LP = LIGHT POLE	FH = FIRE HYDRANT		
TRANS = TRANSFORMER	OHP = OVERHEAD TELEPHONE POLE		
SSMH = SANITARY SEWER MANHOLE	CONC = CONCRETE		
GPMH = GEORGIA POWER MANHOLE	FENCE		
UTMH = UTILITY MANHOLE	PL = PROPERTY LINE		
UTBM = UNDERGROUND TELEPHONE MARKER	OHE = OVERHEAD LINE		
HP = HIGH POINT	CI = CURB INLET		
CONC/CONC = CONCRETE	TRANS = TRANSFORMER		
SS, S, G = SANITARY SEWER	TYP, TYP = TYPICAL		
EX, EXIST = EXISTING	LI = LIGHT INDUSTRY		
DEMO = DEMOLITION	EXIST = EXISTING		
EPD = ENVIRONMENTAL PROTECTION DIVISION	DEL, DEL = DELETE, DELETION		
FES = FLARED END SECTION	PAVE = PAVE		
WM = WATER METER	WA = WATER		
ID = INSIDE DIAMETER (APPROXIMATE)	HDPE = HIGH DENSITY POLYETHYLENE PIPE		
JCWSA = JACKSON COUNTY WATER & SEWERAGE AUTHORITY	SPL/SPLT = SPLIT		
DET, DET = DETENTION/DETAILED	UT = UNDERGROUND TELEPHONE		
STD, STD. = STANDARD(S)	PP = POWER POLE		
CMP, CMP = CORRUGATED METAL PIPE, TYPE 2	FO = FIBER OPTIC		
CL = CLASS	FOM = FIBER OPTIC MARKER		
FL = FLANGED	WTR = UNDERGROUND WATER		
MJ = MECHANICAL JOINT	UTB = UNDERGROUND TELEPHONE BOX		
D.I. = DUCTILE IRON	ELEC = ELECTRIC		
D.S. & V. = RESILIENT SCREW AND YOKE	EDI = EAST JORDAN IRON WORKS, INC.		
MJ = MECHANICAL JOINT	C & G, GR = CLEARING AND GRUBBING, OR		
FL = FLANGED	CBSW = CATCH BASIN SINGLE WING		
MJ = MECHANICAL JOINT	CBDW = CATCH BASIN DOUBLE WING		
	RCP = REINFORCED CONCRETE PIPE		
	BSD = BOTTOM SEWER		

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

STORM DRAINAGE CERTIFICATION

I, the undersigned, hereby certify that the storm drainage system has been analyzed for the 100-year storm event and found to be adequate to prevent flooding and will cause no detrimental impact to the downstream properties. Possibility of public access and/or utility interruption shall be less than 1 chance in 100 years.

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

Signed and Sealed — 8-14-13 Date

0 50 100 150
scale feet

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

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

PARTIAL GRADING PLAN
For
JEFFERSON DISTRIBUTION CENTER: HOMEGOODS DISTRIBUTION CENTER

DESIGNED:	TDK	TOTAL PROJECT AREA = 104.666 AC.	2.4 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" = 50'	JACKSON COUNTY	
JOB #	07013		