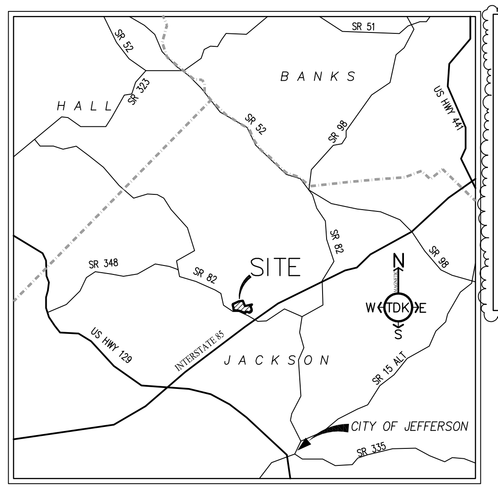


VICINITY MAP
NOT TO SCALE

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.

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.

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

N/F RACO JACKSON COUNTY, LLC ZONED: LI

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

JEFFERSON DISTRIBUTION CENTER (JDC) ZONED: LI

JACKSON-85 DISTRIBUTION CENTER (J85DC) ZONED: LI

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

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

JACKSON-85 DISTRIBUTION CENTER ZONED: LI

JEFFERSON DISTRIBUTION CENTER ZONED: LI

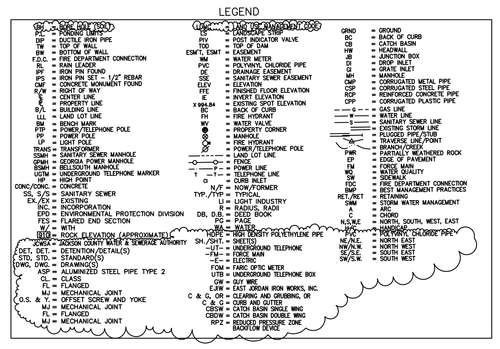
LOGISTICS CENTER PARKWAY (EX R/W 60' & VARIES)

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

N/F ABRAHAM CHOI ZONED: A2

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

LEGEND



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. KOPPO 8/14/13

Signed and Sealed — 8-14-13 Date

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

0 100 200 300
scale feet

OWNER :

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

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

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.

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

GRADING AND DRAINAGE PLAN
For
JEFFERSON DISTRIBUTION CENTER: HOMEGOODS DISTRIBUTION CENTER

DESIGNED:	TDK	TOTAL PROJECT AREA = 104.666 AC.	2 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 #
DATE:	6/24/13	CITY OF JEFFERSON,	4
SCALE:	1" = 100'	JACKSON COUNTY	
JOB #	07013		