BUILDING HEIG
ABOVE FINISH
125 LOGISTICS CE

ROCK SHALL BE UNDERCUT/REMOVED TO A MIN.
BELOW SUBGRADE ELEVATION, WHEREVER ROCK IS
ENCOUNTERED WITHIN BUILDING AND PAVEMENT FO
AND THOSE AREAS SHALL BE BACKFILLED WITH
STRUCTURAL FILL.

JACKSON–85
DISTRIBUTION CENTER (J85DC)
ZONED: LI

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

P. 8" SS FOR OTHERS
TLED "RACO SANITARY SEWER EXTENSION AT
TION CENTER" (PERMITTED SEPARATELY),
TERRA DESIGN, DATED JUNE 24, 2013.

PROP. 8" SS FOR OTHERS
SEE SEPARATE PLANS ENTITLED "RACO SANITARY SEWER EXTENSION AT
HOMEGOODS DISTRIBUTION CENTER" (PERMITTED SEPARATELY),
PREPARED BY AQUATERRA DESIGN, DATED JUNE 24, 2013.

PROP. 8" SS FOR OTHERS
SEE SEPARATE PLANS ENTITLED "RACO SANITARY SEWER EXTENSION AT
HOMEGOODS DISTRIBUTION CENTER" (PERMITTED SEPARATELY),
PREPARED BY AQUATERRA DESIGN, DATED JUNE 24, 2013.

JACKSON–85
DISTRIBUTION CENTER
ZONED: LI

N/F
ABRAHAM CHOI
ZONED: A2

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

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

NATURAL CONSERVATION AREA (TO REMAIN UNDISTURBED)

LIMIT OF DISTURBANCE

PROP LANDSCAPE ESMT

SLOPE LEVELING ESMT

PREVIOUS PROPERTY BOUNDARY

FILL FOR POSITIVE DRAINAGE

PROP CONC. BARRIER

APPROX. LOCATION BURIED TEL (WINDSTREAM)

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.

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 9/12/13

Signed and Sealed — 8-12-13 Date

LEGEND

BH = BORE HOLE (SOIL)	LUMC = LAND USE MANAGEMENT CODE	GRND = GROUND	
P.L. = PONDING LIMITS	LS = LANDSCAPE STRIP	BC = BACK OF CURB	
TW = TOP OF WALL PIPE	LV = LANDSCAPE VALVE	CB = CATCH BASIN	
BW = TOP OF WALL	TOC = TOP OF CURB	DI = DROP INLET	
BW = BOTTOM OF WALL	ESMT/R, ESMT = EASEMENT	JB = JUNCTION BOX	
FH = FIRE HYDRANT/ CONNECTION	WM = WATER METER	DW = DRIVE WAY	
P.L. = PINK FLAGGER	PVC = POLYVINYL CHLORIDE PIPE	DWY = DRIVE WAY	
IPF = IRON PIN FOUND	DE = DRAINAGE EASEMENT	MH = MANHOLE	
CMF = CONCRETE "C" MONUMENT FOUND	SSE = SANITARY SEWER EASEMENT	CMP = CORRUGATED METAL PIPE	
CMF = CONCRETE MONUMENT FOUND	ELEV = ELEVATION	CSP = CORRUGATED STEEL PIPE	
R/W = RIGHT OF WAY	FFE = FINISHED FLOOR ELEVATION	RCP = REINFORCED CONCRETE PIPE	
℄ = CENTERLINE	TBM = TEMPORARY BENCHMARK	DIP = DUCTILE IRON PIPE	
P = PROPERTY LINE	EXIST = EXISTING SPOT ELEVATION	CPP = CORRUGATED PLASTIC PIPE	
B.S. = BUILDING LINE	BOC = BACK OF CURB	GAS = GAS LINE	
S.S. = SIDE SETBACK	FOC = FACE OF CURB	SS = SANITARY SEWER	
RM = RHINO MARK	WV = WATER VALVE	SSMH = SANITARY SEWER MANHOLE	
PTP = POWER/TELEPHONE POLE	⊕ = PROPERTY CORNER	EX = EXISTING	
LP = LIGHT POLE	⊕ = FIRE HYDRANT	PROP = PROPOSED	
LP = LIGHT POLE	⊕ = FIRE HYDRANT	TW = TOP OF WALL	
TRANS = TRANSFORMER	PTP = POWER/TELEPHONE POLE	PWR = PARTIALLY WEATHERED ROCK	
SMH = SEWER MANHOLE	SSL = STREET LIGHT	TOP = TOP OF PAVEMENT	
SPMH = GEORGIA POWER MANHOLE	FO = FIBER OPTIC	ST = STREET	
UGM = UNDERGROUND MARKER	PWR = POWER LINE	WTR = WATER	
UGTM = UNDERGROUND TELEPHONE MARKER	TEL = TELEPHONE LINE	WQ = WATER QUALITY	
HH = HAND HOLE	CATV = CABLE TV LINE	WL = WATER LINE	
CONC/MH = HAND HOLE	CURB INLET	FDC = FIRE DEPARTMENT CONNECTION	
CB, S/S = SANITARY SEWER	N/A = NON/CONFORMER	BMP = BEST MANAGEMENT PRACTICES	
EX, E/S = EXISTING	TYP / TYP. = TYPICAL	RET/WALL = RETAINING WALL	
E/S = ENCROACHMENT	I = LIGHT INDUSTRY	SWM = STORM WATER MANAGEMENT	
EPD = ENVIRONMENTAL PROTECTION DIVISION	R = RADIUS/ RADII	ANC = ANCHOR	
F.D. = FLARED END SECTION	DB, D.B. = DEED BOOK	ASPH = ASPHALT	
F/S = FLARED END SECTION	P.G. = P.O.C.	N,S,E,W = NORTH, SOUTH, WEST, EAST	
RCP = ROCK	WTR = WATER	HANDRAIL = HANDRAIL	
EL. = ROCK ELEVATION (APPROXIMATE)	HDPE = HIGH DENSITY POLYETHYLENE PIPE	PVC = POLYVINYL CHLORIDE PIPE	
JCWSA = JACKSON COUNTY WATER & SEWERAGE AUTHORITY	SH_/SHT = SHEET(S)	NE,N,E = NORTH EAST	
DET, DET. = DETENTION/DETAIL(S)	UG = UNDERGROUND TELEPHONE	NW,N,W = NORTH WEST	
EXIST, EXG. = EXISTING	UP = UTILITY POLE	SE,S,E = SOUTH EAST	
DWG, DTL = DRAWING(S)	E = ELECTRIC	SW,S,W = SOUTH WEST	
ASP = ALUMINIZED STEEL PIPE TYPE 2	FOM = FIBER OPTIC METER		
CL = CLASS	FOB = FIBER OPTIC BURIED TELEPHONE BOX		
FL = FLANGED	UTM = UTILITY METER		
M.J. = MECHANICAL JOINT	E.P.W. = EAST JORDAN IRON WORKS, INC.		
G.S. & Y. = GRIPTITE SCREW AND YOKE	C & G, C/G = CURBING AND GUTTERING, OR CURB & GUTTER		
MJ = MECHANICAL JOINT	CB/DB = CATCH BASIN DOUBLE WING		
MJ = MECHANICAL JOINT	CB/SW = CATCH BASIN SINGLE WING		
MJ = MECHANICAL JOINT	RIP-RAP = RIP-RAP OUTLET PROTECTION ZONE		
	SNOWTOW DEVICE		

0 50 100 150
scale feet

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

GEORGIA REGISTERED No. 21224 PROFESSIONAL ENGINEER TIMOTHY D. KOPPO 9/14/13

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.	2.1 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 #
DATE:	6/24/13	CITY OF JEFFERSON,	4
SCALE:	1" = 50'	JACKSON COUNTY	
JOB #	07013		