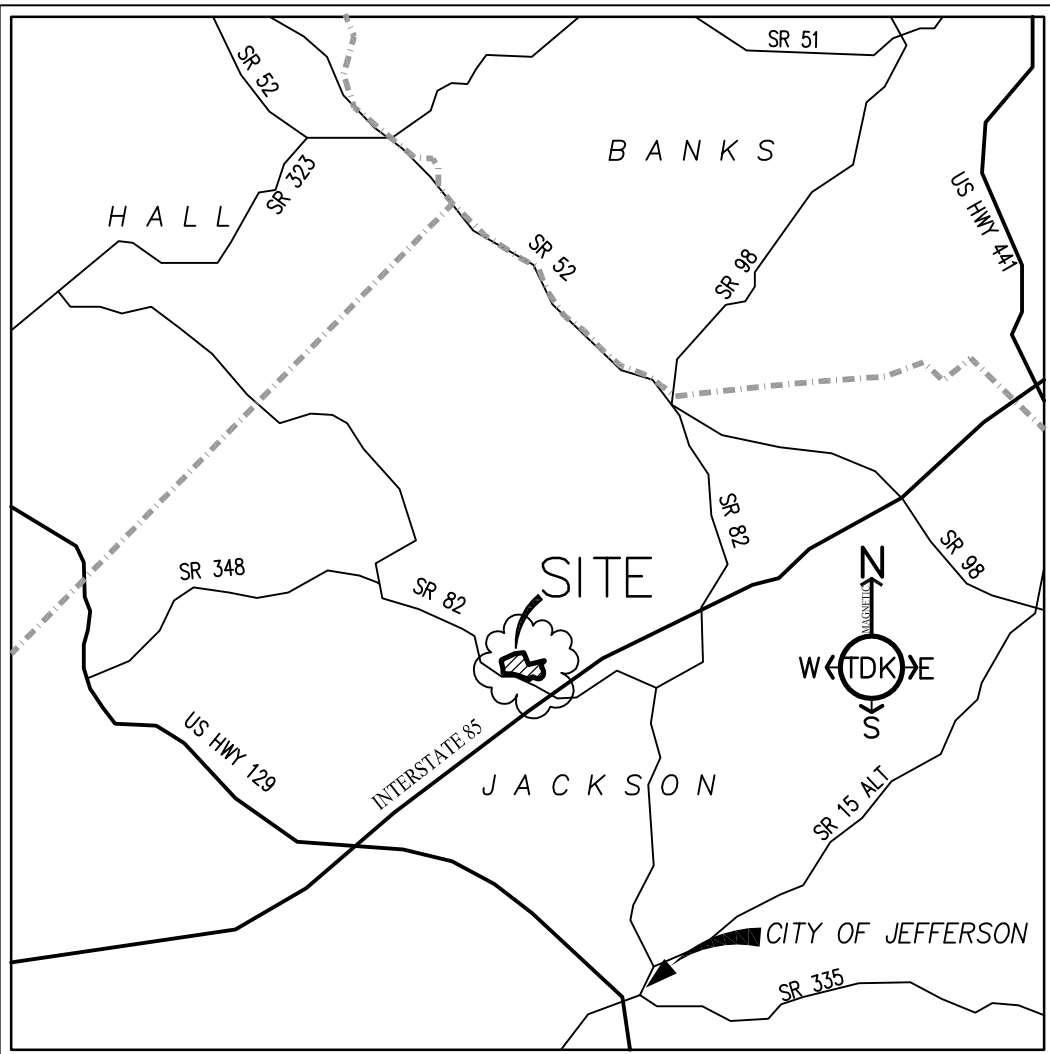


CONSTRUCTION PLANS
FOR
JEFFERSON DISTRIBUTION CENTER
HOMEGOODS DISTRIBUTION CENTER
125 LOGISTICS CENTER PARKWAY



BY:
HOMEGOODS, INC.
770 COCHITUATE ROAD
FRAMINGHAM, MASSACHUSETTS 01701



VICINITY MAP
NOT TO SCALE
LOCATED IN:
CITY OF JEFFERSON
GEORGIA MILITARY DISTRICT 455
JACKSON COUNTY, GEORGIA

- GENERAL NOTES
- This property is shown on Jackson County Tax Maps as being located in G.M.D. 455, Jackson County as part of parcels numbers 078-009C, 078-010, and 078-013.
 - | | |
|--|------------------|
| Project Zoning: | LI |
| Project Area: | 104.666 Acres |
| Disturbed Area: | 83.42 Acres |
| Proposed Use: | Office/Warehouse |
| Building Area: | 800,772 SF |
| Front Yard: | 40 FT from R/W |
| Side Yard: | 30 FT |
| Rear Yard: | 40 FT |
| Maximum height: | 60' |
| Maximum stories: | 4 |
| Minimum landscaped open space: | 20% |
| Zoning buffer (undisturbed): | 30' |
| State waters buffer (undisturbed): | 25' |
| City waters/wetlands buffer (undisturbed): | 50' |
| City impervious setback: | 75' |
 - Water service to be provided by Jackson County water system. Sewage disposal to be provided by Jackson County sewer system.
 - The following variances have been approved for this project:
V-07-J09 - Eliminate the requirement that a development permit be obtained prior to conducting any land-disturbing activity, and allow clearing, clearing and grubbing and/or grading and utility installation permits to be obtained.
V-07-J10 - Reduce the minimum parking required for warehouse use to one per 3,000 square feet.
V-07-J12 - Reduce the minimum landscape strip along right-of-ways to ten feet.

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ISSUE NO.	DATE	DESCRIPTION
1	6/24/13	SUBMIT TO CITY OF JEFFERSON AND JACKSON COUNTY WATER AND SEWERAGE AUTHORITY (JCWSA)
2	7/22/13	ADDRESS COMMENTS
3	8/12/13	ADDRESS ADDITIONAL CITY COMMENTS
4	8/14/13	ADDRESS ADDITIONAL JCWSA COMMENTS

PREPARED BY :
TDK ENGINEERS LLC
2302 Paper Chase Drive
Lawrenceville, GA 30043
Telephone: (770) 831-9122

