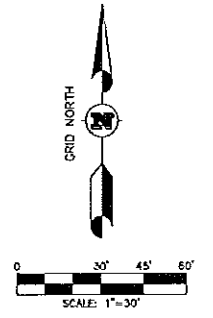


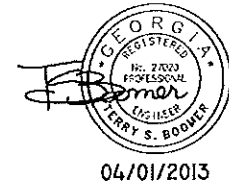
ARC=327.97'  
RAD=621.82'  
CHORD=324.20'  
N57°13'43"E



- SITE NOTES:**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE AREA SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
  2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOORS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
  3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY OTHERS.
  4. ALL DIMENSIONS AND RISES ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
  5. ALL HANDICAP ACCESSIBLE PARKING SPACES AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
  6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
  7. ALL STRIPPED OR CURED RAGE SHALL BE 5' UNLESS OTHERWISE NOTED.
  8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING SURFACES, EXISTE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
  9. SITE LIGHTING SHALL BE PROVIDED BY THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING FIXTURES, BASES, FIXTURES WITH LUMENS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR. ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
  10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
  11. SITE CONTRACTOR SHALL SUFFICI AS-BUILT PLANS INDICATING ALL CHANGES AND UTILITIES.
  12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
  13. ALL UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
  14. ALL CONCRETE SHALL BE 3000 PSI 28 DAY COMPRESSIVE STRENGTH.
  15. PROJECT SURFACE SHALL BE THE RESPONSIBILITY OF THE ORIGINAL CONTRACTOR.
  16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED. 36" AT POINT OF WAY.
  17. PARKING LOT STRIPING SHALL BE PROVIDED BY PAVING CONTRACTOR'S SCOPE FOR ASPH. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COURSES OF PAINT (1.5").
  18. LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW PER SITE WORK SPECIFICATIONS.
  19. SITE ANALYSIS:  
TOTAL SITE AREA: 128,490 SF 2.95 ACRES  
TOTAL BUILDING AREA: 16,200 SF (12.6%)  
BUILDING "A" = 7,800 SF  
BUILDING "B" = 8,400 SF  
TOTAL PARKING LOT = 49,438 SF / 1.13 AC (38.5%)  
TOTAL ASPHALT = 53,822 SF / 1.31 AC (41.1%)  
TOTAL LANDSCAPED = 62,851 SF / 1.42 AC (48.4%)  
PARKING REQUIRED = 51,000 SF = 81  
PARKING PROVIDED = 84

ARC=220.75'  
RAD=1480.04'  
CHORD=220.65'  
N46°37'54"E

N/F  
HUB PROPERTIES GA LLC.  
PARCEL ID: 12 252006330429  
DEED BOOK: 40859 PAGE: 317  
1547 HOLCOMB WOODS PKWY  
ZONED C-3



**DIMENSIONAL REQUIREMENT (measurement)**

Minimum site area to remain to this district (acres)	C-3
Minimum front yard setback from major street right-of-way (feet)	20
Minimum front yard setback from minor street right-of-way (feet)	20
Minimum side setback, interior lot line or other side not otherwise specified (feet)	10
Minimum side setback, corner lot, major street (feet)	20
Minimum rear setback (feet)	10
Minimum side setback, corner lot, minor street (feet)	15
Minimum height (feet)	10
Maximum height (feet)	40
Maximum height (stories)	3
Minimum lot coverage (percent)	25
Minimum landscape strip required along right-of-way	20
Minimum landscape strip required along side property lines	5
Minimum landscaped open space (percent)	20
Minimum finished floor area per dwelling unit (square feet) (if permitted)	700
Convenience stores with fuel pumps (see also Article 12)	F

CHAPTER 10.30 - CONVENIENCE STORES WITH FUEL PUMPS AND SERVICE AND FUEL FILLING STATIONS in zoning districts where permitted, service and fuel filling stations must have all fuel pumps located at least twenty-five (25) feet from any public right-of-way or lot line, and all buildings and appearances must be located at least one hundred (100) feet from any residential zoning district line. All fuel must be stored unenclosed outside of any public right-of-way.

ARC=116.13'  
RAD=55.0'  
CHORD=95.84'  
N09°31'00"W

ARC=69.84'  
RAD=149.18'  
CHORD=69.20'

ARC=53.84'  
RAD=369.64'  
CHORD=53.79'  
S86°27'12"W

**SITE ANALYSIS: 2.95+/- ACRES; ZONED C3**

**BUILDING COVERAGE: 16,200 SF; 12.6% +/-**

**PARKING REQUIRED: 81; 5.0 SPACES/1,000 SF**

**PARKING PROVIDED: 84**

**PROJECT: HOLCOMB WOODS PLAZA**

**PROJECT ADDRESS: 1605 OLD ALABAMA**

**CLIENT: WHITE STAR DEVELOPMENT**

**CLIENT ADDRESS: 615 CROYDEN LANE**

**CLIENT ADDRESS: ALPHARETTA, GA**

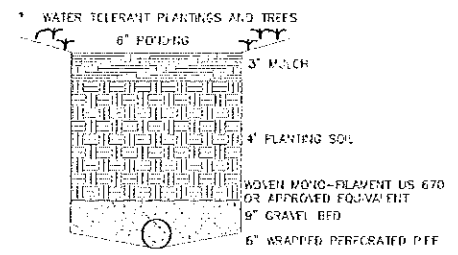
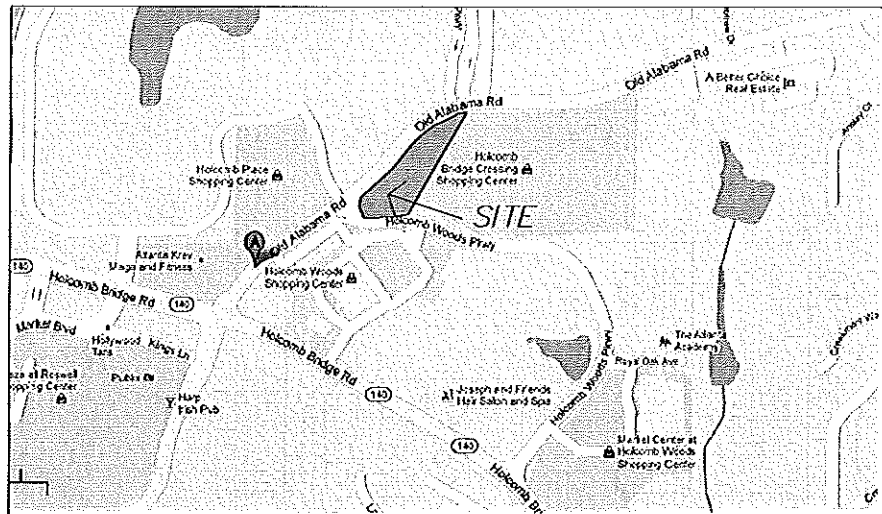
**DATE: 03/28/2013**      **DWG: 2012023CSP2**

**Civil Consulting Engineers, Inc.**

**122 CEDAR WOODS TRAIL**  
CANTON, GA 30114  
678-462-4072  
01700417@CIVILCONSULTINGENR.COM

**SITE PLAN SUBMITTED FOR DRB**      **C2**

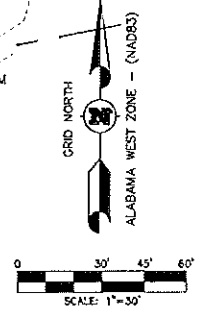
**NOT FOR CONSTRUCTION**



**POD FILTER MEDIA**  
 The planting soil bed must be at least 4 feet in depth. Planting soils should be sandy loam, loamy sand or loam texture. The soil must have an infiltration rate of at least 0.5 inches per hour and a pH between 5.5 and 6.5. In addition, the planting soil should have a 1.5 to 3% organic content and a maximum 200 ppm concentration of soluble salts.  
 60-82% Sand (Percent 0-144 Micron Sieve) with no clay content.  
 0-12% Silt  
 3-12% composted organic material (compost & leaf litter)  
 Permeability to be 0.5" - 2.5" per hour

The mulch layer should consist of 2 to 4 inches of commercially available fine shredded hardwood mulch or shredded hardwood chips. The mulch should be clean and have less than 1% silt or clay content.  
 Pod gravel for the depression and curbs, where used, should be ASTM D 448 size No. 6 (1/8" to 3/4") in an 8-inch gravel layer. The pipe should have 3/8-inch perforations, spaced at 8-inch centers, with a minimum of 4 holes per row. The pipe is spaced at a maximum of 10 feet on center and a minimum grade of 0.5% must be established. A permeable filter fabric is placed between the gravel layer and the planting soil bed.

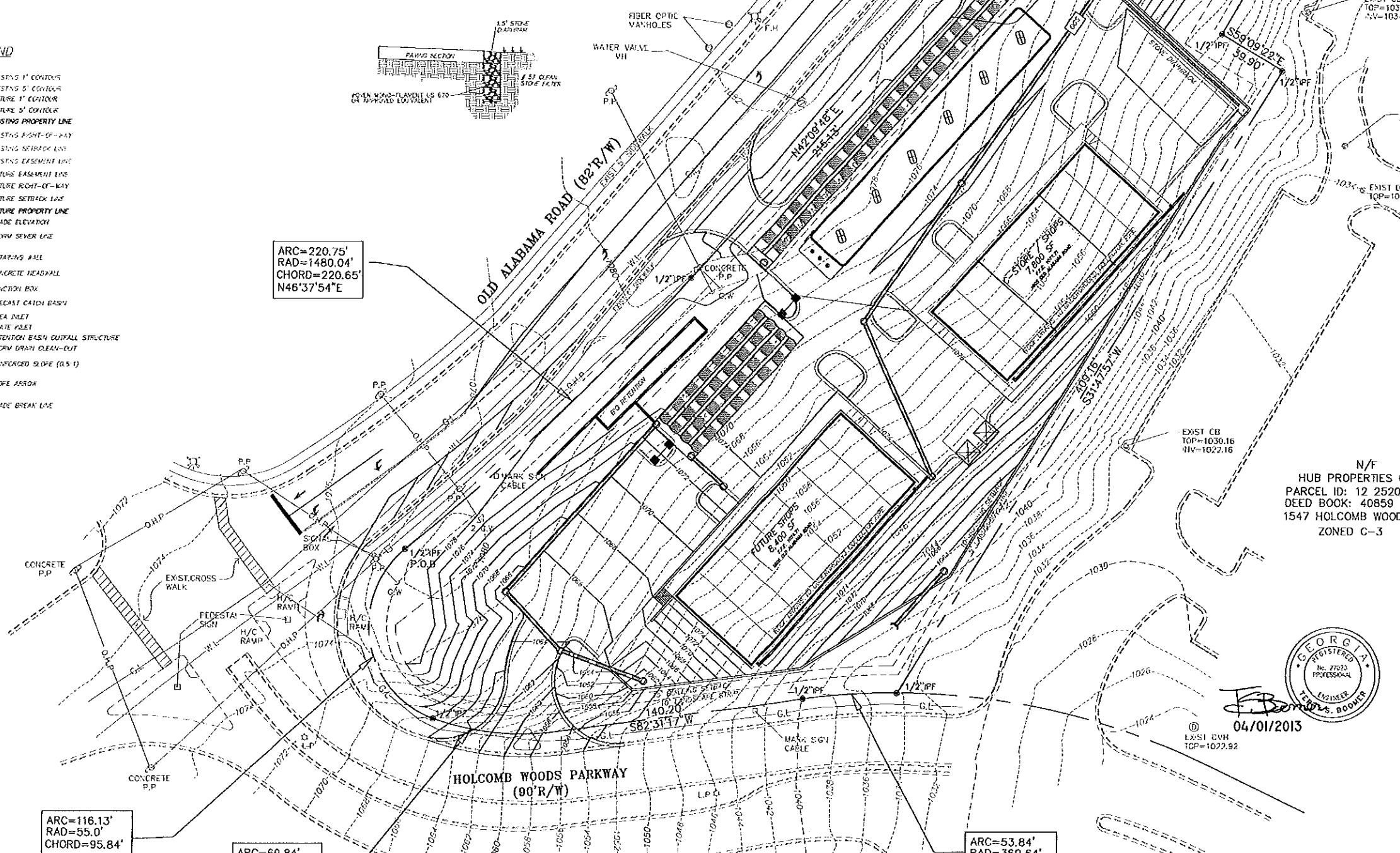
ARC=327.97'  
 RAD=621.82'  
 CHORD=324.20'  
 N57°13'43"E



**GRADING LEGEND**

- 003 --- EXISTING 1' CONTOUR
- 000 --- EXISTING 5' CONTOUR
- 000 --- FUTURE 1' CONTOUR
- 000 --- FUTURE 5' CONTOUR
- --- EXISTING RIGHT-OF-WAY
- --- EXISTING SETBACK LINE
- --- EXISTING EASEMENT LINE
- --- FUTURE EASEMENT LINE
- --- FUTURE RIGHT-OF-WAY
- --- FUTURE SETBACK LINE
- --- FUTURE PROPERTY LINE
- --- GRADE ELEVATION
- --- STORM SEWER LINE
- --- RETAINING WALL
- --- CONCRETE HEADWALL
- --- SLOPE AREA
- --- GRADE BREAK LINE

ARC=220.75'  
 RAD=1480.04'  
 CHORD=220.65'  
 N46°37'54"E



- GRADING NOTES:**
1. INFORMATION CONCERNING SITE SOIL CONDITIONS WILL BE PROVIDED BY THE OWNER.
  2. CONTRACTOR SHALL BE RESPONSIBLE FOR REVISION OF ALL DRAWS AS ACCEPTABLE TO THE OWNER AND ENGINEER.
  3. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE HAD, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY AND SUBMIT IT TO THE OWNER FOR REVIEW.
  4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SNEAK OR NOT SHOWN.
  5. RCP PIPE TO BE USED.
  6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS.
  7. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.
  8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO, SIGNAL POLES, SIGNAL CONTROLS, SIGNAL STRUCTURES, TRAFFIC SIGNALS, UTILITY POLES, CRY WIRE, ETC.
  9. IN ALL AREAS WHERE NEW CURB AND GUTTER ARE INSTALLED REMOVE ALL OLD CURB AND GUTTER AND S4A CUT A STRAIGHT EDGE ALONG ASPHALT.
  10. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.
  11. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, GRASS, UTILITIES, PAVEMENT, STORM, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
  12. ALL EXPOSED AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 RICHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED AND MULCHED, FERTILIZED AND MAINTAINED TO PROVIDE A NEARLY UNBOUNDED STAND OF GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
  13. SLOPE FROM FINISH IS THE OWNER'S RESPONSIBILITY. CONTRACTOR IS TO USE THE SOIL ON SITE OR REMOVE IT FROM SITE.
  14. EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS.
  15. ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL SHOULD BE A CLEAN, GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL OR OTHER MATERIAL, PROBE TO THE USE OF ANY GRANULAR FILL OR OTHER MATERIAL SHOULD BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE AS FILL. COMPACTED FILL SHOULD BE PLACED IN LAYERS OF NOT MORE THAN EIGHT INCHES IN THICKNESS FOR RECOMMENDATIONS FOUND IN THE SOILS REPORT / GEOTECHNICAL REPORT.

N/F  
 HUB PROPERTIES GROUP  
 PARCEL ID: 12 25200  
 DEED BOOK: 40859 P  
 1547 HOLCOMB WOODS  
 ZONED C-3



04/01/2013  
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 TOP=1022.92

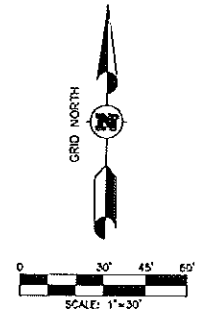
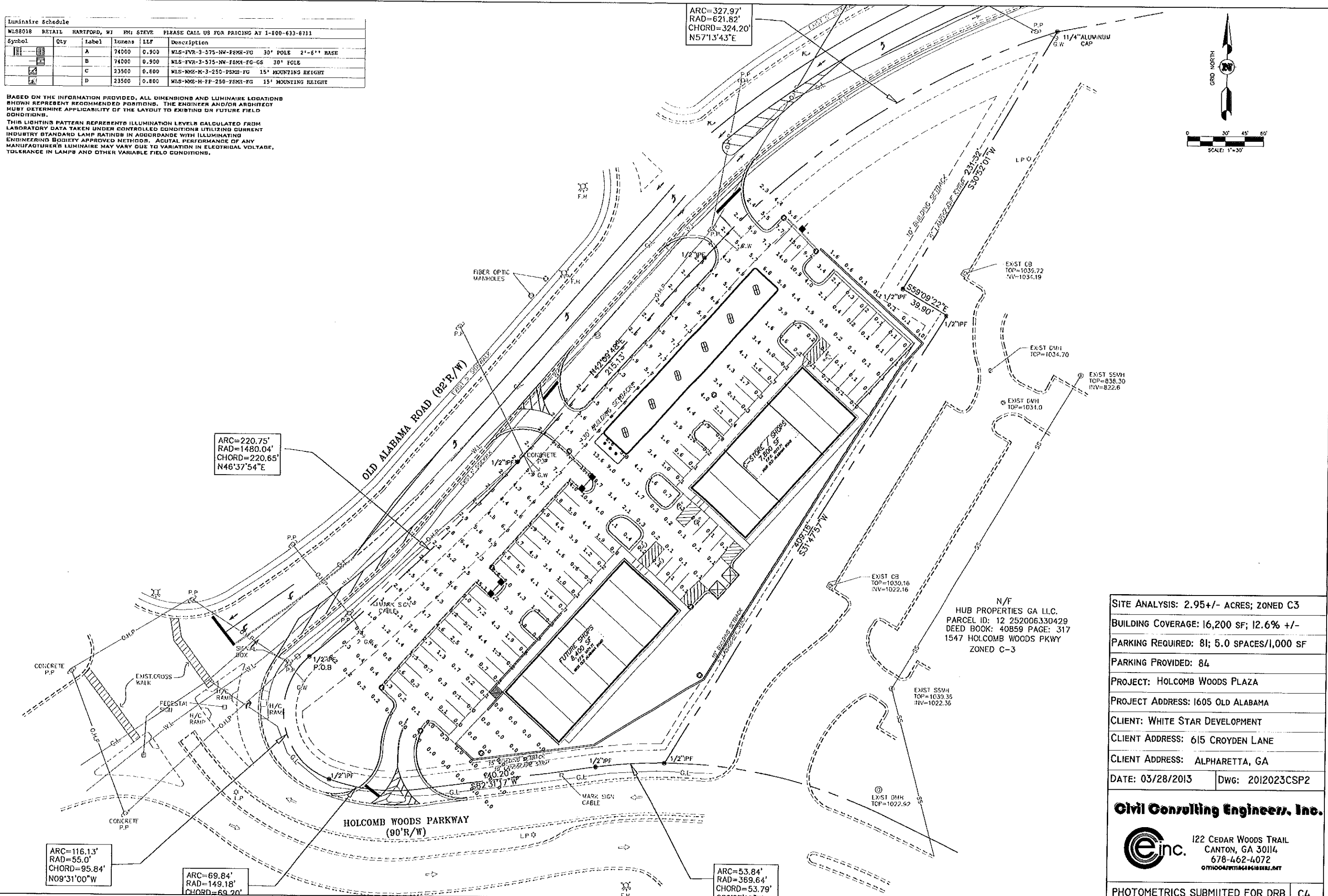
SITE ANALYSIS: 2.95 +/- ACRES; ZONED C3	
BUILDING COVERAGE: 16,200 SF; 12.6% +/-	
PARKING REQUIRED: 81; 5.0 SPACES/1,000 SF	
PARKING PROVIDED: 84	
PROJECT: HOLCOMB WOODS PLAZA	
PROJECT ADDRESS: 1605 OLD ALABAMA	
CLIENT: WHITE STAR DEVELOPMENT	
CLIENT ADDRESS: 615 CROYDEN LANE	
CLIENT ADDRESS: ALPHARETTA, GA	
DATE: 03/28/2013	DWG: 2012023CSP2

**Civil Consulting Engineers, Inc.**  
  
 122 CEDAR WOODS TRAIL  
 CANTON, GA 30114  
 678-462-4072  
 07H004P71166961889J.NIT

Luminaire Schedule					
Symbol	Qty	Label	Items	LLF	Description
WLS8018	RETAIL	HARTFORD, WI	PMI STEVE	PLEASE CALL US FOR PRICING AT 1-800-633-8711	
A	74000	0.900	WLS-EVR-3-575-NW-FSMH-FG	30' POLE	2'-6" BASE
B	74000	0.900	WLS-EVR-3-575-NW-FSMH-FG-GS	30' POLE	
C	23500	0.800	WLS-RME-M-3-250-FSMH-FG	15' MOUNTING HEIGHT	
D	23500	0.800	WLS-RME-H-FP-250-FSMH-FG	15' MOUNTING HEIGHT	

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMP AND OTHER VARIABLE FIELD CONDITIONS.



N/F  
HUB PROPERTIES GA LLC.  
PARCEL ID: 12 252006330429  
DEED BOOK: 40859 PAGE: 317  
1547 HOLCOMB WOODS PKWY  
ZONED C-3

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071004/PTM1641618/BLT

PHOTOMETRICS SUBMITTED FOR DRB C4  
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