

**SITE DATA:**

OVERALL TOTAL SITE AREA	11.493 ACRES
<b>ZONING</b>	
EXISTING ZONING	C-3 (COMMERCIAL) - PARKWAY VILLAGE
ZONING JURISDICTION	CITY OF ROSWELL
<b>DENSITY SUMMARY</b>	
OVERALL TOTAL AREA	11.493 ACRES
TRACT 1 AREA	1.986 ACRES
TRACT 2 AREA	2.21 ACRES
<b>REQUIRED SETBACKS FOR PARKWAY VILLAGE DISTRICT</b>	
FRONT YARD SETBACK (HWY. 92)	40 Feet
FRONT YARD SETBACK (MANSELL)	25 Feet
SIDE YARD SETBACK	10 Feet
REAR YARD SETBACK	10 Feet
MAX. BUILDING HEIGHT	40 Feet
<b>PARKING CALCS</b>	
TRACT 1:	
PARKING REQUIRED: (1 SPACE/250 SF)	20 SPACES
PARKING PROVIDED	32 SPACES (1.0%)
TRACT 2:	
PARKING REQUIRED: (1 SPACE/300 SF)	70 SPACES
PARKING PROVIDED	82 SPACES (3.0%)
<b>SITE DATA</b>	
GROCERY BUILDING AREA	18,870 SF (3.7%)
FUEL / RETAIL BUILDING AREA	4,997 SF (0.95%)
TOTAL IMPERVIOUS AREA	134,874 SF (26.9%)
TOTAL LANDSCAPE AREA	49,810 SF (9.9%)
OPEN SPACE/UNDISTURBED	315,951 SF (63.1%)

**Mansell Road at State Route 92**  
 A MASTER PLANNED COMMERCIAL PROJECT

FOR  
 Easlan Capital - c/o Fletcher Crossing  
 3328 Peachtree Road NE  
 Suite 300  
 Atlanta, Georgia 30326  
 PHONE: 404-574-5913

CITY OF ROSWELL  
 PLANNING DEPARTMENT

LAND LOT 474 444 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION
-1	8/27/10	PEC	CITY COMMENTS

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SHEET TITLE  
**MASTER SITE PLAN**

SCALE: 1" = 40'  
 DATE: June 18, 2010  
 PROJECT: 10020.00

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1  
 SHEET

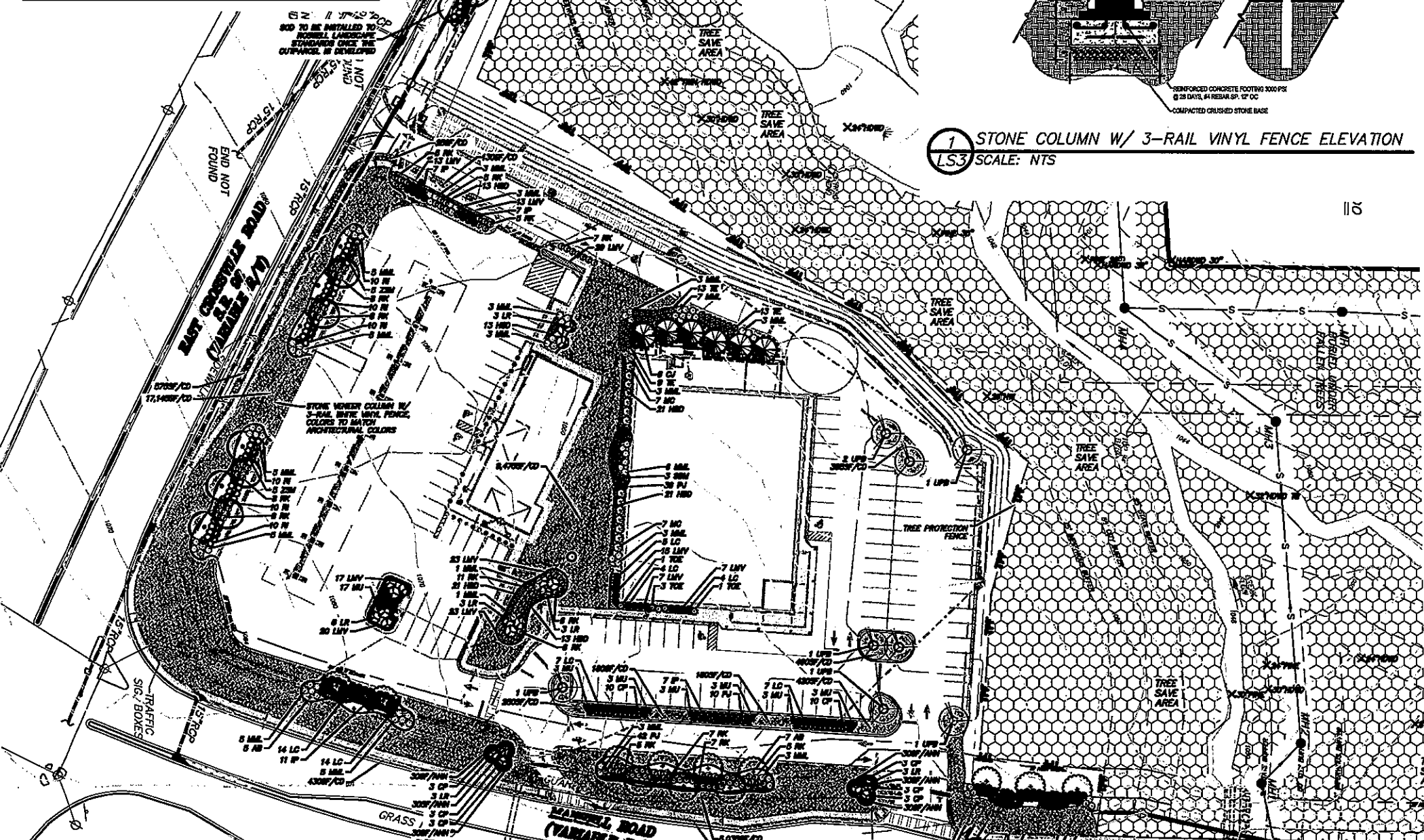
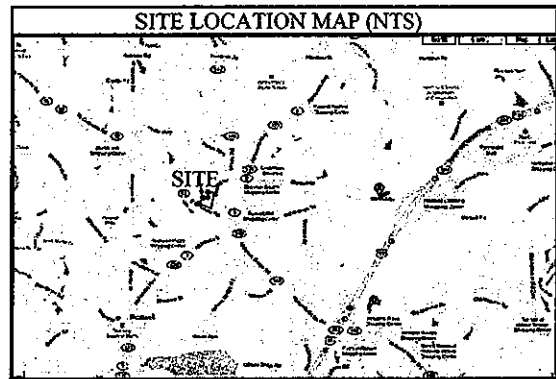
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 JESSE SHANNON @ 404-442-7888

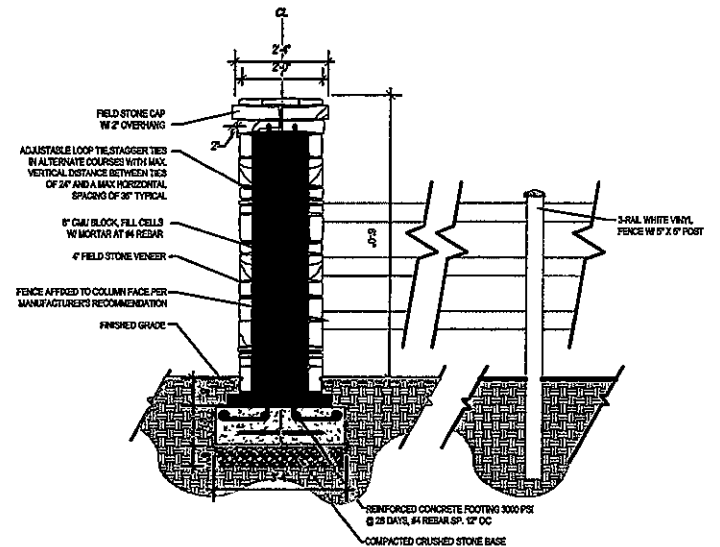








1 STONE COLUMN W/ 3-RAIL VINYL FENCE ELEVATION  
LS3 SCALE: NTS



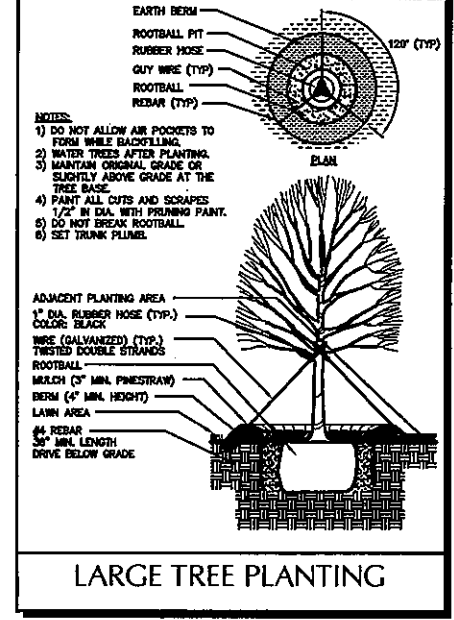
### TREE DENSITY CALCULATIONS

SITE DATA	
TOTAL SITE AREA	11.493 ACRES
TRACT (1) SITE AREA (RACETRACK)	1.986 ACRES
TRACT (2) SITE AREA (GROCERY STORE)	2.21 ACRES
TOTAL DISTURBED SITE AREA	4.196 ACRES
TREE REPLACEMENT REQUIREMENTS:	
30 UNITS PER ACRE	
4.196 AC X 30 UNITS = 125.88 UNITS REQUIRED (SDF)	
*142.0 UNITS OF EXISTING TREES TO BE SAVED (EDF)	
REPLACEMENT DENSITY FACTOR:	
SITE DENSITY FACTOR (SDF)	125.88 UNITS
EXISTING DENSITY FACTOR (EDF)	142.0 UNITS
REPLACEMENT DENSITY FACTOR (RDF)	16.12 UNITS
TREE DENSITY COMPLIANCE:	
EXISTING DENSITY FACTOR	142.0 UNITS
REPLACEMENT DENSITY FACTOR	16.12 UNITS
SITE DENSITY FACTOR PROVIDED	161.5 UNITS
SITE DENSITY FACTOR REQUIRED	125.88 UNITS

### LANDSCAPE STRIP CALCULATIONS

REQUIREMENT: 10' MINIMUM LANDSCAPE STRIP  
(1) SHADE TREE/ (10) SMALL SHRUBS  
PER 35' LINEAR FEET OF STREET FRONTAGE

LANDSCAPE STRIP ALONG EAST CROSSVILLE ROAD (S.R. 92):	
530.8 LF OF STREET FRONTAGE	
= 29 LF OF DRIVEWAY	
501.8 LF OF STREET FRONTAGE	
*501.8 / 35 = 14.3 = (14) SHADE TREES REQUIRED	
*14 X (10) SMALL SHRUBS = (140) SMALL SHRUBS REQUIRED	
LANDSCAPE STRIP ALONG MANSSELL ROAD:	
991.5 LF OF STREET FRONTAGE	
363.4 LF OF TREESAVE AREA ALONG FRONTAGE	
= 40 LF OF DRIVEWAY	
588.1 LF OF STREET FRONTAGE	
*588.1 / 35 = 16.8 = (17) SHADE TREES REQUIRED	
*17 X (10) SMALL SHRUBS = (170) SMALL SHRUBS REQUIRED	



### PLANT LIST FOR LANDSCAPE PLAN

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	TYPE	SPACING	COMMENTS
17	AB	<i>Abies balsamea</i>	White Pine	3\"/>				

**Mansell Road at State Route 92**  
A MASTER PLANNED COMMERCIAL PROJECT

FOR  
Easlan Capital - c/o Fletcher Crossing  
3328 Peachtree Road NE  
Suite 300  
Atlanta, Georgia 30326  
PHONE: 404-574-5913

FOR THE CITY OF ROSWELL  
PLANNING AND ENGINEERS COLLABORATIVE  
SITE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND SURVEYING  
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SHEET TITLE  
**OVERALL TREE REPLACEMENT/ LANDSCAPE PLAN**

SCALE: 1" = 40'  
DATE: June 18, 2010  
PROJECT: 10020.00

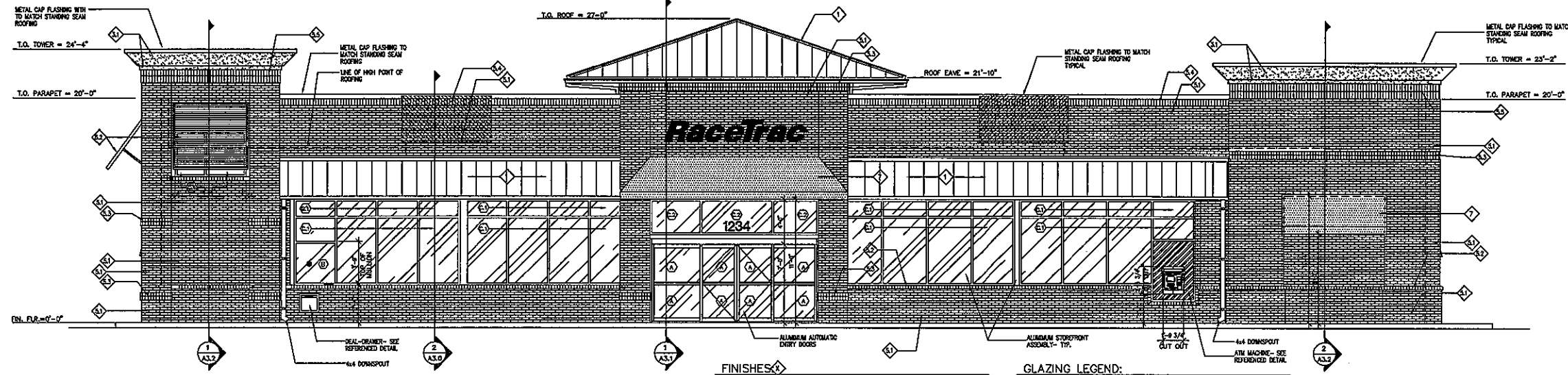
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TPR3  
SHEET



1 FRONT ELEVATION  
A-2 SCALE: 3/16" = 1'-0"

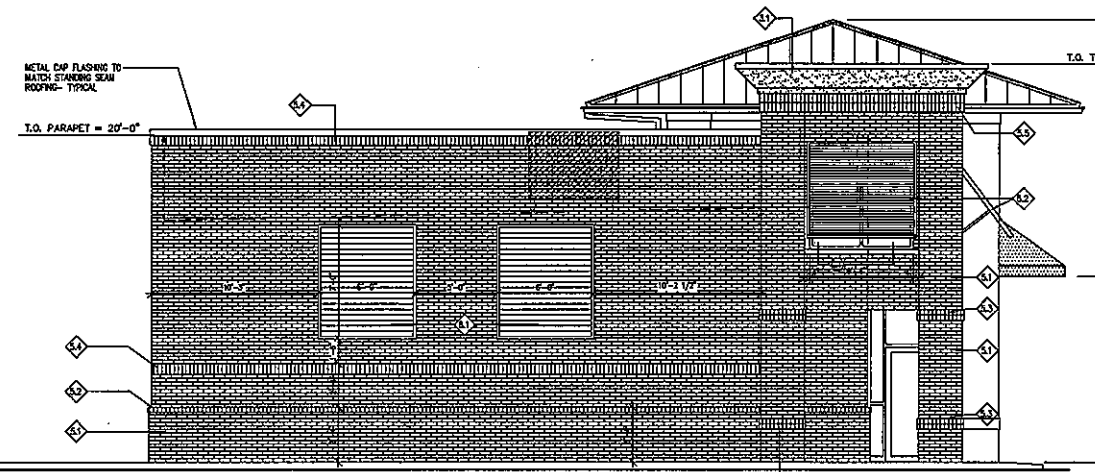
FINISHES

1. STANDING SEAM METAL ROOFING
2. ALUMINUM STOREFRONT
- 3.1 PAINT COLOR #1
- 3.2 PAINT COLOR #2
- 3.3 PAINT COLOR #3
4. EXTERIOR HALL DOORS AND FRAMES
5. BRICK: MODERN IS MANDALAY BURY BY LAFARGE
  1. TYPICAL WALL BRICK
  2. ROWLOCK SILL COURSE
  3. DEL. ROWLOCK ACCENT COURSE
  4. SOLDIER COURSE
  5. SOL. SOLDIER COURSE
6. METAL FINISHES
  1. 6'-0" WIDE x 7'-0" HIGH: WALL MOUNTED
  2. 6'-0" WIDE x 5'-8" HIGH: TOWER MOUNT
7. FABRIC FINISHES

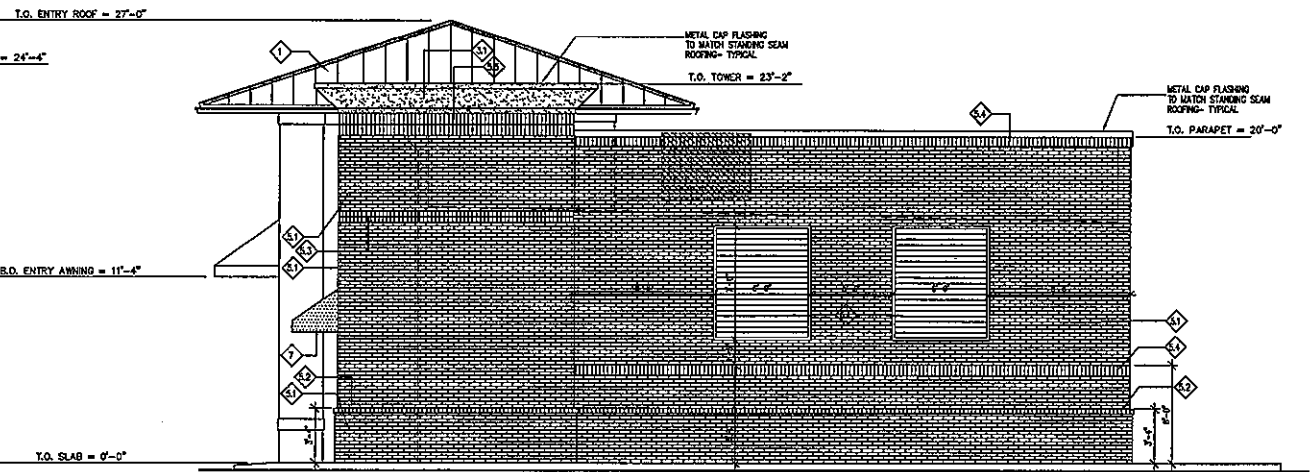
GLAZING LEGEND:

- A. AUTOMATIC SLIDING DOORS BY HORTON AUTOMATICS, SERIES 200 LINEAR DRIVE DARK BRONZE ANODIZED FINISH. ARCHITECTURAL GLASS: 1" CLEAR DOUBLE-PANED TEMPERED GLASS.
- B. POLYCAST LEVEL 3
- C. STOREFRONT TO BE VISTAWALL ARCHITECTURAL PRODUCTS (PFC 3000 SERIES. STOREFRONT FRAMING TO BE 1-3/4" x 4-1/2" DARK BRONZE ANODIZED FINISH.
- D. ARCHITECTURAL GLASS: 1" CLEAR DOUBLE-PANED ANNEALED GLASS.
- E. ARCHITECTURAL GLASS: 1" CLEAR DOUBLE-PANED TEMPERED GLASS.

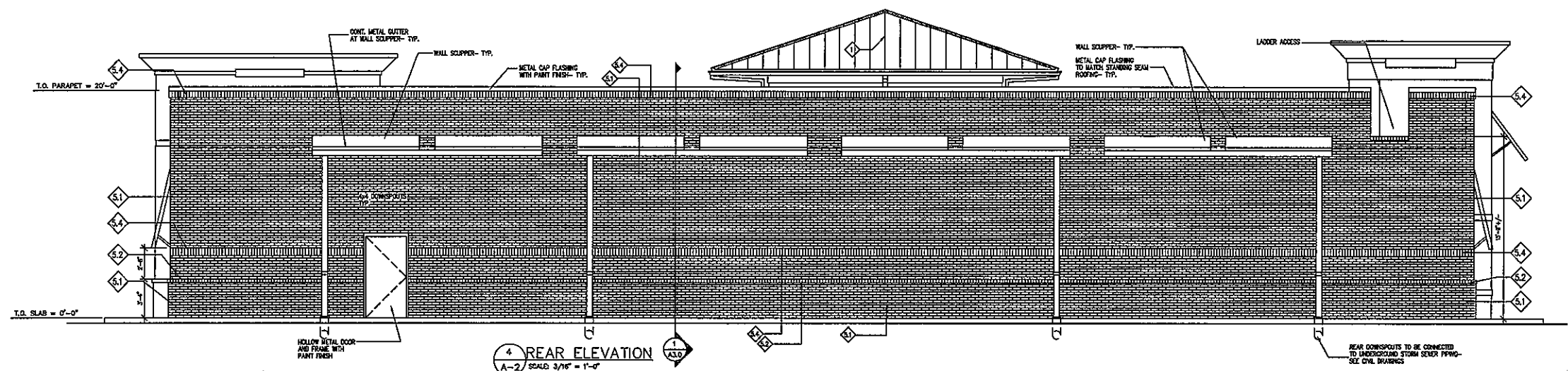
NOTE: ALL GLASS TO HAVE V-KOOL 70 COATING



2 LEFT SIDE ELEVATION  
A-2 SCALE: 3/16" = 1'-0"



3 RIGHT SIDE ELEVATION  
A-2 SCALE: 3/16" = 1'-0"



4 REAR ELEVATION  
A-2 SCALE: 3/16" = 1'-0"

NO.	REVISIONS	BY	DATE

**INTERPLAN**  
ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN  
PROJECT  
MANAGEMENT  
AA 003420  
CA 8660  
933 LEE ROAD, FIRST  
FLOOR  
ORLANDO, FLORIDA  
32810  
PH 407.645.5008  
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SUITE 100  
ATLANTA, GEORGIA 30339  
(770) 431-7600

EXTERIOR ELEVATIONS		RACETRAC SERVICE STATION - STORE #XX	
SITE		STANDARD 5000TB	
SCALE	3/16" = 1'-0"	DATE	10/05/09
DRAWN BY	GDW	DWG NO.	
SHEET NO.	A2	REV.	





1 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



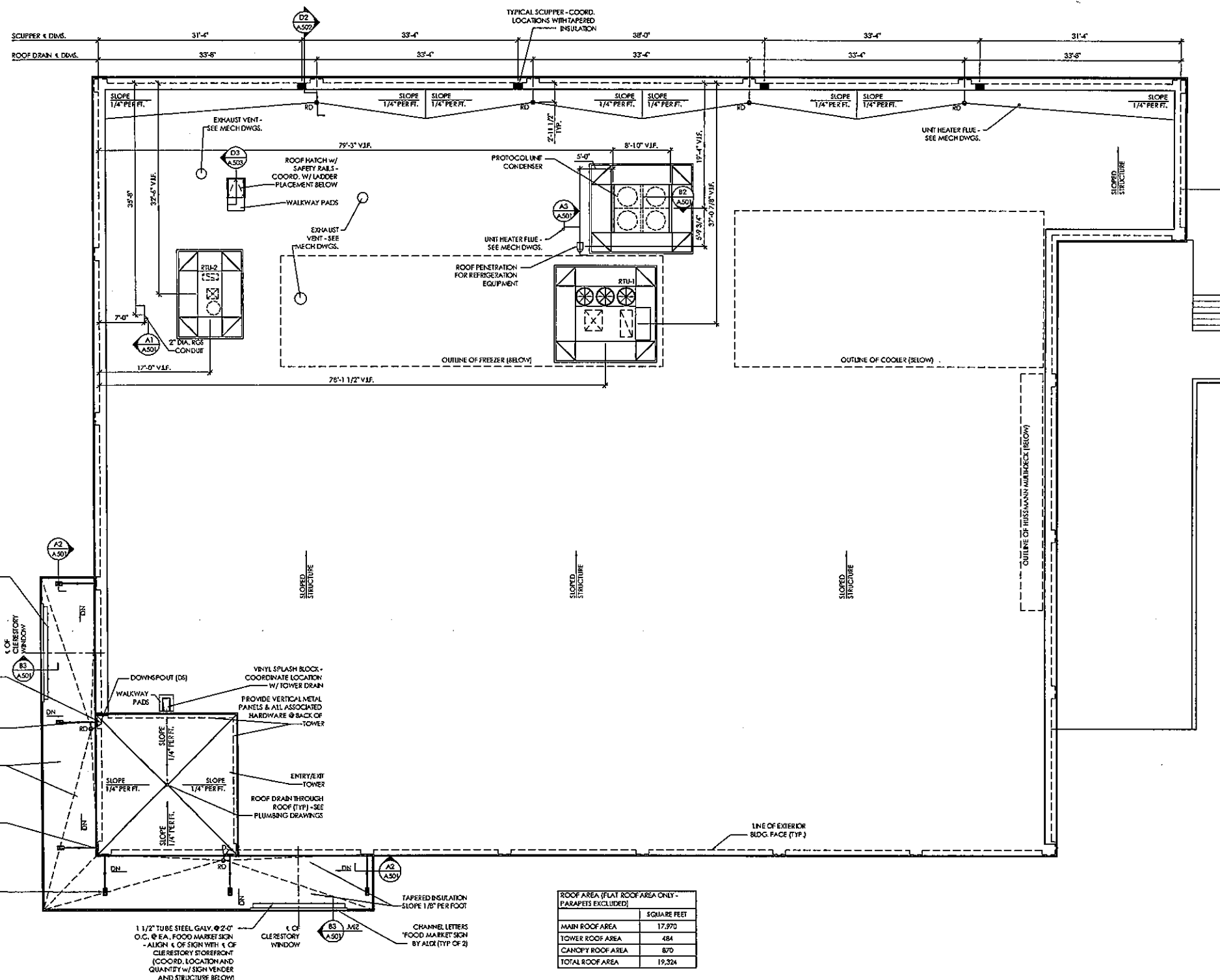
2 LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



3 RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



4 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



ROOF AREA (FLAT ROOF AREA ONLY - PARAPETS EXCLUDED)	
	SQUARE FEET
MAIN ROOF AREA	17,970
TOWER ROOF AREA	484
CANOPY ROOF AREA	870
TOTAL ROOF AREA	19,324

1 Roof Plan  
SCALE: 1/8" = 1'-0"

PLAN NORTH

Issued:	Date:
A Issued for Use/Reference	06/15/10
B Revised per Client Comments	08/25/10
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	

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PROJECT ARCHITECT/ENGINEER DATE


PROJECT LEAD DATE

PROJECT DESIGNER DATE


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ALDI Inc.  
Roswell, GA  
Mansell Road and Crosville Road  
Roswell, GA 30076  
Fulton County  
Project Name & Location:

Roof Plan

Drawing Name:

Date: 06/15/10 Project No. 10-0165A

Type: LHSD-V3

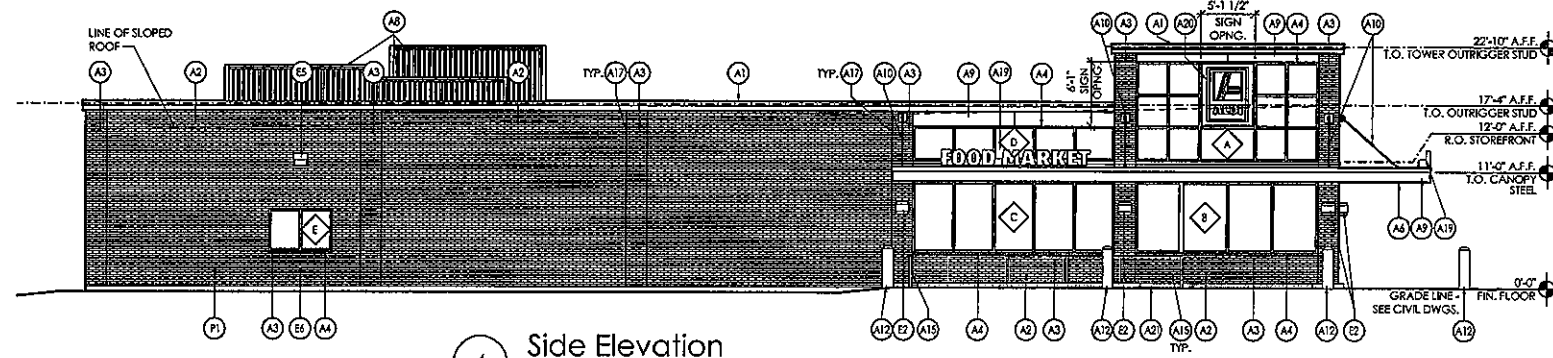
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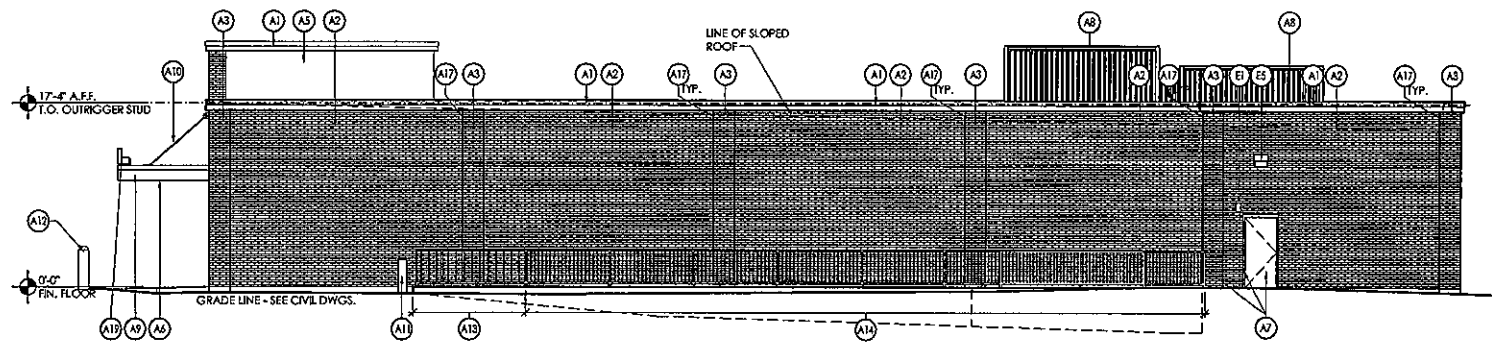
EXTERIOR FINISHES SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	GRAVEL STOP BY FIRESTONE	SLATE GRAY	
A2	MODULAR BRICK		
A3	MODULAR BRICK		PLASTERS AND WINDOW SILLS
A4	STOREFRONT	ANODIZED ALUM.	RE: DWG. A502
A5	TOWER PANELS BY PAC-CLAD	SLATE GRAY ALUMINUM .040 FLUSH PANELS	RE: DWG. A301/A302
A6	METAL SOFFIT PANELS BY PAC-CLAD	ANODIZED ALUM. PAC-750 HALF-VENTED PANELS	RE: DWG. A301-A304
A7	EXTERIOR PAINT BY SHERWIN-WILLIAMS	PT-3 / CL-5	
A8	ROOFTOP UNIT SCREENING	ENVISOR EQUIPMENT SCREENS / SLATE GRAY	
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS ABOVE WINDOW AS SHOWN ON DRAWINGS
A10	HANGER ROD	STAINLESS STEEL ROD AND TURNBUCKLE. PT-3 / CL-5 CLEVIS, KNIFE PL AND END PL.	
A11	BLRD-2	PT-3 / CL-4	
A12	BLRD-4		12" DIA. A 34" (H) DOME BOLLARD MODEL #TF6027
A13	GUARD RAIL TYPE "A"	PT-3 / CL-5	RE: A3/A503
A14	GUARD RAIL TYPE "B"	PT-3 / CL-5	RE: A3/A503
A15	CART RAIL & STARTER POST	GALVANIZED	
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	
A17	CONTROL JOINT		AT EACH PLASTER TYP. RE: DWG. A504
A18	OVERFLOW SCUPPER	PT-3 / CL-5	RE: C3/A503
A19	FOOD MARKET SIGNAGE	BY SIGN VENDOR	14'-2 3/4" w. x 1'-5" h.
A20	ALDI TOWER SIGN	BY SIGN VENDOR	5'-0" w. x 5'-0 1/2" h.
A21	CONCRETE CART BUMPER	NATURAL	SEE STRUCTURAL DWGS
E1	EXIT DISCHARGE LIGHT	EXTERIOR REMOTE EMERGENCY FIXTURE	MOUNT @ 7'-6" A.F.F.
E2	WALL SCONCE	FACTORY PAINT - PLATINUM SILVER	MOUNT @ 7'-6" A.F.F.
E3	EXTERNAL SIREN	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL
E5	EXTERIOR LIGHT	WALL PACK	E5 - MOUNT @ 12'-0" A.F.F. E5a - MOUNT @ 10'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F.
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWG.
M1	VENT GRILL	FACTORY FINISH	SEE MECHANICAL DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
A22	STOREFRONT KEY	ANODIZED ALUMINUM	SEE A502

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	31.2	62.4
FOOD MARKET SIGN	2	21.3	42.6
REAR ELEVATION SIGN	1	31.2	31.2
TOTAL SIGNAGE			136.2

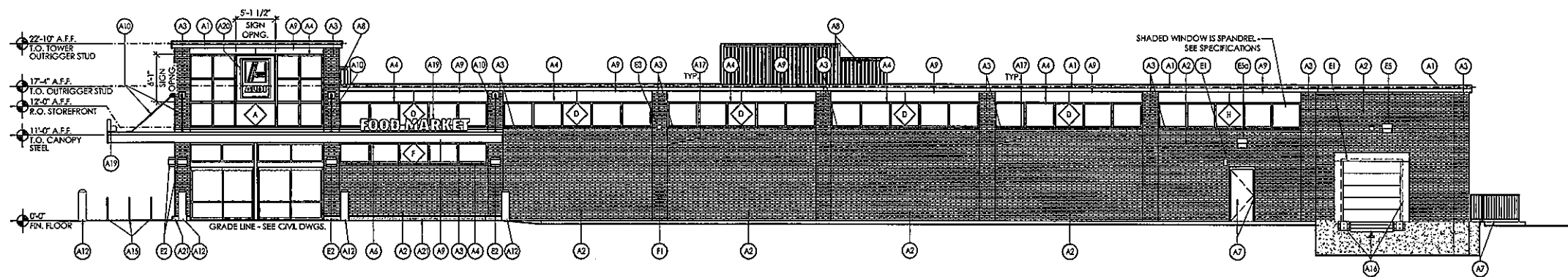
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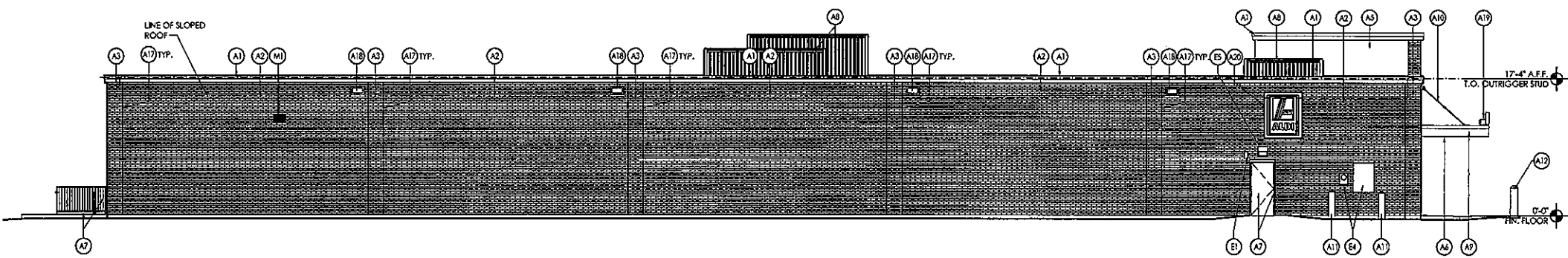
4 Side Elevation  
SCALE: 1/8" = 1'-0"



3 Side Elevation  
SCALE: 1/8" = 1'-0"



2 Front Elevation  
SCALE: 1/8" = 1'-0"



1 Rear Elevation  
SCALE: 1/8" = 1'-0"

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C		
D		

Revisions:		Date:
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PROJECT DESIGNER DATE

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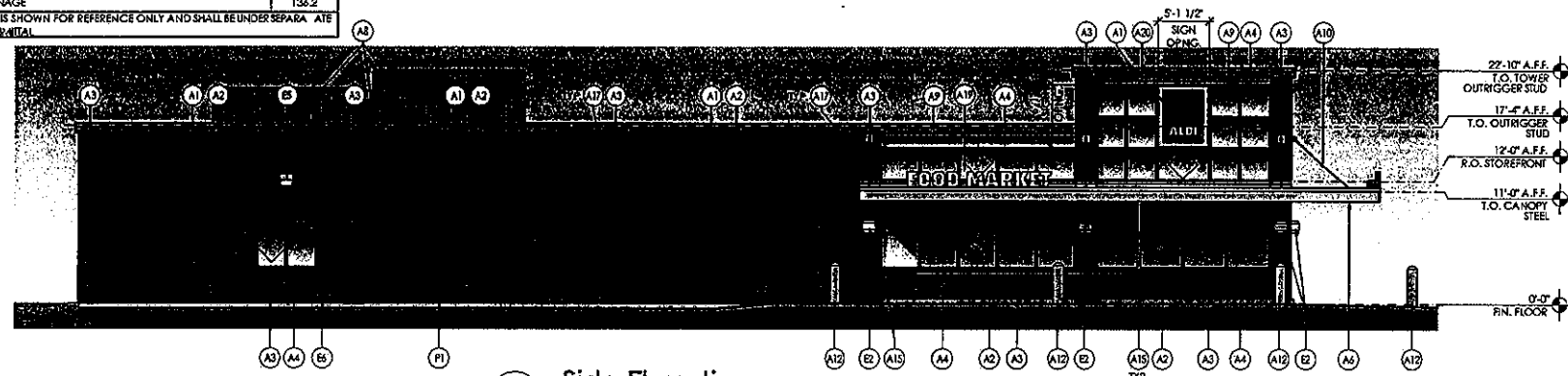
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Mansell Road and Crosville Road  
Roswell, GA 30076  
Fulton County  
Project Name & Location:

Exterior Elevations  
Drawing Name:  
Date: 06/15/10  
Type: LHSD-V3  
Drawn By: JDB  
Scale: As Noted  
Project No. 10-0165A  
A-201  
Drawing No.

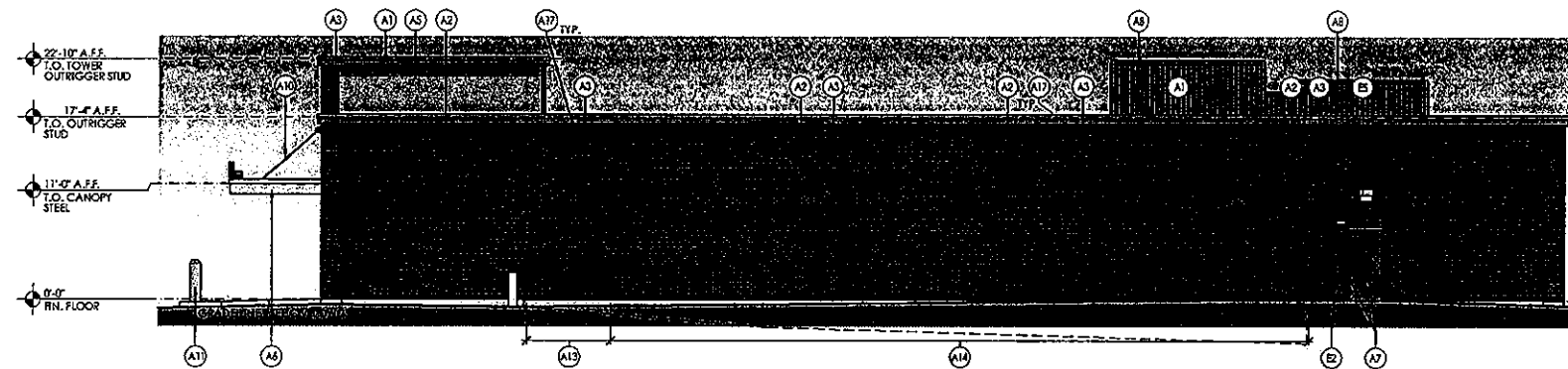
EXTERIOR FINISHES SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	GRAVEL STOP BY FIRESTONE	SLATE GRAY	
A2	MODULAR BRICK		
A3	MODULAR BRICK		PILASTERS AND WINDOW SILLS
A4	STOREFRONT	ANODIZED ALUM.	RE: DWG. A-602
A5	TOWER PANELS BY PAC-CLAD	SLATE GRAY ALUMINUM .040 FLUSH PANELS	RE: DWG. A-301/A-302
A6	METAL SOFFIT PANELS BY PAC-CLAD	ANODIZED ALUM. PAC-750 HALF VENTED PANELS	RE: DWG. A-301-A-304
A7	EXTERIOR PAINT BY SHERWIN-WILLIAMS	PT-3 / CL-5	
A8	ROOFTOP UNIT SCREENING	ENVISOR EQUIPMENT SCREENS / SLATE GRAY	
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS ABOVE WINDOW AS SHOWN ON DRAWINGS
A10	HANGER ROD	STAINLESS STEEL ROD AND TURNBUCKLE PT-3 / CL-5 CLEVIS, KNIFE PLAND END PL	
A11	BLRD-2	PT-3 / CL-4	
A12	BLRD-4		1/2" DIA. A 36" (H) DOME BOLLARD MODEL #1F6027
A13	GUARD RAIL TYPE "A"	PT-3 / CL-5	RE: A-3/A-503
A14	GUARD RAIL TYPE "B"	PT-3 / CL-5	RE: A-3/A-503
A15	CART RAIL & STARTER POST	GALVANIZED	
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	
A17	CONTROL JOINT		AT EACH PILASTER TYP. RE: DWG. ASD 4
A18	OVERFLOW SCUPPER	PT-3 / CL-5	RE: C-3/A-503
A19	FOOD MARKET SIGNAGE	BY SIGN VENDOR	14'-2 3/4" W. x 1'-5 1/2" H.
A20	ALDI TOWER SIGN	BY SIGN VENDOR	5'-0" W. x 6'-0 1/2" H.
A21	CONCRETE CART BUMPER	NATURAL	SEE STRUCTURAL DWGS
E1	EXIT DISCHARGE LIGHT	EXTERIOR REMOTE EMERGENCY RETURN	MOUNT @ 7'-5" A.F.F.
E2	WALL SCONCE	FACTORY PAINT - PLATINUM SILVER	MOUNT @ 7'-5" A.F.F.
E3	EXTERNAL SIREN	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL
E5	EXTERIOR LIGHT	WALL PACK	ES - MOUNT @ 12'-0" A.F.F. ES4 - MOUNT @ 10'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F.
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWG.
M1	VENT GRILL	FACTORY FINISH	SEE MECHANICAL DWGS
PI	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
SD	STOREFRONT KEY	ANODIZED ALUMINUM	SEE A-602

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	31.2	62.4
FOOD MARKET SIGN	2	21.3	42.6
REAR ELEVATION SIGN	1	31.2	31.2
TOTAL SIGNAGE			136.2

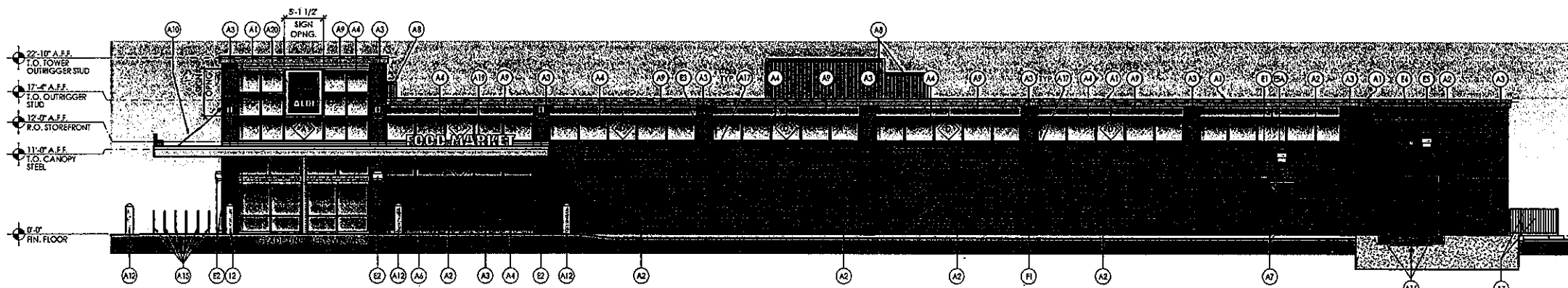
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL



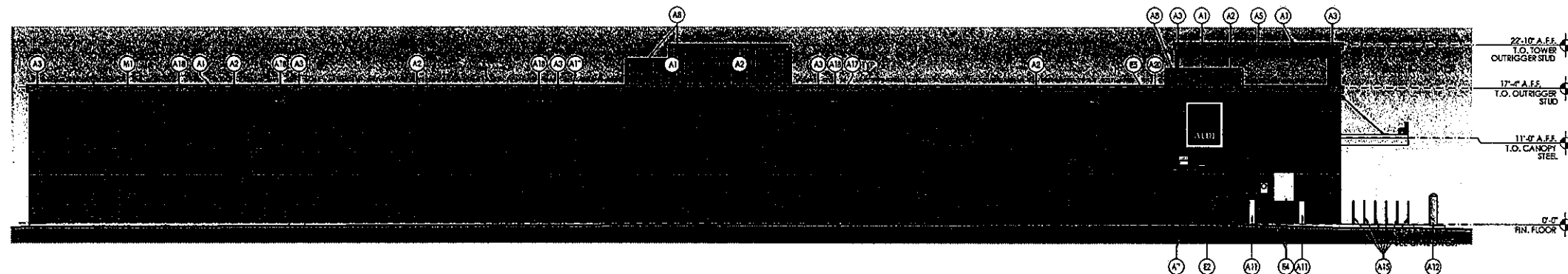
4 Side Elevation  
SCALE: 1/8" = 1'-0"



3 Side Elevation  
SCALE: 1/8" = 1'-0"



2 Front Elevation  
SCALE: 1/8" = 1'-0"



1 Rear Elevation  
SCALE: 1/8" = 1'-0"

Issued:	Date:
A Issued for Use/Reference	06/15/10
B Revised per Client Comments	08/25/10
C	
D	
Revisions:	Date:
1	
2	
3	
4	
5	

Seal	Seal	DATE
PROJECT ARCHITECT/ENGINEER		
PROJECT LEAD		DATE
PROJECT DESIGNER		DATE

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Project Name & Location:

Exterior Elevations Drawing Name:	Project No. 10-0165A
Date: 06/15/10	Type: LHSD-V3
Drawn By: JDB	A-201
Scale: As Noted	Drawing No.