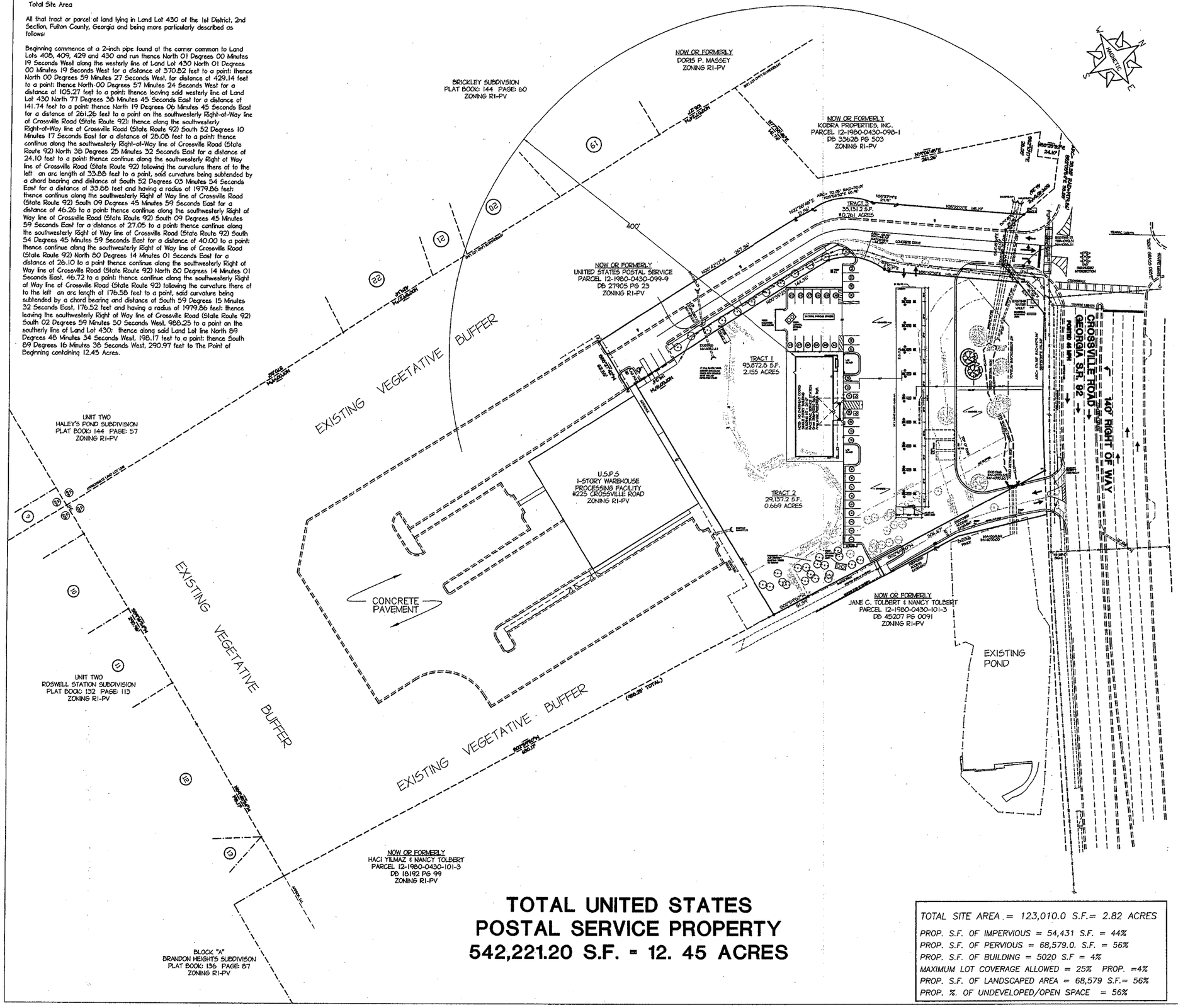
United States Postal Service
Total Site Area

All that tract or parcel of land lying in Land Lot 430 of the 1st District, 2nd Section, Fulton County, Georgia and being more particularly described as follows:

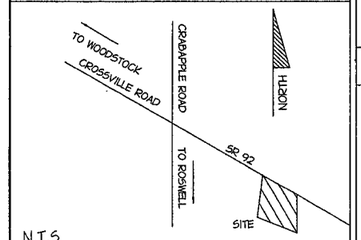
Beginning commence at a 2-inch pipe found at the corner common to Land Lots 408, 409, 429 and 430 and run thence North 01 Degrees 00 Minutes 19 Seconds West along the westerly line of Land Lot 430 North 01 Degrees 00 Minutes 19 Seconds West for a distance of 370.82 feet to a point; thence North 00 Degrees 59 Minutes 27 Seconds West, for distance of 429.14 feet to a point; thence North 00 Degrees 57 Minutes 24 Seconds West for a distance of 105.27 feet to a point; thence leaving said westerly line of Land Lot 430 North 77 Degrees 38 Minutes 45 Seconds East for a distance of 141.74 feet to a point; thence North 19 Degrees 06 Minutes 45 Seconds East for a distance of 261.26 feet to a point on the southwesterly Right-of-Way line of Crossville Road (State Route 92); thence along the southwesterly Right-of-Way line of Crossville Road (State Route 92) South 52 Degrees 10 Minutes 17 Seconds East for a distance of 28.08 feet to a point; thence continue along the southwesterly Right-of-Way line of Crossville Road (State Route 92) North 38 Degrees 25 Minutes 32 Seconds East for a distance of 24.10 feet to a point; thence continue along the southwesterly Right of Way line of Crossville Road (State Route 92) following the curvature there of to the left an arc length of 33.88 feet to a point, said curvature being subtended by a chord bearing and distance of South 52 Degrees 03 Minutes 54 Seconds East for a distance of 33.88 feet and having a radius of 1979.86 feet; thence continue along the southwesterly Right of Way line of Crossville Road (State Route 92) South 09 Degrees 45 Minutes 59 Seconds East for a distance of 46.26 to a point; thence continue along the southwesterly Right of Way line of Crossville Road (State Route 92) South 09 Degrees 45 Minutes 59 Seconds East for a distance of 27.05 to a point; thence continue along the southwesterly Right of Way line of Crossville Road (State Route 92) South 54 Degrees 45 Minutes 59 Seconds East for a distance of 40.00 to a point; thence continue along the southwesterly Right of Way line of Crossville Road (State Route 92) North 80 Degrees 14 Minutes 01 Seconds East for a distance of 26.10 to a point thence continue along the southwesterly Right of Way line of Crossville Road (State Route 92) North 80 Degrees 14 Minutes 01 Seconds East, 46.72 to a point; thence continue along the southwesterly Right of Way line of Crossville Road (State Route 92) following the curvature there of to the left an arc length of 176.58 feet to a point, said curvature being subtended by a chord bearing and distance of South 59 Degrees 15 Minutes 32 Seconds East, 176.52 feet and having a radius of 1979.86 feet; thence leaving the southwesterly Right of Way line of Crossville Road (State Route 92) South 02 Degrees 59 Minutes 50 Seconds West, 986.25 to a point on the southerly line of Land Lot 430; thence along said Land Lot line North 89 Degrees 48 Minutes 34 Seconds West, 198.17 feet to a point; thence South 89 Degrees 16 Minutes 38 Seconds West, 290.97 feet to The Point of Beginning containing 12.45 Acres.



TOTAL UNITED STATES POSTAL SERVICE PROPERTY
542,221.20 S.F. = 12. 45 ACRES

TOTAL SITE AREA = 123,010.0 S.F.= 2.82 ACRES
PROP. S.F. OF IMPERVIOUS = 54,431 S.F. = 44%
PROP. S.F. OF PERVIOUS = 68,579.0. S.F. = 56%
PROP. S.F. OF BUILDING = 5020 S.F = 4%
MAXIMUM LOT COVERAGE ALLOWED = 25% PROP. =4%
PROP. S.F. OF LANDSCAPED AREA = 68,579 S.F.= 56%
PROP. %. OF UNDEVELOPED/OPEN SPACE = 56%

VICINITY MAP



N.T.S

LEGEND

TRACT 1 AREA
93,872.8 S.F. 2.155 ACRES
TRACT 2 AREA
29,137.2 S.F. 0.669 ACRES
TRACT 3 AREA
33,131.2 S.F. 0.761 ACRES
TOTAL TRACT 1 & 2 & 3
156,141.2 S.F. 3.585 ACRES
CURRENTLY ZONED
"R1-PV"
PROJECT AREA:
TRACT 1 & 2= 2.82 ACRES
=123,010 S.F.
TOTAL DISTURBED AREA = 2.82 ACRES

50 25 0 50 100 150
SCALE IN FEET

SITE PLAN
FOR
RACETRAC PETROLEUM, INC.
LOCATED
CROSSVILLE ROAD
LL 430 1ST DISTRICT 2ND SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

SCALE: 1"=50' | JOB NO.: 5865 ZONING SUBMITTAL | FIELD DATE: 12/19/08

Harkleroad and Associates
Engineers – Land Surveyors
1608 Tree Lane ; Bldg. A ; Suite 101, Snellville, Ga. 3007.
Phone (770) 982-1996 / Fax: (770) 982-1998

RECEIVED
JUL 20 2009
City of Roswell
Community Development Dept.

NO.		BY	DATE
1	REVISE BOUNDARY AND SITE DESCRIPTIONS REVISIONS	DWH	3/18/09

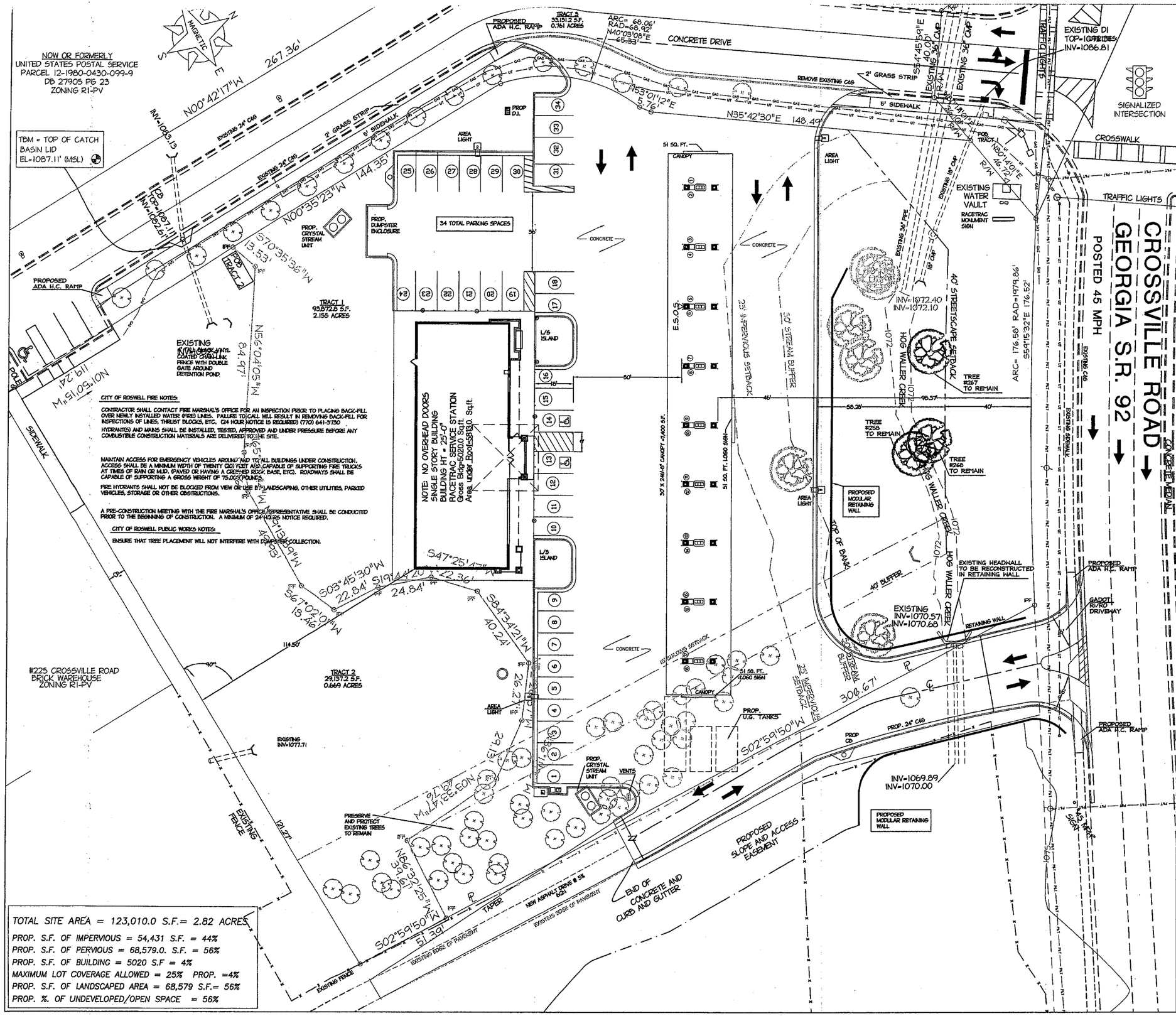
GEORGIA REGISTERED No. PE024951 PROFESSIONAL ENGINEER CHRISTOPHE PATRICK DUMAS

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM INC. IS PROHIBITED.

RaceTrac
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA.30339
(770) 431-7600

SITE PLAN
RACETRAC SERVICE STATION #890
SITE: CROSSVILLE ROAD ROSWELL, GEORGIA
SCALE: 1" = 50'-0" | DATE: 06/10/09
DRAWN: shk | JOB No.: 0000P100

SHEETS P1 | REV.



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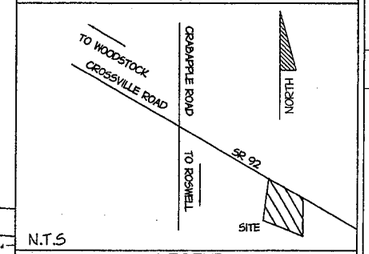

LEGEND

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CURRENTLY ZONED
"R1-PV"
PROJECT AREA:
TRACT 1 & 2= 2.82 ACRES
=123,010 S.F.
TOTAL DISTURBED AREA = 2.82 ACRES

20 10 0 20 40 60
SCALE IN FEET

SITE PLAN OF PROPOSED DEVELOPED AREA
FOR
RACETRAC PETROLEUM, INC.
LOCATED
CROSSVILLE ROAD
LL 430 1ST DISTRICT 2ND SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

SCALE 1"= 20' | JOB NO.: 5685CP | FIELD DATE 12/19/08

Harkleroad and Associates
Engineers – Land Surveyors
1608 Tree Lane ; Bldg. A ; Suite 101, Snellville, Ga. 30078
Phone (770) 982-1996 / Fax: (770) 982-1998

NO.	REVISIONS	BY	DATE
2	REVISED PER CITY COMMENTS	SHK	7/20/09
1	REVISE BOUNDARY AND SITE DESCRIPTIONS	DWH	3/18/09

RECEIVED JUL 20 2009 City of Roswell Community Development Dept.

GEORGIA REGISTERED No. PE024951 PROFESSIONAL ENGINEER CRAWFORD PATRICK DUANG

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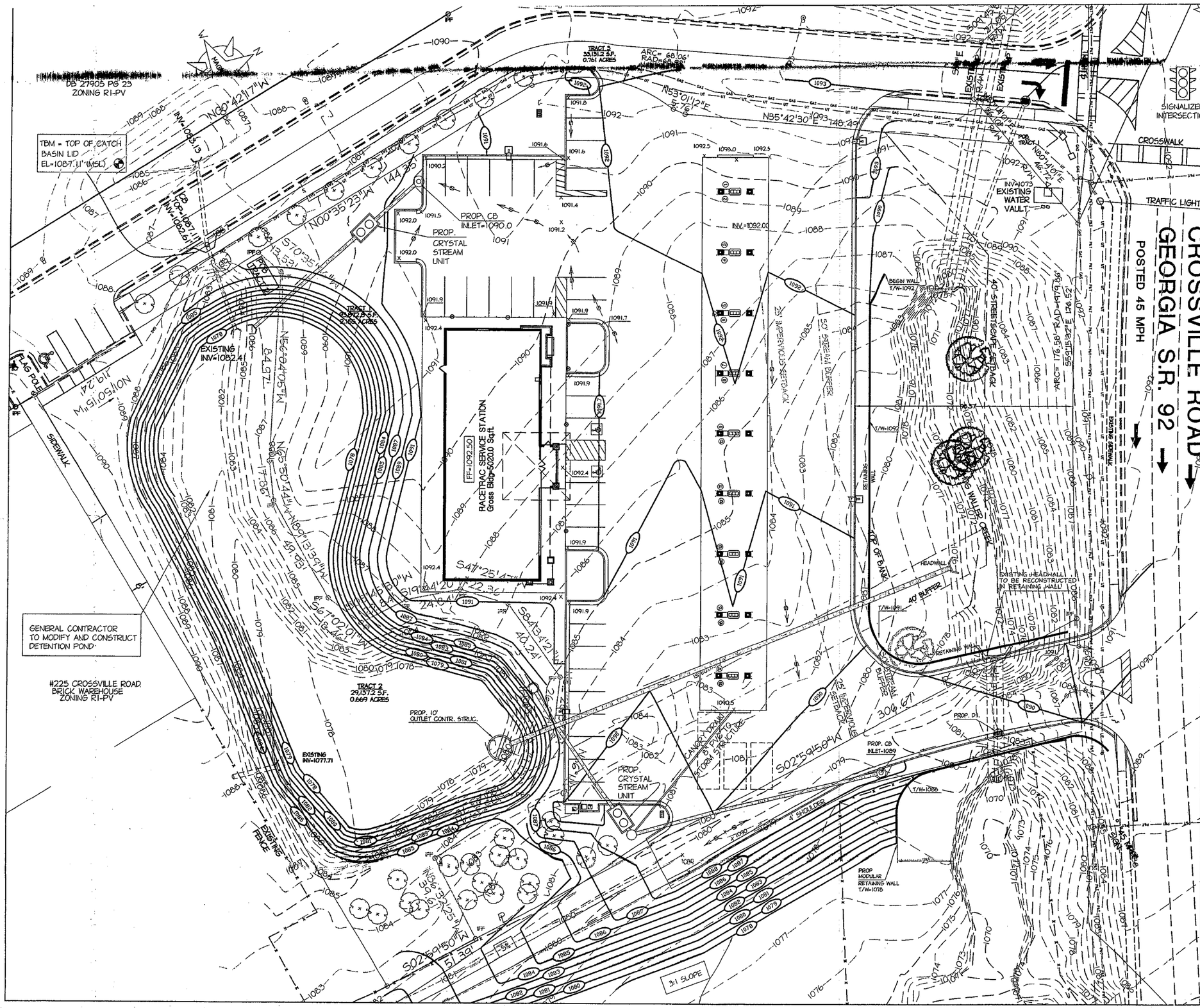
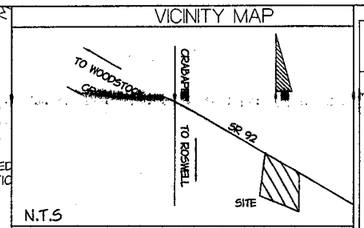
RaceTrac
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA.30339
(770) 431-7600

SITE PLAN OF PROPOSED DEVELOPED AREA
RACETRAC SERVICE STATION #1890
SITE: CROSSVILLE ROAD ROSWELL, GEORGIA
SCALE: 1" = 20'-0" | DATE: 12/19/08
DRAWN: TEL, JR | JOB No.: 0009100

SHEET P1 | REV.



VICINITY MAP



LEGEND

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM • FLOOD INSURANCE RATE MAP "FIRM" OR FLOODWAY BOUNDARY MAP • COMMUNITY PANEL NUMBER 13008B-0061 E. CITY OF ROSWELL, FULTON COUNTY, GEORGIA DATED JUNE 22, 1998, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

SEE SHEET P3.1 FOR CONSTRUCTION JOINT PLAN AND SPOT ELEVATIONS

RECEIVED
JUL 20 2009
City of Roswell Community Development Dept.

NO.	REVISIONS	BY	DATE
2	REVISED PER CITY COMMENTS		7/20/09
1	RELOCATED EAST RETAINING WALL, REVISED SLOPE TO 3:1, REVISED EAST ACCESS		8/22/08

GEORGIA REGISTERED No. PE024751 PROFESSIONAL ENGINEER CONFORME PATRICK CHANG

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3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA 30339
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TRACT 3 AREA
33,131.2 S.F. 0.761 ACRES
TOTAL TRACT 1 & 2 & 3
156,141.2 S.F. 3.585 ACRES
CURRENTLY ZONED
"R1-PV"

20 10 0 20 40 60
SCALE IN FEET

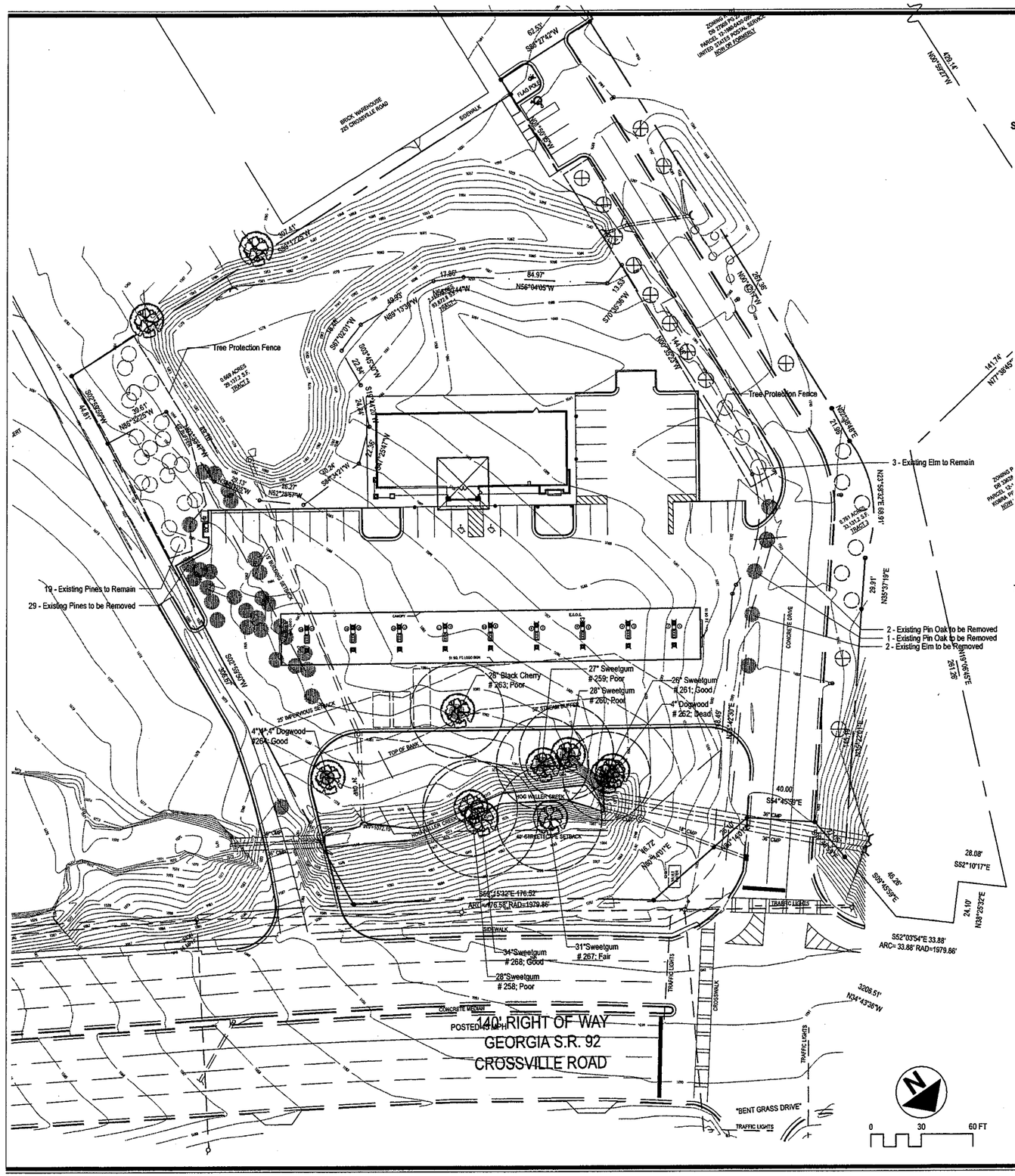
GRADING PLAN OF PROPOSED DEVELOPED AREA
FOR
RACETRAC PETROLEUM, INC.
LOCATED
CROSSVILLE ROAD
LL 430 1ST DISTRICT 2ND SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

SCALE: 1"= 20'	JOB NO.: 5865CP	FIELD DATE: 12/19/08

Harkleroad and Associates
Engineers – Land Surveyors
1608 Tree Lane ; Bldg. A ; Suite 101, Snellville, Ga. 30078
Phone (770) 982-1996 / Fax: (770) 982-1998

GRADING PLAN
RACETRAC SERVICE STATION #8090
SITE: CROSSVILLE ROAD, ROSWELL, GEORGIA
SCALE: 1" = 20'-0" | DATE: 12/19/08
DRAWN: SHK | JOB No. 000P100

SHEET P2.0 REV.



SPECIMEN TREE SURVEY DATA

Tree#	DBH	Species	Condition	Comments
258	28	Sweet Gum	Poor	Multiple broken scaffold limbs, co-dominant at approximately 25-feet, weak stem union, included bark
259	27	Sweet Gum	Poor	Large basal cavity, tree is hollow, approximate 10-degree lean from a vertical plane
260	28	Sweet Gum	Poor	Multiple broken scaffold limbs, co-dominant at approximately 20-feet, included bark, weak stem union
261	26	Sweet Gum	Good	
262	4	Dogwood	Dead	
263	28	Black Cherry	Poor	Large central leader broken out, basal wound with decayed wood at approximately 2-feet
264	4,4,4	Dogwood	Good	Tri-stem at approximately 3-feet
265	6,4	Chinese Elm	Fair	Co-dominant at approximately 3-feet, multiple lower limbs slashed off by machete
266	8	Chinese Elm	Fair	Multi-stem at approximately 4-feet, multiple lower limbs slashed off by machete
267	31	Sweet Gum	Fair	MUltiple broken scaffold limbs
268	34	Sweet Gum	Good	Few broken scaffold limbs

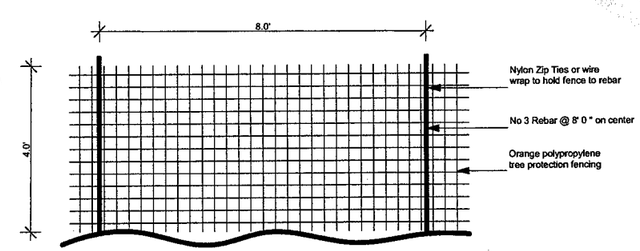
Summary

11 Total Trees Tagged
- 3 trees are in Good condition
- 3 trees are in Fair condition
- 4 trees are in Poor condition
- 1 tree is dead

Race Trac, Roswell' Tree Survey by Arborguard - 3/23/09, Page 2

EXISTING TREES TO REMAIN

NAME:	SIZE:	DU.
PINE	26"	6.9
PINE	26"	6.9
PINE	23"	6.3
PINE	21"	6
PINE	21"	6
PINE	20"	6
PINE	18"	5.7
PINE	18"	5.7
PINE	18"	5.7
PINE	18"	5.7
PINE	16"	5.3
PINE	16"	5.3
PINE	16"	5.3
PINE	16"	5.3
PINE	15"	4.8
PINE	15"	4.8
PINE	12"	4.2
PINE	12"	4.2
PINE	11"	3.6
PINE	11"	3.6
PINE	11"	3.6
PINE	10"	3.6
PINE	10"	3.6
PINE	9"	3
PIN OAK	8"	3
PIN OAK	8"	3
PIN OAK	7"	2.4
PIN OAK	7"	2.4
PIN OAK	6"	2.4
PIN OAK	6"	2.4
PIN OAK	5.5"	2
PIN OAK	5"	2
PIN OAK	5"	2
PIN OAK	5"	2
PIN OAK	4.5"	1.5
PIN OAK	4"	1.5
PIN OAK	3"	1
CHINESE ELM	8"	3
CHINESE ELM	8"	3
CHINESE ELM	6"	2.4
CHINESE ELM	6"	2.4
CHINESE ELM	6"	2.4
TOTAL:	497"	161.9



TREE PROTECTION FENCING

NTS

manley landdesign
51 old canton street
alpharetta, ga 30004
770-442-8171
770-442-1123 fax

RaceTrac
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD.
ATLANTA, GEORGIA 30339
(770) 431-7600

RaceTrac Roswell
Roswell, GA

date:	7/14/09
scale:	1"= 30'-0"
drawn by:	ADN
checked by:	SLM
job number:	2009015

STATE OF GEORGIA
STEVE L. MANLEY
CERTIFICATE NO. 448
REGISTERED LANDSCAPE ARCHITECT

RECEIVED
JUL 20
City of Roswell
Community Development
Dept.

issued
1
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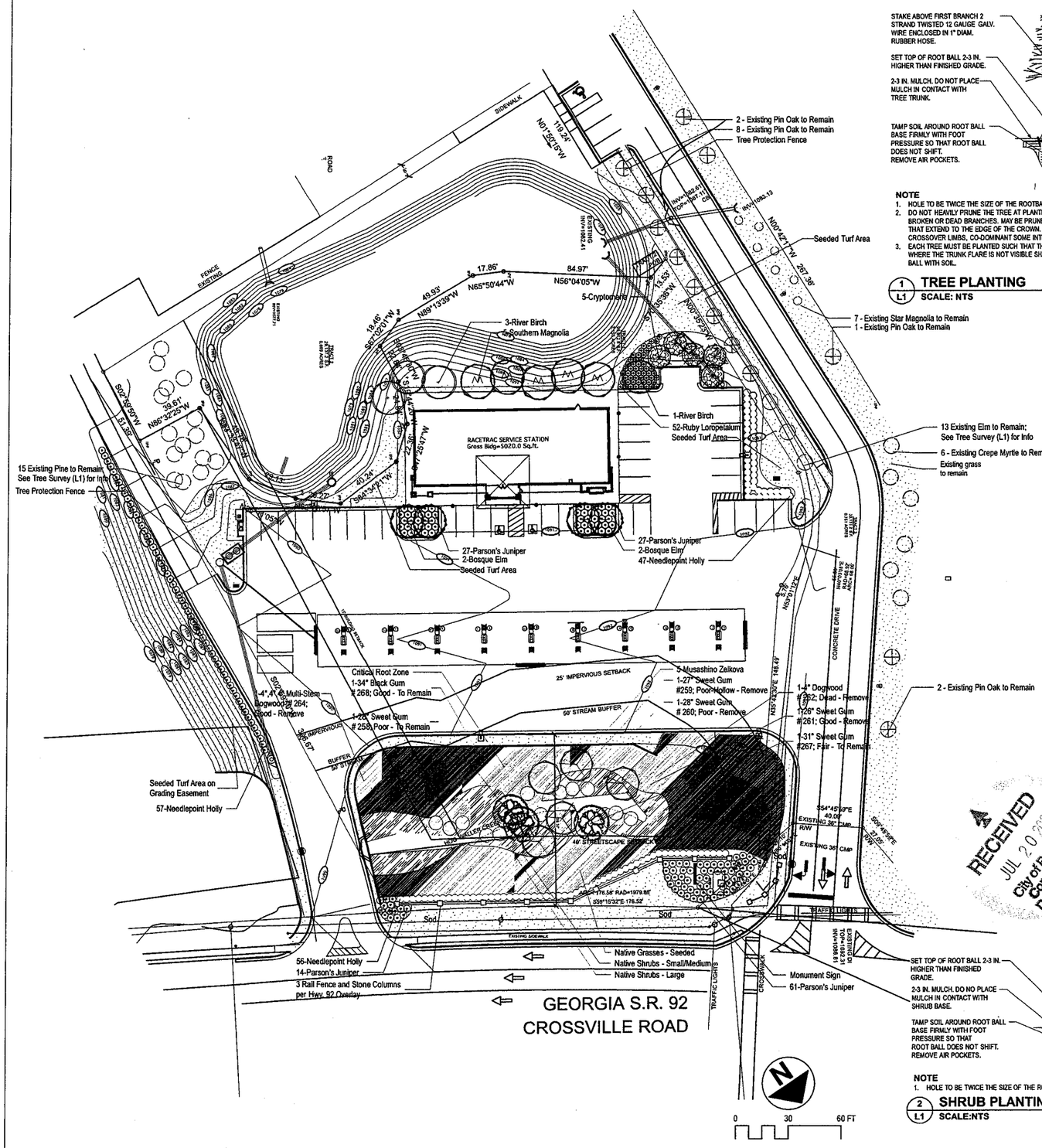
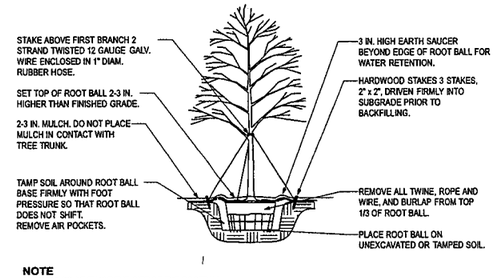
16
17

sheet title
Tree Survey Plan

sheet number
L1.0
1 of 2





NOTE

1. HOLE TO BE TWICE THE SIZE OF THE ROOTBALL.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT SOME INTERIOR TWIGS AND LATERAL BRANCHES.
3. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

1 / L1 TREE PLANTING
SCALE: NTS

Stream Buffer Revegetation Plant List

Native Shrubs - Large (10-15' hgt)

Clethra acuminata	Mountain Pepperbush
Sambucus canadensis	Elderberry

Native Shrubs - Small / Medium (6-10' hgt)

Itea virginica	Sweetspire
Viburnum dentatum	Arrowwood Viburnum
Lindera benzoin	Spicebush

Native Grasses - seeded (2-3' hgt)

Andropogon gerardii	Big Bluestem
Bouteloua curtipendula	Side-Oats Grama
Panicum virgatum	Switchgrass
Little Bluestem	Schizachyrium scoparium

Note: Plant list taken from Fulton County and Cobb County Stream Buffer Revegetation Guidelines

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Community
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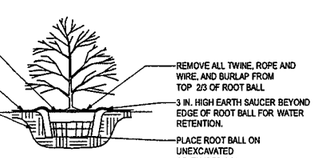
Dept.



NOTE

1. HOLE TO BE TWICE THE SIZE OF THE ROOTBALL.

2 / L1 SHRUB PLANTING
SCALE:NTS

LANDSCAPE REQUIREMENTS

A. SITE DENSITY

REQUIRED

1. 30 Density Units per acre
   Site: 3.585 Acres
   30 x 3.6 = 108.0 Density Units Required (SDF)
   SDF= EDF + RDF

PROVIDED

Note:
See sheet L1.0 for Tree Survey

1. EDF:

15 Pines	81.9
13 Pin Oak	27.6
3 Elm	7.2
2 Sweet Gum	14.8
1 Black Gum	8.1
Total EDF	**139.6**

2. RDF:

4 Bosque Elm	4" CAL	x 0.9 =	3.6
5 Cryptomeria	4" CAL	x 0.9 =	4.5
4 River Birch	4" CAL	x 0.9 =	3.6
5 Magnolia	4" CAL	x 0.9 =	4.5
5 Zelkova	4" CAL	x 0.9 =	4.5
		Total RDF:	**20.7**

139.6 + 20.7 = 160.3 SDF

B. INTERIOR PARKING LOT LANDSCAPING

REQUIRED

1. Not less than ten percent of the interior of a parking lot shall be landscaped.
2. Interior parking lot landscaping islands shall be required; Min. 400 SF.
3. At least 2 overstory trees in each interior parking lot landscaping island.

PROVIDED

1.
2. Min. 400 SF per island
3. 2 Bosque Elm per landscape island

C. LANDSCAPE STRIP ADJACENT TO STREET R.O.W.

REQUIRED

1. 1 Shade Tree & 10 Shrubs per 35 LF of street frontage
   GA. SR. 92 = 275 LF
   275 LF / 35 = 7.85
   Overstory Trees Required: 8
   Shrubs Required: 80
2. 70 Percent of the shrubs shall be evergreen
   80 Shrubs Req. x .70 percent = 56 Req. Evergreen Shrubs
3. Shrubs shall be 2'-6" Hgt.; Min. at planting

PROVIDED

1. 2 Existing Sweet Gum
   1 Existing Black Gum
   5 Zelkova
   57 Needlepoint Holly
   23 Arrowood Viburnum
2. 70% + are Evergreen

D. SPECIMEN RECOMPENCE

	Size:	Name:	Condition:		DU.
TO BE REMOVED 1.	4",4",4" DBH	Dogwood	Good	@ 1.5 =	4.5
	26" DBH	Sweet Gum	Good	@ 6.9 =	6.9
					11.4 Recompense

PROVIDED 1. 5 Magnolia	4" CAL	x 0.9 =	4.5
2. 3 River Birch	4" CAL	x 0.9 =	2.7
3. 5 Cryptomeria	4" CAL	x 0.9 =	4.5
		Total Recompenced =	**11.7 DU**

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
4	Betula nigra	River Birch	4" Cal.	
5	Cryptomeria japonica	Cryptomeria	4" Cal.	
5	Magnolia grandiflora	Southern Magnolia	4" Cal.	Full to ground
4	Ulmus parvifolia 'Bosque'	Bosque Elm	4" Cal.	Straight Leader
5	Zelkova serrata 'Musashino'	Musashino Zelkova	4" Cal.	Straight Leader; B & B
	Shrubs			
160	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal.	Maintained at 3' - 4' Hgt.
129	Juniperus davurica 'Parsonii'	Parson's Juniper	3 Gal.	Maintained at 2' - 3' Hgt.
52	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal.	Maintained at 3' - 4' Hgt.
	Groundcovers			
6740	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	

LANDSCAPE NOTES

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction.
3. Do not install weed barrier fabric in groundcover beds.
4. Install 4 inches minimum depth of topsoil at planting beds and lawn areas, 12 inches minimum below trees. In locations with high clay content, apply gypsum additives to break down the clay.
5. All shrube beds (existing and new) to be mulched with a 2 inch minimum layer of shredded bark mulch.
6. All annual and perennial beds to be tilled to a minimum depth of 18 inches and amended with 4 inches of organic material. Mulch planted annual and perennial beds with 4 inch depth of mini nuggets.
7. Planting holes to be dug a minimum of twice the width and 6 inches deeper than the size of the root ball of both shrub and tree and to be amended with organic soil conditioner (ie. Nature's Helper or Pro Mix). Backfill and tamp bottom of hole prior to planting so top of root ball does not settle below sumounding grade.
8. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs.
9. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
10. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
11. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod is to be trenched.
12. All changes to design or plant substitutions are to be authorized by the Landscape Architect.
13. Planting Mix to be 4 parts screened topsoil and 1 part organic material (ie. Nature's Helper or Pro Mix).
14. All landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
15. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
16. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth shall be replaced by the Landscape Contractor with the cost of the replacement included in the bid or proposal price.
17. Prior to installation, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
18. Stake all evergreen and deciduous trees.
19. Water thoroughly twice in first 24 hours and apply mulch immediately.
20. The plant quantities are for the contractor's convenience. All numbers must be verified.
21. Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System.
22. All tree protection areas to be protected from sedimentation.
23. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
24. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
25. No parking, storage or other construction activities are to occur within tree protection areas.

manley landdesign
51 old canton street
alpharetta, ga 30004
770-442-8171
770-442-1123 fax

RaceTrac
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD.
ATLANTA, GEORGIA 30339
(770) 431-7600

RaceTrac Roswell

Roswell, GA

date:	7/20/09
scale:	1"=30'-0"
drawn by:	CJG
checked by:	SLM
job number:	2009015

STATE OF GEORGIA
STEVE L. MANLEY
CERTIFICATE NO. 546
REGISTERED LANDSCAPE ARCHITECT

issued

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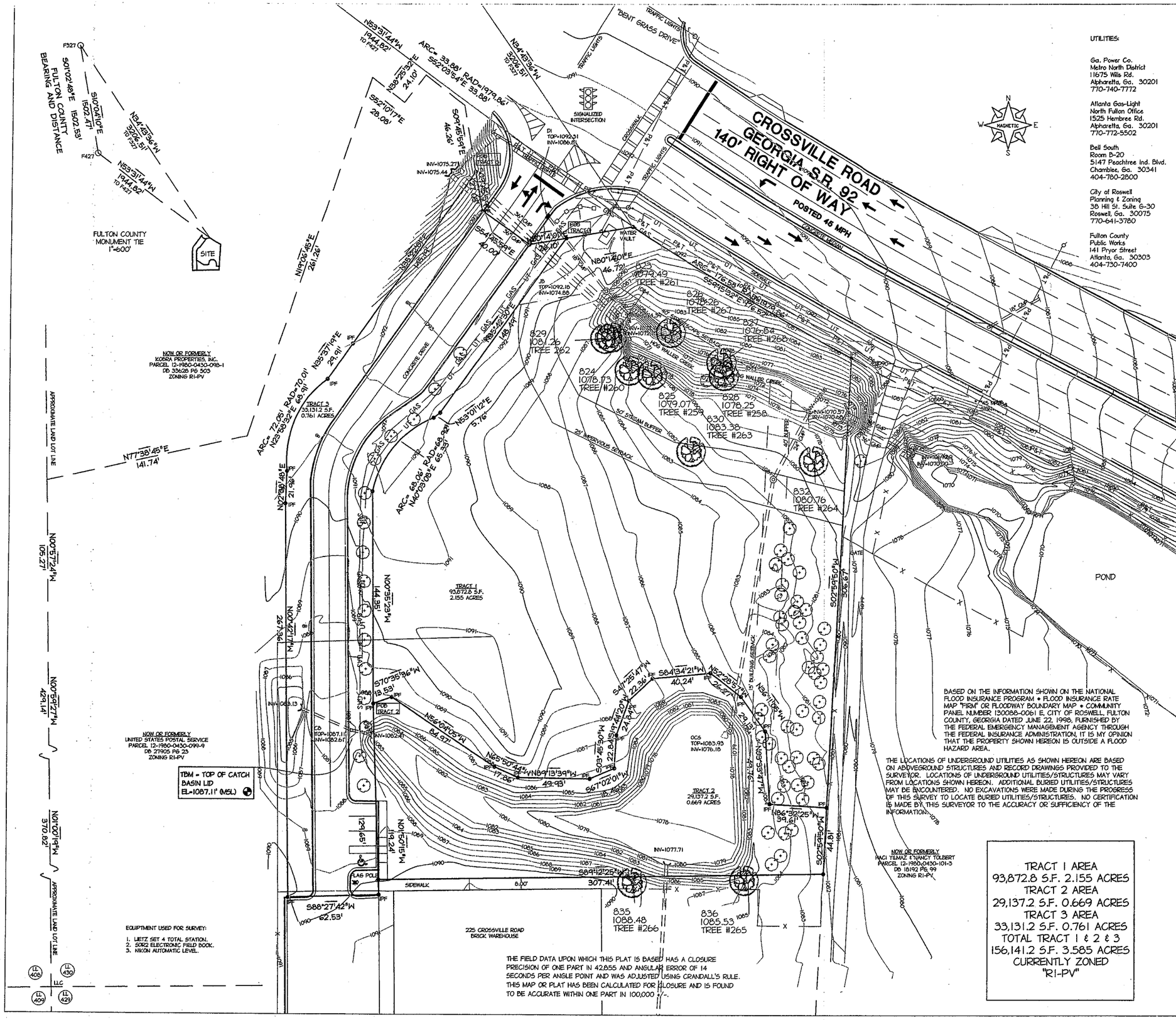
sheet title

Landscape Plan

sheet number

L2.0

2 of 2



UTILITIES:

Ga. Power Co.
Metro North District
11675 Wills Rd.
Alpharetta, Ga. 30201
770-740-7772

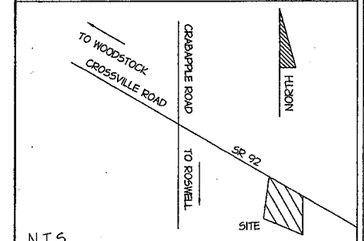
Atlanta Gas-Light
North Fulton Office
1525 Hembree Rd.
Alpharetta, Ga. 30201
770-772-5502

Bell South
Room B-20
5147 Peachtree Ind. Blvd.
Chamblee, Ga. 30341
404-780-2800

City of Roswell
Planning & Zoning
38 Hill St. Suite G-30
Roswell, Ga. 30075
770-641-3780

Fulton County
Public Works
141 Pryor Street
Atlanta, Ga. 30303
404-730-7400

VICINITY MAP



N.T.S

LEGEND

LEGEND:

ICV	=	IRRIGATION CONTROL VALVE
IPF	=	IRON PIN FOUND
IPS	=	IRON PIN SET (1/2" RB)
OT	=	OPEN TOP PIPE
CT	=	CRIMP TOP PIPE
CMF	=	CONCRETE MONUMENT FOUND
N & C	=	NAIL AND CAP
RB	=	REBAR
PP	=	POWER POLE
TP	=	TELEPHONE POLE
LL	=	LAND LOT
LLL	=	LAND LOT LINE
POB	=	POINT OF BEGINNING
BL	=	BUILDING LINE
CL	=	CENTER LINE
PL	=	PROPERTY LINE
FH	=	FIRE HYDRANT
CB	=	CATCH BASIN
DI	=	DROP INLET
HW	=	HEAD WALL
JB	=	JUNCTION BOX
DE	=	DRAINAGE EASEMENT
WM	=	WATER METER
WV	=	WATER VALVE
GV	=	GAS VALVE
MH	=	MAN HOLE
—— T ——	=	TELEPHONE LINE
—— UT ——	=	BURIED TELEPHONE CABLE
—— G ——	=	GAS LINE (APPROXIMATE LOCATION)
—— W ——	=	WATER LINE (APPROXIMATE LOCATION)
—— S/S ——	=	SANITARY SEWER LINE
—— SD ——	=	STORM DRAIN LINE
RB	=	RIGHT OF WAY MONUMENT FOUND
	=	ANCHOR
	=	POWER LINE (OVERHEAD)
—— X ——	=	FENCE
	=	FIRE HYDRANT

RECEIVED
JUL 20 2009
City of Roswell
Community Development Dept.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1 thru 4, 6 thru 11, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified herein.

Date: _____

_____ Ga. R.L.S. #1578

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM • FLOOD INSURANCE RATE MAP "FIRM" OR FLOODWAY BOUNDARY MAP • COMMUNITY PANEL NUMBER 130088-0061 E, CITY OF ROSWELL, FULTON COUNTY, GEORGIA DATED JUNE 22, 1998, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. NO CERTIFICATION IS MADE BY THIS SURVEYOR TO THE ACCURACY OR SUFFICIENCY OF THE INFORMATION.

EQUIPMENT USED FOR SURVEY:

1. LIETZ SET 4 TOTAL STATION.
2. SOKI ELECTRONIC FIELD BOOK.
3. NIKON AUTOMATIC LEVEL.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 42,855 AND ANGULAR ERROR OF 14 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE PART IN 100,000 +/-.

TRACT 1 AREA
93,872.8 S.F. 2.155 ACRES
TRACT 2 AREA
29,137.2 S.F. 0.669 ACRES
TRACT 3 AREA
33,131.2 S.F. 0.761 ACRES
TOTAL TRACT 1 & 2 & 3
156,141.2 S.F. 3.585 ACRES
CURRENTLY ZONED
"R1-PV"

30 15 0 30 60 90
SCALE IN FEET

DATE	NO.	REVISION	BY

ALTA/ACSM LAND TITLE SURVEY
FOR
DEL LAGO VENTURES, INC.
RACETRAC PETROLEUM, INC.
ANDALUSIA PROPERTIES, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
METROPOLITAN TITLE AGENCY, INC.
LOCATED
CROSSVILLE ROAD
LL 430 1ST DISTRICT 2ND SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA

SCALE: 1"= 30'	JOB NO.: 56855RVY	FIELD DATE: 12/19/08

Harkleroad and Associates
Engineers – Land Surveyors
1608 Tree Lane ; Bldg. A ; Suite 101, Snellville, Ga. 30078
Phone (770) 982-1996 / Fax: (770) 982-1998

SHEET 1 OF 2

NO.	REVISE BOUNDARY AND SITE DESCRIPTIONS REVISIONS	BY	DATE
1		DWH	3/18/09

GEORGIA REGISTERED No. 1578 LAND SURVEYOR DONALD K. HARKLEROAD

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM INC. IS PROHIBITED.

RaceTrac
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA.30339
(770) 431-7600

ALTA/ACSM SURVEY
RACETRAC SERVICE STATION #890

SITE: CROSSVILLE ROAD ROSWELL, GEORGIA
SCALE: 1" = 30'-0"
DATE: 12/19/08
DRAWN: TEL JR
JOB No. 000PT00

SHEET P1
REV.