

PARID: 12 198004471196  
447/448 CROSSVILLEROAD LLC

410 CROSSVILLE RD E

Parcel

---

Parcel ID: 12 198004471196  
Property Location: 410 E CROSSVILLE RD  
Unit:  
City: ROSWELL  
Neighborhood: C111  
Improvement Strata: VA  
Property Class: C3  
Land Use Code: 300-Vacant Commercial Land \*\*  
Living Units: 0  
Acres: .92  
Zoning: C3-  
Location: 5  
Fronting: 2 - 2  
Parking Type: 1-OFF STREET  
Parking Quantity: 2  
Street 1/Street 2: 1-Paved/-  
Topo 1/Topo2/Topo3: 3-BELOW STREET/-/-  
Util1/Util2/Util3: 1-ALL PUBLIC/-/-

Legal

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Tax District 45

Owners

---

Owners: 447/448 CROSSVILLEROAD LLC

Mailing Address

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Address	FUL Exmp Code	ATL Exmp Code
447/448 CROSSVILLEROAD LLC P O BOX 8386 ASHEVILLE NC 28814-8386		

Parcel

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Parcel ID:	12 198004471212
Property Location:	400 E CROSSVILLE RD
Unit:	
City:	ROSWELL
Neighborhood:	C111
Improvement Strata:	VA
Property Class:	C4
Land Use Code:	300-Vacant Commercial Land **
Living Units:	0
Acres:	3.53
Zoning:	C3-
Location:	5
Fronting:	2 - 2
Parking Type:	1-OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	3-BELOW STREET/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/-/-

Legal

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Tax District	45
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Owners

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Owners:	447/448 CROSSVILLEROAD LLC
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Mailing Address

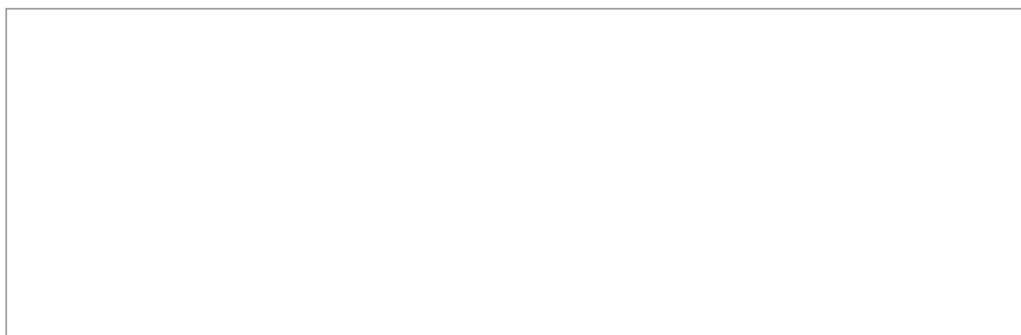
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Address	FUL Exmp Code	ATL Exmp Code
447/448 CROSSVILLEROAD LLC P O BOX 8386 ASHEVILLE NC 28814-8386		

Land

---

Line Number:	1
Land Type:	S - SQUARE FOOT
Land Code:	23
Square Feet:	51,400
Acres:	1.18



PARID: 12 198004471204  
447/448 CROSSVILLEROAD LLC

620 MANSELL RD

Parcel

---

Parcel ID: 12 198004471204  
Property Location: 620 MANSELL RD  
Unit:  
City: ROSWELL  
Neighborhood: C111  
Improvement Strata: VA  
Property Class: C3  
Land Use Code: 300-Vacant Commercial Land \*\*  
Living Units: 0  
Acres: 1.02  
Zoning: C3-  
Location: 5  
Fronting: 2 - 2  
Parking Type: 1-OFF STREET  
Parking Quantity: 2  
Street 1/Street 2: 1-Paved/-  
Topo 1/Topo2/Topo3: 3-BELOW STREET/-/-  
Util1/Util2/Util3: 1-ALL PUBLIC/-/-

Legal

---

Tax District 45

Owners

---

Owners: 447/448 CROSSVILLEROAD LLC

Mailing Address

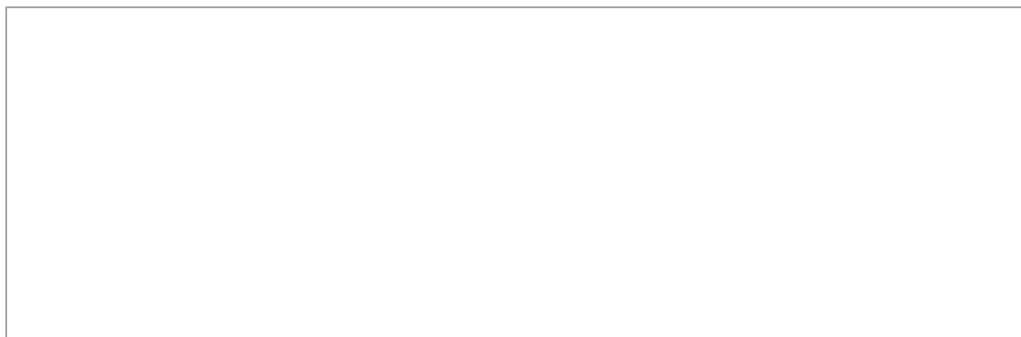
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Address	FUL Exmp Code	ATL Exmp Code
447/448 CROSSVILLEROAD LLC P.O. BOX 8386 ASHEVILLE NC 28814-8386		

Land

---

Line Number: 1  
Land Type: A - ACREAGE  
Land Code: 24  
Square Feet: 44,431  
Acres: 1.02



PARID: 12 198004681174  
447/448 CROSSVILLEROAD LLC

610 MANSELL RD

Parcel

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Parcel ID: 12 198004681174  
Property Location: 610 MANSELL RD  
Unit:  
City: ROSWELL  
Neighborhood: C111  
Improvement Strata: VA  
Property Class: C3  
Land Use Code: 300-Vacant Commercial Land \*\*  
Living Units: 0  
Acres: .77  
Zoning: C3-  
Location: 5  
Fronting: 2 - 2  
Parking Type: 1-OFF STREET  
Parking Quantity: 2  
Street 1/Street 2: 1-Paved/-  
Topo 1/Topo2/Topo3: 3-BELOW STREET/-/-  
Util1/Util2/Util3: 1-ALL PUBLIC/-/-

Legal

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Tax District 45

Owners

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Owners: 447/448 CROSSVILLEROAD LLC

Mailing Address

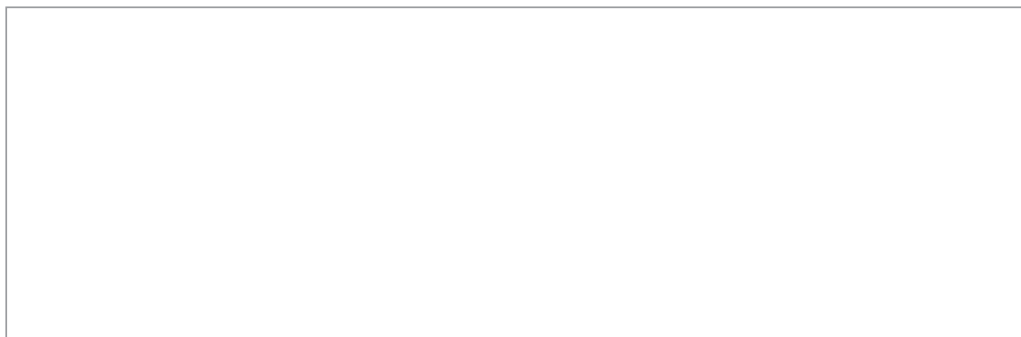
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Address	FUL Exmp Code	ATL Exmp Code
447/448 CROSSVILLEROAD LLC P O BOX 8386 ASHEVILLE NC 28814-8386		

Land

---

Line Number: 1  
Land Type: A - ACREAGE  
Land Code: 23  
Square Feet: 33,541  
Acres: .77



PARID: 12 198004681182  
447/448 CROSSVILLEROAD LLC

630 MANSELL RD

Parcel

---

Parcel ID: 12 198004681182  
Property Location: 630 MANSELL RD  
Unit:  
City: ROSWELL  
Neighborhood: C111  
Improvement Strata: VA  
Property Class: C3  
Land Use Code: 300-Vacant Commercial Land \*\*  
Living Units: 0  
Acres: 1.27  
Zoning: C3-  
Location: 5  
Fronting: 2 - 2  
Parking Type: 1-OFF STREET  
Parking Quantity: 2  
Street 1/Street 2: 1-Paved/-  
Topo 1/Topo2/Topo3: 3-BELOW STREET/-/-  
Util1/Util2/Util3: 1-ALL PUBLIC/-/-

Legal

---

Tax District 45

Owners

---

Owners: 447/448 CROSSVILLEROAD LLC

Mailing Address

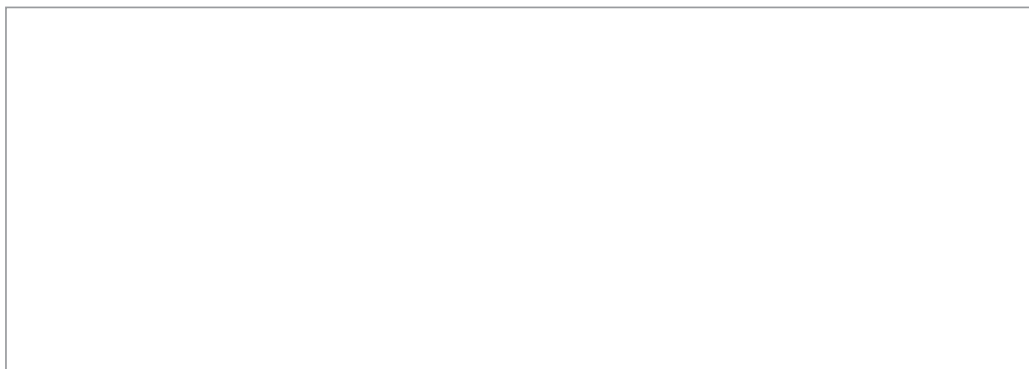
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Address	FUL Exmp Code	ATL Exmp Code
447/448 CROSSVILLEROAD LLC P O BOX 8386 ASHEVILLE NC 28814-8386		

Land

---

Line Number: 1  
Land Type: S - SQUARE FOOT  
Land Code: 23  
Square Feet: 55,321  
Acres: 1.27





Highway 92

Mansell Road



# Roswell, Georgia



HWY 92

MANSELL ROAD



EAST CROSSVILLE ROAD

+/- 1 Acre  
Zoned O & I

RACETRAC

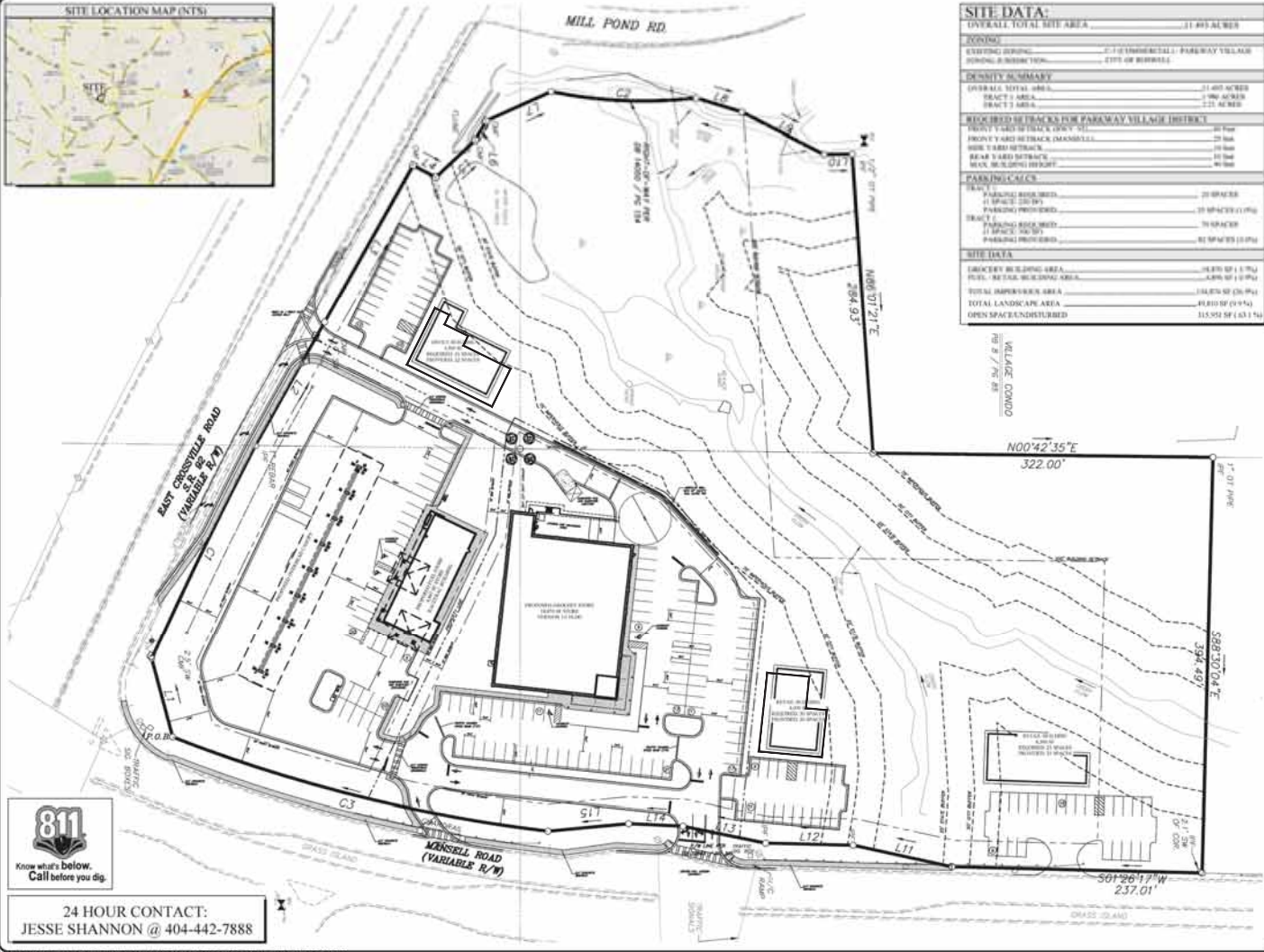
ALDI

+/- .9 Acres  
Available

+/- .9 Acres  
Available

MANSELL ROAD





SITE DATA:	
OVERALL TOTAL SITE AREA	31,493 ACRES
<b>ZONING:</b>	
EXISTING ZONING	P-1 (INDUSTRIAL) - PARKWAY VILLAGE
PROPOSED ZONING	CITY OF BIRMINGHAM
<b>DENSITY SUMMARY:</b>	
OVERALL TOTAL AREA	31,493 ACRES
TRACT 1 AREA	1,196 ACRES
TRACT 2 AREA	1,111 ACRES
<b>REQUIRED SETBACKS FOR PARKWAY VILLAGE DISTRICT:</b>	
FRONT YARD SETBACK (60' X 75')	30' MIN
FRONT YARD SETBACK (MANSSELL)	10' MIN
REAR YARD SETBACK	10' MIN
REAR YARD SETBACK	10' MIN
SIDE SETBACK (FRONT)	10' MIN
<b>PARKING/LOADES:</b>	
TRUCK	20 SPACES
PARKING SIDEWALK	41 SPACES (20' X 75')
TRUCK	10 SPACES (10' X 20')
PARKING SIDEWALK	41 SPACES (20' X 75')
TRUCK	10 SPACES (10' X 20')
PARKING SIDEWALK	41 SPACES (20' X 75')
<b>AREA DATA:</b>	
IMPROVED BUILDING AREA	14,875 SF (0.34 AC)
PURV. - NET EXC. BUILDING AREA	14,875 SF (0.34 AC)
TOTAL IMPROVED AREA	14,875 SF (0.34 AC)
TOTAL LANDSCAPE AREA	16,618 SF (0.38 AC)
OPEN SPACE UNDISTURBED	15,592 SF (0.35 AC)

**Mansell Road at State Route 92**  
 A MANSELL PLANNING CONSULTING PRODUCT  
 Emilian Capital - c/o Fletcher Crossing  
 3127 Peachtree Lake Road  
 Atlanta, Georgia 30328  
 404.442.4424  
 www.mansellplanning.com

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REVISIONS:			
NO.	DATE	BY	DESCRIPTION
1	7-20-2010	JSM	PRELIMINARY DESIGN
2	8-25-2010	JSM	FINAL DESIGN

THIS DRAWING IS THE PROPERTY OF PLANNERS AND ENGINEERS COLLABORATIVE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLANNERS AND ENGINEERS COLLABORATIVE.

**SHEET TITLE**  
**MASTER SITE PLAN**

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

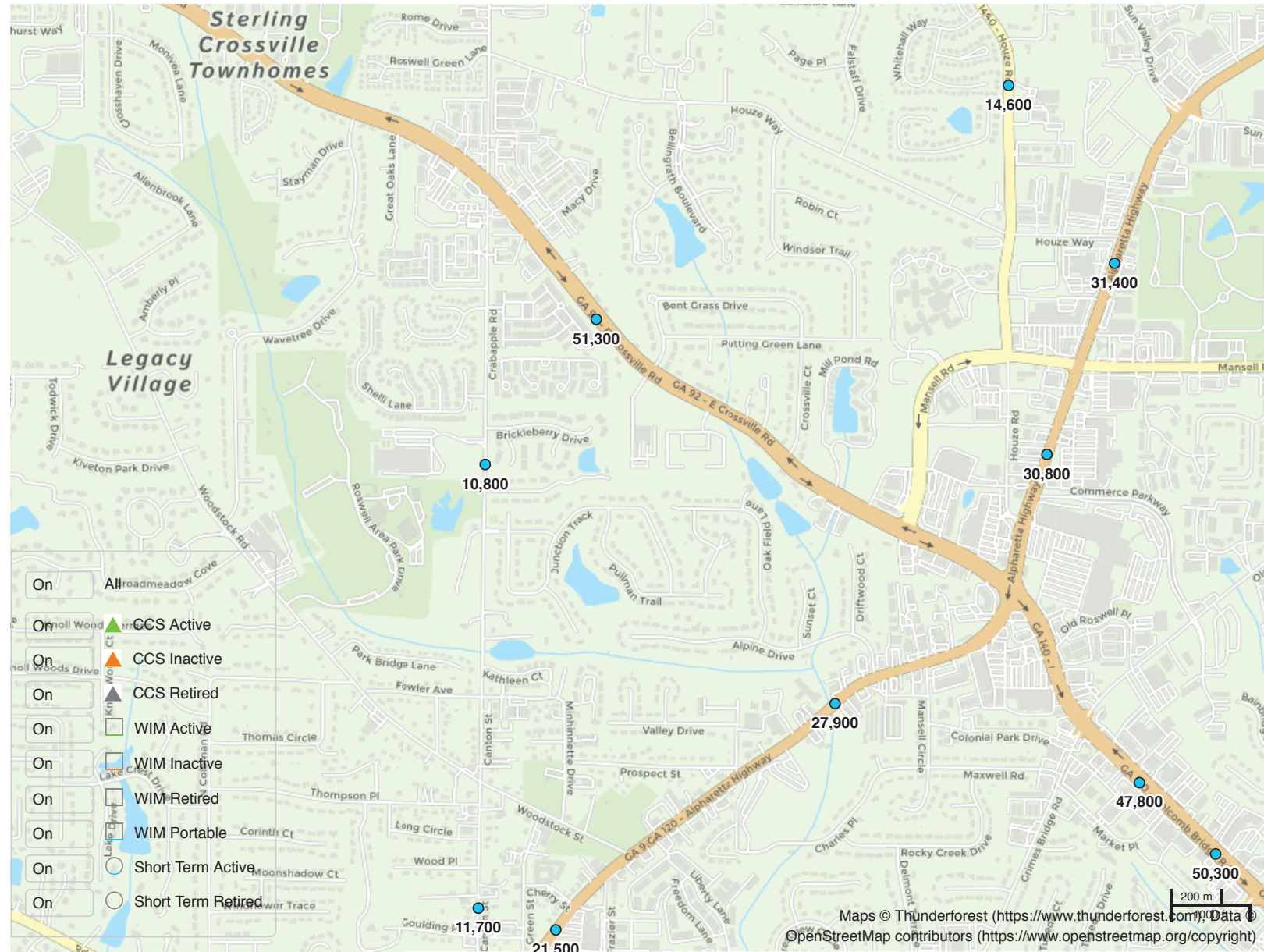
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**GEORGIA**  
**REGISTERED PROFESSIONAL ENGINEER**  
**EMILIAN CAPITAL**

**1**  
 SHEET

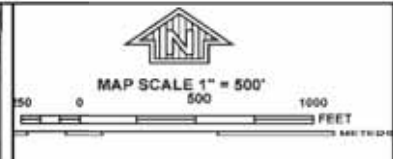
**811**  
 Know what's below.  
 Call before you dig.

24 HOUR CONTACT:  
 JESSE SHANNON @ 404-442-7888









**NFIP**

**PANEL 0061F**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**FULTON COUNTY,**  
**GEORGIA**  
**AND INCORPORATED AREAS**

**PANEL 61 OF 406**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	INSURANCE	SUFFIX
WINDY HILL, GA	1312C	0061F	1

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**1312C0061F**  
**MAP REVISED**  
**SEPTEMBER 18, 2013**

Federal Emergency Management Agency

This is an office copy of a portion of the above referenced flood map. It was extracted using FIRM OnLine. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.maf.fema.gov](http://www.maf.fema.gov)

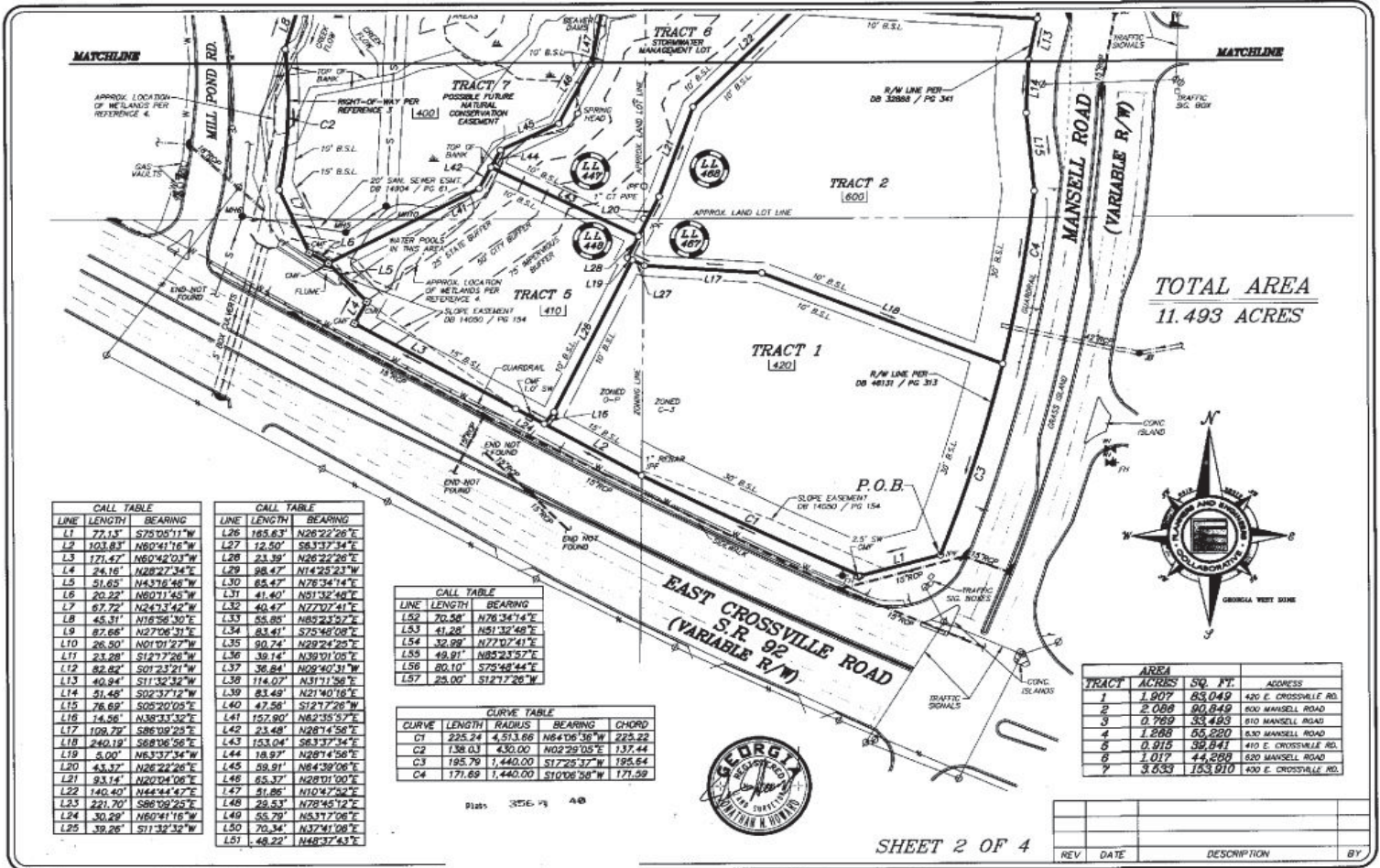




PANEL  
13121C0061F  
eff. 9/18/2013

AREA OF MINIMAL FLOOD HAZARD Zone X





**TOTAL AREA**  
11.493 ACRES

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	77.13'	S79°05'11"W	L26	185.63'	N26°22'26"E
L2	103.83'	N60°41'16"W	L27	12.50'	S63°37'34"E
L3	171.47'	N60°42'03"W	L28	23.39'	N26°22'26"E
L4	24.16'	N28°27'34"E	L29	98.47'	N14°25'23"W
L5	51.65'	N43°16'48"W	L30	85.47'	N76°34'14"E
L6	20.92'	N80°11'45"W	L31	41.40'	N01°35'44"E
L7	67.72'	N24°33'42"W	L32	40.47'	N72°07'41"E
L8	45.31'	N18°56'30"E	L33	55.85'	N60°23'57"E
L9	87.66'	N27°06'31"E	L34	83.41'	S75°48'08"E
L10	26.50'	N01°01'27"W	L35	90.74'	N29°24'26"E
L11	23.28'	S17°17'28"W	L36	39.14'	N39°01'00"E
L12	62.82'	S01°23'21"W	L37	36.84'	N09°40'31"W
L13	40.94'	S11°32'52"W	L38	114.07'	N51°11'56"E
L14	51.48'	S02°37'12"W	L39	83.49'	N21°40'16"E
L15	76.69'	S05°20'05"E	L40	47.56'	S12°17'26"W
L16	14.26'	N36°33'32"E	L41	157.80'	N62°35'57"E
L17	109.72'	S86°09'25"E	L42	23.48'	N26°14'58"E
L18	240.19'	S68°06'56"E	L43	153.04'	S63°17'54"E
L19	5.00'	N63°32'34"W	L44	18.97'	N26°14'58"E
L20	43.37'	N26°22'26"E	L45	59.91'	N64°39'06"E
L21	93.14'	N20°04'06"E	L46	65.37'	N28°01'00"E
L22	140.40'	N44°44'47"E	L47	51.86'	N10°47'32"E
L23	221.70'	S86°09'25"E	L48	29.53'	N78°42'12"E
L24	30.22'	N60°41'16"W	L49	55.79'	N53°17'06"E
L25	39.26'	S11°32'52"W	L50	70.34'	N37°41'06"E
			L51	48.22'	N48°37'43"E

LINE	LENGTH	BEARING
L52	70.58'	N76°34'14"E
L53	41.28'	N51°32'49"E
L54	32.99'	N72°17'41"E
L55	45.91'	N65°23'57"E
L56	80.10'	S75°48'08"E
L57	24.00'	S12°17'26"W

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	225.24	4,513.66	N64°06'36"W	225.22
C2	138.03	430.00	N02°29'05"E	137.44
C3	195.79	1,440.00	S17°25'37"W	195.64
C4	171.69	1,440.00	S10°06'58"W	171.59

TRACT	AREA ACRES	SQ. FT.	ADDRESS
1	1.907	83,049	420 E. CROSSVILLE RD.
2	2.086	90,849	500 MANSELL ROAD
3	0.789	33,489	510 MANSELL ROAD
4	1.288	55,280	530 MANSELL ROAD
5	0.915	39,841	410 E. CROSSVILLE RD.
6	1.017	44,268	520 MANSELL ROAD
7	3.653	158,910	400 E. CROSSVILLE RD.

SHEET 2 OF 4

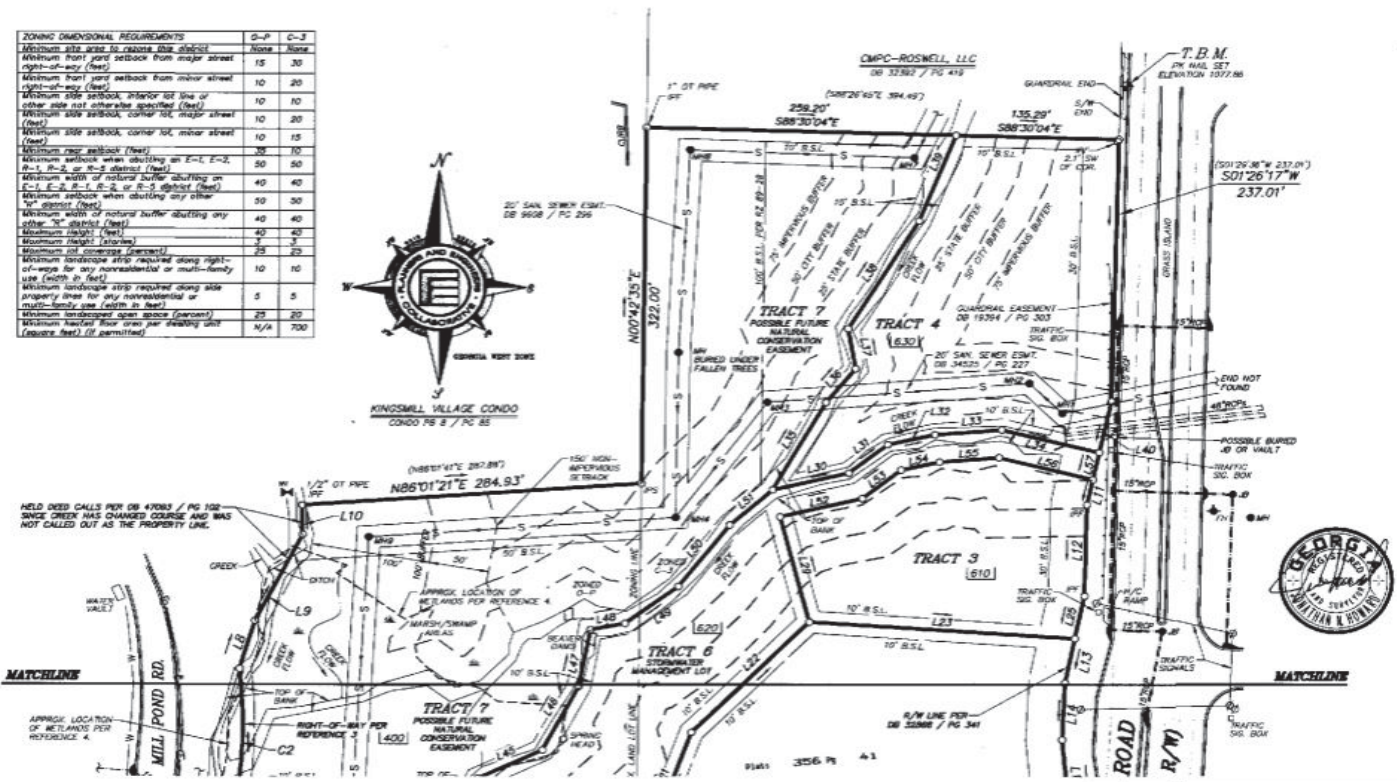
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FOR  
**447/448 CROSSVILLE ROAD, LLC**  
LAND LOT(S) 447, 448, 467 & 468  
DISTRICT 1st, 2nd SECTION  
CITY OF ROSWELL  
FULTON COUNTY  
GEORGIA

**DIVISION PLAT**  
DRAWN BY: JNH  
CHECKED BY: JNH  
FILE NO.: 10020.00  
DATE: SEPTEMBER 8, 2010  
SCALE: 1" = 60'  
0 30 60 120

Survey

ZONING DIMENSIONAL REQUIREMENTS	D-P	C-3
Minimum side setback to rearline (feet)	None	None
Minimum front yard setback from major street right-of-way (feet)	15	30
Minimum front yard setback from minor street right-of-way (feet)	10	20
Minimum side setback anterior lot line or other side not otherwise specified (feet)	10	10
Minimum side setback, corner lot, major street (feet)	10	20
Minimum side setback, corner lot, minor street (feet)	10	15
Minimum rear setback (feet)	30	10
Minimum setback when abutting an E-1, E-2, R-1, R-2, or R-3 district (feet)	50	50
Minimum width of natural buffer abutting on E-1, E-2, R-1, R-2, or R-3 district (feet)	40	40
Minimum setback when abutting any other lot district (feet)	50	50
Minimum width of natural buffer abutting any other lot district (feet)	40	40
Minimum height (feet)	7	7
Minimum lot coverage (percent)	25	25
Minimum landscape strip required along right-of-way for any nonresidential or multi-family use (width in feet)	10	10
Minimum landscape strip required along side property lines for any nonresidential or multi-family use (width in feet)	5	5
Minimum landscaped open space (percent)	25	20
Maximum lot area per housing unit (square feet, if permitted)	N/A	700



SHEET 3 OF 4

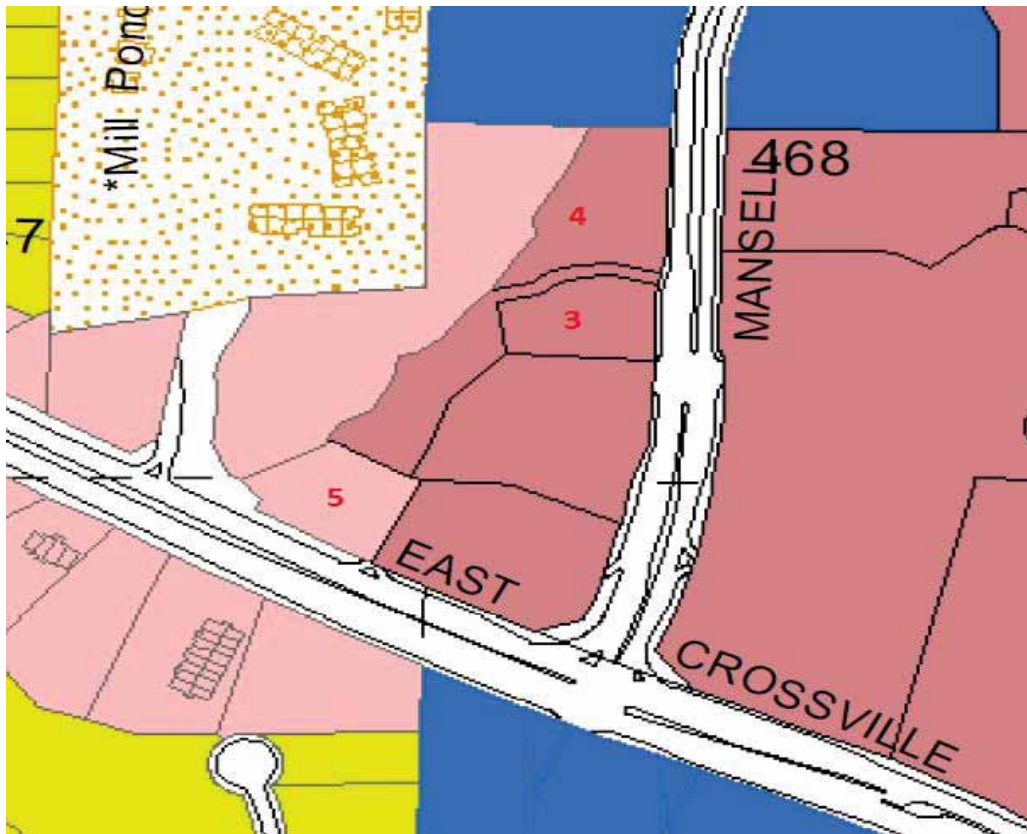
REV	DATE	DESCRIPTION	BY

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FOR  
**447/448 CROSSVILLE ROAD, LLC**  
 LAND LOT(S) 447, 448, 467 & 468  
 DISTRICT 1st, 2nd SECTION  
 CITY OF ROSWELL  
 FULTON COUNTY  
 GEORGIA

**DIVISION PLAT**  
 DRAWN BY: JNH  
 CHECKED BY: JNH  
 FILE NO.: 10020.00  
 DATE: SEPTEMBER 6, 2010  
 SCALE: 1" = 60'

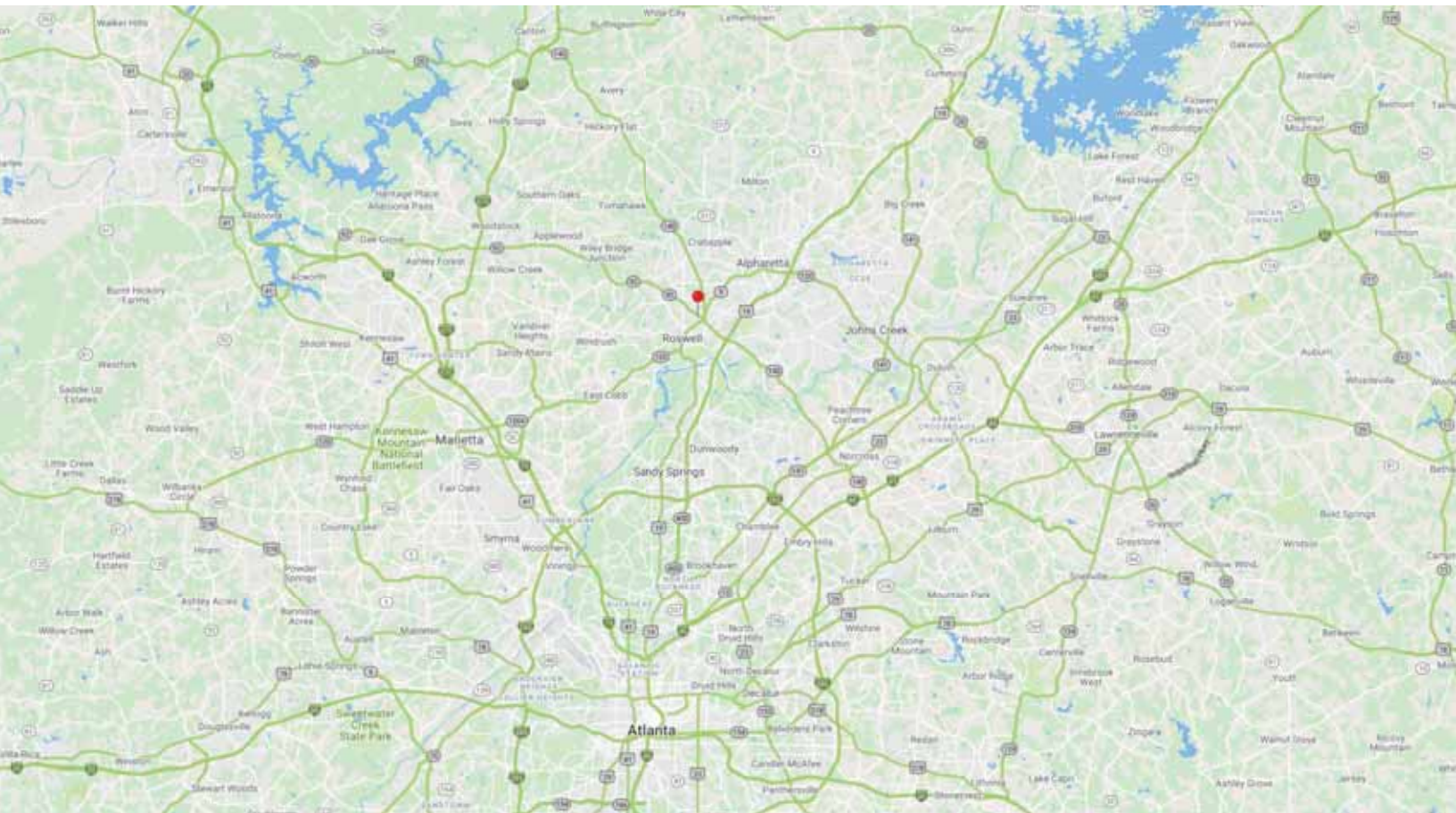




### ***Corridor and Node Districts***

- PV - Parkway Village
- RX - Residential Mixed Use
- NX - Neighborhood Mixed Use
- CX - Commercial Mixed Use
- SH - Shopfront Mixed Use
- CC - Commercial Corridor
- CH - Commercial Heavy





## **Location**

Mansell Rd @ East  
Crossville Rd.  
Roswell, GA 30023

## **Size**

Outparcel #1: 1.0± AC  
Outparcel #2: 0.9± AC  
Outparcel #3: 0.9± AC

## **Topography**

Level

## **County**

Fulton

## **Sewer Access**

Yes

## **Utilities**

All utilities are on site.  
Purchaser is responsible  
for verifying.

## **Terms**

All cash at closing

## **Current Zoning**

C2 and O&I

## **Proposed Use**

Several Concept plans  
have been drawn including  
an office building on the  
office site, a car wash, strip  
retail and fast food on the  
commercial corner at the  
traffic signal going into Aldi.

