SITE SUMARY:	
TOTAL SITE AREA	4.35 ACRES
PRESENT ZONING	AG
PROPOSED ZONING	R-8D
TOTAL LOTS SHOWN	20 LOTS
PROPOSED DENSITY	4.60 UNITS/AC.
MINIMUM LOT SIZE	6,500 S.F.
AVERAGE LOT WIDTH	65 FEET
SETBACKS:	
FRONT YARD = 20 FT	
SIDE YARD = 5 FT	
REAR YARD = 20 FT	

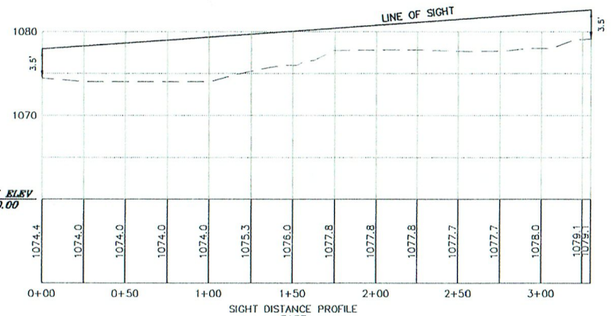
GENERAL NOTES:
1. TOTAL AREA = 4.35 AC.
   EXISTING ZONING = AG
   PROPOSED ZONING = R-8D
2. FULTON COUNTY MONUMENTS USED ARE F330 & F430.
3. EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING HOUSE.
4. WATER AND SANITARY SEWER SERVICE PROVIDED BY FULTON COUNTY.
5. PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
6. THERE IS NO FLOOD PLAIN LOCATED ON THE PROPERTY ACCORDING TO FIRM PANEL 13121C0067E DATED 9/18/2013.
7. TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 11/25/2014.
8. THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
9. BOUNDARY SURVEY TAKEN FROM PLAT FOR 3500 SPRUELL CIR, PREPARED BY ACR ENGINEERING, INC., DATED NOVEMBER 26, 2014.

TRACT DESCRIPTION
FOR
3500 SPRUELL CIR
ALPHARETTA, GA 30022

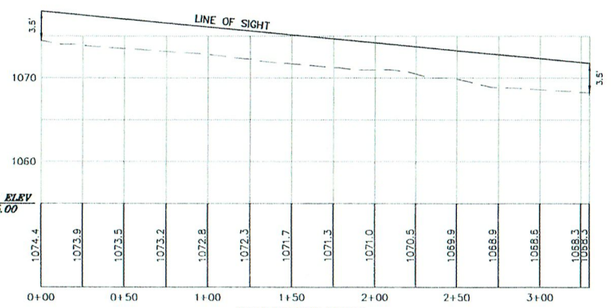
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7, OF THE 1ST DISTRICT, 1ST SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMON AT AN IRON PIN FOUND AT INTERSECTION OF LAND LOT LINES 915, 6 AND 7 A DISTANCE OF 226.1 FEET EAST AS MEASURED ALONG THE NORTH LAND LOT 7 TO THE PIN FOUND THAT BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 09 MINUTES 56 SECONDS EAST A DISTANCE OF 249.50 FEET TO A POINT; THENCE SOUTH 00 DEGREES 16 MINUTES 04 SECONDS EAST A DISTANCE OF 747.00 FEET TO A POINT; THENCE SOUTH 84 DEGREES 04 MINUTES 04 SECONDS WEST A DISTANCE OF 250.00 FEET TO A POINT; THENCE N00°12'04"E NORTH 00 DEGREES 12 MINUTES 04 SECONDS EAST A DISTANCE OF 776.40 FEET TO THE TRUE POINT OF BEGINNING

SAID TRACT OR PARCEL OF LAND CONTAINS 189,669 SQUARE FEET (4.3542 ACRES).



SIGHT DISTANCE PROFILE
EAST
SCALE: H: 1"=50' V: 1"=10'



SIGHT DISTANCE PROFILE
WEST
SCALE: H: 1"=50' V: 1"=10'

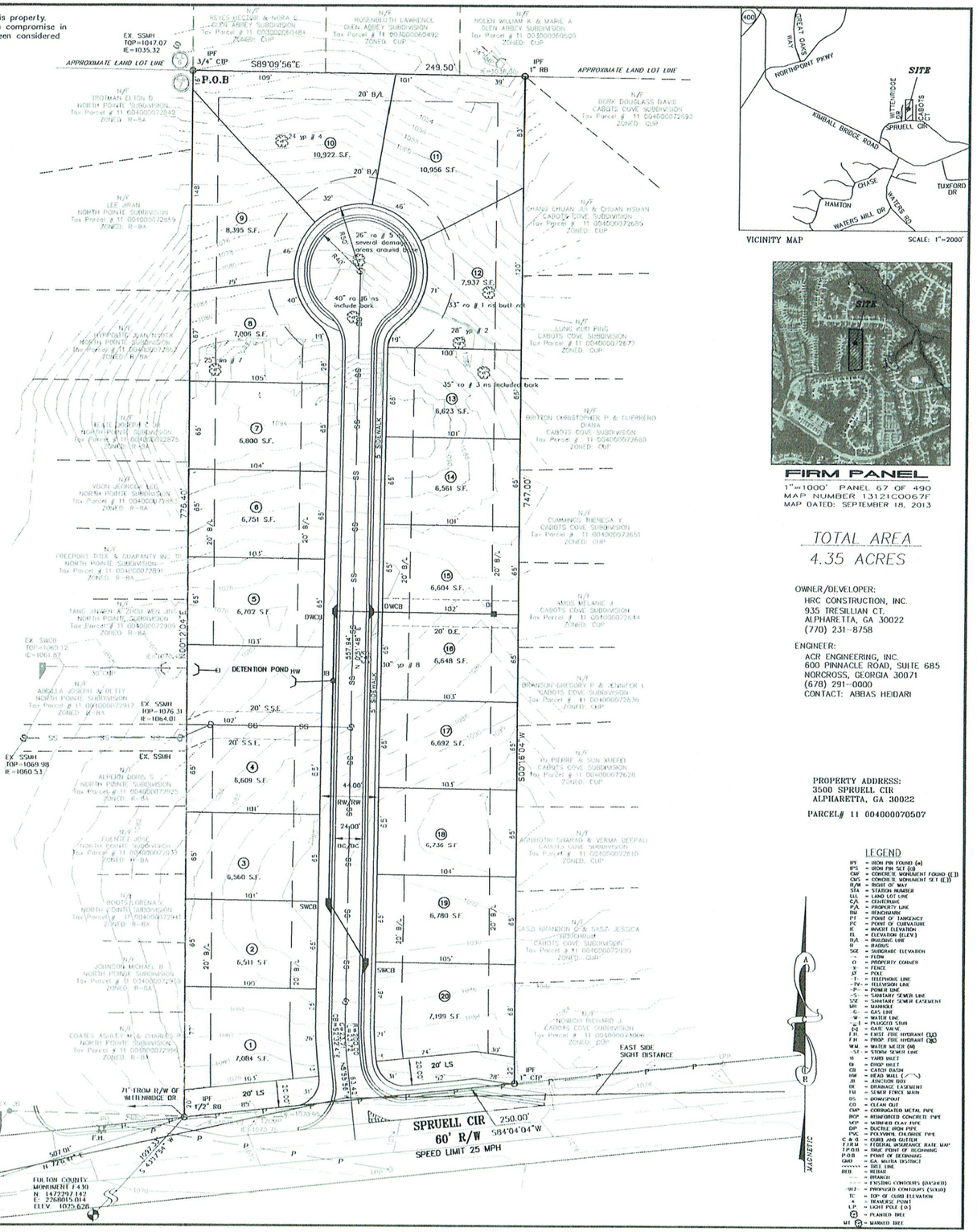
*STORMWATER NOTE:
WATER QUALITY TREATMENT AND STORMWATER DETENTION SHALL BE PROVIDED BY A DETENTION POND FACILITY ON SITE. ALL WATER QUALITY AND STORMWATER DETENTION FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF ALPHARETTA REQUIREMENTS.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Eight trees of specimen size have been located on this property. Four have of the trees have indicators that suggest a compromise in their structural integrality, therefore, they have not been considered as specimen trees. (1, 3, 5, & 6)

TREE INDEX

ro	Red oak
yp	Yellow poplar
wo	White oak
ns	not a specimen



VICINITY MAP SCALE: 1"=2000'

FIRM PANEL
1"=1000' PANEL 67 OF 490
MAP NUMBER 13121C0067E
MAP DATED: SEPTEMBER 18, 2013

TOTAL AREA
4.35 ACRES

OWNER/DEVELOPER:
HRC CONSTRUCTION, INC.
935 TRESILLIAN CT.
ALPHARETTA, GA 30022
(770) 231-8758

ENGINEER:
ACR ENGINEERING, INC.
600 PINNACLE ROAD, SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI

PROPERTY ADDRESS:
3500 SPRUELL CIR
ALPHARETTA, GA 30022

PARCEL# 11 004000070507

LEGEND

IPF	= IRON PIN FOUND (●)
IPS	= IRON PIN SET (○)
CMF	= CONCRETE MONUMENT FOUND (▮)
CMS	= CONCRETE MONUMENT SET (▯)
R/W	= RIGHT OF WAY
STA	= STATION NUMBER
LLL	= LAND LOT LINE
L/L	= LAND LOT
C/L	= CENTERLINE
BM	= BENCHMARK
PT	= POINT OF TANGENCY
PC	= POINT OF CURVATURE
E	= WHEEL ELEVATION
EL	= ELEVATION (ELEV.)
B/L	= BUILDING LINE
R	= RADIUS
SGE	= SURGARE ELEVATION
---	= FLOW
O	= PROPERTY CORNER
-X-	= FENCE
Ø	= POLE
-T-	= TELEPHONE LINE
-TV-	= TELEVISION LINE
-P-	= POWER LINE
-S-	= SANITARY SEWER LINE
SSE	= SANITARY SEWER EASEMENT
MH	= MANHOLE
-G-	= GAS LINE
-W-	= WATER LINE
-●-	= PLUGGED STUB
WV	= GATE VALVE
FH	= EXIST. FIRE HYDRANT
FH	= PROP. FIRE HYDRANT
WM	= WATER METER (W)
-ST-	= STORM SEWER LINE
YI	= YARD INLET
DI	= DROP INLET
CB	= CATCH BASIN
HW	= HEAD WALL
JB	= JUNCTION BOX
DE	= DRAINAGE EASEMENT
FM	= SEWER FORCE MAIN
DS	= DOWNSPOUT
CO	= CLEAN OUT
CMP	= CORRUGATED METAL PIPE
RCP	= REINFORCED CONCRETE PIPE
VCP	= VARIFIED CLAY PIPE
DIP	= DUCTILE IRON PIPE
PVC	= POLYVINYL CHLORIDE PIPE
C & G	= CURB AND GUTTER
FIRM	= FEDERAL INSURANCE RATE MAP
TPOB	= TRUE POINT OF BEGINNING
POB	= POINT OF BEGINNING
GMD	= GA. MILITIA DISTRICT
~~	= TREE LINE
BRB	= BUSH
○	= BUSH
000	= EXISTING CONTOURS (DASHED)
912	= PROPOSED CONTOURS (SOLID)
TC	= TOP OF CURB ELEVATION
▲	= TRANSVISE POINT
LP	= LIGHT POLE (☼)
⊛	= PLANTED TREE
MT	= MARKED TREE

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE ROAD
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

SITE PLAN
FOR
3500 SPRUELL CIR
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED NO. 29748 PROFESSIONAL ENGINEER MARK A. MILLER

No.	Revision/Issue	By	Date

LAND LOT(S)	7
DISTRICT	1ST
SECTION	1ST
COUNTY	FULTON
STATE	GEORGIA
DESIGNED	B.
DRAWN	B.
CHECKED	

DRAWING	Sheet
14039E	1
SHAPSHEET	
DATE	OF
NOVEMBER 26, 2014	1
SCALE H: 1"=40' V: N/A	

Eight trees of specimen size have been located on this property. Four have of the trees have indicators that suggest a compromise in their structural integrality; therefore, they have not been considered as specimen trees. (1, 3, 5, & 6)

TREE INDEX

ro	Red oak
yp	Yellow poplar
wo	White oak
ns	not a specimen

TRACT DESCRIPTION
FOR
3500 SPRUELL CIR
ALPHARETTA, GA 30022

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7, OF THE 1ST DISTRICT, 1ST SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 89 DEGREES 09 MINUTES 56 SECONDS EAST A DISTANCE OF 249.50 FEET TO A POINT; THENCE SOUTH 00 DEGREES 16 MINUTES 04 SECONDS EAST A DISTANCE OF 747.00 FEET TO A POINT; THENCE SOUTH 84 DEGREES 04 MINUTES 04 SECONDS WEST A DISTANCE OF 250.00 FEET TO A POINT; THENCE N00°12'04"E NORTH 00 DEGREES 12 MINUTES 04 SECONDS EAST A DISTANCE OF 776.40 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 189,669 SQUARE FEET (4.3542 ACRES).

GENERAL NOTES

1. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO THE SUBDIVISION PLAT FOR "CABOTS COVE", PREPARED BY WATTS & BROWNING ENGINEERING, INC., DATED 5/12/98, RECORDED IN PLAT BOOK 202, PAGE 111 AND SUBDIVISION PLAT FOR "NORTHPOINTE THE REGENCY", PREPARED BY WATTS & BROWNING ENGINEERING, INC., DATED 4/8/99, RECORDED IN PLAT BOOK 211, PAGE 263-270

2. REFERENCE FOR THIS SURVEY SHOULD BE MADE TO THE SUBDIVISION PLAT FOR "GLEN ABBEY", PREPARED BY TRAVIS PRUITT& ASSOCIATES, P.C. DATED JULY 29, 1998, RECORDED IN PLAT BOOK 211, PAGE 311.

3. THE BEARING STRUCTURE FOR THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN THE FIELD AT THE TIME OF THIS SURVEY.

4. I HAVE EXAMINED THE FLOOD RATE INSURANCE MAP (F.I.R.M.) FOR FULTON COUNTY, GEORGIA PANEL NO. 13121C0067F, EFFECTIVE DATE SEPT. 18, 2013, AND FOUND THAT NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA.

5. THE PUBLIC RECORDS AS SHOWN HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

6. THIS SITE IS SERVICED BY SOME UNDERGROUND UTILITIES, THE FIRM OF "ACR ENGINEERING, INC." DOES NOT CERTIFY TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY DIGGING.

7. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED BY AN "ACR ENGINEERING INC." SURVEY CREW ON NOVEMBER 25, 2014.

8. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OR BENEFITS MAY EXISTS THAT ARE NOT SHOWN HEREON THAT A CURRENT TITLE REPORT MAY DISCLOSE.

9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES OR PERSONS NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY ENTITIES OR PERSONS OTHER THAN THOSE SHOWN HEREON.

TOPOGRAPHIC SURVEY NOTES

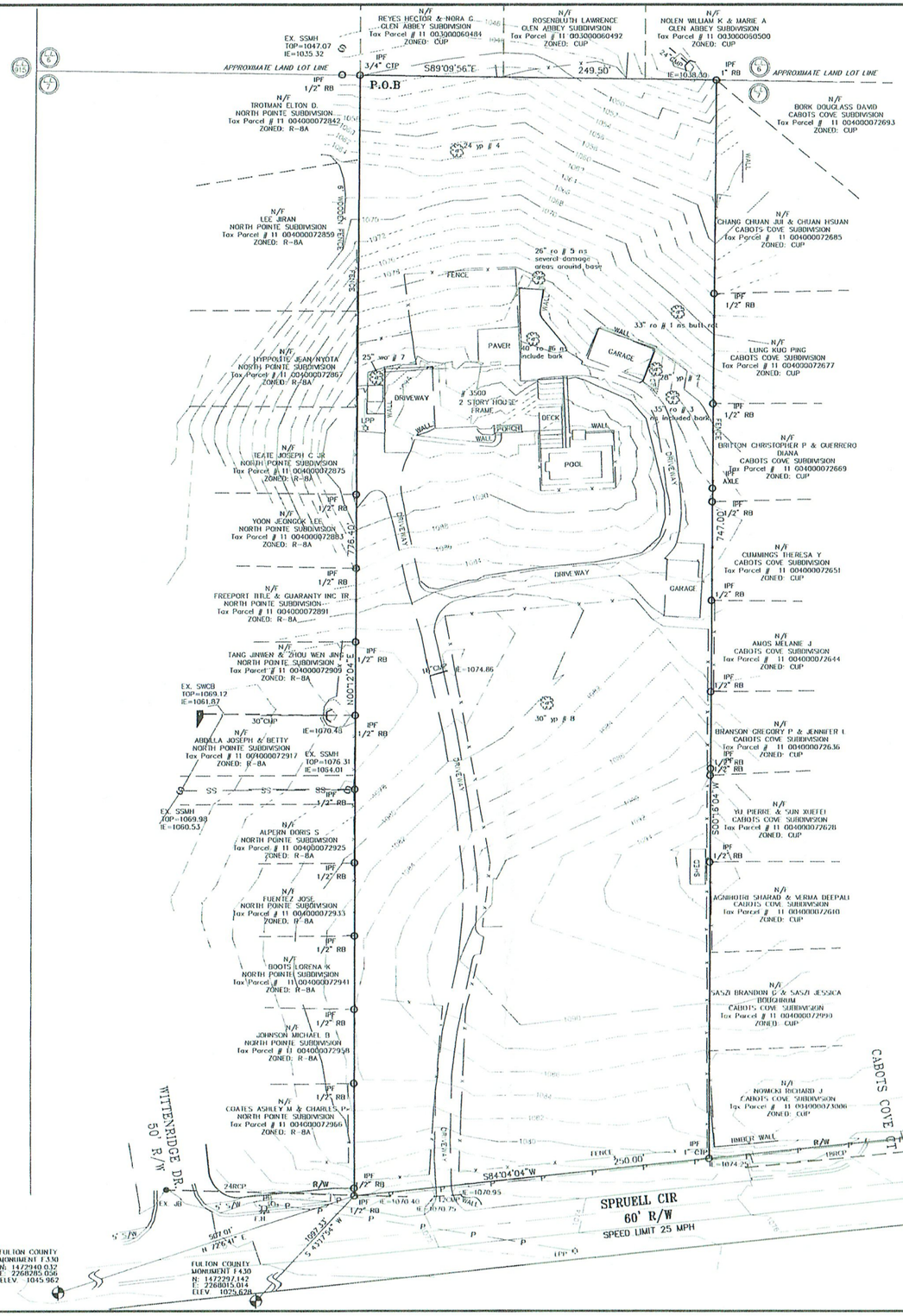
1. THE TOPOGRAPHIC DATUM FOR THIS SURVEY IS BASED ON FIELD RUN G.P.S. EQUIPMENT SURVEY UTILIZING THE "eGPS" SOLUTIONS NETWORK IN GEORGIA. THE VERTICAL DATUM IS N.G.V.D. 1988.

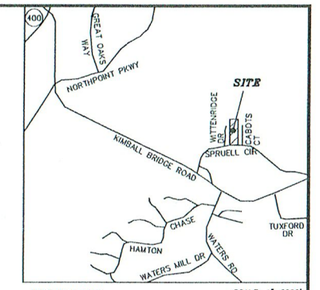
FIELD NOTE:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A FIVE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 32,103 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,284 FEET AND AN ANGULAR ERROR OF 8.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

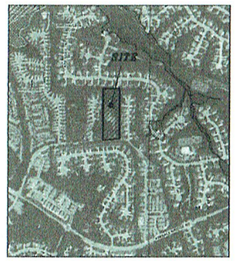
GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





VICINITY MAP SCALE: 1"=2000'



FIRM PANEL
1"=1000' PANEL 67 OF 490
MAP NUMBER 13121C0067F
MAP DATED: SEPTEMBER 18, 2013

3500 SPRUELL CIR
BEING 4.354 ACRES
189,669 SQUARE FEET

PROPERTY ADDRESS:
3500 SPRUELL CIR
ALPHARETTA, GA 30022

PARCEL# 11 004000070507

LEGEND

IPF	= IRON PIN FOUND (●)
IPS	= IRON PIN SET (○)
CMF	= CONCRETE MONUMENT FOUND (□)
CMS	= CONCRETE MONUMENT SET (□)
R/W	= RIGHT OF WAY
SIA	= STATION MARKER
LLL	= LAND LOT LINE
CL	= CENTERLINE
P.L.	= PROPERTY LINE
BM	= BENCHMARK
PT	= POINT OF TANGENCY
PC	= POINT OF CURVATURE
IE	= INVERT ELEVATION
EL	= ELEVATION (ELEV.)
B/L	= BUILDING LINE
R	= RADIUS
SGE	= SUBGRADE ELEVATION
	= FLOW
O	= PROPERTY CORNER
X	= FENCE
⌀	= POLE
-T-	= TELEPHONE LINE
-TV-	= TELEVISION LINE
-P-	= POWER LINE
-S-	= SANITARY SEWER LINE
SSE	= SANITARY SEWER EASEMENT
MH	= MANHOLE
-G-	= GAS LINE
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T.P.O.B.	= TRUE POINT OF BEGINNING
P.O.B.	= POINT OF BEGINNING
GM	= GA. MASTER DISTRICT
~~	= TREE LINE
REB	= REBAR
	= BRANCH
	= EXISTING CONTOURS (DASHED)
912	= PROPOSED CONTOURS (SOLID)
TC	= TOP OF CURB ELEVATION
▲	= TRANSPOR. POINT
LP	= LIGHT POLE (●)
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BOUNDARY, TREE & TOPOGRAPHIC SURVEY
FOR
3500 SPRUELL CIR
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

GEORGIA REGISTERED 2883 LAND SURVEYOR MORRISON J. SIMS

No.	Revision / Issue	By	Date

LAND LOT(S): 7 DISTRICT: 1ST SECTION: 1ST COUNTY: FULTON STATE: GEORGIA DATE: 11/26/2014

DRAWING: 140.39E	Sheet 1
SHEET SIZE: 24x36	
DATE: NOVEMBER 26, 2014	of 1
SCALE: H: 1"=40' V: N/A	