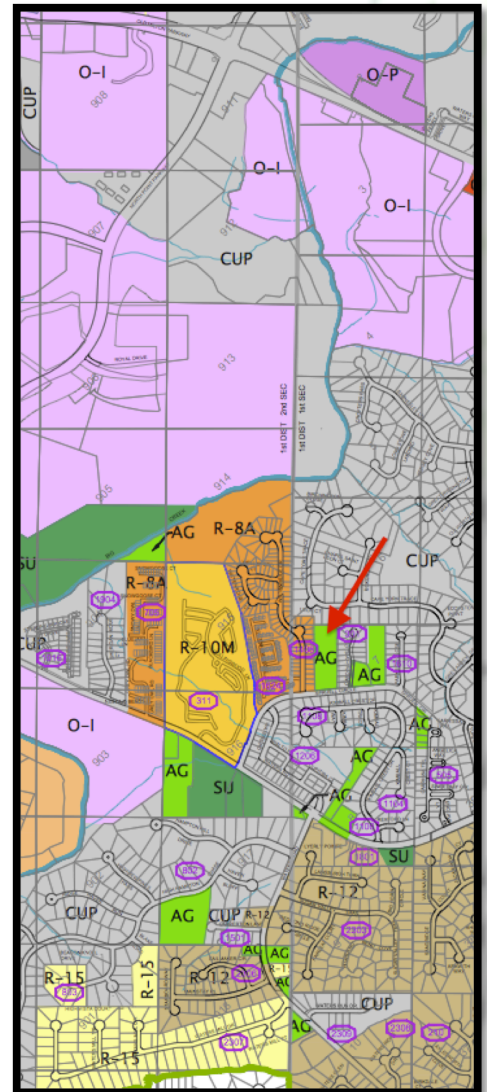
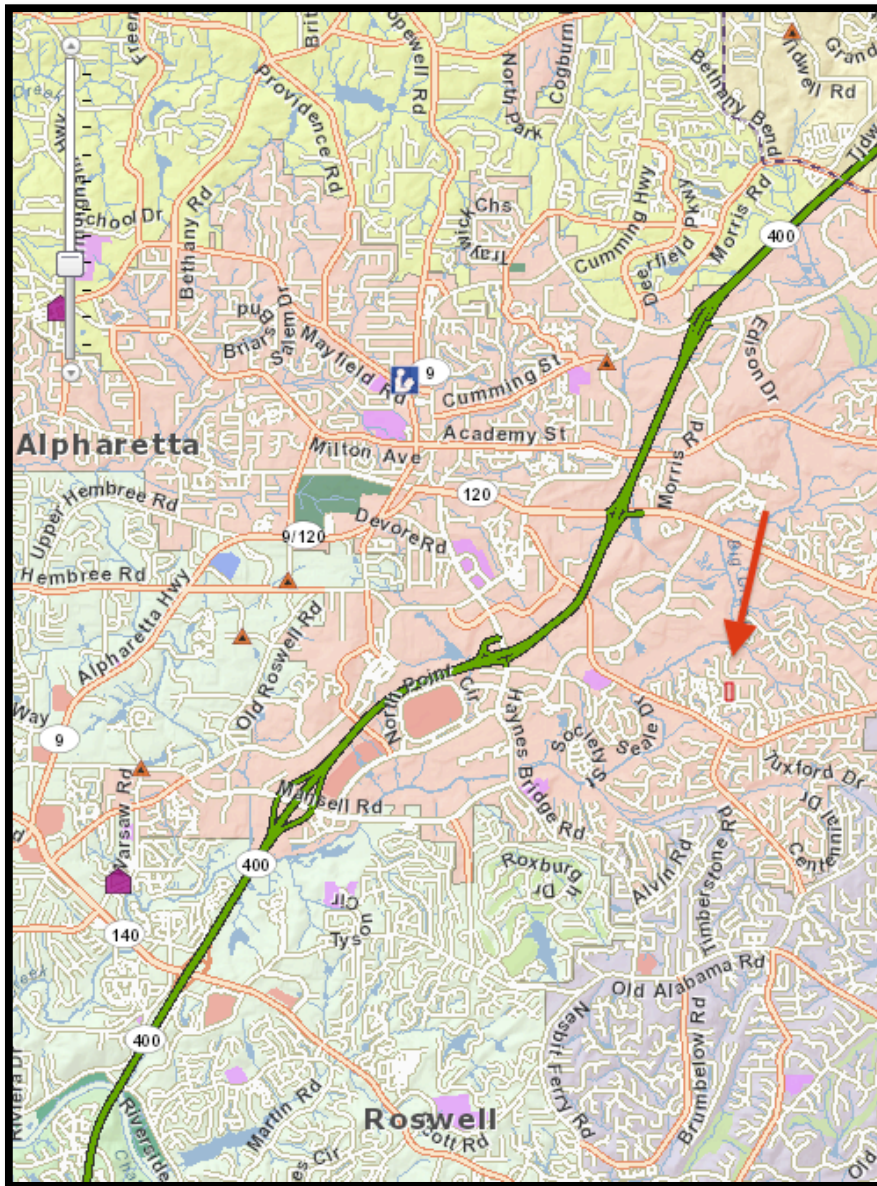




**SOLD- SOLD- SOLD**

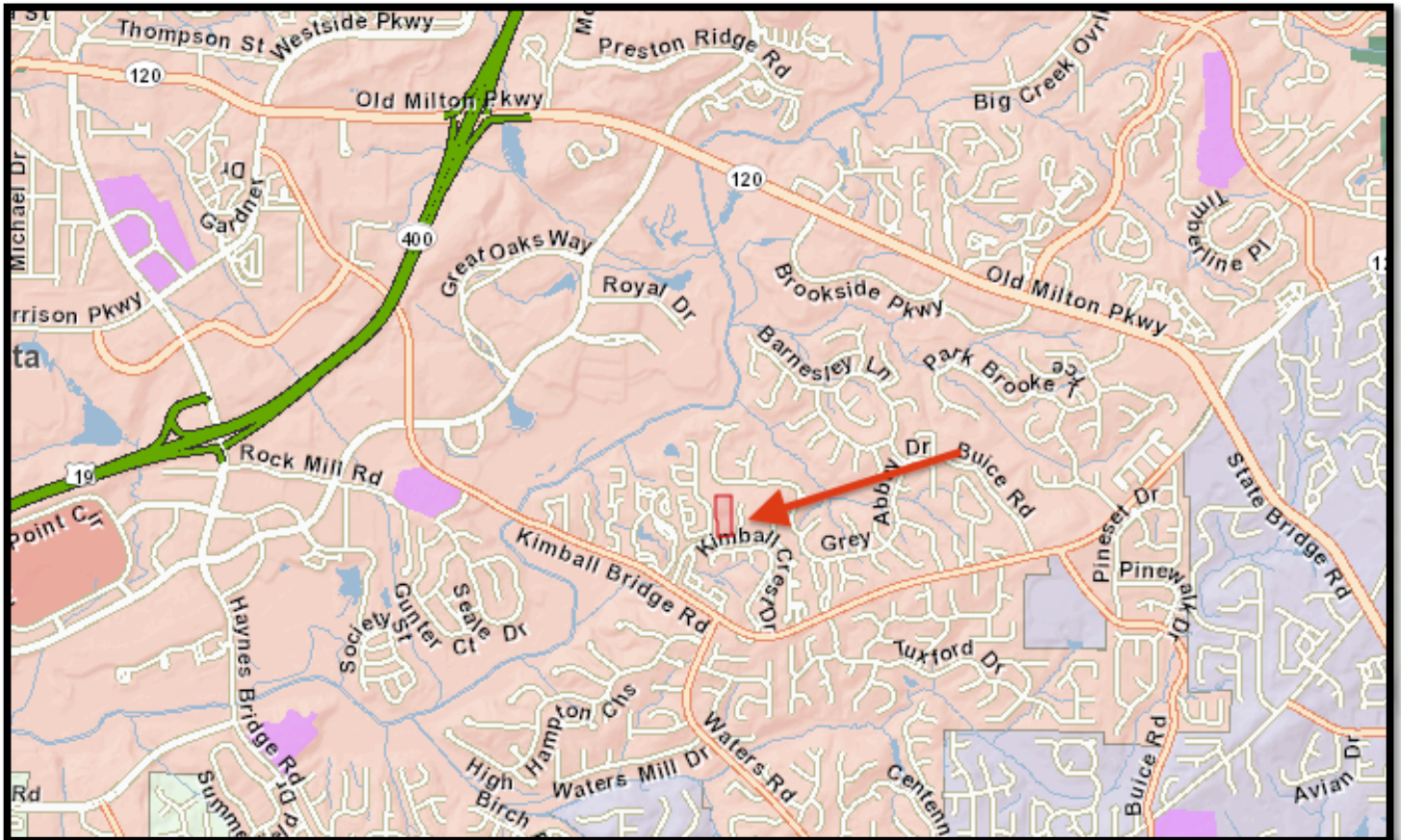
**4.4 Acres City of Alpharetta 3500 Spruell Circle | Make Offer**  
**Fulton, Georgia | Current Zoning: AG | Contiguous to R-8A , CUP & R-3 Zonings**



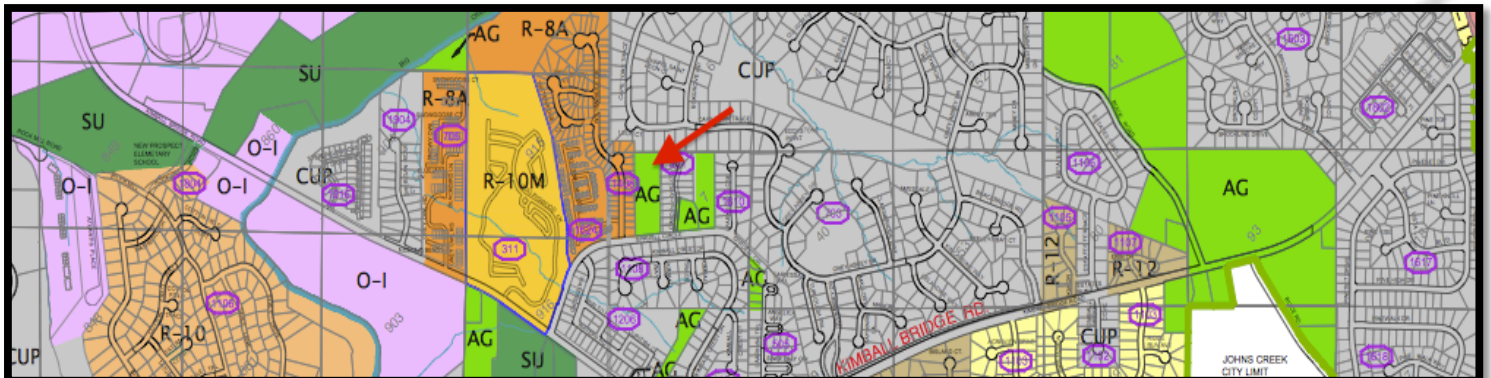




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### City of Alpharetta Zoning Map



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| District           | Lot Area      | Lot <sup>B</sup> Width | Front Yd. Set Back (ft)                   | Side Yards(ft)  | Corner Side Yards(ft)                     | Rear Yards (ft) | Total Bldg. Coverage | Max. Ht. In (ft) | Min. Flr. Area in Sq. Ft. | Max. Impervious Area <sup>A</sup> |
|--------------------|---------------|------------------------|-------------------------------------------|-----------------|-------------------------------------------|-----------------|----------------------|------------------|---------------------------|-----------------------------------|
| AG                 | 10 acre       | 200                    | 50' local street<br>65' all other streets | 25              | 35                                        | 50              | 25%                  | 35               | 1800                      | 40%                               |
| RE                 | 3 acres       | 200                    | 60'                                       | 25              | 35                                        | 50              | 25%                  | 35               | 2200                      | 40%                               |
| R <sup>E</sup>     | One acre      | 100                    | 60'                                       | 25              | 35                                        | 50              | 25%                  | 35               | 2000                      | 50%                               |
| R-22 <sup>E</sup>  | 22,000 sq. ft | 100                    | 35' local street<br>65' all other streets | 25              | 35                                        | 30              | 25%                  | 35               | 2000                      | 50%                               |
| R-15 <sup>E</sup>  | 15,000 sq. ft | 100                    | 35' local street<br>65' all other streets | 10              | 20                                        | 25              | 25%                  | 35               | 1800                      | 50%                               |
| R-12 <sup>E</sup>  | 12,000 sq. ft | 80                     | 35' local street<br>65' all other streets | 10              | 20                                        | 30              | 25%                  | 35               | 1500                      | 50%                               |
| R-10 <sup>E</sup>  | 10,000 sq. ft | 75                     | 35' local street<br>65' all other streets | 10              | 20                                        | 25              | 25%                  | 35               | 1500                      | 50%                               |
| R-4A <sup>E</sup>  | One acre      | 20 <sup>B</sup>        | 35' local street<br>65' all other streets | 20 <sup>C</sup> | 20                                        | 30              | 40%                  | 35               | 1200                      | 60%                               |
| R-8A <sup>E</sup>  | One acre      | 20 <sup>B</sup>        | 35' local street<br>65' all other streets | 20 <sup>C</sup> | 20                                        | 30              | 40%                  | 35               | 1200                      | 60%                               |
| R-10M <sup>E</sup> | One acre      | 75                     | 35' local street<br>65' all other streets | 25              | 35                                        | 50              |                      | 35               |                           | 60%                               |
| CUP <sup>D</sup>   | 100 acres     | Cond.                  | Cond.                                     | Cond.           | Cond.                                     | Cond.           | Cond.                | Cond.            |                           | 70%                               |
| O-P                | 30,000 sq. ft | NONE                   | 50' local street<br>65' all other streets | 15              | 50' local street<br>65' all other streets | 15              | 40%                  | 40               |                           | 70%                               |
| O-1 <sup>D</sup>   | 25 acres      | Cond.                  | Cond.                                     | Cond.           | Cond.                                     | Cond.           | Cond.                | Cond.            |                           | 70%                               |

## R-8A

### 2.2.9 R-8A DWELLING, 'FOR-SALE', ATTACHED RESIDENTIAL - MEDIUM DENSITY

#### A. Permitted Principal Uses

A property in the R-8A district may be used for those uses in Table 2.1, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Agricultural and Residential Uses
  - a. Dwelling, 'For-Sale', Attached
2. Semipublic Uses, Utilities
  - a. Park or Playground



AND  
&C<sup>o</sup>.





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#### B. Accessory Uses

A property in the R-8A district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls
2. Home Occupation in a residence
3. Family Day Care Home in a residence
4. Swimming pool, tennis court, play house, storage shed, patio and other private recreation facilities
5. Clubhouse, swimming pool, or community recreation facilities serving a development
6. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
7. Signs, subject to all of the requirements regulating signage herein.
8. Retaining walls and other site improvement structures approved as part of the development permit.

#### C. Conditional Uses

A property in the R-8A district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities
  - a. Associations, (Clubs and Lodges)
  - b. Church, Synagogue, or other religious institutions
  - c. Country Club with golf course or driving range
  - d. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

#### D. District Regulations

Minimum Lot Size - the development shall occupy a total of at least 1 acre. No minimum lot size is required for each dwelling unit within the development.

Maximum Density Of Dwelling Units - 8 per gross acre.

Minimum Lot Width - 30 feet for each individual lot, if the development is subdivided or 30 feet for each dwelling unit.

##### Minimum Setbacks

Front yard - from all street frontages:

From right-of-way of local street - 35 feet.

From right-of-way of all other streets - 65 feet.

Side yard

From lot line of adjacent property - 20 feet.

Between building groupings - 20 feet

Between individual lots, if the development is subdivided - none.

Rear yard - 30 feet.

Maximum Coverage By Principal Buildings - 40%.

Maximum Building Height - 35 feet.

Minimum Floor Area of a Dwelling Unit - 1,200 square feet.





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**Cabots Cove is Zoned R-3 Contiguous to the East of Subject Property**



**Northpointe Subdivision is Zoned R-8A Contiguous to the West of Subject Property**



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TRACT DESCRIPTION  
FOR  
3500 SPRUELL CIR

## GENERAL NOTES

[illegible]

## TOPOGRAPHIC SURVEY NOTES

THE TOPOGRAPHIC DATUM FOR THIS SURVEY IS BASED ON FIELD RUN G.P.S. EQUIPMENT SURVEY UTILIZING THE "WGS84" SOLUTIONS NETWORK IN GEORGIA. THE VERTICAL DATUM

FIELD NOTE:  
FIELD INFORMATION FOR THIS SAMPLE WAS OBTAINED WITH A FIVE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ADEQUATE WITHIN THE FOLLOWING LIMITS:  
CLOSURE 1/100,000

THE FIELD DATA USED ON EACH OF THE MAPS WAS BASED ON A CLOSURE OF ONE FOOT IN 21,284 FEET AND AN ANGULAR ERROR OF 0.2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

GRAPHIC SCALE

