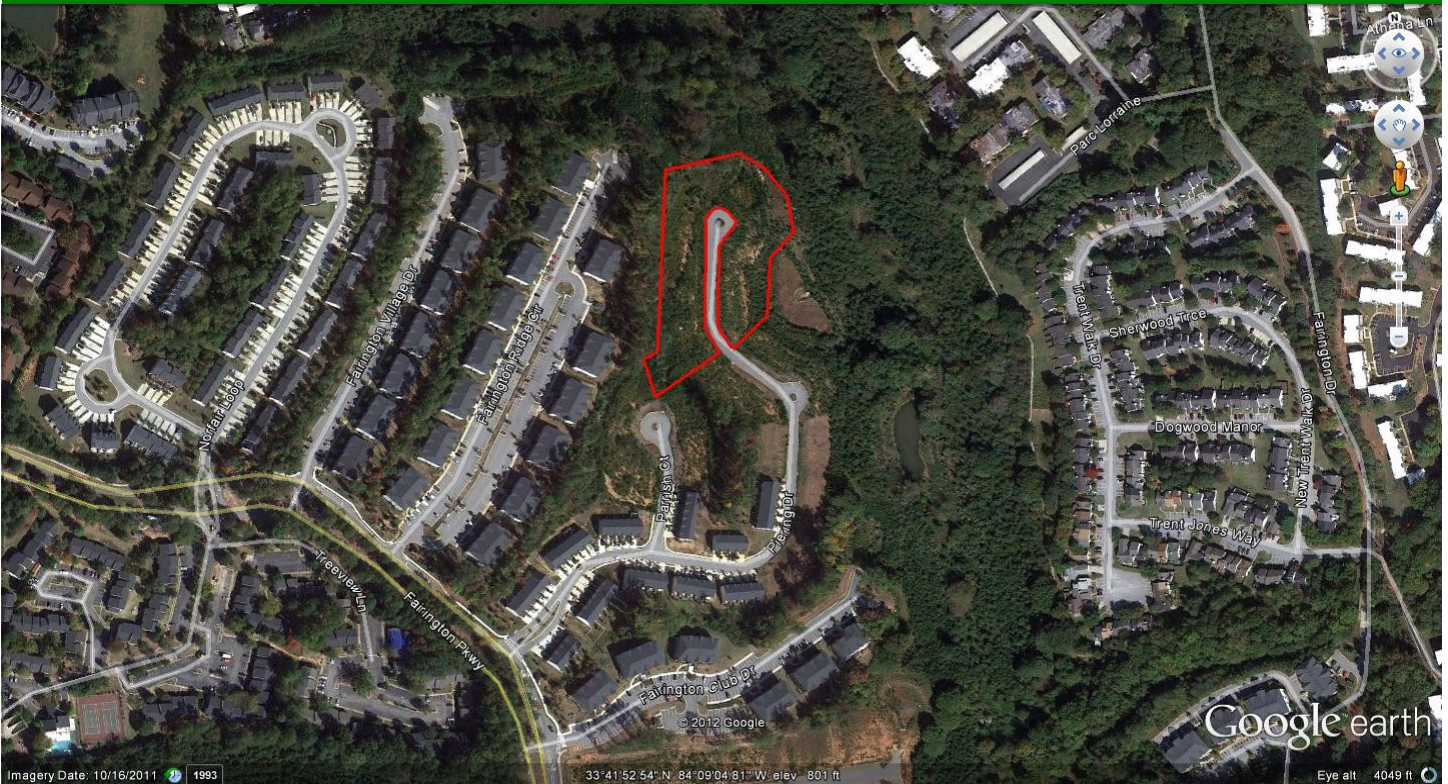


**FOR SALE-34 DEVELOPED TOWNHOME LOTS
FAIRINGTON TOWNSHIP
DEKALB COUNTY, GEORGIA**



COMMENTS:

This opportunity consists of 34 developed townhome lots located within the Fairington Township community in DeKalb County, Georgia. Fairington Township consists of 19.99 acres and is zoned RM-100. There are 154 total lots with 58 existing units in the development.

PROPERTY HIGHLIGHTS:

Location: Fairington Township is located on the north side of Fairington Parkway just east of its intersection with Panola Road.

Size: Typical lot-20' with 1,000 square foot minimum house size

Zoning: RM-100

Price: ~~\$189,800.00~~ \$168,000.00

PRESENTED BY:

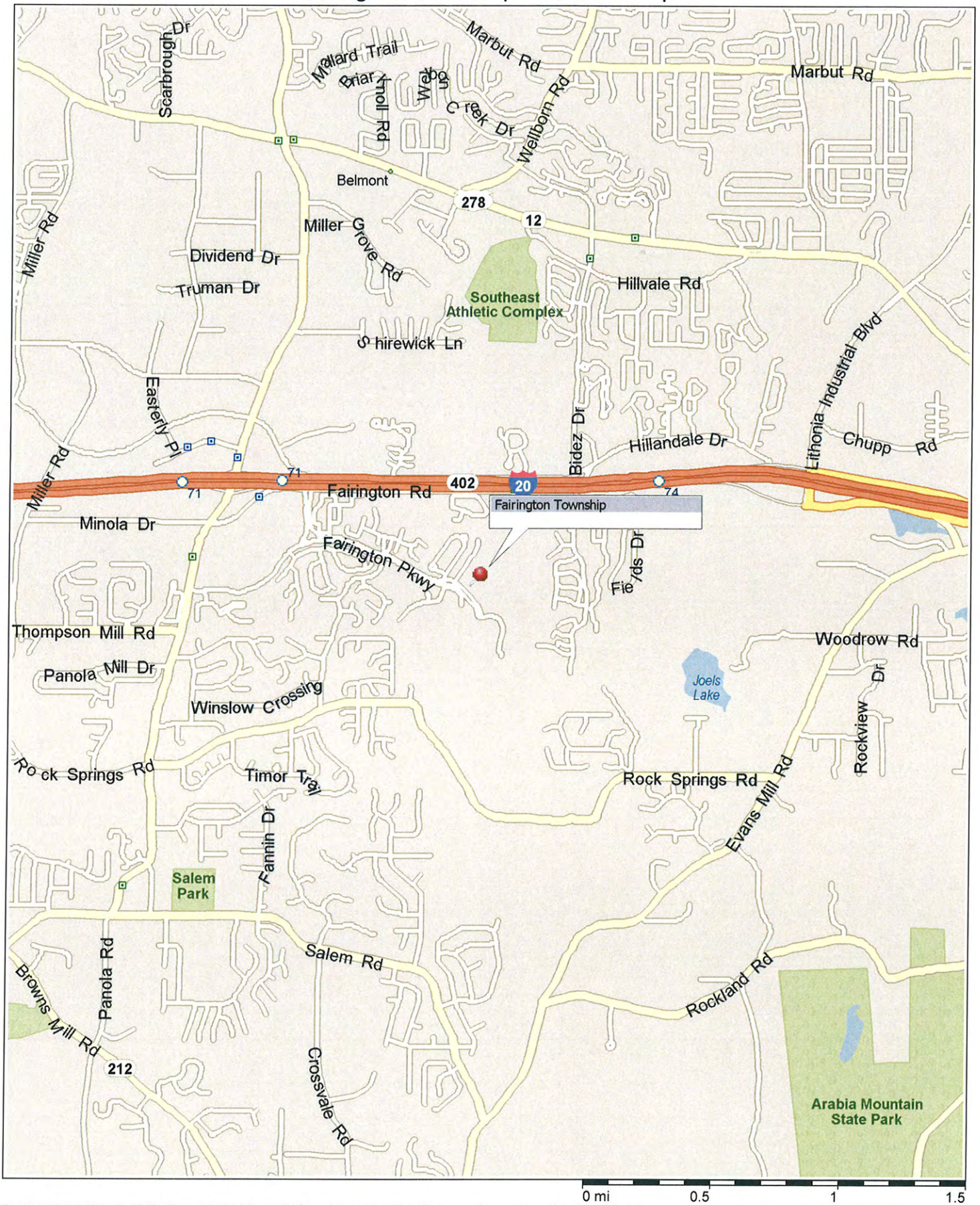
TRAVIS ROBINSON
Email: trobinson@majorandarroll.com
Phone: 404-255-3881

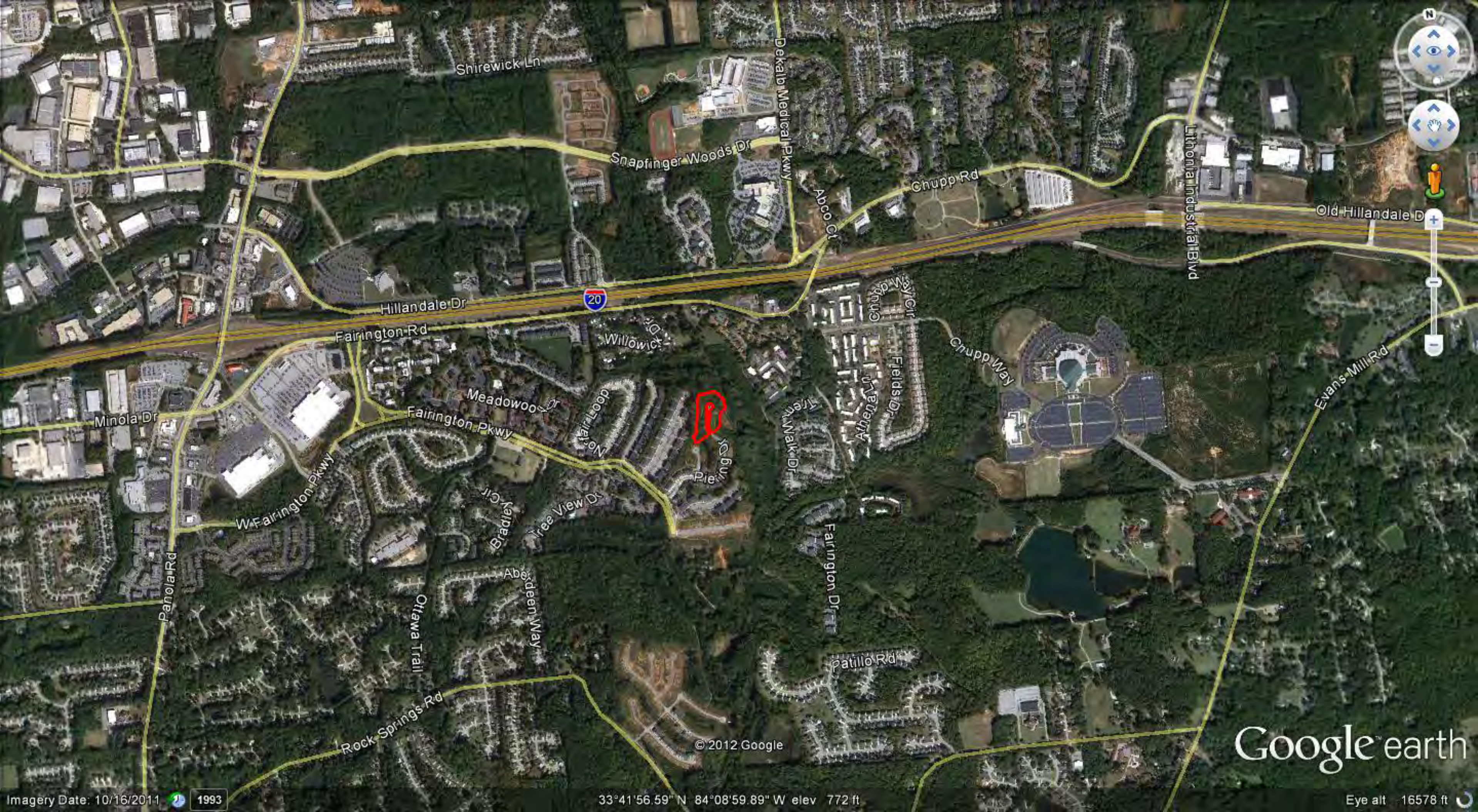
BARRY MAJOR
Email: bmajor@majorandarroll.com
Phone: 404-845-0056

MAJOR & ARROLL, LLC
91 WEST WIEUCA ROAD
BUILDING B, SUITE 100
ATLANTA, GEORGIA 30342
Fax: 404-250-9613
www.majorandarroll.com

MAJOR & ARROLL, LLC
COMMERCIAL REAL ESTATE

Fairington Township Location Map 2





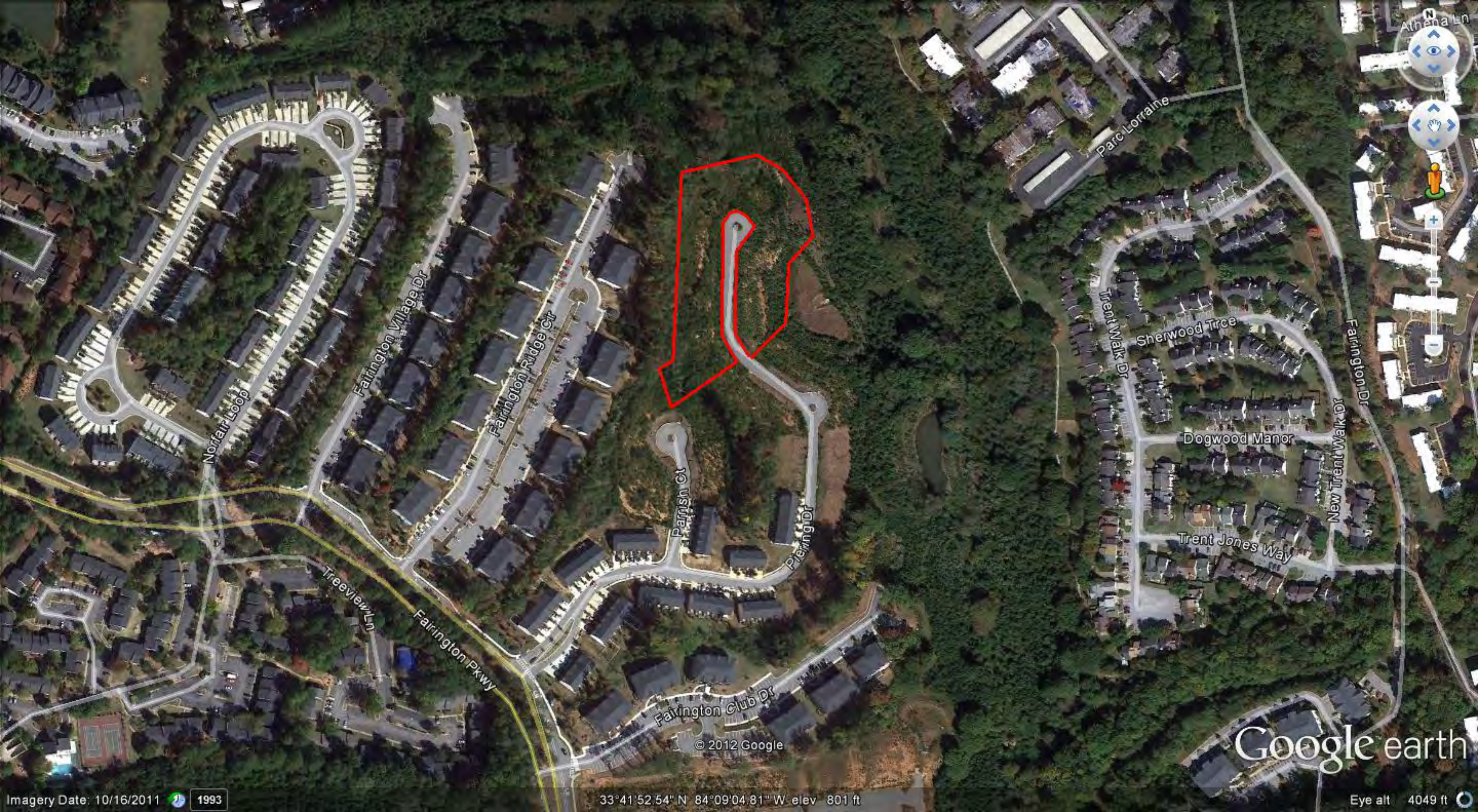
Google earth

© 2012 Google

33°41'56.59" N 84°08'59.89" W elev 772 ft

Eye alt 16578 ft

Imagery Date: 10/16/2011 1993



Norfair Loop

Fairington Village Dr

Fairington Ridge Cir

Parish Ct

Pleving Dr

Fairington Club Dr

Treeview Ln

Fairington Pkwy

Parc Lorraine

Trent Walk Dr

Sherwood Trce

Dogwood Manor

Trent Jones Way

New Trent Walk Dr

Fairington Dr

© 2012 Google

Google earth

NOTES

- PROPOSED LAND USE: SINGLE FAMILY ATTACHED SUBDIVISION.
- SITE AREA: 19.99 ACRES
- NUMBER OF LOTS: 154
- DENSITY: 7.7 UNITS PER ACRE
- MINIMUM LOT REQUIREMENTS:
ZONING: RM - 100: PROPERTY ZONED RM-100 JUNE 17, 1968
CASE NO. Z 68006 (NO CONDITIONS)
A. FRONT YARD: 0 FEET (INTERIOR - 5 FEET EXCEPT WHERE GARAGE DOOR FACES THE STREET); THE FACADE OF SAID GARAGE SHALL BE SET BACK NO LESS THAN 20 FEET FROM THE BACK OF CURB; OR WHERE A SIDEWALK IS REQUIRED, THE FACADE OF SAID GARAGE SHALL BE SET BACK NO LESS THAN 20 FEET FROM BACK OF SIDEWALK SHOWN); 35 FEET (ALONG EXTERIOR PROPERTY LINE)
B. SIDE YARD: 0'; ABUTTING R- DISTRICT, 50'
C. REAR YARD: 0'; ABUTTING R- DISTRICT, 50'
D. LOT WIDTH AT BUILDING SETBACK LINE: NONE
E. HEATED FLOOR AREA: 1,000 SQ. FT.
F. MAXIMUM BUILDING HEIGHT: FOUR (4) STORIES.
PARKING: 2 SPACES PER DWELLING UNIT
G. MAXIMUM COVERAGE: 35 PERCENT
H. MINIMUM BUILDING SEPARATION
FRONT TO FRONT: 60 FEET
FRONT TO BACK: 60 FEET
FRONT TO SIDE: 40 FEET
BACK TO BACK: 60 FEET
SIDE TO SIDE: 20 FEET
BACK TO SIDE: 40 FEET
- EXISTING TOPOGRAPHY COMPILED BY A FIELD SURVEY PREPARED BY TRAVIS PRUITT & ASSOCIATES, INC. DATED MARCH 4, 2000.
- BOUNDARY INFORMATION PROVIDED BY TRAVIS PRUITT & ASSOCIATES, INC. DATED NOVEMBER 21, 2000.
- TEMPORARY BENCHMARK: PK NAIL SET IN CURB AT ENTRANCE TO SUBDIVISION; ELEV. 880.17 (MSL) TRANSFERRED FROM STATION 5191 ELEV. 940.30 (MSL) MAYD 1988.
- RECEIVING WATERS: POLE BRIDGE CREEK TRIBUTARY "A" LOCATED APPROXIMATELY 110' FROM NORTHERN PROPERTY LINE.
- THE OWNER WILL BE RESPONSIBLE FOR OBTAINING ALL WETLAND PERMITS REQUIRED FROM THE CORPS OF ENGINEERS.
- A MANDATORY HOMEOWNERS ASSOCIATION IS REQUIRED FOR OWNERSHIP AND MAINTENANCE OF COMMON AREAS, OPEN SPACE AND DETENTION WATER QUALITY POND.
- THIS SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND WILL BE STATED ON FINAL PLAT.
- ALL STREETS ON THIS PLAT WILL BE PAVED PUBLIC STREETS.
- SIDEWALKS ARE PROPOSED FOR THE INTERIOR OF THIS DEVELOPMENT AND ALONG PROPERTY FRONTAGE ON FAIRINGTON PARKWAY.
- NO PROR SUBDIVISIONS EXIST ON THIS SITE.
- NO SEPTIC TANKS, DRAIN FIELDS, OR INERT WASTE BURY PITS EXIST ON THIS SITE.
- NO BURY PITS SHALL BE LOCATED ON THIS SITE.
- HISTORIC RESOURCES: EXISTING LAND USE - GOLF COURSE.
NO KNOWN HISTORICAL FEATURES EXIST ON THIS SITE.
- NATURAL FEATURES EXISTING ON TRACT: NONE
- STATE WATERS ON SITE: POLE BRIDGE CREEK TRIBUTARY "A".
STREAM BUFFER: 75' FROM TOP OF BANK.
- CEMETERIES: NONE
- WETLANDS: NONE
- EXISTING STRUCTURES: NONE
- INTERMEDIATE REGIONAL FLOODPLAIN BOUNDARY: LABELED ON PLAN
- ROCK OUTCROPPINGS: NONE
- ARCHAEOLOGICAL RESOURCES: NONE
- PROVISIONS FOR STREET LIGHTING HAVE BEEN MADE
- SIDEWALKS ARE PROPOSED FOR THE INTERIOR OF THIS DEVELOPMENT.
- ELECTRICITY SERVICE IS UNDERGROUND.
- THE FOLLOWING LOTS CONTAIN FILL DEPTH OF TWO (2) FEET OR GREATER BETWEEN THE ROAD RIGHT-OF-WAY AND REAR BUILDING LINE AND HAVE RECEIVED FILL DURING THE DEVELOPMENT STAGE. THESE LOTS REQUIRE A COMPACTION CERTIFICATION SEALED BY A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER TO BE SUBMITTED PRIOR TO FINAL PLAT RECORDING. LOTS: 1-4 AND 11-34.
- NO WORK IN RIGHT OF WAY, INCLUDING PAVED SURFACES, PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE DEKALB COUNTY PUBLIC WORKS DEPARTMENT.
- DEKALB COUNTY SHALL BE RESPONSIBLE SOLELY FOR THE 8 INCH SANITARY SEWER, THE 6 INCH SEWER SERVICE LATER PIPE UP TO THE CLEAN-OUT AND THE 8 INCH WATER MAIN.
- A 10' LANDSCAPE BUFFER EXISTS ON ALL DOUBLE FRONTAGE LOTS. EXTERNAL LOTS SHALL HAVE THE BUFFER ON THE EXTERNAL STREET FRONTAGE. INTERNAL LOTS' BUFFERS SHALL BE ON THE STREET(S) WHICH IS/ARE NOT THE PRIMARY ACCESS STREET(S) OR THE STREET TO THE REAR OF THE HOUSE.
- FOR HOMES LOCATED BELOW THE STREET, A SEWER RELIEF VALVE IS REQUIRED ON CLEAN OUT OUTSIDE EACH BUILDING AND BELOW THE LOWEST FLOOR ELEVATION. A BACKFLOW CHECK VALVE IS REQUIRED BETWEEN CLEAN OUT AND THE STRUCTURE.
- A FOUNDATION LOCATION CERTIFICATE MUST BE SUBMITTED TO DEKALB COUNTY PRIOR TO FOOTING INSPECTION FOR THE FOLLOWING LOTS. ALL EASEMENTS, BUFFERS, AND FLOOD LIMITS ON THESE LOTS MUST BE CLEARLY IDENTIFIED ON SITE AT THE TIME OF FOOTING INSPECTION. LOTS: ALL LOTS
- A 10' DRAINAGE EXISTS BETWEEN ALL LOTS AND ALONG THE PERIMETER BOUNDARY LINES OF THE SUBDIVISION EXCEPT WHERE SHOWN OTHERWISE.
- SUBSEQUENT BUILDERS AND DEVELOPERS OF INDIVIDUAL LOTS SHALL MAKE PROVISIONS TO CONDUCT LOT GENERATED SURFACE WATERS TO THE DRAINAGE FACILITIES PROVIDED BY THE DEVELOPER WITHOUT UNAUTHORIZED DISCHARGE ONTO ADJACENT PROPERTIES.
- EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL BE CENTERED ON THE PIPES.
- ALL BUILDINGS LOCATED ADJACENT TO THE INTERMEDIATE REGIONAL FLOODPLAIN SHALL BE CONSTRUCTED SO THAT ALL PORTIONS OF THE STRUCTURE, INCLUDING THE BASEMENT FLOOR OR CRAWL AREAS, SHALL BE NOT LESS THAN THREE FEET ABOVE THE INTERMEDIATE REGIONAL FLOOD ELEVATIONS.
- AN AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR FRAMING ON THE FOLLOWING LOTS: 57-66
- AN EASEMENT SHALL EXIST WHICH INCLUDES THE FLOODPLAIN PLUS FIVE FEET.
- WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND ADJACENT WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE ARMY CORP OF ENGINEERS. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- INDIVIDUAL RESIDENTIAL BUILDERS, IN A SUBDIVISION WHERE A NOTICE OF INTENT (NOI) IS REQUIRED TO COMPLY WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS, MUST ALSO FILE A NO LAND A NOTICE OF TERMINATION (NOT) WITH THE GEORGIA DEPT. OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION (EPD). A STORM WATER POLLUTION PREVENTION PLAN MUST BE DEVELOPED AND IMPLEMENTED.
- SITE PLAN REQUIRED ON LOTS: ALL LOTS
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING LONG SIDE AND SHORT SIDE WATER SERVICE LINES EXTENDED PAST OR OUTSIDE THE SIDEWALK
- I CERTIFY THIS PROJECT MEETS THE DEKALB COUNTY STORMWATER QUALITY REQUIREMENTS PER THE DEVELOPMENT ORDINANCE SECTION 14-42.

OWNER / DEVELOPER

DOZIER DEVELOPMENT CO., LLC.

5884 NORCROSS-TUCKER ROAD
NORCROSS, GEORGIA 30093
(770) 448-1277 EXT. 141
(770) 448-3205 (FAX)

24 HOUR EMERGENCY CONTACT
MR. DENNIS HERIFORD
(770) 448-1277 EXT. 141



10-3-05
FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.

48. INSERT LANDFILLS OR THE BURYING OF CONSTRUCTION DEBRIS, TREE STUMPS AND TOPS OR ANY OTHER REFUSE IS PROHIBITED EXCEPT IN M-2 INDUSTRIAL DISTRICT PER LAND DEVELOPMENT ORDINANCE CHAPTER 14, ARTICLE II, SECTION 14-37 (B) (6).

I, the undersigned, hereby state that all lots shown on the plan for the project known as
FAIRINGTON TOWNSHIP
lying in Land Lot 74 of the 16th District, DeKalb County, Georgia, is provided with services for connection to the public water and sanitary sewer systems.

This the 3 day of Oct, 2005.
Dennis Heriford, VP
DOZIER DEVELOPMENT CO., LLC. (OWNER)
Travis Pruitt
Engineer/Surveyor/Contractor

I certify that this plat has been approved by all affected departments and complies with all zoning, environmental and subdivision requirements.
This 2 day of November, 2005
Daniel P. Hill
Director of Public Works
DeKalb County, Georgia

I certify that the developer has complied with the potable water requirements and the sanitary sewer requirements of the County.
This 27 day of October, 2005
Paul Rames
Associate Director of Public Works
Water and Sewer

SURVEYORS AND OWNERS ACKNOWLEDGMENT

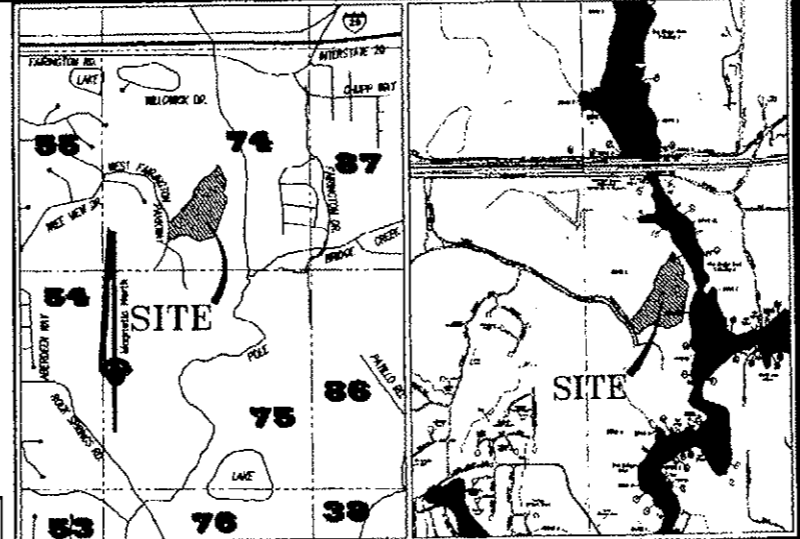
SURVEYOR'S ACKNOWLEDGMENT.
IN MY OPINION, THIS PLAT, DRAWN BY ME OR UNDER MY SUPERVISION, WAS MADE FROM AN ACTUAL SURVEY, AND IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
Travis Pruitt
R.L.S. No. 1729

TRAVIS N. PRUITT SR., P.E. R.L.S.
MEMBER OF THE SURVEYING AND MAPPING SOCIETY OF GEORGIA
FOR THE FIRM OF TRAVIS PRUITT & ASSOCIATES, INC.

OWNER'S ACKNOWLEDGMENT
I, DOZIER DEVELOPMENT CO., LLC
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT, DRAWN BY ME OR UNDER MY SUPERVISION, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO DEKALB COUNTY, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HERON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS DEKALB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS-DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.
AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT DEKALB COUNTY SHALL NOT BE LIABLE TO HIM/HER, HIS/HER HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS-DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 3 DAY OF Oct, 2005.

Dennis Heriford, VP
DOZIER DEVELOPMENT CO., LLC
OWNER (CORPORATE SEAL)
Travis Pruitt
BY *Dennis Heriford, VP*
DENNIS HERIFORD, VICE PRESIDENT
ATTEST *Brenda Clements*
BRENDA CLEMENTS, CORPORATE SECRETARY



LOCATION MAP / FLOOD MAP

REF. AERO ATLAS NOT TO SCALE
REF. FLOOD INSURANCE RATE MAP OF COUNTY, GEORGIA COMMUNITY PANEL No. 13099C0159 H, MAY 7, 2001

DEKALB COUNTY PROJECT No. 02074R

Plat Book 168 Pg. 98
Filed and Recorded Jun-15-2006 10:29a
2006-0116479
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia

~~Plat Book 168 Pg. 98
Filed and Recorded Jun-15-2006 10:29a
2006-0116479
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia~~

THIS IS TO CERTIFY THAT THIS REVISION IS MADE BY AND WITH THE KNOWLEDGE OF THE UNDERSIGNED SURVEYOR AND IS IN COMPLIANCE WITH THE APPLICABLE LAWS OF THE STATE OF GEORGIA.

TRAVIS N. PRUITT, SR. GA RLS REG. NO. 1729 DATE

REVISION #1:
THIS PLAT SUPERSEDES A PORTION OF THE PLAT RECORDED IN PLAT BOOK 158, PAGES 61-68 OF DEKALB COUNTY RECORDS. THE PURPOSE OF THIS REVISION IS TO: SHOW DRAINAGE EASEMENTS THROUGHOUT DEVELOPMENT FOR CROSS-LOT DRAINAGE. THIS REVISED PLAT HAS BEEN SUBMITTED TO THE CHIEF EXECUTIVE OFFICER OF DEKALB COUNTY, GEORGIA AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND COUNTY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT. THIS PLAT IS HEREBY APPROVED SUBJECT TO ANY PROTECTIVE COVENANTS SHOWN HEREIN.
DATED THIS 14 DAY OF June 2005 *Dennis Heriford*
BY DIRECTION: *Vernon Jones*, CHIEF EXECUTIVE OFFICER
DEKALB COUNTY, GEORGIA

COVENANT RECORDED Pg 11804
AUG 22, 2005 Pgs 286-343

THIS IS TO CERTIFY THAT THIS FINAL PLAT COMPLIES WITH ALL COUNTY ZONING, ENVIRONMENTAL, AND SUBDIVISION ORDINANCES AND REGULATIONS AND ALL APPLICABLE STATE AND FEDERAL LAWS.
DATED THIS 17th DAY OF October, 2005
Archie Foreney
DIRECTOR, PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT THIS FINAL PLAT COMPLIES WITH ALL COUNTY ZONING, ENVIRONMENTAL, AND SUBDIVISION ORDINANCES AND REGULATIONS AND ALL APPLICABLE STATE AND FEDERAL LAWS.
DATED THIS 17th DAY OF OCTOBER, 2005
Wagdy Hanna
DIRECTOR, DEVELOPMENT DEPARTMENT

This plat has been submitted to and accepted by the Chief Executive Officer of DeKalb County, Georgia and has been approved as required by state law and county codes as meeting all conditions precedent to recording in the superior court of this circuit.

Dated this 8th day of November, 2005.
Dennis Heriford
BY DIRECTION: *Vernon Jones*, Chief Executive Officer
DeKalb County, Georgia

NO.	DATE	DESCRIPTION
7		
6		
5		
4		
3		
2	5/15/06	See Revision #1
1	02/02/05	RELEASED FOR APPROVAL

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travisprutt.com



FINAL PLAT FOR:
FAIRINGTON TOWNSHIP
LAND LOT 74, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE: 02/02/05
SCALE: 1"=60'
CN: 004886.FP_AB
JN: 00488.5F
FN: 116-C-2278FP
SHEET NO. 1 OF 8

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THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 333,309 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF (1) FOOT IN 33,645 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

FLOOD HAZARD NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, COMMUNITY PANEL NUMBER 13089CD159 H DATED MAY 7, 2001.

PROPOSED STREET DIMENSIONS

55' RIGHT OF WAY 27.5' CENTERLINE - ROW
 28' BOC - BOC 14' CENTERLINE - BOC
 30' CURB RADIUS 20' ROW RADIUS

Plat Book 16B Pg 99

LOT CURVE TABLE											
CURVE	LENGTH	RADIUS	CHORD	CURVE	LENGTH	RADIUS	CHORD				
C1	16.87	223.33	N56°09'40"E - 16.86'	C57	20.30	177.50'	S04°30'48"W - 20.29'				
C2	20.43	223.33	N51°22'34"E - 20.43'	C58	20.41	177.50'	S02°03'27"E - 20.40'				
C3	47.62	223.33	N42°38'47"E - 47.53'	C59	26.46	177.50'	S09°37'18"E - 26.44'				
C4	37.91	223.33	N31°40'28"E - 37.87'	C60	30.38	177.50'	S18°47'43"E - 30.34'				
C5	12.33	86.00'	S30°55'09"W - 12.32'	C61	20.32	177.50'	S26°58'37"E - 20.31'				
C6	20.37	86.00'	S41°48'41"W - 20.32'	C62	20.54	177.50'	S33°34'16"E - 20.53'				
C7	9.87	86.00'	S51°53'06"W - 9.87'	C63	32.45	177.50'	S42°07'22"E - 32.40'				
C8	10.74	172.50'	S56°57'30"W - 10.74'	C64	1.25	122.50'	N47°44'35"W - 1.25'				
C9	65.21	172.50'	S69°34'19"W - 64.82'	C65	20.32	122.50'	N42°41'55"W - 20.30'				
C10	61.80	172.50'	N69°20'07"W - 61.47'	C66	66.70	122.50'	N22°20'54"W - 65.88'				
C11	17.40	172.50'	N76°10'57"W - 17.39'	C67	36.96	122.50'	N01°53'41"E - 36.82'				
C12	14.19	172.50'	S75°34'58"E - 14.19'	C68	4.93	122.50'	N11°41'32"E - 4.83'				
C13	20.44	172.50'	S81°10'16"E - 20.43'	C69	20.35	122.50'	N17°36'20"E - 20.33'				
C14	20.30	172.50'	S87°44'48"E - 20.29'	C70	77.69	122.50'	N40°32'00"E - 78.39'				
C15	20.44	172.50'	N85°40'41"E - 20.43'	C71	73.19	122.50'	N75°49'05"E - 72.11'				
C16	23.55	172.50'	N78°34'44"E - 23.53'	C72	20.32	122.50'	S82°18'50"E - 20.29'				
C17	21.76	172.50'	N71°15'55"E - 21.75'	C73	9.13	122.50'	S75°25'39"E - 9.13'				
C18	20.61	172.50'	N64°25'36"E - 20.60'	C74	31.42	20.00'	S28°17'33"E - 28.28'				
C19	20.34	172.50'	N57°49'05"E - 20.33'	C75	14.91	172.50'	N14°18'04"E - 14.90'				
C20	20.34	172.50'	N51°15'13"E - 20.33'	C76	20.41	172.50'	N08°36'00"E - 20.40'				
C21	20.61	172.50'	N44°38'43"E - 20.60'	C77	20.30	172.50'	N02°01'42"E - 20.29'				
C22	41.05	172.50'	N34°41'38"E - 40.95'	C78	20.46	172.50'	N04°33'04"W - 20.45'				
C23	47.62	172.50'	N20°23'00"E - 47.48'	C79	20.91	172.50'	N11°13'45"W - 20.90'				
C24	6.69	172.50'	N11°37'07"E - 6.69'	C80	0.66	172.50'	N14°42'36"W - 0.66'				
C25	2.04	172.50'	N10°12'38"E - 2.04'	C81	17.38	20.00'	S10°04'45"W - 16.84'				
C26	20.34	172.50'	N06°35'54"E - 20.33'	C82	15.67	55.50'	N26°53'07"E - 15.62'				
C27	6.86	172.50'	N02°12'26"E - 6.86'	C83	74.97	55.50'	N19°54'02"W - 69.40'				
C28	20.56	20.00'	S30°32'40"W - 19.66'	C84	26.52	55.50'	N72°17'04"W - 26.26'				
C29	8.96	55.50'	N55°21'45"E - 8.95'	C85	20.53	55.50'	S83°25'58"W - 20.41'				
C30	23.88	55.50'	N38°24'32"E - 23.70'	C86	21.17	55.50'	S81°54'37"W - 21.04'				
C31	23.36	55.50'	N14°01'34"E - 23.18'	C87	27.69	55.50'	S36°41'27"W - 27.41'				
C32	20.53	55.50'	N08°37'36"W - 20.41'	C88	24.07	55.50'	S09°58'24"W - 23.88'				
C33	21.16	55.50'	N30°08'48"W - 21.03'	C89	20.61	55.50'	S13°05'25"E - 20.50'				
C34	20.87	55.50'	N51°50'30"W - 20.75'	C90	23.87	55.50'	S16°03'08"E - 23.69'				
C35	26.36	55.50'	N76°13'06"W - 26.11'	C91	18.06	55.50'	S57°41'36"E - 17.98'				
C36	11.96	55.50'	S84°00'21"W - 11.93'	C92	18.61	20.00'	N40°21'24"W - 17.95'				
C37	20.56	20.00'	S72°43'18"E - 19.66'	C93	5.44	122.50'	N12°25'42"W - 5.44'				
C38	7.64	172.50'	N44°30'34"W - 7.64'	C94	52.71	122.50'	N01°10'17"E - 52.31'				
C39	90.83	122.50'	S26°47'42"E - 88.76'	C95	6.86	122.50'	N15°06'11"E - 6.86'				
C40	20.37	122.50'	S00°47'27"E - 20.35'	C96	30.37	20.00'	N60°12'19"E - 27.53'				
C41	8.28	122.50'	S05°54'14"W - 8.28'	C97	22.06	227.50'	N79°04'29"W - 22.05'				
C42	8.14	20.00'	S20°55'44"W - 9.06'	C98	20.31	227.50'	N84°24'35"W - 20.30'				
C43	15.52	20.00'	S56°15'37"W - 15.14'	C99	20.44	227.50'	N89°32'28"W - 20.44'				
C44	9.32	55.50'	N73°41'08"E - 9.31'	C100	20.75	227.50'	S85°16'17"W - 20.75'				
C45	22.96	55.50'	N57°01'21"E - 22.79'	C101	12.81	227.50'	S81°02'40"W - 12.81'				
C46	29.97	55.50'	N28°42'06"E - 29.61'	C102	20.01	227.50'	S78°54'42"W - 20.00'				
C47	43.87	55.50'	N08°24'47"W - 42.74'	C103	15.98	227.50'	S72°22'47"W - 15.98'				
C48	20.41	55.50'	N41°35'25"W - 20.29'	C104	20.47	227.50'	S67°47'22"W - 20.47'				
C49	25.18	55.50'	N65°07'12"W - 24.96'	C105	20.32	227.50'	S52°39'11"W - 20.31'				
C50	25.18	55.50'	S88°53'16"W - 24.96'	C106	20.32	227.50'	S52°39'09"W - 20.32'				
C51	20.41	55.50'	S65°21'30"W - 20.29'	C107	20.49	227.50'	S52°33'46"W - 20.49'				
C52	28.89	55.50'	S39°24'38"W - 28.57'	C108	19.95	227.50'	S47°18'13"W - 19.84'				
C53	37.94	55.50'	S05°24'48"W - 37.20'	C109	7.10	172.50'	N48°53'20"W - 7.10'				
C54	3.81	20.00'	N09°43'01"W - 3.80'	C110	17.95	172.50'	N47°46'23"E - 17.84'				
C55	3.87	20.00'	N02°17'08"E - 3.87'	C111	22.79	172.50'	N54°32'22"E - 22.78'				
C56	0.14	172.50'	S07°48'46"W - 0.14'	C114	2.09	177.50'	S47°41'52"E - 2.09'				

OWNER / DEVELOPER

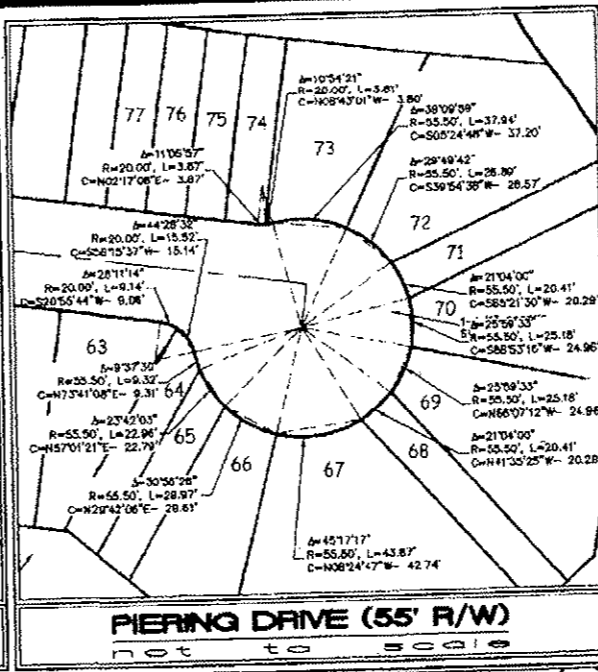
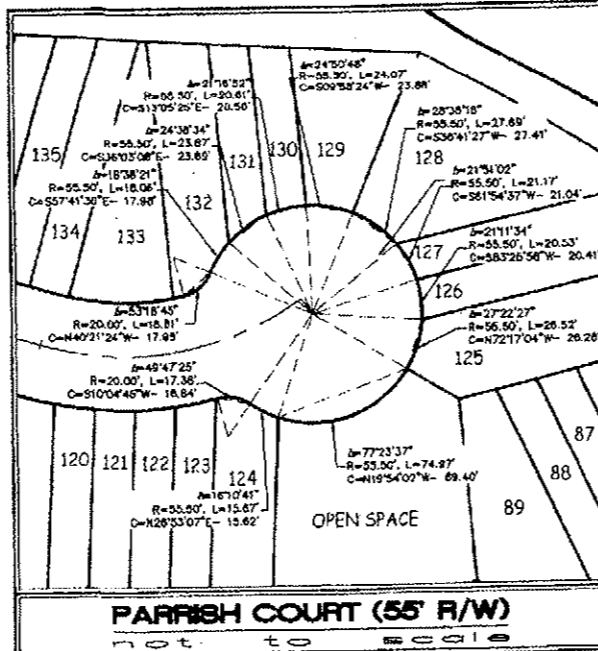
DOZIER DEVELOPMENT CO., LLC.

5684 NORCROSS-TUCKER ROAD
 NORCROSS, GEORGIA 30093
 (770) 448-1277 EXT. 141
 (770) 448-3205 (FAX)

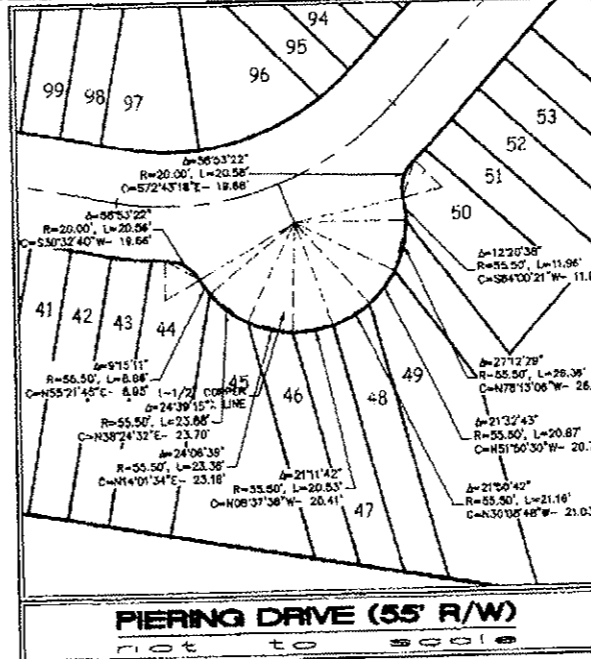
24 HOUR EMERGENCY CONTACT
 MR. DENNIS HERIFORD
 (770) 448-1277 EXT. 141

DEKALB COUNTY PROJECT No. 02074R

DEKALB COUNTY CONTRACT NO. 05-800012



LOT AREA CHART						
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ. FT.	
1	7,748	54	2,029	106	2,734	
2	2,191	55	3,206	107	2,321	
3	2,169	56	4,760	108	3,840	
4	5,206	56	4,760	109	3,858	
5	5,700	57	2,238	110	2,447	
6	2,757	58	2,266	111	2,917	
7	3,177	59	2,265	112	4,035	
8	3,472	60	2,265	113	4,469	
9	3,731	61	2,261	114	2,002	
10	3,854	62	3,137	115	2,035	
11	3,536	63	4,155	116	2,089	
12	2,470	64	2,301	117	2,103	
13	2,695	65	2,084	118	3,858	
14	2,897	66	4,689	119	4,757	
15	4,332	67	13,073	120	2,406	
16	4,277	68	2,644	121	2,526	
17	2,739	69	7,430	122	2,694	
18	2,739	70	6,941	123	2,911	
19	2,739	71	2,527	124	4,806	
20	4,272	72	8,427	125	5,621	
21	5,794	73	5,407	126	2,527	
22	2,866	74	2,029	127	2,551	
23	2,949	75	2,029	128	7,437	
24	3,078	76	2,029	129	3,826	
25	7,159	77	2,029	130	1,774	
26	6,377	78	2,029	131	1,982	
27	2,767	79	3,107	132	3,874	
28	2,771	80	3,314	133	3,894	
29	2,823	81	2,034	134	2,795	
30	2,922	82	2,034	135	2,699	
31	12,158	83	2,042	136	2,604	
32	9,692	84	2,090	137	4,870	
33	2,723	85	4,333	138	3,993	
34	2,720	86	6,849	139	1,813	
35	2,718	87	3,057	140	1,912	
36	2,716	88	3,176	141	2,048	
37	4,220	89	6,316	142	3,117	
38	4,215	90	3,262	143	3,263	
39	2,707	91	2,095	144	2,073	
40	2,705	92	2,219	145	2,073	
41	2,702	93	2,344	146	2,011	
42	2,700	94	2,468	147	1,988	
43	2,709	95	2,396	148	4,146	
44	4,173	96	3,420	149	4,285	
45	5,306	97	3,926	150	2,363	
46	2,450	98	2,859	151	2,328	
47	2,513	99	2,738	152	2,293	
48	2,738	100	2,817	153	2,253	
49	5,951	101	2,898	154	6,581	
50	3,878	102	4,662	AREA SUMMARY		
51	2,030	103	4,628	AREA IN LOTS	535,341	
52	2,029	104	3,201	AREA IN ROW	136,887	
53	2,029	105	3,119	AREA IN OPEN SPACE	198,346	
					TOTAL	870,574



CENTERLINE CURVE DATA				
CURVE	DELTA	RADIUS	TANGENT	CHORD
C1	13°31'58"	200.00'	23.73'	47.24'
C2	61°54'55"	200.00'	119.97'	216.13'
C3	96°10'06"	150.00'	167.08'	251.77'
C4	58°54'29"	150.00'	84.13'	153.35'
C5	55°52'15"	150.00'	78.54'	146.76'
C6	52°42'35"	150.00'	74.31'	137.89'
C112	31°30'48"	195.83'	55.25'	107.71'
C113	28°21'47"	113.50'	28.88'	56.19'



FOR THE FIRM
 TRAVIS PRUITT & ASSOC., INC.

NO.	DATE	DESCRIPTION	BY
1	02/02/05	RELEASED FOR APPROVAL	RP
2	5/5/05	SEE REVISIONS 1, 2, 3	RP
3			
4			
5			
6			
7			

4317 Park Drive - Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruit.com



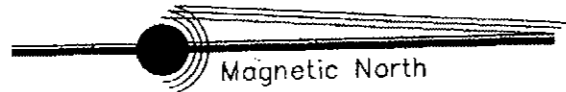
FINAL PLAT FOR:
FAIRINGTON TOWNSHIP

LAND LOT 74, 16TH DISTRICT
 DEKALB COUNTY, GEORGIA

DATE: 02/02/05
 SCALE: 1"=60'
 GN: 00488PH6.PP_A8
 JN: 00488.5F
 FN: 116-D-2278FP
 SHEET NO. 2 OF 8

LEGEND

- HEADWALL
- MANHOLE
- JUNCTION BOX
- ▽ DROP INLET
- CATCH BASIN
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- A.E. ACCESS EASEMENT
- L.S. LANDSCAPE STRIP
- SANITARY SEWER LINE
- R/W RIGHT OF WAY
- WATER LINE
- R PROPERTY LINE
- BSL BUILDING SETBACK LINE
- STORM LINE
- BC BACK OF CURB
- IPF IRON PIN FOUND
- CL CENTERLINE
- POB POINT OF BEGINNING
- # LIMITED ACCESS
- TBM TEMPORARY BENCH MARK
- WV WATER VALVE
- FIRE HYDRANT

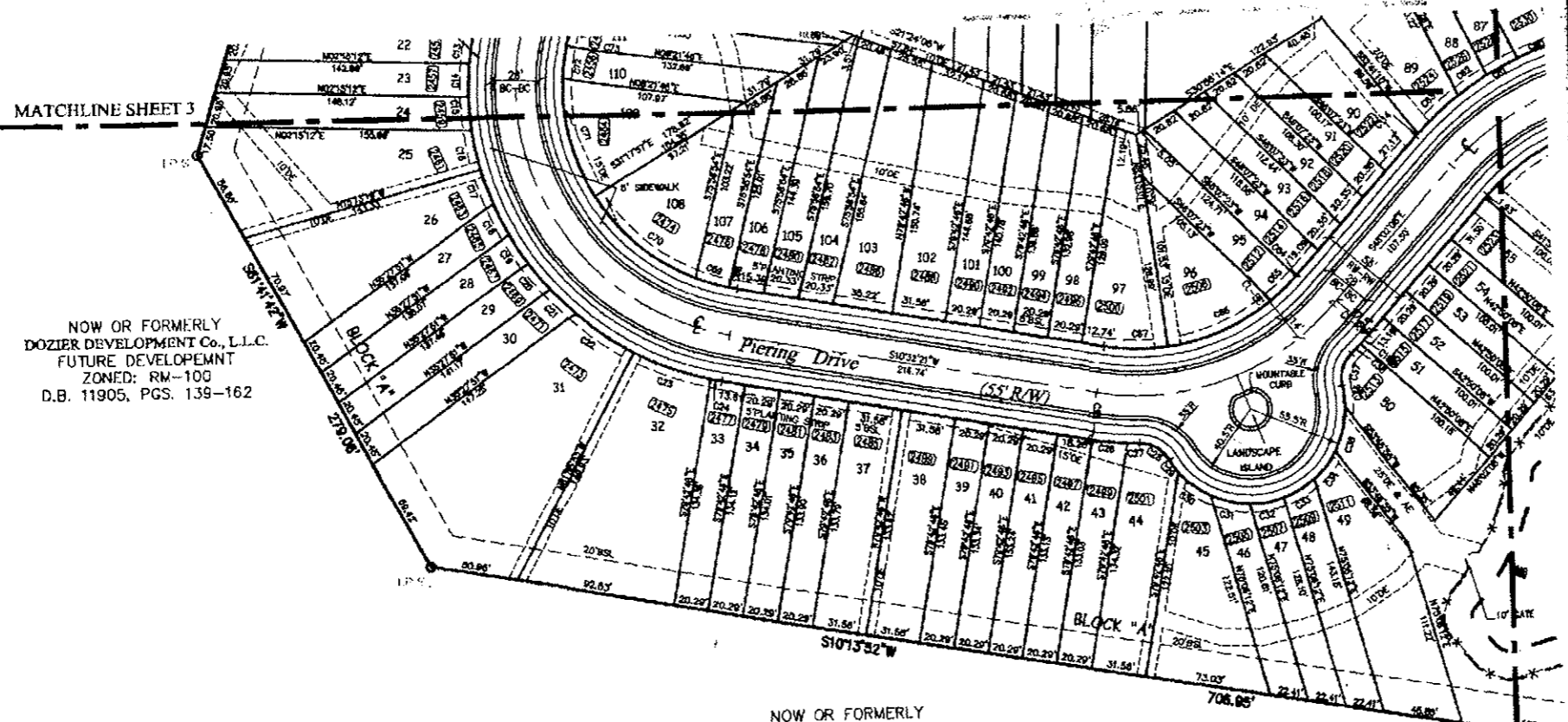


OWNER / DEVELOPER

DOZIER DEVELOPMENT CO., LLC

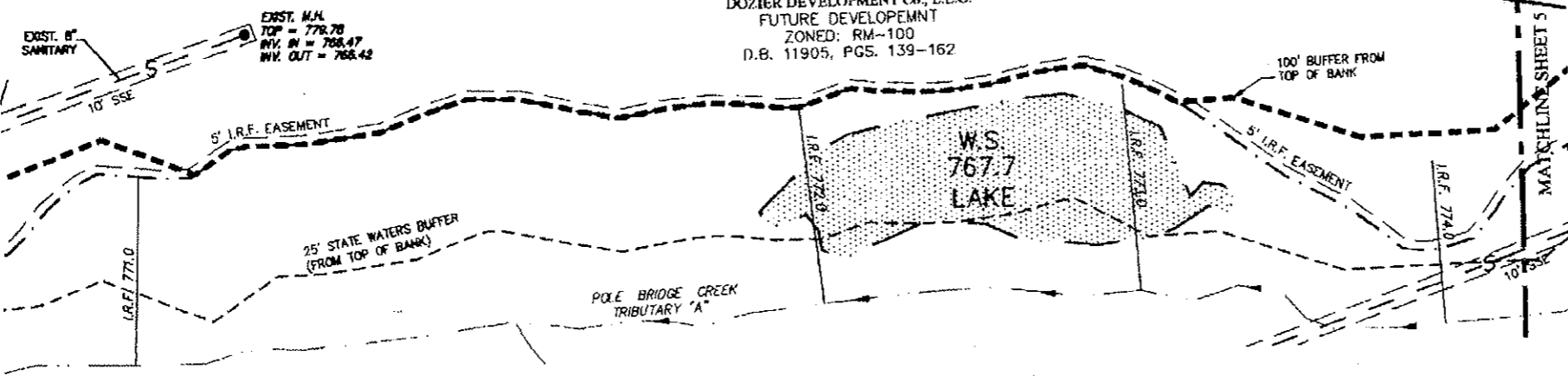
5884 NORCROSS-TUCKER ROAD
NORCROSS, GEORGIA 30093
(770) 448-1277 EXT. 141
(770) 448-3205 (FAX)

24 HOUR EMERGENCY CONTACT
MR. DENNIS HERIFORD
(770) 448-1277 EXT. 141



NOW OR FORMERLY
DOZIER DEVELOPMENT Co., L.L.C.
FUTURE DEVELOPEMNT
ZONED: RM-100
D.B. 11905, PGS. 139-162

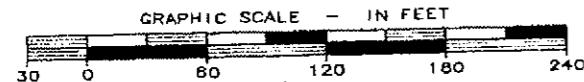
NOW OR FORMERLY
DOZIER DEVELOPMENT Co., L.L.C.
FUTURE DEVELOPEMNT
ZONED: RM-100
D.B. 11905, PGS. 139-162



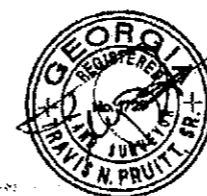
NOTE: SITE PLAN REQUIRED ON ALL LOTS

RECORDED IN
P.B. 158, PG 64
DATED 10-10-05

Plat Book 168 Ps 101



DEKALB COUNTY PROJECT No. 02074R



FOR THE FIRM
TRAWS PRUITT & ASSOC., INC.

NO.	DATE	DESCRIPTION	BY
1	02/02/05	RELEASED FOR APPROVAL	RF
2	05/25/2006	SEE REVISION #1	BAS
3			
4			
5			
6			
7			

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Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com



FAIRINGTON TOWNSHIP

LAND LOT 74, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

FINAL PLAT FOR:

DATE: 02/02/05
SCALE: 1"=60'
DN: 00488P-6_FP_AB
JN: 00488-5F
FN: 116-G-2278FP
SHEET No. 4 OF 8

OWNER / DEVELOPER

DOZIER DEVELOPMENT CO., LLC

5884 NORCROSS-TUCKER ROAD
NORCROSS, GEORGIA 30093
(770) 448-1277 EXT. 141
(770) 448-3205 (FAX)

24 HOUR EMERGENCY CONTACT
MR. DENNIS HERIFORD
(770) 448-1277 EXT. 141

Magnetic North

SUBDIVIDED AS
FAIRINGTON VILLAGE CONDOMINIUM
DOZIER DEVELOPMENT Co., L.L.C.
ZONED: RM-100
NOT RECORDED YET
D. B. 11905, PGS. 139-162

LEGEND

- HEADWALL
- MANHOLE
- JUNCTION BOX
- △ DROP INLET
- ▽ CATCH BASIN
- DRAINAGE EASEMENT
- - - S.S.E. SANITARY SEWER EASEMENT
- - - A.E. ACCESS EASEMENT
- - - L.S. LANDSCAPE STRIP
- - - SANITARY SEWER LINE
- - - R/W RIGHT OF WAY
- - - WATER LINE
- - - PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - STORM LINE
- - - BC BACK OF CURB
- - - IPF IRON PIP FOUND
- - - CL CENTERLINE
- - - POB POINT OF BEGINNING
- - - # LIMITED ACCESS
- - - D&D TEMPORARY BENCH MARK
- - - WATER VALVE
- - - FIRE HYDRANT

REVISIONS

NO.	DATE	DESCRIPTION
7		
6		
5		
4		
3		
2	05/25/2005	SEE REVISION #1
1	02/02/2005	RELEASED FOR APPROVAL

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Norcross, Georgia 30093
Phone: (770) 416-7311
Fax: (770) 416-6759
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FINAL PLAT FOR:
FAIRINGTON TOWNSHIP
LAND LOT 74, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

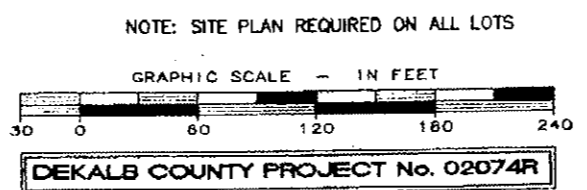
DATE: 02/02/05
SCALE: 1"=60'
CN: 00488PH6_FP_AD
JN: 00488.5F
FN: 116-D-2278FP
SHEET NO. 5 OF 8

Plat Book 16B Pg 102

RECORDED IN
P.B. 158 PG 65
DATED 10-16-05

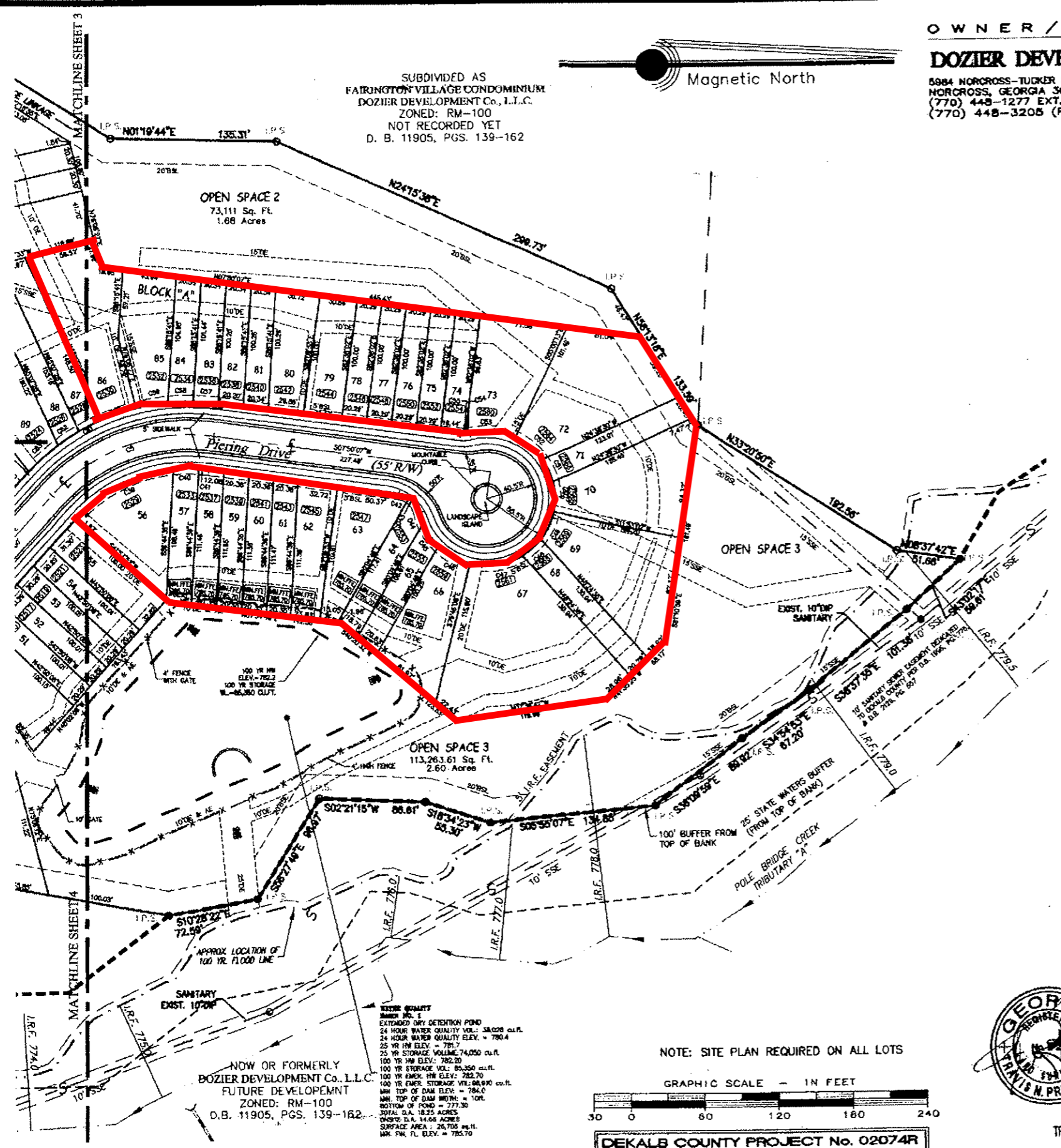


FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.



RESERVOIR QUANTITY
 NUMBER NO. 1
 EXTENDED DRY DETENTION POND
 24 HOUR WATER QUALITY VOL. = 34,026 cu.ft.
 24 HOUR WATER QUALITY ELEV. = 780.4
 25 YR. IN. ELEV. = 781.7
 25 YR. STORAGE VOLUME = 74,050 cu.ft.
 100 YR. IN. ELEV. = 782.20
 100 YR. STORAGE VOL. = 85,350 cu.ft.
 100 YR. IN. ELEV. = 782.70
 100 YR. STORAGE VOLUME = 96,890 cu.ft.
 MIN. TOP OF DAM ELEV. = 784.0
 MIN. TOP OF DAM BIRTH = 777.30
 BOTTOM OF POND = 771.30
 TOTAL D.A. = 18.75 ACRES
 SURFACE AREA = 26,705 sq.ft.
 MIN. PW. FL. ELEV. = 785.70

NOW OR FORMERLY
DOZIER DEVELOPMENT Co., L.L.C.
FUTURE DEVELOPEMNT
ZONED: RM-100
D.B. 11905, PGS. 139-162.

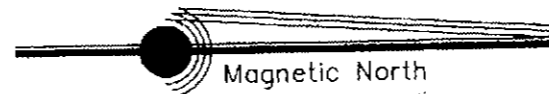


OWNER / DEVELOPER

DOZIER DEVELOPMENT CO., LLC

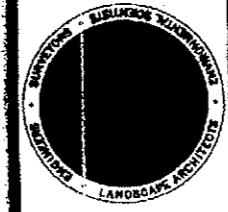
5884 NORCROSS-TUCKER ROAD
NORCROSS, GEORGIA 30093
(770) 448-1277 EXT. 141
(770) 448-3205 (FAX)

24 HOUR EMERGENCY CONTACT
MR. DENNIS HERIFORD
(770) 448-1277 EXT. 141



NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2	05/25/2005	SEE REVISION #1	BWB
1	05/02/2005	RELEASED FOR APPROVAL	RF

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Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
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FINAL PLAT for:
FAIRINGTON TOWNSHIP
LAND LOT 74, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE: 02/02/05
SCALE: 1"=60'
GN: 00488PH6_FP_AR
JN: C0488.5F
FN: 116-D-227BFP
SHEET NO. 6 OF 8

P.O.B. IS THE COMMON CORNER OF LAND
LOTS 54, 55, 24 AND 76 THENCE NORTH
31°02'51" EAST A DISTANCE OF ±1047.89
FT. TO THE P.O.B.

SUBDIVIDED AS
FAIRINGTON VILLAGE CONDOMINIUM
DOZIER DEVELOPMENT Co., L.L.C.
ZONED: RM-100
NOT RECORDED YET
D. B. 11905, PGS. 139-162

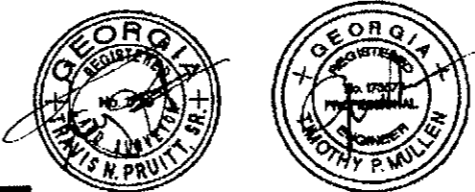
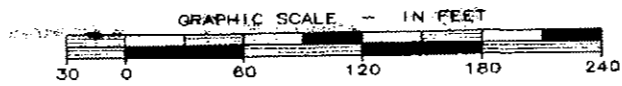
NOW OR FORMERLY
DOZIER DEVELOPMENT Co., L.L.C.
ZONED: RM-100
FUTURE DEVELOPMENT
D.B. 11905, PGS. 139-162

Plat Book 168 Pg 103

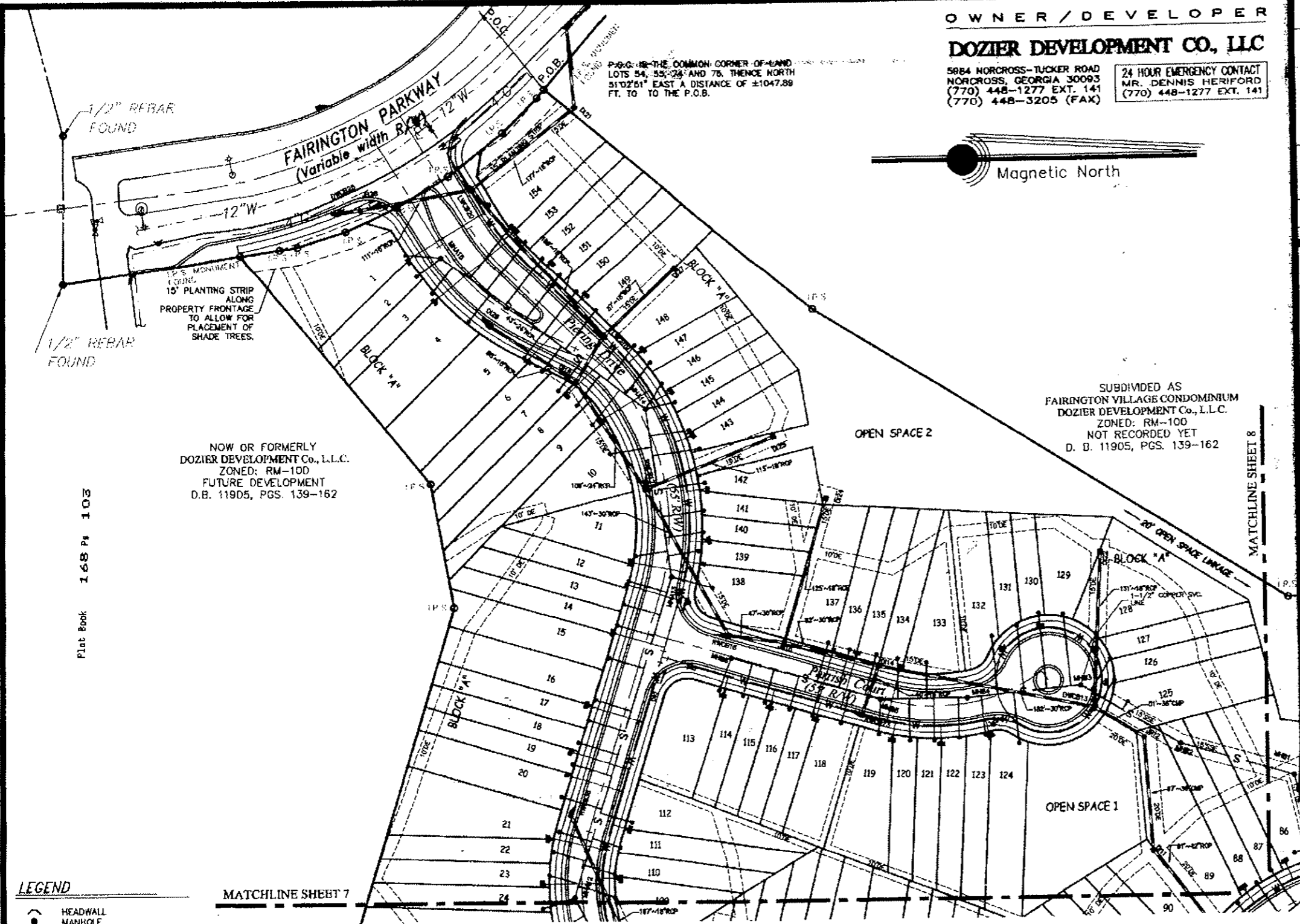
- LEGEND**
- HEADWALL
 - MANHOLE
 - JUNCTION BOX
 - ▽ DROP INLET
 - CATCH BASIN
 - D.E. DRAINAGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - A.E. ACCESS EASEMENT
 - L.S. LANDSCAPE STRIP
 - SANITARY SEWER LINE
 - R/W RIGHT OF WAY
 - WATER LINE
 - PROPERTY LINE
 - BSL BUILDING SETBACK LINE
 - STORM LINE
 - BC BACK OF CURB
 - IPF IRON PIN FOUND
 - CL CENTERLINE
 - POB POINT OF BEGINNING
 - ▲ LIMITED ACCESS
 - ▲ TEMPORARY BENCH MARK
 - TBM WATER VALVE
 - ▲ FIRE HYDRANT

RECORDED IN
P.B. 188, PG 66
DATED 10-10-05

DEKALB COUNTY PROJECT No. 02074F

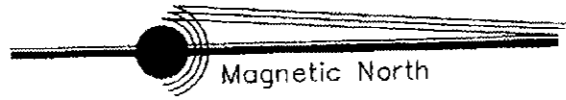


FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.



LEGEND

- () HEADWALL
- () MANHOLE
- () JUNCTION BOX
- () DROP INLET
- () CATCH BASIN
- () D.E. DRAINAGE EASEMENT
- () S.S.E. SANITARY SEWER EASEMENT
- () A.E. ACCESS EASEMENT
- () L.S. LANDSCAPE STRIP
- () SANITARY SEWER LINE
- () R/W RIGHT OF WAY
- () WATER LINE
- () PROPERTY LINE
- () BSL BUILDING SETBACK LINE
- () STORM LINE
- () BC BACK OF CURB
- () IPT IRON PIN FOUND
- () CL CENTERLINE
- () POB POINT OF BEGINNING
- () LIMITED ACCESS
- () TBM TEMPORARY BENCH MARK
- () WATER VALVE
- () FIRE HYDRANT



OWNER / DEVELOPER

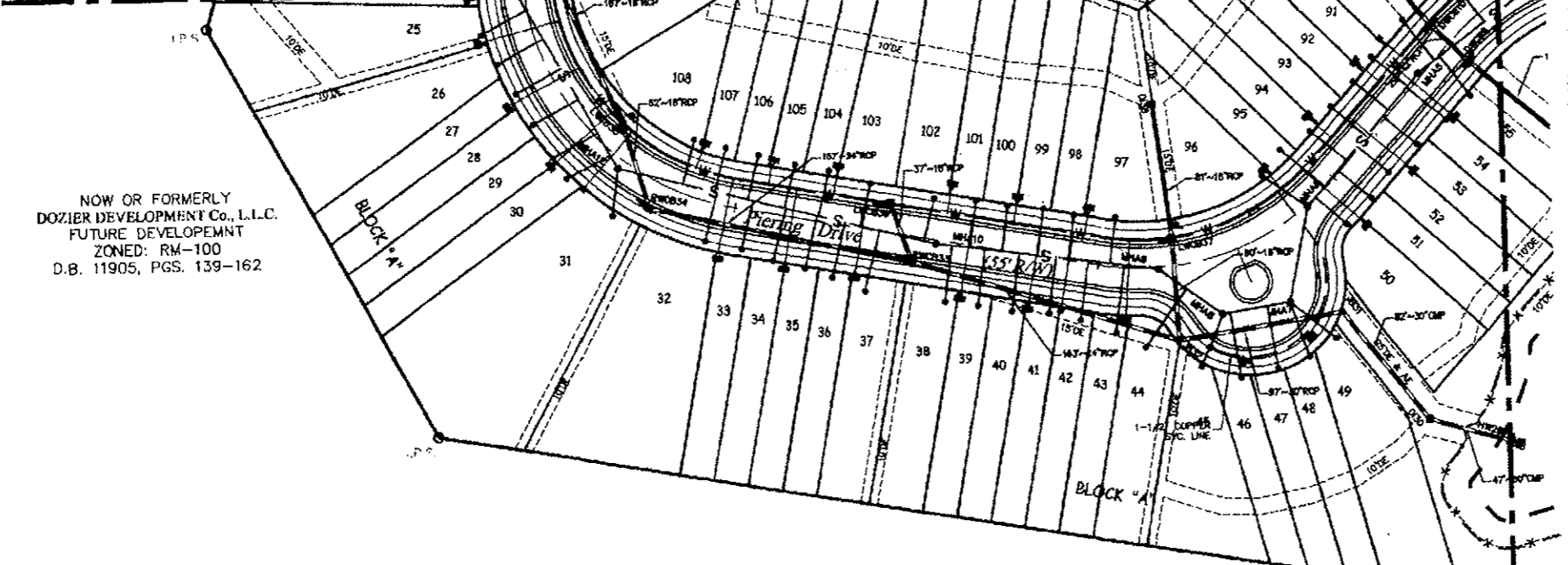
DOZIER DEVELOPMENT CO., LLC

5684 NORCROSS-TUCKER ROAD
NORCROSS, GEORGIA 30093
(770) 448-1277 EXT. 141
(770) 448-3205 (FAX)

24 HOUR EMERGENCY CONTACT
MR. DENNIS HERIFORD
(770) 448-1277 EXT. 141

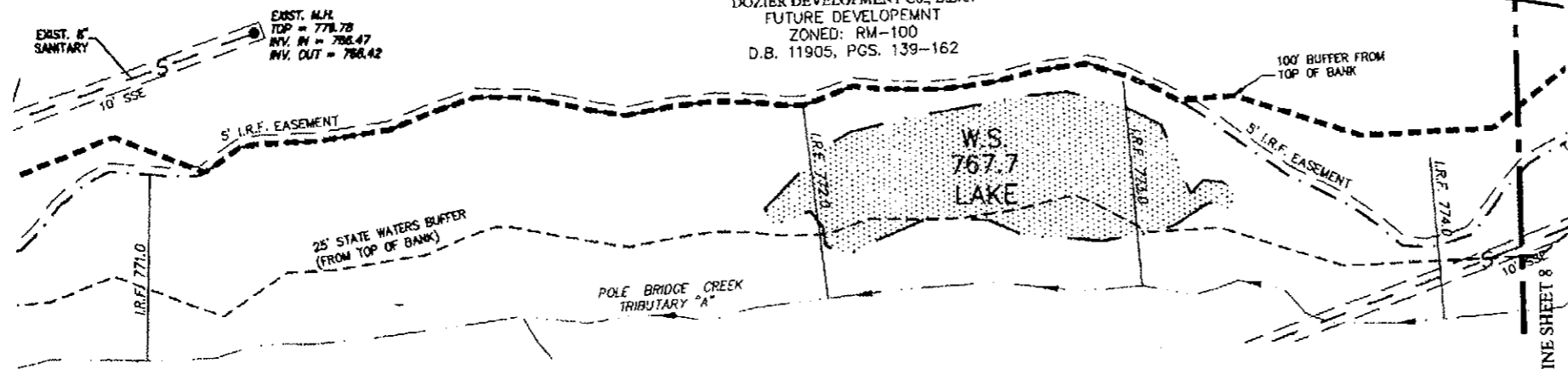
NO.	DATE	DESCRIPTION	BY
1	12/04/2005	RELEASED FOR APPROVAL	BF
2	05/25/2006	SEE REVISION #1	BWS
3			
4			
5			
6			
7			

MATCHLINE SHEET 6



NOW OR FORMERLY
DOZIER DEVELOPMENT Co., L.L.C.
FUTURE DEVELOPEMNT
ZONED: RM-100
D.B. 11905, PGS. 139-162

NOW OR FORMERLY
DOZIER DEVELOPMENT Co., L.L.C.
FUTURE DEVELOPEMNT
ZONED: RM-100
D.B. 11905, PGS. 139-162



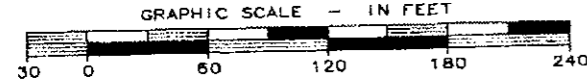
4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com



FINAL FLAT FOR:
FAIRINGTON TOWNSHIP

LAND LOT 74, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

RECORDED IN
P.B. 158, PG 67
DATED 10-10-05



DEKALB COUNTY PROJECT No. 02074R



FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.

DATE: 02/02/05
SCALE: 1"=60'
GN: DC488PH6, FP, AB
JN: 00488.5F
FN: 116-D-2278FP
SHEET NO. 7 OF 8

Plot Book 1 68 Ps 104

MATCHLINE SHEET 8

SUBDIVIDED AS
 FAIRINGTON VILLAGE CONDOMINIUM
 DOZIER DEVELOPMENT Co., L.L.C.
 ZONED: RM-100
 NOT RECORDED YET
 D. B. 11905, PGS. 139-162

Magnetic North

LEGEND

- () HEADWALL
- () MANHOLE
- () JUNCTION BOX
- () DROP INLET
- () CATCH BASIN
- () DRAINAGE EASEMENT
- () SANITARY SEWER EASEMENT
- () ACCESS EASEMENT
- () LANDSCAPE STRIP
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- () STORM LINE
- () BACK OF CURB
- () IRON PIN FOUND
- () CENTERLINE
- () POINT OF BEGINNING
- () LIMITED ACCESS
- () TEMPORARY BENCH MARK
- () WATER VALVE
- () FIRE HYDRANT

Plot Book 168 Ps 105
 Linda Carter
 Clerk of Superior Court
 DeKalb County, Georgia

STORM DRAINAGE CHART						
STRUCTURE NUMBER	TYPE	PIPE LENGTH / SIZE	TOP	IN	OUT	SLOPE (%)
1	HW		783.3	778.49	778.49	0.49
2	DI	61.2' / 30" RCP	790.0	778.6	778.6	1.51
3	DWCD	86.6' / 30" RCP	786.7	780.1	780.1	0.94
4	JB	94.5' / 24" RCP	789.5	781.0	781.0	3.66
5	DI	62.5' / 24" CMP	788.7	783.5	783.3	6.27
6	DI	125.6' / 24" CMP	795.8	791.8	791.4	1.02
6A	DI	225' / 18" CMP	799.53	-	794.1	-
7	HW	39.1' / 42" CMP	784.0	778.9	778.9	2.56
8	DI	96.6' / 42" RCP	786.5	778.9	778.3	7.42
9	JB	32.6' / 42" RCP	787.6	781.6	781.4	1.28
10	DWCD	80.1' / 42" RCP	787.7	782.2	782.1	2.98
11	DI	95.2' / 36" CMP	791.9	784.0	784.9	13.3
12	DWCD	47.4' / 36" RCP	806.4	800.1	799.8	0.92
13	DI	183.1' / 30" RCP	811.9	805.3	805.0	2.70
14	JB	81.5' / 30" RCP	813.0	808.5	808.1	3.39
15	JB	47.4' / 30" RCP	814.6	809.1	808.9	0.92
16	SWCB	141.3' / 30" RCP	818.5	815.6	815.1	4.23
17	SWCB	109.7' / 24" RCP	821.6	817.9	817.8	2.04
18	JB	48.5' / 24" RCP	822.2	819.6	818.6	1.57
19	SWCB	167.9' / 18" RCP	825.2	821.8	821.7	1.23
20	DI	111.4' / 18" RCP	829.2	-	824.1	2.15
13	DWCD	131.2' / 18" RCP	806.4	801.0	799.8	2.86
22	DI		810.0	-	804.8	-
14	JB	43.3' / 18" RCP	811.9	805.9	805.0	1.90
23	SWCB		809.6	-	806.9	-
15	DI		813.0	808.4	808.1	5.26
24	JB	126.0' / 18" CMP	820.53	-	815.1	-
17	DI	116.2' / 18" RCP	819.5	815.8	815.1	1.13
25	SWCB		822.4	-	817.2	-
18	JB	87.8' / 18" RCP	821.6	816.1	817.8	1.44
26	SWCB		822.4	-	819.4	-
19	SWCB	83.0' / 18" RCP	822.2	819.0	818.6	1.39
27	DI		825.3	-	820.1	-
28	HW	47.3' / 30" CMP	783.0	779.0	779.0	1.01
30	DI	82.2' / 30" CMP	786.9	783.4	779.4	1.46
31	JB	97.0' / 30" RCP	782.6	784.6	784.6	0.96
32	JB	162.7' / 24" RCP	792.6	785.5	785.5	2.32
33	SWCB	156.6' / 24" RCP	793.1	788.4	788.3	3.19
34	SWCB	52.1' / 18" RCP	798.5	794.7	794.4	2.58
35	SWCB	166.9' / 18" RCP	799.4	796.1	796.1	4.32
36	SWCB		806.4	-	803.4	-
32	JB	59.7' / 18" RCP	792.6	786.3	785.5	1.75
37	SWCB		780.4	787.4	787.3	1.28
38	DI	80.7' / 18" RCP	794.7	-	788.4	-
20	SWCB	95.4' / 18" RCP	825.2	821.8	821.7	0.81
28A	SWCB		827.0	822.6	822.5	4.04
28	SWCB	18.5' / 18" RCP	826.5	-	823.3	-
33	HW	37.0' / 48" RCP	793.1	788.6	789.3	1.73
39	OCS		793.2	-	790.2	-

ALL CORRUGATED PIPES ARE CORRUGATED METAL PIPE UNLESS OTHERWISE NOTED.

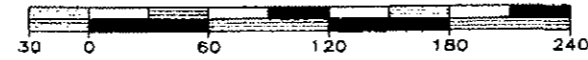
OWNER / DEVELOPER

DOZIER DEVELOPMENT CO., LLC

5984 NORCROSS-TUCKER ROAD
 NORCROSS, GEORGIA 30083
 (770) 448-1277 EXT. 141
 (770) 448-3205 (FAX)

24 HOUR EMERGENCY CONTACT
 MR. DENNIS HERIFORD
 (770) 448-1277 EXT. 141

GRAPHIC SCALE - IN FEET



DEKALB COUNTY PROJECT No. 02074R

RECORDED IN
 P.B. 158 PG 68
 DATED 10-18-05

DAM QUALITY
 DAM No. 1
 EXTENDED DRY DETENTION POND
 24 HOUR WATER QUALITY VOL. = 36,028 cu.ft.
 24 HOUR WATER QUALITY ELEV. = 780.4
 25 YR. HW ELEV. = 781.7
 25 YR. STORAGE VOLUME = 74,050 cu.ft.
 100 YR. HW ELEV. = 782.20
 100 YR. STORAGE VOLUME = 83,350 cu.ft.
 100 YR. BACKW. HW ELEV. = 782.70
 100 YR. EMER. STORAGE VOL. = 96,910 cu.ft.
 MIN. TOP OF DAM ELEV. = 784.0
 MAX. TOP OF DAM WIDTH = 106'
 BOTTOM OF POND = 777.30
 TOTAL D.A. 16.25 ACRES
 EXIST. D.A. 14.86 ACRES
 SUMP AREA = 26,706 sq.ft.
 MAX. FW FL. ELEV. = 786.71

NOW OR FORMERLY
 DOZIER DEVELOPMENT Co., L.L.C.
 FUTURE DEVELOPEMNT
 ZONED: RM-100
 O.B. 11905, PGS. 139-162

NO.	DATE	DESCRIPTION	BY
1	02/02/05	RELEASED FOR APPROVAL	BWS
2			
3			
4			
5			
6			
7			

4317 Park Drive - Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruitt.com



FAIRINGTON TOWNSHIP
 LAND LOT 74, 16TH DISTRICT
 DEKALB COUNTY, GEORGIA

FINAL PLAN for:
 DATE: 02/02/05
 SCALE: 1"=60'
 DN: 00488PH6_PP_08
 JN: C0488.5F
 FN: 116-C-2278FP
 SHEET NO. 8 OF 8



FOR THE FIRM
 TRAVIS PRUITT & ASSOC., INC.

Sec. 27-326. - Scope of provisions.

The provisions contained within this section are the regulations of the RM-100 (Multifamily Residential) District.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-327. - Statement of purpose and intent.

The purpose and intent of the board of commissioners in establishing the RM-100 (Multifamily Residential) District is as follows:

- (a)

To provide for the development of multifamily neighborhoods within the county at a density of twelve (12) units per acre where so designated on the comprehensive plan;
- (b)

To provide for infill development in multifamily neighborhoods having a density of twelve (12) dwelling units per acre in a manner compatible with existing development;
- (c)

To assure that the uses and structures authorized in the RM-100 (Multifamily Residential) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-328. - Principal uses and structures.

The following principal uses of land and structures shall be authorized in the RM-100 (Multifamily Residential) District:

- (a)

Dwellings:

 - (1) Attached single-family dwelling.
 - (2) Detached single-family dwelling.
 - (3)

- Multifamily dwellings.
 - (4) Multifamily dwellings, supportive living.
- (b)
 - Lodging:*
 - (1) Fraternity house or sorority house.
 - (2) Rooming house or boardinghouse.
- (c)
 - Personal assistance services and child caring institutions:*
 - (1) Personal care home, community.
 - (2) Child caring institution, community.
 - (3) Personal care home, group.
 - (4) Child caring institution, group.
- (d)
 - Medical and health services:*
 - (1) Nursing or convalescent home.
- (e)
 - Education:*
 - (1) Adult day care center or adult day care facility.
 - (2) Child day care center or child day care facility.
 - (3) Kindergarten.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 11-12, Pt. I, 8-9-11)

Sec. 27-329. - Accessory uses, buildings and structures.

Accessory uses, buildings and structures shall be located within the buildable area of the lot. Accessory buildings and structures shall not exceed twenty (20) feet in height and shall comply with the requirements of [section 27-731](#). The following accessory uses of land and buildings and structures shall be authorized in the RM-100 (Multifamily Residential) District:

(a)

Accessory uses and buildings and structures incidental to any authorized principal use, including the following and similar uses:

(1)

Club house including meeting room or recreation room.

(2)

Garages for parking of automobiles.

(3)

Laundry facilities for residents.

(4)

Leasing office.

(5)

Mail room for residents.

(6)

Storage buildings.

(7)

Swimming pools.

(8)

Tennis courts and other play and recreation areas.

(b)

Signs in accordance with the provisions of this chapter and [Chapter 21](#)

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-330. - Special permits.

The following uses and structures shall be authorized only by permits of the type indicated:

(a)

Special administrative permit from director of public works:

(1)

Home occupation involving no customer contact and no employee other than a person residing on the premises.

(b)

Special exception permit from the zoning board of appeals:

(1)

Utility structure necessary for the transmission or distribution of service.

(c)

Special land use permit from board of commissioners:

- (1) Cemetery, columbarium, or mausoleum.
- (2) Convent or monastery.
- (3) Home occupation involving any customer contact.
- (4) Place of worship.
- (5) Private elementary, middle or high school.
- (6) Shelter for homeless persons.
- (7) Telecommunications tower or antenna.
- (8) Transitional housing facility.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-331. - Lot width; lot area; setbacks.

The following requirements shall apply to all lots and structures in the RM-100 (Multifamily Residential) District:

(a)

Lot width and area:

(1)

All lots developed with multifamily dwellings shall have at least one hundred (100) feet of frontage as measured along the public street frontage and a lot area of not less than two (2) acres and may be developed at a density not exceeding twelve (12) dwelling units per acre.

(2)

All lots developed with detached single-family dwellings shall have a lot area of not less than six thousand (6,000) square feet and shall have at least sixty (60) feet of frontage as measured along the public street frontage, except that lots fronting on the cul-de-sac of a street shall have at least thirty-five (35) feet of frontage as measured along the public street and shall have at least sixty (60) feet of frontage as measured at the point of the required front yard setback line.

(b)

Minimum setback requirements:

(1)

Multifamily dwellings:

a.

Front yard: Thirty-five (35) feet.

b.

Side yard: Twenty (20) feet, except that where an RM-100 lot adjoins any R lot along a side lot line, the required yard shall be fifty (50) feet.

c.

Rear yard: Forty (40) feet, except that where an RM-100 lot adjoins any R lot along a rear lot line, the required yard shall be sixty (60) feet.

(2)

Single-family detached dwellings:

a.

Front yard: Thirty (30) feet.

b.

Interior side yard: Seven and one-half (7½) feet.

c.

Side yard along side street side: Fifteen (15) feet.

d.

Rear yard: Thirty (30) feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-332. - Spacing between buildings.

Spacing between multiple buildings within an RM-100 district is subject to the requirements of [section 27-788](#).

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-333. - Transitional buffer zone requirement.

Where a lot in the RM-100 (Multi-family Residential) District is used for attached single-family dwellings and adjoins the boundary of any property which is zoned R (Single-family Residential) District, except single-family attached developments, a transitional buffer zone not less than fifty (50) feet in width shall be provided and maintained in a natural state. Said transitional buffer zone shall not be paved and shall not be used for parking, loading, storage or any other use, except where necessary to grade or modify a portion of the transitional buffer zone for the installation of utilities necessitated by the development. Water detention ponds shall not be located within transitional buffer zones. No trees, other than dead or diseased trees, shall be removed from said transitional buffer zone, but additional

trees and plant material may be added to the transitional buffer zone. In addition, a screening fence not less than six (6) feet in height shall be erected and maintained either along the property line or within the transitional buffer zone separating the use from the adjoining single-family residential.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-334. - Height of buildings and structures.

No building or structure shall exceed four (4) stories in height, provided however, that no building exceeding three stories in height shall be authorized except after approval by the department of fire and rescue services for assurance of adequacy of fire protection facilities and service for such four-story building.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 11-02, Pt. I, § 6, 11-27-01)

Sec. 27-335. - Floor area of dwelling.

The minimum floor area of each dwelling shall be as follows:

(a)

Multifamily dwellings:

(1)

One (1) bedroom: Six hundred fifty (650) square feet, provided however, that twenty (20) percent of the total units in a multifamily dwelling development of more than one building may have a floor area of not less than five hundred twenty (520) square feet.

(2)

Two (2) bedrooms: Eight hundred (800) square feet.

(3)

Three (3) or more bedrooms: One thousand (1,000) square feet.

(b)

Multifamily dwellings, supportive living: Three hundred (300) square feet.

(c)

Single-family dwelling, attached or detached: One thousand (1,000) square feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-336. - Lot coverage.

The maximum lot coverage by buildings shall not exceed thirty-five (35) percent.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-337. - Off-street parking requirement.

Off-street parking requirements for uses and structures authorized and permitted in the RM-100 (Multifamily Residential) District are as follows:

- (a) *Adult day care center:* One (1) space for each two hundred (200) square feet of floor area.
- (b) *Adult day care facility:* Four (4) spaces.
- (c) *Detached single-family dwelling:* Four (4) spaces per dwelling unit.
- (d) *Child day care center:* One (1) space for each two hundred (200) square feet of floor area.
- (e) *Child day care facility:* Four (4) spaces.
- (f) *Convent or monastery:* One (1) space for each two hundred (200) square feet of floor area within the principal structure.
- (g) *Elementary, middle or high school:*
 - (1) *Elementary and middle school:* Two (2) spaces for each classroom.
 - (2) *High school:* Five (5) spaces for each classroom.
- (h) *Fraternity house or sorority house:* One (1) space per bed.
- (i) *Kindergarten:* One (1) space per two hundred (200) square feet of floor area.
- (j) *Multifamily dwellings:* Two (2) spaces per dwelling unit.
- (k) *Multifamily dwellings, supportive living:* Five-tenths (0.50) space per dwelling unit.
- (l) *Nursing or convalescent home:* Five-tenths (0.50) space per bed.
- (m) *Personal care home, community:* Five-tenths (0.50) space for each employee and resident.
- (n)

Child caring institution, community: Five-tenths (0.50) space for each employee and resident.

(o)

Personal care home, group: Four (4) spaces.

(p)

Child caring institution, group: Four (4) spaces.

(q)

Place of worship: One (1) space for each three (3) seats in the largest assembly room used for public worship, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room used for public worship.

(r)

Rooming house or boardinghouse: One (1) space per bedroom.

(s)

Other uses: One (1) space for each two hundred (200) square feet of floor area within the principal structure.

(t)

Attached single-family dwelling:

(1)

Less than one thousand six hundred (1,600) square feet of floor area:
Two (2) spaces.

(2)

One thousand six hundred (1,600) through one thousand nine hundred ninety-nine (1,999) square feet of floor area: Three (3) spaces.

(3)

Two thousand (2,000) square feet or greater: Four (4) spaces.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 00-79, Pt. 1, § IV, 9-12-00; Ord. No. 11-12, Pt. I, 8-9-11)

Sec. 27-338. - Landscaping requirement.

Each lot shall provide and shall maintain trees and plant material as is required in [Chapter 14](#).

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-339. - Outdoor play and recreation areas required.

Each lot developed and used for multifamily housing shall provide and shall maintain outdoor play and recreation areas equal to five (5) percent of the total area of the lot. In no case shall the contiguous area of any such outdoor play and recreation area be less than four thousand (4,000) square feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-340. - Parking lot landscaping requirements.

Parking lots shall be landscaped and maintained in accordance with the standards and requirements of [section 27-753](#).

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-341. - Noise limitations.

All uses authorized and permitted within this district shall operate in compliance with the noise limitation requirements contained in [section 27-762](#) of this chapter.

(Ord. No. 14-02, Pt. 1(III), 12-20-01; Ord. No. 20-02, Pt. I, 4-9-02)