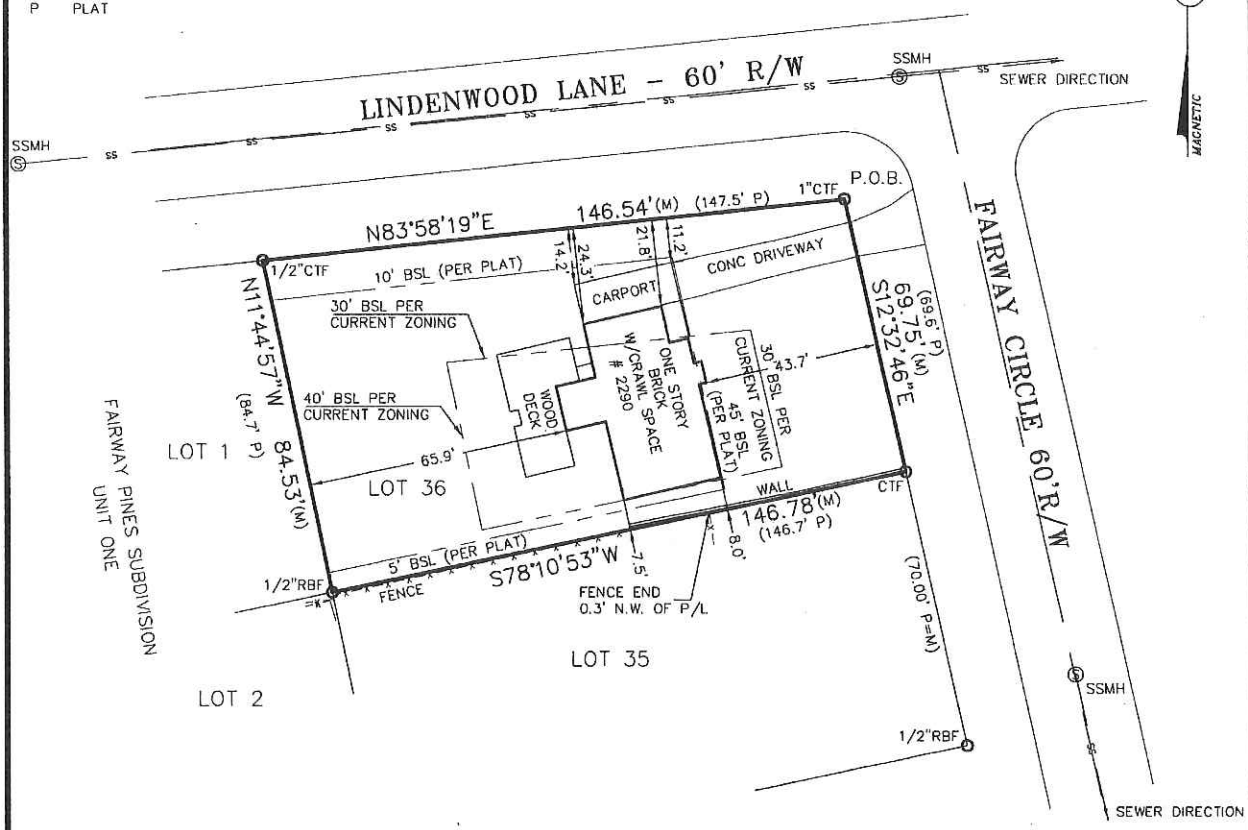
LEGEND

CMP	CORRUGATED METAL PIPE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
BSL	BUILDING SETBACK LINE
RBF	REBAR FOUND
IPP	IRON PIN PLACED
IPF	IRON PIN FOUND
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
RB	REBAR
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEAD WALL
POB	POINT OF BEGINNING
MH	MAN HOLE
R/W	RIGHT-OF-WAY
PP	POWER POLE
LL	LAND LOT
M	MEASURED
D	DEED
P	PLAT

AREA
11,281 sq.ft.
0.26 acres



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

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FIELD DATE 05/16/16

JOB NUMBER: 16-02366

GEORGIA REGISTERED No. 2109 PROFESSIONAL LAND SURVEYOR JOHN W. STANZILIS, JR.

PLAT BOOK 22, PAGE 26
DEED BOOK _____, PAGE _____

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: SAMS DEVELOPMENT

OWNER / PURCHASER: AMIR NADIZADEH

DATE: 05/17/16

SCALE: 1" = 30'

LAND LOT 201 | 18th DISTRICT | SECTION | DEKALB COUNTY, GEORGIA

LOT 36 | BLOCK B | UNIT TWO | AREA OF LOT: 11,281 S.F.

SUBDIVISION FAIRWAY PINES

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770)794-9052

LEGEND

CMP	CORRUGATED METAL PIPE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
BSL	BUILDING SETBACK LINE
RBF	REBAR FOUND
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PP	POWER POLE
LL	LAND LOT
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D	DEED
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IMPERVIOUS AREA CALCULATIONS:

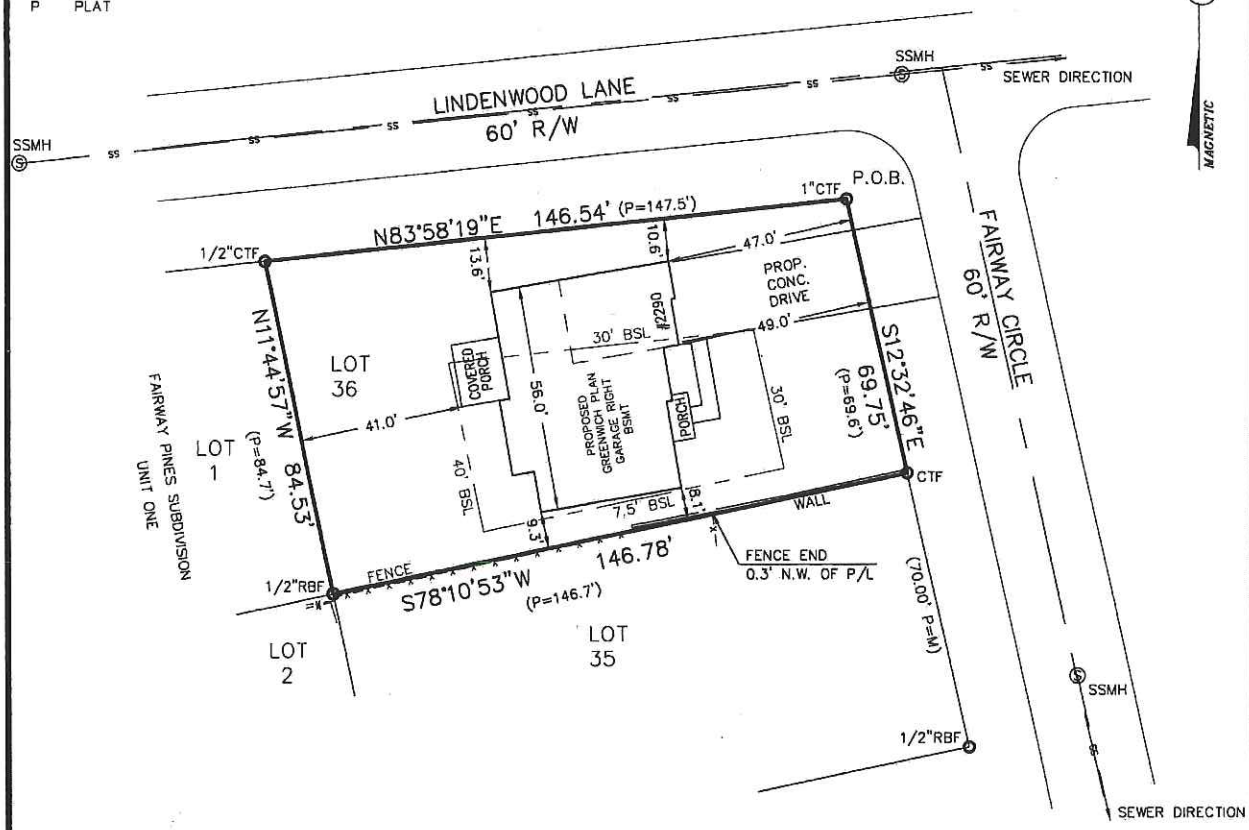
PROPOSED HOUSE = 2,484 S.F.
PROPOSED DRIVEWAY = 377 S.F.
PROPOSED FRONT PORCH = 62 S.F.
PROPOSED PORCH = 185 S.F.
PROPOSED A/C PAD = 16 S.F.

TOTAL LOT COVERAGE =3,124 S.F.

SUBJECT PROPERTY CURRENTLY ZONED "R-75"
DEKALB COUNTY ZONING DEPARTMENT
BUILDING SETBACKS:
FRONT: 30'
SIDE: 7.5'
REAR: 40'
MINIMUM LOT AREA: 10,000 sq.ft.
MINIMUM LOT FRONTAGE: 75'
MAXIMUM LOT COVERAGE: 35%

RECEIVED SEP 6 2016 CITY OF BROOKHAVEN

AREA
11,281 sq.ft.
0.26 acres



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(IN FEET)
1 inch = 30 ft.

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#2290 FAIRWAY CIRCLE

REVISED PER COMMENTS 07-29-16

JOB NUMBER: 16-2628

GEORGIA REGISTERED No. 2109 PROFESSIONAL LAND SURVEYOR JOHN W. STANZILIS, JR.

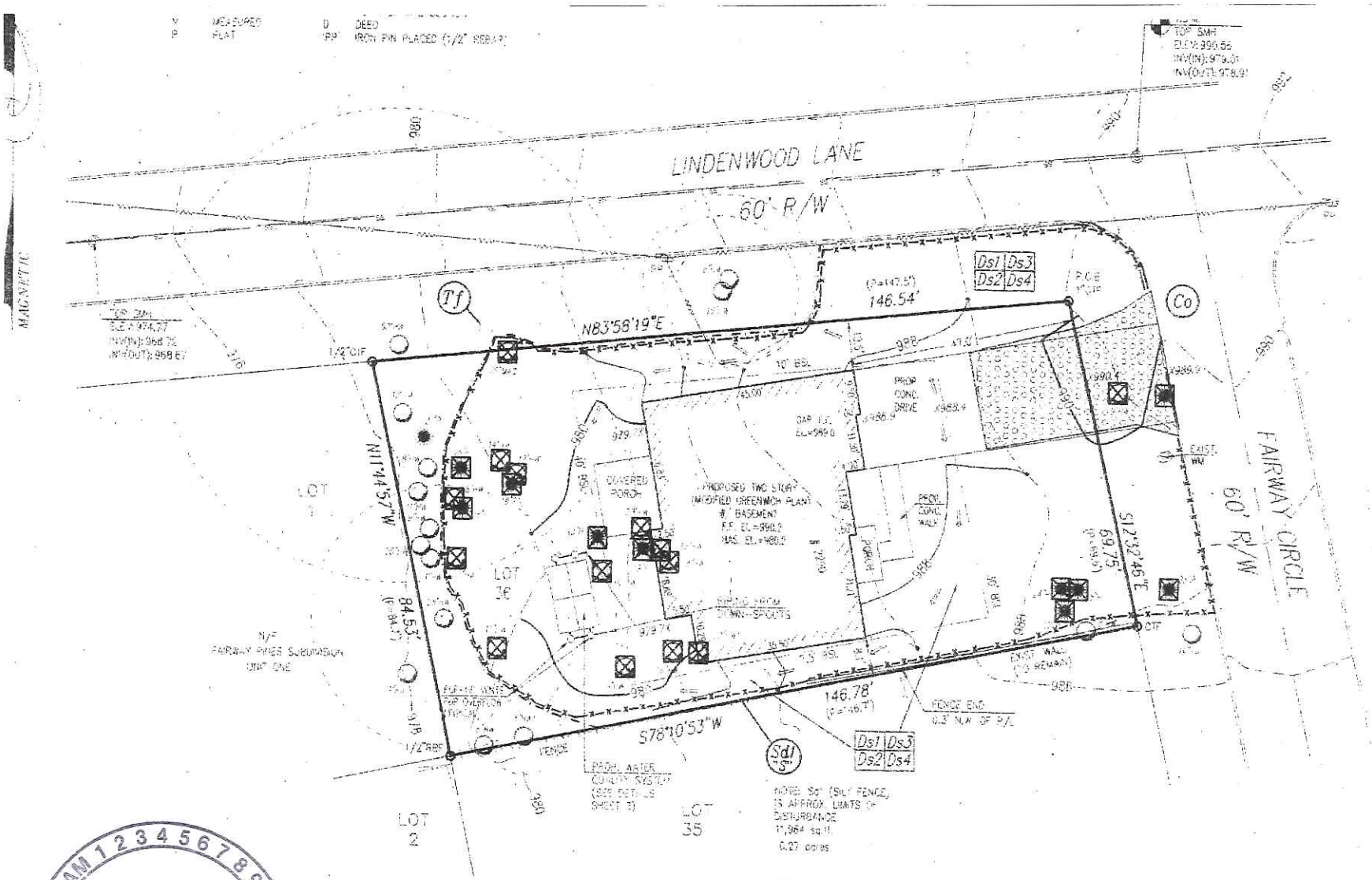
PLAT BOOK 22, PAGE 26
DEED BOOK _____, PAGE _____

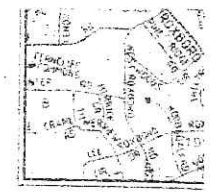
HOUSE LOCATION PLAN PREPARED FOR: SAMS DEVELOPMENT
DATE 05/27/16
OWNER / PURCHASER AMIR NADIZADEH
SCALE 1" = 30'
LAND LOT 201 18th DISTRICT SECTION DEKALB COUNTY, GEORGIA
LOT 36 BLOCK B UNIT TWO AREA OF LOT: 11,281 S.F.
SUBDIVISION FAIRWAY PINES

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770)794-9052

M MEASURED
P PLAT
D DEED
"PP" IRON PIN PLACED (1/2" REBAR)





VIC

GENERAL NOT

1. INFORMATION REGARDING THE AND LOCATION OF EXISTING UNDI IS SHOWN HEREON. THERE IS N INFORMATION AND IT SHALL BE USING THIS DRAWING. THE LOCA UTILITIES AND STRUCTURES SHOW UTILITIES AND STRUCTURES NOT OWNER, HIS EMPLOYEES, HIS CON HIS AGENTS SHALL HEREBY DIST IS NOT RESPONSIBLE FOR THE C INFORMATION SHOWN HEREON AS
2. RIGHT-OF-WAYS ARE BASED OF TRAVEL, UNLESS NOTED OTHE
3. ALL MATTERS PERTAINING TO
4. NO VISIBLE EVIDENCE OF A
5. TOTAL SITE AREA = 7,201 S.F
6. TOPOGRAPHIC INFORMATION DATUM OBTAINED BY STATIC NOS OPUS USED FOR POST P BEARINGS BASED ON A SINGL
7. SUBJECT PROPERTY CURRENT DEKALB COUNTY ZONING DEPARTM BUILDING SETBACKS:
FRONT: 30'
SIDE: 7.5'
REAR: 40'
MINIMUM LOT AREA: 10,000 sq.ft
MINIMUM LOT FRONTAGE: 75'
MAXIMUM LOT COVERAGE: 35%
8. REFER TO ARCHITECTURAL PLA AND HEIGHT INFORMATION.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF L 18TH LAND DISTRICT, CITY OF BRO AND BEING KNOWN AS LOT 36, BL PINES SUBDIVISION RECORDED IN P MORE PARTICULARLY DESCRIBED A

THE POINT OF BEGINNING BEING A INTERSECTION FORMED BY THE SOU LINDENWOOD LANE (HAVING A 60' RIGHT OF WAY LINE OF FAIRWAY C

THENCE FROM THE POINT OF BEGIN RUNNING ALONG SAID 60' RIGHT OF 12 DEGREES 32 MINUTES 46 SECON TO A CRIMP TOP PIPE FOUND MAR CORNER OF LOT 36 THENCE LEAV CIRCLE AND RUNNING ALONG THE L 78 DEGREES 10 MINUTES 53 SECON TO A 1/2-INCH REBAR FOUND MAR THENCE RUN NORTHWEST ALONG T 11 DEGREES 44 MINUTES 57 SECON A 1/2-INCH REBAR FOUND MARKIN OF LOT 36 AT THE SOUTHERLY 60' THENCE RUNNING ALONG SAID 60

RESIDENTIAL SITE PLAN FOR:

NOTE:
THE ORIGINAL EXISTING UTILITIES ARE

OWNER/DEVELOPER:

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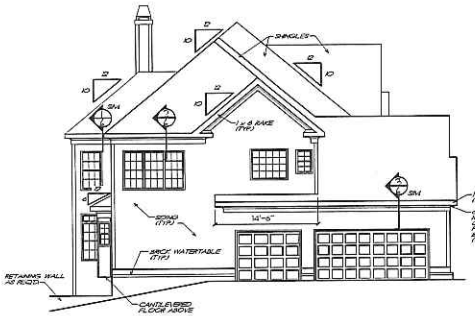
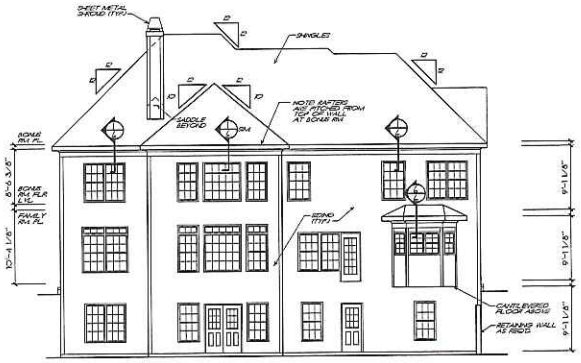
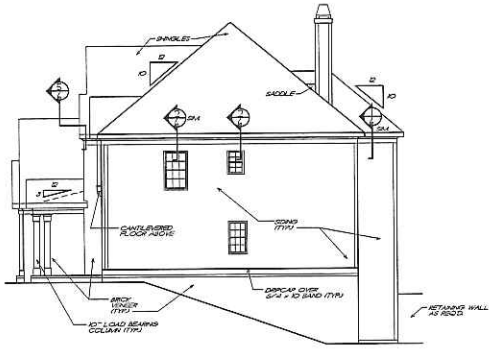
CITY OF BROOKHAVEN
AM 1 2 3 4 5 6 7 8 9 10 11 12 PM
PM 1 2 3 4 5 6 7 8 9 10 11 12 AM



LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

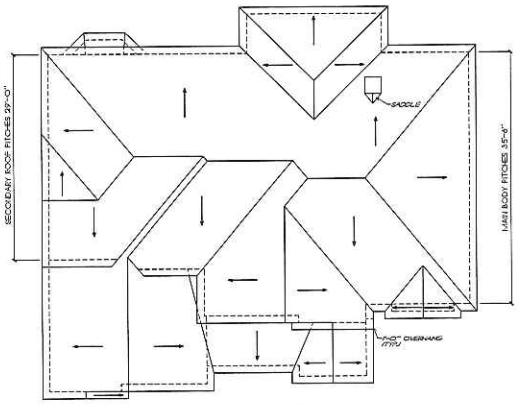


RIGHT ELEVATION
1/8" = 1'-0"

NOTE: ELEVATIONS REFLECT A BASEMENT FOUNDATION. IF ANOTHER FOUNDATION IS USED, BUILDER SHOULD DISREGARD FOUNDATION SHOWN

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQD. TO LINE UP FASCIAS AT A MINIMUM OF 1'-0" OVERHANG

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS



ROOF PLAN
1/8" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

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REVISIONS	DATE	BY
PLAN REVISE	4-20-04	KLB

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SAMS DEVELOPMENT
KENNESAW, GA

ELEVATIONS/ ROOF PLAN

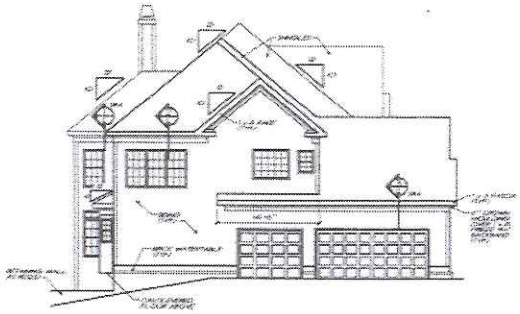
THE GREENWICH 2

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOME PLANS
3550 GEORGE BUSBEE PARKWAY
SUITE 190
KENNESAW, GEORGIA 30144
770-431-0888 888-717-3003

BY: KLB CSC: KSK

DATE: 9-2-04

SHEET: 1 OF: 6



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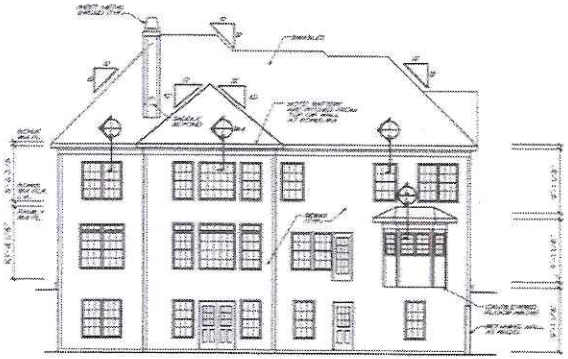
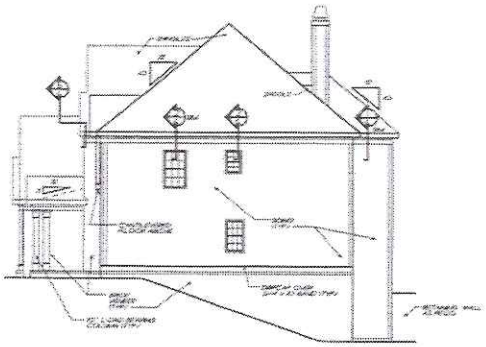


REAR ELEVATION



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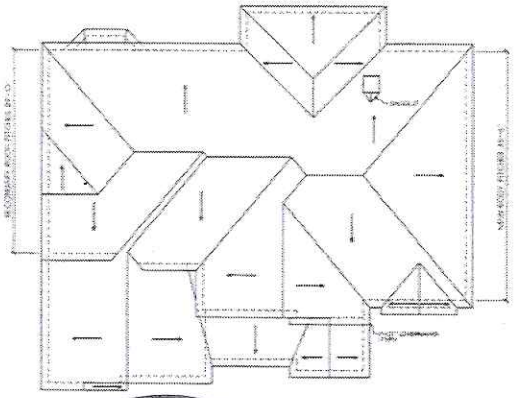

ROOF PLAN

NOTE: RAFTERS ARE PITCHED FROM TOP OF CEILING JOISTS SEE DETAILS

FRONT ELEVATION

WARRANTY AND LIABILITY

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CITY OF
BROOKHAVEN

REVISIONS	DATE	BY

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SAMS DEVELOPMENT
KENNESAW, GA

ELEVATIONS/ ROOF PLAN

THE GREENWICH 2

FRANK BETZ ASSOCIATES, INC.
DESIGNERS OF CUSTOM AND STOCK HOMEPLANS
3550 GEORGE BUSBEE PARKWAY
SUITE 100
KENNESAW, GEORGIA 30144
770-631-0000 800-717-3003

DRAWN: CHECKED:

DATE: 5/2/16

SHEET: 1