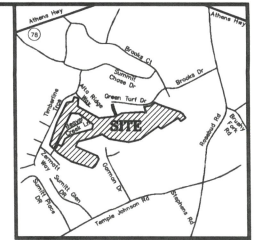


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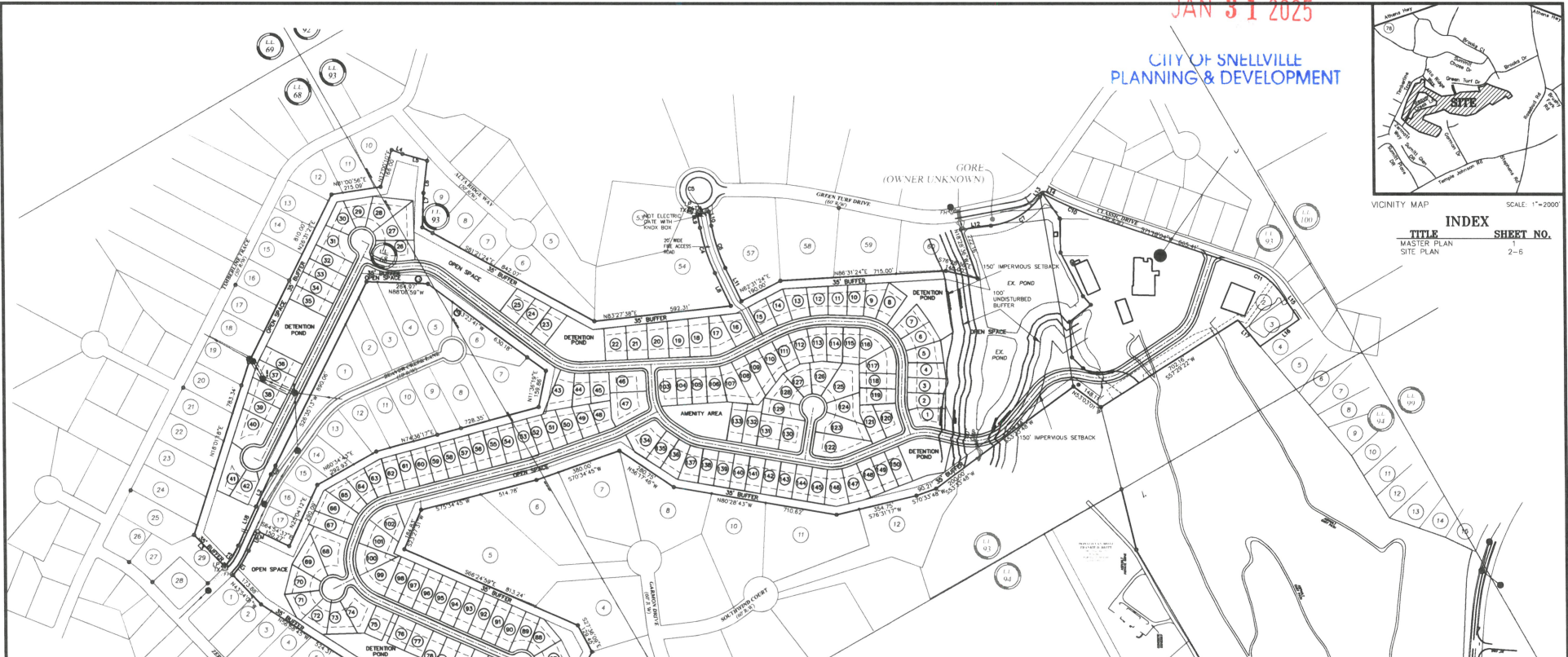
JAN 31 2025

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT



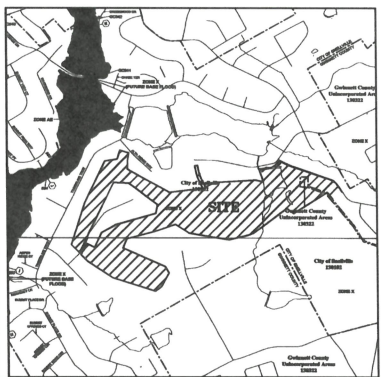
VICINITY MAP SCALE: 1"=2000'

INDEX	
TITLE	SHEET NO.
MASTER PLAN	1
SITE PLAN	2-6



FIRM MAP 1" = 1000'

FIRM PANEL
PANEL: 1306A1300 COF 100
DATE: 10/20/2024 BY: JAC/STP
SCALE: 1"=1000'



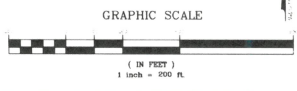
LEGEND

1	Proposed Residential Lot
2	Proposed Street
3	Proposed Detention Pond
4	Proposed Open Space
5	Proposed Amenity Area
6	Proposed Utility Line
7	Proposed Easement
8	Proposed Right-of-Way
9	Proposed Setback
10	Proposed Impervious Surface
11	Proposed Unimpervious Surface
12	Proposed 100' Impervious Setback
13	Proposed 100' Unimpervious Buffer
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PROPERTY ADDRESS
3157 CLASSIC DRIVE
SNELLVILLE, GA 30078
PARCELS 50913, 106

OWNER/DEVELOPER
MOGAM LAND, LLC
3440 LASSITER FALLS DR NE
WAREHO, GA 30067
(678) 227-8952
CONTACT: KAMRAN ALALI
EMAIL: kamran@jusunhomes.com

ENGINEER
ACE ENGINEERING, INC.
600 PINNACLE COURT, SUITE 605
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEDARI
EMAIL: ABH@ACEENGINEERS.COM



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	128.61'	434.28'	N33°29'21"E	126.16'
C2	42.69'	343.31'	S28°35'58"W	42.85'
C3	108.26'	364.28'	S33°59'31"W	107.90'
C4	205.57'	754.82'	N17°46'59"W	204.93'
C5	80.54'	100.00'	N79°57'47"E	50.00'
C6	181.95'	704.52'	S17°48'52"E	181.38'
C7	253.79'	311.55'	N56°30'59"E	246.75'
C8	67.03'	75.00'	S70°49'34"E	84.82'
C9	130.77'	125.00'	S66°27'50"E	124.88'
C10	248.97'	166.02'	S67°50'34"E	248.74'
C11	166.92'	261.48'	S33°00'47"E	164.10'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N28°05'14"E	92.00'
L2	S23°05'14"W	151.91'
L3	N43°54'01"W	168.78'
L4	S89°54'50"E	48.78'
L5	S74°29'50"E	110.17'
L6	S37°00'10"W	140.00'
L7	S02°27'58"W	148.27'
L8	N28°37'14"W	156.48'
L9	N10°00'44"W	81.30'
L10	S19°00'44"E	81.30'
L11	S23°37'47"E	154.30'
L12	N82°50'40"E	130.94'
L13	N35°29'35"E	18.19'
L14	S82°43'05"E	30.46'
L15	S34°34'01"E	148.85'
L16	S58°16'28"W	205.04'
L17	N38°34'11"W	148.78'
L18	S29°06'14"W	186.18'

SITE SUMMARY:
PROPOSED LAND USE: RESIDENTIAL SUBDIVISION
TOTAL SITE AREA: 95.886 AC.
EXISTING ZONING: RS-30
PROPOSED ZONING: RS-5
FLOOD PLAIN AREA: 0.0 A.C.
REQUIRED OPEN SPACE: 19.08 AC. (20.0%)
PROVIDED OPEN SPACE: 28.0 A.C. (27.4%)
TOTAL NUMBER OF LOTS: 150 LOTS
PROPOSED DENSITY: 1.57 LOTS/AC.
MINIMUM LOT SIZE: 18,000 S.F.
MINIMUM HEATED AREA: 2,400 S.F. (2 CAR GARAGE MIN.)
MINIMUM LOT WIDTH: 65 FT
MAXIMUM LOT COVERAGE: 45%
MAXIMUM BUILDING HEIGHT: 35 FT

SETBACKS:
FRONT YARD = 40 FEET
SIDE YARD = 10 FEET (STREET 25')
REAR YARD = 30 FEET
REQUIRED RECREATIONAL AREA: 6% (5.72 AC.)
PROVIDED RECREATIONAL AREA: 12% (11.8 AC.)

DATE	NO.	REVISION/ISSUE	BY	DATE
AUGUST 15, 2024	1	REVISED SITE PLAN	IP	9/10/24
	2	REVISED SITE PLAN	IP	1/16/25
	3	REVISED SITE PLAN	IP	1/21/25
	4	REVISED SITE PLAN	IP	1/30/25

ACREngineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 605
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

MASTER PLAN
FOR
SUMMIT CHASE WEST
LOCATED IN L.L. 68 AND 93
5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

Sheet
1
OF
6

RECEIVED

JAN 31 2025

CITY OF SNELLVILLE TITLE PLANNING & DEVELOPMENT

INDEX SHEET NO. 2-6

NOTE: LOCATIONS OF SANITARY AND STORM SEWER STRUCTURE AND PIPES ARE PRELIMINARY AND WILL MODIFY DURING CONSTRUCTION DESIGN PHASE.

- LEGEND
1. LOT AREA
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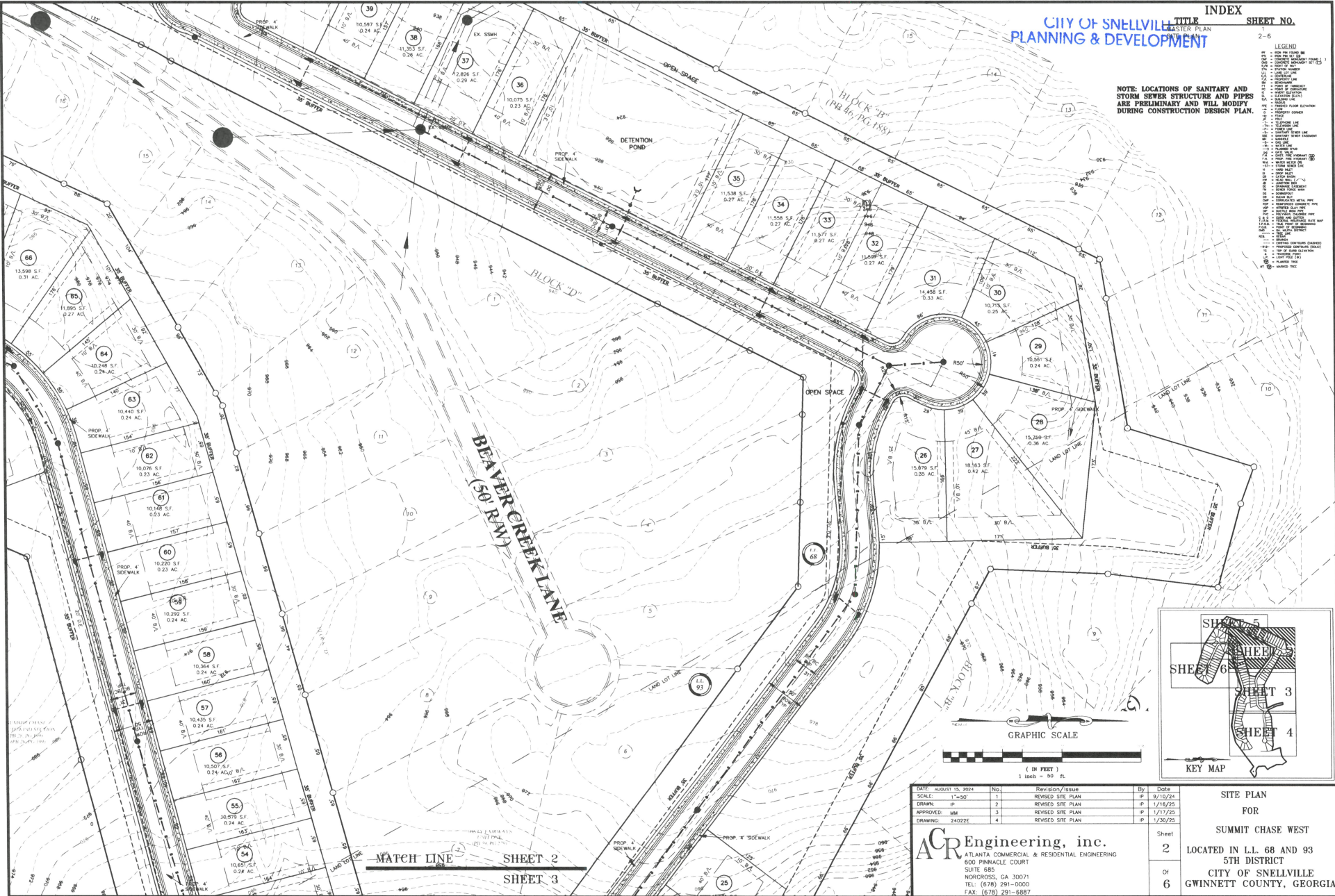
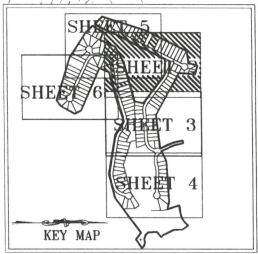


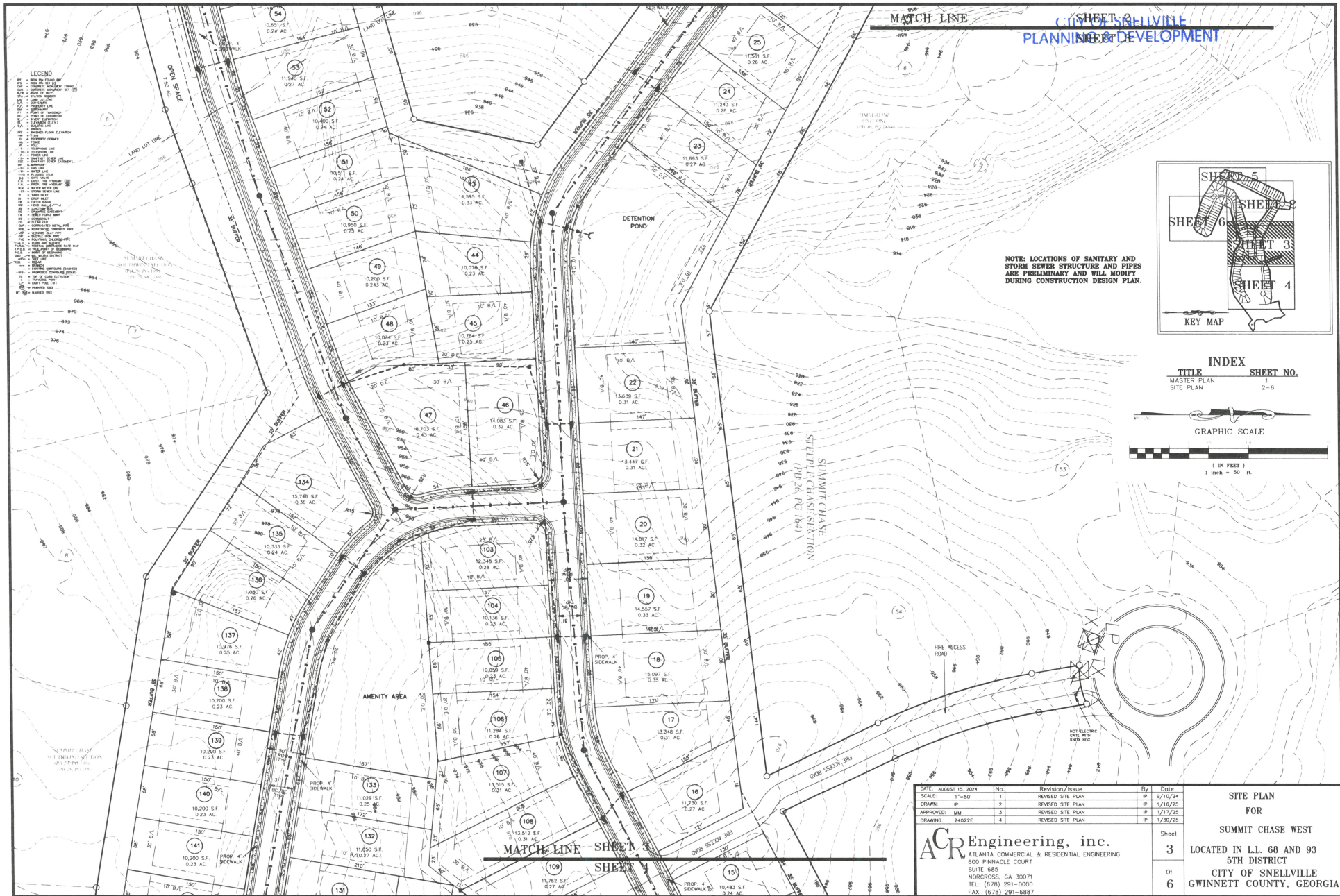
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SITE PLAN FOR SUMMIT CHASE WEST LOCATED IN L.L. 68 AND 93 5TH DISTRICT CITY OF SNELLVILLE GWINNETT COUNTY, GEORGIA

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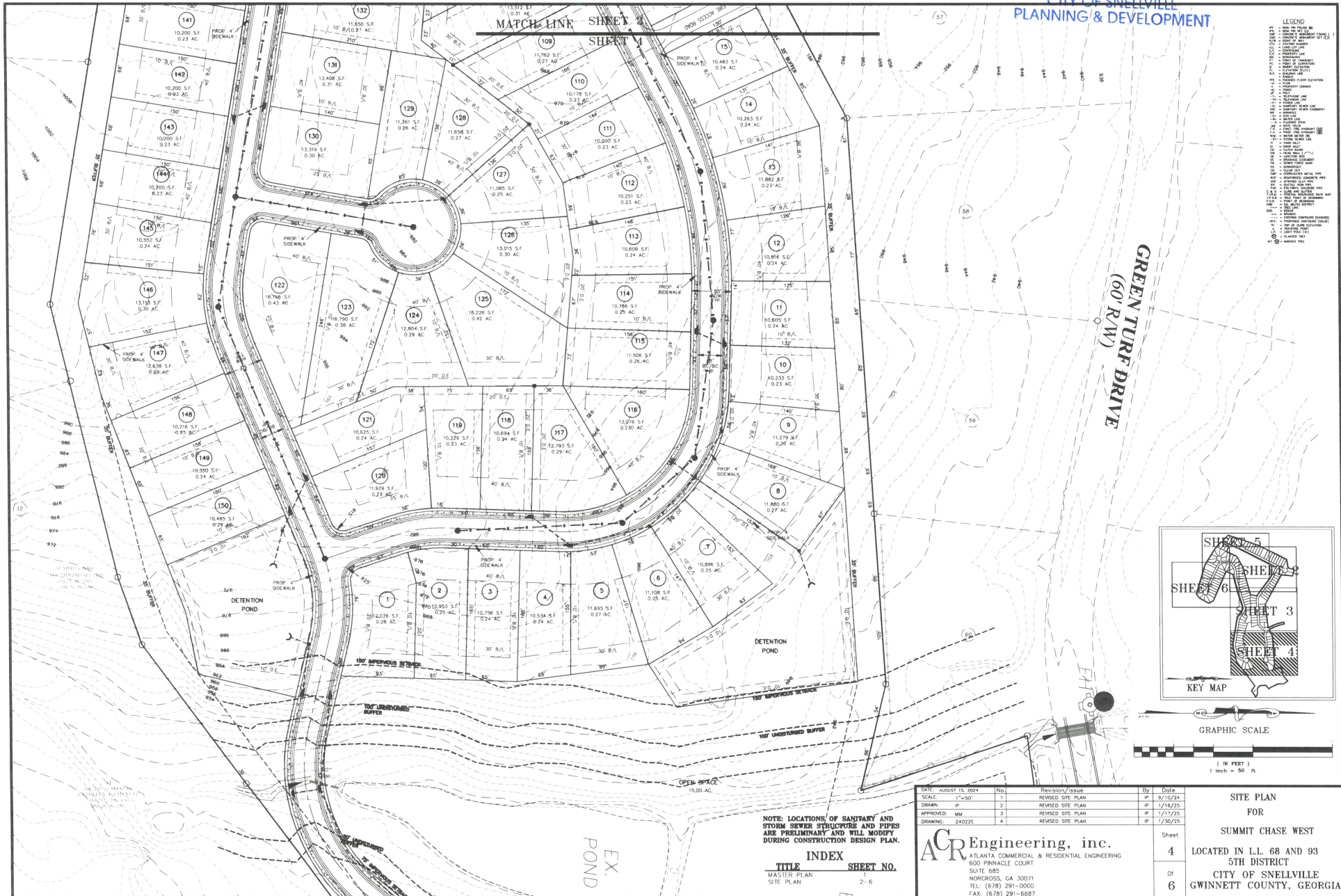


DATE	REVISION/ISSUE	BY	DATE
10/15/2024	1. REVISED SITE PLAN	IP	9/16/24
	2. REVISED SITE PLAN	IP	1/16/25
	3. REVISED SITE PLAN	IP	1/17/25
	4. REVISED SITE PLAN	IP	1/20/25

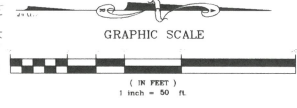
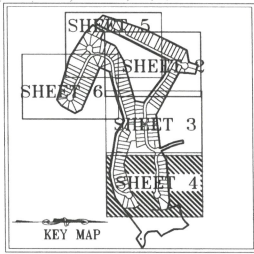
ACR Engineering, inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 600 PINNACLE COURT
 SUITE 685
 NORDROSS, GA 30071
 TEL: (678) 291-0000
 FAX: (678) 291-6887

SITE PLAN FOR SUMMIT CHASE WEST
 LOCATED IN L.L. 68 AND 93
 5TH DISTRICT
 CITY OF SNELLVILLE
 GWINNETT COUNTY, GEORGIA

Sheet 3
 or 6



- LEGEND**
- 1. PROPOSED LOT CENTER
 - 2. PROPOSED LOT CORNER
 - 3. PROPOSED LOT BOUNDARY
 - 4. PROPOSED LOT AREA
 - 5. PROPOSED LOT PERIMETER
 - 6. PROPOSED LOT AREA (AC)
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NOTE: LOCATIONS OF SANITARY AND STORM SEWER STRUCTURES AND PIPES ARE PRELIMINARY AND WILL MODIFY DURING CONSTRUCTION DESIGN PLAN.

INDEX SHEET NO.

TITLE	1
MASTER PLAN	1
SITE PLAN	2-5

DATE	REVISION/ISSUE	BY	DATE
NOV 15, 2024	No. 1 REVISED SITE PLAN	JP	9/10/24
	SCALE: 1"=30'		
	DRAWN: JP		1/16/25
	APPROVED: MM		1/17/25
	DRAWING: 24022E		1/30/25

SITE PLAN FOR SUMMIT CHASE WEST
LOCATED IN L.L. 68 AND 93 5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

ACR Engineering, inc.
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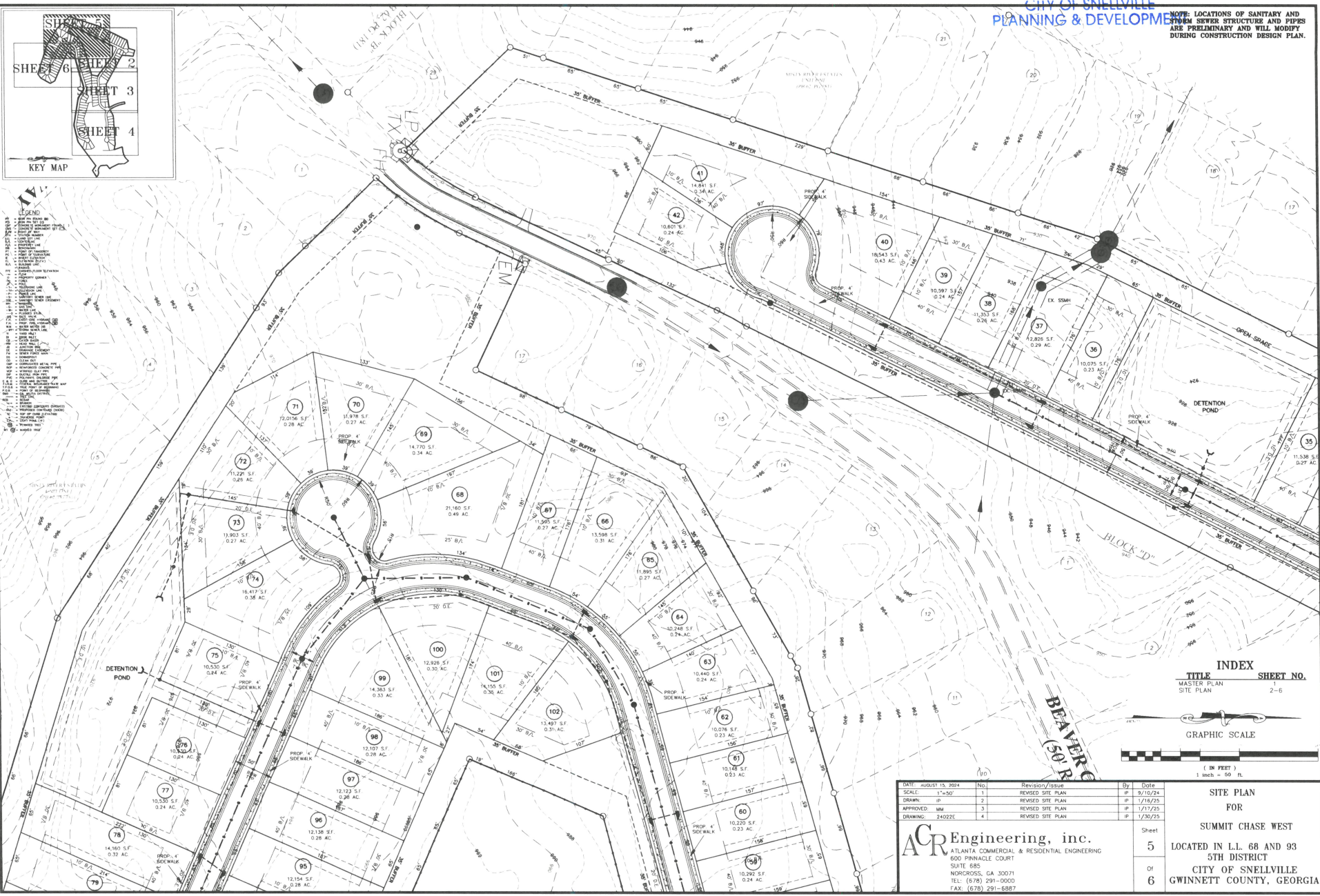
JAN 31 2025

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

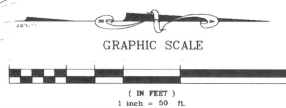
NOTE: LOCATIONS OF SANITARY AND
STORM SEWER STRUCTURE AND PIPES
ARE PRELIMINARY AND WILL MODIFY
DURING CONSTRUCTION DESIGN PLAN.



- LEGEND**
- Proposed Right-of-Way
 - Proposed Easement
 - Proposed 4' Sidewalk
 - Proposed 10' B/L
 - Proposed 15' B/L
 - Proposed 20' B/L
 - Proposed 25' B/L
 - Proposed 30' B/L
 - Proposed 35' B/L
 - Proposed 40' B/L
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 - Proposed 375' B/L
 - Proposed 380' B/L
 - Proposed 385' B/L
 - Proposed 390' B/L
 - Proposed 395' B/L
 - Proposed 400' B/L
 - Proposed 405' B/L
 - Proposed 410' B/L
 - Proposed 415' B/L
 - Proposed 420' B/L
 - Proposed 425' B/L
 - Proposed 430' B/L
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 - Proposed 450' B/L
 - Proposed 455' B/L
 - Proposed 460' B/L
 - Proposed 465' B/L
 - Proposed 470' B/L
 - Proposed 475' B/L
 - Proposed 480' B/L
 - Proposed 485' B/L
 - Proposed 490' B/L
 - Proposed 495' B/L
 - Proposed 500' B/L
 - Proposed 505' B/L
 - Proposed 510' B/L
 - Proposed 515' B/L
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 - Proposed 565' B/L
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 - Proposed 595' B/L
 - Proposed 600' B/L
 - Proposed 605' B/L
 - Proposed 610' B/L
 - Proposed 615' B/L
 - Proposed 620' B/L
 - Proposed 625' B/L
 - Proposed 630' B/L
 - Proposed 635' B/L
 - Proposed 640' B/L
 - Proposed 645' B/L
 - Proposed 650' B/L
 - Proposed 655' B/L
 - Proposed 660' B/L
 - Proposed 665' B/L
 - Proposed 670' B/L
 - Proposed 675' B/L
 - Proposed 680' B/L
 - Proposed 685' B/L
 - Proposed 690' B/L
 - Proposed 695' B/L
 - Proposed 700' B/L
 - Proposed 705' B/L
 - Proposed 710' B/L
 - Proposed 715' B/L
 - Proposed 720' B/L
 - Proposed 725' B/L
 - Proposed 730' B/L
 - Proposed 735' B/L
 - Proposed 740' B/L
 - Proposed 745' B/L
 - Proposed 750' B/L
 - Proposed 755' B/L
 - Proposed 760' B/L
 - Proposed 765' B/L
 - Proposed 770' B/L
 - Proposed 775' B/L
 - Proposed 780' B/L
 - Proposed 785' B/L
 - Proposed 790' B/L
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 - Proposed 800' B/L
 - Proposed 805' B/L
 - Proposed 810' B/L
 - Proposed 815' B/L
 - Proposed 820' B/L
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 - Proposed 830' B/L
 - Proposed 835' B/L
 - Proposed 840' B/L
 - Proposed 845' B/L
 - Proposed 850' B/L
 - Proposed 855' B/L
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 - Proposed 870' B/L
 - Proposed 875' B/L
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 - Proposed 940' B/L
 - Proposed 945' B/L
 - Proposed 950' B/L
 - Proposed 955' B/L
 - Proposed 960' B/L
 - Proposed 965' B/L
 - Proposed 970' B/L
 - Proposed 975' B/L
 - Proposed 980' B/L
 - Proposed 985' B/L
 - Proposed 990' B/L
 - Proposed 995' B/L
 - Proposed 1000' B/L



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DATE	NO.	REVISION/ISSUE	BY	DATE
AUGUST 15, 2024	1	REVISED SITE PLAN	JP	9/10/24
	2	REVISED SITE PLAN	JP	1/16/25
	3	REVISED SITE PLAN	JP	1/27/25
	4	REVISED SITE PLAN	JP	1/30/25

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SITE PLAN
FOR
SUMMIT CHASE WEST
LOCATED IN L.L. 68 AND 93
5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

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