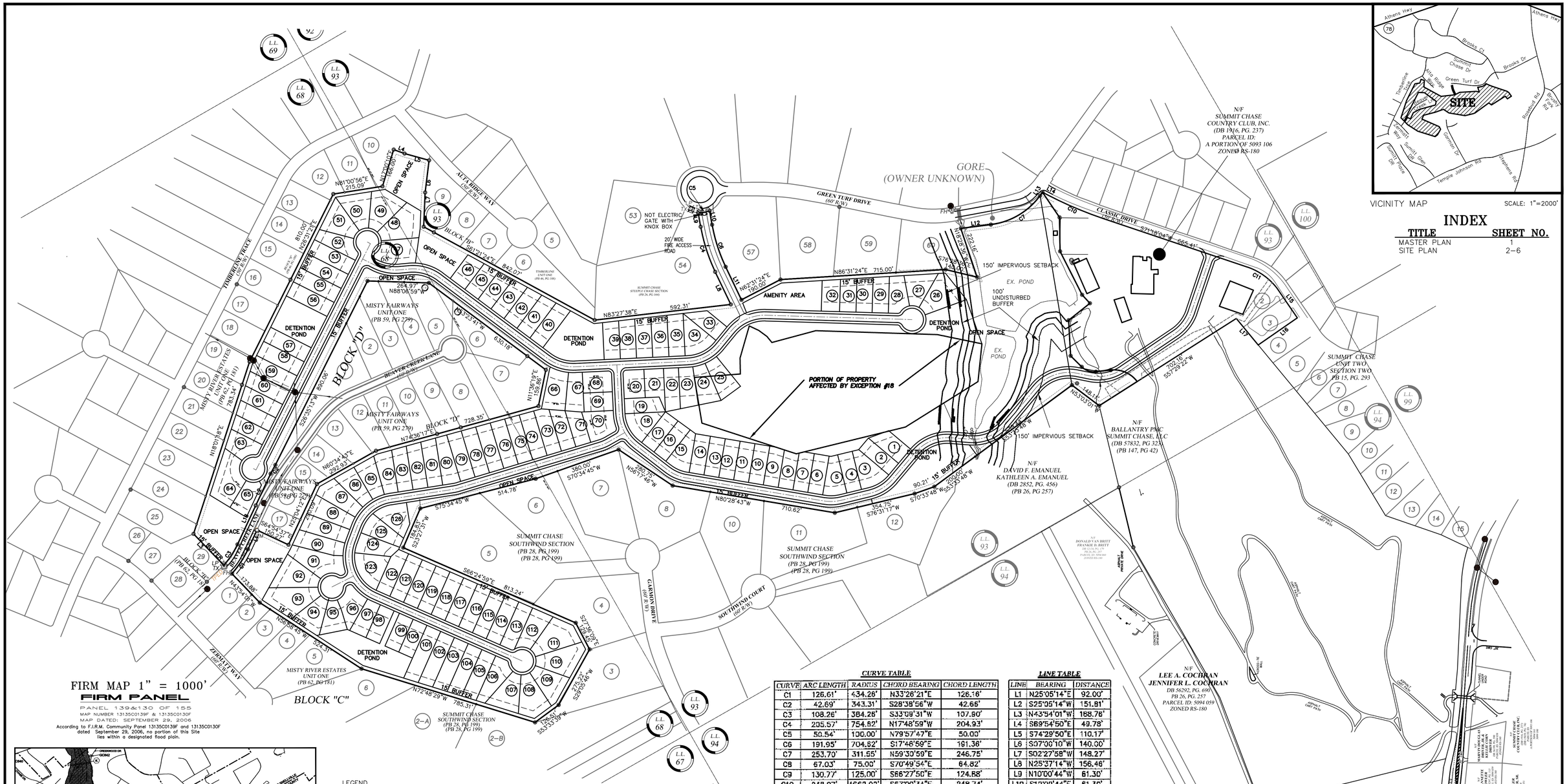


VICINITY MAP

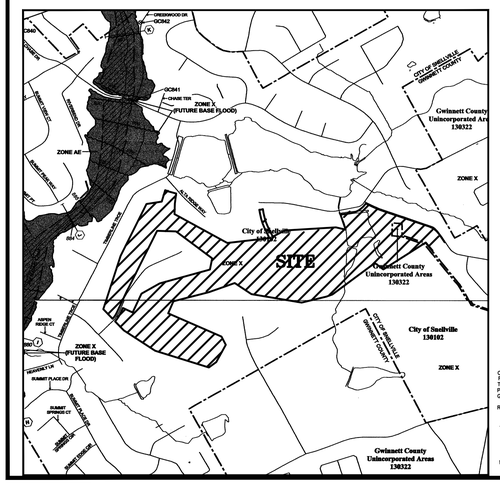
INDEX

TITLE	SHEET NO.
MASTER PLAN	1
SITE PLAN	2–6

FIRM MAP 1" = 1000'

FIRM PANEL

PANEL 139&130 OF 155
MAP NUMBER 13135C0139F & 13135C0130F
MAP DATED: SEPTEMBER 29, 2006
According to F.I.R.M. Community Panel 13135C0139F and 13135C0130F dated September 29, 2006, no portion of this Site lies within a designated flood plain.



LEGEND

IPF	= IRON PIN FOUND (●)
IPS	= IRON PIN SET (○)
CMF	= CONCRETE MONUMENT FOUND ( )
CMS	= CONCRETE MONUMENT SET (□)
DRS	= DOWNSPOUT
STA	= STATION NUMBER
LL	= LAND LOT LINE
C/L	= CENTERLINE
P/L	= PROPERTY LINE
BM	= BENCHMARK
BFE	= BASE FLOOD ELEVATION
PC	= POINT OF CURVATURE
IE	= INVERT ELEVATION
EL	= ELEVATION (ELEV.)
B/L	= BUILDING LINE
r	= RADIUS
FFE	= FINISHED FLOOR ELEVATION
ac	= ACRES
⊙	= PROPERTY CORNER
-x-	= FENCE
	= POLE
—T—	= TELEPHONE LINE
—TV—	= TELEVISION LINE
—S—	= SANITARY SEWER LINE
SSE	= SANITARY SEWER EASEMENT
MH	= MANHOLE
—G—	= GAS LINE
—W—	= WATER LINE
—J	= PLUGGED STUB
WM	= WATER METER (WM)
F.H.	= EXISTING FIRE HYDRANT
F.H.	= PROP. FIRE HYDRANT
W.M.	= WATER METER (WM)
—ST—	= STORM SEWER LINE
YI	= YARD INLET
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CB	= CATCH BASIN
HW	= HEADWALL
DE	= DRAINAGE EASEMENT
DE	= DRAINAGE EASEMENT
FM	= SEWER FORCE MAIN
DS	= DOWNSPOUT
CO	= CLEAN OUT
CMP	= CORRUGATED METAL PIPE
RCP	= REINFORCED CONCRETE PIPE
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C. & G.	= CURB AND GUTTER
F.I.R.M.	= FEDERAL INSURANCE RATE MAP
T.P.O.B.	= TRUE POINT OF BEGINNING
P.O.B.	= POINT OF BEGINNING
GMD	= GA. MILITIA DISTRICT
	= CONCRETE
REB.	= REBAR
	= BRANCH
	= EXISTING CONTOURS (DASHED)
912	= PROPOSED CONTOURS (SOLID)
TC	= TOP OF CURB ELEVATION
▲	= TRAVERSE POINT
LP	= LIGHT POLE (☼)
	= PLANTED TREE
MT	= MARKED TREE

PROPERTY ADDRESS
3197 CLASSIC DRIVE
SNELLVILLE, GA 30078
PARCEL# 5093 106

OWNER/DEVELOPER
MGSMG LAND LLC
3440 LASSITER FALLS DR NE
MARIETTA, GA 30062
(678) 227–8952
CONTACT: KAMRAN JALALI
EMAIL: kamran@kjluxuryhomes.com

ENGINEER
ACR ENGINEERING, INC.
600 PINNACLE COURT, SUITE 685
NORCROSS, GEORGIA 30071
(678) 291–0000
CONTACT: ABBAS HEIDARI
EMAIL: ABBAS@ACRENGINEERS.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 20749 MARK A. MILLER
03/18/2025

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	126.61'	434.26'	N33°26'21"E	126.16'
C2	42.69'	343.31'	S28°38'56"W	42.66'
C3	108.26'	384.28'	S33°09'31"W	107.80'
C4	205.57'	754.82'	N17°48'59"W	204.93'
C5	50.54'	100.00'	N79°57'47"E	50.00'
C6	191.95'	704.82'	S17°46'59"E	191.36'
C7	253.70'	311.55'	N59°30'59"E	246.75'
C8	67.03'	75.00'	S70°49'54"E	64.82'
C9	130.77'	125.00'	S66°27'50"E	124.88'
C10	248.97'	1662.02'	S67°00'34"E	248.74'
C11	166.92'	261.48'	S53°00'47"E	164.10'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N25°05'14"E	92.00'
L2	S25°05'14"W	151.81'
L3	N43°54'01"W	188.76'
L4	S89°54'50"E	49.78'
L5	S74°29'50"E	110.17'
L6	S07°00'10"W	140.00'
L7	S02°27'58"W	148.27'
L8	N25°37'14"W	156.46'
L9	N10°00'44"W	61.30'
L10	S10°00'44"E	61.30'
L11	S25°37'14"E	158.32'
L12	N62°50'40"E	130.94'
L13	N35°29'35"E	18.19'
L14	S62°43'05"E	30.46'
L15	S34°43'31"E	146.86'
L16	S55°16'29"W	205.04'
L17	N39°34'11"W	148.78'
L18	S25°05'14"W	186.19'

SITE SUMMARY:

PROPOSED LAND USE: RESIDENTIAL SUBDIVISION	
TOTAL SITE AREA	95.386 AC.
EXISTING ZONING	RS–30
PROPOSED ZONING	RS–5
FLOOD PLAIN AREA:	0.0 A.C.
REQUIRED OPEN SPACE:	19.08 AC. (20.0%)
PROVDED OPEN SPACE:	29.1 A.C. (30.0%)
TOTAL NUMBER OF LOTS:	126 LOTS
PROPOSED DENSITY:	1.32 LOTS/AC.
MINIMUM LOT SIZE:	10,000 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:	MARCH 18, 2025
SCALE:	1"=200'
DRAWN:	IP
APPROVED:	MM
DRAWING:	24022E

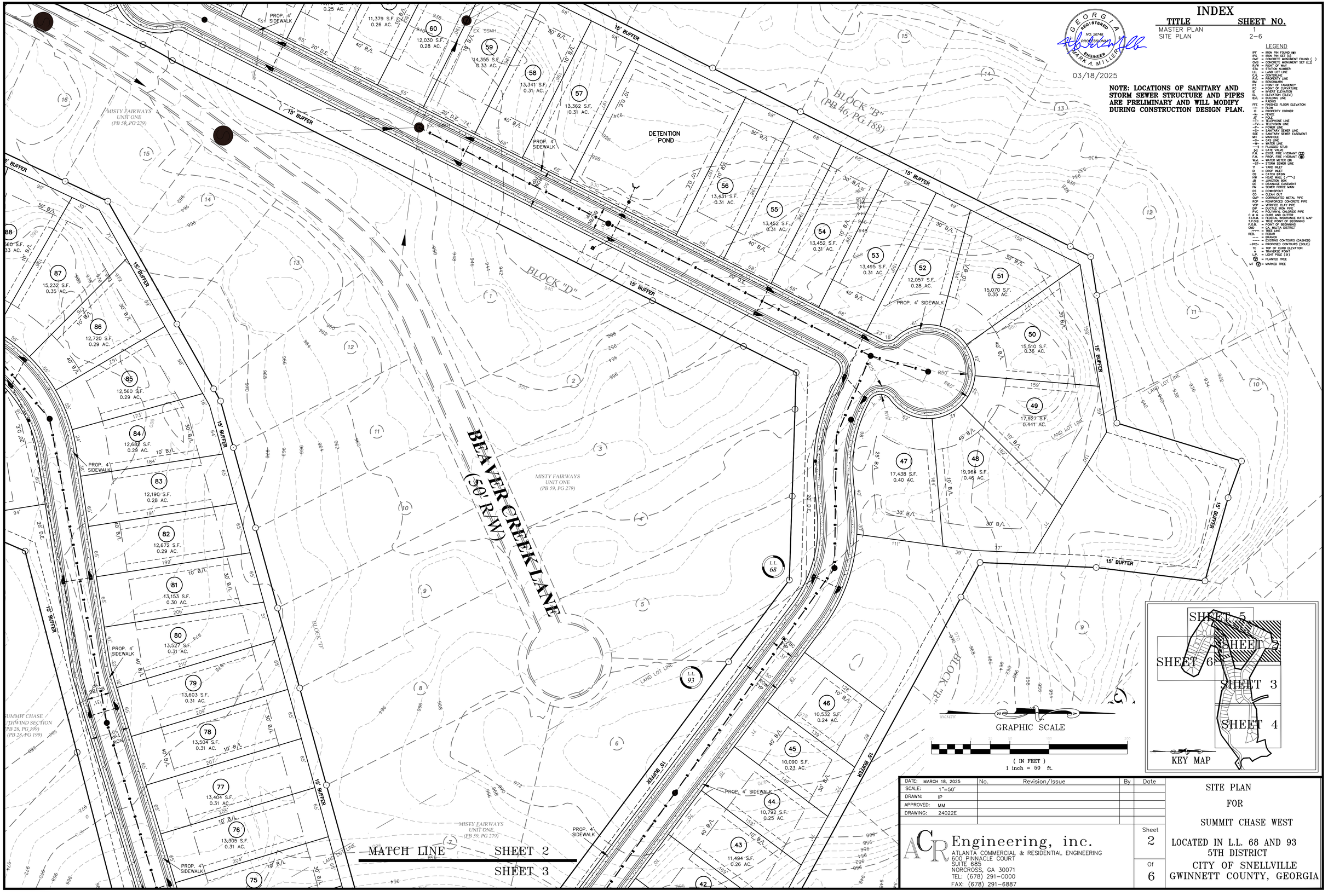
No.	Revision/Issue	By	Date

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

Sheet 1 Of 6

MASTER PLAN FOR SUMMIT CHASE WEST

LOCATED IN L.L. 68 AND 93
5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA



GEORGIA REGISTERED ENGINEER NO. 20746 PROFESSIONAL MARK A. MILLER

03/18/2025

INDEX

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

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

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
L/L = LAND LOT LINE
C/L = CENTERLINE
P/L = PROPERTY LINE
BM = BENCHMARK
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
EL = INVERT ELEVATION
FL = FLOW LINE (FLOW)
B/L = BUILDING LINE
R = RADIUS
FFE = FINISHED FLOOR ELEVATION
FL = FLOW
○ = PROPERTY CORNER
⊗ = FENCE
⊗ = POLE
—T— = TELEPHONE LINE
—TV— = TELEVISION LINE
—P— = POWER LINE
—SS— = SANITARY SEWER LINE
—DE— = DRAINAGE EASEMENT
MH = MANHOLE
—G— = GAS LINE
—W— = WATER LINE
—⊣ = PLUGGED STUB
⋈ = GATE VALVE
F.H. = EXIST. FIRE HYDRANT
⊕ = PROP. FIRE HYDRANT
M.M. = 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
CS = CONCRETE SIDE MAIN
DS = DOWNSPOUT
CO = CLEAN OUT
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE PIPE
C & G = CURB AND GUTTER
F.I.R.M. = FLOOD INSURANCE RATE MAP
T.P.O.B. = TRUE POINT OF BEGINNING
P.O.B. = POINT OF BEGINNING
GMD = GA. MUTUA DISTRICT
= TREE LINE
REBL = REBAR
= CONTOUR
--- = EXISTING CONTOURS (DASHED)
—912— = PROPOSED CONTOURS (SOLID)
TC = TOP OF CURB ELEVATION
▲ = TRAVERSE POINT
LP = LIGHT POLE (⊗)
= PLANTED TREE
MT = MARKED TREE

DATE: MARCH 18, 2025	No.	Revision/Issue	By	Date
SCALE: 1"=50'				
DRAWN: IP				
APPROVED: MM				
DRAWING: 24022E				

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
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NORCROSS, GA 30071
TEL: (678) 291-0000
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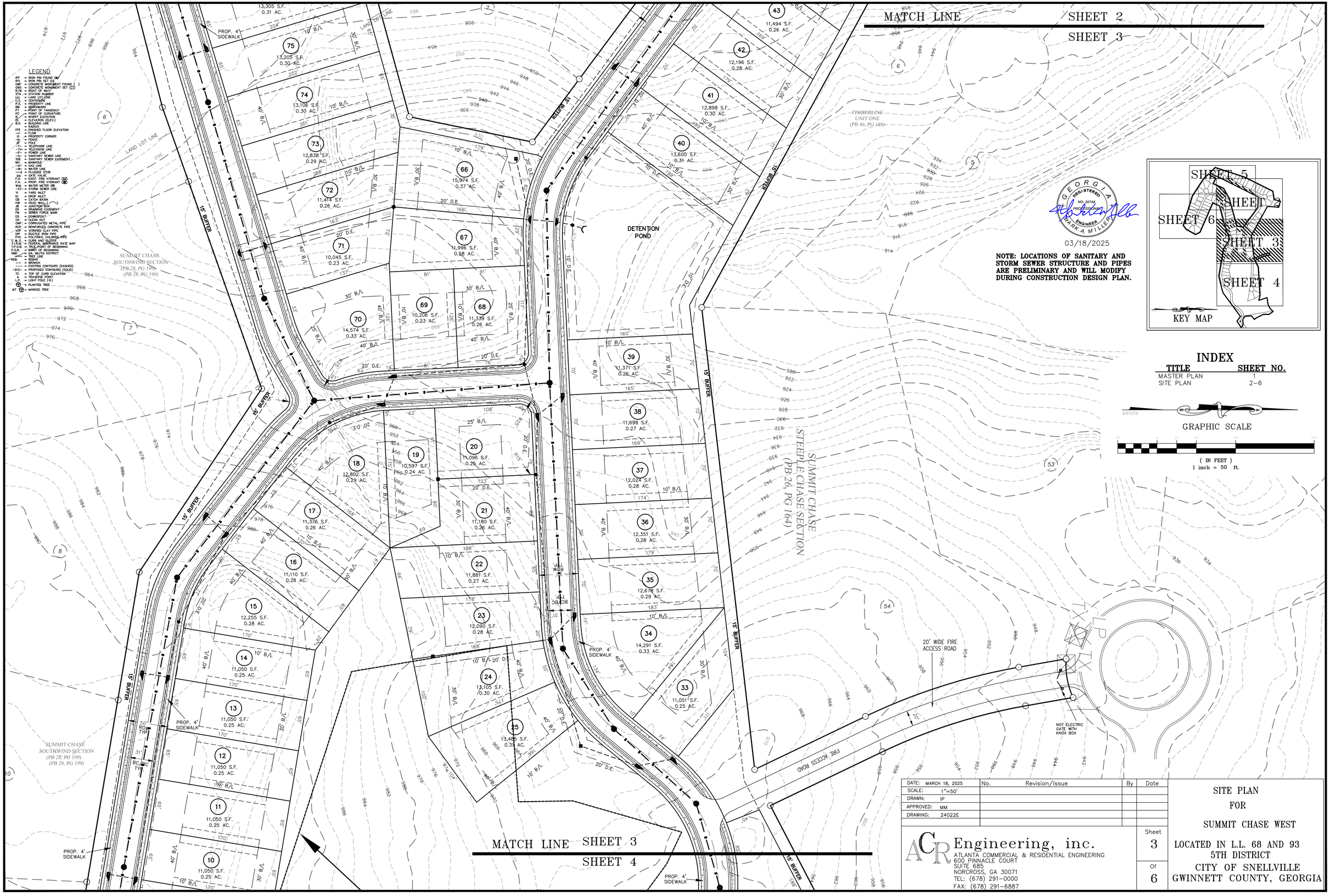
Sheet 2 Of 6

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


MATCH LINE SHEET 2
SHEET 3
MATCH LINE SHEET 3
SHEET 4
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
C/L = CENTERLINE
P/L = PROPERTY LINE
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
IE = INVERT ELEVATION
EL = ELEVATION (ELEV.)
B/L = BUILDING LINE
FF = FINISHED
FFE = FINISHED FLOOR ELEVATION
FL = FLOW LINE
PC = PROPERTY CORNER
FENCE
POLE
TELEPHONE LINE
UNDERGROUND LINE
POWER LINE
SANITARY SEWER LINE
SSE = SANITARY SEWER EASEMENT
MH = MANHOLE
GAS LINE
WATER LINE
WV = WATER VALVE
GATE VALVE
F.H. = EXIST. FIRE HYDRANT
P.H. = PROP. FIRE HYDRANT
W.M. = WATER METER
STORM SEWER LINE
YI = YARD INLET
DI = DROP INLET
CB = CATCH BASIN
JB = JUNCTION BOX
JB = JUNCTION BOX
DE = DRAINAGE EASEMENT
FM = SEWER FORCE MAIN
DS = DOWNSPOUT
CO = CLEAN OUT
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
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DIP = DUCTILE IRON PIPE
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C & G = CURB AND GUTTER
F.I.R.M. = FEDERAL INSURANCE RATE MAP
T.P.O.B. = TRUE POINT OF BEGINNING
P.O.B. = INVERT OF BEGINNING
GWD = GA. MILITIA DISTRICT
L.L. = LAND LOT LINE
RED. = REDAN
BRANCH
= EXISTING CONTOURS (DASHED)
912 = PROPOSED CONTOURS (SOLID)
TC = TOP OF CURB ELEVATION
TRAVERSE POINT
LP = LIGHT POLE
PLANTED TREE
MT = MARKED TREE
LAND LOT LINE
15' BUFFER
PROP. 4' SIDEWALK
DETENTION POND
TIMBERLINE UNIT ONE (PB 46, PG 188)
SUMMIT CHASE STEEPLE CHASE SECTION (PB 26, PG 164)
SUMMIT CHASE SOUTHWIND SECTION (PB 28, PG 199) (PB 28, PG 199)
20' WIDE FIRE ACCESS ROAD
NOT ELECTRIC GATE WITH KNOX BOX
FIRE ACCESS ROAD
75 13,205 S.F. 0.30 AC.
74 13,106 S.F. 0.30 AC.
73 12,838 S.F. 0.29 AC.
72 11,414 S.F. 0.26 AC.
71 10,045 S.F. 0.23 AC.
70 14,574 S.F. 0.33 AC.
69 10,206 S.F. 0.23 AC.
68 11,339 S.F. 0.26 AC.
67 11,996 S.F. 0.28 AC.
66 15,974 S.F. 0.37 AC.
43 11,494 S.F. 0.26 AC.
42 12,196 S.F. 0.28 AC.
41 12,898 S.F. 0.30 AC.
40 13,600 S.F. 0.31 AC.
39 11,371 S.F. 0.26 AC.
38 11,698 S.F. 0.27 AC.
37 12,024 S.F. 0.28 AC.
36 12,351 S.F. 0.28 AC.
35 12,676 S.F. 0.29 AC.
34 14,291 S.F. 0.33 AC.
33 11,051 S.F. 0.25 AC.
25 13,485 S.F. 0.31 AC.
24 13,105 S.F. 0.30 AC.
23 12,090 S.F. 0.28 AC.
22 11,881 S.F. 0.27 AC.
21 11,180 S.F. 0.26 AC.
20 11,096 S.F. 0.26 AC.
19 10,597 S.F. 0.24 AC.
18 12,802 S.F. 0.29 AC.
17 11,376 S.F. 0.26 AC.
16 11,110 S.F. 0.26 AC.
15 12,255 S.F. 0.28 AC.
14 11,050 S.F. 0.25 AC.
13 11,050 S.F. 0.25 AC.
12 11,050 S.F. 0.25 AC.
11 11,050 S.F. 0.25 AC.
10 11,050 S.F. 0.25 AC.
13,305 S.F. 0.31 AC.
GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 20746 MARK A. MILLER
03/18/2025
NOTE: LOCATIONS OF SANITARY AND STORM SEWER STRUCTURE AND PIPES ARE PRELIMINARY AND WILL MODIFY DURING CONSTRUCTION DESIGN PLAN.
SHEET 5
SHEET 2
SHEET 6
SHEET 3
SHEET 4
KEY MAP
INDEX
TITLE SHEET NO.
MASTER PLAN 1
SITE PLAN 2–6
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
DATE: MARCH 18, 2025
SCALE: 1"=50'
DRAWN: IP
APPROVED: MM
DRAWING: 24022E
No. Revision/Issue By Date
ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 685
NORCROSS, GA 30071
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Sheet 3 Of 6
SITE PLAN
FOR
SUMMIT CHASE WEST
LOCATED IN L.L. 68 AND 93
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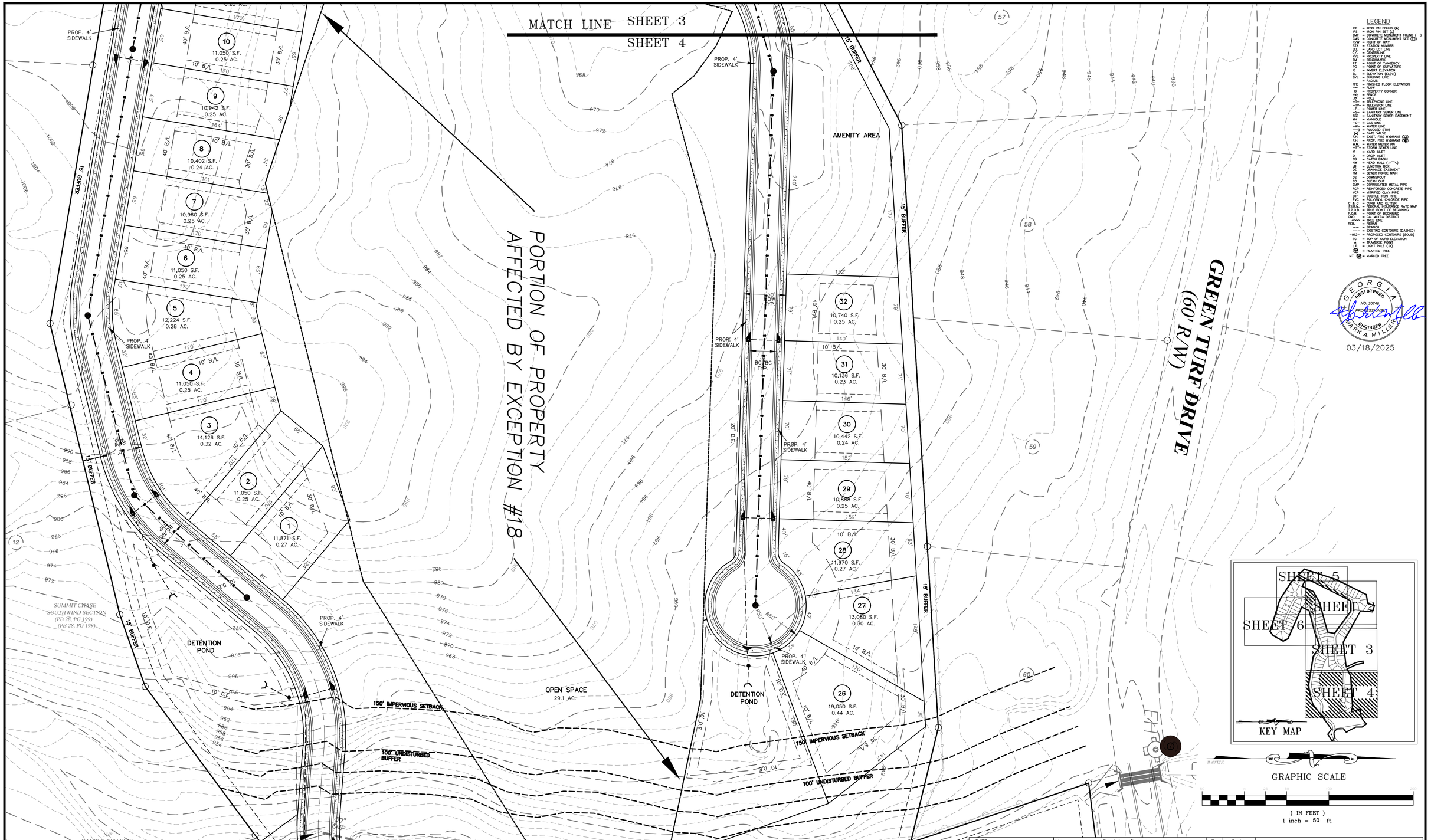
GWINNETT COUNTY, GEORGIA



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CMS	= CONCRETE MONUMENT SET (□)
R/W	= RIGHT OF WAY
STA	= STATION NUMBER
L.L.	= LAND LOT LINE
D.L.	= DISTRICT LINE
P/L	= PROPERTY LINE
BM	= BENCHMARK
PT	= POINT OF TANGENCY
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TC	= TOP OF CURB ELEVATION
T	= TRANSFER POINT
L.P.	= LIGHT POLE (☀)
	= PLANTED TREE
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GEORGIA REGISTERED NO. 20745 PROFESSIONAL ENGINEER MARK A. MILLER

03/18/2025

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

INDEX

TITLE	SHEET NO.
MASTER PLAN	1
SITE PLAN	2–6

DATE:	MARCH 18, 2025
SCALE:	1"=50'
DRAWN:	IP
APPROVED:	MM
DRAWING:	24022E

No.	Revision/Issue	By	Date

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Sheet 4 Of 6

SITE PLAN FOR SUMMIT CHASE WEST

LOCATED IN L.L. 68 AND 93
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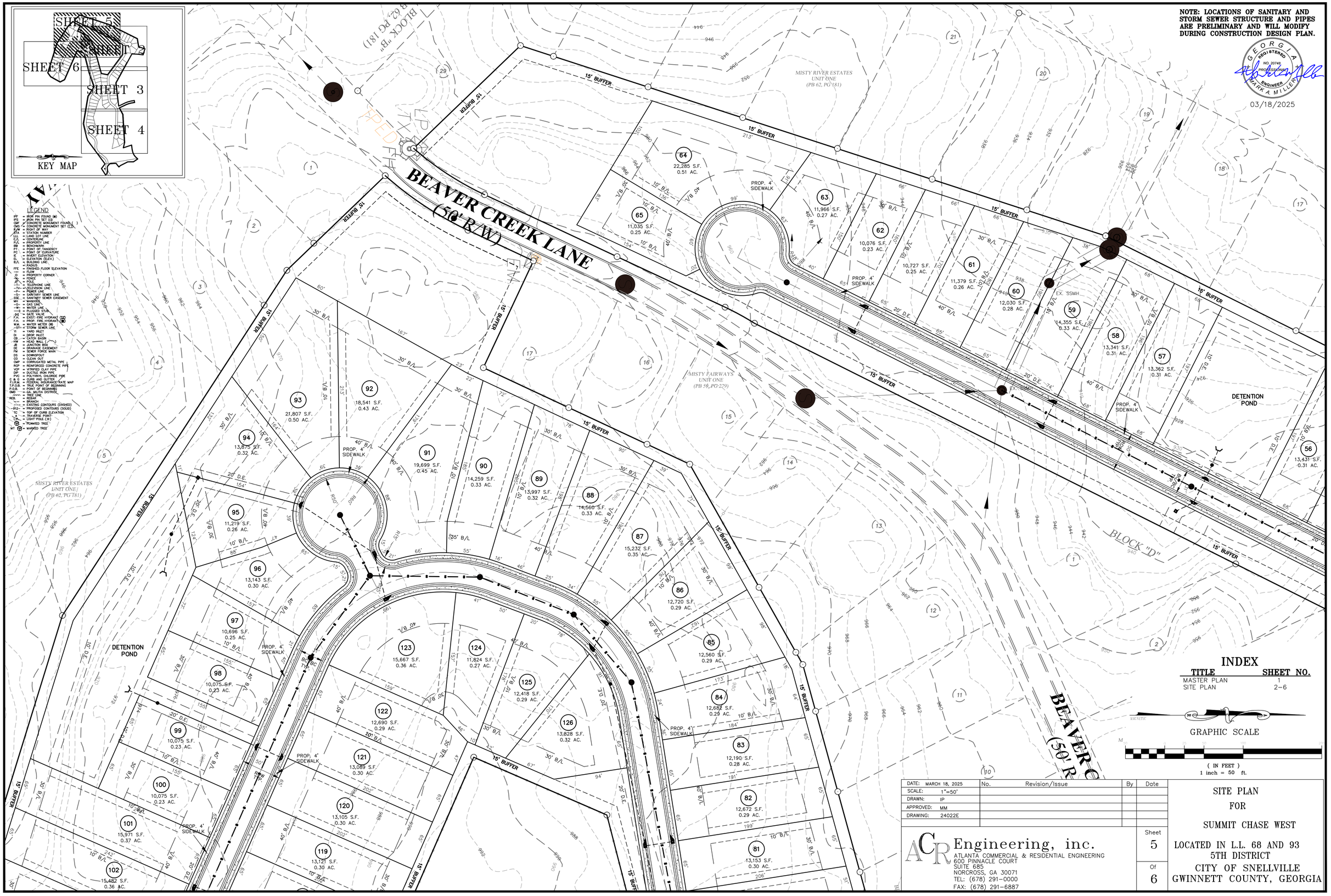
GWINNETT COUNTY, GEORGIA

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

GEORGIA REGISTERED NO. 20745 PROFESSIONAL ENGINEER MARK A. MILLER

03/18/2025



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(IN FEET)
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DATE:	MARCH 18, 2025				
SCALE:	1"=50'				
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Sheet 5 Of 6

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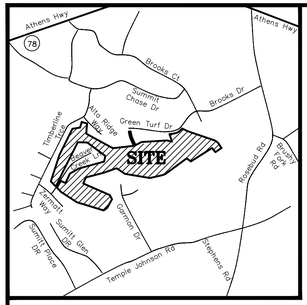
GWINNETT COUNTY, GEORGIA



VICINITY MAP SCALE: 1"=2000'

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TITLE	SHEET NO.
MASTER PLAN	1
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MT = MARKED TREE

PROPERTY ADDRESS

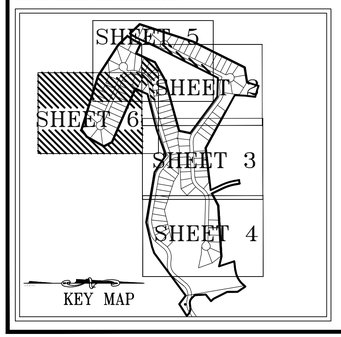
3197 CLASSIC DRIVE
SNELLVILLE, GA 30078
PARCEL# 5093 106

OWNER/DEVELOPER

MGSMG LAND LLC
3440 LASSITER FALLS DR NE
MARIETTA, GA 30062
(678) 227–8952
CONTACT: KAMRAN JALALI
EMAIL: kamran@kjluxuryhomes.com

ENGINEER

ACR ENGINEERING, INC.
600 PINNACLE COURT, SUITE 685
NORCROSS, GEORGIA 30071
(678) 291–0000
CONTACT: ABBAS HEIDARI
EMAIL: ABBAS@ACRENGINEERS.COM



KEY MAP

TRACT DESCRIPTION FOR SUMMIT CHASE WEST

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 66 & 93 OF THE 5th DISTRICT, CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN FOUND (BENT) LOCATED AT COMMON CORNER OF BALLANTRY PMC PROPERTY, DAVID F. EMANUEL PROPERTY AND SUMMY CHASE WEST, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, NORTH 53 DEGREE 03 MINUTES 01 SECONDS WEST A DISTANCE OF 148.11 FEET TO A POINT; THENCE SOUTH 53 DEGREES 33 MINUTES 48 SECONDS WEST A DISTANCE OF 539.44 FEET TO A POINT; THENCE SOUTH 53 DEGREES 33 MINUTES 48 SECONDS WEST A DISTANCE OF 200.00 FEET TO A POINT; THENCE SOUTH 70 DEGREES 33 MINUTES 48 SECONDS WEST A DISTANCE OF 90.21 FEET TO A POINT; THENCE SOUTH 76 DEGREES 31 MINUTES 17 SECONDS WEST A DISTANCE OF 354.75 FEET TO A POINT; THENCE NORTH 80 DEGREES 28 MINUTES 43 SECONDS WEST A DISTANCE OF 710.62 TO A POINT; THENCE NORTH 58 DEGREES 17 MINUTES 46 SECONDS WEST A DISTANCE OF 280.75 FEET TO A POINT; THENCE SOUTH 70 DEGREES 34 MINUTES 45 SECONDS WEST A DISTANCE OF 380.00 TO A POINT; THENCE SOUTH 75 DEGREES 34 MINUTES 45 SECONDS WEST A DISTANCE OF 514.78 FEET TO A POINT; THENCE SOUTH 23 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 184.83 FEET TO A POINT; THENCE SOUTH 66 DEGREES 24 MINUTES 59 SECONDS EAST A DISTANCE OF 813.24 FEET TO A POINT; THENCE SOUTH 27 DEGREES 36 MINUTES 09 SECONDS EAST A DISTANCE OF 129.45 FEET TO A POINT; THENCE SOUTH 29 DEGREES 05 MINUTES 48 SECONDS WEST A DISTANCE OF 275.22 FEET TO A POINT; THENCE SOUTH 53 DEGREES 33 MINUTES 39 SECONDS WEST A DISTANCE OF 126.51 FEET TO A POINT; THENCE NORTH 72 DEGREES 48 MINUTES 29 SECONDS WEST A DISTANCE OF 785.31 FEET TO A POINT; THENCE NORTH 58 DEGREES 58 MINUTES 45 SECONDS WEST A DISTANCE OF 524.31 FEET TO A POINT; THENCE NORTH 43 DEGREES 54 MINUTES 01 SECONDS WEST A DISTANCE OF 173.88 FEET TO A POINT; THENCE NORTH 72 DEGREES 48 MINUTES 29 SECONDS WEST A DISTANCE OF 785.31 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 434.26 FEET SUBTENDED BY A CHORD BEARING OF NORTH 33 DEGREES 28 MINUTES 21 SECONDS EAST AND A CHORD DISTANCE OF 128.16 ALONG SAID ARC AN ARC DISTANCE OF 128.61 FEET TO A POINT; THENCE NORTH 25 DEGREES 05 MINUTES 14SECONDS EAST A DISTANCE OF 92.00 FEET TO A POINT; THENCE SOUTH 64 DEGREES 54 MINUTES 37 SECONDS EAST A DISTANCE OF 150.27 FEET TO A POINT; THENCE NORTH 25 DEGREES 04 MINUTES 12 SECONDS EAST A DISTANCE OF 290.09 FEET TO A POINT; THENCE NORTH 60 DEGREES 34 MINUTES 43 SECONDS EAST A DISTANCE OF 292.93 FEET TO A POINT; THENCE NORTH 74 DEGREES 36 MINUTES 17 SECONDS EAST A DISTANCE OF 728.35 FEET TO A POINT; THENCE NORTH 11 DEGREES 36 MINUTES 19 SECONDS EAST A DISTANCE OF 159.86 FEET TO A POINT; THENCE NORTH 53 DEGREES 23 MINUTES 41 SECONDS WEST A DISTANCE OF 630.18 FEET TO A POINT; THENCE NORTH 88 DEGREES 06 MINUTES 59 SECONDS WEST A DISTANCE OF 264.97 FEET TO A POINT; THENCE SOUTH 26 DEGREES 35 MINUTES 13 SECONDS WEST A DISTANCE OF 890.06 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 343.21 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 28 DEGREES 38 MINUTES 56 SECONDS WEST AND A CHORD DISTANCE OF 42.66 ALONG SAID ARC AN ARC DISTANCE OF 42.69 FEET TO A POINT; THENCE SOUTH 25 DEGREES 05 MINUTES 14 SECONDS WEST A DISTANCE OF 151.81 FEET TO A POINT; THENCE SOUTH 25 DEGREES 05 MINUTES 14 SECONDS WEST A DISTANCE OF 186.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 384.26 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 33 DEGREES 09 MINUTES 31 SECONDS WEST AND A CHORD DISTANCE OF 107.90 ALONG SAID ARC AN ARC DISTANCE OF 108.26 FEET TO A POINT; THENCE NORTH 43 DEGREES 54 MINUTES 01 SECONDS WEST A DISTANCE OF 188.76 FEET TO A POINT; THENCE NORTH 18 DEGREES 01 MINUTES 18 SECONDS EAST A DISTANCE OF 783.34 FEET TO A POINT; THENCE NORTH 26 DEGREES 31 MINUTES 21 SECONDS EAST A DISTANCE OF 810.00 FEET TO A POINT; THENCE NORTH 81 DEGREES 00 MINUTES 56 SECONDS EAST A DISTANCE OF 215.09 FEET TO A POINT; THENCE NORTH 17 DEGREES 00 MINUTES 10 SECONDS EAST A DISTANCE OF 166.00 FEET TO A POINT; THENCE SOUTH 69 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 49.78 FEET TO A POINT; THENCE SOUTH 74 DEGREES 29 MINUTES 50 SECONDS EAST A DISTANCE OF 110.17 FEET TO A POINT; THENCE SOUTH 07 DEGREES 00 MINUTES 10 SECONDS WEST A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 27 MINUTES 58 SECONDS WEST A DISTANCE OF 148.27 FEET TO A POINT; THENCE SOUTH 61 DEGREES 21 MINUTES 24 SECONDS EAST A DISTANCE OF 842.07 FEET TO A POINT; THENCE NORTH 83 DEGREES 27 MINUTES 38 SECONDS EAST A DISTANCE OF 592.31 FEET TO A POINT; THENCE NORTH 25 DEGREES 37 MINUTES 14 SECONDS WEST A DISTANCE OF 156.46 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 754.62 FEET SUBTENDED BY A CHORD BEARING OF NORTH 17 DEGREES 48 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 204.93 ALONG SAID ARC AN ARC DISTANCE OF 205.57 FEET TO A POINT; THENCE NORTH 10 DEGREES 00 MINUTES 44 SECONDS WEST A DISTANCE OF 61.30 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET SUBTENDED BY A CHORD BEARING OF NORTH 79 DEGREES 57 MINUTES 47 SECONDS EAST AND A CHORD DISTANCE OF 50.00 ALONG SAID ARC AN ARC DISTANCE OF 50.54 FEET TO A POINT; THENCE SOUTH 10 DEGREES 00 MINUTES 44 SECONDS EAST A DISTANCE OF 61.30 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 704.62 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 17 DEGREES 46 MINUTES 59 SECONDS EAST AND A CHORD DISTANCE OF 191.36 ALONG SAID ARC AN ARC DISTANCE OF 191.95 FEET TO A POINT; THENCE SOUTH 25 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 158.32 FEET TO A POINT; THENCE NORTH 62 DEGREES 31 MINUTES 24 SECONDS EAST A DISTANCE OF 190.00 FEET TO A POINT; THENCE NORTH 86 DEGREES 31 MINUTES 24 SECONDS EAST A DISTANCE OF 715.00 FEET TO A POINT; THENCE SOUTH 76 DEGREES 28 MINUTES 36 SECONDS EAST A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 10 DEGREES 00 MINUTES 44 SECONDS EAST A DISTANCE OF 61.30 FEET TO A POINT; THENCE NORTH 18 DEGREES 28 MINUTES 36 SECONDS WEST A DISTANCE OF 222.16 FEET TO A POINT; THENCE NORTH 62 DEGREES 50 MINUTES 40 SECONDS EAST A DISTANCE OF 130.94 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 311.55 FEET SUBTENDED BY A CHORD BEARING OF NORTH 59 DEGREES 30 MINUTES 59 SECONDS EAST AND A CHORD DISTANCE OF 246.75 ALONG SAID ARC AN ARC DISTANCE OF 253.70 FEET TO A POINT; THENCE NORTH 35 DEGREES 29 MINUTES 35 SECONDS EAST A DISTANCE OF 18.19 FEET TO A POINT; THENCE SOUTH 62 DEGREES 43 MINUTES 06 SECONDS EAST A DISTANCE OF 30.46 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1662.02 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 67 DEGREES 00 MINUTES 34 SECONDS EAST AND A CHORD DISTANCE OF 248.74 ALONG SAID ARC AN ARC DISTANCE OF 248.97 FEET TO A POINT; THENCE SOUTH 71 DEGREES 18 MINUTES 04 SECONDS EAST A DISTANCE OF 665.41 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 261.48 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 53 DEGREES 00 MINUTES 47 SECONDS EAST AND A CHORD DISTANCE OF 164.10 ALONG SAID ARC AN ARC DISTANCE OF 166.92 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 31 SECONDS EAST A DISTANCE OF 146.86 FEET TO A POINT; THENCE SOUTH 55 DEGREES 16 MINUTES 29 SECONDS WEST A DISTANCE OF 205.04 FEET TO A POINT; THENCE NORH 39 DEGREES 34 MINUTES 11 SECONDS WEST A DISTANCE OF 148.78 FEET TO A POINT; THENCE SOUTH 57 DEGREES 29 MINUTES 22 SECONDS WEST A DISTANCE OF 702.16 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 4,155,027 SQUARE FEET, BEING 95.386 ACRES.

GEORGIA REGISTERED NO. 20749 PROFESSIONAL ENGINEER MARK A. MILLER

03/18/2025

SITE SUMMARY:

PROPOSED LAND USE:	RESIDENTIAL SUBDIVISION
TOTAL SITE AREA	95.386 AC.
EXISTING ZONING	RS–30
PROPOSED ZONING	RS–5
FLOOD PLAIN AREA:	0.0 A.C.
REQUIRED OPEN SPACE:	19.08 AC. (20.0%)
PROVDED OPEN SPACE:	29.1 A.C. (30.0%)
TOTAL NUMBER OF LOTS:	126 LOTS
PROPOSED DENSITY:	1.32 LOTS/AC.
MINIMUM LOT SIZE:	10,000 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.)

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

DATE: MARCH 18, 2025	No.	Revision/Issue	By	Date
SCALE: 1"=50'				
DRAWN: IP				
APPROVED: MM				
DRAWING: 24022E				

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

Sheet 6 Of 6

SITE PLAN
FOR
SUMMIT CHASE WEST

LOCATED IN L.L. 68 AND 93
5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA