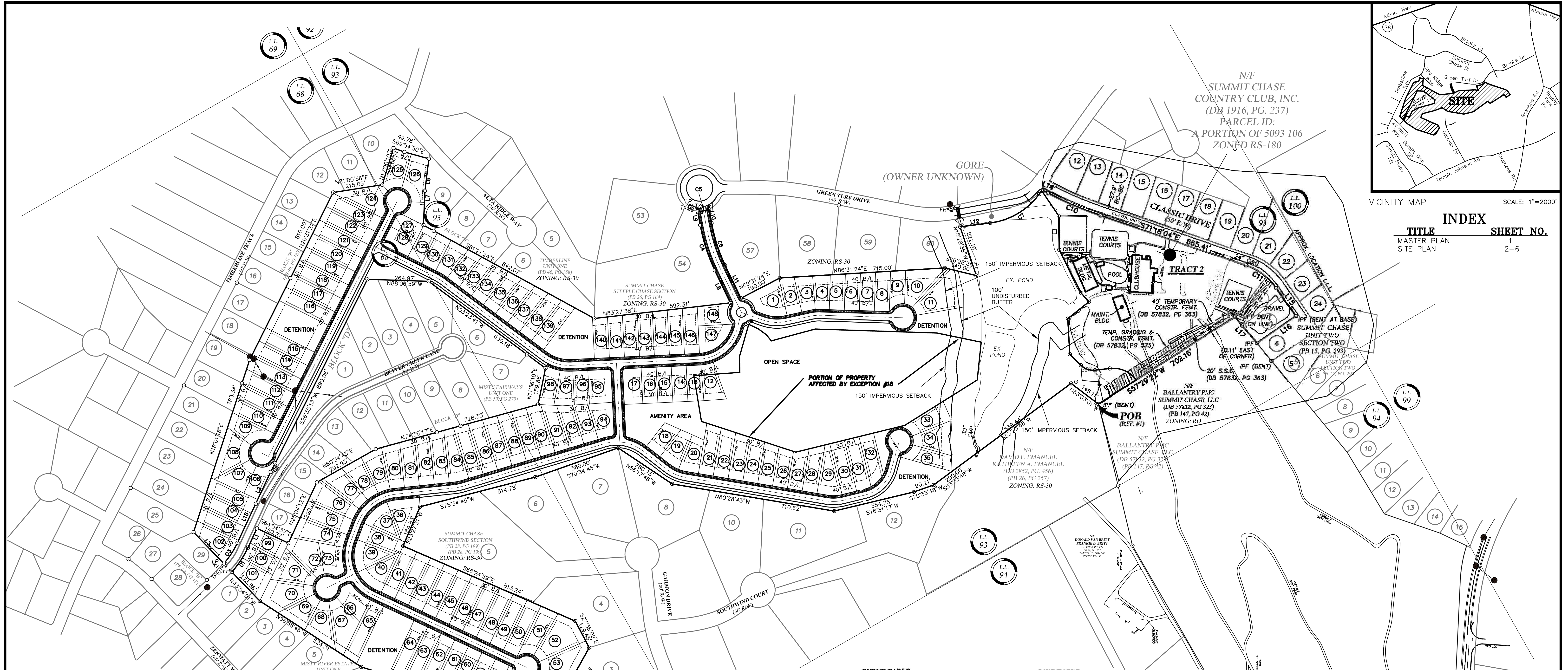


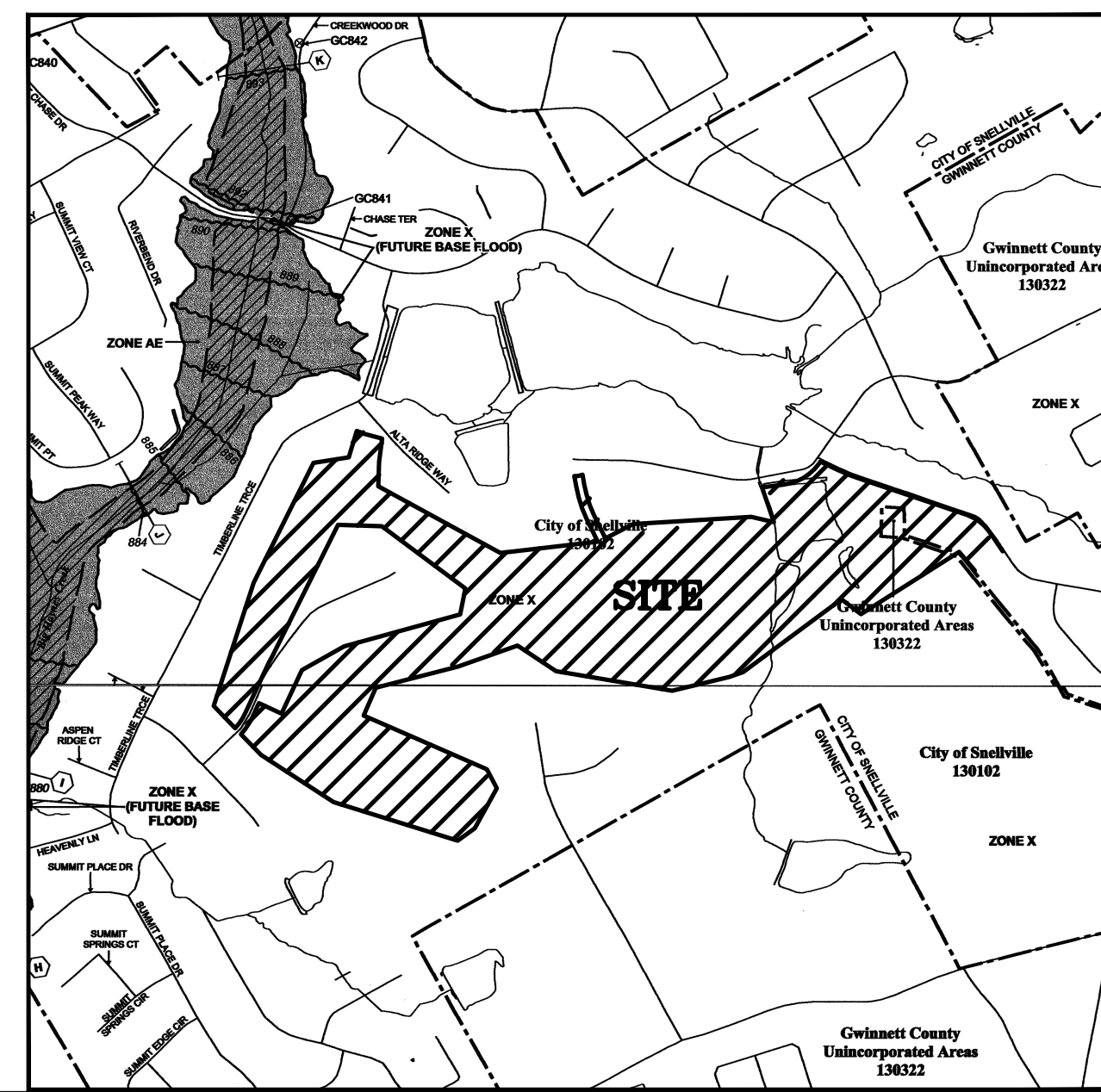
VICINITY MAP SCALE: 1"=2000'

INDEX
 TITLE: MASTER PLAN SITE PLAN
 SHEET NO.: 1
 OF: 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.U.R.M. Community Panel 13135C0139F and 13135C0130F
 dated September 29, 2006, no portion of this Site
 lies within a designated flood plain.

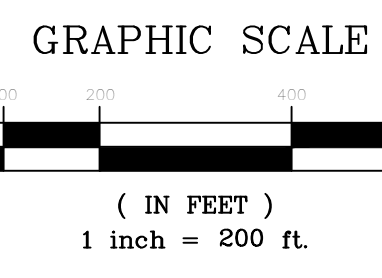


- LEGEND**
- RF - IRON PIN FOUND
 - RF - IRON PIN SET
 - CM - CONCRETE MONUMENT FOUND
 - CM - CONCRETE MONUMENT SET
 - ST - STATION
 - ST - STATION NUMBER
 - ST - STATION MARK
 - ST - CENTERLINE
 - ST - PROPERTY LINE
 - BM - BENCHMARK
 - PT - POINT OF TANGENCY
 - PC - POINT OF CURVATURE
 - PI - POINT OF INTERSECTION
 - PC - POINT OF BEGINNING
 - BL - BUILDING LINE
 - PA - PAVED
 - FF - FINISHED FLOOR ELEVATION
 - FL - FLOOR
 - PC - PROPERTY CORNER
 - PC - FENCE
 - TL - TELEPHONE LINE
 - TL - TELEVISION LINE
 - TL - POWER LINE
 - TL - SANITARY SEWER LINE
 - TL - SANITARY SEWER EASEMENT
 - TL - GAS LINE
 - TL - WATER LINE
 - TL - GATE VALVE
 - TL - WATER METER
 - TL - PROP. FIRE HYDRANT
 - TL - PROP. FIRE HYDRANT
 - TL - WATER METER
 - TL - STORM SEWER LINE
 - TL - YARD
 - TL - DROP RILEY
 - TL - CATCH BASIN
 - TL - HEAD WALL
 - TL - MANHOLE
 - TL - DRAINAGE EASEMENT
 - TL - SEWER FORCE MAIN
 - TL - CLEAN OUT
 - TL - SANITARY METAL PIPE
 - TL - REINFORCED CONCRETE PIPE
 - TL - FIBER OPTIC
 - TL - DUCTILE IRON PIPE
 - TL - POLYETHYLENE GLYCOL PIPE
 - TL - CUMULATIVE RATE MAP
 - TL - FEDERAL ELEVATION
 - TL - TRUE POINT OF BEGINNING
 - TL - CURVE POINT
 - TL - TREE LINE
 - TL - DISTRICT
 - TL - BRANCH
 - TL - BRANCH
 - TL - PROPOSED CONTOURS (DASHED)
 - TL - TOP OF CURB ELEVATION
 - TL - TRAVELER POINT
 - TL - TEST POLE
 - TL - PLANTED TREE
 - TL - MARKED TREE

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

OWNER/DEVELOPER
 MGS&G LAND LLC
 3440 LASSITER FALLS DR NE
 MARIETTA, GA 30062
 (678) 227-8952
 CONTACT: GUTTA PRADEEP
 EMAIL: pradeepgutta@gmail.com

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



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	126.61'	434.28'	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	107.90'
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°48'59"E	191.38'
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'	S86°27'50"E	124.68'
C10	248.97'	1662.02'	S87°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°34'01"W	188.78'
L4	S69°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"E	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	146.88'
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: 95.986 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: 19.66 AC. (20.6%)
 TOTAL NUMBER OF LOTS: 148 LOTS
 PROPOSED DENSITY: 1.55 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: AUGUST 15, 2024 No. 1 Revision/Issue 1 REVISED SITE PLAN By IP Date 9/10/24

SCALE: 1"=200'

DRAWN: IP

APPROVED: MM

DRAWING: 24022E

Sheet 1 of 6

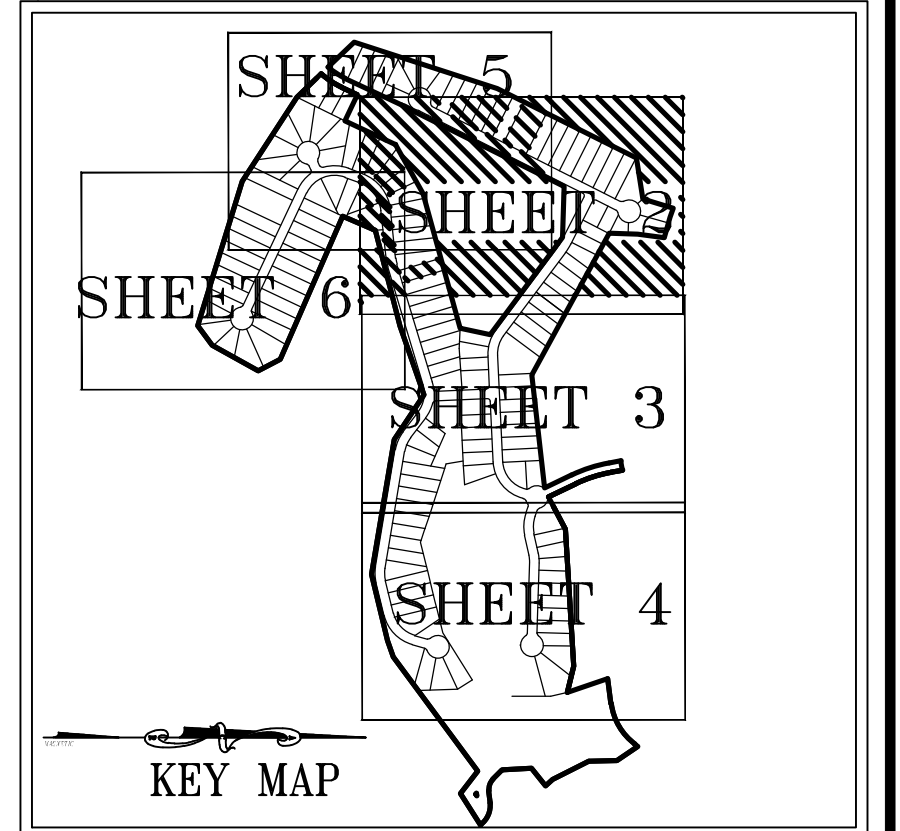
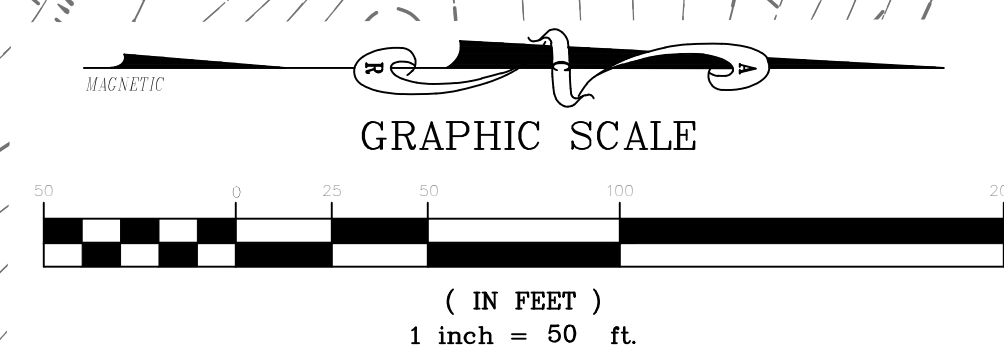
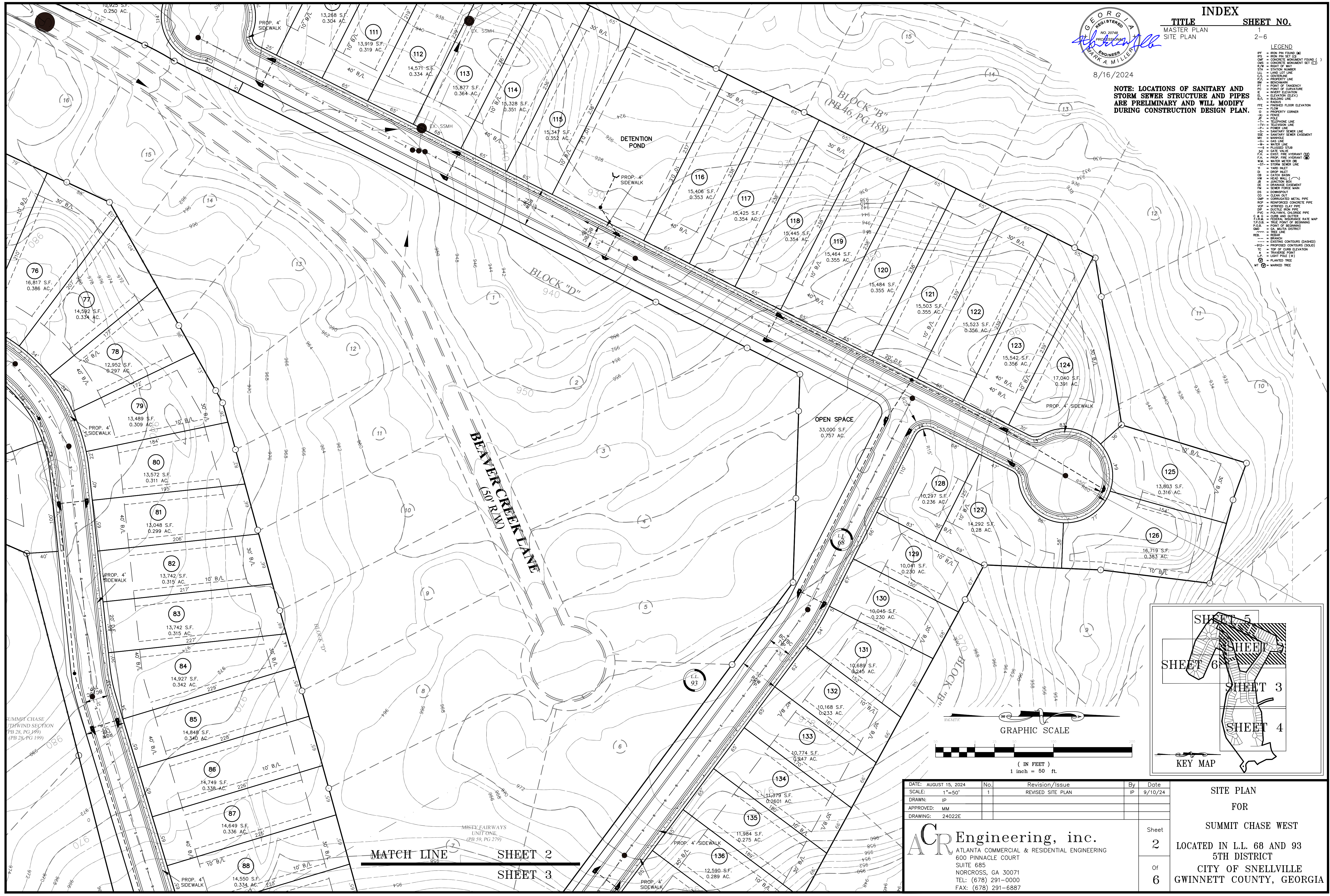
ACREngineering, inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 600 PINNACLE COURT
 SUITE 685
 NORCROSS, GA 30071
 TEL: (678) 291-0000
 FAX: (678) 291-6887

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



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

- LEGEND**
- RF - IRON PIN FOUND (N)
 - RF - IRON PIN SET (S)
 - CM - CONCRETE MONUMENT FOUND (N)
 - CM - CONCRETE MONUMENT SET (S)
 - ST - STATION NUMBER
 - LI - LAND LOT LINE
 - CL - CENTERLINE
 - PL - PROPERTY LINE
 - BM - BENCHMARK
 - PC - POINT OF CURVATURE
 - IC - INVERT ELEVATION
 - BL - BUILDING LINE
 - FL - FINISHED FLOOR ELEVATION
 - FC - FINISH
 - PC - PROPERTY CORNER
 - PC - FENCE
 - PC - HOLE
 - PC - TELEPHONE LINE
 - PC - POWER LINE
 - PC - SANITARY SEWER LINE
 - PC - SANITARY SEWER EASEMENT
 - PC - MANHOLE
 - PC - GAS LINE
 - PC - WATER LINE
 - PC - PLUGGED STOP
 - PC - GAS VALVE
 - PC - PROP. FIRE HYDRANT (S)
 - PC - WATER METER (S)
 - PC - ST - STORM SEWER LINE
 - PC - 1/8" INLET
 - PC - DROP INLET
 - PC - CATCH BASIN
 - PC - HEAD WALL (S)
 - PC - JUNCTION BOX
 - PC - DRAINAGE EASEMENT
 - PC - SEWER FORCE MAIN
 - PC - DOWNSPUT
 - PC - CORRUGATED METAL PIPE
 - PC - REINFORCED CONCRETE PIPE
 - PC - VITRIFIED CLAY PIPE
 - PC - DUCTILE IRON PIPE
 - PC - PLASTIC PIPE
 - PC - CURE AND GUTTER
 - PC - FEDERAL INSURANCE RATE MAP
 - PC - TRUE POINT OF BEGINNING
 - PC - TRAIL POINT (S)
 - PC - GA. MULTI-DISTRICT
 - PC - TREE, PIN
 - PC - BRANCH
 - PC - EXISTING CONTOURS (DASHED)
 - PC - PROPOSED CONTOURS (SOLID)
 - PC - TOP OF CURVE ELEVATION
 - PC - TRAVERSE POINT
 - PC - LIGHT POLE (S)
 - PC - PLANTED TREE
 - PC - MARKED TREE



DATE	No.	Revision/Issue	By	Date
AUGUST 15, 2024	1	REVISED SITE PLAN	IP	9/10/24

SCALE: 1"=50'
 DRAWN: IP
 APPROVED: MM
 DRAWING: 24022E

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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

Sheet 2 of 6

MATCH LINE SHEET 2 SHEET 3

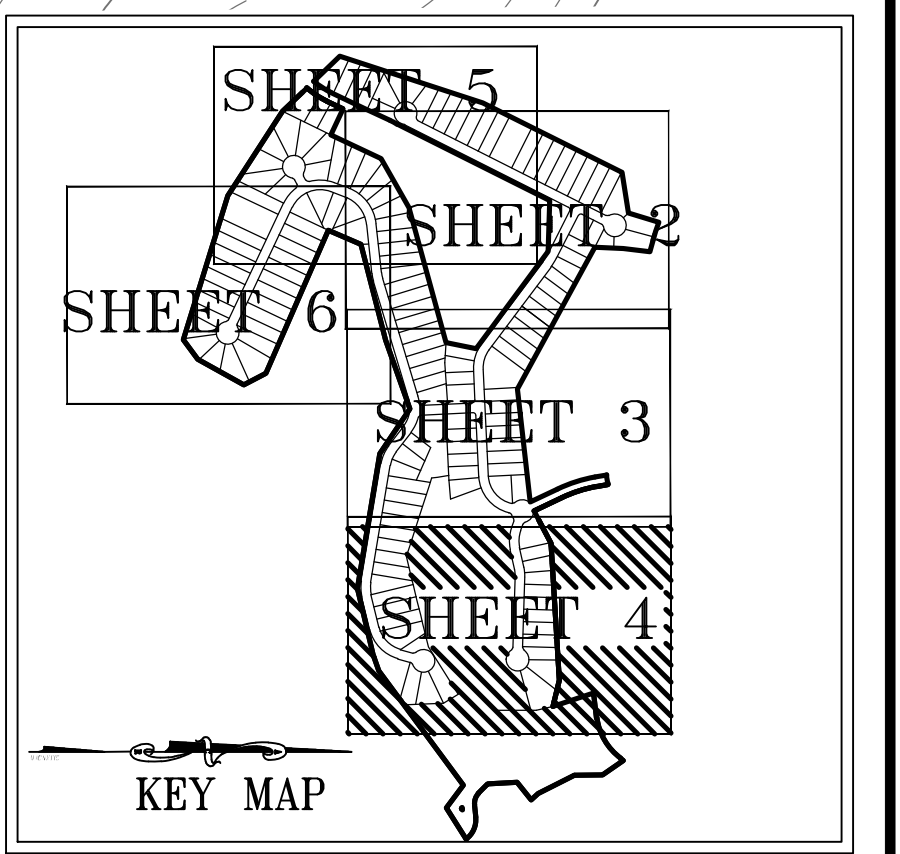
MATCH LINE SHEET 3
SHEET 4

- LEGEND**
- RF = IRON PIN FOUND (O)
 - CP = CONCRETE PAVEMENT FOUND (C)
 - R/W = RIGHT OF WAY
 - DM = DRAINAGE MANHOLE
 - LL = LAND LOT LINE
 - CL = CENTERLINE
 - PL = PROPERTY LINE
 - BM = BENCHMARK
 - PLT = POINT OF LANCENCY
 - P = POINT OF CURVATURE
 - EL = ELEVATION (ELEV.)
 - BL = BOUNDARY LINE
 - RTE = ROAD
 - RFE = FINISHED FLOOR ELEVATION
 - TO = FLOW
 - PC = PROPERTY CORNER
 - PC = FENCE
 - TL = TELEPHONE LINE
 - TV = TELEVISION LINE
 - SM = SANITARY MANHOLE
 - SS = SANITARY SEWER LINE
 - SE = SANITARY SEWER EASEMENT
 - MH = MANHOLE
 - SL = SILENT LINE
 - PLUGGED STUB
 - YI = YARD INLET
 - CB = CATCH BASIN
 - HW = HEAD WALL
 - JB = JUNCTION BOX
 - SE = SEWER EASEMENT
 - SM = SILENT MAIN
 - DS = DOWNSPOUT
 - CL = CLEAN OUT
 - CM = CORRUGATED METAL PIPE
 - RP = REINFORCED CONCRETE PIPE
 - VCP = VITRIFIED CLAY PIPE
 - DC = DUCTILE IRON PIPE
 - PVC = POLYVINYL CHLORIDE PIPE
 - CS = CURE AND SUTURE
 - FJM = FEDERAL INSURANCE RATE MAP
 - 12.0B = FLOOD ZONE
 - P.C.B. = POINT OF BEGINNING
 - 945 = 945.00 DISTRICT
 - 945 = 945.00 DISTRICT
 - REB = REBAR
 - BR = BRANCH
 - EX = EXISTING CONTOURS (DASHED)
 - PR = PROPOSED CONTOURS (SOLID)
 - TC = TOP OF CURB ELEVATION
 - A = PLANTED TREE
 - LP = LIGHT POLE (O)
 - PT = PLANTED TREE
 - MT = MARKED TREE

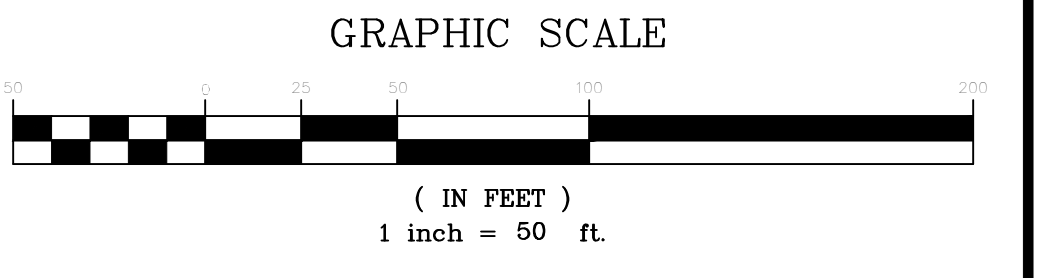
PORTION OF PROPERTY
AFFECTED BY EXCEPTION #18
MENTIONED ON PROPERTY SURVEY

OPEN SPACE
816,149 S.F.
18.73 AC.

GREEN TURF DRIVE
(60' R/W)



REGISTERED
ENGINEER
MARK A. MILLER
8/16/2024



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

INDEX

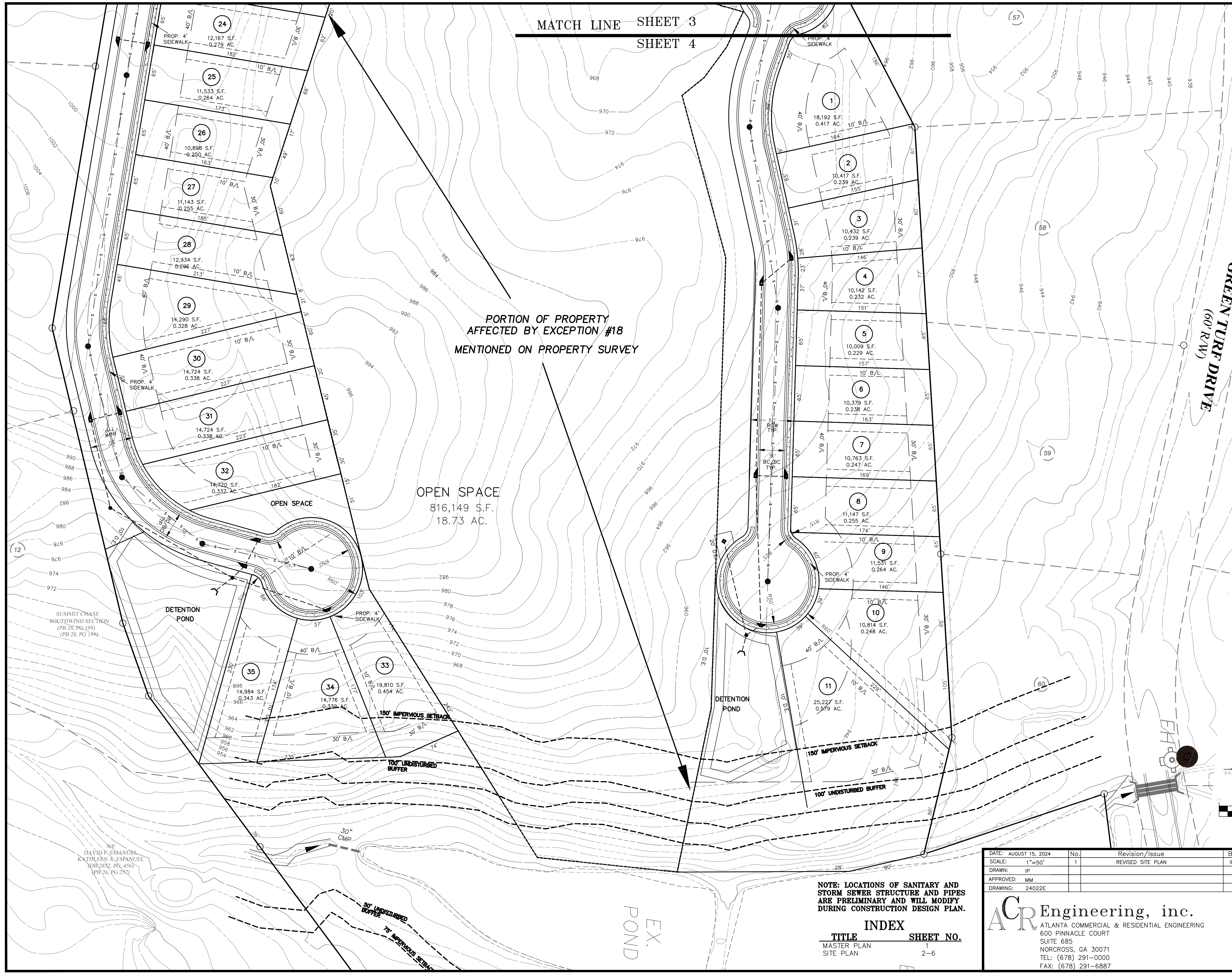
TITLE	SHEET NO.
MASTER PLAN	1
SITE PLAN	2-6

DATE:	No.	Revision/Issue	By	Date
AUGUST 15, 2024	1	REVISED SITE PLAN	IP	9/10/24
SCALE:	1" = 50'			
DRAWN:	IP			
APPROVED:	MM			
DRAWING:	24022E			

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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

Sheet
4
Of
6



SUMMIT CHASE
SOUTHWIND SECTION
(PB 28, PG. 199)

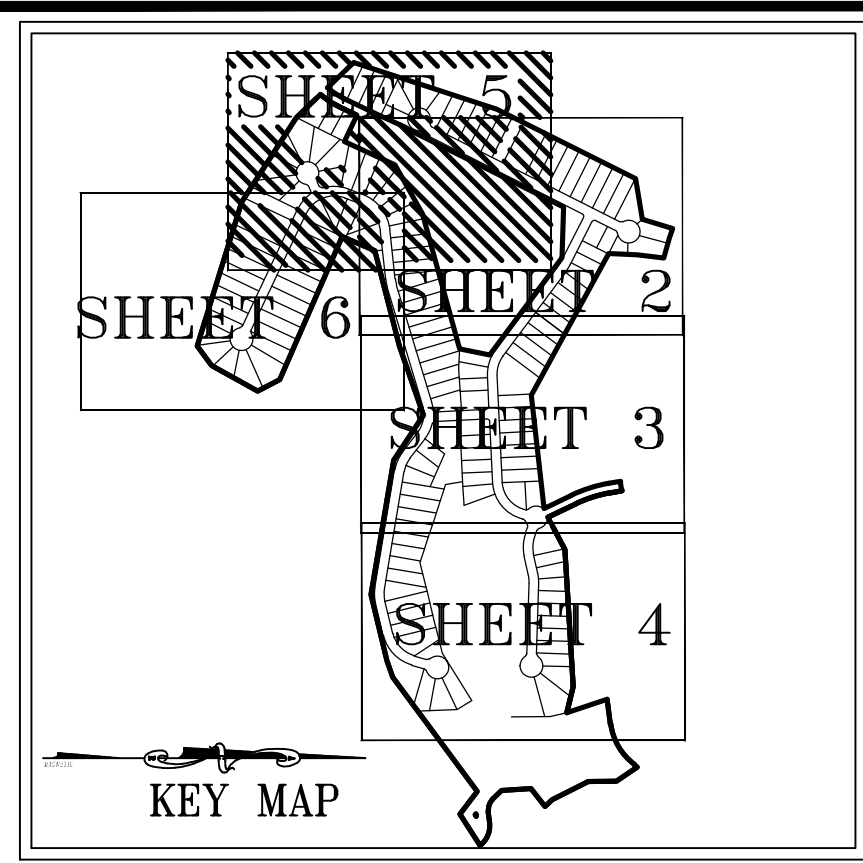
DAVID F. EMANUEL
KATHLEEN A. EMANUEL
(PB 28, PG. 456)
(PB 26, PG. 257)

POND
EX.

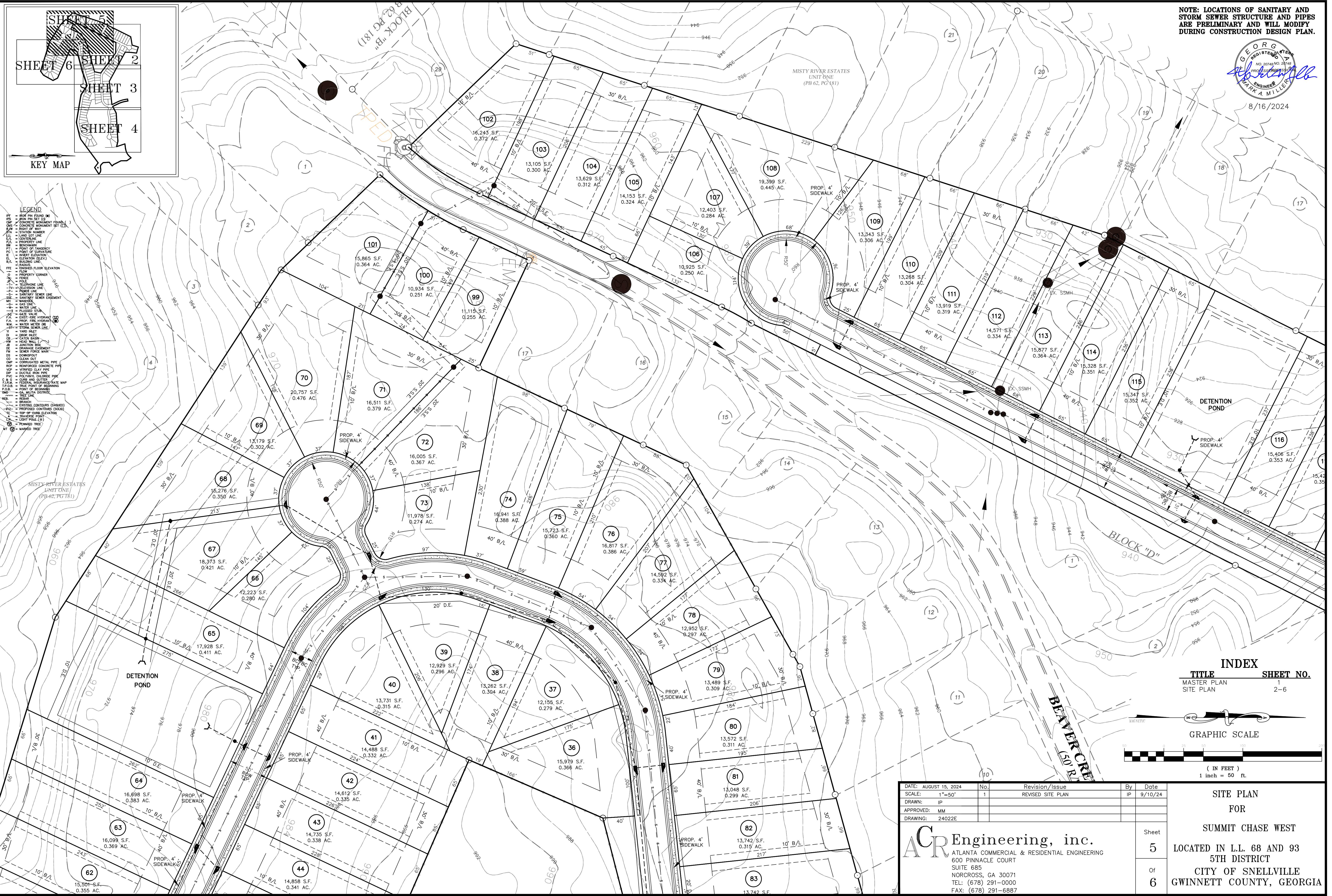
NOTE: LOCATIONS OF SANITARY AND STORM SEWER STRUCTURE AND PIPES ARE PRELIMINARY AND WILL MODIFY DURING CONSTRUCTION DESIGN PLAN.



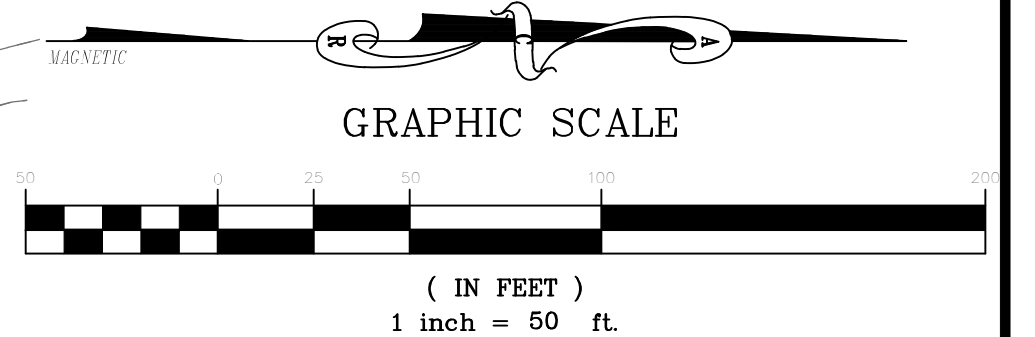
8/16/2024



- LEGEND**
- PF = IRON PIN FOUND
 - CP = CONCRETE MONUMENT FOUND
 - CL = CENTERLINE
 - BR = BOUNDARY
 - ... [rest of legend items]



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



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DATE	NO.	REVISION/ISSUE	BY	DATE
AUGUST 15, 2024	1	REVISED SITE PLAN	IP	9/10/24

Sheet	5	SIT PLAN FOR SUMMIT CHASE WEST LOCATED IN L.L. 68 AND 93 5TH DISTRICT CITY OF SNELLVILLE GWINNETT COUNTY, GEORGIA
Of	6	

