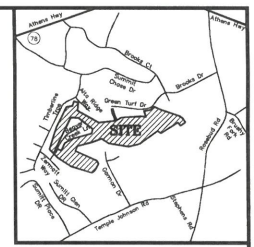


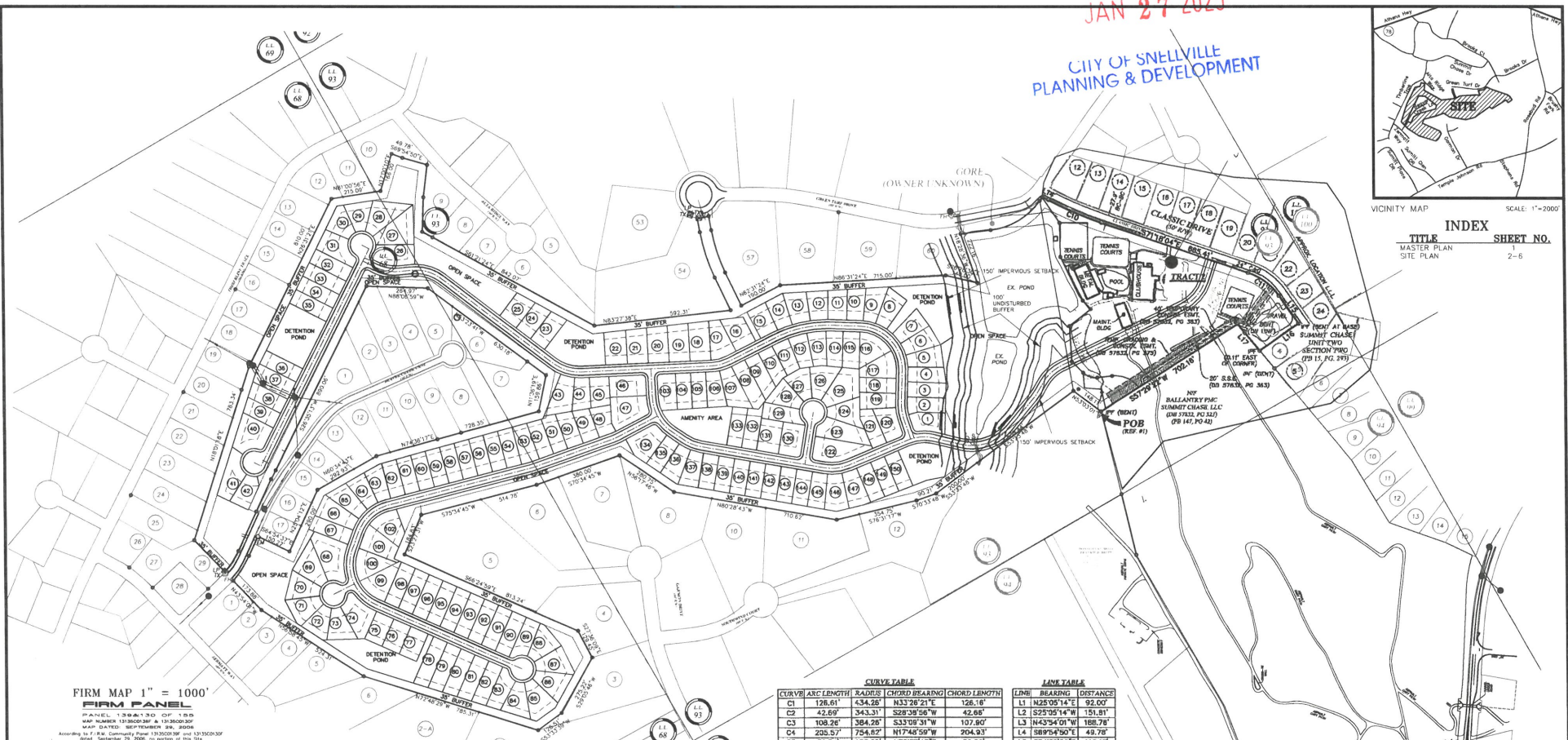
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JAN 27 2025

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT



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



FIRM MAP 1" = 1000'
FIRM PANEL
PANEL 1386A130 OF 189
MAP NUMBER 1386000001 & 1030000001
MAP DATED: SEPTEMBER 29, 2006
According to F.W. Community Plan 1330000001 and 1330000001 dated September 29, 2006, no portion of this site lies within a designated flood plain.

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	S29°36'56"W	42.86
C3	108.24	364.26	S33°09'31"W	107.80
C4	205.57	754.87	N17°45'59"W	204.93
C5	50.54	100.00	N79°57'47"E	50.00
C6	191.95	704.82	S17°48'56"E	191.38
C7	253.79	311.55	N59°39'59"E	248.78
C8	67.03	75.00	S70°49'54"E	84.82
C9	130.77	125.00	S86°27'50"E	124.66
C10	248.97	1682.02	S67°00'34"E	248.74
C11	166.92	291.48	S53°00'47"E	164.10

LANE TABLE

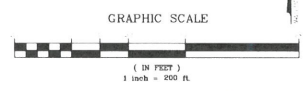
LINE	BEARING	DISTANCE
L1	N25°05'14"E	92.00'
L2	S25°05'14"W	151.81'
L3	N43°54'04"W	158.78'
L4	S89°54'50"E	49.72'
L5	S74°28'50"E	110.17'
L6	S07°50'10"W	140.00'
L7	S02°27'08"W	148.27'
L8	N25°37'14"W	156.48'
L9	N10°00'44"W	81.30'
L10	S10°00'44"E	81.30'
L11	S26°37'42"E	158.32'
L12	N60°50'42"E	130.94'
L13	N36°29'35"E	18.19'
L14	S82°43'05"E	30.46'
L15	S34°43'51"E	146.88'
L16	N55°06'28"W	205.04'
L17	N38°34'11"W	148.70'
L18	S25°05'14"W	186.19'

SITE SUMMARY:
 PROPOSED LAND USE: RESIDENTIAL SUBDIVISION
 TOTAL SITE AREA: 95.366 AC.
 EXISTING ZONING: RS-30
 PROPOSED ZONING: RS-5
 FLOOD PLAIN AREA: 0.0 A.C.
 19.08 AC. (20.0%)
 REQUIRED OPEN SPACE: 26.5 A.C. (27.8%)
 PROVIDED OPEN SPACE: 150 LOTS
 TOTAL NUMBER OF LOTS: 157 LOTS/AC.
 PROPOSED DENSITY: 10,900 S.F.
 MINIMUM LOT SIZE: 2,400 S.F. (2 CAR GARAGE MIN.)
 MINIMUM HEATED AREA: 65 FT
 MAXIMUM LOT WIDTH: 152'
 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.)

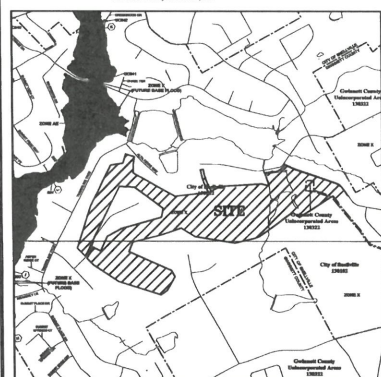
PROPERTY ADDRESS
 1157 CLASSIC DRIVE
 SNELLVILLE, GA 30078
 PARCEL# 5093 106

OWNER/DEVELOPER
 MOON & LAND LLC
 3440 LASSITER FALLS DR NE
 MARISTE, GA 30067
 (678) 277-8952
 CONTACT: KAMRAN JALALI
 EMAIL: KJALALI@MOONLAND.COM

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



- LEGEND**
- 1. PROPOSED LOT
 - 2. EXISTING LOT
 - 3. PROPOSED DRIVE
 - 4. EXISTING DRIVE
 - 5. PROPOSED DETENTION POND
 - 6. EXISTING DETENTION POND
 - 7. PROPOSED AMENITY AREA
 - 8. EXISTING AMENITY AREA
 - 9. PROPOSED OPEN SPACE
 - 10. EXISTING OPEN SPACE
 - 11. PROPOSED SETBACK
 - 12. EXISTING SETBACK
 - 13. PROPOSED CURVE
 - 14. EXISTING CURVE
 - 15. PROPOSED LANE
 - 16. EXISTING LANE
 - 17. PROPOSED EASEMENT
 - 18. EXISTING EASEMENT
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 - 20. EXISTING RIGHT-OF-WAY
 - 21. PROPOSED GORE
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 - 23. PROPOSED ADJACENT PROPERTY
 - 24. EXISTING ADJACENT PROPERTY
 - 25. PROPOSED CITY BOUNDARY
 - 26. EXISTING CITY BOUNDARY
 - 27. PROPOSED COUNTY BOUNDARY
 - 28. EXISTING COUNTY BOUNDARY
 - 29. PROPOSED STATE BOUNDARY
 - 30. EXISTING STATE BOUNDARY
 - 31. PROPOSED FEDERAL BOUNDARY
 - 32. EXISTING FEDERAL BOUNDARY



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

RECEIVED

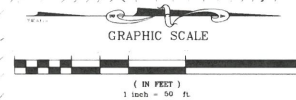
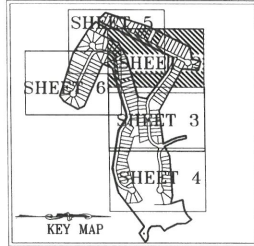
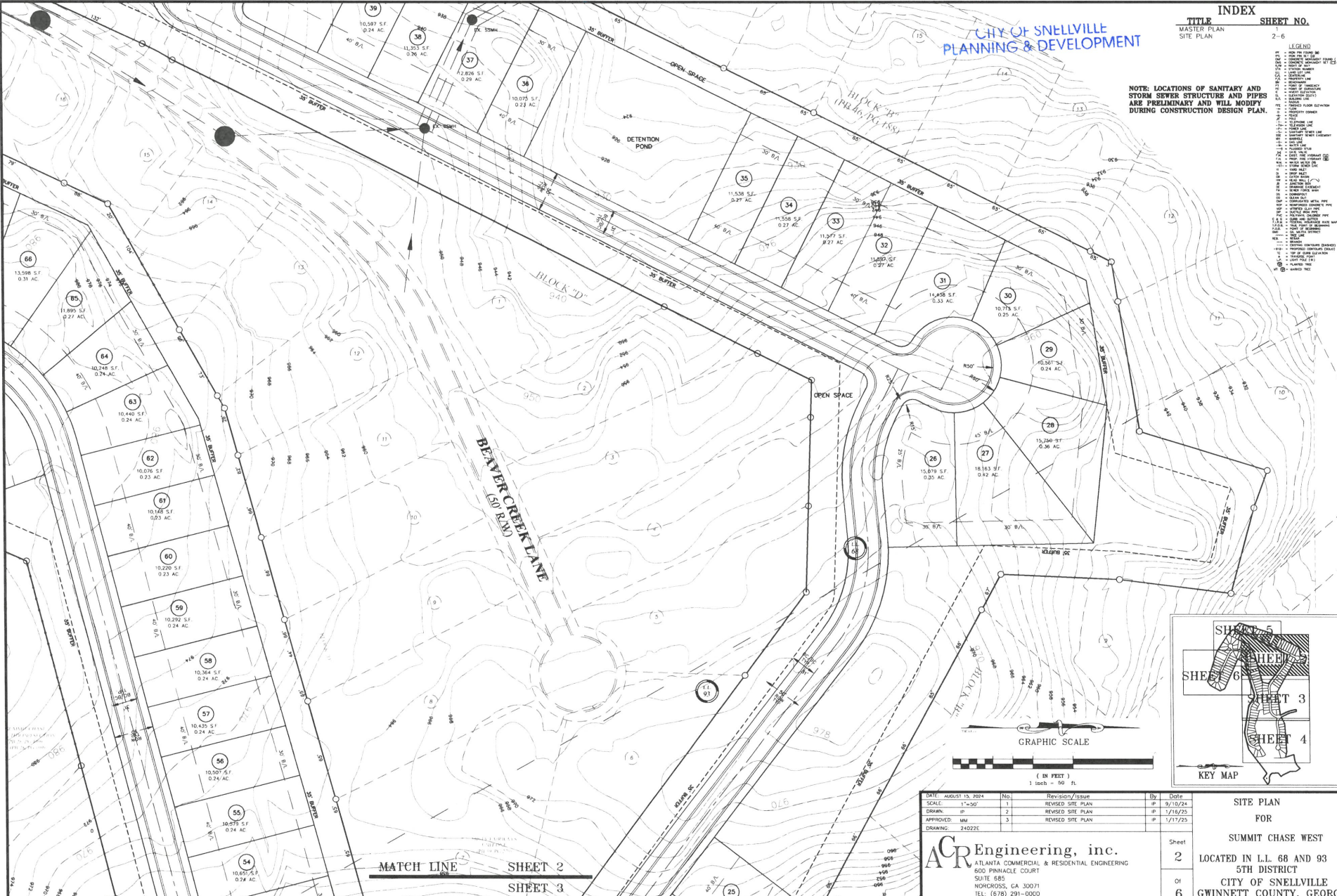
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CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

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TITLE MASTER PLAN
SITE PLAN SHEET NO. 2-6

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

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DATE	REVISION/ISSUE	BY	DATE
MAY 13, 2024	1 REVISED SITE PLAN	JP	9/10/24
	2 REVISED SITE PLAN	JP	1/16/25
	3 REVISED SITE PLAN	JP	1/17/25

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
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SITE PLAN
FOR
SUMMIT CHASE WEST
LOCATED IN I.L. 68 AND 93
5TH DISTRICT
CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA

MATCH LINE SHEET 2
SHEET 3

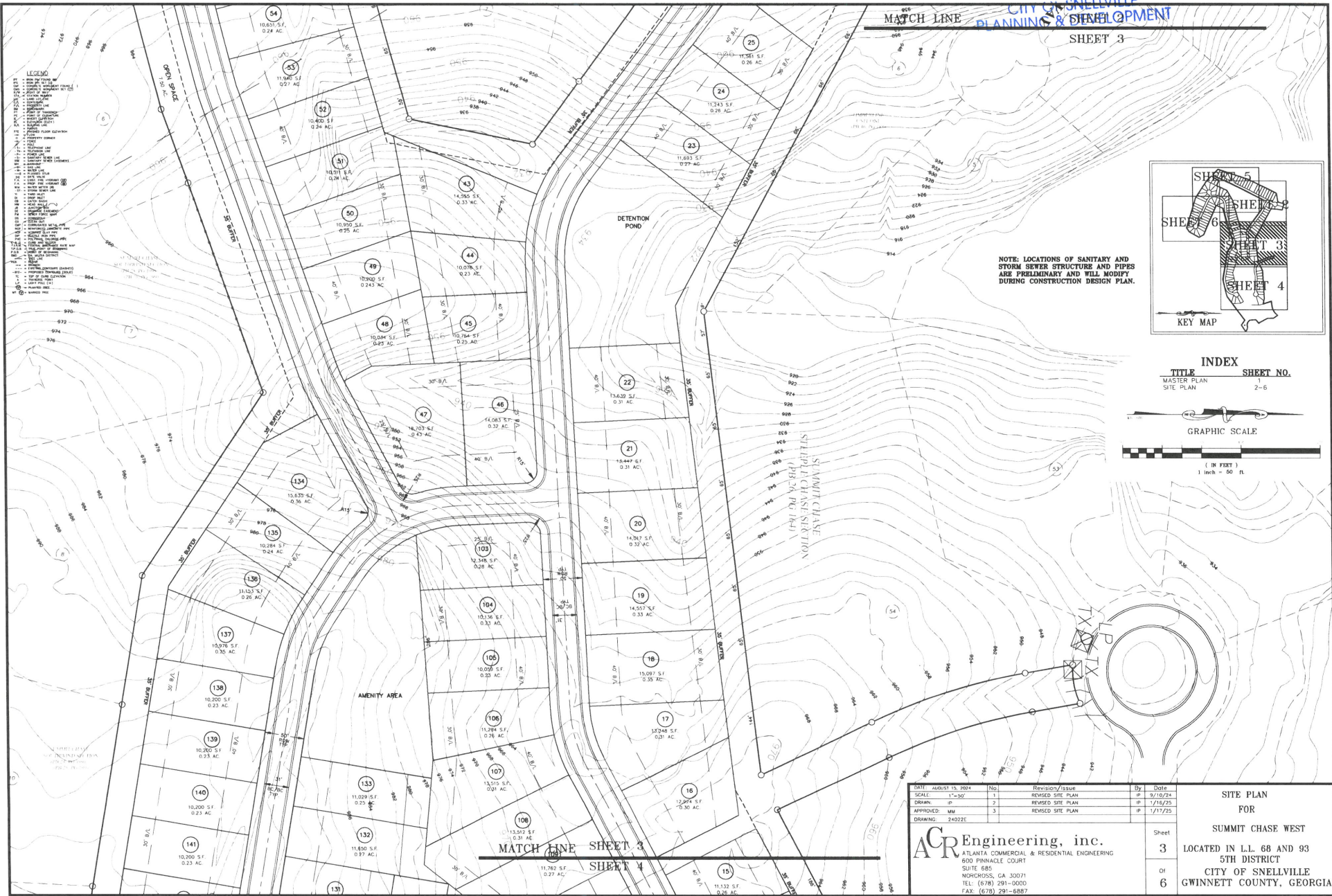
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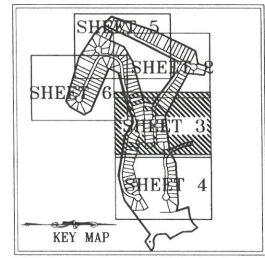
CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

SHEET 3

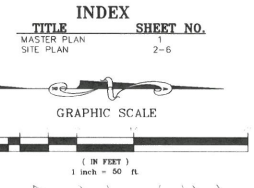
MATCH LINE



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



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	1/17/25

ACR Engineering, inc.
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SITE PLAN FOR SUMMIT CHASE WEST
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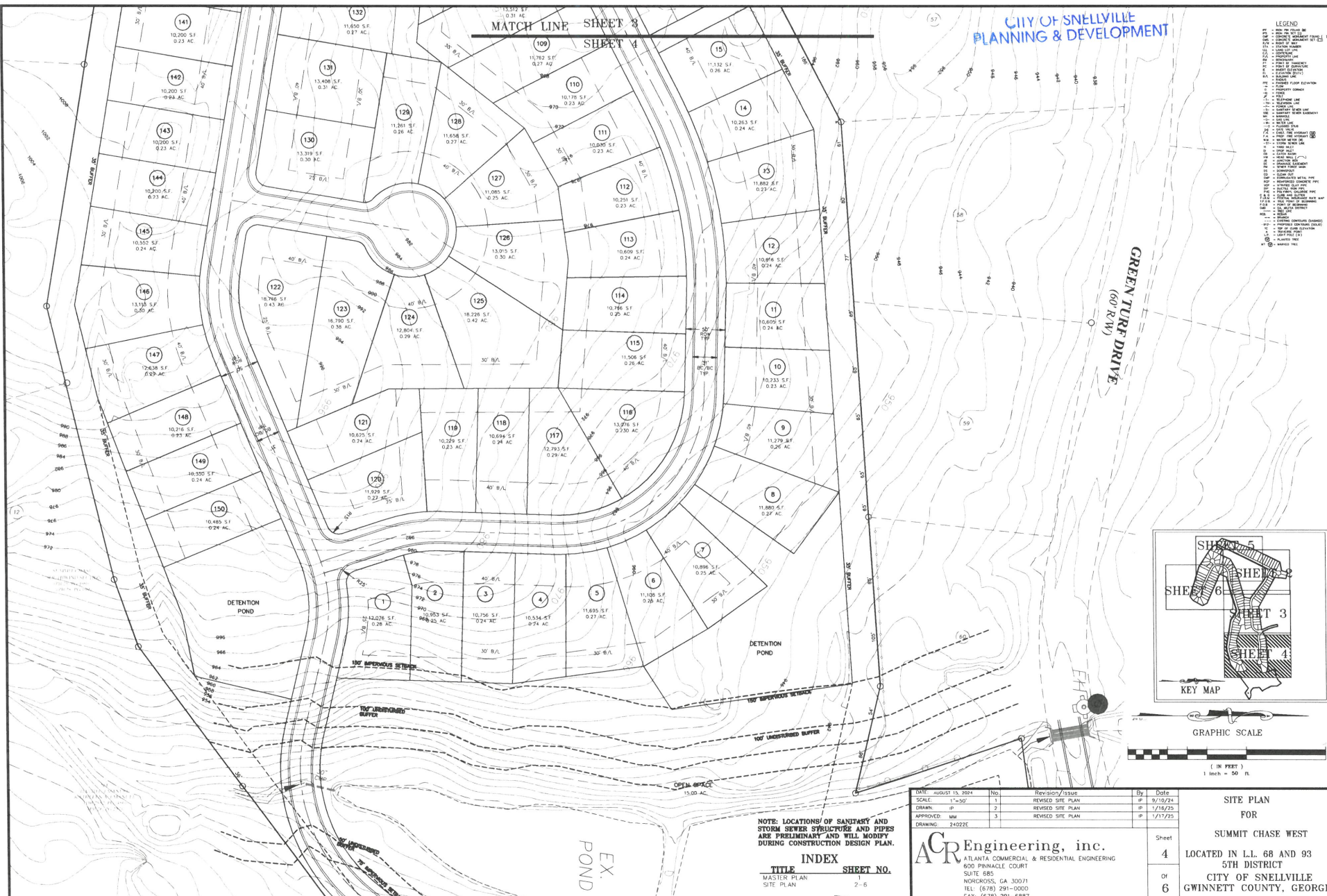
MATCH LINE SHEET 3
SHEET 4

RECEIVED

JAN 27 2025

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

- LEGEND
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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 MASTER PLAN SHEET NO.
SITE PLAN 2-6

DATE	BY	REVISION/ISSUE
AUGUST 13, 2024	MS	REVISED SITE PLAN
	IP	REVISED SITE PLAN
	MM	REVISED SITE PLAN
	MM	REVISED SITE PLAN

ACR Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE COURT
SUITE 685
NORCROSS, 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 4 of 6

RECEIVED

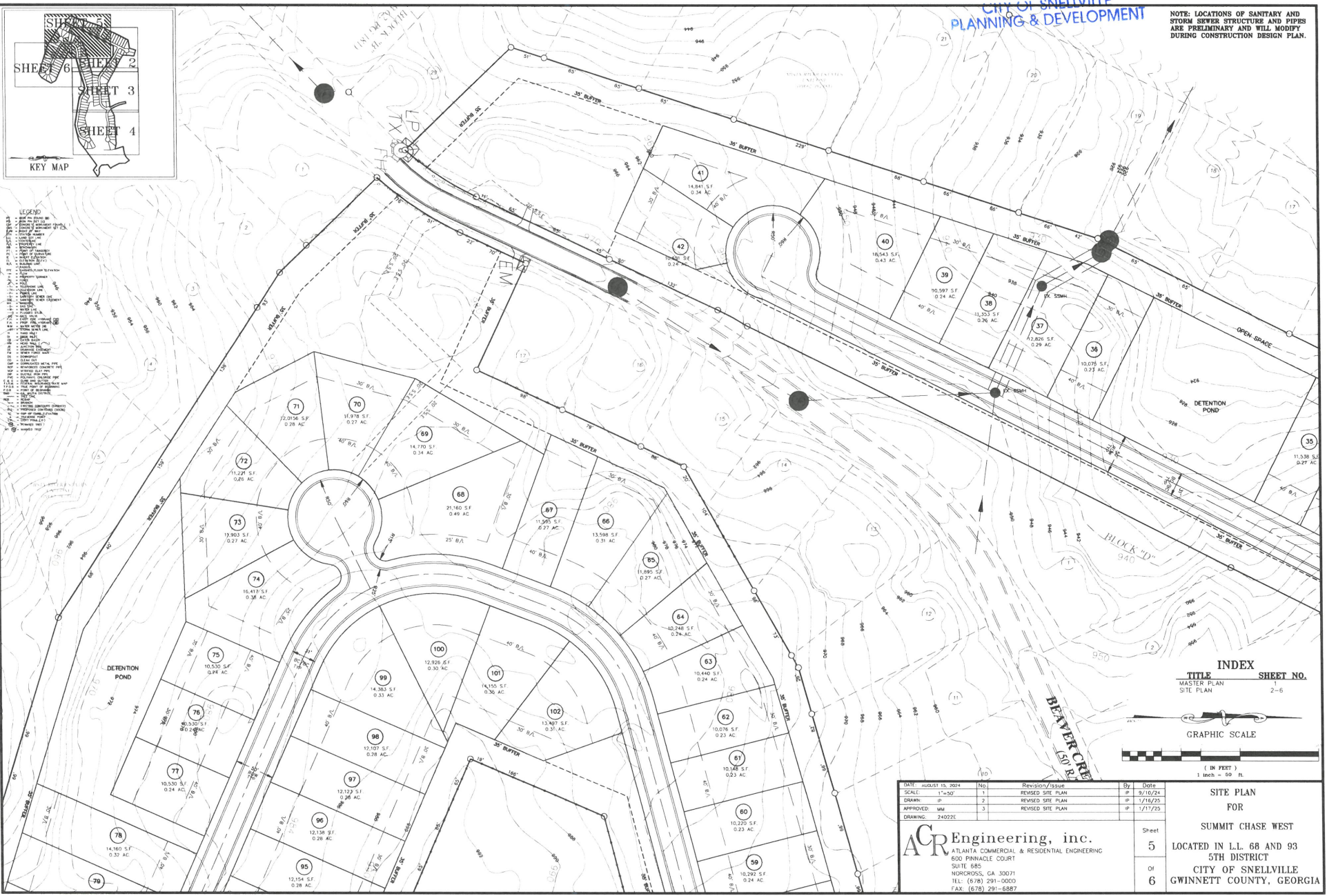
JAN 27 2025

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

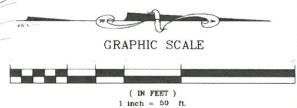
NOTE: LOCATIONS OF SANITARY AND
STORM SEWER STRUCTURE AND PIPES
ARE PRELIMINARY AND WILL MODIFY
DURING CONSTRUCTION DESIGN PLAN.



- LEGEND
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 - 2. 1/2" DIA. SANITARY SEWER
 - 3. 1/2" DIA. WATER MAIN
 - 4. 1/2" DIA. GAS MAIN
 - 5. 1/2" DIA. CABLE TV
 - 6. 1/2" DIA. FIBER OPTIC
 - 7. 1/2" DIA. TELEPHONE
 - 8. 1/2" DIA. POWER
 - 9. 1/2" DIA. LIGHTNING PROTECTION
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INDEX	TITLE	SHEET NO.
1	MASTER PLAN	1
2-6	SITE PLAN	2-6

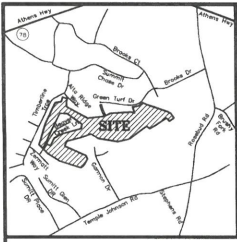


DATE	NO.	REVISION/ISSUE	BY	DATE
AUGUST 13, 2024	1	REVISED SITE PLAN	PH	9/10/24
	2	REVISED SITE PLAN	PH	1/16/25
	3	REVISED SITE PLAN	PH	1/17/25

ACR Engineering, inc.
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600 PINNACLE COURT
SUITE 685
NORCROSS, 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
5
of
6



CITY MAP SCALE: 1" = 200'

TRACT DESCRIPTION FOR SUMMIT CHASE WEST
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING 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 (IDENTIFIED) LOCATED AT COMMON CORNER OF BALLANTYNE PINE PROPERTIES, JAMES F. HANCOCK PROPERTY AND SUMMIT CHASE WEST SAID IRON PIN BEING THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, NORTH 53 DEGREES 00 MINUTES 55 SECONDS WEST A DISTANCE OF 124.44 FEET TO A POINT; THENCE SOUTH 53 DEGREES 33 MINUTES 49 SECONDS WEST A DISTANCE OF 539.44 FEET TO A POINT; THENCE SOUTH 43 DEGREES 33 MINUTES 49 SECONDS WEST A DISTANCE OF 124.44 FEET TO A POINT; THENCE SOUTH 79 DEGREES 33 MINUTES 49 SECONDS WEST A DISTANCE OF 304.75 FEET TO A POINT; THENCE NORTH 80 DEGREES 28 MINUTES 43 SECONDS WEST A DISTANCE OF 704.00 FEET TO A POINT; THENCE NORTH 04 DEGREES 17 MINUTES 46 SECONDS WEST A DISTANCE OF 280.79 FEET TO A POINT; THENCE SOUTH 70 DEGREES 34 MINUTES 45 SECONDS WEST A DISTANCE OF 380.00 FEET TO A POINT; THENCE SOUTH 72 DEGREES 27 MINUTES 21 SECONDS WEST A DISTANCE OF 184.83 FEET TO A POINT; THENCE SOUTH 66 DEGREES 24 MINUTES 36 SECONDS EAST A DISTANCE OF 813.24 FEET TO A POINT; THENCE SOUTH 27 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 129.45 FEET TO A POINT; THENCE SOUTH 05 DEGREES 05 MINUTES 48 SECONDS WEST A DISTANCE OF 271.22 FEET TO A POINT; THENCE SOUTH 03 DEGREES 33 MINUTES 39 SECONDS WEST A DISTANCE OF 78.31 FEET TO A POINT; THENCE NORTH 72 DEGREES 48 MINUTES 29 SECONDS WEST A DISTANCE OF 478.31 FEET TO A POINT; THENCE NORTH 68 DEGREES 28 MINUTES 43 SECONDS WEST A DISTANCE OF 24.31 FEET TO A POINT; THENCE SOUTH 72 DEGREES 48 MINUTES 29 SECONDS WEST A DISTANCE OF 173.88 FEET TO A POINT; THENCE NORTH 72 DEGREES 48 MINUTES 29 SECONDS WEST A DISTANCE OF 388.33 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 52 SECONDS EAST AND A CHORD DISTANCE OF 128.18 ALONG SAID ARC AN ARC DISTANCE OF 128.18 FEET TO A POINT; THENCE NORTH 58 DEGREES 00 MINUTES 48 SECONDS EAST A DISTANCE OF 92.00 FEET TO A POINT; THENCE SOUTH 04 DEGREES 54 MINUTES 37 SECONDS EAST A DISTANCE OF 100.75 FEET TO A POINT; THENCE NORTH 28 DEGREES 04 MINUTES 12 SECONDS EAST A DISTANCE OF 290.29 FEET TO A POINT; THENCE NORTH 74 DEGREES 38 MINUTES 11 SECONDS EAST A DISTANCE OF 282.83 FEET TO A POINT; THENCE NORTH 11 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 158.86 FEET TO A POINT; THENCE NORTH 17 DEGREES 23 MINUTES 41 SECONDS WEST A DISTANCE OF 830.16 FEET TO A POINT; THENCE NORTH 88 DEGREES 08 SECONDS WEST A DISTANCE OF 284.43 FEET TO A POINT; THENCE SOUTH 20 DEGREES 35 MINUTES 13 SECONDS WEST A DISTANCE OF 890.78 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 343.1 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 28 DEGREES 38 MINUTES 36 SECONDS WEST AND A CHORD DISTANCE OF 423.68 ALONG SAID ARC AN ARC DISTANCE OF 151.81 FEET TO A POINT; THENCE SOUTH 25 DEGREES 05 MINUTES 14 SECONDS WEST A DISTANCE OF 181.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 384.28 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 33 DEGREES 05 MINUTES 31 SECONDS WEST AND A CHORD DISTANCE OF 107.90 ALONG SAID ARC AN ARC DISTANCE OF 108.28 FEET TO A POINT; THENCE NORTH 43 DEGREES 54 MINUTES 01 SECONDS WEST A DISTANCE OF 187.81 FEET TO A POINT; THENCE NORTH 18 DEGREES 01 MINUTES 18 SECONDS EAST A DISTANCE OF 783.34 FEET TO A POINT; THENCE NORTH 20 DEGREES 31 MINUTES 21 SECONDS EAST A DISTANCE OF 893.00 FEET TO A POINT; THENCE NORTH 81 DEGREES 00 MINUTES 56 SECONDS EAST A DISTANCE OF 216.09 FEET TO A POINT; THENCE NORTH 17 DEGREES 02 MINUTES 10 SECONDS EAST A DISTANCE OF 194.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 10 SECONDS WEST A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 20 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 840.27 FEET TO A POINT; THENCE NORTH 65 DEGREES 27 MINUTES 38 SECONDS EAST A DISTANCE OF 592.31 FEET TO A POINT; THENCE NORTH 06 DEGREES 27 MINUTES 14 SECONDS WEST A DISTANCE OF 184.76 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 754.82 FEET SUBTENDED BY A CHORD BEARING OF NORTH 17 DEGREES 48 MINUTES 29 SECONDS WEST AND A CHORD DISTANCE OF 193.48 ALONG SAID ARC AN ARC DISTANCE OF 82.83 FEET TO A POINT; THENCE NORTH 10 DEGREES 00 MINUTES 44 SECONDS WEST A DISTANCE OF 61.30 FEET TO A POINT; THENCE SOUTH 10 DEGREES 00 MINUTES 44 SECONDS EAST AND A CHORD BEARING OF SOUTH 79 DEGREES 57 MINUTES 43 SECONDS EAST AND A CHORD DISTANCE OF 50.00 ALONG SAID ARC AN ARC DISTANCE OF 50.00 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 704.74 FEET SUBTENDED BY A CHORD BEARING OF NORTH 17 DEGREES 48 MINUTES 29 SECONDS EAST AND A CHORD DISTANCE OF 193.48 ALONG SAID ARC AN ARC DISTANCE OF 82.83 FEET TO A POINT; THENCE NORTH 25 DEGREES 14 SECONDS EAST A DISTANCE OF 158.32 FEET TO A POINT; THENCE NORTH 42 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 734.00 FEET TO A POINT; THENCE SOUTH 79 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 43.30 FEET TO A POINT; THENCE NORTH 18 DEGREES 28 MINUTES 36 SECONDS WEST A DISTANCE OF 222.18 FEET TO A POINT; THENCE NORTH 42 DEGREES 30 MINUTES 40 SECONDS EAST A DISTANCE OF 130.64 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 312.25 FEET SUBTENDED BY A CHORD BEARING OF NORTH 09 DEGREES 20 SECONDS EAST AND A CHORD DISTANCE OF 12.92 FEET TO A POINT; THENCE SOUTH 03 DEGREES 33 MINUTES 49 SECONDS WEST A DISTANCE OF 18.19 FEET TO A POINT; THENCE SOUTH 03 DEGREES 33 MINUTES 49 SECONDS WEST A DISTANCE OF 34.78 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1682.02 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 51 DEGREES 00 MINUTES 34 SECONDS EAST AND A CHORD DISTANCE OF 248.74 ALONG SAID ARC AN ARC DISTANCE OF 248.77 FEET TO A POINT; THENCE SOUTH 18 DEGREES 18 MINUTES 18 SECONDS EAST A DISTANCE OF 685.41 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2814.8 FEET SUBTENDED BY A CHORD BEARING OF SOUTH 83 DEGREES 00 MINUTES 17 SECONDS EAST AND A CHORD DISTANCE OF 184.10 ALONG SAID ARC AN ARC DISTANCE OF 148.86 FEET TO A POINT; THENCE SOUTH 55 DEGREES 18 MINUTES 29 SECONDS WEST A DISTANCE OF 200.64 FEET TO A POINT; THENCE NORTH 35 DEGREES 34 MINUTES 11 SECONDS WEST A DISTANCE OF 148.78 FEET TO A POINT; THENCE SOUTH 27 DEGREES 28 MINUTES 22 SECONDS WEST A DISTANCE OF 20.18 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 4,158,027 SQUARE FEET, BEING 95.386 ACRES.

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

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

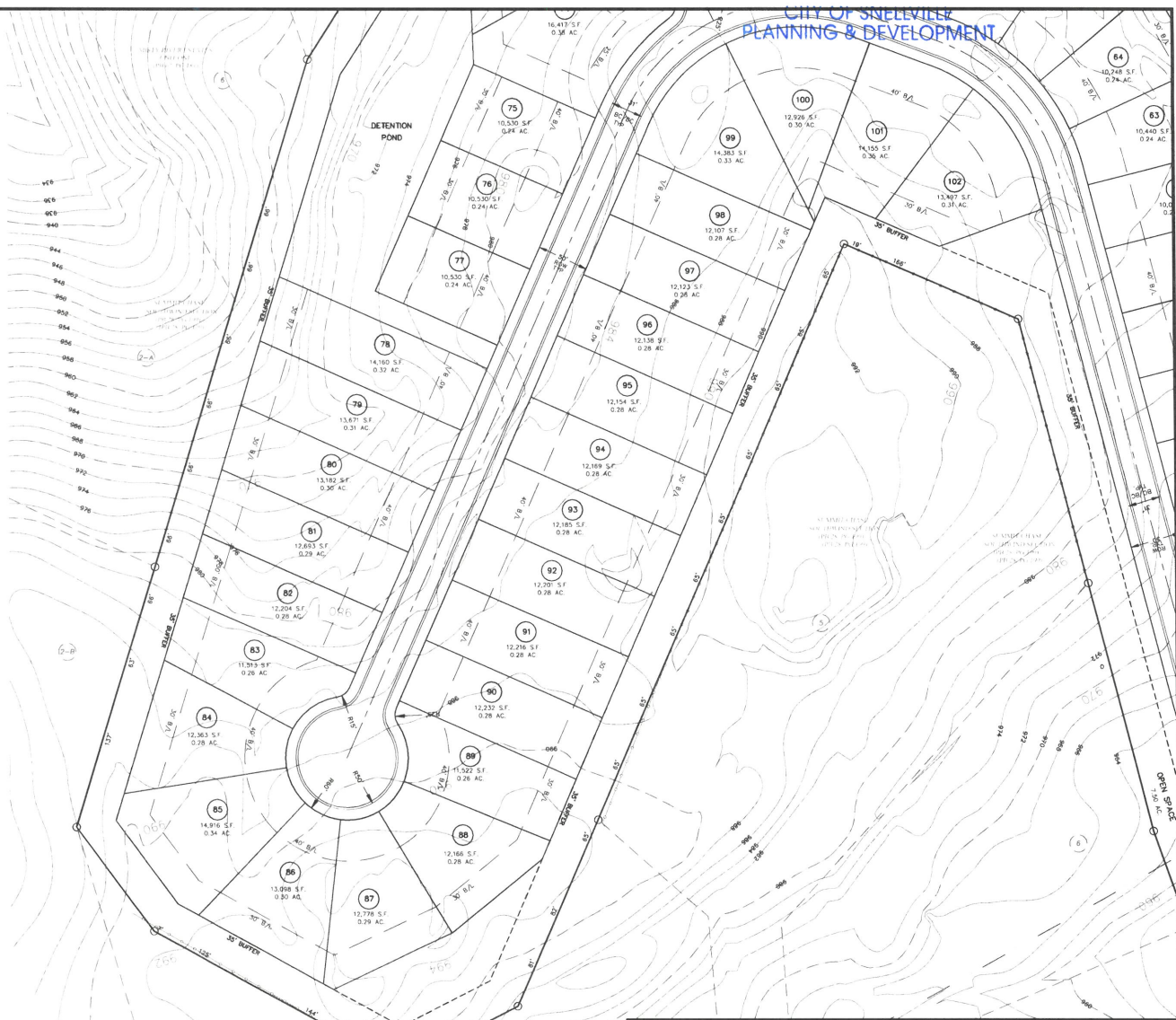
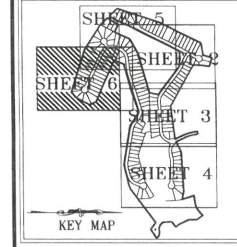
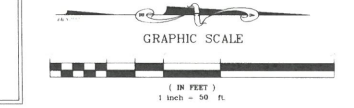
LEGEND table listing various symbols and their corresponding descriptions for the site plan, including utility lines, easements, and site boundaries.

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

OWNER/DEVELOPER: MICHAEL LEE, 3440 LASSITER FALLS DR NE, MARITTA, GA 30082, (678) 221-8952, CONTACT: KAMRAN JALALI, EMAIL: kamran@bivar-pharm.com

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

SITE SUMMARY table: PROPOSED LAND USE: RESIDENTIAL SUBDIVISION, TOTAL SITE AREA: 95.386 AC., EXISTING ZONING: RS-39, PROPOSED ZONING: RS-5, REQUIRED OPEN SPACE: 0.0 AC., PROVIDED OPEN SPACE: 28.3 AC. (27.8%), TOTAL NUMBER OF LOTS: 150 LOTS, PROPOSED DENSITY: 1.07 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



Revision table: DATE: 01/13/2024, SCALE: 1"=30', DRAWN: JP, APPROVED: MM, DRAWING: 24022C. Includes columns for No., Revision/Issue, and Date.

ACR Engineering, Inc. logo and contact information: ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING, 600 PINNACLE COURT, SUITE 685, NORCROSS, 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