



REZONING APPLICATION

APPLICATION TO AMEND THE OFFICIAL ZONING MAP, SNELLVILLE GEORGIA

RECEIVED

SEP 10 2024

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3515 Fax 770.985.3551 www.snellville.org

RECEIVED
3197 CLASSIC DR #2400344
REZONING APP RZ 24-04; LUP 24-02
PARCEL- 5093 106,
SUMMIT CHASE-KJ LUXURY HOMES

Applicant is: (check one) Owner's Agent
 Contract Purchaser
 Property Owner

Owner (if not the applicant): check here if there are additional property owners and attach additional sheets.

KJ Luxury Homes, LLC c/o Mahaffey Pickens Tucker, LLP
Name (please print)
1550 North Brown Road, STE 125
Address
Lawrenceville, GA 30043
City, State, Zip Code
(770) 232-0000 (678)518-6880
Phone Number(s) Fax

Summit Chase Country Club, Inc.
Name (please print)
1485 Temple Johnson Road
Address
Loganville, GA 30052
City, State, Zip Code
(770) 712-8084
Phone Number(s) Fax

Contact Person: Shane M. Lanham, Attorney for Applicant Phone: (770) 232-0000 Fax: (678)518-6880
Cell Phone: _____ E-mail: slanham@mptlawfirm.com

Present Zoning District Classification: RS-30 Requested/Proposed Zoning District Classification: RS-5

Present Future Land Use Map (FLUM) Designation: Park/Recreation Does the FLUM Require Amending? No Yes*

Proposed Use (Describe): Single Family Detached Subdivision

Property Address/Location: 3197 Classic Drive Snellville, GA 30078 District 5 Land Lot 68 & 93 Parcel(s) 5093 106

* If the requested zoning district is not consistent with the Future Land Use category on the current Future Land Use Map (FLUM) and identified in Table 2 – Future Land Use Categories and Corresponding Zoning Districts (pg. 53) of the Snellville 2040 Comprehensive Plan, applicant shall also be required to submit a Land Use Plan Amendment application and which is considered concurrent with the Rezoning application.

APPLICATION FEES:

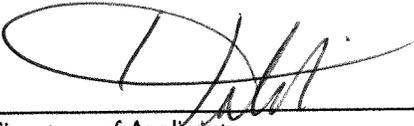
- Less than one acre \$ 500
- 1 to 5 acres 560
- 5 to 10 acres 800
- 10 to 15 acres 1,050
- 15 to 20 acres 1,350
- Over 20 acres 1,900
- Public Notice Sign \$ 75 (single-sided) or \$125 (double-sided) per parcel, per road frontage
- Adjoining Property Owner Notice \$ 15 (per adjoining property X 2 public hearings)

IF REQUESTING A CHANGE IN CONDITIONS OF ZONING FROM A PRIOR APPROVED REZONING CASE, PLEASE SUBMIT USING THE CHANGE IN CONDITIONS APPLICATION

CERTIFICATIONS

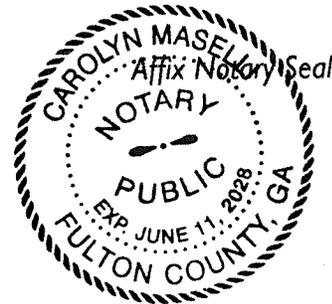
APPLICANT'S CERTIFICATION

The undersigned below does hereby, swear or affirm under penalty of perjury under the laws of the State of Georgia, is authorized to make this application for Rezoning and that the statements and documents submitted as part of this application are true and accurate to the best of my knowledge or belief. The undersigned is aware that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

 08/13/24
Signature of Applicant Date

KAMRAN JALALI, Manager
Type or Print Name and Title

 8/13/24
Signature of Notary Public Date



PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, swear and affirm that I am (we are) the owner of property that is subject to this application, as shown in the records of Gwinnett County, Georgia which is the subject matter of the attached application. I further authorize _____ to file this application. The undersigned is aware that that if the rezoning application is denied by the City Council, no rezoning application affecting any portion of the same property may be submitted less than twelve (12) months from the date of denial.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

Signature of Owner Date

Type or Print Name and Title

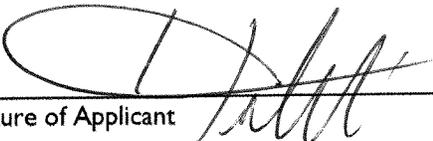
Signature of Notary Public Date

Affix Notary Seal

**CONFLICT OF INTEREST CERTIFICATIONS
FOR REZONING APPLICATION**

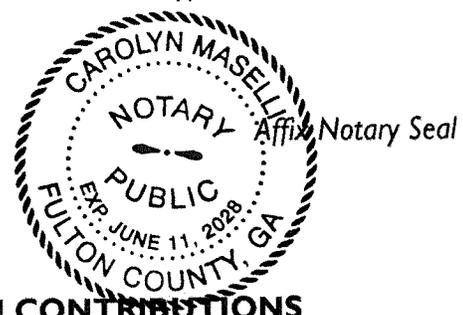
The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

Check here if there are additional applicants and attach additional "Conflict of Interest Certification" sheets.


08/13/24
KAMRAN JALALI, Manager
 Signature of Applicant Date Type or Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title


8/13/24
 Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

YES NO YOUR NAME: KAMRAN JALALI

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

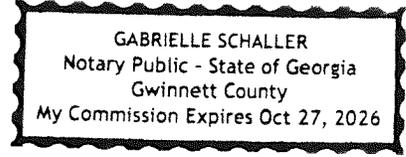
AUTHORIZATION TO INSPECT PREMISES

With the signature below, I authorize the staff of the Department of Planning and Development of the City of Snellville, Georgia to inspect the premises, which are the subject of this rezoning application.

I swear and affirm that the information contained in this application is true and accurate to the best of my knowledge and belief.

Donald Batt 8/29/24
Signature of Owner or Agent Date

Donald Batt Vice President
Type or Print Name and Title



Affix Notary Seal

Gabrielle Schaller 8/29/2024
Signature of Notary Public Date

**CONFLICT OF INTEREST CERTIFICATIONS
FOR REZONING APPLICATION**

The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on forms provided.

check here if there are additional applicants and attach additional "Conflict of Interest Certification" sheets.

Signature of Applicant Date

Julia Maxwell 8/28/24

Signature of Applicant's Attorney or Representative Date

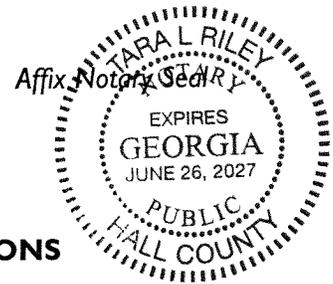
Type or Print Name and Title

Julia Maxwell, Attorney for Applicant

Type or Print Name and Title

Tara Riley 8/28/24

Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the last two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to any member of the Mayor and City Council or any member of the Snellville Planning Commission?

YES NO YOUR NAME: Mahaffey Pickens Tucker, LLP

If the answer above is YES, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (list all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within the last two years)

Check here and attach additional sheets if necessary to disclose or describe all contributions or gifts.

Pursuant to Section 103-9.4.C.11. of the Snellville Unified Development Ordinance, **a written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters shall be included.** Please respond to the following standards in the space provided or attach additional sheets if necessary. **Simple yes/no answers or re-statement of the standard is not acceptable and shall be considered non-responsive.**

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Response: Please see attached.

B. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties.

Response: Please see attached.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Response: Please see attached.

D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Response: Please see attached.

E. Whether the zoning proposal is in conformity with the policy and intent of the Future Land Use Plan.

Response: Please see attached.

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

Response: Please see attached.

Rezoning Impact Analysis

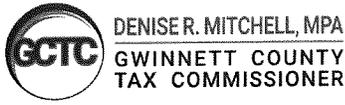
- A. Yes, the Applicant's proposed zoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The Applicant is proposing the development of a single family detached neighborhood on the subject property. Almost all adjacent and nearby properties are single family detached neighborhoods. Therefore, the Applicant's proposed use of the property is suitable.
- B. No, the Applicant's proposed zoning will not adversely affect the existing use or usability of adjacent or nearby properties. Rather, the proposed development would complement surrounding land uses by providing additional housing options for current and future residents of the City of Snellville.
- C. No, the subject property does not have a reasonable economic use as currently zoned. The Applicant submits that due to its size, location, and layout, the subject property does not have a reasonable economic use as currently zoned.
- D. No, the Applicant's proposed use and requested zoning of the property will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Property is located in close proximity to major thoroughfares such as Athens Highway (U.S. Highway 78).
- E. The Applicant is filing a Future Land Use Map Amendment Application concurrent with this application. The proposed zoning will be in line with the spirit and intent of the Low Density Residential Future Land Use Character Area upon application approval. The proposed residential development would complement the existing residential nature of the surrounding area and fits within the established
- F. The Applicant submits that the nature of surrounding land uses, the high-quality of the proposed development, and the need for housing diversity as stated in the 2045 Comprehensive Plan provide additional supporting grounds for approval of the Application.

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 SUMMIT 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 DEGREE 33 MINUTES 48 SECONDS WEST A DISTANCE OF 539.44 FEET TO A POINT; THENCE SOUTH 53 DEGREE 33 MINUTES 48 SECONDS WEST A DISTANCE OF 200.00 FEET TO A POINT; THENCE SOUTH 70 DEGREE 33 MINUTES 48 SECONDS WEST A DISTANCE OF 90.21 FEET TO A POINT; THENCE SOUTH 76 DEGREE 31 MINUTES 17 SECONDS WEST A DISTANCE OF 354.75 FEET TO A POINT; THENCE NORTH 80 DEGREE 28 MINUTES 43 SECONDS WEST A DISTANCE OF 710.62 TO A POINT; THENCE NORTH 58 DEGREE 17 MINUTES 46 SECONDS WEST A DISTANCE OF 280.75 FEET TO A POINT; THENCE SOUTH 70 DEGREE 34 MINUTES 45 SECONDS WEST A DISTANCE OF 380.00 TO A POINT; THENCE SOUTH 75 DEGREE 34 MINUTES 45 SECONDS WEST A DISTANCE OF 514.78 FEET TO A POINT; THENCE SOUTH 23 DEGREE 27 MINUTES 31 SECONDS WEST A DISTANCE OF 184.83 FEET TO A POINT; THENCE SOUTH 66 DEGREE 24 MINUTES 59 SECONDS EAST A DISTANCE OF 813.24 FEET TO A POINT; THENCE SOUTH 27 DEGREE 36 MINUTES 09 SECONDS EAST A DISTANCE OF 129.45 FEET TO A POINT; THENCE SOUTH 29 DEGREE 05 MINUTES 48 SECONDS WEST A DISTANCE OF 275.22 FEET TO A POINT; THENCE SOUTH 53 DEGREE 33 MINUTES 39 SECONDS WEST A DISTANCE OF 126.51 FEET TO A POINT; THENCE NORTH 72 DEGREE 48 MINUTES 29 SECONDS WEST A DISTANCE OF 785.31 FEET TO A POINT; THENCE NORTH 58 DEGREE 58 MINUTES 45 SECONDS WEST A DISTANCE OF 524.31 FEET TO A POINT; THENCE NORTH 43 DEGREE 54 MINUTES 01 SECONDS WEST A DISTANCE OF 173.88 FEET TO A POINT; THENCE NORTH 72 DEGREE 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 DEGREE 26 MINUTES 21 SECONDS EAST AND A CHORD DISTANCE OF 126.16 ALONG SAID ARC AN ARC DISTANCE OF 126.61 FEET TO A POINT; THENCE NORTH 25 DEGREE 05 MINUTES 14 SECONDS EAST A DISTANCE OF 92.00 FEET TO A POINT; THENCE SOUTH 64 DEGREE 54 MINUTES 37 SECONDS EAST A DISTANCE OF 150.27 FEET TO A POINT; THENCE NORTH 25 DEGREE 04 MINUTES 12 SECONDS EAST A DISTANCE OF 290.09 FEET TO A POINT; THENCE NORTH 60 DEGREE 34 MINUTES 43 SECONDS EAST A DISTANCE OF 292.93 FEET TO A POINT; THENCE NORTH 74 DEGREE 36 MINUTES 17 SECONDS EAST A DISTANCE OF 728.35 FEET TO A POINT; THENCE NORTH 11 DEGREE 36 MINUTES 19 SECONDS EAST A DISTANCE OF 159.86 FEET TO A POINT; THENCE NORTH 53 DEGREE 23 MINUTES 41 SECONDS WEST A DISTANCE OF 630.18 FEET TO A POINT; THENCE NORTH 88 DEGREE 06 MINUTES 59 SECONDS WEST A DISTANCE OF 264.97 FEET TO A POINT; THENCE SOUTH 26 DEGREE 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 DEGREE 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 DEGREE 05 MINUTES 14 SECONDS WEST A DISTANCE OF 151.81 FEET TO A POINT; THENCE SOUTH 25 DEGREE 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 DEGREE 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 DEGREE 54 MINUTES 01 SECONDS WEST A DISTANCE OF 188.76 FEET TO A POINT; THENCE NORTH 18 DEGREE 01 MINUTES 18 SECONDS EAST A DISTANCE OF 783.34 FEET TO A POINT; THENCE NORTH 26 DEGREE 31 MINUTES 21 SECONDS EAST A DISTANCE OF 810.00 FEET TO A POINT; THENCE NORTH 81 DEGREE 00 MINUTES 56 SECONDS EAST A DISTANCE OF 215.09 FEET TO A POINT; THENCE NORTH 17 DEGREE 00 MINUTES 10 SECONDS EAST A DISTANCE OF 166.00 FEET TO A POINT; THENCE SOUTH 69 DEGREE 54 MINUTES 50 SECONDS EAST A DISTANCE OF 49.78 FEET TO A POINT; THENCE SOUTH 74 DEGREE 29 MINUTES 50 SECONDS EAST A DISTANCE OF 110.17 FEET TO A POINT; THENCE SOUTH 07 DEGREE 00 MINUTES 10 SECONDS WEST A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 02 DEGREE 27 MINUTES 58 SECONDS WEST A DISTANCE OF 148.27 FEET TO A POINT; THENCE SOUTH 61 DEGREE 21 MINUTES 24 SECONDS EAST A DISTANCE OF 842.07 FEET TO A POINT; THENCE NORTH 83 DEGREE 27 MINUTES 38 SECONDS EAST A DISTANCE OF 592.31 FEET TO A POINT; THENCE NORTH 25 DEGREE 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 DEGREE 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 DEGREE 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 DEGREE 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 DEGREE 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 DEGREE 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 DEGREE 37 MINUTES 14 SECONDS EAST A DISTANCE OF 158.32 FEET TO A POINT; THENCE NORTH 62 DEGREE 31 MINUTES 24 SECONDS EAST A DISTANCE OF 190.00 FEET TO A POINT; THENCE NORTH 86 DEGREE 31 MINUTES 24 SECONDS EAST A DISTANCE OF 715.00 FEET TO A POINT; THENCE SOUTH 76 DEGREE 28 MINUTES 36 SECONDS EAST A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 10 DEGREE 00 MINUTES 44 SECONDS EAST A DISTANCE OF 61.30 FEET TO A POINT; THENCE NORTH 18 DEGREE 28 MINUTES 36 SECONDS WEST A DISTANCE OF 222.16 FEET TO A POINT; THENCE NORTH 62 DEGREE 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 DEGREE 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 DEGREE 29 MINUTES 35 SECONDS EAST A DISTANCE OF 18.19 FEET TO A POINT; THENCE SOUTH 62 DEGREE 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 DEGREE 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 DEGREE 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 DEGREE 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 DEGREE 43 MINUTES 31 SECONDS EAST A DISTANCE OF 146.86 FEET TO A POINT; THENCE SOUTH 55 DEGREE 16 MINUTES 29 SECONDS WEST A DISTANCE OF 205.04 FEET TO A POINT; THENCE NORTH 39 DEGREE 34 MINUTES 11 SECONDS WEST A DISTANCE OF 148.78 FEET TO A POINT; THENCE SOUTH 57 DEGREE 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.



Property Tax View Pay Your Ta...

View/Pay Your Taxes

View Bill

[Back to Account](#)

Tax Account

Parcel ID :

R5093 106

Property Type :

Real Property

Site Address :

3197 CLASSIC DR
SNELLVILLE 30078

Mailing Address :

SUMMIT CHASE C C INC
3197 CLASSIC DR
SNELLVILLE GA 30078-3527

[Change Mailing Address](#)

Legal :

SUMMIT CHASE

District :

SNELLVILLE

Last Update :

08/13/2024 08:13 PM

Tax Values

Description	Market Value	Assessed Value
Land	\$984,400.00	\$393,760.00
Improvement	\$1,091,800.00	\$436,720.00
Total	\$2,076,200.00	\$830,480.00



Class Codes :

387 - Country Club with Golf Course

Assessments

	Net Tax	Savings
+ School Taxes	\$17,149.42	\$0.00
+ County Incorporated No Police	\$9,509.00	\$0.00
Total	\$26,658.42	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Fee	Penalty	Interest	Total Due
INST 1	25251274	10/15/2023	2023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Date Paid
2023	25251274	B23.110487	\$26,658.42	10/12/2023



Understanding Your Property Tax Bill
Gwinnett Tax Commissioner

02:40

Understanding Your Property Tax Bill
Translate our website:
[Select Language](#) ▼

Copyright 2024. Official website of Gwinnett County Tax Commissioner | Site Map





Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078
 (770) 985-3508

2023 Property Tax Bill

Parcel ID	Tax District		Bill #						
R5093 106	10 - City of Snellville		009681						
Property Owner/Location/Description		Fair Market Value	Taxable Value						
SUMMIT CHASE C C INC 3197 CLASSIC DR		2,076,200	830,480						
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
City of Snellville	830,480		0		830,480		4.0000000000		\$3,321.92
2023 STORMWATER									\$2,733.64

Exemptions:

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2023 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2024.

The City will accept partial payments as long as the balance is paid in full by December 15th.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

Current Year Tax	\$6,055.56
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$6,055.56
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/15/2023



Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5093 106
 Amount Due: \$0.00
 Bill#: 009681
 Due Date: 12/15/2023

AMOUNT PAID

SUMMIT CHASE C C INC
 3197 CLASSIC DR
 SNELLVILLE, GA 30078-3527

Snellville, GA
 2342 Oak Rd
 Snellville, GA 30078

GWINNETT CO., GEORGIA
REAL ESTATE TRANSFER TAX

BOOK 1916 PAGE 237

\$ 560.00
Date 3-20-80
O. M. [Signature]
Clerk of Superior Court

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DEKALB

FILED IN OFFICE
CLERK SUPERIOR COURT
GWINNETT
MAR 26 10 24 AM '80
1916
328
328

THIS INDENTURE, made this 14th day of March 1980, between BTS Corporation, a Georgia corporation, hereinafter referred to as "Grantor" and Summit Chase Country Club, Inc., a Georgia corporation, hereinafter referred to as "Grantee",

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, all that tract of land in Land Lots 68, 93, 94 and 99 of the 5th District of Gwinnett County, Georgia, described on Exhibit A attached hereto and by this reference made a part hereof, subject to those matters set forth on Exhibit B attached hereto and by this reference made a part hereof.

By acceptance hereof, Grantee agrees that the property conveyed hereby may be used only as a golf and country club and for no other purpose by Grantee or by any successor in title to Grantee except for Citizens and Southern Financial Corporation, a Georgia corporation. Grantor and Grantee expressly acknowledge and agree that Grantee herein shall convey security title to the property described herein to Citizens and Southern Financial Corporation by deed to secure debt to be recorded in the Gwinnett County Records immediately after the recording of this limited warranty deed. In the event that Citizens and Southern Financial Corporation shall hereafter acquire fee simple title to the property by exercise of the power of sale contained in said deed to secure debt or by deed in lieu of foreclosure, Citizens and Southern Financial Corporation shall take title free of the foregoing restriction and unencumbered thereby, and may convey the same free of said restriction and unencumbered thereby. The foregoing restriction, and the exception from the operation thereof against Citizens and Southern Financial Corporation and its successors in title, shall be covenants running with the land and shall be effective to the fullest extent allowed by law. This restriction shall automatically terminate twenty (20) years from the date hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances, thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE, subject to those matters set forth on Exhibit B attached hereto.

AND GRANTOR will warrant and forever defend the right and title to the said bargained premises unto Grantee against the claims of all persons owning or claiming by, through or under Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the bargained premises on April 1, 1976, but not otherwise.

24

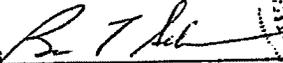
BOOK 1916 PAGE 238

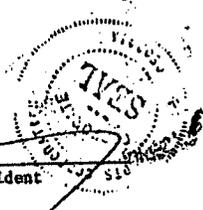
IN WITNESS WHEREOF, Grantor has caused its duly authorized officers to execute this Limited Warranty Deed, and affix its corporate seal hereto, the day and year first above written.

Signed, sealed and delivered in the presence of:

BTS CORPORATION


Unofficial Witness

By: 
Ben T. Selman, Jr., President



(CORPORATE SEAL)

EXHIBIT A

Tract 1

DUPA 1916 PAGE 239

All that tract of land in Land Lots 94 and 99 of the 5th District, City of Snellville, Gwinnett County, Georgia, containing 29.9080 acres, and described as Tract No. 8 on a "Survey of Summit Chase Property for The Citizens & Southern National Bank," dated March 11, 1980 prepared by Miles H. Hannon, Registered Land Surveyor No. 1528, and being more particularly described as follows:

Beginning at a point at the intersection of the center-line of Temple-Johnson Road (30 foot easement) and the east side of Rosebud Road and running thence North 7 degrees 45 minutes East 84.25 feet along the east side of Rosebud Road to a point; thence North 3 degrees 43 minutes East 511 feet along the east side of Rosebud Road to a point which is the point of beginning; thence North 3 degrees 43 minutes East 50 feet along the east side of Rosebud Road to a point; thence South 86 degrees 17 minutes East 150 feet to a point; thence North 3 degrees 43 minutes East 125 feet to a point; thence North 67 degrees East 833 feet to a point; thence North 81 degrees East 489.52 feet to a point; thence North 29 degrees 15 minutes West 406.8 feet to a point; thence North 24 degrees 55 minutes 50 minutes 41 seconds East 360.4 feet to a point; thence South 32 degrees 52 minutes 25 seconds East 140 feet to a point; thence South 35 degrees 48 minutes 25 seconds East 600 feet to a point; thence South 33 degrees 50 minutes 25 seconds East 160 feet to a point; thence South 38 degrees 7 minutes 25 seconds East 100 feet to a point; thence South 42 degrees 27 minutes 25 seconds East 100 feet to a point; thence South 47 degrees 38 minutes 25 seconds East 110.24 feet to a point; thence South 60 degrees 23 minutes West 287.66 feet to a point; thence South 57 degrees 58 minutes West 199.68 feet to a point; thence South 60 degrees 2 minutes West 337.16 feet to a point; thence South 59 degrees 3 minutes West 279.51 feet to a point; thence South 58 degrees 41 minutes West 395.3 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 53 degrees 46 minutes 14 seconds West 109.04 feet, 109.17 feet to a point; thence North 77 degrees 27 minutes 55 seconds West 383.16 feet to an iron pin set; thence South 11 degrees 37 minutes 5 seconds West 39.03 feet to a point; thence North 85 degrees 30 minutes West 169.82 feet to a point; thence North 3 degrees 43 minutes East 220 feet to a point; thence North 86 degrees 17 minutes West 150 feet to a point and said point of beginning.

Also:

Tract II

All that tract of land in Land Lots 68, 93 and 94 of the 5th District, City of Snellville, Gwinnett County, Georgia, containing 120.5456 acres, and described as Tract No. 11 on a "Survey of Summit Chase Property for The Citizens & Southern National Bank," dated March 11, 1980, prepared by Miles H. Hannon, Registered Land Surveyor No. 1528, and being more particularly described as follows:

Beginning at a point at the intersection of the centerline of Temple-Johnson Road (30 foot easement) and the west side of Rosebud Road and running thence North 7 degrees 45 minutes East 124.67 feet along the west side of Rosebud Road to a point; thence North 3 degrees 43 minutes East 508.18 feet along the west side of Rosebud Road to a point which is the point of beginning; thence North 86 degrees 17 minutes West 156.16 feet to a point; thence South 2 degrees 31 minutes West 294.06 feet to a point; thence South 70 degrees 30 minutes West 100 feet to a point; thence South 86 degrees West 80 feet to a point; thence North 47 degrees 15 minutes West 127 feet to a point; thence North 29 degrees West 458.36 feet to a point; thence South 47 degrees 30 minutes West 243.3 feet to a point; thence South 71 degrees 30 minutes West 90 feet to a point; thence North 64 degrees 30 minutes West 100 feet to a point; thence North 31 degrees 30 minutes West 750 feet to a point; thence North 15 degrees West 630 feet to a point; thence North 54 degrees 30 minutes West 148 feet to a point; thence South 52 degrees West 740 feet to a point; thence South 66 degrees West 90 feet to a point; thence South 75 degrees West 355 feet to a point; thence North 82 degrees West 710.62 feet to a point; thence North 58 degrees West 280 feet to a point; thence South 69 degrees West 380 feet to a point; thence South 74 degrees West 515 feet to a point; thence South 22 degrees West 185 feet to a point; thence South 68 degrees East 813.34 feet to a point; thence South 29 degrees East 129.95 feet to a point; thence South 27 degrees 30 minutes West 275 feet to a point; thence South 52 degrees West 126.3 feet to a point; thence North 74 degrees 20 minutes West 785.31 feet to a point; thence North 58 degrees 30 minutes West 524 feet to a point; thence North 45 degrees 30 minutes West 173.48 feet to a point; thence along arc of a curve, which arc has a chord bearing and distance of North 31 degrees 52 minutes 31 seconds East 126.51 feet, 126.96 feet to a point; thence North 23 degrees 30 minutes East 92 feet to a point; thence South 66 degrees 30 minutes East 150 feet to a point; thence North 23 degrees 30 minutes East 290 feet to a point; thence North 59 degrees East 293 feet to a point; thence North 73 degrees East 728.55 feet to a point; thence North 10 degrees East 160.02 feet to a point; thence North 55 degrees West 630 feet to a point; thence North 89 degrees 45 minutes

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West 265 feet to a point; thence South 25 degrees West 890.02 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 27 degrees 3 minutes 42 seconds West 42.66 feet, 42.68 feet to a point; thence South 23 degrees 30 minutes West 338 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 31 degrees 35 minutes 54 seconds West 108.26 feet, 108.62 feet to a point; thence North 43 degrees 30 minutes West 189.98 feet to a point; thence North 16 degrees 30 minutes East 783.37 feet to a point; thence North 25 degrees East 810 feet to a point; thence North 79 degrees 30 minutes East 215 feet to a point; thence North 15 degrees 30 minutes East 166 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 71 degrees 25 minutes East 49.78 feet, 49.83 feet to a point; thence South 76 degrees East 110.17 feet to a point; thence South 5 degrees 30 minutes West 140 feet to a point; thence South 1 degree West 148.24 feet to a point; thence South 63 degrees East 841.51 feet to a point; thence North 81 degrees 30 minutes East 590 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of South 40 degrees 30 minutes East 122.73 feet, 124.24 feet to a point; thence South 14 degrees West 140 feet to a point; thence South 2 degrees East 69.07 feet to a point; thence South 83 degrees 30 minutes West 198.94 feet to a point; thence South 10 degrees 30 minutes East 200 feet to a point; thence South 73 degrees East 430.83 feet to a point; thence North 75 degrees East 484.91 feet to a point; thence North 56 degrees 15 minutes East 365 feet to a point; thence North 6 degrees East 165 feet to a point; thence North 80 degrees West 200 feet to a point; thence North 89 degrees West 523.52 feet to a point; thence South 74 degrees West 143.7 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of North 48 degrees 45 minutes West 116.18 feet, 118.52 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of North 46 degrees 45 minutes West 133.13 feet, 136.38 feet to a point; thence North 61 degrees East 190 feet to a point; thence North 85 degrees East 715 feet to a point; thence South 78 degrees East 140 feet to a point; thence North 20 degrees West 222.33 feet to a point; thence North 81 degrees 15 minutes East 130.93 feet to a point; thence along the arc of a curve, which arc has a chord bearing and distance of North 57 degrees 35 minutes East 250.07 feet, 257.32 feet to a point; thence North 33 degrees 55 minutes East 14.56 feet to a point; thence 1044.3 feet southeasterly along the southwest side of Classic Drive (50 foot right-of-way) to a point; thence South 36 degrees 18 minutes West 219.03 feet to a point; thence South 41 degrees 8 minutes East 759.84 feet to a point; thence South 32 degrees 43 minutes East 312.08 feet to a point; thence South 72 degrees 30 minutes East 204.74 feet to a point; thence South 2 degrees 31 minutes East 700.33 feet to a point; thence

BOOK 1916 PAGE 242

South 86 degrees 17 minutes East 157.21 feet to a point; thence South 3 degrees 43 minutes West 50 feet along the west side of Rosebud Road to a point and said point of beginning;

TOGETHER WITH a non-exclusive, perpetual easement for Grantee, its successors and assigns, and the guests, invitees and licensees of Grantee and its successors and assigns, for the purpose of crossing Grantor's retained property lying between the fourteenth green and the fifteenth tee area and Grantor's retained property lying between the seventeenth green and the eighteenth tee area of the golf course on the property conveyed hereby, as shown on the "Survey of Summit Chase Property for The Citizens and Southern National Bank" dated March 11, 1980, prepared by Miles H. Hannon, Registered Land Surveyor No. 1528.

Also:

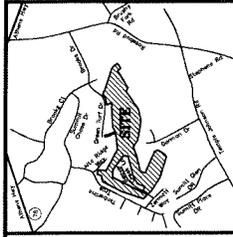
Tract III

All that tract of land in Land Lot 93 of the 5th District, City of Snellville, Gwinnett County, Georgia, being Lot 2, Block J of Summit Chase as shown on a plat recorded in Plat Book 8, page 229, Gwinnett County, Georgia Records.

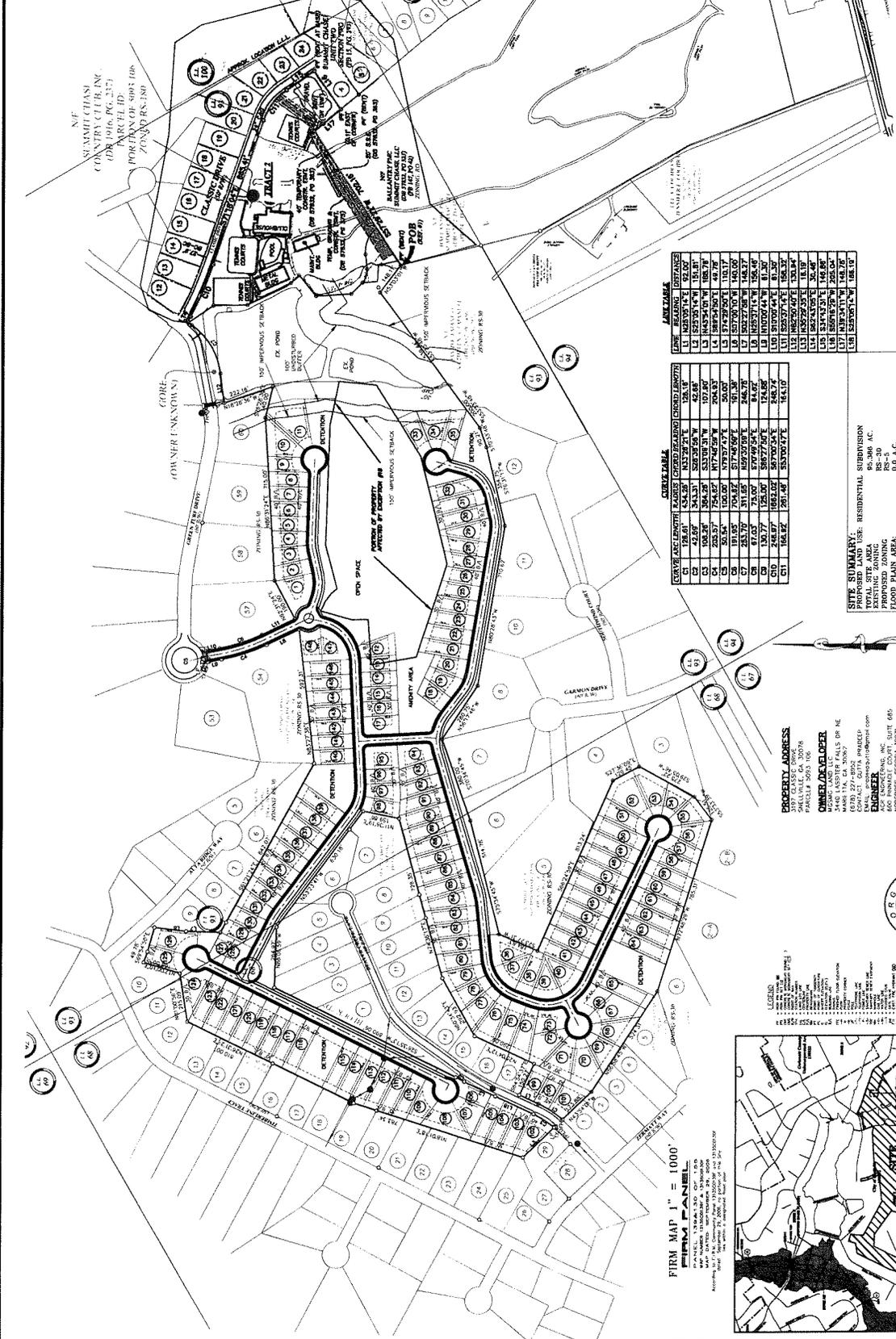
14

1. All taxes for the year 1980 are liens not yet due and payable.
 2. Declaration of Covenants and Restrictions dated January 12, 1977, filed January 17, 1977, and recorded in Deed Book 1217, Page 304, aforesaid records; affecting Tract III and amended as follows:
 - (a) by First Supplementary Declaration of Covenants and Restrictions dated April 11, 1977, filed for record June 3, 1977 and recorded in Deed Book 1282, page 122, aforesaid records;
 - (b) by Second Supplementary Declaration of Covenants and Restrictions, dated August 12, 1977, filed for record August 17, 1977, and recorded in Deed Book 1324, page 251, aforesaid records;
 - (c) by Third Supplementary Declaration of Covenants and Restrictions, dated August 21, 1978, filed for record August 21, 1978 and recorded in Deed Book 1532, page 96, aforesaid records;
 - (d) by Fifth (sic) Supplementary Declaration of Covenants and Restrictions, dated January 16, 1980, filed for record January 22, 1980, and recorded in Deed Book 1879, page 88, aforesaid records.
 3. Declaration of Covenants and Restrictions, dated November 9, 1976, filed for record January 17, 1977 and recorded in Deed Book 1217, page 297, aforesaid records. (Affects Tracts I and II).
 4. Agreement for Construction Operation Ownership and Maintenance of a Sewage Treatment Plant between Gwinnett County and BTS Corporation, dated August 26, 1976, recorded in Deed Book 1222, page 272, aforesaid records.
 5. Building restriction line as shown on recorded plat recorded in Plat Book 8, page 229, aforesaid records.
 6. Title to that portion of Tract I embraced within the bounds of Temple-Johnson Road and Brushy Fork Road, the center line of which forms the northeast and southeast property lines.
 7. The plat of survey prepared for The Citizens and Southern National Bank by Hannon, Meeks and Bagwell, Engineers and Surveyors, dated March 11, 1980, discloses the following:
 - (a) Improvements located on Tracts I and II, including a clubhouse, a pool, tennis courts, a golf course, and an 8-foot asphalt cart path crossing both tracts.
- B

- (b) Tennis court in the northern part of Tract II extends slightly onto Tract III.
 - (c) Encroachment by some of the appurtenances to the golf course onto adjoining property.
 - (d) Unmaintained pathway meanders within and without the boundaries of Tracts I and II.
 - (e) Telephone line crossing the westernmost part of Tract I.
 - (f) Fence appurtenant to property adjoining on the south encroaches onto the southwestern part of Tract I.
 - (g) Two lakes located in the northern portion of Tract II.
8. Rights of upper and lower riparian owners in and to the waters of streams crossing Tracts I and II and the natural flow thereof, free from diminution or pollution.



VICINITY MAP
SCALE: 1" = 2000'
INDEX SHEET NO.
TITLE: SUMMIT CHASE WEST
SITE PLAN
2-6



N.F. SUMMIT CHASE WEST
SUBDIVISION
(CONTRACT PLAN NO. 2357)
PARCEL ID:
PORTION OF 8003 106
ZONED RS-150

AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
L1	12,535.15	286.8
L2	12,535.15	286.8
L3	12,535.15	286.8
L4	12,535.15	286.8
L5	12,535.15	286.8
L6	12,535.15	286.8
L7	12,535.15	286.8
L8	12,535.15	286.8
L9	12,535.15	286.8
L10	12,535.15	286.8
L11	12,535.15	286.8
L12	12,535.15	286.8
L13	12,535.15	286.8
L14	12,535.15	286.8
L15	12,535.15	286.8
L16	12,535.15	286.8
L17	12,535.15	286.8
L18	12,535.15	286.8
L19	12,535.15	286.8
L20	12,535.15	286.8

CURVE TABLE

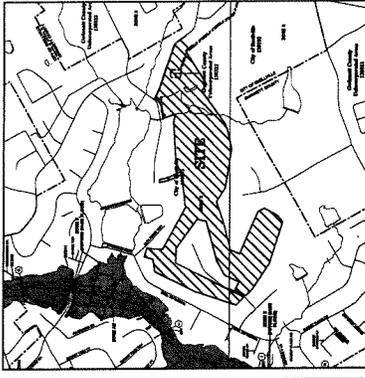
STATION	CHORD BEARING	CHORD LENGTH	CHORD LENGTH
C1	178.41	154.31	154.31
C2	42.89	154.31	154.31
C3	108.29	154.31	154.31
C4	30.84	154.31	154.31
C5	181.85	154.31	154.31
C6	70.47	154.31	154.31
C7	251.79	154.31	154.31
C8	130.77	154.31	154.31
C9	248.87	154.31	154.31
C10	168.87	154.31	154.31
C11	201.48	154.31	154.31

SITE SUMMARY:
PROPOSED LAND USE: RESIDENTIAL SUBDIVISION
EXISTING ZONING: RS-150
PROPOSED ZONING: RS-150
REQUIRED OPEN SPACE: 19.00 AC (20.0%)
TOTAL NUMBER OF LOTS: 154 LOTS/AC
PROPOSED DENSITY: 1.54 LOTS/AC
MINIMUM LOT WIDTH: 24.00 FT
MINIMUM LOT DEPTH: 45 FT
MINIMUM BUILDING HEIGHT: 45 FT
SETBACKS: 30 FT (FRONT), 10 FT (SIDE), 10 FT (REAR)
REAR YARD = 30 FEET (STREET 25)
PROVIDED RECREATIONAL AREA: 154 AC

PROPERTY ADDRESS:
SNELLVILLE, GA 30078
PARCELS 3003 106

OWNER/DEVELOPER:
JAG ASSOCIATES, LLC
1000 W. BIRCHWOOD DR. NE
SNELLVILLE, GA 30078
(770) 277-8552
WWW.JAGASSOCIATES.COM

ENGINEER:
ACR ENGINEERING, INC.
600 PINNACLE COURT, SUITE 600
SNELLVILLE, GA 30078
(770) 271-0000
WWW.ACRENGINEERING.COM



FIRM PANEL
1" = 1000'
DATE: 8/16/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

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

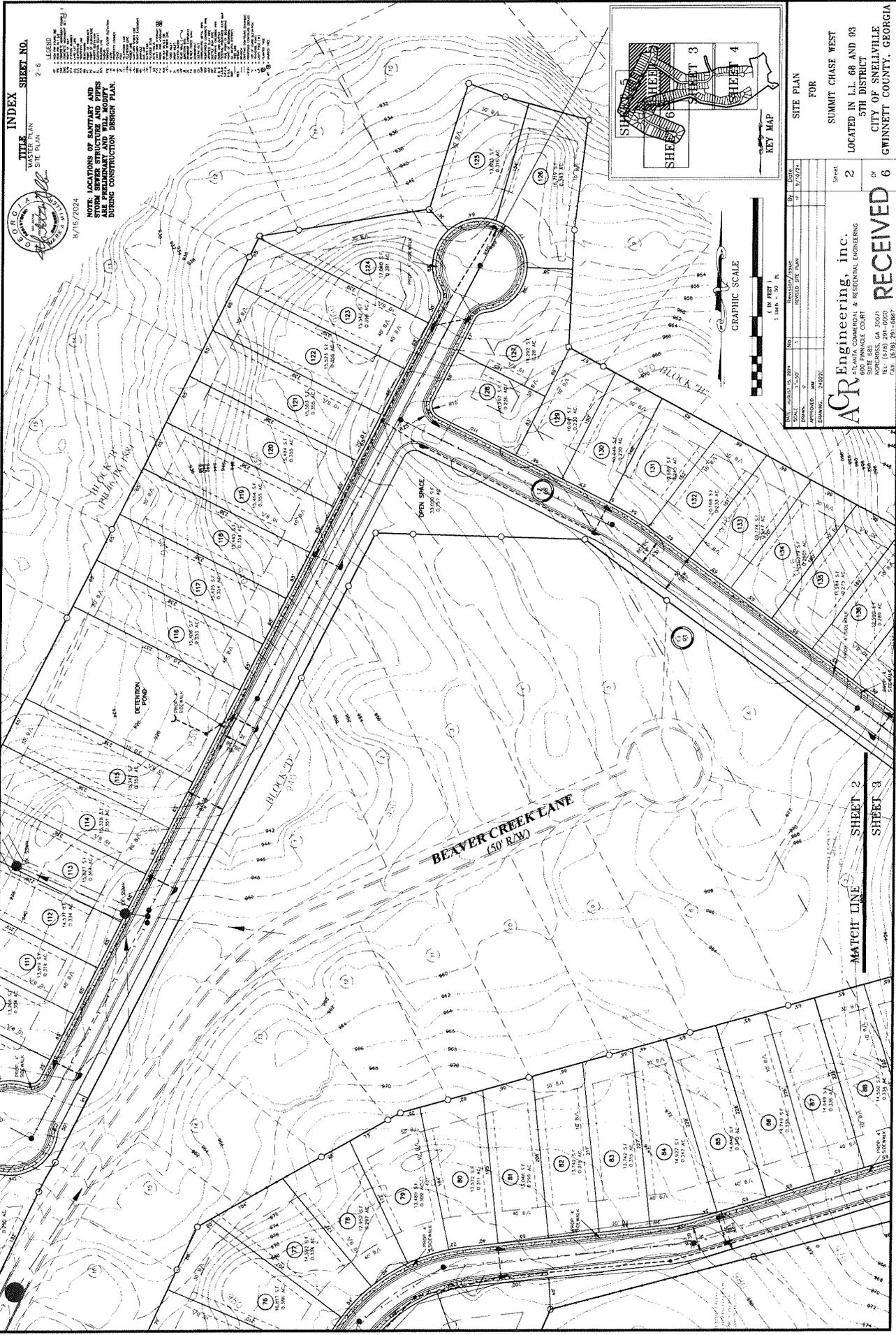
Sheet 1 of 6

ACR Engineering, Inc.
600 PINNACLE COURT
SNELLVILLE, GA 30078
TEL: (770) 271-0000
FAX: (770) 271-6887

RECEIVED

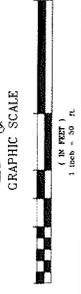
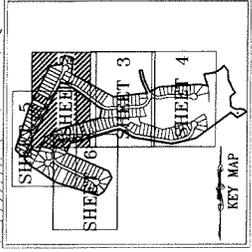
SEP 10 2024

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT



INDEX
TITLE MASTER PLAN
SHEET NO. 2 OF 6
DATE 8/15/2024

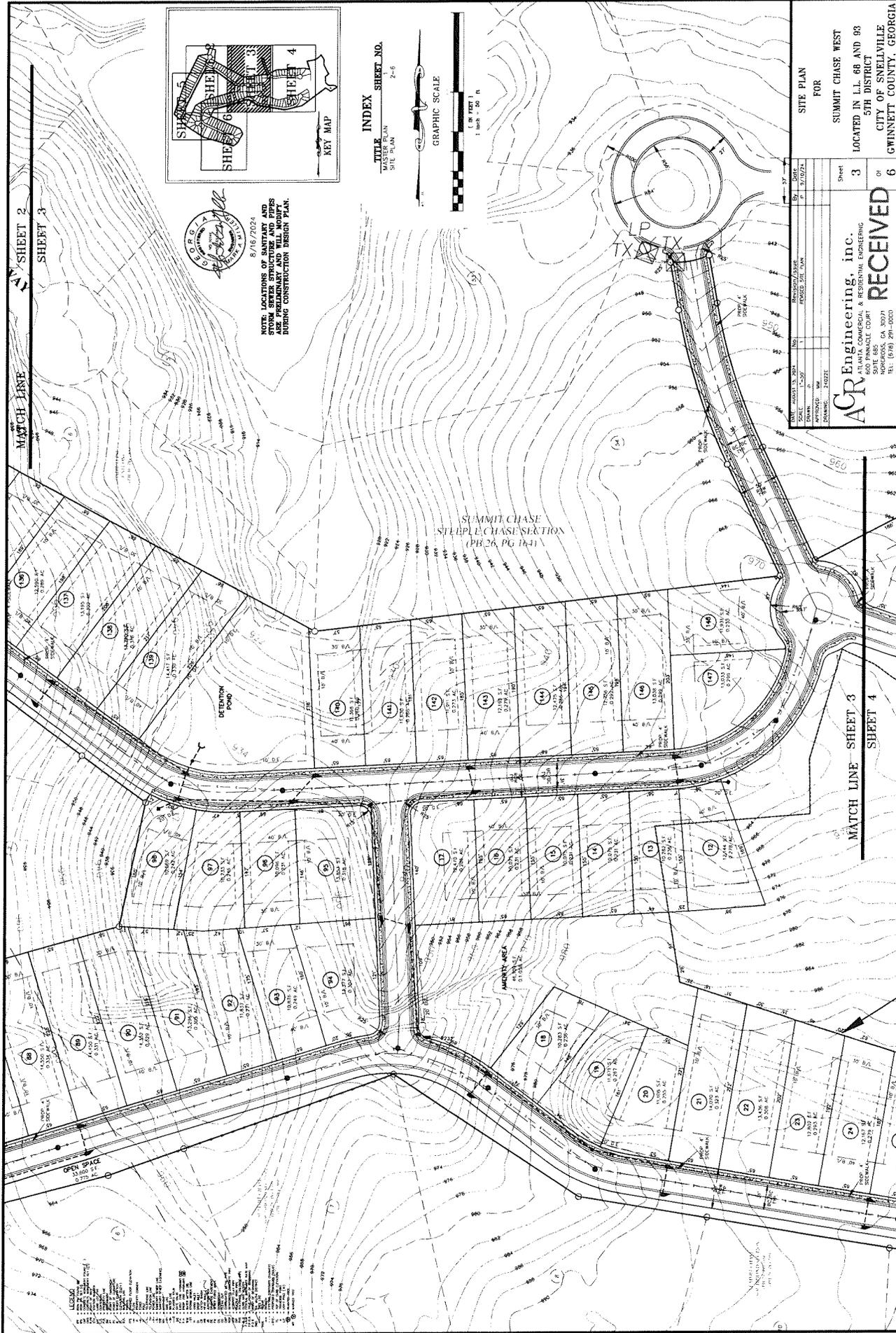
NOTES: LOCATIONS OF SANITARY AND STORM SEWER STRUCTURE AND PIPES DURING CONSTRUCTION DESIGN PLAN.



SITE PLAN FOR		SUMMIT CHASE WEST	
LOCATED IN L.L. 66 AND 93		5TH DISTRICT	
CITY OF SNELLVILLE		GWINNETT COUNTY, GEORGIA	
DATE: 08/15/2024	SCALE: 1"=50'	SHEET: 2	OF: 6
DRAWN: J. W. WOOD	CHECKED: J. W. WOOD	APPROVED: J. W. WOOD	DATE: 8/15/2024
AR Engineering, Inc. ATLANTA, COMMERCIAL & RESIDENTIAL ENGINEERING 808 PINEAPPLE COURT NORCROSS, GA 30071 TEL: (770) 291-0000 FAX: (770) 291-0001			
RECEIVED 6		RECEIVED 6	

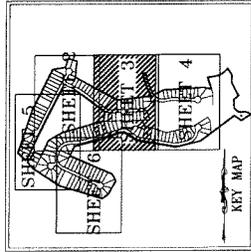
SEP 10 2024

CITY OF SNELLVILLE
 PLANNING & DEVELOPMENT



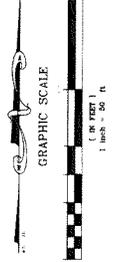
MATCH LINE SHEET 2
SHEET 3

MATCH LINE SHEET 3
SHEET 4



8/16/2024
NOTE: LOCATIONS OF SANITARY AND STORM SEWER STRUCTURES AND PIPES TO BE CONSTRUCTED DURING CONSTRUCTION DESIGN PLAN.

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



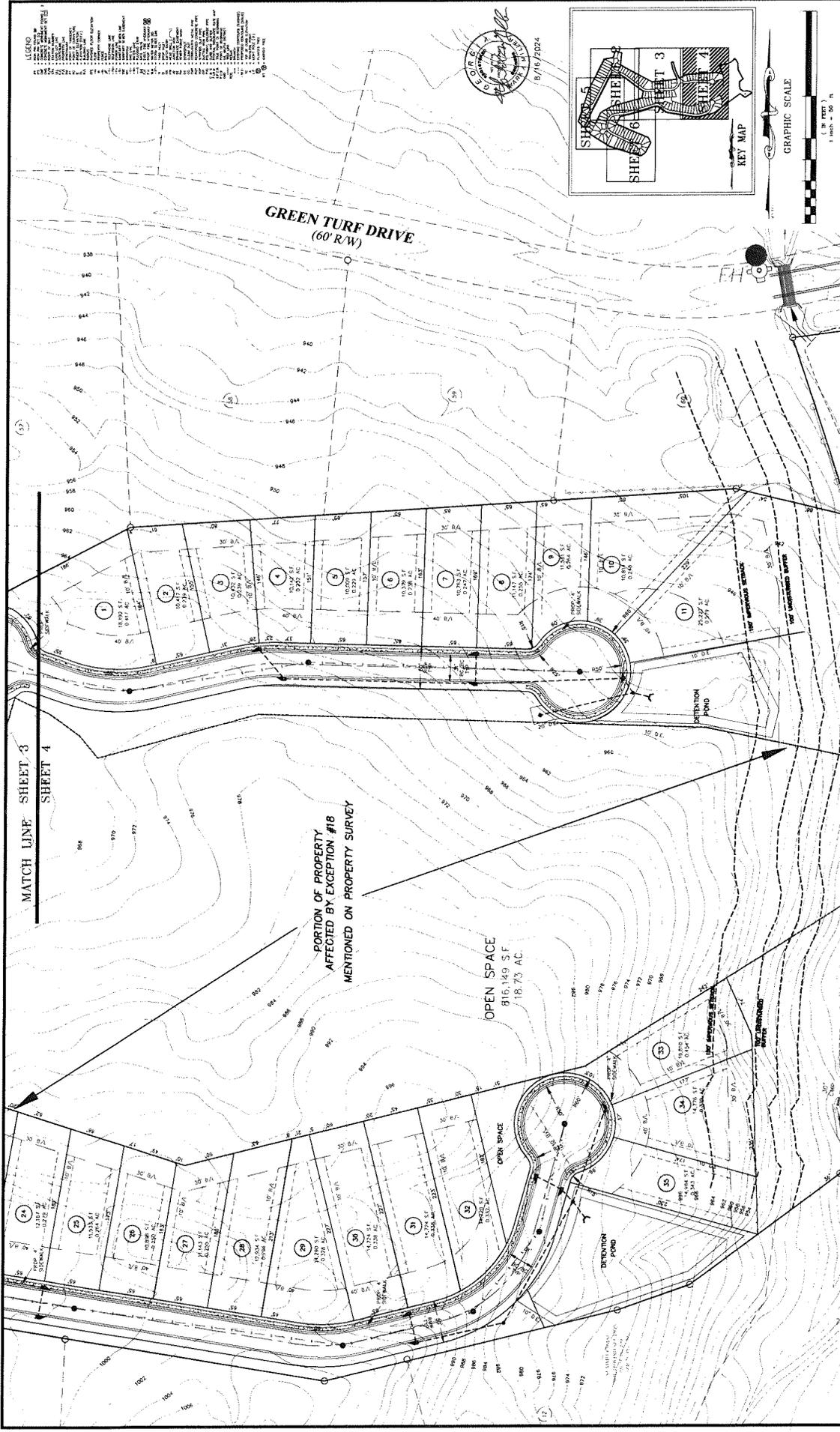
SUMMIT CHASE
STEP 1 L CHASE STATION
(PH 26, PG 14-1)

DATE	NO.	BY	REVISION/CHANGE
08/16/2024	001	ACR	ISSUED FOR PERMITS
APPROVED	DATE		
ACR Engineering, inc. COMMERCIAL & RESIDENTIAL ENGINEERING 805 PHARMACY COURT SUITE 805 ATLANTA, GA 30307 TEL: (404) 525-1000 FAX: (404) 525-1000			
SITE PLAN FOR		Sheet	6
SUMMIT CHASE WEST		of	6
LOCATED IN L.L. 68 AND 93			
5TH DISTRICT			
CITY OF SNELLVILLE			
GWINNETT COUNTY, GEORGIA			

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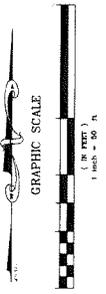
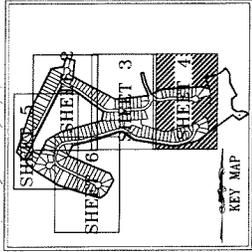
SEP 10 2024

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT



LEGEND

- 1. EXISTING SANITARY MAIN
- 2. EXISTING STORM MAIN
- 3. EXISTING SANITARY SERVICE LINES
- 4. EXISTING STORM SERVICE LINES
- 5. EXISTING SANITARY CONNECTIONS
- 6. EXISTING STORM CONNECTIONS
- 7. EXISTING SANITARY MANHOLES
- 8. EXISTING STORM MANHOLES
- 9. EXISTING SANITARY VALVES
- 10. EXISTING STORM VALVES
- 11. EXISTING SANITARY CLEANOUTS
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- 100. EXISTING STORM CLEANOUTS



RECEIVED

CR Engineering, Inc.
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERS
 1000 W. Peachtree Street, N.W.
 Suite 405
 Atlanta, GA 30308
 Phone: (404) 251-8800
 Fax: (404) 251-8807

RECEIVED

SEP 10 2024

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

SITE PLAN
 SHEET NO. 6

NO.	DATE	BY	DESCRIPTION
1	8/15/2024	AM	PROVIDE THE PLAN
2	9/10/24	AM	REVISED

INDEX

TITLE SHEET NO. 7-6
 SITE PLAN

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

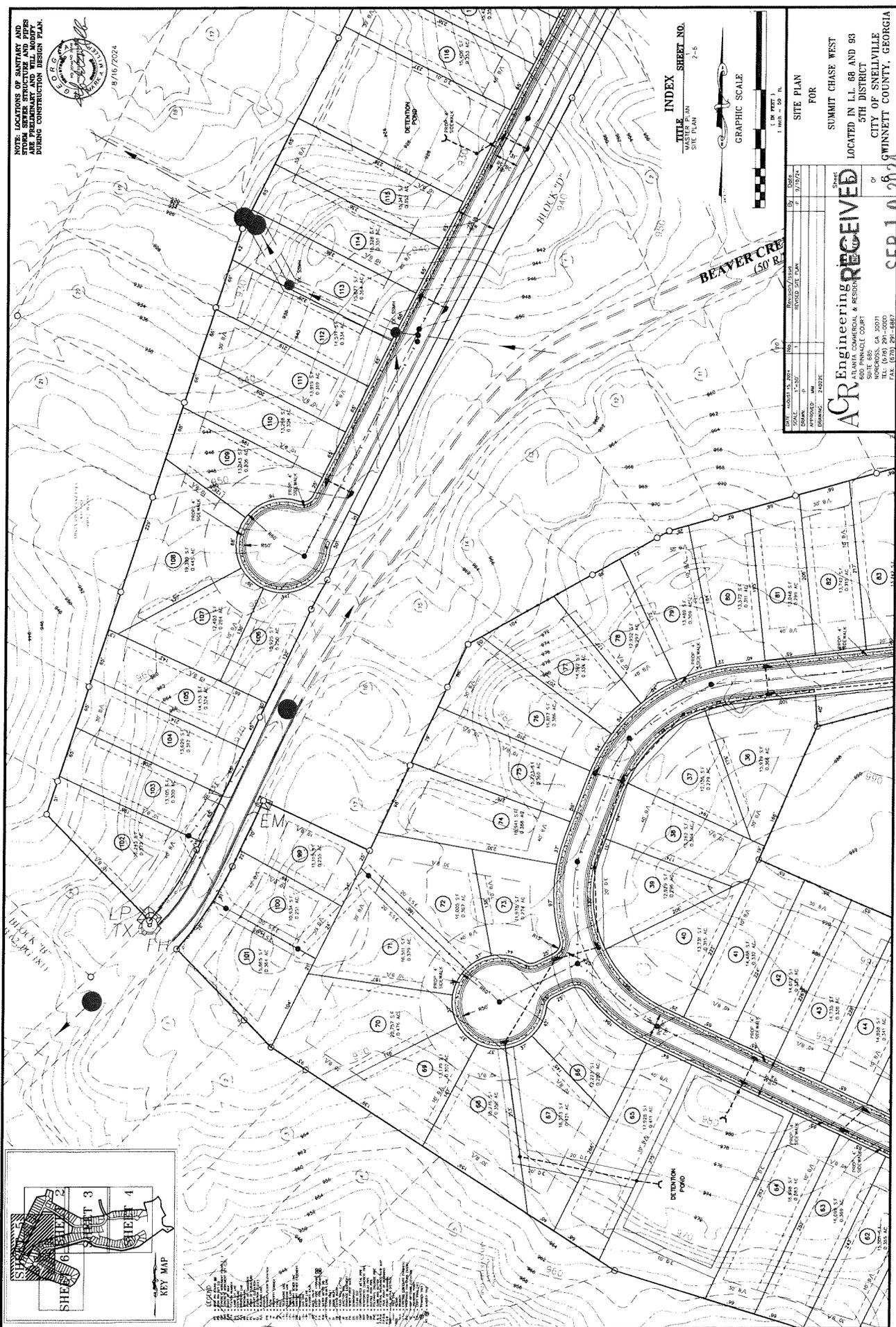
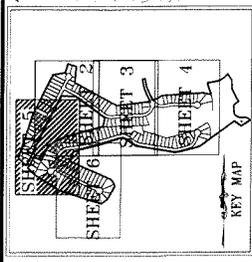
MATCH LINE SHEET 3
 SHEET 4

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

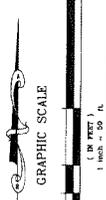
OPEN SPACE
 816,149 SF
 18.73 AC

EX. POND

NOTE: LOCATIONS OF SANITARY AND STORM SEWER STRUCTURE AND PIPES TO BE INSTALLED DURING CONSTRUCTION DESIGN PLAN.



TITLE INDEX SHEET NO. 2-5
SITE PLAN



DATE: 08/16/2024		DATE: 8/16/2024
DESIGNED BY: [Name]	DESIGNED BY: [Name]	DESIGNED BY: [Name]
CHECKED BY: [Name]	CHECKED BY: [Name]	CHECKED BY: [Name]
APPROVED BY: [Name]	APPROVED BY: [Name]	APPROVED BY: [Name]
DRAWING: 24002	DRAWING: 24002	DRAWING: 24002

ACR Engineering
 RECEIVED
 ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
 1000 W. WINDY HILL COURT
 SUITE 800
 NORCROSS, GA 30071
 TEL: (770) 291-5800
 FAX: (770) 291-5801

SITE PLAN FOR
 SUMMIT CHASE WEST
 LOCATED IN L.L. 66 AND 93
 5TH DISTRICT
 CITY OF SNELLVILLE
 WINNETT COUNTY, GEORGIA

SEP 10 2024

CITY OF SNELLVILLE
 PLANNING & DEVELOPMENT

