

25' Drainage Easement

Catch basin

Phuong Nguyen

2079 Brook Hill Way

Snellville, GA 30078

Lot 60

Proposed 6ft Wooden fence To be placed outside of 25' drainage easement.

Fence of wood and Capped top with Dados and stain with Sherwin William stain SW-3518 Hawthorn.

Proposed 14 x 39 Patio cover with Concrete poured floor. Style will be similar to provided pictures. Column and siding color will be Sherwin William paint 7014 Elder White

Shingles to match house

RECEIVED

JUN 22 2026

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

Brook Hill Way

Scale 1 = 20

Gwinnett County Notes:

- Structures, including driveways, may not be located in drainage easements without county permission.
- NO PROPOSED WALL.** A separate building permit must be obtained prior to approval of a RDP for each site retaining wall which either exceeds 4 feet in height or which has a backfill slope greater than 1 foot rise in 3 feet horizontal and for each retaining wall attached to the house (which exceeds 6 feet in height) in accordance with Gwinnett County Construction Code Section 103.1.1. A Certificate of completion shall be issued by Gwinnett County Building Inspections Section for all walls pertinent to the project prior to issuance of a Certificate of Occupancy for any usable structure of the site.
- (If no deck is shown) no deck is permitted.
- No decks, patio's, or permanent structures permitted in buffers or easements.

Grading, Drainage, Erosion, & Sediment Control Notes:

- All graded areas shall be grassed immediately with a perennial type grass. The material used shall be suitable to the season of the year. Refer to the appendix of the on-site erosion control manual prepared by The State Soil and Water Conservation Committee of Georgia.
- All drainage swales shall have a minimum of a 2% slope.
- All fill areas shall be compacted to a minimum of 95% standard proctor with a minimum of 3000 pounds per square foot under the building foundation.
- All grassing shall be maintained until stabilized.
- All drainage swales and slopes that exceed 5% slope shall be stabilized with a perennial type sod suitable to the season of the year and maintained until stabilized or other adequate erosion control measures have been provided.
- Silt fence shall be constructed on the discharge side of all slopes for stabilization and erosion control. Silt fencing must meet the requirements of Section 171- Temporary Silt Fence, of The Department of Transportation, State of Georgia, Standard Specifications, 1983 Edition.

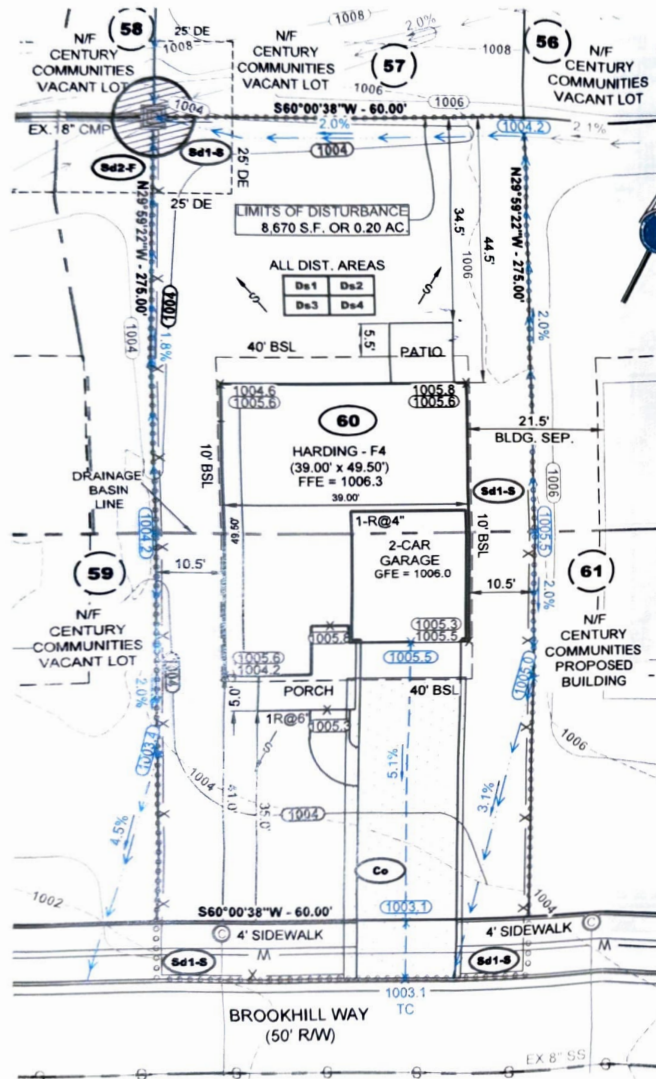
Engineer's Notes:

- Coordinate grading & erosion control measures with adjacent lots.
- Verify all elevations prior to any construction.
- Builder is responsible for any encroachments involving features not clearly and accurately specified on the provided architectural plans. House dimensions are from framing to framing and does not include eaves/overhangs, footing/foundation and facade materials, which may cause encroachments on building setback lines. Builder will need to apply for a variance where encroachment occurs.
- Foundations shall extend a minimum of 6" below natural grade.
- Curbs and gutters shall be kept clear of construction debris at all times.
- Adjacent lots 56, 57, 58, 59 & 60 are now or were formerly owned by CENTURY COMMUNITIES OF GEORGIA.

Utility Notes:

- Public water and sewer provided by GWINNETT COUNTY.
- Sanitary sewer laterals shall be located prior to beginning any construction.

"DOWNSTREAM INLETS RECEIVING WATER FROM SITE WILL HAVE EROSION CONTROL PROTECTION DURING CONSTRUCTION"



This Plan was prepared for Permit Approval Only, actual construction should be based on staking.

Topographic information shown hereon is based on Field Run Topo by Travis Pruitt & Associates, Dated 03-05-2025.

Project Description:

Single Family Detached Homes

Site Zoning:

RS-15

Address:

2079 Brookhill Way

Site Area:

8100 Sq. Ft. or 0.1860 Ac.

Limits of Construction Disturbance Area:

± 8,670 Sq. Ft. or 0.20 Ac. / Right-of-Way area included for installation of driveway & utility tapping.

Minimum Finished Floor Elevation:

None

Building Setbacks:

Front 40 ft

Side: 10 ft (interior), 35 ft (street)

Rear 40 ft

Building Separation: 15 ft

Flood Hazard Notes:

By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as ZONEX as defined by the F.E.M.A. Flood Insurance Rate Map of Gwinnett County, Georgia and incorporated areas map number 13135C0129F, effective date 9/29/2006.

References:

The Final Plat for Oak Grove Glen prepared by Travis Pruitt & Associates, Inc., Recorded in Plat Book 166 pages 147-148, Gwinnett County Records

BUILDER:

Century Communities of Georgia, LLC

2325 Lakefield Parkway

Suite 700

Alpharetta, GA 30009

24 Hour Emergency Contact

Derrick Brooks

404-757-5618

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Phone: (770) 416-7511

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www.travispruitt.com

Contact Person:

CHRISTOPHER HAMLER

Sheet No. 1 of 3

DATE: 10/9/2025

SCALE: 1" = 20' (11x17)

CN: Lot G60

JIN: 1-25-0005

CLIENT: CENTURY COMMUNITIES OF GEORGIA, LLC

Sheet No. 1 of 3

GSWCC #0000015198

EXP. 08-19-2027

PROFESSIONAL ENGINEER

EXP. 12-31-2025

ANDREW GARETH BLAKLEY

For The Firm

Travis Pruitt & Associates, Inc.

REVISIONS

RESIDENTIAL DRAINAGE PLAN (RDP)

OAK GROVE GLEN

LOT 60

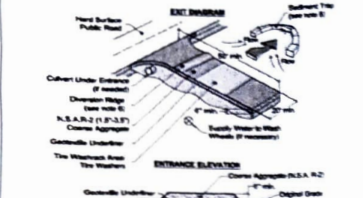
LAND LOT 60 - 6th DISTRICT

CITY OF SNELLVILLE - GWINNETT COUNTY - GEORGIA

GRAPHIC SCALE - IN FEET

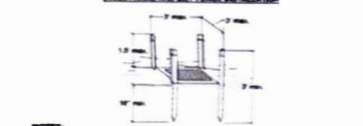
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The wall shall be maintained in a condition which will prevent tracking or flow of mud into public right-of-way. This may require periodic hosing down with 1.5-3.0 inch water, as conditions demand, and regular annual cleanings of any structures in the easement. All materials applied, dropped, washed, or tracked from vehicles or site onto easements or into storm drains must be removed immediately.

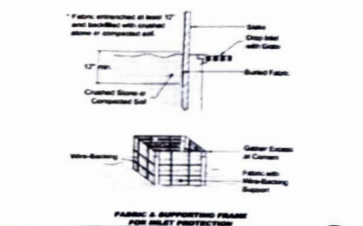


- NOTES:**
1. Avoid breaking on street corners or at corners to public roads.
 2. Remove all vegetation and other materials from the foundation area, grade, and retain for positive drainage.
 3. Aggregate stone shall be in accordance with national stone association S-2 (2.5/3.0) stone.
 4. Gravel pad shall have a minimum thickness of 1'.
 5. The wall shall be built with 12" x 12" x 12" concrete blocks, laid in a running bond pattern.
 6. A drainage ridge should be constructed when grade toward street area is greater than 2%.
 7. Install pipe under the foundation of retaining wall to collect and drain water from the wall.
 8. When retaining is required, it should be done on an area adjacent with corner area that shall be an approved control plan.
 9. Retaining wall should be built with larger stone or concrete blocks with corner area that shall be an approved control plan.
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RETAINING WALL AND SALT FENCE INSTALLATION



- NOTES:**
1. Design is for slopes no greater than 3% and designed for conventional base.
 2. The steel posts supporting the salt fence material should be spaced evenly around the perimeter of the site (maximum of 2' apart).
 3. The steel posts should be installed at least 12" apart.
 4. The fence should be anchored at least 12" and then installed with coated stone or concrete wall.



Proposed Lot Coverage (Maximum 45%)		
Total Impervious Area on Lot	Total Lot Area	Percentage of Impervious Coverage
2,648 S.F.	8,100 S.F.	35.2%

FABRIC & SUPPORTING FRAME FOR SALT FENCE INSTALLATION

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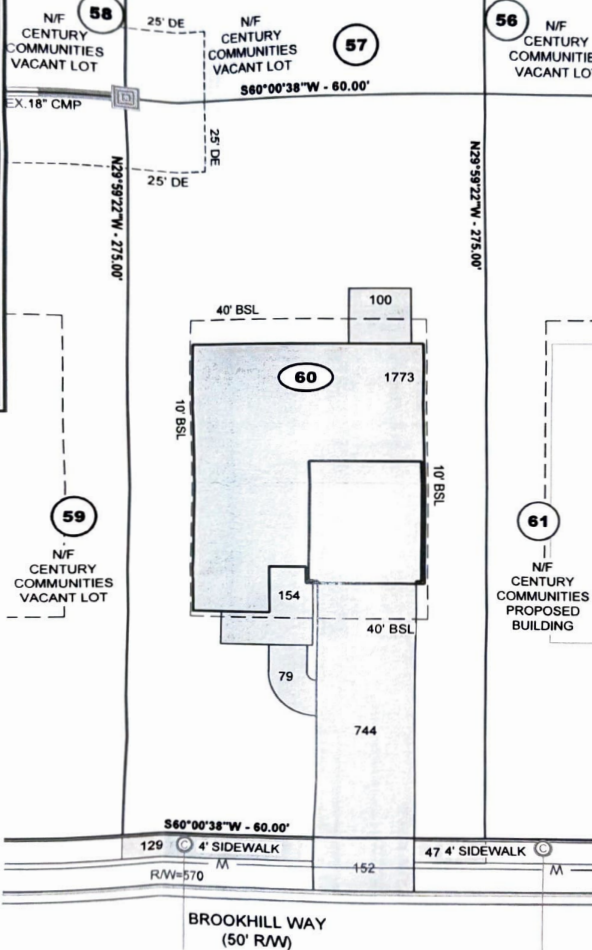
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Coverage Calculations		
Description		Area
Total Square Feet of Lot		8,100 S.F.
Total Square Feet of Access Easmt. / Utility Easmt. / Right-of-Way		870 S.F.
Total Square Feet of Lot + Access Easmt. / Utility Easmt. / Right-of-Way		8,970 S.F.
Impervious Surface Calculations		
Total Square Feet of Building Pad + Porches + AC Pad		1,326 S.F.
Total Square Feet of Patio		168 S.F.
Total Square Feet of Driveway in Access Easmt. / Utility Easmt. / Right-of-Way		52 S.F.
Total Square Feet of Driveway on Lot		744 S.F.
Total Square Feet of Pedestrian Path from Driveway to Porch		79 S.F.
Total Square Feet of Sidewalk		178 S.F.
Total Impervious Areas on Lot and in Right-of-Way		3,176 S.F.
Limits of Disturbance		
Total Square Feet of Disturbed Areas		8,670 S.F.
Total Square Feet of Non-Disturbed Areas		0 S.F.
Building Details		
Total Square Feet of Heated, Garage, Front Porch, Patio		3,256 S.F.
Areas to be Sodded		
Total Square Feet of Sodded Areas		5,494 S.F.
All Calculations are approximate and may be subject to change on terrain or site conditions		

BUILDER
Century Communities of Georgia, LLC
 2325 Lakefield Parkway
 Suite 700
 Alpharetta, GA 30009
 24 Hour Emergency Contact
 Derrick Brooks
 404-787-5618

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Contact Person:
 CHRISTOPHER HAMLER

Sheet No. 2 of 3

GSWCC #0000015198
 EXP. 08-19-2027

GEORGIA
 REGISTERED
 PROFESSIONAL
 ENGINEER
 ANDREW GARETH BLANKET
 No. 24140
 EXP. 12-31-2025

For The Firm
 Travis Pruitt & Associates, Inc.

REVISIONS

No.	Description
10	
9	
8	
7	
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RESIDENTIAL DRAINAGE PLAN (RDP)
OAK GROVE GLEN
LOT 60
 LAND LOT 60 - 5th DISTRICT
 CITY OF SNELLVILLE - GWINNETT COUNTY - GEORGIA
 GRAPHIC SCALE - IN FEET

