

SAVANNAH BAY PLAN APPROVAL CHECK LIST

08/2003

LOT#: _____ PHASE# _____

DATE PLANS SUBMITTED: _____

SQUARE FOOTAGE REQUIREMENT: 1,800 SQ. FT. WITH AT LEAST 1,200 SQ. FT. ON MAIN LEVEL. ALL DWELLINGS REQUIRE AN ATTACHED OR UNATTACHED TWO-CAR GARAGE. FINISHED ROOMS OVER A GARAGE OR A FINISHED BASEMENT SHALL NOT BE INCLUDED IN DETERMINING SQUARE FOOTAGE.

OWNER(S):

CURRENT ADDRESS:

CITY / STATE / ZIP: _____ PROPERTY ADDRESS:

HOME PHONE: _____ WORK

PHONE: _____ CITY/STATE. _____

CELL PHONE OR PAGER _____ FAX _____

BUILDER: _____

ADDRESS: _____

CITY / STATE / ZIP: _____

PHONE: _____

CELL PHONE OR PAGER: _____

FAX: _____

PLAN NAME AND NUMBER: _____

NO CLEARING, GRADING OR CONSTRUCTION SHOULD COMMENCE BEFORE WRITTEN APPROVAL IS OBTAINED. ONCE HOUSE PLANS ARE APPROVED. THE FOUNDATION MUST BE STAKED OUT AND AN INSPECTION ORDERED AND APPROVAL OF LOCATION GIVEN PRIOR TO CONSTRUCTION BEGINNING. PLEASE CONTACT THE HOMEOWNERS ASSOCIATION FOR THIS INSPECTION.

ALL ITEMS ON THIS FORM MUST BE COMPLETED. THE ARCHITECTURAL REVIEW FEE, ROAD BOND, AND ALL FEES MUST BE PAID AND HOMEOWNERS ASSOCIATION DUES MUST BE CURRENT BEFORE APPROVAL OF ANY PLANS WILL BE GIVEN.

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YOU MUST SUBMIT SNAPSHOTS OF THE ENTIRE ROAD, ROAD SHOULDERS AND DITCHES IN FRONT OF THE LOT AND ACROSS THE STREET FROM THE LOT TO SHOW THE CONDITION OF THE ROAD, ROAD SHOULDERS AND DITCHES PRIOR TO CLEARING OR ANY CONSTRUCTION.

YOU MUST SUBMIT SEVERAL SNAPSHOTS TAKEN FROM THE ROAD SIDE AND SEVERAL SNAPSHOTS TAKEN FROM THE APPROXIMATE CENTER OF THE LOT FACING THE REAR OF THE LOT OR TOWARD THE LAKESIDE OF THE LOT SHOWING THE ENTIRE WIDTH OF THE LOT AND ITS VEGETATION AND TREES.

IF YOU OWN A WATERFRONT LOT, PLEASE TAKE SEVERAL SNAPSHOTS FROM THE LAKE SIDE TOWARD THE LOT SHOWING THE ENTIRE WIDTH OF THE LOT ALONG THE SHORE LINE AND ITS VEGETATION AND TREES.

HEATED SQ. FT: 1ST FLOOR _____
(To be completed) 2ND FLOOR _____
BASEMENT _____
Other _____
Total _____

EXTERIOR FINISH; (circle all that apply): Brick Stone Stucco Siding Other _____

EXTERIOR MATERIALS (SPECIFY MANUFACTURER, PRODUCT NAME, & COLOR)

BRICK: _____ COLOR: _____

SIDING: _____ COLOR: _____

ROOF: (architectural shingles) _____ COLOR: _____
(required)

TRIM: _____ COLOR: _____ DOORS /

SHUTTERS: _____ COLOR: _____

DRIVEWAY & WALKWAYS: _____

OTHER: _____

GARAGE DESCRIPTION: _____

HOUSE PLANS MUST INCLUDE ELEVATIONS, FLOOR PLANS AND ROOF PITCH.

SITE PLAN MUST BE SUBMITTED SHOWING LOCATION OF HOUSE, DRIVEWAY, WALKWAYS, SEPTIC FIELD, INCLUDING DISTANCES FROM PROPERTY LINES.

A LANDSCAPING PLAN MUST BE SUBMITTED PRIOR TO COMMENCEMENT OF ANY CLEARING, GRADING OR CONSTRUCTION OF ANY NATURE.

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FIREPLACE? YES NO	QUANTITY _____	CHIMNEY TYPE MATERIAL _____
OPEN DECK? YES NO	QUANTITY: _____	TOTAL SQ. FT _____
COVERED PORCH? YES NO	QUANTITY: _____	TOTAL SQ. FT _____

SETBACK REQUIREMENTS ARE MET AND APPROVED BY THE COUNTY.

Owner / Builder

Date

A non-refundable fee of **\$300** must accompany the two sets of house plans submitted for review. Plans will be retained for future review. Plans need to be sent to **Savannah Bay Homeowners Association, Inc.**, P.O. Box 794, Lincolnton, GA, 30817-0794. NOTE: Plans must include a completed Plan Approval Check List, two full sets of the proposed house plans, (including elevations, floor plans and roof pitch) site plan showing house placement including distances from property lines, driveways, walkways, and septic placement, and a landscaping plan showing plants, shrubs, decks, fencing, etc. Materials and colors used for the exterior of the above must be approved.

CHECK#: _____ DATE: _____ PAID BY: _____

SILT FENCING MUST BE INSTALLED IN FRONT OF HOMESITE BEFORE CONSTRUCTION BEGINS TO PROTECT THE ROAD SHOULDERS. IF HOMEOWNER DOES NOT HAVE BUILDER INSTALL SILT FENCING PRIOR TO THE BEGINNING OF CONSTRUCTION, THEN THE HOMEOWNERS ASSOCIATION WILL INSTALL THE SILT FENCING AND BILL THE HOMEOWNER IN THE AMOUNT OF \$350.00 PER LOT.

A CHECK FROM EITHER THE BUILDER OR OWNER, MADE PAYABLE TO THE SAVANNAH

BAY HOMEOWNERS ASSOCIATION, INC., IN THE AMOUNT OF \$500.00 FOR ROAD BOND IS REQUIRED PRIOR TO ANY CLEARING OR CONSTRUCTION. THIS AMOUNT IS REFUNDABLE UPON COMPLETION OF ALL HOME CONSTRUCTION IF ROAD PAVEMENT AND ROAD SHOULDERS NEAR AND IN FRONT OF THE SUBJECT LOT ARE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS IN THE SAME GOOD CONDITION AS WHEN CONSTRUCTION BEGAN.

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NOTE:

The property owner is responsible for placing and maintaining a stone driveway to facilitate the delivery and distribution of building materials at a centralized staging area on the subject lot. Concrete pipe is required for the driveway culvert. No materials of any nature are to be unloaded or stored in the road or road rights-of-way. This driveway is to be used before and during construction to minimize damage to the roads and shoulders of the roads caused by the repeated parking of vehicles, heavy equipment and trucks. During construction and after completion of construction, a **Savannah Bay Homeowners Association** representative will inspect the roads and road shoulders near and in front of the subject property. The owner will be responsible for any necessary repairs.

Upon final completion of home construction, landscaping, proper installation of a concrete driveway culvert, paving of driveway, as approved, and the installation of the approved mailbox, the homeowner should request an inspection from the **Savannah Bay Homeowners Association**. **All construction must be completed before request for refund of road bond.** Upon completion, if there is no damage to roads or shoulder of the roads, the \$500.00 road bond will be refunded.

Signature of person submitting plans

Signature of person submitting plans

PLANS RECEIVED BY: _____ **DATE:** _____

PLEASE CONTACT THE **SAVANNAH BAY HOMEOWNERS ASSOCIATION. INC.**
ARCHITECTURE REVIEW COMMITTEE BY EMAIL AT arc@savannahbayhoa.com, OR
BY US MAIL AT P.O. BOX 794, LINCOLTON, GA, 30817-0794, IF YOU HAVE ANY
QUESTIONS OR REQUIRE CLARIFICATION OF THE BUILDING GUIDELINES OR PLAN
APPROVAL PROCESS.