

Savannah Landings Landowners Association (SLLA, LP)

Requirements for submittal of Site Improvements and Building Plans to the Authorized Agents, for review and approval, prior to submitting to Elbert County for Building Permits

Revised 7/18/2023

- A. **Site Plans:** These plans must show locations of all planned improvements including residence, sheds and any other outbuildings, with front, rear and side lot setbacks and driveway and septic system. Note: Elbert County minimum side lot setback is 20 ft. which supersedes the 10 ft. setback requirements in the Covenants.
1. The Georgia Department of Natural Resources' Environmental Protection Division (EPD) and the Georgia Soil and Water Conservation Commission (GSWCC) now require an EPD permit be issued prior to performing any land disturbance on any lots, regardless of size or when developed.
 2. Landowners must have engineered EPD plans prepared by a professional engineer, approved by both of the above listed state agencies. The engineer typically submits plans and obtains the permit on behalf of landowners.
 3. The permitted plan will show the maximum land area to be disturbed. Land disturbance of any kind, including removal of trees, is not allowed until all erosion control devices have been installed and approved by Elbert County Code Enforcement and a building permit issued. A tree is defined as natural foliage being four (4") inches DBH (Diameter Breast Height which is 4" in diameter at 4.5' of height)
 4. Landowners may perform bush hogging on their property to remove underbrush without having the EPD permit, provided there is no stump removal or other land disturbance.
 5. Landowners may also construct a driveway prior to obtaining the EPD permit; however, a driveway permit must first be issued by Elbert County. The driveway permit will also provide a physical address. This is important for EMS response if needed and is required to register with ElbertonNET for future internet service.

- B. Building Plans:** Plans must be a set of architectural drawings as prepared for submittal to Elbert County for permitting, not sketch plans or generic elevations; however, the Authorized Agents will review preliminary plans submitted for comments.
1. All residences must contain a minimum of 950 square feet of conditioned (heated and cooled) space.
 2. Provide a description of building construction type.
 3. Provide roofing and siding materials and colors.
 4. Provide maximum height of all buildings.
- C. Plans for sheds and other outbuildings must also comply with all applicable codes and ordinances. These plans must be submitted with the residence plans and cannot be constructed until the residence building permit is issued.
- D. It is the responsibility of landowners to ensure the submitted plans meet all Elbert County and/or State of Georgia, ordinances, codes and other regulatory requirements.
- E. It is also the responsibility of landowners to read the Declaration of Protective Covenants to fully understand the requirements. As stated in Paragraph 6 (Land Use, Building Type and Lot Maintenance) and Paragraph 16 (Prohibited Property and Structures), the use of any type of temporary housing, i.e., campers, sheds, shacks, tents, etc., is prohibited at any time. Therefore; no temporary housing will be allowed during construction of a residence.
- F. In addition to the attached form for submittal of the required information, an interactive version is available on the Savannah Landing Landowners Association website at savannahlandings.org.

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Request for Review and Approval of Site Development and Building Plans

Owner's Name(s): _____

Mailing Address: _____

Address and Parcel ID#(s): _____

Phone Number(s): _____

Email Address(s): _____

Date of Submittal: _____

Est. Project Start Date: _____

Est. Project Completion Date: _____

Comments:: _____

Minimum of 3 Authorized Agents required for approval

1 _____ Approve ___ Decline ___ Initial _____

2 _____ Approve ___ Decline ___ Initial _____

3 _____ Approve ___ Decline ___ Initial _____

4 _____ Approve ___ Decline ___ Initial _____

5 _____ Approve ___ Decline ___ Initial _____

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Important Contact Information

Elbert County Administrator:

Allen Hulme - 706-213-1000

ahulme@elbertga.us

Elbert County Community Development and Code Enforcement Manager: Issuance of **Driveway Permits** and **Physical 911 Addresses**, **Building permits**, **inspections**, and **code enforcement**.

Meagan Booth - 706-213-1000

mbooth@elbertga.us

Elbert County Health Department: Application for **septic system** location and **permit**.

Steve Wooten - 706-283-3453

wooten@dph.ga.gov

Hart EMC: Electrical Service; Application for **electrical service**.

Office - 706-283-7750

Field - Adam Kennedy 706-436-4069

Madison Springs Enterprises, Inc. (Formerly Fortson Well & Environmental):

Application and tap fee for potable **water service**.

Office - Melissa 706-795-2717

madisonspringsinc@gmail.com

ElbertonNET: ElbertonNET is in the process of bringing **fiber optic cable** to qualified areas of Elbert County including Savannah Landings. To review the current statuses go to www2.elberton.net.

Office – 706-213-3278

customerservice@cityofelberton.net

John Phillips, Professional Engineer

706-680-0999

ptsengineeringinc@gmail.com

Note: John Phillips is a professional engineer who has prepared **EPD permits** for a number of landowners in Savannah Landings. John has proven reliable; however, the decision to engage a specific engineer is solely the responsibility of the landowner.