

**SMEPOA**

**Application for Architectural Review Committee (ARC) Approval**

ARC # \_\_\_\_\_ (For ARC use only)

Date of submission of plans \_\_\_\_\_

Street \_\_\_\_\_ Lot Number \_\_\_\_\_

Property Owner's Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Primary Contractor's Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Description of construction to be performed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Building Permit Number \_\_\_\_\_ County issuing permit \_\_\_\_\_ Date of issue \_\_\_\_\_

Have you reviewed the SMEPOA Covenants & Property Owner Rules? Yes  No

Signature of Property Owner(s) \_\_\_\_\_

Date \_\_\_\_\_

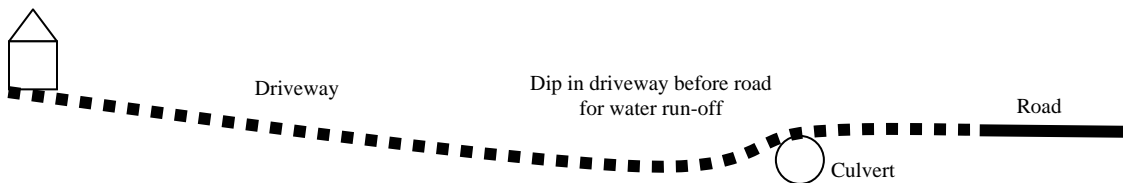


# Guidelines for Construction and Property Owner Rules for Sassafras Mountain Estates

Each guideline and/or rule must be initialed by the owner, an ARC representative and the contractor, as applicable.

Printed Name of Property Owner(s)	Lot Number	Street	ARC number
Building Permit Number	County issuing permit	Date of issue	

- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ Application for ARC Approval has been approved.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ A site plan drawn to scale, with proposed location of house, septic system, gas and electric meters, heat-pumps or other heating and cooling devices, above ground propane tanks, trees to be removed, well, driveway, outbuildings and front, rear and side setbacks as well as any streams or water on property has been supplied to the ARC.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ A house "footprint" plan drawn to scale, showing all elevations, square footage on each level, and total square footage of heated area has been provided to the ARC.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ The Impact Fee, payable to SMEPOA, has been paid. (statement from SMEPOA treasurer)
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ SMEPOA annual dues are current. (statement from SMEPOA treasurer)
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ The SMEPOA Covenants and Property Owner Rules limit the size and location of trees which may be removed on a Lot. Only those trees required for the construction of the house, driveway and septic system, with the understanding that the tree limitations apply to both live as well as dead trees, will be removed. The site plan drawing supplied to the ARC depicts the trees to be removed.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ Authorization is needed for removing additional trees, six (6) inches and larger, as measured two (2) feet from the ground, outside the above parameters. If authorization is needed, then prior to removal, an additional plat scale drawing depicting these additional trees is to be provided to the ARC, and each additional tree to be removed marked with orange tape, understanding that the tree limitations apply to both live as well as dead trees.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ Blasting checklist submitted to the ARC, if applicable.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ Property owners shall furnish and install metal culverts where the ARC deems them to be a necessity. Culvert requirements will be determined by the ARC upon receipt of the house plans and site visit.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ All driveways must transition to be flush with the SMEPOA road way, whether the road is paved or unpaved. Rip/Rap rock must be included to reduce erosion and to prevent silt being deposited into the ditch. In addition, all driveway construction must comply with all applicable environmental and erosion control laws and regulations of Dawson or Pickens County.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ To maintain safe and passable roads it is essential that driveways not cause water from the lot to drain on to the road surface. A downward-sloping driveway must connect to the road outside the roadside ditch as shown below. This puts water in the ditch and prevents erosion of the road surface. It also avoids the driveway continuing onto the road and becoming an obstruction to vehicles on the road.



- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ It is the responsibility of the owner to insure that the contractor build the driveway correctly. Owners should also note that driveway slopes greater than 10% are difficult for many vehicles to climb and driveways which join the road from a lower elevation should enable a driver entering the road to see in both directions.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ All construction entrances require a crushed stone base of 50 feet in length, 20 feet wide and 6 inches deep. These specifications are the minimum size construction entrance. This base size crushed stone size shall be 1.5 inches to 3.5 inches or other suitable material intended for this purpose. This crushed stone should be periodically dressed to maintain a fresh base of rock. The purpose of the construction entrance is to maintain a condition that will prevent tracking or flow of mud onto the road right of way.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ The construction area is to be kept litter free and any litter will be removed from SMEPOA Common Areas daily for the duration of the project. When framing begins, a dumpster or trailer must be on site for construction debris.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ No construction employees or equipment will block any SMEPOA road right of way.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ At the end of each work day, any road damage will be corrected. Any mud, debris and /or any concrete spills will be cleaned from the road. If not, then the owner will pay for the reasonable cost of time and material for SMEPOA to clean or repair roads as a result of this construction.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ All building materials will be piled neatly and will be kept covered until used.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ Proper erosion control, including silt fences, will be maintained throughout construction and all applicable Dawson County, Pickens County, and state of Georgia land disturbance, environmental and building laws will be followed.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ No construction material will be burned on the construction site.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ No food items or food trash will be discarded or left on site overnight, including in any construction dumpster.
- \_\_\_\_\_ owner \_\_\_\_\_ ARC \_\_\_\_\_ contractor \_\_\_\_\_ All construction equipment operating on paved roads must use rubber tires.

Property Owner's Signature	Date	Primary Contractor's Signature	Date
Property Owner's Signature	Date	ARC Representative	Date