

King's Creek Landing Property Owners Association

Post Office Box 551

Cape Charles, VA 23310

www.kingscreeklanding.org

APPLICATION FOR CONSTRUCTION

(if returning via email, email to kclpoainc@gmail.com)

Applicant Name: _____

Date submitted: _____ Lot Number: _____

Lot Owner Name: _____

Owner Mailing Address: _____

Owner Phone Number: _____

Owner Email Address: _____

Contractor Name: _____

Contractor Mailing Address: _____

Contractor Phone Number: _____

Contractor Email Address: _____

Project Submitted: New Home Fence/Hedges Pool Addition/Alteration

Attachments: (check all that apply and include w/this application.)

New Home:

_____ Professionally prepared architectural drawings of the exteriors and floor plans of the house to be constructed, showing all dimensions and including a calculation of the Living Floor Area (excludes porches, decks, garages, etc). These must be provided in good quality, full page PDF format - sketches or photographs are not acceptable.

_____ Professionally prepared surveyed plat plan of the Lot showing the proposed location of the house and any other improvements, with all setbacks indicated. This plat plan must adhere to County and KCL covenants and restrictions, whichever may be more restrictive regarding setbacks. Plats should also be submitted in PDF format – sketches are not acceptable.

_____ A \$1,000 deposit check payable to Kings Creek Landing POA to be held in a non-interest bearing escrow account by the Kings Creek Landing POA for potential damage to community property including community-maintained roads during a new-home construction process. Escrow funds will be returned to property owner after the issuance of the certificate of occupancy and no damage is noted. Any necessary repairs to community property or roads over the \$1,000 deposit will be the responsibility of the property owner. *Deposit is required for all new-home construction projects.*

____ Where appropriate, a drawn sketch plan satisfactorily showing the location, material, and dimensions of the intended drainage pipe to be located at the driveway entrance.

____ Receipt of satisfactory samples of exterior materials, specifically siding, trim, and shingles. These materials must meet the minimum ARC requirements and be viewed as acceptable to our Kings Creek Landing community standards.

1. ____ Siding: Must include type, brand and model number. (Vinyl siding NOT recommended)

A. ____ Hardie board _____

B. ____ Wood _____

C. ____ Brick _____

D. ____ Vinyl (Requirements)

1. ____ .44 minimum siding thickness

2. ____ 5 inches minimum width of siding

3. ____ Withstand a minimum of 130 mph windspeeds

E. ____ Color of siding, main house _____

F. ____ Color of trim _____

2. ____ Shingles:

A. ____ Exact, type, brand and model number _____

B. ____ Shingle color _____

3. Setbacks:

A. ____ Setbacks (Must follow guidelines Article VII, Section 3(b). 60 ft. to the front lot line. 35 ft. to the rear lot line. 15 ft. to the side lot line, or 60 ft. from the lot line fronting on route 184.) _____

4. The KCLPOA also request that these items are in place on the construction site.

Please check the following:

_____ Port-O-Potty

_____ Large dumpster to contain trash, scraps and such

Additional comments: _____

5. KCLPOA expects to be notified when construction is completed to permit a final inspection as part of the required approval process.

APPLICANT SIGNATURE

CONTRACTOR SIGNATURE

PRINT NAME **DATE**

PRINT NAME **DATE**

Do not write below this line

Approved: _____ **Denied** _____

Date: _____

Reason for denial of project:

Approvals are not transferable.

Approvals expire after one year from date of approval if construction has not been started.

Developer Guidelines

Developers and builders working in KCL are expected to operate in a manner that is respectful of the neighbors and the neighborhood. Violations of our rules or unprofessional conduct within our community could result in a contractor being barred from doing further business within our development.

Loud noise should be controlled and is not permitted before 7 AM, or after 7 PM.

Entrance ways to the job site will be maintained in such a manner as to control mud and dirt from being spread onto KCL roadways.

Loose debris will be controlled at all times to prevent it from blowing around in any manner, preferably in a covered dumpster.

Lawn maintenance will be maintained on Lots under construction keeping grass and weeds under an 8-inch maximum height.

Heavy machinery, trucks, or equipment will not be stored on site when inactive.

Builders are responsible for repair of damage to roadways, eyebrow sections of the roadways, and parking areas by heavy equipment and construction traffic.

Idle work periods exceeding two weeks should be reported to the KCL POA.

Projects are expected to be completed within 9 months from start, unless the KCL POA approves otherwise.

All changes to any project submitted require notification to the KCL POA Board in advance of such changes and may require additional approval before such changes are made.