

**King's Creek Landing Property Owners Association**

**Post Office Box 551**

**Cape Charles, VA 23310**

[www.kingscreeklanding.org](http://www.kingscreeklanding.org)

**APPLICATION FOR CONSTRUCTION**

(if returning via email, email to [kclpoainc@gmail.com](mailto:kclpoainc@gmail.com))

**Basic Building Information from the Architectural Review Committee**

Generally, house designs are to resemble those of a tidal rural community reminiscent of architecture from 1900 to 1920. This would exclude ranch-style houses or other styles which exhibit a long, low close to the ground profile. Porches are to be a significant architectural feature; and we like, and generally require, porch railings. Minimum home size is 1400 square feet and two-story maximum height. Homes can include the equivalent of a three-car garage, either attached or detached. We prefer attached buildings to increase open space, and we prefer garages not to face the street unless the lot width does not permit. High quality vinyl siding is permitted for exterior finishing, but Hardy board is the written preference.

These are some basic rules and preferences as it's difficult to cover every situation. Northampton County also has many building requirements for setbacks, well locations and septic design, etc. Your building plans must be approved by the Kings Creek Landing Architectural Review Committee prior to construction. We much prefer to help you get started than to turn down a plan on which you have invested a lot of time and money.

**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 \_\_\_\_\_

**Link to home plans website:** \_\_\_\_\_

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)

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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:

\_\_\_\_ Setbacks (Must follow guidelines Article 6, Section 6.6). 60 ft. from the front lot line, 35 ft. from the rear lot line. 15 ft. from the side lot line, or 60 ft. from the lot line on Route 184. Private Swimming Pools shall not be constructed less than 25 ft. from the rear lot line and 10 ft. from side lot lines)

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:**

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**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 four weeks should be reported to the KCL POA.

Projects are expected to be completed within 12 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.