

King's Creek Landing Property Owners Association, Inc.
kclpoa@gmail.com
Application for New Construction

Include with Application:

_____ Professionally prepared architectural drawings including Foundation Plan, Floor Plans, and Exterior Elevations showing siding and roofing materials. Plan drawings must be in PDF format to scale, legible and printable. Plans should be at the scale of 1/4"=1' for readability.

_____ Professionally prepared Site Survey Plan to scale in PDF format of the lot showing the location of house, driveway, and other improvements such as detached buildings, concrete pad, patios, fence. Show the setbacks and any easements which must adhere to County and KCL covenants and restrictions whichever is most restrictive.

_____ On above Site Plan, show the proposed culvert pipe size below the driveway entrance at the ditch or swale. The pipe should be 14 gauge minimum galvanized corrugated metal, sized for the depth of the swale as to not impede the flow from high point to low point. Minimum pipe size is 12 inches and a minimum of 6 inches crushed stone cover over any size pipe. Note that some properties have no swale and no culvert would be required.

_____ On above site plan or plan by septic company, show the proposed location of the tank and drainfield in relation to structures.

_____ Provide Links to material and color choices for siding, roofing, garage overhead doors, front door and shutters. Physical samples may be required at the request of the ARC.

_____ Attach General Contractor's proof of liability insurance covering damage to KCL Community property, resident's property and injury to employees and subcontractors. Also attach a copy of your Northampton County RLD (registered land disturber) permit.

The Architectural Review Committee will have 30 days from completed submission to review the plans, notice and date of the meeting will be announced by email to all parties.

Approvals cannot be assigned or transferred and will expire one year after approval if construction has not begun.

_____ Provide a copy of the Building Permit before construction begins.

**ARC Chair to date and initial receipt of each item above. Must confirm receipt of \$1000 deposit from CPVA.

Date of Conditional Approval: _____

Date & Reason for Denial of Project:

Design Guidelines

Covenants can be downloaded from www.kingscreeklanding.org
Refer to KCL Covenants Articles 5 and 6 for
specific rules and regulations pertaining to home construction

To preserve the character and visual interest of the community, each residence should be clearly distinguishable from neighboring homes with sufficient variation in façade, rooflines, and color. Replicate home designs adjacent or in close vicinity will not be approved. Design examples can be found on the web page in the tab Architectural Review Committee.

Homes should be two story or present as two story with windows or dormers showing at the second level in a one story plan. This requires a roof pitch to show proportion of a second floor. Minimum conditioned space square footage is 1400 square feet.

No primary walls shall be without windows and windows, or glass doors should show proportion to the façade.

Exterior stairways to a second floor will not be permitted as our covenants allow single family homes.

Fences can be no more than 4' high unless you will have a pool enclosure. Aluminum fence is recommended for durability and aesthetic – the ARC will review fence material and color when presented. Solid privacy fence will not be approved. Read covenants for fence placement.

Landscaping at home frontage and more and to screen utilities is encouraged and appreciated.

If you have any questions about the design requirements, please contact the board before investing time and money on your project.

Building a home with similar style and color to nearby houses is discouraged.

Applicant Information

Applicant name _____

Lot Number _____ Street _____

Date Submitted _____

Owner(s) Name(s) _____

Owner Email Address _____

Owner Mailing Address _____

Owner Phone # _____

Construction Company - Contractor Name _____

Contractor Email Address _____

Contractor Phone # _____

Contractor Mailing Address _____

Job Supervisor _____ Cell # _____

Date Site Preparation and Construction to Begin _____

Proposed Date of Completion _____

IMPORTANT: Covenants Article 5.6. Property owner is responsible for fulfilling the requirements set forth in Article 5.6. If the project is not completed and the lot owner has not requested an extension the Board may fine the lot owner up to \$10/day until the requirements are met and approved.

Lot Owner(s) Signature:

General Information

Square Footage: (1400 SF minimum Conditioned Space)

House Conditioned Space First Floor _____ Second Floor _____

Garage _____ Porches and Decks _____ Patio _____

Material, Brand and Color: Provide web links, photos. Provide actual samples if required

Recommended siding is cement fiber board Hardie type or similar. Vinyl Siding must be 0.44 thick, 5 inches minimum visible lap and rated for windspeeds of 130 mph.

Siding _____ Other Siding _____

Provide Specification on Vinyl _____

Foundation Covering type/color (brick, parging, etc.) _____

Roofing _____ Other Roofing _____

Front Door _____ Garage Door(s) _____

Exterior Trim _____ Shutters if using _____

Culvert Pipe Size _____ Fence _____

Driveway Material shall be stone or shell.

Changes to design, materials or colors must be submitted and approved by the ARC prior to any change.

To be in place before Construction Begins:

Contractor Initial _____

Silt Fence shall be black or gray and staked well at downward slopes to prevent silt runoff _____

Trash Dumpster to be covered at end of work day _____

Portable Toilet Closet _____

DO NOT WRITE BELOW THIS LINE

Date Approved _____ Date Denied _____

Contractors' Responsibilities

Kings Creek Landing (KCL) is an established community with year-round residents and construction must be conducted with respect to residents and our rules and guidelines. Violation of rules or unprofessional conduct in the community could result in a contractor losing permission to work in KCL.

1. Comply with time and noise restrictions. Construction hours are 7 am to 7 pm. Music should not be played so loud as to disturb neighbors.
2. Maintain a safe, clean, and orderly site of building materials and equipment. Trash, waste and debris must be picked up and placed in covered dumpster or ARC approved container. A full dumpster must be emptied and not left on site.
3. Maintain the site construction entrance to control mud and dirt from spreading onto KCL roads.
4. Maintain site lawn keeping grass and weeds under 8 inches in height.
5. Heavy machinery, large trucks and equipment will not be stored on site when inactive.
6. Contractor will make reparation for damage to roadways, stone eyebrows, swales, any common areas, rights of way, and neighboring lots.
7. Ensure that contractors and employees obey the speed limit of 15 mph and do not park vehicles in any manner to prevent mail and delivery service to neighbors.
8. Remove dumpster, portable toilet, and signs within 1 week of completion.
9. Complete construction within 12 months of the start date on this application and provide the ARC with a copy of the Certificate of Occupancy when complete. The lot owner may be charged up to \$10 per day if the project exceeds the permitted time or contractor fails to comply with these requirements.

Contractor Signature _____ Date _____

ARC Representative
Signature _____ Date _____