

OYSTER BAY II COMMUNITY PROPERTY OWNERS ASSOCIATION

BUILDING PLAN APPROVAL REQUIREMENTS

Plans Requiring Review: Architectural Committee plan approval is required for construction to be done on any lot, including:

- New homes
- Additions to existing homes
- The addition of or enlargement of:
 - garages
 - porches
 - decks
 - sheds
 - fences
 - any other permanent structure

Architectural Committee approval is not required for interior or exterior home repairs, upgrades or remodeling which does not change the footprint of the home, garage, shed or other existing structure.

Prerequisite Requirements for Building Plan Approval: Prior to Architectural Committee approval of any building plans, the property for which building plan approval is requested must be in 'good standing', that is, all dues and fees owed must be current. Building plan approval will not otherwise be provided.

Building Impact Fee: Impact fees are required to be paid for construction as outlined below prior to building plan approval. A portion of the impact fee is to offset the impact of construction equipment and heavy trucks to the Community's roads and common property and is non-refundable. The remainder of the Impact Fee is to help in assuring that all OBII POA builder requirements are met and will be returned based on a satisfactory inspection by the Architectural Committee to determine that all requirements are met. Should all builder requirements not be met following discussions with and actions by the builder, all or a portion of the deposit deemed by the Committee to be necessary to correct discrepancies will be retained by the POA. The builder impact fees for new construction and for additions along with applicable refundable amounts can be found in the [OBII Community POA Association Fee Schedule](https://ob2poa.org/Resources/CurrentRates.pdf) for the current year on the community website at <https://ob2poa.org/Resources/CurrentRates.pdf>.

No impact fee is required for interior or exterior home remodeling which does not change the footprint of the home or for small detached structures such as lawn sheds or fences.

Building Impact Fees and deposits are payable to the Oyster Bay II Community Property Owners Association and are to be sent along with the building permit application to the chairperson of the Association's Architectural Committee at the address below. Email is the recommended form by which to submit plans, if possible, to avoid delays in the review process. If email is used, then only the check need be sent:

Oyster Bay II Community Property Owners Association
Attn: Architectural Committee Chairperson
P.O. Box 642
Chincoteague, VA 23336
or
Email: obiicommunity@gmail.com

Upon completion of construction for which plans are approved, and based on a satisfactory inspection by the Architectural Committee to determine that all POA builder requirements are met, the refundable portion of the builder impact fee will be returned.

Plan Submittal Requirements for new homes and homes being extensively remodeled: A survey shall be performed within three (3) years of the application date to verify lot boundaries. An earlier survey drawing may be re-certified by a surveyor in lieu of a new drawing. The building plans submitted for approval shall indicate who performed the survey and the date of the survey. A copy of house plans and plat which are to be submitted for county/city building permit approval shall be submitted to the Association's Architectural Committee chairperson which shows:

- Location on the lot where the house, septic system, and any other structures are to be built with lot lines and setback distances indicated. Note that setback distances for structures are 15 ft. from the front and 10 ft. from the sides and back lot lines. Setback requirements for septic systems are governed by the state "Sewage Handling and Disposal Regulations of Virginia".
- Plan view of the house which indicates total number of sq. ft. of living space. A minimum of 1200 sq. ft. is required.
- Location of a required swale (ditch a minimum of 1 ft deep x 6 ft wide) to be created. Where a swale has already been constructed, the swale shall be maintained at the installed depth and width during and at the end of construction to allow storm water to continue to flow. Note: swales are not required to be installed for Lots 201-209 accessed through the Oyster Bay I Community as that community's storm water mitigation system applies.
- Location of the driveway and notation indicating that a required culvert of a minimum 8 inch diameter and 20 feet in length will be installed under the driveway(s) at the location of the swale. The culvert shall be installed at the bottom of the swale such that water flow will not be impeded by the culvert. Where a culvert has already been installed, the culvert shall be kept free of any blockages during construction. Note: culverts are not required to be installed for Lots 201-209 accessed through the Oyster Bay I Community as that community's storm water mitigation system applies.
- Notation that temporary silt fencing is to be installed as required along the lot side of installed swales to prevent mud and debris from filling the swale or spilling onto the street during the building process.

Plan Submittal Requirements for Other Structures:

- Location on the lot where the structure is to be built, with the house and existing structures shown and with lot line set-back distances for the planned structure indicated.
- Plan and elevation views of the planned structure.
- For septic system installations, in conjunction with planned home construction or if no home construction is immediately planned or for replacement septic systems which extend beyond the footprint of the original system, installation plans shall be submitted for Architectural Committee review prior to the start of installation to verify no encroachment on adjoining properties.
- Where a swale has been constructed, the swale shall be maintained at the installed depth and width during and at the end of construction to allow storm water to continue to flow.
- Where a culvert has been installed, the culvert shall be kept free of any blockages during construction to allow storm water to continue to flow.

The lot owner/builder is advised of the following:

A. An agreement is in effect between the OBII Community POA and the Town of Chincoteague Building and Zoning such that the Town will not issue a building permit unless the OBII Community POA has approved building plans.

B. The Oyster Bay II Community contains non-tidal wetlands. Non-tidal wetlands regulations are in effect and building plans will require official wetlands impact review as part of the county/city building permit approval process. In order to protect our environment, limit damage from run-off to adjoining properties, improve drainage and facilitate compliance with federal, state and county regulations, a plan of any non-tidal wetlands on individual lots at the time of submittal is required for approval of building plans. If there are no wetlands on the lot, it shall be so noted on the plans.

C. The plans must also show a silt fence to be installed along the wetland boundary to protect the wetlands during construction. The wetlands must be clearly labeled with a note on the plan alerting any future property owner that any impacts to the wetlands will likely require prior authorization from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality.

Oyster Bay II Community Property Owner's Association
Revised and Approved 10 September 2022