

RIVERSOUND SUBDIVISION FREQUENTLY ASKED QUESTIONS.

Q: What steps do I have to take to build a house at RiverSound?

1. Have a Survey completed on your lot, to locate the corners of your lot.
2. Choose a builder.
3. Meet with your builder to select your house plan and to review RiverSound's ARB guidelines to ensure house plans conform to all ARB Guidelines. Use the ARB Spec Sheet and the read the guidelines page by page (architectural review board guidelines) Additionally, **Phase 2 Farms lots should be discussing with the builder the location of the well and septic on the lot. PHASE 2 PROPERTY OWNERS THAT ARE CONSIDERING BUILDING AN ANCILLARY DWELLING ON THEIR LOT SHOULD CONSULT CHOWAN COUNTY BUILDING AND PLANNING ZONING ORDINANCE ARTICLE 8 / 8.03 SECTION C ITEM 6. THIS IS LOCATED ON PAGE 7 OF 97 OF THE ARTICLES.**
4. Once you and the builder determine the selected plans conform to all of the ARB guidelines it is time to go under contract with the builder.
5. **Clearing your lot****(This should be part of the discussion with your builder to determine if you or the builder will be responsible for getting your lot cleared)**
6. Once you are under contract with the builder and the first 5 steps listed above have been completed, your builder will move forward with the below requirements to build.
 - This will include lot owner and builder to meet with the ARB Coordinator for a meeting to review the submission of your completed packet to the ARB. **(This must occur 60 days prior to construction starts and must have ARB review and RiverSound POA Board approval prior to obtaining a building permit)** Your builder will also have requirements for submission of your packet. I.E. proof of builder's insurance, a \$2000.00 check to accompany the packet.
 - Submission to the County to acquire a building permit.
 - Installing a culvert based on your garage location to ensure the culvert is on the same side of your driveway as to not cross the front of the house. A dumpster on sight, and a porta potty on site.
 - Construction will then begin.

If you are building in Phase 2, the Farms you will need to have a septic and well installed in addition to the above.

A few of the Farms lots do have access to Chowan County water. The Chowan County Health Department supervises all perk tests for Phase 2 septic systems and issues all well permits in Phase 2 on lots not serviced by Chowan County Water.

Your builder will guide you through this process.

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Utility Company phone numbers:

Albemarle Electric Membership Corp: 1-252-426-5735

Direct TV: 1-866-875-0378

Chowan County Water: 1-252-482-7477 Provides water for Phase 1 and a few Phase 2 homeowners who have County water lines servicing their lots.

Chowan County Health Department: 1-252-482-6003 Supervises perk tests for Phase 2 septic systems and issues well permits for phase 2 lots not serviced by County water lines.

Brightspeed (internet) 1-833-692-7773

Starlink is also available, however on a densely treed lot it might be a spotty signal.