

Addendum to Construction Criteria – Drainage Plan 7-19-25

As part of the building packet that owners, who are going to build a home in Twin Rivers must submit to the ARC, a topographic survey of the lot, upon which the house will be built is included. The survey must include the following:

- Elevations.
- An overlay, reflecting the footprint of the structure, to include the location of the driveway, parking areas, garage (if detached from the main structure) and any other impervious areas, such as walkways and steps.
- The location of the home's septic tank and drain field will also be shown on the survey.
- The survey must also reflect the setbacks from nearby Twin Rivers roadways, rivers if applicable and neighboring lots and common areas. If unsure about those setbacks, the owners concerned should consult the ARC.
- A plan for the location of gutters and the runoff for same must also be submitted.
- During the construction process, underground springs may be discovered, where the homesite is to be located. If that should happen, the owners are responsible for submitting to the ARC a supplement to their drainage plan, which reflects how and where the resulting water will be routed.
- Accompanying the above will be a comprehensive water and runoff plan that reflects how the owner proposes to dispose of storm water runoff, so as to not damage neighboring properties and common areas.
- Should the proposed homesite utilize a shared driveway, the owners of the proposed new home to be built are encouraged to make contact with the other owners sharing the common driveway. The purpose is to make certain that drainage from the new homesite will not cause damage to the neighbor's drainage and runoff plan.

Construction is NOT to commence, until the above has been submitted to the ARC for review and the plans have been approved.

Owners need to be aware that under North Carolina law, allowing runoff water to damage neighboring properties, is considered trespassing. Charges and fines may result from same.

Owners should also be aware that ultimately, the effectiveness of their drainage plan and corrections to same, are the owner's responsibility, not their builder's.