

Choctaw Lake Property Owners Association
DRAINAGE SPECIFICATIONS
(Approved by the Board of Trustees October 9, 2018)

DRAINAGE SPECIFICATIONS

ADOPTED BY CHOCTAW LAKE BOARD OF TRUSTEES

ORIGINAL APPROVAL SEPTEMBER 20, 1990

REVISED AND APPROVED AUGUST 10, 2004, JANUARY 9, 2018, OCTOBER 9, 2018

THIS DOCUMENT IS A PART OF THE CLPOA BUILDING CODE

PLEASE SEE REVISED AMENDMENT (DATED 1988) OF RESTRICTIVE COVENANTS, PARAGRAPH 7,
FOR A DESCRIPTION OF EASEMENTS ALONG FRONT AND SIDE LOT LINES.

CHANGES TO THIS DOCUMENT SHALL NOT BE MADE WITHOUT THE PRIOR CONSENT OF THE CLPOA BOARD OF
TRUSTEES, PROPERTY MANAGER AND DRAINAGE COMMITTEE.

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SECTION A - AUTHORITY

The Property Manager has full and total responsibility for the operations at Choctaw Lake. In line with his duties, he has the authority to inspect and to determine final solutions to drainage questions.

Plumbing, ditch pipe installation, and drainage shall comply with the Ohio State Plumbing Code, Council of American Building Officials (CABO) Code Book, Chapters 20-25, and the CLPOA Building Code.

Penalties (Stop work order, financial, etc.) for the noncompliance with these specifications are available at the Lake Office.

SECTION B - PURPOSE, SCOPE

These specifications relate to the environmental concerns and health considerations of run off water.

There is a separate section in these specifications for:

1. New construction
2. Existing systems
3. Specifications applicable to both new construction and the maintenance (and/or improvement) of existing drainage.

The following page contains an easy-to-read chart to assist the reader in knowing the specifications. The chart is an aid to identify the responsible party and a specification section for a specific condition. Because certain other restrictions do exist specific to those different conditions, the reader must review all the appropriate materials in this document.

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EASY-TO-READ CHART LISTING LOCATION OF PROPERTY, RESPONSIBLE PARTY AND APPLICABLE SECTION.

SPECIFIC CONDITION	ALL CLPOA PROPERTY EXCEPT AREA BETWEEN STREET & P.O. LOT	AREA BETWEEN BETWEEN STREET & P.O. LOT	P.O. LOT
Drainage:			
Pipe (D.2.a) (D.3)	CLPOA (D.3)	PO (D.2.a) (D.3)	PO
Catch Basin	CLPOA* (D.3)	PO* (D.2b)	PO (D.2b)
Existing Systems:			
Improvements:	CLPOA (E.1.a)	PO (E.2.a)	PO (E.2.a)
Maintenance:			
Pipe, etc. but excludes mowing of ditches	CLPOA (E.1.b)	PO (E.2.b)	PO (E.2.b)
Mowing of ditches	CLPOA (E.1.b)	PO (E.2.b)	PO (E.2.b)
*Except catch basins attached to culverts under the road. These catch basins are the responsibility of the CLPOA. (Revised January 9, 2018).			

Abbreviations;

CLPOA=Choctaw Lake Property Owners Association

PO=Property Owner

THIS CHART INCLUDES MOST REQUIREMENTS.

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SECTION C - DEFINITIONS

Adjacent-Adjoining, Bordering.

Catch Basin (A.K.A. Surface Drain)-A means of removing accumulated surface water. 2-2-B is a standard state of Ohio basin. See SECTION G, DESIGN.

Corrugated Metal Pipe-Metal pipe used to convey water.

Culvert-A drain or small channel which conveys water beneath a street, road, railroad, etc.

Ditch-A long narrow place formed by erosion or dug in the earth and usually used to carry off water.

Drain-(N.) A pipefitting which removes water from an area.

Effluent-Flowing out, Outflow.

Improvement-A change or addition which makes something better.

Pipe-A tube, through which drainage water can flow, usually made of concrete, clay, metal or plastic.

Proper Fill-Earth and other fine granular materials placed evenly on both sides of pipe and tamped to retain proper alignment of pipe.

Sealant-A compound for sealing.

Water Handling-A term, which includes, but is not limited to, drainage pipe, culverts, catch basins, and ditches. Its use does not include pipes used for drinking water.

SECTION D - NEW CONSTRUCTION

D.1. Sewage

Requires a Madison County sewer permit.

D.2. Drainage

D.2.a Pipe

The property owner shall be required, at the Property Manager's discretion, to install drainage pipe in the area between the street and the property owner's lot. The piping will be required, at the expense of the property owner, if necessitated by health, safety, drainage, or other concerns, prior to new construction or on pre-existing construction on a case-by-case basis. (Example: See lots 1 through 5 and lot 8 in illustration on page 9). The Property Manager may grant an exception to installing pipe if the ditch is at a high point and not expected to have water flow. However, the ditch must be filled with dirt and graded at the time of construction. (See lot 6 in illustration on page 9).

The pipe size shall be uniform in diameter and be equal to, or greater than, 12 inches. (See lot 2 in illustration on page 9). When installing new pipe that attaches to an existing pipe, the new pipe diameter shall be equal to, or greater in diameter, than the existing pipe. (Revised January 9, 2018).

Pipe shall be internally smooth bore (i.e., not corrugated) solid plastic pipe. Galvanized metal, steel pipe, and other materials, including concrete, shall not be used. Smooth bore perforated plastic pipe may be installed in ditches which are not normally subjected to vehicular traffic if there are no tree roots in the area. Purchased couplings and/or connecting fittings of an approved design must be used at all pipe connections. Sealant must be used where specified by the pipe manufacturers. (Revised January 9, 2018).

When possible, ditch slope and drainage pipe slope shall be at least 1/4" vertical drop per horizontal foot of travel. In any case, a minimum slope of 1/8" per foot shall be maintained. Special circumstances shall be reviewed on a case-by-case basis.

Pipe shall be installed by surveying the ditch line with a transit, not by eyesight, except where the slope is obvious. A survey may be required. Pipe shall be laid so that drainage will be in the direction of flow

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toward Choctaw Lake or other major natural drainage areas (Example: Creek or ditch leaving the Choctaw Lake Subdivision).

The builder shall inform the Property Manager or Building Inspector prior to covering the ditch so that the Property Manager or Building Inspector can check the pipe installation, including slope of line, and lot drainage as per the CLPOA building code. The builder will notify the Property Manager at least 24 hours prior to the time the inspection is desired.

Read SECTION F applicable to new construction and maintenance (and/or improvement) of existing drainage systems.

D.2.b Catch Basins (See illustrations on page 8)

The builder/property owner shall install approved catch basins/surface inlet (to be determined by the Drainage Committee or the Property Manager) between the home and streets on each lot bearing a building or part thereof if:

Property Owner Responsibility

- dormant),
- (1) The area is at a lower elevation which allows considerable water to pond (i.e., to lay dormant),
 - (2) The terrain of the property allows flow from the house onto the street,
 - (3) The possibility of erosion exists,
 - (4) Considerable water run-off will flow onto neighboring property. (See lots 2 and 3 in illustration on page 9.)

Choctaw Lake Property Owners Association Responsibility

- (5) When a roadside ditch is tiled and a culvert (drain pipe) runs under the road, an approved catch basin (minimum of a 2-2-B) must be installed on that side of the street, so that the road culvert and the roadside drain tiles are connected.

The top elevation of the catch basin shall be 4" to 6" below normal grade. The slope of the earth from the top of the catch basin to the normal grade should be accomplished in ten feet. In such instances, the earth will be contoured to direct the water flow toward the catch basin and not across the street nor onto other property. Catch basins shall be connected to covered pipe adjacent to streets and may be located adjacent to the streets in a direct line with the covered pipe. (See lot 3 in illustration page 9 for two types of installation.) Catch basins shall be 2-2-B State of Ohio specification (See SECTION G - DESIGN), or of equal diameter and open grate area. Poured concrete, preformed concrete, or one-piece plastic basins are recommended. Laid brick/block are also allowed. The contractor shall remove steel lifting loops, nails, etc. above grade along with concrete forms inside the catch basin.

Exceptions to this requirement must be granted in writing from the Property Manager. The necessity of a catch basin is determined as stated in the above paragraph; some terrain might justify installing more than one catch basin on the property. Any catch basins installed near driveways will normally be placed on the side of the driveway having the higher elevation to reduce erosion under the driveway and to minimize water flow onto the driveway.

Read SECTION F applicable to new construction and maintenance (and/or improvement) of existing drainage systems.

D.3. **Financial Responsibility**

The Choctaw Lake Property Owners Association (CLPOA) shall bear all costs for new drainage construction on designated lake property, including culverts under streets and the attached catch basins. The Association shall not be responsible for that property between the street and the lots owned by the property owners. (Revised January 9, 2018).

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Property owners shall be responsible for all costs for new drainage construction on their lot and on the property between the street and their lot. Catch basins attached to culverts under the road are the responsibility of the Association. (Revised January 9, 2018).

SECTION E - EXISTING SYSTEMS

Property owners may request assistance from the Property Manager, Building Inspector and/ or Drainage Committee to evaluate drainage problems. Property owners should not expect the CLPOA to provide financial assistance to solve problems on lots belonging to property owners.

E.1. Responsibility of CLPOA

E.1.a Improvements

CLPOA is responsible for all improvements to existing water handling means on CLPOA property except for the area between the street and the property owner's lot.

E.1.b Maintenance

CLPOA is responsible for maintaining drainage pipe, culverts, catch basins, ditches and any other water handling means on CLPOA property except for the area between the street and the property owner's lot. This responsibility includes recreational areas where the ditch separates private property from CLPOA property.

E.2. Responsibility of Property Owners

E.2.a Improvements

Property owners are responsible for improvements of existing drainage pipe, catch basins, ditches and any other water handling means on the property owner's lot, as well as between the property owner's lot and the street.

E.2.b Maintenance

Property owners shall be responsible for maintenance of existing water handling means on their lot(s). Property owners are responsible for maintaining the area between the street and their home, including the grassy area and mowing the ditch. Property owners are responsible for repair or replacement of damaged existing water handling means between the street and their lot.

Property owners shall not have in use any plugged or seriously deformed pipe, nor shall they allow broken pipe, separated pipe, and the like to exist between, or at, the ends of covered pipe. All repaired pipe shall be repaired in a permanent, rather than a temporary, manner at the expense of the property owner.

Grass clippings, leaves, dirt, and the like shall not be allowed, within reason, to enter drainage pipes or accumulate on catch basins. Pipes will have less than two (2) inches of the above materials in them for at least the first foot of pipe run.

Property owners shall not place or allow rocks and other obstructions to collect near drainage pipe inlets.

Read SECTION F applicable to new construction and maintenance (and/or improvement) of existing drainage systems.

SECTION F - APPLICABLE TO NEW CONSTRUCTION AND THE MAINTENANCE (AND/OR IMPROVEMENT) OF EXISTING DRAINAGE SYSTEMS.

F.1. Inspection

Drainage systems may be inspected at the job site upon complaint or at will by members of the Drainage Committee, Building Review Committee and the Property Manager.

F.2. Cost of Cleaning/ Repairs

The Association will bill the applicable property owner if the Association cleans or repairs drainage pipe after having given the property owner thirty (30) days notice of the need to take corrective action or submit a plan for same.

F.3. Restoring Disturbed Earth

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All earth which has been disturbed while complying with these specifications shall be restored to "as good as" the original condition. This includes leveling soil, seeding, sodding, dumped rock, riprap, fence restoration, etc.

The dirt fill above covered drainpipe shall have a slight depression (commonly referred to as a swale) parallel to the installed pipe to permit surface water to flow and to prevent such water from flowing onto the streets.

F.4. Fill Over and Around the Pipe (including under driveways)

The pipe shall be covered with #2 driveway base (2-4" rocks). Property owners shall maintain up to one (1) foot of cover with #2 driveway base above the pipe under driveways. The driveway pipe shall be at the same elevation as the adjacent ditch pipes. Rocks, broken concrete, frozen chunks and other rubble shall not be placed over the pipe. The Property Manager or the Building Inspector shall inspect the pipe prior to the ditch being filled in. (Revised January 9, 2018).

F.5. Shrubbery

It is recommended that no trees or other growing things, other than grass and flowers, be planted within eight (8) feet of a covered pipe or in the normal flow channels of ditches. Trees and other growing things can impede the flow of water on the surface. Roots can penetrate the pipe and cause blockages.

CLPOA and its agents are not responsible for reasonable damage to shrubs, flowers, etc. between the street and property owner's lot which may have been incurred while excavating earth or during the normal course of mowing and maintaining ditches.

F.6. Toxic Materials

No oil, pesticide, carcinogen or other toxic material shall be intentionally dumped into drainage systems or Choctaw Lake. Those persons found intentionally doing the above will be prosecuted.

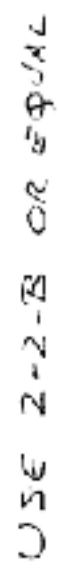
F.7. Gutter Downspouts & Sump Pump Discharge Pipes

All gutter downspouts and sump pump discharge pipes shall be piped and buried, and either tied into drainage ditch or drain into lake. This will prevent shedding of water on to neighbor's property. Choctaw Lake personnel must inspect all piping before soil is placed over piping. (Revised January 9, 2018).

Section G - LIABILITY

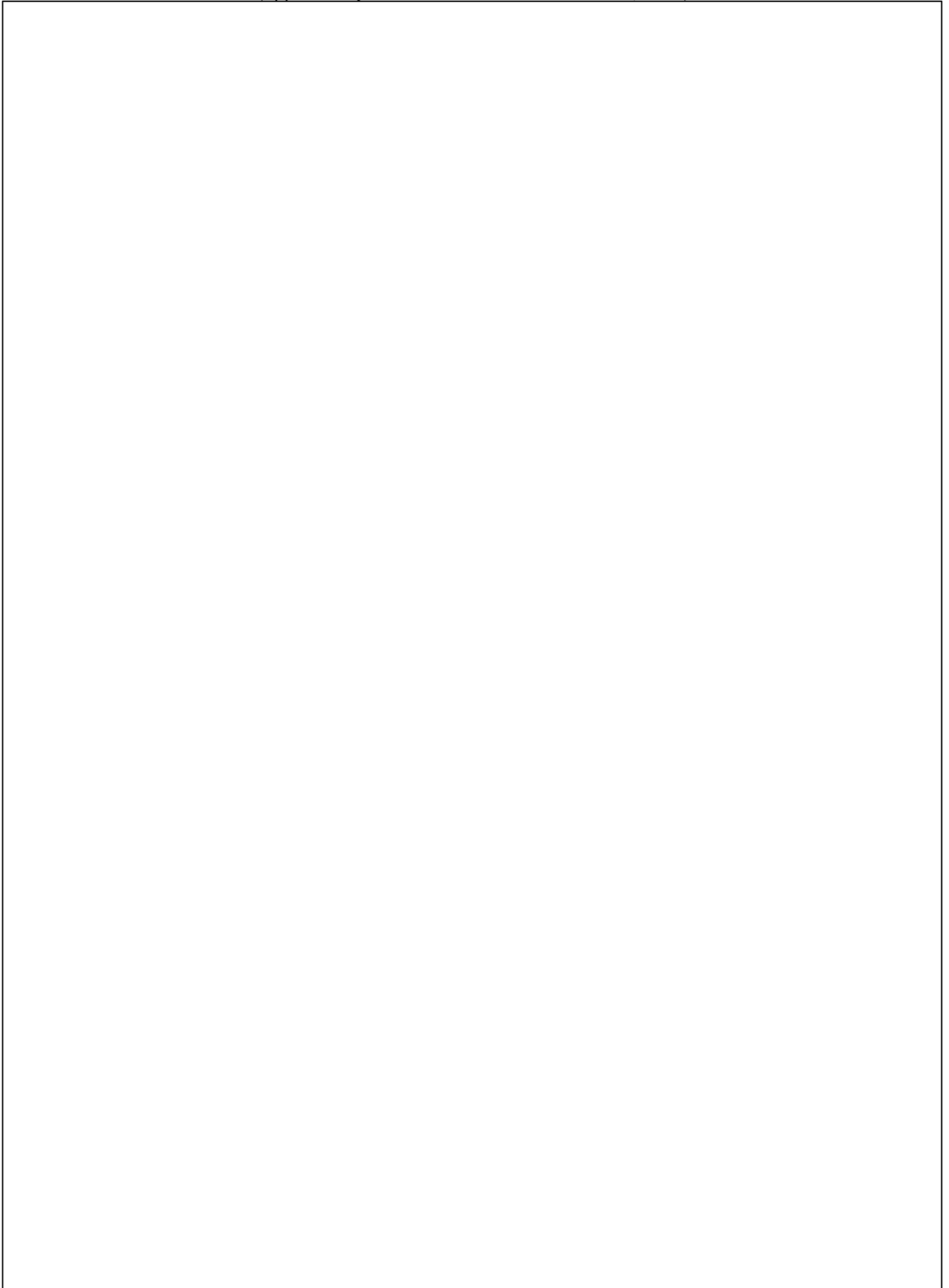
As these drainage specifications are a part of the CLPOA Building Code, neither the Association, its Trustees, the Building Code Committee, the Drainage Committee, nor any member, their successors or assigns shall be liable to any person or entity by reason of mistakes in judgment, negligence, malfeasance, or nonfeasance arising out of or in connection with the approval, disapproval or failure to approve any plans, maintaining or constructing drainage, or any other exercise or non-exercise of the provisions of these specifications. Nothing in these specifications shall be construed to impose liability upon the association or its representatives for the failure to comply with any obligations under the specifications except if the failure is caused by the intentional, wanton and willful misconduct of the association or its representatives.

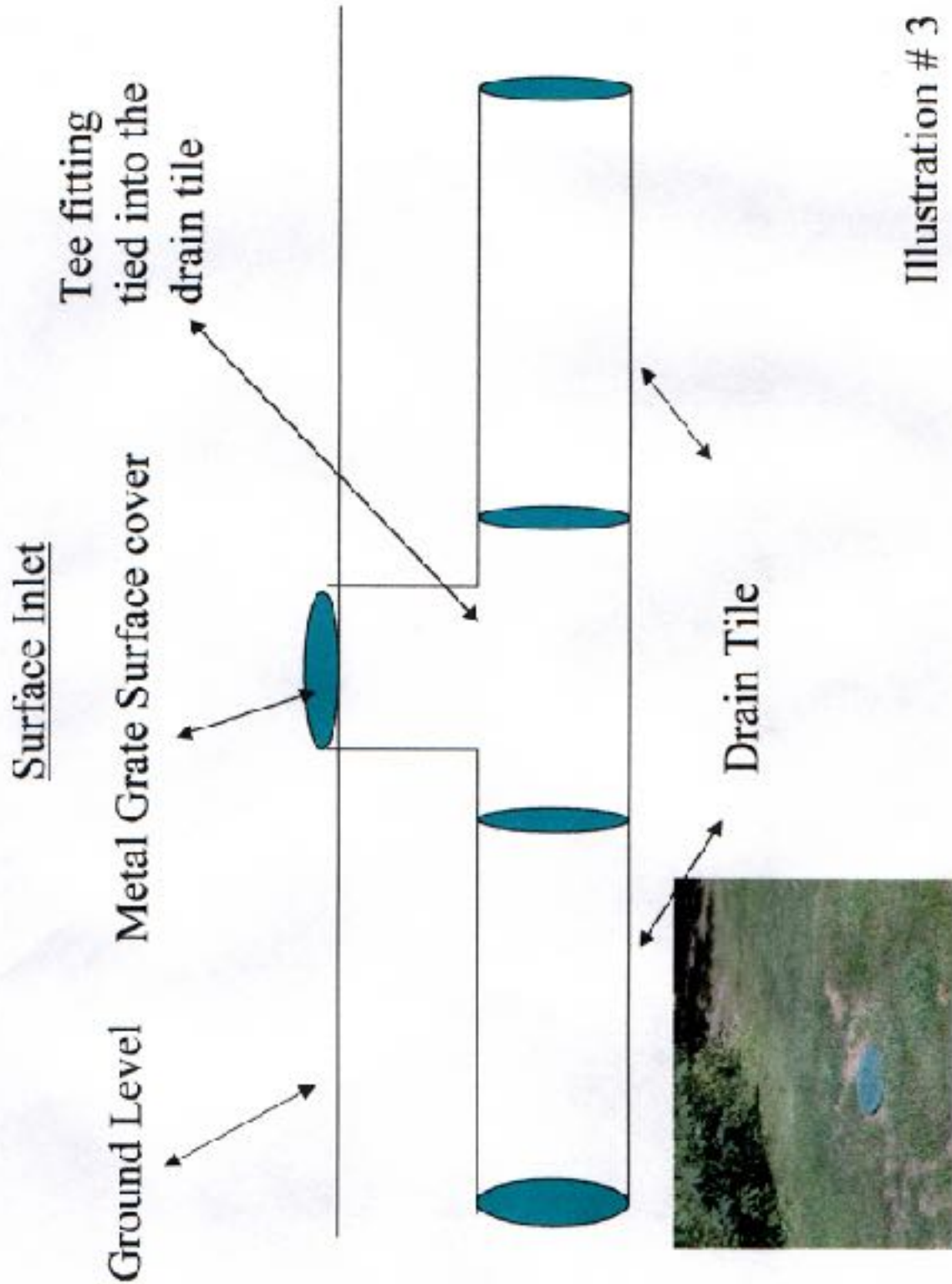
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