

Palmetto Hall Drainage Policy

Approved by the PHPOA Board of Directors on July 15, 2016

The storm water drainage system

The storm water drainage system within Palmetto Hall is designed to collect rainwater and irrigation runoff that is not absorbed into the soil and direct it out of Palmetto Hall. All of the lagoons are part of the system as well as all of the storm drains that are along the side of the roadways and on the golf course. There are about 150 drain inlets in the Palmetto Hall Plantation Owners' Association (PHPOA) owned road right-of-way (ROW) with additional drain inlets on the golf course.

When Palmetto Hall was developed, the ROW (and golf course) was graded to specific elevations to allow this excess water to flow "downhill" to the numerous drain inlets. For the residential portion of the system, the water must flow over about five residential lots (on average) to reach a drain inlet. The elevation change in this grading was slight but sufficient to direct the water in the proper direction. Drawings showing this master drainage plan for the development are in the PHPOA office and available for review. The ROW for all streets, other than Ft Howell Drive, is a 50 foot wide strip of property that was deeded to the PHPOA in May of 1998 as Common Property. On Ft Howell, the ROW starts at 70 feet at the main gate until Wildbird Lane, is at 60 feet until Chestnut Lane and is at 50 after that. This ROW "strip" has the 24 foot wide roadway centered in it. The resident's property line is located at the ROW boundary, not at the edge of the pavement. In most cases, there is a 13 foot strip of PHPOA owned ROW between the edge of the pavement and the resident's actual property line (but this can be up to 23 feet on Ft Howell Drive). This area, between the edge of the road and the residential property, is where the water must flow to reach the drain inlet. When property owners add landscaping or driveways to the area between their property line and the edge of the pavement, they often change the grading of the property. The grading can also change through the settlement of grass clippings or other debris over the years. This change in elevation can interfere with the proper flow of water from an adjoining property to the drain inlet. In any instance where the flow of water is stopped or reversed from the initial design direction, it is the homeowner's responsibility to correct the problem. When a driveway is installed that would impede the flow of water, the ARB requires a pipe under the driveway to allow the water to flow freely. When these pipes become clogged, it is the homeowner's responsibility to have them cleaned out so water can flow again. Since 2003, the ARB has required new house plans to include a drainage plan signed by a drainage engineer and the ARB Inspector check the final grading to make sure it follows the drainage plan.

Policy dealing with house construction

1. **Prior to construction**, as part of the Architectural Review Board (ARB) approval process, a drainage engineering study will be required to include the following:
 - A drainage plan for the subject property prepared by a registered professional engineer.
 - Drainage plans drawn up for individual properties must be integrated into the overall master drainage plan as originally developed for Palmetto Hall. The master drainage plans are available at the PHPOA office, if required.
 - The ARB Field Inspector will confirm that the drainage plan submitted for the property has the drainage flow that is in the ROW going in the direction shown in the master drainage plan. If

this is not the case, the engineer who designed the plan should be asked to state why the plan does not conform, and, if possible, state what changes must be made that would bring the drainage plan into conformity.

- The drainage plan for the subject property must not adversely affect the flow of water as it passes from one property to another as it makes its way to the storm drain serving that area.
 - The landscape plan for the property should not include any landscaping in the ROW that would interfere with the flow of water in the ROW.
 - Drainage plans for adjacent improved properties, if available, will be reviewed to ensure that the drainage plan for the new house will not have an adverse effect on current drainage flow.
2. **At the completion of construction** as part of the final approval process and prior to the return of any compliance deposits:
- Inspection by the drainage engineer confirming in writing that for the subject property the drainage plan has been executed as per the approved drainage plan.

Policy dealing with improved properties

1. Identification of problem areas

- The Board of Directors (BOD) will review problem drainage areas which are brought to its attention by property owners.
- The “problem area” will be defined as the area where the drainage problem is most noticeable as well as all properties shown on the master drainage plans from the position where flow is first indicated toward the drainage problem and continue until a drain inlet is included. This area would include the residential lots and ROW.
- Where the problem area includes only residential property and golf course property and not drainage in the ROW, PHPOA personnel will provide assistance to the property owners, when necessary, in helping the property owner show the golf course personnel drawings that relate to the problem area.

2. Determination the cause of the drainage problem

- The master drainage plans for Palmetto Hall, as well as ARB approved drainage plans for properties in the problem area, where available, will be reviewed to determine if required grading, swales, and culverts were installed as per the approved drainage plan.
- In cases where it is determined deficiencies exist relative to the original ARB approved drainage plans, a determination will be made by the BOD as to the cause of the problem.
- The BOD may request the assistance of an ARB Field Inspector, or other qualified individual, to assist in determining a cause.
- In some cases the drainage situation may be so complex that an expert opinion will be required to identify the cause of the problem.

3. Determination of remedies to correct the drainage problem

- In those obvious cases where there are missing swales, culverts, etc. as was specified by the original approved drainage plan, owners will be notified to modify their current drainage so as to bring their property in line with those plans.
- In the cases where there is landscaping that decreases the drainage flow, the remedy should include repositioning of the landscaping at the property owner’s expense.
- The owner may choose an alternate solution which will require a drainage plan prepared by a registered professional engineer which must meet the requirements stated above dealing with house construction.
- In some cases the drainage situation may be so complex that an expert opinion will be required

to determine a proper remedy.

- Any proposed remedy must include a drainage plan for the problem area that must meet the requirements stated above dealing with house construction.
- The BOD must review and approve any proposed remedy prior to its implementation.

4. Responsibilities

- The ARB Field Inspector, or other qualified individual, must certify that the remedy has been installed according to the approved plan.
- In all cases, it is ultimately the property owner's responsibility to fix drainage problems and to pay all expenses to correct the deficiency when the problem is on their property or in the ROW in front of their property. However, in cases where it is determined by the BOD that the problem was caused by lack of ARB oversight at the time of initial house construction, responsibility and the related remedy expense is subject to being shared by PHPOA.
- Property owners will be advised that any drainage fix must not adversely affect the flow of water as it passes from their property to the next adjoining property as it makes its way to the drain inlet serving that area.