

## Harbor Hills Civic Association, Drainage Background & FAQ (9/8/2019)

This document is intended to summarize and share with Harbor Hills property owners information related to the background and practices dealing with the handling of storm water runoff. Our community was started around 1920's without a design or installed infrastructure to handle storm water runoff, and property owners have worked over time with appropriate county or township road maintenance departments, and cooperatively with their neighbors, to install necessary drainage solutions. Some property owners may not be adversely impacted by our present situation, however numerous others have been. Lacking a strategic plan and design from the onset for the community may have been normal practice when the community was started in the 1920's, but it certainly has been a struggle for us today. This document is intended to share information to help us have an understanding of how we got here, and as we deal with improvements we can have a shared and informed conversation.

### Harbor Hills Civic Association:

- 320 Harbor Hill property owners, 830 lots (parcel), 295 homes (2018)
- HHCA owns George South Park
- HHCA leases parcels from Licking County: Lakeshore Drive East & West parks, Sport property, Maple Bay dock area
- HHCA maintains the leased parcels, paying for lawn maintenance, seawall maintenance, drainage infrastructure, etc.
- There are Rights of Ways, it appears these were for access to lake from land locked lots, many have been vacated or released, some of which may or may not have included tile/drains.
- HHCA budget ~ \$111,000, 50% spent for trash collection; 11% street lighting; 10% for insurance, printing, postage, legal, etc.; 9% for mowing of our parks & public areas; and the rest goes for miscellaneous community maintenance and improvements

### Current status:

- Property owner's parcels end at the respective front property pins (not at the road)
- Road right of way (ROW) extends from the front property pins (refer to Licking County Engineer's map)
- Roads are generally not as wide as the right-of-way, however the County or Township can adjust and maintain as they decide.
- Property lines and ROW are shown on Licking County Engineer's map, with the following as reference (see Engineer's map for verification)
  - 50 foot wide ROW for Amherst, Arden, Avalon, Bancroft, Cornell, Dartmouth, Delmar, Hillcrest, Lakeshore East, Lakeshore West, Sheridan, Wilshire & Woodland
  - 30 foot wide ROW for Barton, Dover, Exeter, Kenyon, Park East, Park West & Wildwood
  - 25 foot wide ROW for Harvard
  - 20 foot wide ROW for Oxford
  - 15 foot wide ROW for Hudson
- County or Township road maintenance departments are concerned about the negative impact of storm water drainage to the roads they maintain, and will take appropriate action within the right-of-way they decide to take to protect those roads.
- Harbor Hills Building Committee approves building plans and specifications for parcel improvements. Site plans are required as part of their permit approval detailing the handling of storm water runoff.

- Harbor Hills Civic Association maintains (funds, installs, repairs) the storm water drainage facilities on community owned (not private) property and leased property.
- Property owners maintain (funds, install, repair) storm water drainage infrastructure facilities on their property, working cooperatively with impacted neighbors. This is a cooperative effort by all.
- Property owners keep leaves, grass clippings and other debris out of drain lines and grates to insure they function properly (it is everyone's job to keep the drainage functioning).
- County/Township road maintenance takes care of metal culverts under their roads, and the respective catch basin on each end of the culvert
- Residents are responsible for maintenance of red clay drainage lines. These were not installed by the County or Township, and are resident's responsibility.
- County/Township road maintenance will grade and maintain swales along the sides of roads, as they determine necessary to maintain the road. Their practice is not to install underground piping or drainage along the sides of the roads. Surface swale drainage is their practice
- Property owners are responsible for adequate functioning culvert drainage under their driveways
- Driveways are not to block the flow of water within the ROW. Licking county minimum required culvert is 12 inches. Township sizes vary based on an on site review.
- Many of the original red clay drain lines are breaking apart, with notable "blow out holes" visible above grade, and need replaced by the property owner. From personal experience, the best way to replace sections is with Fernco flexible couplings and adapters, and rigid PVC pipe. (sorry for the product "endorsement", but they appear to be the industry standard)
- Residents have placed reflective markers along the road (mostly during the winter), however the road edge does not necessarily mark the property line, which is marked by survey pins, which can be seen on the Licking County map, or their property deed. A Licensed Surveyor can locate property pins.

#### How do we progress ?

- We are dealing as a community that did not start with a storm drainage plan or installed infrastructure.
- Residents have done their best to deal with drainage, with HHCA, County and Township partnership
- Neighbor cooperation and resources are paramount to success
- HHCA has focused on building lot design for storm water drainage design as part of the building permit process
- HHCA continues to coordinate with County and Township on road and drainage culvert, catch basins and swale issues (County/Twn makes the final call on their work & priority)
- HHCA continues to handle HHCA owned (parks) property drainage maintenance
- HHCA continues to coordinate with residents on individual drainage concerns

#### Background Reference:

Related Excerpts from Harbor Hills

CODE OF REGULATIONS And Building Restrictions, September 8, 2016

THE HARBOR HILLS CIVIC ASSOCIATION is the official governing

body of our community. It is comprised of all property owners in Harbor Hills. There are no dues.

An annual meeting is held at the Harbor Hills Country Club. Any problems of general interest

are discussed at that time. A Board of six persons is elected by the members to conduct

business at this meeting and throughout the year.

Being situated in the State of Ohio, County of Licking and Township of Licking, and being more particularly described as the subdivision known as Harbor Hills, Plat No. One. (1) as the same is delineated upon the plat thereof recorded in Volume 4, pages 91 and 92 and as amended at Volume 5, page 131 of the Plat Records of Licking County, Ohio, and Plat No. Two (2), Volume 4, pages 103 and 104 of the Plat Records of Licking County, Ohio.

The original restrictions and other covenants are contained in a deed from The Lake Development Company to Joseph T. Sprague, dated September 23, 1922, filed for record September 23, 1922, and recorded in Deed Volume 260, page 508 for Plat No. 1 and Volume 268, Page 220, of the Deed Records of Licking County, Ohio for Plat No.2, of the Recorder's Office of Licking County, Ohio. Those deeds contained the following provision regarding the amendment of the restrictions contained therein:

#### **ARTICLE II**

##### **Definitions and General Provisions**

Catch Basin: Below grade collection and distribution basin for storm water runoff from buildings and surrounding soil to community storm water piping system.

Storm Runoff: Storm water from the building and grade to that properties and or catch basins and the community drainage system.

Swale: Depressed portions of "Grade" constructed to carry storm runoff to catch basin and the community drainage system

Revisions to the soil surface of a property to accommodate a new structure or building or for any other reason, shall be performed in such a manner that storm water runoff from the new structure or property is not increased in quantity or duration beyond the original conditions of storm water runoff to adjacent properties. Swales and catch basins shall be provided by the property owner to assure the above condition.

##### **ARTICLE VI Easements**

Easements and rights-of-way originally reserved by the owner/developer of the tract as described in Article VII, easements of the deed previously mentioned and recorded in Deed Volume 260, page 508, and Deed Volume 268, page 220, in upon and over the strips of land indicated as "Reserves" and "Parks" shown on the plats of the tract, which easements have been assigned to HHCA as previously described herein are hereby expressly construed to be reserved to HHCA, its successor or assigns, for the following purposes:

1 For the erection, construction and maintenance of poles, wires, conduits, and the necessary or proper attachments in connection therewith for the transmission of electricity and for telephone and other purposes.

2 For the construction and maintenance of storm water drains, pipe lines for supplying gas,

water and heat, and for any other public or quasi-public utility or function conducted, maintained, furnished or performed by or in any method beneath the surface of the ground.

3 The HHCA shall have the right to enter and to permit others to enter upon said reserved strips of land for any of the purposes for which said easements and rights of way are reserved. The HHCA may at any time abandon any such easements and may at any time renew agreements for any portion of or premises in said tract.

## **ARTICLE VI**

### **Approval of Building Plans and Specifications**

The Trustees shall appoint four qualified residents and one trustee to act as a Building Committee to serve at the pleasure of the Board of Trustees and act on behalf of the Corporation in the approval of building plans and specifications.

## **ARTICLE XI REQUIREMENTS FOR BUILDING PERMIT**

Site Plan showing existing buildings, if any, and any proposed new structure. The site plan should also show the distance from the improvement to the side property lines as well as the distance to the street and also to the rear property line. (The Township requirement for a side yard is a minimum of 10 feet, although Harbor Hills' requirement is 6 feet side and rear.) Show location of roof water runoff collection and arrow heads indicating direction of storm water runoff at grade to swales and catch basins to the community drainage system. Any large paved surfaces, such as driveways, that slope toward the street or adjacent property shall have means of directing storm water to the community drainage system.