Driveway Pipe Policy

This policy is for the installation of new pipes, replacement of existing pipes and within the roadside swales.

Guidelines

- The owner of the land seeking access to their property shall be responsible for the initial pipe and the costs associated with installing that pipe in accordance with the specifications outlined within this policy.
- Coquina shall provide a notice to the landowner of any recently installed pipe that doesn't meet the specifications within this policy by mail to the address shown on the Okeechobee Property Appraisers site by certified mail and a notice posted at the subject property.
- Any recently installed pipes not installed according to this policy shall be removed fifteen (15) days after notice has been mailed and posted to the site unless written authorization is obtained from Coquina's superintendent.
- Any recently installed pipes not in accordance with this policy that are causing a significant impediment to the drainage system as determined by the Coquina superintendent or engineer may be removed immediately to restore drainage in the area.
- All drive pipes shall be 18 inches in diameter and 30 feet in length except as follows:
  - Along north grade
  - Along west side of Peavine south of 1 mile.
  - South side of NW 278th Street between Peavine and Canal B
  - North Side of 244th Street from NW 144th Avenue to reservoir
  - South Side of 246th Street from NW 144th Avenue to Canal E
  - North Side of 272nd Street from NW 144th Avenue to Canal E
  - South Side of 274th Street from NW 144th Avenue to Canal E
  - North Side of 294th Street from NW 144th Avenue to Canal E
  - South Side of 296th Street from NW 144th Avenue to Canal E

- The Coquina Engineer shall determine the pipe size for any of the exceptions above.
- Any properly installed or grandfathered pipes removed by Coquina or any of its contractors shall be replaced in accordance with this policy.
- Should an existing pipe in excess of 30 feet in length need replacing then Coquina will replace the pipe with a 30 foot pipe.
- The land owner shall be responsible for any length of pipe beyond 30 feet.
- Any grandfathered pipe that has failed or is failing (impeding drainage) and is removed by Coquina or any of its contractors will only be replaced if there is an existing easement for drainage, ingress and egress in Coquina's favor or an easement is given to Coquina Water Management District (AKA Coquina Water Control District) for Drainage, ingress and egress with dimensions consistent with other properties of similar location. Otherwise the landowner will be responsible for the replacement of the pipe and the replacement shall be consistent with this policy to avoid any further removal of the installed pipes.
- All pipes shall be set with the invert between three and six inches below existing adjacent ditch bottom invert unless different direction is provided from Coquina's superintendent or engineer to be consistent with future work to be done in the area.

Recommended Procedure for correction of improperly installed pipes
1. Document the pipe by photographs.
2. Notify the landowner as described above.
3. Photograph the notice that has been placed at the subject location.

4. Keep a copy of the notification and photographs on record.
5. If corrective action isn't taken within the allotted time as described above then remove the pipe and fill from the drainage swale.
6. If it can be done without damage to the property or the environment (wetlands) then place the pipe and fill on the subject property.
7. If the pipe and fill can't be placed on the property then discuss at board meeting before taking further action.
8. For pipes that require immediate removal:
   a. Document the pipe by photographs.
   b. Remove the pipe and fill
   c. If it can be done without damage to the property or the environment (wetlands) then place the pipe and fill on the subject property.
   d. If the pipe and fill can't be placed on the property then discuss at board meeting before taking further action.