



Instructions for Application to construct Drainage Improvements to Mitigate Stormwater Impacts from Alterations to Existing Single Family Residential Properties¹.

Filling Instructions

1. Application to be completed by homeowner or their selected design professional, filling in project information, providing a brief description of the project including the increases in impervious coverage and building area. Intent to utilize standard mitigation or implement a custom system must be indicated.
2. For custom designed systems
 - a. Complete application
 - b. Provide review fee of \$750 payable to Coral Springs Improvement District
 - c. Submit
 - i. Survey
 - ii. Site Plan with site data
 - iii. Plan of proposed improvements
 - iv. Engineered calculations, plans and details
 - d. Retain the engineer to inspect and certify the completion of the permitted improvements.
3. When electing to utilize standardized mitigation
 - a. Complete application
 - b. Submit
 - i. Application
 - ii. \$250 review and inspection fee
 - iii. Survey
 - iv. Proposed Site Plan with site data depicting location of proposed drainage mitigation

¹ This application is to request approval of storm water management (drainage) improvements to offset additional drainage impacts associated with additional building coverage and increases to impervious areas.



Application for Modifications to Single Family Residences (SWM Impacts)

To Be Completed by Applicant	Project Information			
	Project Contact Info			Owner
	Name:			Address:
	Organization:			
	Phone:			Phone:
	Email:			Email:
	Project Details (description of work)			
	Areas			
	Component	Existing	New	Total
	Building			
	Driveway			
	Patios, walks and pool			
	Other Impervious			
	Approach to Mitigating Storm Water Impacts (Select One)			
	Letter of No Objection (No fee)			
	Custom system designed by engineer ¹			
	Standard Mitigation ² 4 LF of 3'x3' exfiltration trench per 100 SF of new impervious plus 6 LF of 3'x3' exfiltration trench per 100 SF of new building footprint (east basin) or 2 LF of 3'x3' exfiltration trench per 100 SF of new building footprint (west basin)			
Owner Authorization				
By executing this application, I agree to construct the drainage and comply with the attached standard conditions of approval				

To qualify as mitigation the system installed must:

- A. Receive runoff from existing and or proposed impervious components.
- B. Incorporate measures to reduce or prevent debris entering the system.
- C. Located outside of utility easements and beneath impervious surfaces to the greatest extent possible.
- D. Locations selected for drainage components are subject to approval by CSID.
- E. Incorporate a nuisance sump (a depressed area that will hold water when system performance is diminished).

¹ Custom systems are subject to the review and approval by CSID. Custom systems require the engineer to certify the construction of the improvements consistent with the approved plan. Review fee for engineer designed systems is \$750.

² Standard mitigation consists of specific lengths of a 3'H x 3'W rock filled trench (see detail). The required length is computed based on increases in building footprint and increased impervious area. Mitigation requiring less than 6 LF of Exfiltration Trench is considered de minimis and does not require installation of trench. Review fee for projects utilizing standard mitigation is \$250.



Standard Conditions

1. This permit runs with the land and is automatically transferred to the new owner following the sale or conveyance of this property.
2. Permittee or Permittee's representative shall notify the District forty-eight (48) hours prior to commencing work.
3. A preconstruction meeting with CSID staff is required.
4. Construction authorized by this permit must be started within 24 months of the date of this letter and completed within 12 months of commencement of construction.
5. For custom systems it is the responsibility of the permit holder to retain the services of an engineer to inspect and certify construction of the project is in conformance with the approved plans. When standardized mitigation is utilized, inspection by CSID is required.
6. Permittee agrees to keep the system free and clear of sediment and debris and generally maintain the system in accordance with permit documents. Failure to maintain the system may result in enforcement action.
7. Permittee agrees to allow inspection of the drainage system covered by this permit at any time by the District.
8. Deviations from these plans for whatever reason require the prior approval of the Coral Springs Improvement District.
9. It is the Permittee's responsibility to locate and protect any underground facilities prior to and during construction.
10. This Permit shall not convey to Permittee any property rights nor any rights of privileges other than those specified herein, nor relieve the Permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by Permittee hereunder shall remain the property of the Permittee.
11. A physical copy of this letter and approved plans must be available at the jobsite during construction.
12. Unauthorized encroachments into CSID property and easements must be removed.
13. Landscaping other than grass and ground cover is prohibited on CSID's canal and water management areas (formerly known as canal rights of way). Trees, palms and shrubs are to be removed³ at the owner/applicant's expense and the bank sodded.

³ Preservation of trees, palms, shrubs, and other encroachments onto CSID property if requested is subject to approval of a waiver/variance by the Coral Springs Improvement District Board of Supervisors. Email permits@csidfl.org for application.

Evaluation of SWM Improvements to Single Family Residences

CSID Use	Application Package Completeness Review		
	Provided	Missing/Incomplete	Component
			Application
			\$750 Review fee for custom systems
			\$250 Review fee for standard mitigation
			Survey
			Site Plan with site data tabulations
			Drainage Plan
			Drainage Calculations
			Drainage Details
	Comments ()1st Review () 2nd Review ()3rd Review		
	Evaluation and Action		
		Submittal incomplete. Return to owner/professional to address deficiencies	
	The application package is sufficient. Distribute for Review		
	No Objection to construction depicted on attached		
	Approved for construction (drainage improvements required)		
Reviewed by:		Date:	
Approved by:		Date:	

Name	
Address	



Evaluation of Constructed SWM Improvements to Single Family Residences

CSID Use	Certification Package Review – Custom System			
	N/A	Accept	Reject	Component
				Signed and Sealed Engineer's Certification
				Record Plan / As built provided
				Other
	Field Verification by CSID for Standard Mitigation			
	N/A	Accept	Reject	Component
				Exfiltration trench length
				Exfiltration dimensions and materials
				Connected to Impervious surfaces
				Inlet protection
				Maintenance sump
	Comments () 1st Review () 2nd Review () 3rd Review			
		Rejected due to listed deficiencies. Return to engineer and owner for correction.		
		Certification package accepted. Notify owner and certifying engineer		
	Reviewed by:			Date:
	Approved by:			Date:

Name	
Address	



Standard Mitigation Rates

for alterations to individual residential properties

East Basin

- 6 LF of Exfiltration Trench per 100 SF of new building footprint (or fraction thereof) plus
- 4 LF for each 100 SF increase in impervious coverage (or fraction thereof)

West Basin

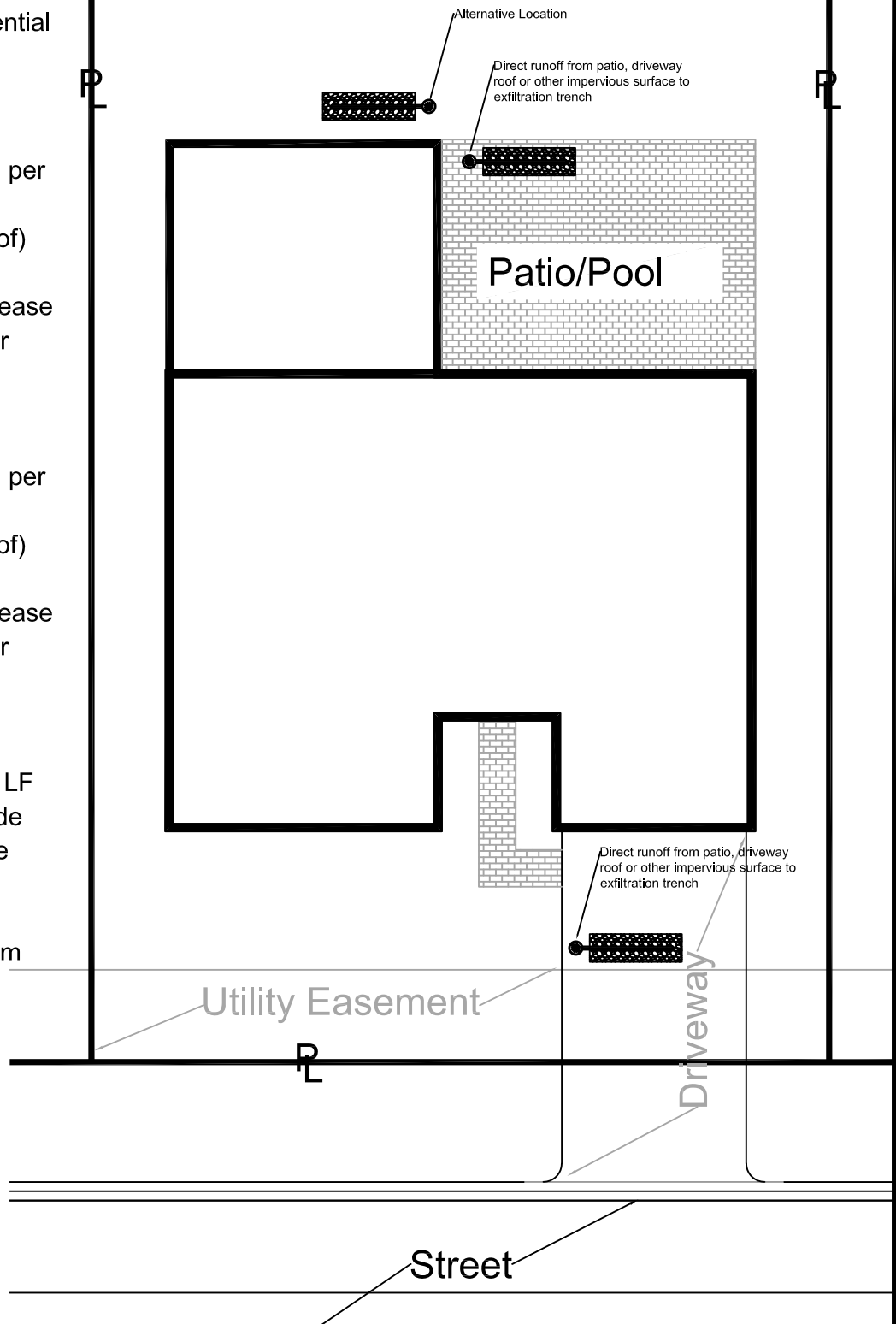
- 2 LF of Exfiltration Trench per 100 SF of new building footprint (or fraction thereof) plus
- 4 LF for each 100 SF increase in impervious coverage (or fraction thereof).

Notes

Installations requiring less than 4 LF of trench are considered to be a de minimis impact and do not require mitigation

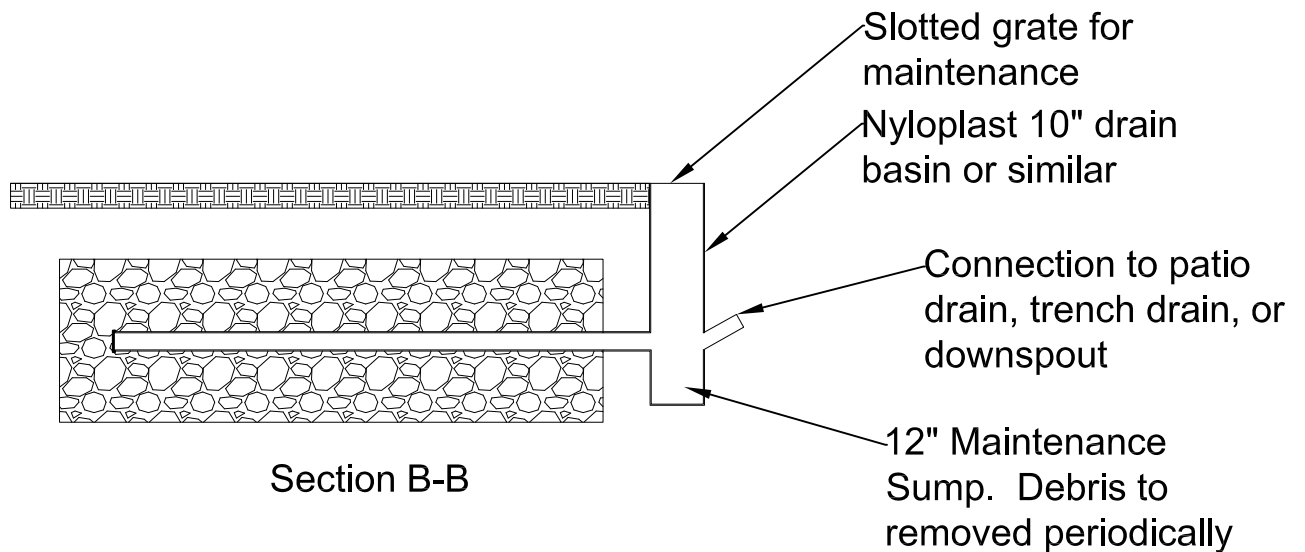
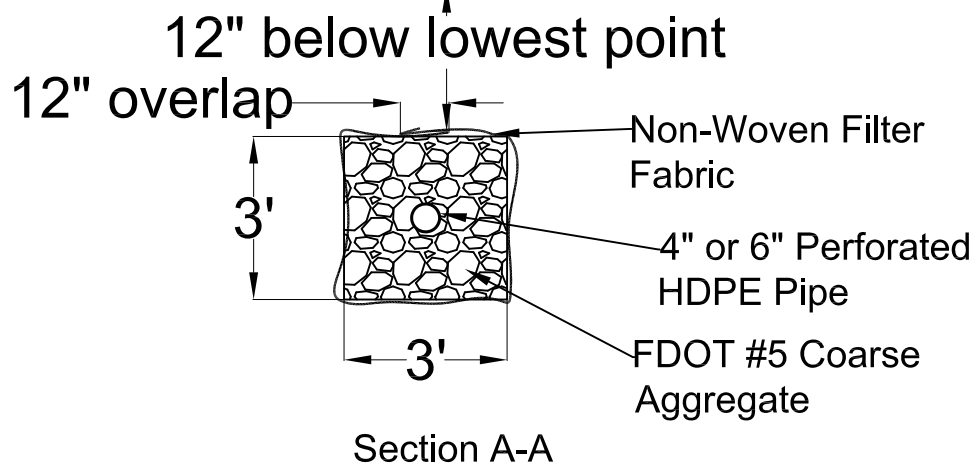
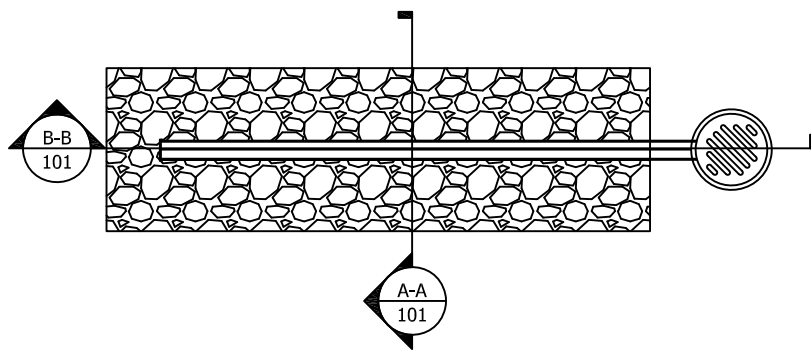
To qualify for mitigation runoff from impervious surfaces must reach trench.

Trench to be located under impervious areas to the greatest extent possible.



Coral Springs Improvement District
10300 NW 11th Manor
Coral Springs, FL 33071
954-752-0380

Standard Exfiltration Trench
(for single family residential)



Coral Springs Improvement
District
10300 NW 11th Manor
Coral Springs, FL 33071
954-752-0380

Standard Residential
Exfiltration Trench
Detail

Rationale for Requiring Mitigation of Stormwater Impacts from the Construction of Additional Impervious Areas Associated with Single Family Residences

The Coral Springs Improvement District's system of lakes, canals and pumps was designed to accommodate runoff from a mix of development types (single family, multi-family, commercial, etc.) with an aggregate impervious coverage of 33%. Two independent drainage studies commissioned by the District concluded that portions of the District were at increased risk of flooding and that the primary contributing factor was increased impervious coverage which had increased to 50%.

Impervious surfaces generate three times more stormwater runoff than the yard that is being replaced. To prevent the further degradation of flood protection, it was established that the construction of new impervious areas or increases to building coverage must be offset with the construction of appropriate drainage improvements. These drainage improvements may be custom designed or comport with the standard mitigation details and rates.

