



Common Drainage Problems

Public Works staff maintains and repairs drainage issues within streets, public right of way and roadway easements. The Coon Rapids Engineering Division responds to resident reports of common drainage problems. Staff can provide assistance to private property owners by reviewing the site in person and providing recommendations. Property owners are responsible for resolving drainage issues such as localized low areas, inadequate sheet flow away from homes, property line drainage swales and sump pump issues.

All properties have drainage and utility easements that generally range from 5 to 10 feet wide along back and side lot lines. Easements convey drainage from one property to the next, or from the rear of a property to the public street right of way or stormwater pond easement. It is against City ordinance to block easements and disrupt or increase the flow of stormwater onto adjacent lots. This includes placement of sheds, filling in with earth material, retaining walls, and storing materials and lawn debris in or along residential property lines. Fences may be located along property lines and within drainage and utility easements, as long as they do not alter drainage patterns. Some properties have wider drainage and utility easements due to close proximity to a wetland or other water body. Depending on seasonal rainfall levels, it's common for drainage and utility easements to have standing water in them at times during the year - especially during spring time. The easement is functioning as designed and water will be conveyed to its intended location. Property owners with frequent standing water in their drainage and utility easements may place rock or french drains within the easement to disperse water into the ground faster, as well as plant water absorbent tree species near (not within) easement areas.

Property owners may contact the Coon Creek Watershed District with questions about algae or plant growth in City or privately owned stormwater ponds, fertilizer practices and buffer requirements for ponds and wetlands. The Coon Creek Watershed District has jurisdiction over all wetlands within the City of Coon Rapids, and must be contacted regarding any proposed impacts or construction activity near wetlands.