

7.0 FLOODPLAIN AND DRAINAGE ALTERATIONS

7.1 Policy. It is the policy of the District to:

- 7.1.1 promote the reasonable use of water resources, such that a landowner may dispose of surface water only in a manner that does not unreasonably burden other landowners;
- 7.1.2 preserve existing water storage capacity in the 100-year floodplain of all waterbodies and wetlands in the watershed to minimize the frequency and severity of high water;
- 7.1.3 prohibit development in the 100-year floodplain which will unduly restrict flood flows or aggravate known high water problems; and
- 7.1.4 preserve the natural hydrology of landlocked basins to minimize flooding risks to structures and ecological impacts within or downgradient of those basins.

7.2 Regulation. No person shall artificially redirect flow across drainage boundaries, nor obstruct the natural flow of surface water, without first obtaining a permit from the District. No person shall alter or fill land below the 100-year flood elevation of any stream, wetland, public water, stormwater management basin, or landlocked basin without first obtaining a permit from either:

- (a) the District, or
- (b) the appropriate local government unit in accordance with a state-approved floodplain management ordinance.

7.3 Criteria for Floodplain or Drainage Alterations.

7.3.1 Floodplain filling shall not cause a net decrease in flood storage capacity below the projected 100-year flood elevation. The fill volume shall be calculated by a professional engineer registered in the State of Minnesota or by a qualified hydrologist. All new residential, commercial, industrial, institutional buildings, and other habitable or non-habitable structures and stormwater management facilities shall be constructed so that the lowest basement floor and lowest entry elevations of structures comply with the following:

Elevation	Regional Elevation		Detention Basins and Isolated Wetlands		Infiltration Basins			Rain-gardens
	100-yr	EOF	100-yr	EOF	Bottom	100-yr	EOF	EOF
Low Floor Freeboard	2 ft.	1 ft.	0 ft.	NA	0 ft.	NA	NA	NA
Low Opening Freeboard	NA	NA	2 ft.	1 ft.	NA	2 ft.	1 ft.	0.5 ft.

7.3.2 The minimum building elevation alternatively may be defined as the lowest grade elevation in contact with the structure rather than the lowest basement floor

elevation for perched water basin situations if the following criteria are met:

- (a) Geologic mapping and all available data sources indicate the adjacent waterbody is not a surface expression of a regional water table but is a perched groundwater system;
- (b) The basement floor elevation will be four (4) feet above the currently observed ground water elevations in the area as demonstrated by two borings or observation wells located between each structure and the waterbody; and
- (c) The basement floor elevation will be two (2) feet above the elevation of any known historic high groundwater elevations for the area.

7.3.3 Within the drainage area to a landlocked basin, the separation between the lowest basement floor elevation and the 100-yr high water elevation cited in subsection 7.3.1, shall be at least three feet, unless the building is at least two feet above the basin overflow.

7.3.4 No person will alter stormwater flow at a property boundary by changing land contours, diverting or obstructing surface or channel flow, or creating a basin outlet, unless the District finds that the alteration will not have an unreasonable impact on an upgradient or downgradient landowner and will not adversely affect flood risk, basin or channel stability, groundwater hydrology, stream or channel baseflow, water quality or aquatic or riparian habitat.

7.4 Required Exhibits. The following exhibits shall accompany the permit application:

- 7.4.1 Site Plan indicating location of 100-year flood elevation of any wetland, public water, stormwater management basin, or landlocked basin on or directly adjacent to the property;
- 7.4.2 Site Plan and supporting calculations indicating location and volume of any floodplain impact and mitigation;
- 7.4.3 Site Plan indicating lowest floor elevations of all proposed structures; and
- 7.4.4 Analysis of impact of alterations to surface flow on upgradient and downgradient landowners, flood risk, basin or channel stability, groundwater hydrology, stream or channel baseflow, water quality or aquatic or riparian habitat.