

7.0 FLOODPLAIN AND DRAINAGE ALTERATIONS

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

7.1.1 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;

7.1.2 Promote land development that protects property investments by managing development within and adjacent to the 100-year floodplain; and

7.1.3 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 complete a subdivision of land or alter or fill land below the 100-year flood elevation of any waterbody, wetland, or stormwater management basin, or place fill below the 100-year flood elevation of a landlocked basin, without first obtaining a permit from the District. No person shall alter stormwater flows at a property boundary by changing land contours, diverting, or obstructing surface or channel flow, or creating a basin outlet, without first obtaining a permit from the District.

7.3 Criteria for Floodplain or Drainage Alterations.

7.3.1 Floodplain filling must be accompanied by a replacement of floodplain storage volume between the ordinary water level and the 100-year flood elevation except for bioengineering and riprap projects permitted under Rule 5.0. The floodplain mitigation area shall be calculated by a professional engineer registered in the State of Minnesota or by a qualified hydrologist.

7.3.2 The construction of a stormwater basin or open stormwater conveyance, and of any residential, commercial, industrial, or institutional building, shall maintain:

(a) A separation of at least two feet between the lowest basement floor elevation and the 100-year high water elevation; and

(b) A separation of at least one foot between the lowest basement floor elevation and an emergency overflow.

7.3.3 Within a landlocked basin, the separation cited in paragraph 7.3.2(a), above, shall be at least three feet, unless the building is at least one foot above the basin overflow.

7.3.4 The separation required by sub-sections 7.3.2 and 7.3.3 may be measured to the lowest grade elevation in contact with the structure rather than the lowest basement floor elevation 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 or basin; and

(c) The basement floor elevation will be two (2) feet above the elevation of any known historic high groundwater elevation for the area.

- 7.3.5 A landlocked basin may be provided an outlet only if it:
- (a) Retains a hydrologic regime that complies with Rule 8.0, as applicable;
 - (b) Provides sufficient dead storage volume to retain back-to-back 100-year, 24-hour rainfalls and runoff; and
 - (c) Does not create adverse downstream flooding or water quality conditions as a result of increased discharge rate or volume, or other factors.

7.3.6 The District will issue a permit to alter surface flows under section 7.2, above, only on a finding that the alteration will not have an unreasonable impact on an upstream or downstream landowner and will not adversely affect flood risk, basin or channel stability, groundwater hydrology, stream baseflow, water quality or aquatic or riparian habitat.