

ARTICLE IV: WATERSHED DEVELOPMENT PERMITS

of the erosion that has occurred for the property being restored.

- (c) For rivers, lakes and streams where no floodway has been designated, no documentation of past shoreline erosion is required if the applicant does not exceed 1 cubic yard of fill per lineal foot for a maximum of 200 feet. In this case, the placing of the fill shall not significantly alter the alignment of the shoreline with adjoining properties as determined by the Enforcement Officer. Non-documentable fills are a one-time allowance on a per property basis and all fills exceeding 200 cubic yards shall be regulated as specified in Articles IV.B.1.f. and IV.C.2.d. of this Ordinance.
- (4) Top dressing is the placement of not more than four (4) inches of topsoil within the Regulatory Floodplain for the purposes of stabilizing an existing erosion control problem or establishing vegetative cover. Topdressing shall be allowed by permit on a per-parcel, one-time only allowance, and not impact adjoining property drainage patterns. Upon approval of the Enforcement Officer, floodplain compensatory storage shall not be required. Top dressing fill shall comply with the Soil Erosion and Sediment Control standards and Wetlands Provisions of this Ordinance (Article IV.B.1.j. and IV.E.). This provision shall not be applicable to the design process for new development.
- (5) Top dressing is the placement of not more than four (4) inches of topsoil within the Regulatory Floodplain. For the purposes of restoring pre-subsidence grade to an area that primarily experiences subsidence due to a documented flood event, top dressing shall be allowed by permit on a per-parcel basis and not impact adjoining property drainage patterns. Upon approval of the Enforcement Officer, floodplain compensatory storage shall not be required. Top dressing fill shall comply with the Soil Erosion and Sediment Control standards and Wetlands Provisions of this Ordinance (Article IV.B.1.j. and IV.E.). This provision shall not be applicable to the design process for new development. Allowance of this provision shall be in accordance with the following criteria:
 - (a) Repeat top dressing applications are limited to documented flood events with topographic or photographic evidence of subsidence.
 - (b) The restoration fill shall meet pre-subsidence elevations, and within riverine areas, the pre-subsidence effective Regulatory Floodplain and Regulatory Floodway conveyance shall be maintained.
 - (c) The damaged property being considered for top dressing shall be documented and submitted by the applicant as part of the permit process. Proper documentation shall be either field survey information or

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photo documentation of the flooding and subsidence that has occurred on the property.

- (d) Upon completion of top dressing, the applicant shall provide topographic or photographic documentation of completed work.

e. Public Health Protection Standards

- (1) For property within the Regulatory Floodplain no chemicals, explosives, buoyant materials, animal waste, fertilizers, flammable liquids, pollutants, or other hazardous or toxic materials shall be placed or stored below the Flood Protection Elevation.
- (2) New and replacement water supply systems, wells, and sanitary sewer lines may be permitted providing all manholes or other above-ground openings located below the FPE are watertight.
- (3) On-site waste disposal systems shall be designed to avoid inundation by the base flood.

f. Building Protection Requirements

- (1) The lowest floor including basements of all new residential structures shall be elevated up to at least the Flood Protection Elevation (FPE). An attached garage for a new structure must be elevated up to at least ½ of one foot above the base flood elevation (BFE).
 - (a) If placed on compacted fill, the top of the fill for residential structure shall be above the FPE. The top of fill for an attached garage shall be ½ of one foot above the BFE. The fill pad shall be placed at the appropriate elevation and designed to extend a minimum of 10-feet out from the building's designed footprint unless the building is certified by a Registered Structural Engineer to be protected from damages due to hydrostatic pressures. Additionally, the fill pad shall meet 95% of Standard Proctor Density in order to be demonstrated not to settle below the FPE for the residential structure and not below ½ of one foot above the BFE for an attached garage, and to be adequately protected against erosion, scour and differential settlement. Foundation excavations shall not extend more than 5-feet beyond the foundation footprint. Backfill for the over excavated area does not need to meet the compaction requirements.
 - (b) If elevated by means of walls, pilings, or other foundation, the building's supporting structure must be permanently open to flood waters and not subject to damage by hydrostatic pressures of the base flood. The permanent openings shall be no more than one foot above lowest adjacent grade and below the BFE,