

FLOOD SAFETY

If you own property within the corporate limits of the town of Wrightsville Beach, N.C. and are subject to flooding, the following information and suggested activities are important to you.

The civil hurricane preparedness coordinator will be conducting two public awareness seminars annually covering the topics of flood warnings and flood safety. **(For further information concerning seminar times and dates, contact the Fire Chief, at 910-256-7920.)**

- Review your insurance policies and coverages with your local agent. Be certain that you are properly covered and that your coverages include protection against flood.
- Inventory all personal property. Prepare a list, description, and take photos of items of personal value. Store documents and important papers in waterproof containers or store at a safety deposit box facility.
- Familiarize yourself with local stations for forecasts and emergency instructions. Be knowledgeable of evacuation routes and shelters available to you and have plans for all family members as to how to evacuate and where to meet if split up in an emergency.
- Be prepared to perform simple first aid techniques if required to in an emergency and have adequate first aid supplies available.
- Be sure that your preparation includes: non-preparatory/non-perishable food supplies, personal medication, battery operated lights and radios and battery supplies, sanitary supplies, fresh bottled drinking water, sleeping bags and blankets and wet and cold weather clothing. Keep your car serviced and full of gas, and make arrangements for pet shelter and care.
- If evacuation becomes necessary be sure that you turn off all utility services at the main connection.
- Avoid all flooded areas, do not try to drive or walk through flooded roads or paths, and if your car becomes stalled in a flooded area, abandon it and seek high ground immediately.
- If you are forced to a shelter facility be sure to take along your own supplies and necessities and important documents. Be willing to assist shelter workers as needed. Do your part to maintain the cleanliness and sanitation of the facility. And remember that during a flood there will be lots of problems that emergency personnel will be faced with; try not to be one.

FLOOD INSURANCE

Properties located within the corporate limits of the town of Wrightsville Beach, N.C. and subject to federally supported mortgages are required to be protected with flood insurance. Owners of properties free of encumbrances should also strongly consider having this valuable protection. It is important to know that a standard policy does not cover flood losses. Property owners considering flood insurance should consult their local insurance agents or brokers for details regarding qualification requirements, coverages and cost. Acquiring or having available a current elevation certificate properly prepared by a local land surveyor and on approved FEMA certificate forms is an essential element of the application process. This form should also be maintained on record with the Wrightsville Beach Inspections Office. The Wrightsville Beach Inspections Office can also be of assistance regarding map determinations, flood insurance information, suggested ways of reducing your premium cost, and identifying exposures that increase **your flood insurance cost by contacting the local inspections office at 910-256-7937.**

The following chart lists the amounts of maximum coverages available to property owners within the corporate limits of the town of Wrightsville Beach, N.C.

BUILDING COVERAGE	CONTENTS COVERAGE
Single Family Dwelling ...\$250,000.00	Residential\$100,000.00
Other Residential\$250,000.00	Non-residential\$500,000.00
Non-residential\$500,000.00	Small Business\$500,000.00
Small Business\$500,000.00	

PROPERTY PROTECTION MEASURES

Every year, flooding causes more property damage in the United State than any other type of natural disaster. While recent construction practices and regulations have made new homes less prone to flooding, many existing structures remain susceptible. Throughout the country there is a growing interest from property owners to develop practical and cost effective methods for reducing or eliminating exposures to flooding. Several effective ways include acquisition and relocation of a building to a site not subject to flooding, construction of a levee, reservoir, or dam to keep water away from the property, or retrofitting. Retrofitting is a different approach from the other ways because the property itself remains subject to flooding while the building is modified to prevent or minimize flooding of habitable space.

There are several recognizable approaches to retrofitting:

- 1) Elevation of the structure above flood protection levels.
- 2) Construction of barriers (floodwalls, berms, etc.)
- 3) Dry floodproofing (water tight floor and wall systems) (non residential)
- 4) Wet flood proofing (constructing the flood prone areas so as to permit the entry and passage of flood waters and removing or relocating items of value to higher elevation levels.) (non residential)

In the event of pending flood threats it is always advisable to take the following emergency actions:

- 1) Sand bagging to reduce erosion and scouring
- 2) Elevate furniture above flood protection levels.
- 3) Create floodway openings in non-habitable areas such as garage doors
- 4) Seal off or backflow valve on sewer lines to the dwelling to prevent the backflow of sewer waters

Publications and assistance in the areas mentioned are available from the Wrightsville Beach Inspections Office by contacting the office located at: 321 Causeway Dr. or calling 910-256-7937.

FLOODPLAIN DEVELOPMENT PERMITS

All properties located within the corporate limits of the town of Wrightsville Beach, N.C. are located in the floodplain on the community's flood insurance rate map and are subject to state and local regulations. **The town's inspections department (upon request by calling 910-256-7937) will make site visits to meet with property owners regarding flood protection assistance.** This assistance includes information on historical flood data, floodproofing/retrofitting techniques, etc. Before undertaking development, a builder must secure the necessary permits from the town's inspections office specifically covering the activity.

Development activities include but are not limited to the following: Man made changes to improved or unimproved real estate not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations. The town of Wrightsville Beach, N.C. may at it's discretion issue stop work orders, levy fines, or obtain court orders to insure compliance with regulation.

If unauthorized activities are observed please contact the town's inspection office located at: 321 Causeway Dr. or call 910-256-7937.

Your cooperation and assistance in code enforcement activities is appreciated.

SUBSTANTIAL IMPROVEMENT REQUIREMENTS

Substantial improvement shall mean any repair from damage or destruction, reconstruction, improvement, or additions of a structure, the cost of which equals or exceeds 50% of the assessed tax value of the structure as is listed by the New Hanover County Tax Office or by a certified appraisal. The assessed value of the structure shall be determined before the improvement is started, or if the structure has been damaged and is being restored, before the damage or destruction occurred.

The percentage of substantial improvement shall be counted cumulatively for a period of not less than five years for improvements, modifications, additions and reconstruction. Storm damage caused by acts of God or other natural causes is based on a per event cost of repair.

This requirement does not include either: (1) any project or improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or, (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Presorted Standard
U.S. Postage
Paid
Wilmington, NC
Permit # 665

Town of Wrightsville Beach
Planning & Inspections Dept.
Tony Wilson, CRS Coordinator
321 Causeway Dr.
Wrightsville Beach, NC 28480

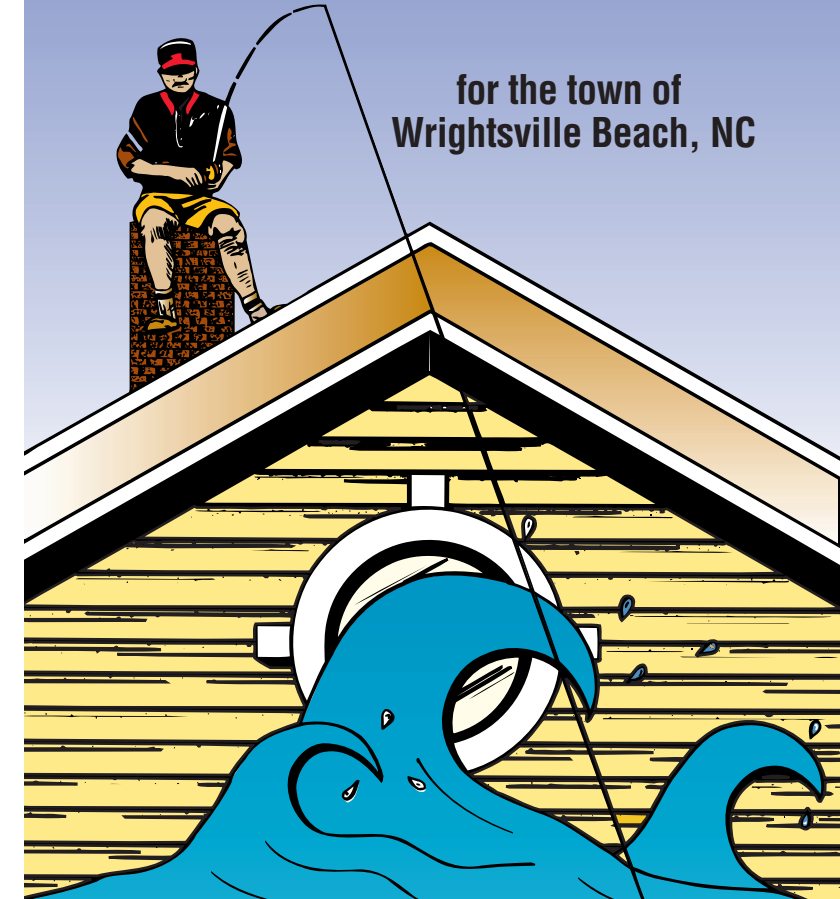
IMPORTANT NOTICE: Please check your flood insurance policy to be sure you are getting the Community Rating System (CRS) PREMIUM REDUCTION CREDIT. If not, contact your insurance agent immediately. This credit has been available to the residents of Wrightsville Beach since October of 1991.

IF YOU OWN PROPERTY Within The Corporate Limits Of Wrightsville Beach, NC...

you are in a designated flood hazard area
and your property is subject to flooding.

FLOOD PROTECTION AND HURRICANE SAFETY

for the town of
Wrightsville Beach, NC



FOR MORE INFORMATION ON THE FOLLOWING:

Flood Protection & Insurance: Tony Wilson, *CRS Coordinator*...910-256-7937
Hurricane Preparedness: Frank Smith, *Fire Chief*910-256-7920
Stream Dumping & Obstructions: Public Works Dept.....910-256-7935
New Hanover County Public Library.....910-256-2173

www.townofwrightsvillebeach.com



NATURAL & BENEFICIAL FUNCTIONS

Wrightsville Beach, N.C. floodplain areas that are in a relatively undisturbed state such as marshlands, well vegetated sand dunes, restricted shore zones and federally renourished beach strands provide a wide range of benefits.

These benefits take many forms:

Natural flood and erosion control: Providing flood storage and conveyance, reduce flood velocity, controls erosion of beach front structures.

Water quality: Filters nutrients and impurities from runoff.

Ground water recharge: Reduces frequency and duration of surface flow.

Biological resources: Supports high rate of plant growth, provides breeding and feeding grounds and enhances water fowl habitat.

Societal resources: Provides open space and aesthetic pleasures and in areas of scientific study, provides opportunities for environmental research.

Wrightsville Beach Ordinances are as follows:

- A) Conservation Zone Section 155.050
- B) Shoreline Zone Sections 155.049 A & B
- C) Oceanfront Development Standards 155.190-199
- D) CAMA Regulations by Contract with State

THE FLOODPLAIN AREAS LISTED ABOVE ARE REGULATED BY WRIGHTSVILLE BEACH LAWS AND ENFORCED BY THE LOCAL INSPECTIONS DEPT.

DRAINAGE SYSTEM MAINTENANCE

A community can lose a portion of its drainage system carrying or storage capacity due to dumping, debris, soil erosion and sedimentation, and overgrowth of vegetation. When this happens, flooding occurs more frequently and reaches higher elevations subjecting properties otherwise protected to unnecessary risk of damage.

To minimize risk, the enforcement of regulations and the maintenance of streams, channels, and detention/retention basins are controlled by the town of Wrightsville Beach, N.C. in conjunction with N.C. General Statute 77.14 and adopted county erosion and sedimentation ordinances. The town's Streets And Maintenance Department is responsible for the implementation of this program and should be notified immediately of any violations or conditions that threaten the town's drainage system/retention areas.

(Phone: 256-7935, Office Location: 200 Parmele Boulevard)

FLOOD HAZARD

The greatest flood threats come from hurricanes, seasonal storms, and seasonal high tides. Wrightsville Beach is a barrier island bordered by the Atlantic Ocean and the Intracoastal Waterway, thus making it vulnerable to flooding. Previous hurricane forces have reached category 4 levels, (*Hazel – 1954 and Fran 1996*) completely submerging the entire barrier island. Additionally, storms and high tides have flooded only the lowest areas of the island such as Channel Ave. and North Channel Dr. and some ocean front properties located on Scotch Bonnett Lane and Conch Lane.

FLOOD WARNING SYSTEM

Flood warnings are forecasts of impending storms and are broadcast to the public by the NOAA Weather Radio, commercial radio and TV stations, and through local emergency agencies. These warnings are intended to provide individuals with properties in threatened areas with opportunities to prepare, protect, and lessen their exposures to damages from flooding by establishing time frames and levels of flooding expected.

The following stations service the local Wrightsville Beach, N.C. area:

- NOAA Weather Radio Frequency 162.550 MHz
- Weather Radio, Police Scanner, Tunable VHF Radio
- WMFD-AM 630 "103 GNI", WGNI-FM 102.7
- WAAV-AM 980 "Gold 104" WUOY-FM 104.5
- WRM749-AM 530 "Surf 107" WSFM-FM 107.5
- Any AM/FM band radio receiver
- WWAY-TV 3 WECT-TV 6
- Any black & white or color television set

www.townofwrightsvillebeach.com

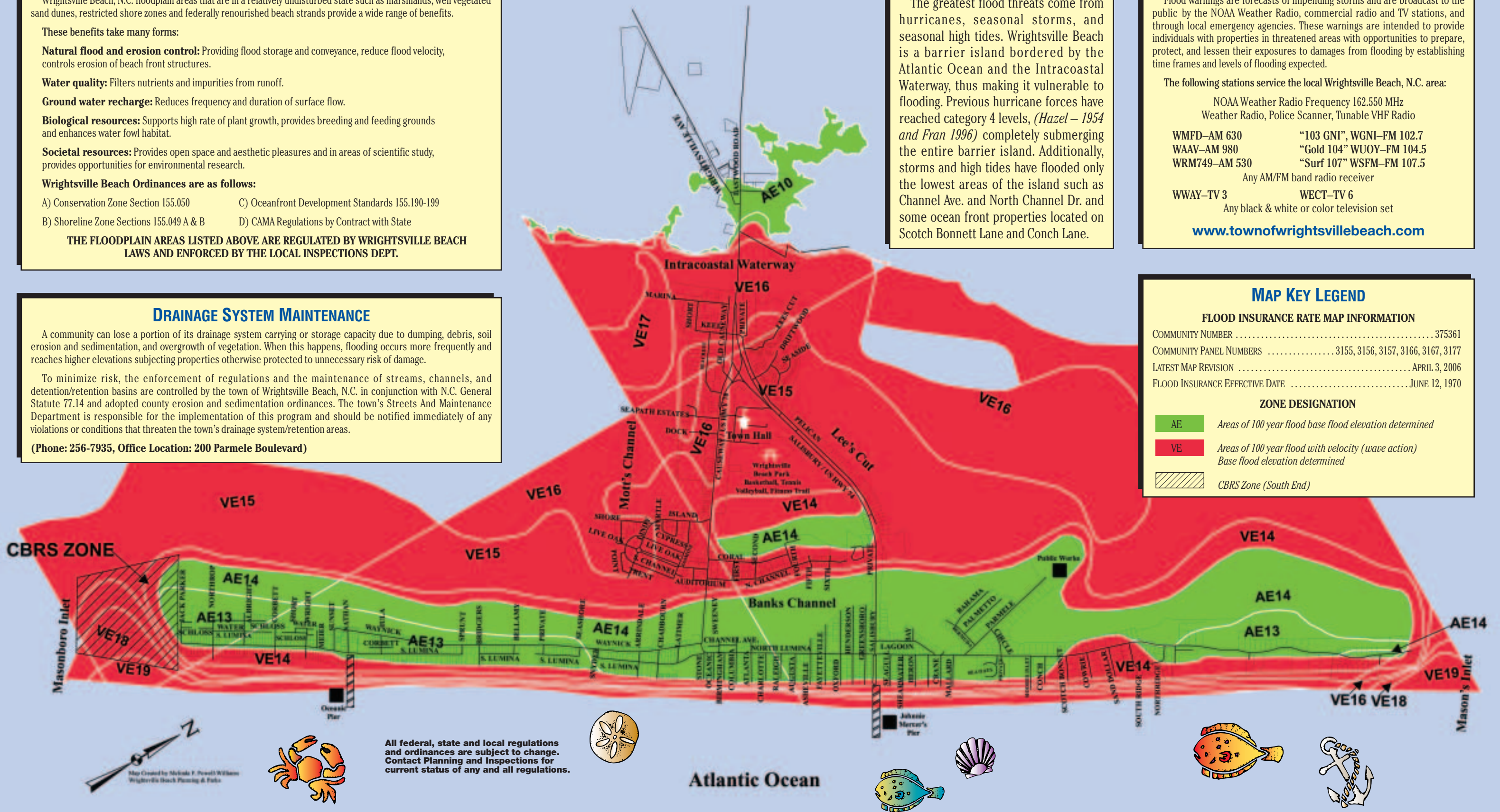
MAP KEY LEGEND

FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER 375361
 COMMUNITY PANEL NUMBERS 3155, 3156, 3157, 3166, 3167, 3177
 LATEST MAP REVISION APRIL 3, 2006
 FLOOD INSURANCE EFFECTIVE DATE JUNE 12, 1970

ZONE DESIGNATION

- AE Areas of 100 year flood base flood elevation determined
- VE Areas of 100 year flood with velocity (wave action) Base flood elevation determined
- CBRS Zone (South End)



All federal, state and local regulations and ordinances are subject to change. Contact Planning and Inspections for current status of any and all regulations.

Map Created by Mikala F. Powell Williams
 Wrightsville Beach Planning & Parks