

Pender County Planning and Community Development



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www.pendercountync.gov

Flood Development Permit Requirements

Application Requirements: Application for a Floodplain Development Permit shall be made to the Floodplain Administrator prior to any development activities located within Special Flood Hazard Areas. The following items shall be presented to the floodplain administrator to apply for a floodplain development permit:

- 1) Application Fee \$50
- 2) A plot plan drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:
 - a) the nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development;
 - b) the boundary of the Special Flood Hazard Area as delineated on the FIRM or other flood map as determined in Section 3.2, or a statement that the entire lot is within the Special Flood Hazard Area;
 - c) flood zone(s) designation of the proposed development area as determined on the FIRM
 - d) the boundary of the floodway(s) or non-encroachment area(s)
 - e) When a lot or a portion thereof is located in a FEMA designated Special Flood Hazard Area for which elevations have been established, additional information will be required including a map of the lot or building site signed and sealed by a Licensed Surveyor showing an existing established elevation bench mark on the site within 50' of the proposed structure.
- 3) Construction Drawings Elevation Certificate
- 4) No Rise Certification (if needed)
- 5) Engineering Certification for Mobile Home: If a manufactured home is placed within Zone A, AO, AE, or A1-30 and the elevation of the chassis is more than 36 inches in height above grade, an engineered foundation certification is required
- 6) Other Documentation as required by the Flood Damage Ordinance or Floodplain Administrator depending on the project

***Prior to Sheathing Inspection:**

- 1) Under Construction Elevation Certificate

***Before Final Inspections:**

- 1) A Final As-Built Elevation Certificate
- 2) V- Zone Certification
- 3) Floodproofing Certificate (non-residential projects only)

All regulations are per the **Flood Damage Prevention Ordinance** which can be viewed in its entirety at:

www.pendercountync.gov

For more details on which flood zone the property is in:

<http://fris.nc.gov/fris/>

Further questions regarding requirements should be referred to: (910) 259-1202

Definitions:

Base Flood Elevation (BFE) means a determination of the water surface elevations of the base flood as published in the Flood Insurance Study. When the BFE has not been provided in a “Special Flood Hazard Area”, it may be obtained from engineering studies available from a Federal or State or other source using FEMA approved engineering methodologies. This elevation, when combined with the “Freeboard”, establishes the “Regulatory Flood Protection Elevation”.

Regulatory Flood Protection Elevation means the elevation above mean sea level to which the reference level of all structures and other development located within Special Flood Hazard Areas and Future Conditions Flood Hazard Areas must be protected.

- In “Special Flood Hazard Areas” where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus two (2) feet of freeboard.
- In “Special Flood Hazard Areas” where no BFE has been established, this elevation shall be at least two (2) feet above the highest adjacent grade.
- In Future Conditions Flood Hazard Areas this elevation shall be the Future Conditions Flood Elevation plus two (2) feet of freeboard.