

LOT DISTURBANCE-STORMWATER MANAGEMENT

If applicable, in all town zoning districts, including all areas within the extraterritorial jurisdiction, no grading, filling, or other alteration of the topography or elevation of any unimproved lot, or demolition and clearing of improved property, nor any manmade change to any improved real estate resulting in the discharge of stormwater onto adjacent property and requiring a building permit, shall be undertaken prior to the issuance of a **Lot Disturbance-Stormwater Management Permit** by the Zoning Administrator.

All applications for lot disturbance and stormwater management shall be accompanied by a survey/site plan of the proposed improvements showing the actual dimensions and shape of the lot, and showing the surveyed pre-disturbance ground elevation at the corners of the proposed structure referenced to mean sea level. The application shall also describe the disturbance or development activity which is proposed for the lot. The application and accompanying survey shall be sufficiently detailed for the zoning administrator to confirm that following construction of the proposed improvements the property will retain all stormwater generated by a 1.5 inch rain event and will not adversely affect any stormwater management system previously constructed by the town.

The purpose of the required site-visit prior to the issuance of the permit is to discuss zoning restrictions regarding setbacks, building height, potential storm water runoff impacts, possible impacts to adjacent properties and trees to be removed. Additional information may be required on surveys depending on location. Once the **Lot Disturbance-Stormwater Management Permit** is issued, site disturbance is permissible and a **Building/Floodplain Development Permit** application may be submitted for review and approval of proposed development.

SUB-CONTRACTOR/TRADE WORK

Sub-Contractors are required to obtain a permit or sign off for their trade prior to installation of any plumbing, mechanical, electrical or gas systems. The permit fee is \$100 and there is no fee required for a Sub-Contractor Sign Off when a Building Permit has been issued for the project. ******The proximity of your property to wetlands, surface waters and flooding has the potential to significantly impact the permit process and development of your property.***

COASTAL AREA MANAGEMENT ACT (CAMA)

If your property is adjacent to water (Ocean, Sound, Creek, Canal) a **CAMA** permit or exemption letter **may** be required depending upon the proposed development. The application fee for a CAMA Minor development permit is \$100 if the project is within the Ocean Hazard or Estuarine/Public Trust AEC and does not qualify for an Exemption. **CAMA approval is required prior to submitting an application for a Development/Floodplain Permit.**

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

The Federal Emergency Management Agency (**FEMA**) has mapped Special Flood Hazard Areas (**SFHA's**) in our community on a Flood Insurance Rate Map (**FIRM**) with Base Flood Elevations (**BFE's**) determined above mean sea level (msl).

An application for a **Building/Floodplain Development Permit** shall be made when submitting an application for any development activities located within a SFHA. Floodplain Development Permit approval is required and is part of the review process. **Floodplain Development Permit** means any type of permit that is required in conformance with the provisions of the Town Code Flood Damage Prevention Ordinance, prior to the commencement of any development activity.

Proposed development to be constructed within the VE flood zone will be required to provide a pre and post construction V-Zone Certification prepared by a licensed design professional duly authorized by the state to prepare such certification.

The mapped Flood Zones located within the Town are: **AE 7FT, AE 9FT, VE 12ft, VE 14ft and Shaded X.**

The Town of Southern Shores enforces 2ft of freeboard above the BFE and flood depth. The base flood elevation plus the freeboard establishes the regulatory flood protection elevation.