

Flood prone Homes in Briarcliff and Ridgefield

created by Ken Larsen in support of a petition initiated by Ann Loftin

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| # | Address | Owner | Comments |
|----|----------------|----------------------------|---|
| 1 | 1404 Brigham | Dan Cefalo | |
| 2 | 718 Churchill | Linda Mews | Curiously, this is NOT in the flood plain. |
| 3 | 907 Emory | Ann Loftin | Petition submitter |
| 4 | 915 Emory | Johnathan and Deborah Wahl | "Our home was not damaged by Florence or any other flood, though the waters did surround our house this time and came very close to coming in the lower level. The water ran along our driveway from the street to the woods behind the house; but we were fortunate that the waters receded just before they could have damaged the house. So, while some of our property was under flood waters (and this was the case also in June 2013 and Hurricane Fran), we are not (yet) a flood-prone home. Obviously, we hope that the town will take dramatic action to ameliorate the flooding situation, as the next 100-year storm may well damage our home." |
| 5 | 916 Emory | Wayne & Maurece Sink | Our home is a one story with walk out basement/garage underneath. |
| 6 | 917 Emory | Martha Dill | |
| 7 | 913 Grove | Ken Brooks | Ken owns the property. He rents it to Alicia and Jon Childress. |
| 8 | 500 Longleaf | Larry Meek | "My property at 500 Longleaf Dr. as been flooded repeatedly over the years. The walkout basement gets water with regularity and we cannot use the 1200 sq ft of mostly finished space any more. It has been on the list to take down for several years, to no avail. Florence put 6 to 8 inches of water into it and FEMA paid me \$23,000 in damages. The bottom part of sheetrock in the finished areas was immediately removed but still not yet been replaced." |
| 9 | 505 Longleaf | | |
| 10 | 807 Longleaf | | |
| 11 | 413 Ridgefield | | experienced considerable basement flooding |
| 12 | 417 Ridgefield | | experienced considerable basement flooding |
| 13 | 419 Ridgefield | | experienced considerable basement flooding |
| 14 | 306 Spruce | Jon & Alison Volmer | "Basement flooded; had to remove wet sheetrock and damaged carpet. We are right on the corner of Spruce and Willow and have a low area that collects water on our property. We call it our retention pond although I don't really know if it is just part of the landscape or someone meant it for that purpose. We have only lived in the house for 4 and a half years so I don't know if there has been previous flooding but this is the only time we have had a problem. This was during the end of the first hurricane and we were fine until the last day, Monday, when the creek was overflowing." |
| 15 | Xxx Tinketbell | TBD | TBD - a few houses on Tinkerbell were flooded by Hurricane Florence. |
| 16 | 1100 Willow | Rebecca Bruening | We moved into our home in 2017 and Hurricane Florence was our first experience with flooding (the previous owners did not report any previous floods). The water came up 2.5 feet into our crawl space and damaged HVAC insulation and equipment there. It also came a few inches above the floor of our studio building in our back yard (and, of course, completely submerged that building's crawl space). Our back yard routinely "floods" with large puddles everywhere whenever there is a hard rain, and we are holding our breath until the next big rain comes and hope that the flood waters do not rise so high. |
| 17 | 1102 Willow | Rachel Narula | |
| 18 | 1106 Willow | Nancy Shepard | |
| 19 | 1110 Willow | | |
| 20 | 1114 Willow | Lucy & Van Hatchell | We sealed the interior of our crawlspace with a kind of pool liner. They put a drain in, so that it can drain out once the water recedes, but nothing too big to prevent it. I do know that our next door neighbor on Long Leaf put up a concrete wall around their crawl space (which is actually big enough to walk in). |

Most of these homes have been flooded twice within the last five years: June 2013 and September 2018.

Flood Plain Map



Emory Drive is shown as a black line. Ann Loftin's rental house (907 Emory) is marked as a small X near the bottom of the map. Blue identifies areas that are likely to get flooded every 100 years. That assessment needs to be reassessed, because these "100 year floods" have been occurring far more frequently than once every 100 years.