



Flood Evacuation Plan

The Rubidell Resort Condominium And River Bend RV Resort

Purpose:

In recognized floodplain areas within the campground further known as River Bend RV Resort, this flood evacuation plan will act as a guidance to effectively engage in evacuation proceedings to protect human life, health and to minimize property damages and economic losses during flood situations. The Federal Emergency Management Association (FEMA) has required Jefferson County and River Bend RV Resort to have written flood evacuation plans. These efforts are based on Wisconsin State Statutes NR116.

Disclaimer: The intent of this plan is to provide guidance for everyone. Implementation will be directly dependent on rate of the rising flood waters. Every effort will be made to engage in the evacuation procedures listed below. Because of the emergency nature of flooding and evacuation procedures, the Park and/or designated contractors shall not be held liable for any damages caused by these efforts.

Definitions:

“The Park” means River Bend RV Resort campground owned by The Rubidell Resort Condominium Association.

“Management” means staff employed by River Bend RV Resort governed by the Rubidell Resort Condominium.

“Volunteer members” are those individuals that are owner/members of the Rubidell Resort Condominium and are available for response and assistance in emergency situations.

“Designated flood areas” means those specific areas that may be involved in flooding which may NOT include the entire campground. Please refer to appendices A-B for current designated flood plain areas.

“Camping unit” means any portable device, no more than 400 square feet in area, used as a temporary shelter, including but not limited to a camping travel trailer, motor home, park model recreational vehicle, pop-up camper or tent.

“Condo lot” means those camping sites that are privately owned and are not continuously occupied.

“Seasonal site” means those camping sites that are leased or rented and are not continuously occupied. Any unit on the commercial sites numbered 1-150.

“Overnight Camper” means any unit on sites numbered 1 to 150 not on a seasonal lease. These sites are not allowed to have any permanent structures on them except for the park owned rental campers with decks.

“Impound area” means a designated area on “high” ground where camping units and associated materials may be temporarily stored.

Flood Evacuation Process – Park Responsibilities:

- 1) When threatening weather results in potential flooding the management will designate a point person(s) to monitor the weather conditions by following the national weather service and flood levels through the agencies listed below. Management may coordinate those efforts with volunteer members.
 - a. National Weather Service
Milwaukee/Sullivan Weather Forecast Office
N3533 Hardscrabble Road
Dousman, WI 53118
(414) 744-8000
 - b. National Oceanic and Atmospheric Administration (NOAA) website monitoring the Crawfish River at the Town of Milford location.
 - i. <http://water.weather.gov/ahps2/hydrograph.php?wfo=mkx&gage=milw3&view=1,1,1,1,1,1,1,1>
- 2) When flooding is eminent in specific areas of the park, the management will contact all people occupying the affected seasonal sites, overnight campers and will attempt to contact all people owning a condo lot that may be affected by the flood within 72 hours. Management may coordinate those efforts with volunteer members. For the purposes of warning all the sites/lots affected, the park shall be separated into zones based on elevation. These elevations will correspond to river levels of 6 to 7 ft, 7 to 8ft, etc. Warnings and Alerts shall be sent to those campers expected to be effected.
 - a. Please refer to appendices A-B for current designated flood evacuation zones.
 - b. It is not the intent of this plan to have the entire park evacuated by a flood. Only those units expected to be affected by the flood
 - c. NOTE: All reasonable efforts shall be made to give 72 hour notice, but as in the event of flash flooding, like in 2008 it may not possible.
- 3) The management will make every attempt to be available to assist in the removal of the camping units, holding tanks, LP tanks, golf carts and any materials that may create a health hazard on seasonal sites. Contractor information is available through the management. Management may coordinate those efforts with volunteer members and outsource assistance as appropriate.
- 4) The management shall mark all roads with signs indicating the evacuation areas.
- 5) The management shall designate a location(s) where evacuated campers, golf carts and other items may be stored during a flood emergency. The management will post signs to provide direction to this location. This location(s) shall be large enough to hold at least 65% of the campers affected by the flood.
- 6) The management will provide updates to the River Bend Resort website at <http://www.rbresort.com/> and will post status updates to Facebook at [http://www.facebook.com /River-Bend-Resort/](http://www.facebook.com/River-Bend-Resort/).
- 7) The management will post warning signs where applicable. Management shall place a flood warning sign at the front entrance to the park indicating the expected flooding potential for up to the next 72

hours in accordance to NR116.12-2b4. Management may coordinate those efforts with volunteer members.

- 8) The management will communicate with local authorities and/or government agencies to coordinate flood related activities as appropriate.
- 9) Management will remove any commercial unit's waste collection facilities and portable latrines in the affected areas to a flood free area or the impound area when necessary.
- 10) Management will make every attempt to assist in clean-up and site restoration as necessary excluding the camping unit. Management may coordinate those efforts with volunteer members and outsource assistance as appropriate.
- 11) Once a flooding emergency has been declared, no units in the affected area can be used for over-night camping.
- 12) The management will deem when it is safe to return to the flooded area. This will be based on the National Weather Service reports and any local authority direction.
- 13) The park will comply with all local and state regulations.

Flood Evacuation Process – Owner/Member Responsibilities:

State law NR 116.12-2b5 mandates that all units must be mobile. River Bend RV Resort operates under a conditional use permit issued by Jefferson County. All RV units must be in good operating condition to safely evacuate in the event of flooding.

- 1) All members/owners/campers are responsible for providing the park with their most current contact information. This information will be entered in to the park's files.
 - a. Appendix C provides a Personal Flood Evacuation Plan which will be reviewed, updated and kept on file annually.
- 2) All members/owner/campers are advised to monitor the river levels to be kept informed. Monitoring activities can be accomplished using many different methods such as contacting the Park's point person.
- 3) All members/owners/campers should develop their own personal evacuation procedure specific to their lot/site.
 - a. If necessary reserve a contractor to be available to move your RV unit
 - i. The park will supply a list of contractors available.
 - ii. It is recommended to re-evaluate with your contractor annually to keep the contact information current and up to date.
 - iii. Please complete Appendix C for your own personal use and return a copy to the Park.
- 4) All members must keep their lots free and clear of debris including building materials.
- 5) In the event of flood warnings all members must secure their above ground holding tanks and LP gas tanks or arrange to have them removed.
- 6) Golf carts must be removed.
- 7) Notification of Overnight Campers
 - a. Warning of Overnight Campers
 - i. For all Overnight Campers in the park, Staff members will use methods as defined in Management Policy Handbook to notify them that their sites are expected to flood and mandatory evacuation procedures will be activated.

- ii. As no overnight camper is expected to spend more than 24 hours out of the park without explicit notification of the park, no additional notification procedures are required.
- iii. For those campers expected to be out of the park, same procedures as seasonal campers shall be followed.

Flood Evacuation Plan Maintenance:

- 1) Detailed flood evacuation plan outlining specific member instructions will be published and distributed to all condo lot members and seasonal site participants.
- 2) The management will conduct annual site/condo lot compliance inspections. Special attention will focus on areas designated as high flood potential. All inspection activity and results will be recorded and kept on file. Management may coordinate those efforts with volunteer members. The inspection activity will include but is not limited to:
 - a. Ensuring the camping unit is mobile
 - b. Ensuring the holding tanks are either self-contained or safely secured above ground holding tanks.
 - c. Ensuring the LP gas tanks are secured or easily removed if time allows in an emergency situation.
 - d. Other hazardous buoyant materials are secured or removed to the impound area.
- 3) Management will initiate an annual pre-flood record review beginning in March. This review will consist of requiring those units in frequent flood areas to provide the park with their contact information and their personal flood evacuation plans.
 - a. Appendix C provides a Personal Flood Evacuation Plan which will be reviewed, updated and kept on file annually.
- 4) Management will address non-compliance as defined by the enforcement policies of the Rubidell Resort Condominium.

Appendix A – Flood Evacuation Zones

These are an approximation for the evacuation zones. They are based on Jefferson County Geographic Information System maps, dated 1 February 2010. These maps show elevations on 2 ft increments.

Key Altitudes –

- National Weather Service Water Height Recording Gauge at Milford Bridge – 779.4 ft.
- Reference altitude in the park for determining all evacuation zones – 790 ft. All Jefferson County primary elevation lines are on 10 ft increments.
- Determination of which lot requires evacuation is not determined by elevation of the campsite lots. It is determined by the elevation of the roads. The rationale is that if the roads are open, the RV units can be pulled out, even if campsite/lot is partially flooded.

| Flood Elevation | Flood Height | Effected Camp Sites/Lots |
|-----------------|--------------|--|
| 786ft | 6.6ft | 427, 428 |
| 788ft | 8.6ft | 152 to 164, 187 to 192, 263 to 267, 377 to 380, 390 to 392, 403 to 405, 416 to 438 |
| 790 ft | 10.6ft | All seasonal sites on River, Otter, Kingfisher, Higgins lots numbered 373 and higher, Bluegill, Hawk, Center, Bass roads. Overnight sites 1 to 21, 73 to 150, |
| 792ft | 12.6ft | All units listed on 790ft and all units on Higgins, Robin, Jay and Easy Roads. Overnight Sites 22 to 24, 42 to 48, 70 to 72 NOTE - THIS ELEVATION NOT BASED ON COMPLETE ELEVATION MAPS. WILL REQUIRE COMPLETE MAPS FOR SECTIONS WE DO NOT HAVE BEFORE FINALIZING. |

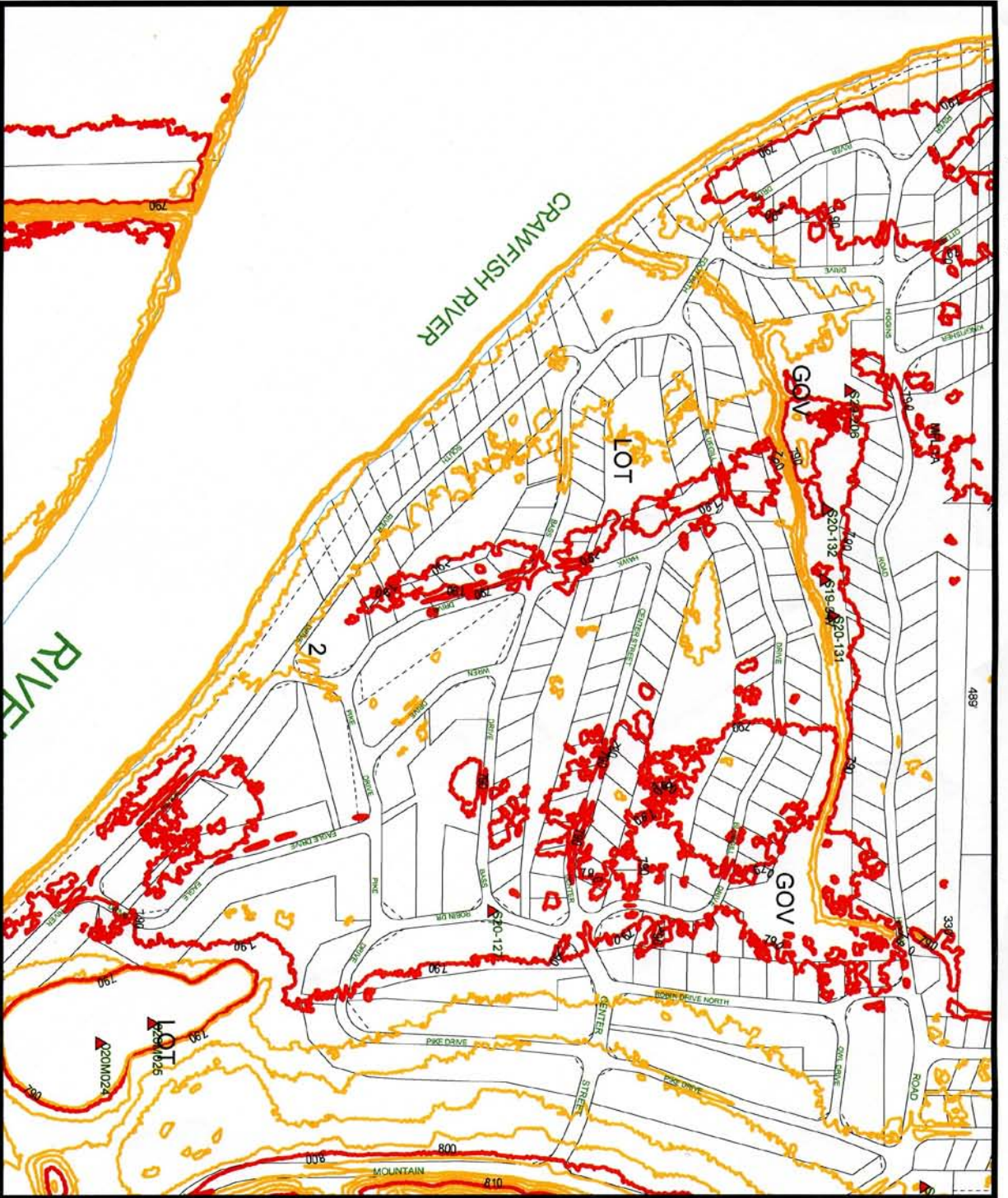
Use the below list to reference where different elevations are -

- 788 ft – Intersections of Pike, Hawk and South River Drive. Also, Intersection of Otter and Kingfisher, near North River Drive
- 790 ft – North River Drive, in front of lots 407 to 412, Intersection of Kingfisher and Higgins, South River Drive in front of lots 107 to 110.
- 792 ft – Intersection of Shady Lane and Higgins Road, Intersection of Center Lane and Robin Drive.

HISTORICAL CRESTS

| | Elevation | Date |
|--------------|-----------|----------|
| 13.59 | 792.99 ft | 06/16/08 |
| 11.15 | 790.55 ft | 04/06/59 |
| 10.06 | 789.46 ft | 04/02/79 |
| 9.79 | 789.19 ft | 03/26/75 |
| 9.36 | 788.76 ft | 04/23/93 |

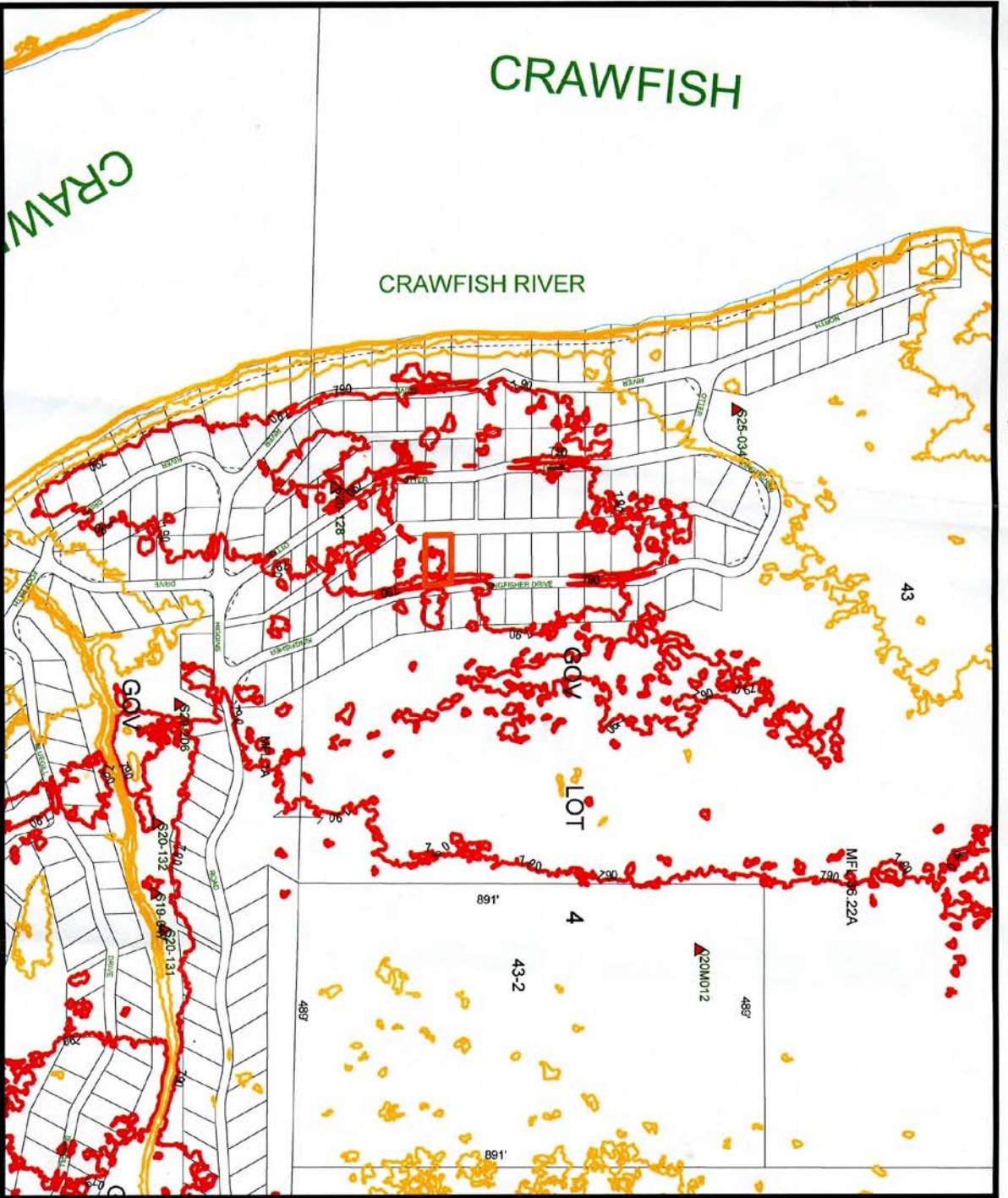
Appendix B-Jefferson County Geographic Information System (Maps)



- Legend**
- ▲ Surveys
 - 2' Contours Lines
 - 2
 - 10
 - 50
 - 100
 - Streams Etc.
 - Mcclintock Boundaries
 - Parcels

Map Printed on: February 1, 2010

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.



- Legend**
- ▲ Surveys
 - 2' Contours Lines
 - 10
 - 50
 - 100
 - Streams Etc.
 - Mcd Boundaries
 - Parcels

0 500 1000 Feet

Map Printed on: February 1, 2010



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Appendix C – Personal Flood Evacuation Plan:

Contact Information:

| | |
|---|---|
| Lot Number: | |
| Name: | |
| Mailing Address: | |
| Telephone Numbers: | Home: Work: Cell(s): |
| Email: | |
| Alternate Contact Name: | |
| Alternate Contact Telephone Numbers: | Home: Work: Cell(s): |
| RV Unit Type/Style: | |
| Holding Tank Status: | |
| LP Tank Location: | |
| Plans for RV Removal or Contractor Arrangements: | |

Original to the Park - Copy to Owner