



FLOOD PROTECTION INFORMATION

Where Quality Is A Lifestyle

YOU ARE LOCATED IN OR VERY NEAR A FLOODPLAIN! The first thing you should do is check to see if your home is in a special flood hazard area. Look at the attached Fayette County flood map or check our website at www.fayettecountyga.gov to see if you are in a flood hazard area. FEMA Flood Insurance Rate Maps and flood protection references are available at the Fayette County Library and at the Fayette County Stormwater Management Department. Also available at the Fayette County Stormwater office are elevation certificates.

WHAT IS A FLOODPLAIN? Many areas in Fayette County are located within the floodplain and have the potential to flood. A floodplain is a low lying area prone to flooding during periods of heavy rain. Floodplains help reduce water velocities that in turn allow water to slow down and suspended sediment to drop out of the water. In addition to slowing down the velocity of flood waters, the floodplain also allows water to slowly filter through the ground, further reducing the volume of stormwater. Floodplains are very effective at treating flood water and more cost effective than building structures to hold and treat stormwater

WHERE ARE FLOODPLAINS IN FAYETTE COUNTY? Sections of Gin Branch, Antioch Creek, Broadnax Creek, Camp Creek, Flat Creek, Gay Creek, Gingercake Creek, Haddock Creek, Horton Creek, Line Creek, Morning Creek, Murphy Creek, Nash Creek, Pelham Creek, Perry Creek, Sandy Creek, Shoal Creek, Whitewater Creek, Woolsey Creek and the Flint River all contain floodplain. The largest connected floodplains within Fayette County are along Whitewater Creek and Line Creek. The last major flood that impacted Fayette County occurred in 1994 when flood waters disrupted essential government services, damaged critical structures and caused transportation delays due to flooded streets. The County has since then taken steps to reduce the impacts from flooding.

WHAT YOU CAN DO – One of the most important steps you can take is to protect your home and belonging by purchasing **FLOOD INSURANCE**. Homeowner insurance policies do not cover damages from flooding. Since Fayette County participates in the National Flood Insurance Program and Community Rating System, everyone can purchase a separate flood insurance policy backed by the Federal government at a reduced rate, even if their property has flooded before.

You should be aware that flood insurance required by lending institutions usually covers only the building's structure and not contents. Under most circumstances, it takes 30 days to write a flood insurance policy so, planning is essential for proper protection. More information on flood insurance is available at <http://www.FloodSmart.gov>. If you don't have flood insurance, talk to your insurance agent or call (1-800-CALL-FLOOD, 1-800-225-5356).

You can permanently retrofit structures to help protect them from flooding. Materials such as waterproof coatings or veneers and water tight shields can be applied to help protect your

home from damaging flood water. Buildings can be anchored to prevent floatation or walls can be strengthened to withstand the pressure of flood waters or the impact from floating objects. Property owners can also either raise electrical and HVAC systems so that they are above the floodplain or HVAC systems can be flood proofed to prevent damage. If there is propane or other fuel tank on your property, they should be properly anchored into the ground so they cannot float damage nearby structures. In addition to outside damages, heavy rains can cause sewage to back up into basements of homes, even in areas outside of the floodplain. A floor drain plug, standpipe, or sewer backup valve can prevent sewer backup flooding a home and can be purchased at a hardware store for under \$25.

WHAT SHOULD YOU DO IF YOUR ARE CAUGHT IN A FLOOD? In times of flooding put safety first. Turn off gas and electricity to your home to reduce the potential of additional damages. Move valuable paperwork and objects to higher elevations in your home (second floor or on top of shelves). Bring any outdoor items such as lawn furniture and toys inside your home or garage so, they do not become a floating hazard and clog storm drains or creeks. Stay clear of all power lines and electrical wires. If you are going to leave your home, be sure to bring all necessary medication with you. While leaving your home, be cautious of flood waters and limit walking or driving through flood waters. Six inches of flowing flood water has the potential to knock over a person and only two feet of water is enough to float a vehicle and wash it downstream.

HOW CAN YOU HELP? - It is important to **not** fill in areas of the floodplain. Doing so reduces its ability to hold flood waters. It is also important (and against the law) not to dispose of any material that is not 100 percent stormwater down a storm drain or directly into a creek or stream within Fayette County. Even materials such as grass clippings, leaves or fallen branches have the potential to increase the severity of floods by clogging the creek or reducing the volume of water that can be carried down the creek. If your property is along a ditch or creek, please do your part and inspect your property and keep the banks clear of fallen woody debris. If you ever see someone dumping anything into a creek or storm drain or if you find large debris dams in a creek, please report this offense to Fayette County Stormwater Department at 770-305-5410.

Fayette County pays special attention to any potential development and redevelopment within the floodplain. Before any development or improvement to your property (building of any structure, grading, or filling with any materials) can start the Permits & Inspections Department should be contacted to ensure there are no permits required.

Permits are required in some instances to prevent losses to downstream properties from increased flood waters. In the case of redevelopment, any “substantial improvement”, including repairs to a structure with “substantial damage”, is subjected to the same requirements as new buildings. A “substantial improvement” or “substantial damage” is defined as any building where any combination of repairs, reconstruction, alteration, or improvements to a building, taking place during a 10-year period, in which the cumulative cost equals or exceeds 50 percent of the market value of the building prior to the improvements. If you notice any building or development of any type without a Fayette County permit sign posted, contact the Permits & Inspections Department at 770-305-5403.

If you would like any additional information on flooding, please check out the Fayette County Library, our website <http://www.fayettecountyga.gov/engineering/index.asp>, or call Fayette County Stormwater Management Department at 770-305-5410.