

**FLOOD HAZARD WARNING**  
**YOU ARE RECEIVING THIS INFORMATION BECAUSE YOUR HOME**  
**HAS BEEN IDENTIFIED AS BEING IN A SPECIAL FLOOD HAZARD AREA**

The following flood hazard information is being made available to the residents of DeKalb County because 15 % of DeKalb County is located in or near a 100-year or 500-year floodplain. It is hoped that everyone will become familiar with the possible hazards associated with these floodplain areas and use the suggested actions to protect yourself, your family, your property, and your investment. The most serious recent flooding occurred in 1991. During that year there were five major storms that produced 10-year flood depths on portions of Nancy and North Fork Peachtree Creeks. Several sub-basins saw flood levels near the 100-year elevation. The June 18, 1991 rainfall was a record 3.47 inches in a one-hour period.

**FLOOD HAZARD AREAS:**

The map on the reverse page identifies areas subject to flooding within the 100-year and the 500-year floodplains. The 100-year floodplain is the flood elevation that has a 1-percent chance of being equaled or exceeded each year. Thus, the 100-year flood could occur more than once in a relatively short period of time. Small floods have a greater chance of occurring in any year and can create a significant flood hazard to people and property close to waterways. Flash floods can occur in the spring, summer, and fall. Flood waters, as from the South River, and various other creeks and streams within the County, could rise very fast. Flood hazards include fast moving water, sometimes accompanied by logs and debris. DeKalb County has restricted development within the 100-year floodplain. As a result, the County seldom experiences any damage within the floodplain areas in regards to new development. However, citizens should be aware that localized flooding may occur where storm drains or channels become temporarily blocked. For that reason, citizens should be prepared to evacuate flood hazard areas. For more information about the local flood threat, call DeKalb County Roads and Drainage, Floodplain Management Office at (404) 294-2991, or the Federal Emergency Management Agency (FEMA) at (770) 220-5200.

**FLOOD WARNINGS:**

Warnings will be disseminated through local radio and television stations (WXIA-11, WAGA-5, WGCL-TV, WSB-2, WSB-AM750, and WGST-AM640). **FLOOD WATCH** means that flash flooding is possible within the watch area. **FLASH FLOOD WARNING** means that flash flooding is imminent or has been reported in the warning area and evacuation is advisable.

**FLOOD SAFETY:**

To lessen the flood hazard: 1) Know the flood warning procedure; 2) Plan escape routes to high ground; 3) Turn off gas and electricity; 4) During times of heavy rainfall, monitor the level of water in the waterway (if possible). Stay tuned to radio or TV for possible flood warnings; 5) Evacuate the flood hazard area in times of impending flood or when advised to do so by the police or fire department; 6) Do not attempt to cross a flooded stream on foot or by car; 7) If your car stalls in high water, abandon it immediately and seek higher ground; 8) Keep children away from flood waters, ditches, culverts, and storm drains; and 9) Be especially cautious at night.

**FLOOD INSURANCE:**

For many people, their home and its contents represent their greatest investments. Your homeowners' insurance policy will not cover losses due to flooding. DeKalb County participates in the National Flood Insurance Program which makes flood insurance available to everyone. This is a government policy and the federal government writes the policy and sets the rates.

The County strongly urges you to buy flood insurance to protect yourself from devastating losses due to flooding. Flood insurance is available on buildings and personal property, and the contents of your home or business. The cost of the policy depends on your flood zone, elevation, and the age of your home. Questions concerning flood zone locations should be directed to the Floodplain Management Office at (404) 294-2991. A preferred risk policy is available to people in zone X, which is not in the flood zone, according to the FEMA FIRM Map, last revised May 7, 2001. Renters living in a flood zone can also insure their possessions. More information about flood insurance can be obtained from your insurance agent. **JUST BECAUSE YOUR HOUSE HAS NOT FLOODED IN THE PAST DOES NOT MEAN THAT YOU ARE SAFE.**

In order to obtain financing to buy, build, or improve property located in identified flood hazard areas, flood insurance is required by law. This law applies to any mortgage, loan, grant, or other funding directly financed by a Federal Agency (VA, FHA, EPA, etc.). Lending institutions insured or regulated by a federal agency may make conventional loans at their own discretion in identified flood hazard areas.

**PROPERTY PROTECTION MEASURES:**

Retrofitting is an affordable way to protect your building from flood damage. This involves modifications to the building such as elevating it so that floodwaters do not enter or reach damageable portions, constructing barriers between the building and floodwaters, and wet and dry flood proofing. Relocate the contents so that when floodwaters enter the building, there is little or no damage from sewer backup or sump pump failure. Emergency measures include moving belongings upstairs and sandbagging. More information about floodproofing or retrofitting your home is available at the DeKalb County Library, or by calling the DeKalb County Roads and Drainage Division Floodplain Management Office at (404) 294-2991.

**DRAINAGE SYSTEM MAINTENANCE:**

Do not dump anything into local waterways or drainage ditches. Doing so could cause unexpected flooding during normal thundershowers and is in violation of the DeKalb County Code Sections 22.4 and 22.5. Debris in ditches and streams obstruct the flow of water which can cause overflowing into roads and yards. Debris that partially or completely fills these ditches can reduce the flood flow capacity and will result in overflow into roads or onto private property. If your property is near a waterway or drainage ditch, please do your part and keep the banks clear of brush and debris. The DeKalb County Roads and Drainage Division inspect major road-cross drains and also performs regular maintenance on the system. If you see a major blockage such as downed trees or debris, unapproved changes (e.g., filling or rerouting), or violations to the ordinance, please call the DeKalb County Roads and Drainage Division at (404) 297-3840.

**FLOODPLAIN DEVELOPMENT PERMIT REQUIREMENTS:**

Always check with the DeKalb County Development Department before attempting to develop or alter your property in any way. All development in the floodplain, not just building construction, requires a building permit. Illegal development without proper planning can have a negative effect on the floodplain and other parts of the County infrastructure. For more information on development permits and to report illegal development, call the DeKalb County Development Department at (404) 371-2117.

**SUBSTANTIAL IMPROVEMENTS:**

If your home or business is located in the floodplain, the National Flood Insurance Program requires that if the cost of reconstruction due to damage, rehabilitation, addition, or other improvements exceed 50% of the building's market value, the building must meet the same requirements as a new building. The Dekalb County Development Building Inspections Section maintains improvement information for the life of the building; therefore, it is important to contact them at (404) 371-2517 before you make any alterations to your home or business.

**NATURAL AND BENEFICIAL FUNCTIONS:**

Dekalb County is a beautiful place in which to live and the small areas located within or near a floodplain are very important to the overall drainage of the County. The undisturbed wetlands provide a wide range of benefits to human and natural systems. Water quality is improved through the wetlands ability to filter nutrients and impurities from runoff and process organic wastes. These areas provide breeding and feeding grounds for fish and wildlife, create and enhance waterfowl habitats, support a high rate of plant growth, and maintain bio-diversity and the integrity of the ecosystem. Floodplains provide greenspace for the protection of streams from development and the forces of erosion.

**FLOOD EVACUATION PROCEDURE:**

Unusually heavy rains may cause "flash" floods. Small creeks, gullies, culverts, and low-lying areas flood quickly. In such situations, people are endangered without any advance warning. Response actions involve the movement to higher ground BEFORE rising waters block evacuation routes.

**TO THE PUBLIC:**

FOR MORE INFORMATION, CALL THE FOLLOWING DEKALB COUNTY OFFICIALS FOR HELP WITH FLOODING CONCERNS/QUESTIONS:

Public Works Department  
Dekalb County Roads and Drainage Division  
Stormwater Management Program  
729-B Camp Road  
Decatur, Georgia 30032  
(404) 294-2991  
Web Site: [www.co.dekalb.ga.us](http://www.co.dekalb.ga.us)

Alex Mohajer, MSCE, P.E.  
Stormwater Engineering Supervisor

Reza Aral  
Floodplain Management Supervisor

Terrence Simpkins  
Senior Engineer

**ADDITIONAL SOURCES OF INFORMATION:**

Federal Emergency Management Agency  
(770) 220-5200  
Atlanta Regional Commission  
(404) 463-3100  
U.S. Army Corps of Engineers  
(404) 562-5011

**FLOODWAY, FLOOD BOUNDARY AND INSURANCE RATE MAP INFORMATION:**

The Dekalb County Roads and Drainage Division, Floodplain Management Section can provide the following Flood Insurance Rate Map information:

- The community number, panel number and suffix
- Date of the FIRM's index and FIRM zones
- Copies of Certificates of Elevation we have on file
- Base flood elevation shown on the FIRM
- Elevation datum on the FIRM

In addition, the County can determine if your property is in a special flood hazard area, based on the FIRM, and County GIS data.

**FLOOD PROTECTION ASSISTANCE:**

The Dekalb Roads and Drainage Division, Floodplain Management Section can provide:

- Site specific flood and flood related data
- Names of contractors and consultants
- Material on how to select a contractor
- Site visits to review flood and drainage problems
- Advice and assistance on retrofitting technique

