

KNOW THE FACTS ABOUT Flooding

The Local Flood Hazard

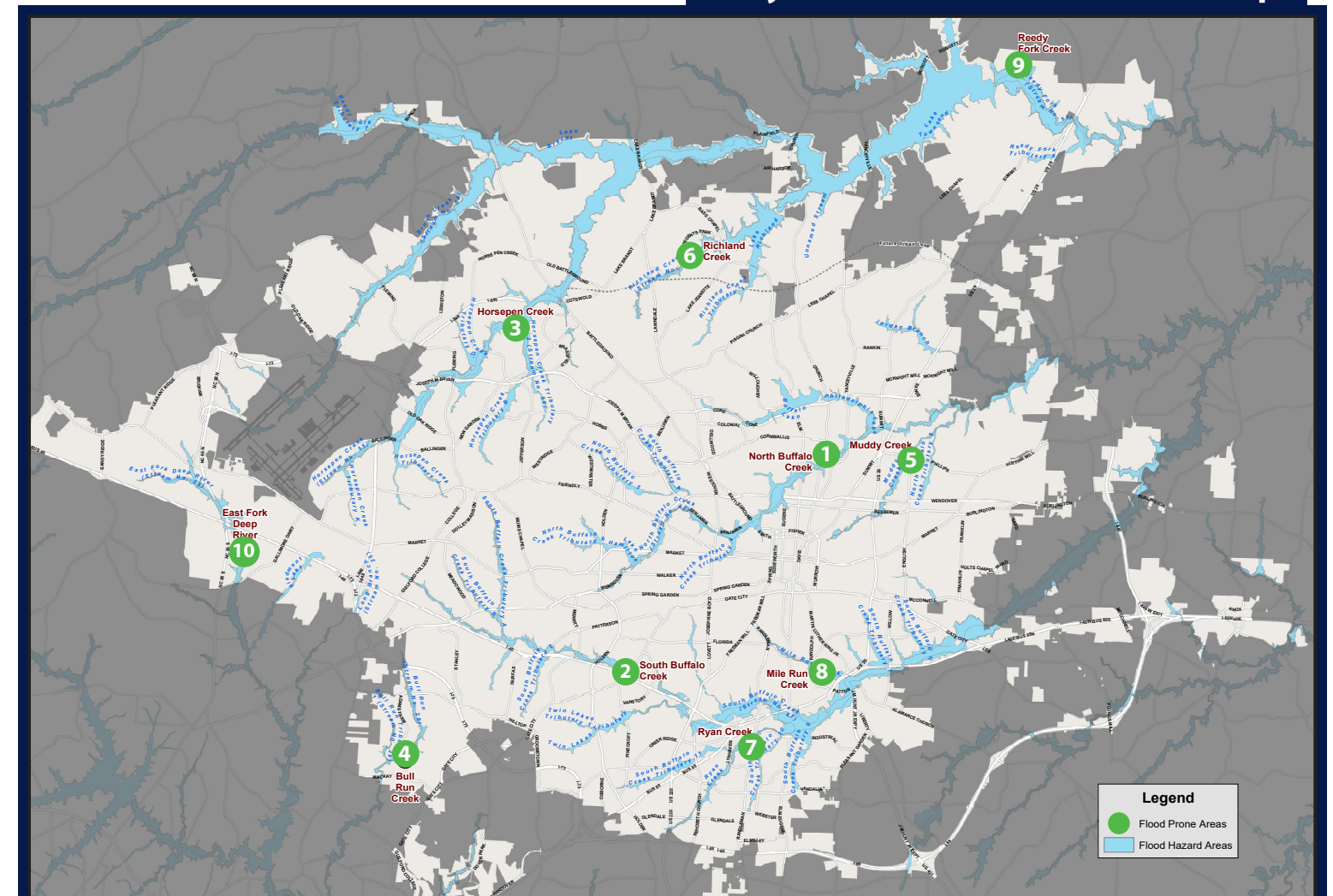
Greensboro has several streams that are subject to flooding during and after heavy rainstorms. In fact, any creek or drainageway is subject to flooding. In Greensboro, the following creeks and their tributaries can cause areas of localized flooding of roads, yards, basements, and lower levels of some houses:

- | | |
|-----------------------|-------------------------|
| 1 North Buffalo Creek | 6 Richland Creek |
| 2 South Buffalo Creek | 7 Ryan Creek |
| 3 Horsepen Creek | 8 Mile Run Creek |
| 4 Bull Run Creek | 9 Reedy Fork Creek |
| 5 Muddy Creek | 10 East Fork Deep River |

You are receiving this publication because your property has been identified as a location subject to flooding. Flooding can happen anywhere. In urban areas like Greensboro, it can be caused by heavy rainfall in a short amount of time, or blockages in drainageways, such as culverts and bridges. While the City of Greensboro works hard to remove obstructions at culverts and bridges, blockages can still occur during extreme weather events. When many buildings and parking lots are located on a small amount of land and in close proximity to one another, water cannot readily soak into the ground. Water from rainfall has to go somewhere.

The City has an underground network of pipes that carry water into nearby streams and lakes, but when rainfall is too intense, this system exceeds its capacity to carry water and the water may back up into urbanized areas. Some flooding is unavoidable. It is a natural occurrence that would happen regardless of development intensity. That's why it's important to know where flooding is most likely to occur and how to protect your family and your property.

City of Greensboro Flood Risk Map



The layout shown was created by the City of Greensboro Stormwater Management Division with use of a Geographical Information System (GIS). The map shown is a graphical representation and is not to scale. To determine if a property lies within a floodplain, call the City of Greensboro Water Resources Department at 336-373-2055. Learn more about flooding at www.greensboro-nc.gov/flooding.

Important Flooding Facts

- Flooding can happen anywhere, even in Greensboro.
- A few inches of fast-moving flood water can knock you off your feet, and a couple feet of water will float your car!
- Flooding is the #1 natural disaster. Homeowner's insurance does not cover damage from flooding.
- During a flood, avoid areas that are subject to flooding, including dips, low spots, washes, etc.





Floodplains

Natural Floodplain Functions

Although urban flooding can be hazardous, it is actually beneficial to the environment. When water moves into the floodplain, the flow slows down, which allows pollutants to settle out. Natural vegetation along our creeks and streams also helps to filter out pollutants. This improves water quality and provides for diverse fish and wildlife habitats.

The City has constructed a wetland in south Greensboro along South Buffalo Creek to recreate natural flooding conditions to help filter pollutants from the creek. The wetland is located in an undeveloped area to prevent flood hazards.

Know Your Flood Hazards and Build Responsibly

All development inside the Special Flood Hazard Area (SFHA) requires a permit from the City Inspections Division. To determine if a property lies within a floodplain, call the City of Greensboro Water Resources Department at 336-373-2055. Elevation certificates are available for properties located in the SFHA.

Before you build, fill, or otherwise develop inside the floodplain, or to report illegal floodplain development, call the City of Greensboro Water Resources at 336-373-2055.

Learn more about your flood hazard and floodplain development at www.greensboro-nc.gov/flooding.

Substantial Improvement Requirements

The National Flood Insurance Program (NFIP) requires that if the cost of reconstruction, rehabilitation, addition, or other improvements to a building located in a flood hazard area equals or exceeds 50% of the building's market value, then the building must meet the same construction requirements as a new building according to City Ordinance Article 12: Section 30-12-2. The Land Development Ordinance can be found on the City's website at www.greensboro-nc.gov/InteractiveLDO. To find out more about the City's substantial improvement requirements, call the City of Greensboro Contact Center at 336-373-CITY (2489).



Drainage System Maintenance

Greensboro has a separate stormwater drainage system that is comprised of storm drains, pipes, ditches, and streams. The system carries stormwater away from homes, businesses, and ultimately empties into streams and lakes.

Maintenance of the drainage system is very important. By removing the trash, yard waste, and other debris that can obstruct the flow of water, some localized flooding can be prevented.

Report drainage problems and/or blockages in drainageways, such as culverts and bridges, to the City Contact Center at 336-373-CITY (2489).

You Can Help!

- Do not litter. Litter from streets washes into the drainage system, where it is carried directly into streams and lakes. It is against the law in NC to dump waste into streams, lakes, and drainageways.
- Dispose of yard waste properly. Rake leaves to the edge of your yard, not into the street where they can be washed into storm drains and cause blockages.
- Don't dump chemicals such as paint, oil, or herbicides into storm drains, ditches, or streams. Unlike the sanitary sewer system, the storm drainage system carries water directly into streams and lakes, untreated.

Insure Your Property

The City of Greensboro participates in the NFIP. The NFIP makes federally backed flood insurance available for all buildings, whether they are located in a SFHA or not. Flood insurance covers direct loss caused by surface flooding, including a stream flowing over its banks, and local drainage problems. Homeowner's insurance and renter's insurance do not cover flooding damages or losses.

The NFIP insures buildings, including mobile homes, with two types of coverage: structural and contents. Structural coverage is for the walls, floors, insulation, HVAC components and other items permanently attached to the structure. Contents coverage may be purchased separately provided the contents are in an insurable building.

To find out more about flood insurance, contact your insurance agent. There is usually a 30-day waiting period before the flood insurance policy takes effect, making it important to get insurance well before a flood threatens your property. Learn more at www.floodsmart.gov.

Property Protection Measures

Every year, flooding causes more damage in the United States than any other natural disaster. While regulations have made new homes less prone to flooding, many existing structures remain susceptible.

The most effective and permanent means of protecting your structure is locating it outside of the SFHA. If you are unable to relocate your structure, one solution is to raise the lowest floor of the home above the level of the base flood elevation. Floodwaters may still reach the home, but this solution will make it much less likely that water will enter the habitable space. It's also important to landscape your property so that water will drain away from the foundation wall, regardless of its flood vulnerability.

To help mitigate the effects of flooding, some emergency measures may help. Property may be protected by sandbagging areas where water might enter living spaces. Also, valuables and furniture may be moved to higher areas of the dwelling to minimize damages.



336-373-2055

www.greensboro-nc.gov/flooding

To participate in the Adopt-a-Stream or Drain Markers Program, call the City Contact Center at 336-373-CITY (2489) or visit our website at www.greensboro-nc.gov/GetInvolved.

For information about the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP), call 1-888-379-9531 or visit FEMA's Flood Website at www.floodsmart.gov.

Protection from Flood Hazards

You can help protect yourself from flood hazards by taking measures to ensure your safety before, during, and after a flood occurs.

- If floodwaters start to rise, evacuate to higher ground.
- Before leaving, turn off the electricity at the main breaker, and shut off the gas at the outside valve.
- If you cannot take pets with you, put out food and water for them. Ensure that pets are not tied or penned in flood prone areas.
- Do not walk through flowing water. Currents can be deceptive; just a few inches of moving water can knock you off your feet.
- Keep children away from floodwaters, ditches, culverts, and drains.
- Never attempt to drive through a flooded area. Turn around, don't drown!
- Don't drive around road barriers. They are there for your safety.
- Stay away from downed power lines and electrical wires. Electric current can travel through water. Report downed power lines to the electric company.
- After a flood, avoid walking on unstable flood debris, and wear gloves when handling debris or cleaning up.