

## BE FLOOD SAFE!

It is important to recognize the power of floodwaters and to take proactive measures to prevent injury or death. Drowning is the *number one* cause of flood-related deaths; just six inches of moving water can be enough to knock an adult off his feet.

- DO NOT walk through flowing water. Use a stick, pole or similar tool to walk in standing water to avoid falling into holes and other hidden dangers.
- DO NOT drive through a flooded area or around barriers. In floods, more people drown in cars than anywhere else, and barriers may indicate a road or bridge is washed out.
- DO NOT touch or go near downed power lines or electrical wires. The number two cause of death during flood events is electrocution. Immediately report downed power lines to East Point Power at (404) 270-7125.
- DO NOT use appliances or motors that have gotten wet, even if they were unplugged before being touched by water. Appliances may keep electrical charges even after they have been unplugged.

## FLOOD WARNING SYSTEM

The most serious threat of general flooding is during the hurricane season (June through November). Residents should tune to TV and radio weather broadcasts and alert to special advisories.

The City of East Point uses the CodeRED Emergency Notification System to notify residents of tornado, flash flood, and severe weather warnings by calling your home or cell phone. Join CodeRED emergency notification system to ensure your phone number is in the database. Visit <http://www.eastpointcity.org> for more information.

## IMPORTANT CONTACTS



Report a concern:  
(404) 765-1144

*Report illegal dumping in storm drains  
Request drainage system maintenance*

### Stormwater Management Division

**Reza Aral, CFM, CPESC**  
Stormwater Engineer II  
404.270.7130  
raral@eastpointcity.org

City Hall  
2757 East Point Street  
East Point, GA 30344

**James Keen** Sr. Environmental  
Inspector (404)270-7214  
jkeen@eastpointcity.org

[www.eastpointcity.org](http://www.eastpointcity.org) for  
sources of assistance.

**Flood Zone Determinations;  
Copies of Elevation Certificates: (404) 270-7130**

### BUILDING PERMITS/INFORMATION

**Planning & Development  
Department**  
City Hall

2757 East Point Street  
East Point, GA 30344

Santo Bowles  
Chief Building Official  
(404) 270-4358

### EMERGENCY MANAGEMENT

East Point Fire Dept.

911

[www.eastpointcity.org](http://www.eastpointcity.org)

**Please read and retain this brochure for important information about flood safety and the National Flood Insurance Program (NFIP). You are receiving this notice because the Federal Emergency Management Agency (FEMA) has identified property(ies) you own as in or near a Special Flood Hazard Area (SFHA).**

East Point is subject to a wide variety of flood risks. Flooding most commonly occurs during the rainy season from June to November. Low-lying areas near streams are particularly subject to flooding. Several areas of the city have experienced flooding from Camp Creek, Utoy Creek, and South River. The City's most recent major flood events occurred in the fall of 2009 and the winter of 2010. Several properties within the City suffered flood damage. In these events, flood waters ranged from 1 to 3 feet in some areas.

***Residents shall be reminded that flood waters are dangerous. Six inches of water will reach the bottom of passenger cars and cause a loss of control and possible stalling. A foot of water will float many vehicles. Two feet of rushing water can carry away most vehicles including sport utility vehicles (SUV's) and pick-ups.***

Your property may be high enough that it has not flooded recently. However, it still faces the risk of damage in the future. If your property is in the floodplain, the odds are that someday your property will be damaged by flood.

**City Flood Services:** The City of East Point provide the following Basic Firm information:

- (a) Whether the property is in an SFHA,
- (b) The community number,
- (c) The panel number and suffix,
- (d) The date of the FIRM's index (cover panel),
- (e) The FIRM zone, e.g., A, C, X, V, AE, A2, AO, etc.,
- (f) The base flood elevation (the depth in AO Zones) where shown on the FIRM, and
- (g) The elevation datum used on the FIRM, if other than NGVD.

Our Map is revised through FEMA approved LOMA, LOMR. The Stormwater Division also has information about area floodplains, as well as maps to show Special Flood Hazard Areas (SFHAs), flood zones, and flood elevations. Stormwater also maintains copies of Elevation Certificates and historical information about past flooding problems and flood depths. If you have had a flood, drainage or sewer backup problem, call (404) 270-7130 or visit [www.eastpointcity.org](http://www.eastpointcity.org) for sources of assistance.

## CITY OF EAST POINT FLOOD PROTECTION INFORMATION

**Flood Insurance:** Talk to your insurance agent if you don't have flood insurance, because *homeowner insurance policies do not cover damage from floods*. Because East Point participates in the NFIP, you can purchase a separate flood insurance policy. This insurance is backed by the federal government and is available to everyone, even for properties that have been flooded previously.

Some individuals have purchased flood insurance because it was required to obtain a loan. Usually, such policies cover a structure and not its contents. Flooding in East Point usually causes more damage to what's inside a building as opposed to the building itself. So, if you have a flood insurance policy, be sure the building coverage is adequate and make sure you have contents coverage.

***Don't wait for the next flood to buy insurance! There is a 30-day waiting period before NFIP coverage takes effect. Contact your insurance agent for more information on rates and coverage.***

**Floodplain Development:** All properties located within the SFHA designated on the community's Flood Insurance Rate Map are subject to state and local regulations. Before undertaking development, a builder must secure the necessary permits from the city's Public Works Department. "Development" includes reconstruction, rehabilitation, addition or other activities.

- Always check with the city before you build, alter, re-grade, or fill on your property. A permit may be needed to ensure that projects do not cause problems on other properties.
- If you see building or filling without a city permit posted, call (404) 765-1144 to report your concern.
- Check out information on flood-proofing, flood insurance and flood safety at [www.eastpointcity.org](http://www.eastpointcity.org).

**Substantial Improvements:** According to NFIP standards, all substantial improvements to a building be treated as a new building. A substantial improvement is when the value of an addition, alteration, repair or reconstruction project equals or exceeds 50% of the value of the existing building. In the case of an improvement to the original building, the entire building must be protected.

**Property Protection Measures:** Every year flooding causes more property damage in the United States than any other natural disaster. While recent construction practices and regulations have made new homes less prone to flooding, many existing structures remain susceptible. Throughout the county there is a growing interest from property owners to develop practical and cost-effective methods for reducing or eliminating exposures to flooding. Several effective methods include acquisition, relocation of a building to a site not subject to flooding, demolition of a structure, or retrofitting.

Retrofitting is a different approach because while the property itself remains subject to flooding, the building is modified to prevent or minimize flooding of habitable space. There are several approaches to retrofitting, including elevating the structure, wet flood-proofing, dry flood-proofing, and relocation.

In the event of a flood threat, it is advisable to take the following emergency actions:

- Place sand bags to reduce erosion and scouring
- Elevate furniture above flood levels
- Seal off sewer lines in the dwelling to prevent the back-flow of sewer waters

**Tributary/Stormwater System Maintenance:** Do not dump or throw anything into ditches, stormwater systems or tributaries. Dumping in ditches or other drainage structures is a violation of Article B of the City of East Point Zoning Ordinance. When ditches or systems become clogged by debris, flooding occurs more frequently and reaches a higher elevation, subjecting properties to unnecessary risk of damage.

Remember, it is ILLEGAL to dump materials into storm drains! If you witness dumping, or find debris in ditches or streams, call (404) 765-1144 to report your concern.

***Keep everything out of storm drains except for the stormwater runoff that they are designed to collect!***