

CHECK THE FLOOD HAZARD



Information provided by:

**The City of Greenville
Planning Department
340 Main Street
Greenville, MS 38701
(662) 378-1500**

As part of the National Flood Insurance Program

The purpose of this pamphlet is to inform residents and property owners of the presence of flood hazards in Greenville and suggest possible actions that may be taken to protect the citizens of this city.

FLOOD HISTORY

The City of Greenville is situated on the east bank of the Mississippi River and is protected by levees against flooding from the river. Historic accounts of past floods indicate that at least three times since 1955, floods in large magnitudes have occurred, causing damage to roads, bridges, homes and other properties. These floods occurred in 1958, 1968 and 1973. In April 1991, heavy rains led to some flooding in the city. The city experienced frequent stormwater drainage problems, primarily consisting of shallow flooding resulting from high intense and short duration rainfall. Although major floods do not occur every year, smaller shallow flooding does occur and can create a significant flood hazard to the citizens and their property.

FLOOD WARNING SYSTEM

The City of Greenville has developed a flood warning system, for when there are possibilities of a **Flood Watch** (flash flooding is possible within the warning area) and/or **Flood Warning** (flash flooding is imminent or has been reported in the area). Warnings will be disseminated by the local television stations (**WABG-TV6, WXVT-TV15**) and local radio stations (**WESY, WBAD, KUUZ, WBAQ, WIQQ/WNIX, WDMS, WJIW**).

FLOOD SAFETY

If flooding threatens you or your community, local government and disaster-relief organizations will assist you. But you need to be prepared as well. What you do to prepare can make a difference. These are some of the measures that can be taken.

1. Do not walk through flowing water. Drowning is the number one cause of flood deaths, mostly during flash floods. Currents can be deceptive; six inches of moving water can knock you off your feet. If you walk in standing water, use a pole or stick to ensure that the ground is still there. Do not drive through a flooded area. More people drown in their cars than anywhere else. Don't drive around road barriers; they may be washed out.
2. Stay away from power lines and electrical wires. The number two-flood killer after drowning is electrocution.
3. Electrical current can travel through water. Report downed power lines to the Power Company.
4. Turn off electricity by turning off the circuit breakers. Some appliances, such as television sets, keep electrical charges even after they have been unplugged. Don't use appliances or motors that have gotten wet unless they have been taken apart, cleaned, and dried.
5. Be alert for gas leaks. Use a flashlight to inspect for damage. Don't smoke or use candles, lanterns, or open flames unless you know the gas has been turned off and the area has been ventilated.

FLOOD INSURANCE

Most often flood damage isn't covered by homeowners' insurance policies. However, the City of Greenville participates in the National Flood Insurance Program (NFIP), therefore, you can purchase a separate flood insurance policy. This insurance is backed by the Federal Government and is available to everyone. This program provides coverage that most homeowners insurance does not, such as damage to structures and contents from flooding and flood related erosion. Flood insurance is available to residents in Greenville from any licensed insurance agent, broker or company for both home and business properties. Some people have purchased flood insurance because the bank required it when they got a mortgage or home improvement loan. Usually these policies just cover the building's structure and not the contents. If you are covered, check out the amount and make sure you have contents coverage. Don't wait for the next flood to buy insurance protection. There is a 30-day waiting period before National Flood Insurance Program coverage takes effect. We strongly urge you to buy flood insurance to protect yourself from losses due to flooding. You do not have to live in a flood zone to qualify for flood insurance. Property owners can insure their buildings and contents and renters can insure their possessions.

FLOOD INSURANCE RATE MAP DETERMINATIONS

As a public service, upon request, the City of Greenville will provide the citizens with the information regarding whether their property is located in a special flood hazard area as well as any other information on the Flood Insurance Rate Map. The City of Greenville will also provide copies of the Flood Insurance Rate Maps and blank Elevation Certificates to the public, if available. To make a request, you may call the Planning Department at 378-1548 or stop by City Hall, 340 Main Street, Greenville, between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.

PROPERTY PROTECTION MEASURES

Every year, flooding in the United States causes more property damage than any other type of natural disaster. While recent improvements in construction practices and regulations have made new homes less prone to flood damage, there are a significant

number of existing homes susceptible to flood losses. The flooding to these properties can be minimized through temporary and permanent retrofitting techniques.

*One approach is to keep water away from your house by constructing a floodwall or earthen berm. These methods are accepted if you have a large lot, if the flooding isn't too deep and if your property is not in the floodway.

*Another approach is to water proof your walls and place watertight closures over the doorways. This method should be used on homes with basements or if water will not get over two feet deep.

*A third approach is to raise your house above the flood level.

Measures to protect a property from flooding damage include retrofitting, grading a yard, correcting local drainage problems and such as emergency measures as moving furniture and sandbagging.

FLOOD HAZARD AREAS

As a public service, the City of Greenville will provide interested persons with information on their property in relation to its location in a special flood hazard area as well as any other information on the Flood Insurance Rate Map. If you would like to make an inquiry, please have the street address, subdivision, and lot and block number. To request information, please call us at 378-1548 or stop by the Planning Department at City Hall, 340 Main Street, Greenville, MS from 8:00 a.m. to 5:00 p.m. Monday through Friday.

FLOODPLAIN DEVELOPMENT REQUIREMENTS

The City of Greenville has adopted the Floodplain Development Ordinance. This ordinance is used to promote the public health, safety and general welfare, minimize public and private losses due to flood conditions in specific areas, restrict or prohibit uses which are dangerous to health, safety and property due to water, erosion, flood heights or velocities. Require that uses vulnerable to floods be protected against flood damage at the time of initial construction; control the alteration of natural floodplains, stream channels and natural protective barriers which are involved in the accommodation of floodwaters.

All development in the floodplain requires a permit. You must contact the City of Greenville Planning Department at 378-1548, before any development begins. If you see any development (building, grading, dredging, filling, etc.) in the floodplain, without a permit you may contact the City of Greenville Action Line at 378-1500. This is necessary because permits are required to ensure that projects do not cause problems on other properties.

SUBSTANTIAL IMPROVEMENT REQUIREMENTS

The City of Greenville's Floodplain Prevention Ordinance requires that if the cost of reconstruction, rehabilitation, addition, or other improvements to buildings equals or exceeds 50% of the building's market value, then the building must meet the same construction requirements as a new building. Substantially damaged buildings must also be brought up to the same standards (e.g., a residence damaged so that the cost of repairs equals or exceeds 50% of the building's value before it was damaged must

be elevated above the base flood elevation). Permits must be obtained from the Inspection Division, 1st floor, City Hall.

LITTERING

It shall be unlawful for any person to throw, drop, sweep or place or cause to be thrown, dropped, swept or placed, any garbage, refuse or trash upon the streets, alleys, sidewalks, neutral grounds, municipal buildings and premises, playgrounds, beaches, parks, drainage pipes and ditches, vacant lots, or any other property within the city. Any person violating the provisions of this article shall be guilty of a misdemeanor and, upon conviction thereof, shall be punishable by a fine of two hundred dollars (\$200.00).

DRAINAGE SYSTEM MAINTENANCE

The City of Greenville has an inspection and storm drainage maintenance program that includes the removal of all-foreign debris, thick vegetation growth and removal of excess sedimentation in the flow line. The Public Works Department conducts routine inspections on all ditches, streams and channels at least once a year. Maintenance of storm sewers and open ditches is performed as part of normal maintenance efforts. Citizens are also expected to maintain ditches located on the right-of-way in front of and/or to the rear of their properties. This includes keeping grass and weeds cut to less than 6" in height. The maintenance performed to the drainage system makes it possible for the ditches to flow clearly to the storm water pumping station and/or main drainage canals.

If you are aware of any dumping happening in the drainage system, please contact the City of Greenville Action Line at 378-1500 and provide detailed information as to the location, type, and individuals performing said work.

NATURAL AND BENEFICIAL FUNCTIONS

The City of Greenville is a beautiful place to live and raise our precious children, and the areas within or near our floodplains are important assets. The undisturbed wetlands provide a wide range of benefits in the human and natural systems. Water quality is improved through the wetland 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 habitat, support a high rate of plant growth and maintain biodiversity and the integrity of the ecosystem. Floodplains provide green space for protection of streams from development and the forces of erosion.