

## **Explanation for the Cause of Flooding within each Repetitive Loss Community [Activity 501]**

Current FEMA records indicates that Unincorporated Chatham County has 44 repetitive flood loss properties spread out within 14 different communities. Of these 44 properties, 5 have been mitigated over recent years and through continued mitigation efforts, one repetitive loss community has been removed from the list. Information regarding the specific cause of flooding for the remaining properties was obtained from various recent drainage studies, the Unincorporated Chatham County Stormwater Capital Improvement Program (UCCSCIP) report of May 1997 and from Chatham County staff personnel. The UCCSCIP report identifies 52 stormwater capital improvement projects necessary to reduce the degree of structural and property flooding through out the community. The UCCSCIP includes detailed project descriptions, maps and cost analysis on each project. However, it is important to understand that flood management issues are created on a lot by lot basis and therefore should be addressed on a lot by lot basis through low impact development and decentralized management techniques.

The County-wide drainage capital improvement program is managed by the County Drainage Engineer. This program is funded by the Special Purpose Local Option Sales Tax (SPLOST). Currently, several structural drainage project are under construction with more pending in the near future. Several of these structural projects are expected to significantly impact many of the repetitive flood loss communities. Additional information on the particulars of the specific projects is discussed in the following paragraphs.

This document contains a brief description of the cause of flooding for each of the remaining 13 repetitive loss communities. Please refer to Appendix C to see a map which show the relative location of each repetitive loss community and Appendix G to see a map which shows the relative location of each repetitive loss property. A vicinity map of each community has also been provided at the end of this section to show affected adjacent properties with the same or similar flooding conditions.

If additional information is required for this report, it can be provided upon request.

1. Wilmington Park community has eleven repetitive loss properties. Street and property flooding are primarily caused due to the overflow of the Wilmington Park Canal. Flooding is also complicated by an undersized storm drain system. Various structural projects are currently on the way to increase the drainage capacity of the storm drain system and the canal throughout the community. Construction of a dual 10' x 5' box culvert completed early this year has provided considerate relief. Project scope was expanded to include areas of repetitive loss - currently in the final design stage.
  
2. Hardin Canal community located along Dean Forest Road has one repetitive loss property. Flooding within this area is caused by an overflow of the Hardin Canal. Access to perform maintenance along the canal is hindered due to lack of access roads or ROW. There is little

or no maintenance of the canal from Hwy 307 to the Savannah River. Chatham County has hired a consultant to design drainage improvements and secure environmental permits for construction.

3. Isle Of Hope community has four repetitive loss properties which are not located in the general vicinity of each other. Street and structural flooding generally occur within the vicinity of Parkersburg Road. Street flooding along Romney Place attributed to drainage along Parkersburg Road. Water is backing up in the system southwest of Paxton and Central Avenue. The outfall is a combination of piping and open ditches. The open ditch portion is not maintained properly due to lack of access and ROW. The Channel section is overgrown with vegetation.
4. Halcyon Bluff subdivision has four repetitive loss properties. The outfall canal and pipe system are undersized. Frequent street, property and structural problems existing, especially along Laberta Avenue. The subdivision is receiving runoff via an 18" diameter pipe from the Kingswood subdivision in addition to runoff from the internal systems. Engineering analysis is necessary to determine pipe capacity and improvements.
5. Cresthill subdivision has two repetitive loss properties. There exist heavy vegetation and siltation along the outfall ditch that drains the area south of Montgomery Crossroads to Haney's Creek. Inadequate maintenance along the outfall ditch is due to lack of access and ROW. Culverts under Old Montgomery Road needs to be upgraded with tide gates. There exist structural and street flooding near Creighton Place subdivision and along canal properties.
6. There exist one repetitive loss property along Laroche Avenue. The pipe system under Laroche Avenue is apparently undersized. The canal between Laroach and the existing storm drain pipe is not maintained. As a result, heavy vegetation and siltation have occurred.
7. Georgetown community has four repetitive loss properties which are not located within close proximity to each other. Flooding routinely occurs during heavy rains within the Georgetown area. The flood waters are attributed to inadequate canal capacity, undersized street collectors and inadequate overflow from wetlands areas within the community. Since the last significant flood, stormwater improvements have been completed which consist of widening and regrading approximately 1.4 miles of drainage outfall to a tidal estuary, the construction of a +/- 6 acre detention pond, and the upgrading of road crossings for improved conveyance.
8. Grays subdivision has three repetitive loss properties. The storm drain system is a combination of piping and open ditches. During heavy rain events, the system is overwhelmed due to undersized piping at road and driveway crossings and heavy vegetation and siltation that have occurred. This community is currently on Chatham County Departments of Public Works list of maintained ditches and is scheduled to be cleaned.

9. Battery Point subdivision has two repetitive loss properties. The storm drain system is a combination of piping and open ditches. The storm drain pipe from some of the manhole are apparently clogged and not functioning properly. Water in manholes backs up causing street and property flooding within the community.
10. Golden Isles subdivision has three repetitive loss properties which are located relative close approximation to each other. An improved system enabling maintenance of the open ditches and pipe crossings would elevate a significant amount of the nuisance flooding which occur in this subdivision. Improvements to the downstream section of the system are complete which has provided some relief. Improvements to the upstream section are under design.
11. Runaway Point subdivision has one pre firm repetitive loss property. Property flooding during heavy rains results from a combination of inadequate floodproofing and outfall storm system to the marsh and Wilmington River.
12. Burnside Island community has two repetitive loss properties. Inadequate stormwater drainage is causing waters to back up in property and streets. An inadequate out system exist for the area.
13. Harrock Hall community has one repetitive loss property located at 2409 Easy Street. An inadequate stormwater drainage system allows storm waters to accumulate which results in waters backing up in property and streets. An adequate outfall system would significantly improve drainage conditions for this area.