

# Stormwater Billing

Account Questions—(843) 884-8517

- The yearly fee is the base rate for a developed single family dwelling (includes townhomes).
- An undeveloped lot/ parcel is calculated at 1/2 the base rate.
- Other parcel fees are based upon fee classifications and lot acreage (includes condominiums).
- Condominiums are billed for the entire parcel to the regime. Individual owners do not receive bills. Your regime will contact you regarding your share of the payment.
- Bills cannot be prorated by the Town. The fee is billed to the current owner as of July 15.
- Payments are due 60 days after the original billing date.
- A \$5 penalty is added to bills not paid after 60 days and the amount is due 30 days thereafter.
- A second \$5 penalty is added to bills not paid after 90 days and is due 30 days thereafter.
- After 120 days, all unpaid bills are turned over to a collection agency.



**PAY ONLINE!**

## WE MAKE EVERY EFFORT TO BILL THE CORRECT PROPERTY OWNER

The Town receives and reviews updates of property sales data from Charleston County to determine the correct property owner.

If you sold your property before July 15th, please disregard the bill.

If you receive a second notice in Sept. and did not own the property as of July 15th, please contact the billing department at 843.884.8517.



# Flood Protection Information



## Can I flood if I'm not in a Flood Zone?

The simple answer is YES! Flood Zone maps illustrate areas that are vulnerable to flooding from a hurricane storm surge. They do not account for low-lying areas that may have poor soils, older or smaller storm drainage systems, no drainage systems, or other issues that may contribute to flooding.

## Property Protection Measures

There are a number of measures that can be taken to protect a property against flood damage including retrofitting, yard grading, correcting drainage problems, and emergency measures such as moving furniture and sandbagging. Retrofitting measures can include major projects such as elevating structures. Less costly measures include elevating electrical panels, water heaters, and air conditioners. Washers, dryers, and other appliances can be elevated or moved to areas less likely to flood. Keep sandbags, plywood, plastic sheeting and lumber handy for emergency waterproofing. Contact the Building Inspection Division at (843) 884-5184 for more hazard preparedness information or visit [www.fema.gov](http://www.fema.gov)

## Elevation Certificates

The Town maintains copies of elevation certificates on file for most properties constructed in special flood hazard areas. Copies can be obtained for a nominal fee. Older certificates may require additional research. Due to changes in regulations and certificate forms, insurance and mortgage companies may require that a new certificate be completed by a state licensed land surveyor. Contact the **Building Inspection Division at (843) 884-5184** for additional information.

## Flood Zone Determinations

The Town responds to written and verbal inquiries regarding flood zones and base flood elevations. Make sure you know the street address and the TMS number of the property. Flood Zone determinations and information regarding freeboard and other requirements for construction in Special Flood Hazard Areas may be obtained by contacting the Building Inspection Division at (843) 884-5184 or through the town's web site "Request Tracker" feature on the home page. Flood Zone determinations are free.

## Flood Insurance

**STANDARD PROPERTY INSURANCE POLICIES DO NOT COVER LOSSES DUE TO FLOODS**

The Town participates in the National Flood Insurance Program, which makes it possible for Mount Pleasant property owners to obtain federally backed flood insurance. There are two types of coverage that can be purchased either together or separately: structural and contents. Renters can obtain contents coverage, even if the owner does not buy structural coverage on the building. Flood insurance is affordable and is available no matter what your risk. If you live or own property in a high-risk flood hazard area (AE and VE flood zones) and you do not have flood insurance, we urge you to protect yourself from flooding losses by purchasing flood insurance. A home in a high risk area has a 26% chance of being damaged by a flood over the life of a 30-year mortgage. But even those located in low-to-moderate-risk areas should carry coverage. Nearly 1 in 4 flood insurance claims are paid on policies in these areas. Do not wait until it is too late! There is normally a 30-day waiting period from the date of the application before the coverage goes into effect. When there are hurricanes brewing, the opportunity to purchase can close quickly! For more information, call your insurance agent or visit [www.floodsmart.gov](http://www.floodsmart.gov)



# STORMWATER Management



Stormwater Program  
100 Ann Edwards Lane  
Mount Pleasant, SC 29464



**Billing: 843.884.8517**

**Maintenance: 843.856.2157**

Visit us on the Web for  
More Stormwater Information

[www.tompsc.com](http://www.tompsc.com)

Under the Public Services Department





# Water Quality - Be the solution to pollution from your own backyard

## What is a watershed?

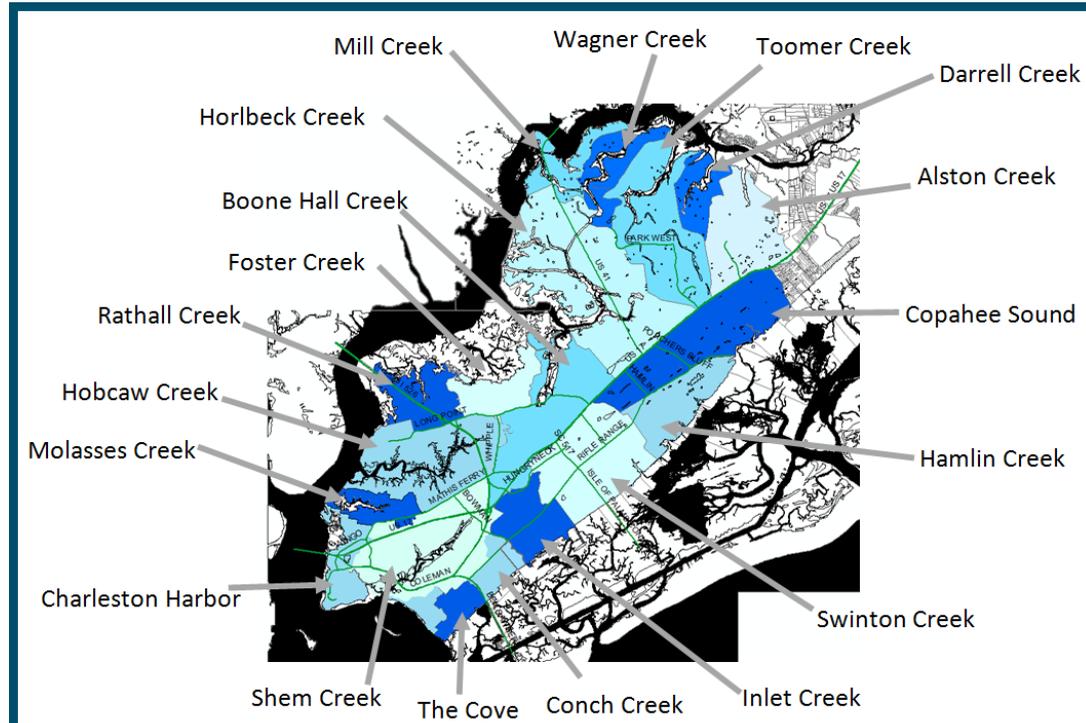
A watershed is an area of land that drains to a particular waterbody such as a lake, creek, stream, or ocean. The State of South Carolina is divided into eight large watersheds; the Broad, Catawba, Edisto, Pee Dee, Salkehatchie, Saluda, Santee, and Savannah. Many of these watersheds eventually drain to the Atlantic Ocean. Mount Pleasant is located in the Santee Watershed.

To be a part of the 'solution to pollution' and protect our local waterbodies, we focus more on our small local watersheds. Knowing where our drainage ditches and pipes are located, we are able to trace our drainage areas to smaller creeks within this area. This helps us identify and target creek-specific issues and trace back potential sources from the surrounding land and even our own backyards.

## Where is my watershed?

Watersheds are often named after the "waterbody" that collects and carries away rain water. In Mount Pleasant we are using the local creek names to designate our watersheds. Staff identified 19 different creeks and their watersheds using drainage system maps to determine the boundaries. Do you know

where your watershed is? See if you can find yours on the map!



## Why should I care?

*What we do on land can affect water quality and quality of life for all of our communities, human, animal, and marine.*

Rain is a powerful force of nature. Rain picks up soils and pollution from our roads and yards, carrying it to nearby creeks. The coastal nature of Mount Pleasant can be directly impacted by our own behaviors. When you take ownership of your household or business activities you become a better steward of our shared environment. Remember, letting anything but rainwater go down a storm drain can be harmful to our recreational areas, natural resources, and local quality of life.

For example, improper use of pesticides and fertilizers can also be a hazard to the environment. Excessive fertilizing is illegal and can cause harmful algae growth in downstream waterbodies. These algae blooms rob much needed oxygen from ponds and creeks. Algae blooms can also breed toxins.

Improper disposal of leaves and yard debris into drainage ditches or inlets can cause flooding and water quality problems. As the debris piles up and decomposes, it robs the waterbodies of oxygen and can re-lease excess nutrients which also causes algae blooms and builds potential bacteria breeding sites.

Pet waste can also contribute to the high levels of fecal bacteria in our waterbodies. Pet waste contains 2.5 times the amount of bacteria than human waste. Oyster beds and beaches can be closed due to high levels of bacteria that are washed off the land. Fecal bacteria in water can cause people and animals to get sick. Please do your part. Be a solution to pollution and help keep our watersheds healthy, fishable, and swimmable!

## What can I do to protect my watershed?

*Small measures taken by each of us helps ensure clean water, creeks, rivers and marshes for all*

- ◆ Pick up after your pet and put the waste in your garbage can.
- ◆ Test soils *before* fertilizing. Water in the fertilizer but never apply before it rains.
- ◆ Blow leaves and grass clippings back into the yard and not into streets or ditches. Bag debris for collection.
- ◆ Take used motor oil, chemicals, and paints to appropriate disposal centers, and clean up spills immediately.
- ◆ Participate in a litter clean-up.
- ◆ Recycle oyster shells and help with oyster reef restoration projects.
- ◆ Install a rain barrel or a rain garden.

For more information about Watersheds and Local Water Quality visit us on the web or call 843.849.2022

