

The Dam Problems

The community meetings have started! Are we going to be flooded? Is the dam going to break? The U.S. Army Corps of Engineers have finally released the flood maps showing possible flooding by a break in the Wolf Creek Dam in Kentucky.

It has been classified as "high risk" for failure. They have found signs of seepage within the earthen embankments and foundation. Sinkholes have appeared and apparently there is a dissolution of the limestone.

The water level has been lowered to reduce the pressure. Last month, construction began to repair the dam, but it won't be completed until 2014. In the event of failure, the estimated loss of life is 100 peopleand \$3 billion dollars in damage.

In addition to the public meetings, there are maps at many local libraries that the public can view to determine if their home is in the flood zone.

I live on 3 acres across the street from Old Hickory Lake, and the map is showing that the water will be coming up to my front door. I would love to live on the lake, but this is a little too close for comfort. We were able to purchase flood insurance from the Federal Government, but the maximum coverage is only \$250,000. Lloyds of London underwrites anything over that amount but they have put a "freeze" on this entire area.

There are many incredible lake homes both in Sumner and Wilson counties. A local TV station reported that in Wilson County alone, 2,600 homes would be flooded or completely submerged....not to mention main roads.

Wolf Creek Dam is the largest reservoir of water east of the Mississippi River and forms Lake Cumberland in Kentucky. The Cumberland River flows into Old Hickory Lake in Middle Tennessee. We would have several hours to evacuate, but once the water reaches us, it will rise 8 inches an hour for 5 days. WOW!

But there's more! Wolf Creek Dam is sick, but Center Hill Dam isn't feeling so hot either. That dam is also showing signs of failure. And we're downstream from both of them.

A break may never happen, but until the repair is finished, we are at serious risk. Several low-lying areas around the lake would be affected, but certainly many of the lake homes would be wiped out. But, we do have many lake homes at a higher elevation and would not be affected at all. My sister lives on the lake, and her home is not in the affected area.

If you are interested in purchasing lake property in this area, it would be advisable to check the maps before your purchase. All my clients moving into the area will certainly be advised of this situation.

If you would like more information, just call or e-mail me. 615-826-0305 or pam@pamrumley.com.



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