

## **FLOOD HAZARD WARNING...**

### **COULD YOU BE IN A FLOOD PLAIN AND NOT KNOW IT?**

The following flood hazard information is being made available to the residents of the City of Milton because 3% of Milton is located in or near a 100-year floodplain. It is hoped that everyone will become familiar with the possible hazards associated with these floodplain areas and use the suggested actions to protect yourself, your family, your property, and your investment. The largest flood that has occurred on the Chattahoochee River since the completion of Buford Dam was the flood of February 25, 1961, which reached an elevation of 768.4 feet at the Atlanta gauge on Paces Ferry Bridge.

#### **FLOOD HAZARD AREAS:**

The map on the reverse page identifies areas subject to flooding within the 100-year floodplain. The 100-year floodplain is the area that will be flooded on the average of once every 100 years. Small floods have a greater chance of occurring in any year and can create a significant flood hazard to people and property close to waterways. Flash floods can occur in the spring, summer and fall. Flood waters, as from the Chattahoochee River, could rise very fast. The flood hazard includes fast moving water, sometimes accompanied by logs and debris. The City of Milton has restricted development within the 100-year floodplain. As a result, the City seldom experiences any damage within the floodplain areas. However, citizens should be aware that localized flooding may occur where storm drains or channels become temporarily blocked. For that reason, citizens should be prepared to evacuate flood hazard areas. For more information about the local flood threat, call the Federal Emergency Management Agency (770) 220-5200.

#### **FLOOD WARNINGS:**

Warnings will be disseminated through local radio and television stations (WXIA-11, WAGA-5, WGCL-TV, WSB-2, WSB-AM750, and WGST-AM640). FLOOD WATCH means that flash flooding is possible within the watch area. FLASH FLOOD WARNING means that flash flooding is imminent or has been reported in the warning area and evacuation is advisable.

#### **FLOOD SAFETY:**

To lessen the flood hazard: 1) know the flood warning procedure; 2) plan escape routes to high ground; 3) turn off the gas and electricity; 4) during time of heavy rainfall, monitor the level of water in the waterway (if possible). Stay tuned to radio or TV for possible flood warnings; 5) evacuate the flood hazard area in times of impending flood or when advised to do so by the police or fire department; 6) do not attempt to cross a flooded stream on foot or by car; 7) if your car stalls in high water, abandon it immediately and seek higher ground; 8) keep children away from flood waters, ditches, culverts, and storm drains; 9) be especially cautious at night.

#### **FLOOD INSURANCE:**

For many people, their home and its contents represent their greatest investment. Your homeowner's insurance policy will not cover losses due to flooding. The City of Milton participates in the National Flood Insurance Program which makes flood insurance available to everyone. This is a government policy and the federal government writes the policy and sets the rates.

The city strongly urges you to buy flood insurance to protect yourself from devastating losses due to flooding. Flood insurance is available on buildings and personal property, and the contents of your home or business. The cost of the policy depends on your flood zone, elevation, and age of your home. Questions concerning flood zone locations should be directed to the Community Development Department at (678) 242 2543. A preferred risk policy is available to people in zone X, which is not in the flood zone. Renters living in a flood zone can also insure their possessions. More information about flood insurance can be obtained from your insurance agent. **JUST BECAUSE YOUR HOUSE HAS NOT FLOODED IN THE PAST DOES NOT MEAN THAT YOU ARE SAFE.**

In order to obtain financing to buy, build, or improve property located in identified flood hazard areas, flood insurance is required by law. This law applies to any mortgage, loan, grant, or other funding directly financed by a Federal Agency (VA, FHA, EPA, etc.). Lending institutions insured or regulated by a federal agency may make conventional loans at their own discretion in identified flood hazard areas.

#### **PROPERTY PROTECTION MEASURES:**

Retrofitting is an affordable way to protect your building from flood damage. This involves modifications to the building such as elevating it so that floodwaters do not enter or reach damageable portions, constructing barriers between the building and floodwaters, and wet and dry flood proofing. Relocate the contents so that when floodwaters enter the building, there is little or no damage from sewer backup or sump pump failure. Emergency measures include moving belongings upstairs and sandbagging. More information about floodproofing or retrofitting your home is available at the Fulton County Library, Milton Branch on Norcross Street or call the City of Milton Community Development Department at (678) 242 2543.

#### **DRAINAGE SYSTEM MAINTENANCE:**

Do not dump anything into the city's local waterways or drainage ditches. Doing so could cause unexpected flooding during normal thundershowers and is in violation of the City of Milton Code Chapter 14 Article 1 Section 3(b). Debris in ditches and streams obstructs the flow of water which can cause overflow into roads and into yards. Partial or complete filling in these ditches can reduce the flood flow capacity, which will also result in overflow into roads or onto private property. If your property is near a waterway or drainage ditch, please do your part and keep the banks clear of brush and debris.

#### **FLOODPLAIN DEVELOPMENT PERMIT REQUIREMENTS:**

Always check with the City of Milton Community Development Department before you build or alter your property in any way. All development in the floodplain, not just construction of buildings, requires a local permit. Illegal development can obstruct the floodplain and create an unsafe situation. For more information about these permits and to report illegal development, call the City of Milton Community Development Department at (678) 242 2543.

#### **SUBSTANTIAL IMPROVEMENTS:**

If your home or business is located in the floodplain, the National Flood Insurance Program requires that if the cost of reconstruction due to damage, rehabilitation, addition, or other improvements exceeds 50% of the building's market value, the building must meet the same requirements as a new building. The City of Milton Building Inspections maintains improvement information for the life of the building; therefore, it is important to contact them at (678) 242 2500 before you make any alterations to your home or business.

#### **NATURAL AND BENEFICIAL FUNCTIONS:**

The City of Milton is a beautiful place in which to live, and the small areas located within or near a floodplain are an important asset. The undisturbed wetlands provide a wide range of benefits to the human and natural systems. Water quality is improved through the wetlands 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.

**FLOOD EVACUATION PROCEDURE:**

Unusually heavy rains may cause "flash" floods. Small creeks, gullies, culverts, and low-lying ground flood quickly. In such situations, people are endangered without any warnings. Response actions involve the movement to higher ground BEFORE rising waters block evacuation routes.

FOR MORE INFORMATION, CALL THE FOLLOWING CITY OF MILTON OFFICES FOR HELP WITH FLOODING CONCERNS/QUESTIONS:

Jimmy Sanders, (678) 242 2543  
EIT, CPESC, CPSWQ, CFM  
Land Development Supervisor

Wade Green, CBO (678) 242 2500  
Building Official

Milton City Hall Web Site,  
13000 Deerfield Parkway [www.cityofmiltonga.us](http://www.cityofmiltonga.us)  
Milton, GA 30004

Avoiding Flood Damage: A Checklist for Homeowners  
[www.fema.gov/pdf/hazards/flddam.pdf](http://www.fema.gov/pdf/hazards/flddam.pdf)

Protecting Your Property from Flooding  
[www.fema.gov/fima/how2shtm#flooding](http://www.fema.gov/fima/how2shtm#flooding)

Homeowner's Guide to Retrofitting  
[www.fema.gov/mit/bpat/bpn\\_hgr.htm](http://www.fema.gov/mit/bpat/bpn_hgr.htm)

Above the Flood: Elevating Your Flood Prone House  
[www.fema.gov/hazards/floods/lib347.shtm](http://www.fema.gov/hazards/floods/lib347.shtm)

**ADDITIONAL SOURCES OF INFORMATION:**

Federal Emergency Management Agency (770) 220-5200  
Atlanta Regional Commission (404) 463-3100  
U.S. Army Corps of Engineers (404) 562-5011

**FLOODWAY, FLOOD BOUNDARY AND INSURANCE RATE MAP INFORMATION:**

The City of Milton Community Development department can provide the following Flood Insurance Rate Map information:

- 1) The community number, panel number and suffix
- 2) Date of the FIRM's index and FIRM zones
- 3) Copies of Certificates of Elevation
- 4) Base flood elevation shown on the FIRM
- 5) Elevation datum on the FIRM
- 6) In addition, the city can determine if your property is in a special flood hazard area

**FLOOD PROTECTION ASSISTANCE**

The City of Milton Community Development department can provide:

- 1) Site specific flood and flood-related data
- 2) Names of contractors and consultants
- 3) Material on how to select a contractor
- 4) Site visits to review flood, drainage and sewer problems
- 5) Advice and assistance on retrofitting techniques

Site Development Community Development e-mail,  
[Jimmy.sanders@cityofmiltonga.us](mailto:Jimmy.sanders@cityofmiltonga.us)

FOR A BETTER VIEW OF THIS MAP, CHECK OUR WEBSITE [www.cityofmiltonga.us](http://www.cityofmiltonga.us)

