

FLOOD WARNING SYSTEM

Many times, flooding along the Muskegon River within Brooks Township can be predicted days in advance, giving ample warning for preparation and evacuation. Notifications can be given by text messages or by local television and radio stations. Door to door visits may also be done. However, in the event of a flash flood due to a large rain event, you may be the first to notice the oncoming situation and have only hours to execute your plan. There are warning sirens located below Hardy Dam and below Croton that are activated in an emergency. Notify Newaygo County 911 to activate the warning sirens along the river. Be prepared to evacuate with very little notice.

ADDITIONAL INFORMATION

If you should require further or more detailed information regarding flood-related issues within Brooks Township, here are some

additional sources:

FEMA.gov website

Brooks Township Office

490 Quarterline, PO Box 625

Newaygo, MI 49337

(231) 652-6763

Newaygo Public Library

MDEQ

State Office Building, 5th Floor

350 Ottawa Ave. NW, Unit 10

Grand Rapids, MI 49503-2341

(616) 356 0500.

Newaygo County

Emergency Services

(231)-689-7354

SUBSTANTIAL IMPROVEMENT/DAMAGE

The NFIP requires that if the cost of improvements to a building or the cost to repair damages (from any cause) to a building exceeds 50% of the market value of the building (excluding land value), the entire building must be brought up to current floodplain management standards. Building improvement projects include exterior and interior remodeling, rehabilitation, additions and repair and reconstruction projects. Additionally, the cost of currently planned improvements will be added to the cost of previously made improvements and compared to the existing market value to determine if the improvements exceed 50% of the structure's value. A zoning compliance permit and a Newaygo County Building permit are required for any floodplain development. Please contact the Brooks Township Zoning Administrator at (231)-652-6763 for further information.



You are receiving this brochure because you are either in or near a floodplain subject to flood hazards!

BROOKS TOWNSHIP FLOOD INFORMATION

FLOOD HAZARD AREAS

Information on whether your property is in the 100- year floodplain can be obtained by coming into the Township Office and having the Zoning Administrator help you. Maps are available to look at as well as other flood related information. The Township also has Elevation Certificates for new development available back to 1990. To find more information about your flood hazards contact the Brooks Township Office at (231) 652-6763 for further assistance.

FLOOD SAFETY

The following common sense guidelines can help you from the dangers of flooding:

Do not drive through a flooded area.

More people drown in cars than anywhere else.

Do not drive around barriers.

Do not walk through flowing water.

Currents can be deceptive. Six inches of water can knock you off your feet.

Stay away from power lines and electrical wires. If your house is about to be flooded, turn off the power at the service box. Electrical current can travel through water. electrocution is the 2nd leading cause of death during floods.

Be alert to gas leaks. Turn off the gas to your house before it floods. If you smell gas, report it to a township official or your gas company. Do not use candles, lanterns or open flames if you smell gas or are unsure if your gas has been shut off.

Keep children away from the flood waters, ditches, culverts and storm drains. Flood waters can carry unimaginable items that have dislodged themselves. Culverts may suck smaller people into them rendering them helpless.

Clean everything that has been wet. Flood water will be contaminated with sewage and other chemicals which pose severe health threats.

Look out for animals, especially snakes. Small animals that have been flooded out of their home may seek shelter in yours.

Do not use generators or charcoal fires **indoors** during power outages. Carbon monoxide exhaust can pose serious threats.

FLOOD PROTECTION MEASURES

There are ways to modify your building to minimize flood damage. Where flooding is shallow, measures such as small floodwalls, regrading the yard, and flood proofing the walls or utilities can be relatively inexpensive. Where flooding is deep a building may need to be elevated.

Utilities such as heating and air conditioning units, water heaters and other major appliances can be elevated to higher floors in the structure or on raised platforms.

Temporary measures such as moving furniture and other valuables to higher ground or sandbagging exterior openings will also help.

FLOODPLAIN PERMIT REQUIREMENTS

All development within the 100-yr. floodplain (not just construction of buildings, but filling, excavation, fences, etc.) is required to obtain a Township Zoning Compliance Permit and a permit from the Newaygo County Building Department. Applications must be made prior to doing any work in a floodplain area. Please contact the Brooks Township Zoning Administrator to receive all the information you will need. A permit may also be required from the MDEQ. You may also report any illegal developmental activities to the MDEQ or Brooks Township.

FLOOD INSURANCE

If you do not have flood insurance, talk to your insurance agent. Most homeowner's insurance policies do not cover damage from floods. Flood insurance is now only available to those participating communities in the National Flood Insurance Program (NFIP). Because of our floodplain management programs that attempt to protect us from the multiple flooding hazards, Brooks Township is part of the NFIP and thus, residents are able to obtain floor insurance. Additionally, because the Township participates in FEMA's CRS program, flood insurance premiums are discounted.

Be sure to check your policy to ensure you have adequate coverage. Usually these policies cover the building structure, but not the contents. Contents coverage can also be obtained by asking. There is a 30-day waiting period before flood insurance coverage becomes effective. Plan ahead; do not wait until a flood is predicted before purchasing flood insurance. If you are building inside the floodplain, the purchase of flood insurance is mandatory if using a federally regulated/insured bank for a loan.

NATURAL & BENEFICIAL FUNCTIONS

Floodplains play a valuable role in providing natural and beneficial functions to the area around and including Brooks Township. Floodplains that are relatively undisturbed provide a wide range of benefits to both human and natural systems. These benefits provide aesthetic pleasure as well as function to provide active processes such as filtering nutrients.

Floodplains contain historic and archeological sites that provide opportunity for education and study. Both enhance waterfowl, fish and other wildlife habitats and provide feeding/breeding grounds. And lastly, floodplains provide natural erosion control and open space so further flooding damage does not occur.

DRAINAGE SYSTEM MAINTENANCE

As simple as it may sound, simply keeping smaller ditches and streams free of debris can dramatically improve the run-off capacity of low-lying areas, as well as greatly reduce the occurrence of blockage that significantly contributes to flooding. Do not pour oil, grease, pesticides, or other pollutants down storm drains or into the ditches or stream. It is illegal to dump materials into waterways and violators may be fined. If you see someone in the act of dumping or see debris in one of our watercourses, please contact the MDEQ at (616) 356-0500.