

ARE YOU PREPARED FOR A FLOOD IN YOUR NEIGHBORHOOD?

YOU ARE RECEIVING THIS BROCHURE BECAUSE YOUR PROPERTY IS IN OR NEAR A SPECIAL FLOOD HAZARD AREA.

- **History of Flooding in the City of Manhattan.**

It is critical to remember that the City of Manhattan, being located adjacent to the Kansas and Big Blue Rivers as well as several of their tributaries, is subject to riverine flooding. The City of Manhattan has experienced several substantial historic floods, including notable floods in 1903, 1935, 1951, 1993, and 2011, all of which resulted in flood damages. The most recent substantial flood events were the Wildcat Creek flood of 2011 and the flash flooding in May of 2015. Being prepared is your best defense against such events.

What should you do before a flood?

- **Determine if your property is located in an area subject to flooding.**

The Northview area as well as neighborhoods along Wildcat Creek in the southwestern part of the city are particularly flood-prone parts of town.

These are not the only of areas that are within flood zones, but rather these are areas with documented flooding problems. A property located within a flood zone does not necessarily have flooding problems. If your neighborhood is not listed, your property may still be within a flood zone, as designated by Federal Emergency Management Agency (FEMA) maps. Upon request, the Community Development Department at (785) 587-2412, will make free flood zone determinations for properties within the City. FEMA maps are also available in the Manhattan Public Library. If located in an “A” Zone, your property is

within the Special Flood Hazard Area (SFHA), which is an area that has been determined to have the potential for flooding caused by a 100-year storm. The Community Development Department also maintains elevation certificates for many properties within the city which are also available for review.

- **Purchase flood insurance on your property.**

Flooding is not covered by a standard homeowner’s insurance policy. A separate flood insurance policy is required to cover damages incurred by flooding. Coverage is available for the building itself as well as for the contents of the building. The City of Manhattan participates in the National Flood Insurance Program (NFIP) that makes available federally backed flood insurance for all structures, whether or not they are located within the floodplain. Note that there is a 30-day waiting period before coverage goes into effect. More than 25 percent of NFIP claims are filed by properties located outside the 100-year floodplain, also known as the Special Flood Hazard Area (SFHA). Contact your insurance agency for more information. Flood insurance information is also available in the Manhattan Public Library.

- **Maintain drainage channels and pipes free of obstruction and debris.**

The City of Manhattan performs cleaning and maintenance activities on the drainage channels and pipes in City easements & rights-of-way in accordance with an established schedule and other standard operating procedures. Residents are encouraged to assist in maintaining the drainage in their areas by removing or reporting obstructions (such as shopping carts, leaves, debris, trash, etc.). Keeping drainage channels free of obstructions reduces flooding in the event of heavy rains. By way of City ordinance, it is illegal to dump trash, leaves, landscape debris, paint, grease, or any other material into any portion of the City’s drainage system. Such dumping can have devastating impacts on water quality in addition to causing flooding. To report obstructions or illegal dumping, or for questions regarding drainage system maintenance, please contact Public Works Department at (785) 587-2415.

- **Protect your property from the hazards of**

flooding and wind. Various methods may be used to minimize flooding. If the floor level of your property is lower than the “Base Flood Elevation” (elevation of the 100-year flood, based on the FEMA maps), consider elevating your structure, if possible. Brochures discussing flood proofing and other mitigation measures are available in the Manhattan Public Library. If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. The City of Manhattan Fire Department may be available to assist with sandbagging efforts. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages. Attaching plywood or specially made panels over windows and patio doors may help protect against high wind damages associated with hurricanes. The City of Manhattan will make site visits to provide one-on-one advice to a property owner regarding flooding and drainage issues on private property. We also have site specific information for some parcels within Manhattan. For more information, please contact Public Works Department at (785) 587-2415.

- **Meet improvement requirements.** The National Flood Insurance Program (NFIP) requires that if the cost of reconstruction, additions, or other improvements to a building equals or exceeds 50% of the building’s market value, then the building must meet the same construction requirements as a new building. Substantially damaged buildings must also be brought up to the same standards. For example, a residence damaged so that the cost of repairs equals or exceeds 50% of the building’s value before it was damaged must be elevated above the base flood elevation. Please contact the Community Development Department at (785) 587-2412 for more information.

- **Meet permitting requirements.** All development within the city requires a permit. Always check and fulfill permitting requirements with the Code Services Department at (785) 587-4506 and/or the Public Works Department at (785) 587-2415 before you build on, alter, fill, or re-grade on any portion of your property and/or within any easement or right-of-way. Also, contact either of the

numbers above to report any suspected permitting violations.

- **Keep an emergency supply.** Non-perishable food, water, batteries, flashlights, a manual can opener, and a battery-operated radio should be kept available.

What should you do during a flood?

- If your property is in imminent danger of flooding, please contact Westar Energy at (800) 383-1183 and Kansas Gas Service at (800) 794-4780 to request that your power and natural gas be shut off, or for guidance on how to do it yourself. This number may also be contacted regarding any other electrical or natural gas emergencies.

- Tune-in to local commercial radio or television stations (KMAN – 93.7 FM, KJCK – 1420 AM, WIBW – 580 AM), or NOAA Weather Radio (frequencies WXK91 – 162.500) for Watch and Warning Bulletins and any corresponding emergency instructions. The Riley County Emergency Management Department will order or advise evacuations if conditions warrant this action. If evacuations are called for, it is imperative that you follow instructions in the time frame noted.

Questions regarding emergency procedures may be addressed to the Riley County Emergency Management Department at (785) 537-6333.

- If dangerous flooding conditions are imminent, avoid driving a vehicle if possible. Do not attempt to drive or wade through deep pockets of water or running washes. Unstable banks should be avoided.
- Develop an evacuation plan for your family.
- Avoid low-lying areas. Seek shelter in the highest areas possible.

What should you do after a flood?

- Listen to the radio for emergency instructions.
- Avoid driving if possible.
- Follow established procedures for property damage repairs:

Select a contractor who is licensed in his trade. The City of Manhattan requires all contractors performing work in the City to be licensed. Licensed contractors will have a City of Manhattan issued contractor's license which they should be able to provide upon request. They will also be able to produce receipts for their licenses. Only licensed gas contractors may work on a gas system, only licensed mechanical contractors may perform heating, ventilation and air conditioning work, and only licensed building contractors may perform building construction related work. Verify that contractors are licensed before signing or agreeing to any repair contracts, all licensed contractors are listed on the City of Manhattan's website, www.cityofmhk.com. It is also recommended that you verify certification of liability and workman's compensation insurance. Complaints against licensed contractors may be referred to the appropriate licensing agency.

Require your contractors to obtain the proper permits for work being performed. Permits are required for any most permanent improvement to a structure and for site work such as grading, filling, etc. Permits are required even if a homeowner is doing the work himself or herself.

Questions about permits or contractor licensing may be addressed to the City of Manhattan Code Services Department at (785) 587-4506.

Recognize the natural and beneficial functions of floodplains to help reduce flooding:

Floodplains are a natural component of the Manhattan region. Understanding and protecting the natural functions of floodplains helps reduce flood damage and protect resources. When flooding spreads out across the floodplain, its energy is dissipated, which results in lower flood flows downstream, reduced erosion of the streambank and channel, deposition of sediments

higher in the watershed and improved groundwater recharge. Floodplains are scenic, valued wildlife habitat, and suitable for farming. Poorly planned development in floodplains can lead to streambank erosion, loss of valuable property, increased risk of flooding to downstream properties and degradation of water quality.

For more information about flood safety or the NFIP, please note the following:

www.cityofmhk.com
www.floodalert.fema.gov
www.fema.gov/hazards/floods
1-888-FLOOD29

This information is provided by the City of Manhattan and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of Manhattan, contact your regulatory authority for information. If you believe you received this notice in error, or if you no longer own this property, please contact the City of Manhattan Community Development Department at (785) 587-2412 or via U.S. mail.

**City of Manhattan
Community Development Department
1101 Poyntz Avenue
Manhattan, KS 66502**

Flood Safety



A Publication for City of Manhattan Property Owners