

FLOOD PLAIN INFORMATION

It is a fact of life that at some point it will rain; and anywhere rain falls there can be floods. As defined by the National Flood Insurance Program (NIFP) a flood is a general and temporary condition where two or more acres of normally dry land or two or more properties are inundated by water or mudflow. Many conditions can result in a flood, but in our area the chief causes are: clogged drainage systems and/or rapid accumulation of rainfall. To lessen the threats to life and property stemming from flooding the City has adopted a floodplain zoning ordinance.

We regulate development in the floodplain to:

Protect people and property.

Floodplain management reduces the risk of losing lives or property from improper development.

Ensure federal flood insurance is available.

If your house or business is in a floodplain and federal flood insurance isn't available you may not qualify for business loans or home mortgages.

To save tax dollars.

Federal disaster assistance is not available for all flood events. Even if the President declares a disaster, the City still has to pay the costs of evacuation, repair and clean-up, and may not receive disaster funds for weeks or months. If we build smart, we'll have fewer problems the next time the water rises.

To avoid liability and costly law suits.

If we know an area is likely to flood and we want ensure that lives and property are not in danger.

To reduce future flood losses in Kansas.

Floodplain development regulations are simply a "good neighbor" policy designed to protect our citizens from future flood losses. Regulating floodplain development helps keep flooding conditions from getting worse as development continues.

National Flood Insurance By taking in active role in managing the flood plains in our community residents are eligible to purchase insurance through the NIFP. Lyons is one of 357 Kansas communities that has been mapped for flood hazards and participates in the NIFP.

For more information on the National Flood Insurance Program visit www.floodsmart.gov

Use this search tool to determine if you are in the flood plain.

[FEMA Map Service Center](http://www.msc.fema.gov) at www.msc.fema.gov

For additional information about floodplain issues in the City of Lyons contact John Sweet
City Administrator/Floodplain Manager
(620)-257-2320

Flash Flood Terminology

Flash Flood Watch - Indicates that flash flooding is a possibility in or close to the watch area. Those in the affected area are urged to be ready to take action if a flash flood warning is issued or flooding is observed. These watches are issued for flooding that is expected to occur within 6 hours after the heavy rains have ended.

Flash Flood Warning - A flood warning issued for life/property threatening flooding that will occur within 6 hours. It could be issued for rural or urban areas as well as for areas along the major rivers. Very heavy rain in a short period of time can lead to flash flooding, depending on local terrain, ground cover, degree of urbanization, amount of man-made changes to the natural river banks, and initial ground or river conditions. Dam breaks or ice jams can also create flash flooding.

Flash Flood Statement - A Flash Flood Statement is issued to inform the public about current flash flood conditions. These statements usually contain river stage information if major streams or rivers are involved.

Urban/Small Stream Flood Advisory - Alerts the public to flooding, which is generally only an inconvenience (not life-threatening) to those living in the affected area. Issued when heavy rain will cause flooding of streets and low-lying places in urban areas. Also used if small rural or urban streams are expected to reach or exceed bankfull. Some damage to homes or roads could occur.

Know What to Expect

Know your area's flood risk--if unsure, call City Hall (257-2320)

If it has been raining hard for several hours, or steadily raining for several days, be alert to the possibility of a flood.

Listen to local radio or TV stations for flood information.

Reduce Potential Flood Damage By--

Raising your furnace, water heater, and electric panel if they are in areas of your home that may be flooded.

Consult with a professional for further information if this and other damage reduction measures can be taken.

Floods Can Take Several Hours to Days to Develop

A flood WATCH means a flood is possible in your area.

A flood WARNING means flooding is already occurring or will occur soon in your area.

Flash Floods Can Take Only a Few Minutes to a Few Hours to Develop

A flash flood WATCH means flash flooding is possible in your area.
A flash flood WARNING means a flash flood is occurring or will occur *very* soon.

Prepare a Family Disaster Plan

Check to see if you have insurance that covers flooding. If not, find out how to get flood insurance.

Keep insurance policies, documents, and other valuables in a safe-deposit box.

Assemble a Disaster Supplies Kit Containing--

First aid kit and essential medications.
Canned food and can opener.
At least three gallons of water per person
Protective clothing, rainwear, and bedding or sleeping bags.
Battery-powered radio, flashlight, and extra batteries.
Special items for infants, elderly, or disabled family members.
Written instructions for how to turn off electricity, gas and water if authorities advise you to do so. (Remember, you'll need a professional to turn them back on.)
Identify where you could go if told to evacuate. Choose several places . . . a friend's home in another town, a motel, or a shelter.



When a Flood WATCH Is Issued . . .

Move your furniture and valuables to higher floors of your home.
Fill your car's gas tank, in case an evacuation notice is issued.

When a Flood WARNING Is Issued . . .

Listen to local radio and TV stations for information and advice. If told to evacuate, do so as soon as possible.

When a Flash Flood WATCH Is Issued . . .

Be alert to signs of flash flooding and be ready to evacuate on a moment's notice.

When a Flash Flood WARNING Is Issued . . . Or if you think it has already started, evacuate immediately. You may have only seconds to escape. Act quickly!

Move to higher ground away from rivers, streams, creeks, and storm drains. Do not drive around barricades . . . they are there for your safety.
If your car stalls in rapidly rising waters, abandon it immediately and climb to higher ground.