



### **FLASH FLOOD WARNING SYSTEM**

If flash flooding is imminent, the City of Independence residents are notified through the City of Independence Civic Ready Emergency Notification System, local radio and television networks. Independence residents can also receive updated information from the City Webpage and Facebook.

To sign up for notifications you can go to <https://independence-ks-area.reggroup.com/signup>



### Flood Safety

The following common sense guidelines can assist you in avoiding the dangers of flooding:

- **Do not drive through a flooded area.** More people drown in cars than any where 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. Electrocutation is the 2nd leading cause of death during floods.
- **Keep children away from flood waters, ditches, culverts and storm drains.**
- **Clean everything that has been wet.** Flood water will be contaminated with sewage and other chemicals.
- **Look out for animals, especially snakes.**
- **Do not use gas engines, generators or charcoal fires indoors during power outages.**

**[www.independenceks.gov](http://www.independenceks.gov)**

## Independence Floodplain Information



### Floodplain Management

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City of Independence  
811 West Laurel St.  
Independence, Ks. 67301  
620-332-2528

## FLOOD HAZARD AREAS

Independence has several major flood areas. Do you know where they are?

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Area along the river and the eastern edge of the City limits, south city limits from the east to the west edge, Whiskey Creek, and 20th and Sycamore South along the UP railroad tracks and South along 19th and 20th to the City limits.

The City of Independence has created Open Space in some of our floodplain area. This space reduces further flooding damage. Independence is dedicated to minimizing the loss of life and property that is associated with flooding and storm events. Education and prevention are valuable and proven tools.

The City of Independence recognizes that more areas of the city are susceptible to flooding, not just those structures located within the Special Flood Hazard Areas (SFHA). The following information has been provided to help inform property owners located within the SFHA, flood prone area and also all property owners within the City of Independence.

### WHAT IS MY FLOOD HAZARD?

As floods in our area may occur during any season of the year the areas in the SFHA need to know their flood hazards. Contact City Hall for more information. Major Floods in 1985, 2007, 2019.

## FLOODPLAIN DEVELOPMENT PERMIT REQUIREMENTS

All development within the 100-yr. floodplain in Independence needs local permits (not just construction of buildings, but filling, excavation, fences, and placing an outbuilding) is required to obtain an Independence permit and elevation permit. Applications must be made prior to doing any work in a floodplain area. Please contact City Hall Building Department to receive information needed in order to properly develop in the floodplain by calling 620-332-2541. Any development in the floodplain without a permit is illegal. You may report any illegal development activities to the above number.

### DRAINAGE SYSTEM MAINTENANCE

It is illegal to dump any type of debris into a canal, stream, river drainage ditch, or any body of water within the City. This debris can become a blockage or entanglement to culverts, drains & ditches causing the flow of water to back up. Violators will be fined. Citizens should keep drainage ditches and low lying area free of debris, foliage and vegetation that would impede the flow of water. Debris dumping should be reported to the City.

### SUBSTANTIAL IMPROVEMENT / DAMAGE

The National Flood Insurance (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 values), the entire building must be made in compliance with the current floodplain management standards. Building improvements projects include exterior and interior remodeling, rehabilitation, additions, repair and reconstruction.

## WHY DO I NEED FLOOD INSURANCE?

Even a small amount of water can cause significant damage. Flood damage is not covered by normal homeowners insurance. Flood insurance is only available to those participating communities in the National Flood Insurance Programs (NFIP). Independence participates in the NFIP and in turn, residents are able to obtain flood insurance due to the cities floodplain management programs which attempt to protect residents from the multiple flooding hazards. Additionally, because the City participates in FEMA's Community Rating System (CRS) program, flood insurance premiums are discounted. Be sure to check your policy to ensure you have adequate coverage. Usually the policies cover the building structure, but not the contents. Content coverage can also be obtained upon request. 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 purchases of the flood insurance is mandatory if using a federally regulated/ insured bank for a loan.**

**For more information about flood insurance contact: FEMA.gov-National Flood Insurance Program 1-800-638-6620 or contact your local agent.**

### HOW CAN I BUILD RESPONSIBLY?

Contact the City Hall Building Department before you build or alter your property. Consult flood maps or FEMA approved publications. Determine the materials, flood level, and construction requirements you may face.

Follow all Regulated Building Codes and Zoning

*Caption describing picture or graphic*