

YOUR PROPERTY COULD BE IN DANGER IF IT IS IN OR NEAR A SPECIAL FLOOD HAZARD AREA.

➤ **Flooding in Blue Springs.** It is critical to remember that the City of Blue Springs is home to several nearby bodies of water, such as Sni-A-Bar Creek, Lake Jacomo, Blue Springs Lake, Lake Tapawingo, and Lake Lotawana. Living in such close proximity to so many bodies of water increases the risk of flooding. Being prepared is your best defense against flooding events.

What should you do before a flood?

➤ **Educate Yourself About Nearby Flooding Hazards.** The following subdivisions have a known potential for flooding:

Cumberland Falls	Deer Run West
Eastridge Meadows	East Lakeview Annex
Edgewood	Eichenwald
Fox Hollow	Heatherwood
Indian Hills Estates	Keystone Estates
Lasater's B.S. Addition	Old Mill Park
The Parks	Paynes Estates
The Pines	Richards Meadows
Sharp Corners	Somerset Estates
Stonecreek Estates	Stonecrest
Sunridge Estates	Timbercreek East
Timber Oaks	Timber Ridge
Vesper Vale	Vienna Woods
Woods Chapel Estates	

This is not a complete list of subdivisions that are within flood zones. A property located within a flood zone does not necessarily have flooding problems. If your subdivision is not listed, your property may still be within a flood zone, as designated by Federal Emergency Management Agency (FEMA) maps. Upon request, Community Development (816-220-4538) will make free flood zone determinations for properties within the City. FEMA maps are also available online at <https://msc.fema.gov/portal>. 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. Community Development also maintains elevation certificates for properties within the city which are also available for review.

➤ **Prepare for a Flood Emergency.** Designate an evacuation route and a rendezvous point for your family in case of a flood event. Never attempt to cross a flooded road or area, just go around on higher ground. Keep an emergency supply of non-perishable food, water, batteries, flashlights, a manual can opener, and a battery-operated radio.

➤ **Purchase Flood Insurance.** 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 Blue Springs 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 Blue Springs Mid-Continent Public Libraries.

➤ **Keep our Roads and Water Clean.**

The City of Blue Springs 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 (816-228-0195).

➤ **Protect your Property.** 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. Materials discussing flood proofing and other mitigation measures are available in Blue Springs Mid-Continent Public Libraries. If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages.

➤ **Apply for a Floodplain Permit.** All development within the city requires a permit. Always check and fulfill permitting requirements with Community Development (816-220-4538) or the Engineering Division (816-228-0121) 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.

➤ **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 Community Development (816-220-4538) for more information.

What should you do during a flood?

➤ If your property is in imminent danger of flooding, please contact KCP&L (816-471-5275) to shut off your electrical service or Spire (800-582-1234) to shut off your natural gas service. This number may also be contacted regarding any other electrical or natural gas emergencies.

Tune-in to local commercial radio or television stations (KCUR – 89.3 FM, KCWJ - 1030 AM, City TV - Channel 7 [Comcast] or Channel 99 [AT&T]) or NOAA Weather Radio (frequency 162.550), for Watch and Warning Bulletins and any corresponding emergency instructions. Sign-up for *Nixle* alerts by texting your zip code to 888777. It is imperative that you follow any emergency weather instructions in the time frame noted.

Questions regarding emergency procedures may be addressed to the Central Jackson County Emergency Management Agency (816-229-2522).

➤ 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 Blue Springs requires contractors to have a City of Blue Springs Business License. Licensed and/or Registered contractors will be able to produce their City Business License. Only licensed electricians may perform electrical work, only licensed plumbers may perform plumbing work, 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 related work. Verify that contractors are licensed before signing or agreeing to any repair contracts. 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 permanent improvement (including fencing, roofing, siding, additions, alterations, etc.) to a structure and for site work such as grading, filling, etc. Permits are required even if a homeowner is doing the work himself.

Questions about permits or contractor licensing may be addressed to Community Development (816-220-4538).

Recognize the natural and beneficial functions of floodplains to help reduce flooding: Floodplains are a natural component of the environment of the City of Blue Springs. 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.bluespringsgov.com
www.floodalert.fema.gov
www.fema.gov/hazards/floods
1-888-FLOOD29

This information is provided by the City of Blue Springs and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of Blue Springs, 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 Blue Springs Community Development Department at (816) 220-4538 or via U.S. mail.



ARE YOU PREPARED FOR A FLOOD IN YOUR NEIGHBORHOOD?



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