

It is important for the safety of our city, our residents and our property and possessions, that we educate the public with the following "Flood Facts" in order to better equip our community to prepare for an unexpected storm event.

MANDEVILLE FLOOD FACTS

First and foremost, keep abreast of weather conditions and evacuation plans by television, radio or internet. A general update will be kept on our city website, www.cityofmandeville.com

FLOOD WARNING: The National Weather Service along with the St. Tammany Emergency Management Agency provide flood warning and evacuation data to local radio (WWL 870 AM), and television (channel 4, 6, 8, and 26) stations. Mandeville Police and Fire Departments will provide door to door warnings to those areas threatened by flooding. When a flood threatens, evacuations are ordered in areas expected to flood. Residents must be prepared to move to a place of safety. The City of Mandeville in conjunction with St. Tammany Emergency Management will announce emergency shelter locations. Residents are encouraged to register for emergency alerts at www.stpgov.org to register up to three phones.

PROPERTY PROTECTION MEASURES: Every year, flooding in the United States causes more property damage than any other type of natural disaster. While recent improvements in construction practices and regulations have made new homes less prone to flood damage, there are a significant number of existing homes susceptible to flood losses. The flooding to these properties can be minimized through temporary and permanent retrofitting techniques.

- One approach is to keep water away from your house by constructing a floodwall or earthen berm. These methods are accepted if you have a large lot, if the flooding isn't too deep and if your property is not in the floodway.
- Another approach is to water proof your walls and place watertight closures over the doorways. This method should be used on homes with basements or if water will not get over two feet deep.
- A third approach is to raise your house above the flood level.

Measures to protect a property from flooding damage include retrofitting, grading a yard, correcting local drainage problems and such as emergency measures as moving furniture and sandbagging.

A booklet called *Flood Proofing Techniques, Programs, and References* (1996, 25pp) is free from the U.S. Army Corps of Engineers, National Flood Proofing Committee, Attn: CECW-PF, 20 Massachusetts Avenue, Washington, DC 20314-1000 or on the internet at <http://cdm16021.contentdm.oclc.org/cdm/singleitem/collection/p16021coll11/id/359/rec/>. You can also get information from the Mandeville or Causeway Public Library on flood insurance, flood protection, and floodplain management.

FLOOD INSURANCE: *If you don't have flood insurance, talk to your insurance agent. Homeowner's insurance policies do not cover damage from floods. However, because Mandeville participates in the National Flood Insurance Program, you can purchase a separate flood insurance policy. This insurance is backed by the Federal government and is available to everyone, even for properties that have been flooded. Some people have purchased flood insurance because the bank required it when they got a mortgage or home improvement loan. Usually these policies just cover the building's structure and not the contents. During the kind of flooding that happens in Mandeville, there is usually more damage to the furniture and contents than there is to the structure. At last count, there were 2,904 flood insurance policies in Mandeville. If you are covered, check out the amount and make sure you have contents coverage. Remember: Even if the last flood missed you or you have done some flood proofing, the next flood could be worse. Flood insurance covers all surface floods. Note: There is a 30 day waiting period before most flood insurance policies go into effect.*

CITY FLOOD SERVICES: The first thing you should do is check your flood hazard. A new flood map was adopted May 16, 2012. Flood maps and flood protection references are available at the Mandeville and Causeway Public Library. You can also visit the Planning Department at City Hall to see if you are in a mapped floodplain. Elevation Certificates are also available for public viewing for buildings constructed in the Special Flood Hazard Area since 1994. If so, they can give you more information, such as depth of flooding over a building's first floor and past flood problems in the area. They also have a handout on selecting an architect, engineer, or contractor. If requested, a member of the department will visit a property to review its flood problem and explain ways to stop flooding or prevent flood damage. Call the Permit Department at 624-3104. These services are free. If an elevation certificate is required and has not been submitted, please contact a Licensed Surveyor.

DRAINAGE SYSTEM MAINTENANCE: The City of Mandeville has an inspection and maintenance program. The Public Works Department conducts routine inspections on all ditches, streams and channels at least twice a year. The drainage system in Mandeville must be kept clean or flooding will occur. Debris, even grass clippings, in ditches and streams may obstruct the flow of water and cause overflow into streets, yards and homes. Section 13.1.8 of the City of Mandeville's CLURO makes it illegal to take any action that will impede the flow of water in ditches and waterways or the dumping of debris into any ditch. If you see any violations please contact Public Works at 624-3169.

PERMIT REQUIREMENTS: All development in the floodplain requires a permit (Not just the construction of a building). You must contact the Building Department before you start any development. If you see any development in the floodplain without a permit you may contact City Hall at 624-3104. The City of Mandeville requires that if the cost of reconstruction, rehabilitation, addition, 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 [e.g., a residence damaged so that the cost of repairs equals or exceeds 50% (from any cause, not just flooding) of the building's value before it was damaged must be elevated above the base flood elevation].

FLOOD SAFETY: Do not walk through flowing water. Drowning is the number one cause of flood deaths, mostly during flash floods. Currents can be deceptive; six inches of moving water can knock you off your feet. If you walk in standing water, use a pole or stick to ensure that the ground is still there. Do not drive through a flooded area. More people drown in their cars than anywhere else. Don't drive around road barriers; the road or bridge may be washed out. Stay away from power lines and electrical wires. The number two flood killer after drowning is electrocution. Electrical current can travel through water. Report downed power lines to the Power Company. Have your electricity turned off by the Power Company. Some appliances, such as television sets, keep electrical charges even after they have been unplugged. Don't use appliances or motors that have gotten wet unless they have been taken apart, cleaned, and dried. Be alert for gas leaks. Use a flashlight to inspect for damage. Don't smoke or use candles, lanterns, or open flames unless you know the gas has been turned off and the area has been ventilated.

LOCAL FLOOD HAZARD: Flooding in our city is caused by five sources. The Bayou Chinchuba leaving its banks during heavy storms and tidal surges in Lake Pontchartrain due to tropical systems can cause floodwaters that cover many blocks up to two or three feet deep. The Bayou Castine, Little Bayou Castine, and Ravine aux Coquilles are smaller streams, which flood during or soon after heavy storms. Floodwaters are not as deep, but they still cover streets and yards and can flood cars, garages, basements and lower floors. Flooding in all five areas can come with little warning. During the onset of hurricanes, flooding conditions tend to intensify as lake levels rise. A major rain event that occurred in May 1995 dumped 20+ inches of rain on our city over a two-day period causing widespread flood losses throughout our area.

NATURAL AND BENEFICIAL FUNCTIONS: The City of Mandeville is a beautiful place in which to live, and the areas within or near our floodplains are an important asset. The undisturbed wetlands provide a wide range of benefits in the human and natural systems. Water quality is improved through the wetlands ability to filter nutrients and impurities from runoff and process organic wastes. These areas provide breeding and feeding grounds for fish and wildlife, create and enhance waterfowl habitat, support a high rate of plant growth and maintain biodiversity and the integrity of the ecosystem. Floodplains provide green space for protection of streams from development and the forces of erosion.

PAST NOTABLE FLOODS

Hurricane Andrew	August 25, 1992
Spring Rainstorm & Flood	May 8, 1995
Tropical Storm Isidore	September 22, 2002
Hurricane Lili	October 3, 2002
Tropical Storm Bill	June 30, 2003
Hurricane Katrina	August 29, 2005
Hurricane Rita	September 24, 2005
Spring Rainstorm & Flood	April 30, 2008
Hurricane Gustav	August 31, 2008
Hurricane Ike	September 13, 2008
Tropical Storm Lee	September 2, 2011
Hurricane Isaac	August 29, 2012