



ARE YOU PREPARED FOR A FLOOD IN YOUR NEIGHBORHOOD?

Flooding Events in the City of Urbandale.

In recent years, large storm events have led to both localized and regional flooding. This brochure is to provide information on flooding impacts in Urbandale and provide resources for further information.

What should you do before a flood?

➤ **Determine if your property is located in an area subject to flooding.** The following areas have a known potential for flooding:

- North Walnut Creek – From Hickman Road to the shared boundary with Grimes
- Beaver Creek – From Merle Hay Road to the shared boundary with Johnston
- Rocklyn Creek – From Hickman Road to Douglas Avenue
- Karen Acres Creek – From Camelot Drive to Douglas Avenue
- Living History Creek – From Hickman Road to Meredith Drive
- Walnut Creek – From Hickman Road to the shared boundary with Polk County
- Little Walnut Creek – From its confluence with Walnut Creek to the shared boundary with Clive

This is not a complete list of areas that are within flood zones, but rather a list of 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 Engineering Department at (515) 278-3950, will make free flood zone determinations for properties within the City. FEMA maps are also available at www.Urbandale.org/663/Floods-and-FEMA.

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 building department also maintains elevation certificates for many properties within the city which are 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 Urbandale 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 at www.Urbandale.org/663/Floods-and-FEMA.

➤ **Maintain drainage channels and pipes free of obstruction and debris.** The City of Urbandale 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 Engineer at (515) 278-3950.

➤ **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 at www.Urbandale.org/663/Floods-and-FEMA. If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. The City of Urbandale Public Works may be available to provide sandbags to assist with sandbagging efforts. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages. The City of Urbandale 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 Urbandale. For more information, please contact Engineering at (515)-278-3950.

➤ **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 Building Department at (515) 278-3935 for more information.

➤ **Meet permitting requirements.** All development within the city requires a permit. Always check and fulfill permitting requirements with the Building Department at (515) 278-3935 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 the number 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 MidAmerican Energy Company at (888) 427-5632 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 (KGGG 94.9 FM, KKDM 107.5 FM, KDRB 100.3 FM, WHO 1040 AM), or NOAA Weather Radio (frequency 162.550) for Watch and Warning Bulletins and any corresponding emergency instructions. The Polk County or Dallas County Emergency Management Agencies 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 Polk County Emergency Management at 515-286-2107.

➤ 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 Urbandale requires contractors to be licensed and/or registered with the City. They will also be able to produce a copy of their permit. 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 by contacting the Building Department 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 additions, remodels, and alterations, etc.) to a structure. Permits are required even if a homeowner is doing the work himself.

Questions about permits or contractor licensing may be addressed to the City of Urbandale Building Department at (515) 278-3935.

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

Floodplains are a natural component of the Urbandale environment. 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.Urbandale.org/663/Floods-and-FEMA

www.floodalert.fema.gov

www.fema.gov/hazards/floods

1-888-FLOOD29 (NFIP)

This information is provided by the City of Urbandale and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of Urbandale, contact your regulatory authority for information.