

What should you do after a flood?

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:
<http://www.linncounty.org/301/Floodplain-Information>
www.floodalert.fema.gov
www.fema.gov/hazards/floods

1-888-FLOOD29

This information is provided by unincorporated Linn County and is applicable to properties within the unincorporated portion of Linn County. If you reside in a jurisdiction other than unincorporated Linn County, 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 Linn County Planning and Development at (319) 892-5130 or via U.S. mail.

- 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. Linn

County requires contractors to be licensed and registered with the State of Iowa. 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 roofing, siding, additions, 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 Linn County Planning and Development at (319) 892-5130.

Recognize the natural and beneficial functions of floodplains to help reduce flooding: Floodplains are a natural component of the Linn County 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,



LINN COUNTY PLANNING & DEVELOPMENT
LINN COUNTY JEAN OXLEY PUBLIC SERVICE CENTER
935 2ND ST. SW
CEDAR RAPIDS, IA 52404

ARE YOU PREPARED

FOR A FLOOD IN

YOUR NEIGHBORHOOD?

YOU ARE RECEIVING THIS BROCHURE

BECAUSE YOUR PROPERTY IS IN OR NEAR A

SPECIAL FLOOD HAZARD AREA.

> History of Flooding in the Unincorporated

Portion of Linn County. It is critical to remember that the unincorporated portion of Linn County, being located in the watersheds of both the Cedar and the Wapsipicon rivers, is subject to flooding from both river systems. Linn County has had historic flooding on the Cedar River in 2008 at 31.12 feet, the Wapsipicon River in 2008 at Anamosa at 26.18 feet and a record high in Independence 22.35 feet in 1999. These record floods resulted in significant flooding damage along both watersheds. There are also many smaller streams throughout the County that have been subject to flash flooding events caused by heavy rains in short periods of time. Being prepared is your best defense against such events.

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:

Unincorporated portions of Linn County located near the cities of:

Cedar Rapids
Marion
Central City
Center Point
The Village of Troy Mills
And the numerous cabin areas on the Cedar and Wapsipicon rivers

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, Linn County Planning and Development at (319) 892-5130, will

make free flood zone determinations for properties within unincorporated Linn County. FEMA maps are also available in Cedar Rapids Public Library. 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. If your property is not located within a SFHA this does not mean that it will not be flooded. In major flooding events, up to 30% of properties located out of a SFHA receive flood damage. Planning and Development maintains elevation certificates for many properties within the Linn County, which are also 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. Unincorporated Linn County 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 Cedar Rapids Public Library.

> Maintain drainage channels and culverts

free of obstruction and debris. Linn County performs maintenance activities on the drainage channels and cross road culverts in County easements & rights-of-way in accordance with standard operating procedures and Iowa Drainage Laws. Residents are encouraged to assist in maintaining the drainage in their areas by removing or reporting obstructions to such drainage channels and culverts. Keeping drainage channels free of obstructions helps to reduce flooding in the event of heavy rains. The Linn County Secondary Road Department has an "Adopt-A-Roadside" program that allows individuals and organizations the opportunity to improve the quality of the road rights-of-way and/or drainage channels. For more information on this program, visit <https://www.linncounty.org/576/adopt-a-roadside.com>.

> Meet permitting requirements.

All development within the unincorporated portion of Linn County requires a permit. Always check and

5130 or NCRS at (319) 377-5960x3

> 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 Linn County Planning and Development (319) 892-5130 for more information.

> Meet permitting requirements.

All development within the unincorporated portion of Linn County requires a permit. Always check and

fulfill permitting requirements with Linn County Planning and Development (319) 892-5130, Linn County Engineering for entrance, E-911 and R.O.W work at (319) 892-6400 or Linn County Health, well and septic permits (319) 892-6000 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 any of the numbers 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 Alliant Energy 1-800-255-4268, REC 1-800-332-5420 or MidAmerican Energy 888-427-5632 to request that your power and natural gas be shut off, or for guidance on how to do it yourself. These numbers may also be contacted regarding any other electrical or natural gas emergencies.

> Tune-in to local commercial radio or television stations for Watch and Warning Bulletins and any corresponding emergency instructions. Linn County Emergency Management will order or advise evacuations or other safety precautions if conditions warrant this action. If evacuations or other safety precautions are called for, it is imperative that you follow instructions in the time frame noted.

Questions regarding emergency procedures may be addressed to Linn County Emergency Management at (319) 892-6500. You can also sign up at the EMA website <http://www.linncounty-ema.org/> for all emergency situations in Linn County, including flooding. This is a free service to Linn County residents.

> 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.