



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P-A

August 1, 2018

The Honorable Scott Mikkelsen
Mayor, City of Grimes
101 Northeast Harvey Street
Grimes, Iowa 50111

Community: City of Grimes,
Polk County, Iowa
Community No.: 190228
Map Panels Affected: See FIRM Index

Dear Mayor Mikkelsen:

This is to formally notify you of the final flood hazard determination for the City of Grimes, Polk County, Iowa, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

On April 30, 1986, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued a Flood Insurance Rate Map (FIRM) that identified the Special Flood Hazard Areas (SFHAs), the areas that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), in your community. Recently, FEMA completed a re-evaluation of flood hazards in your community. On June 17, 2015, FEMA provided you with Preliminary copies of the Flood Insurance Study (FIS) report and FIRM that identify existing flood hazards in your community, including Base Flood Elevations (BFEs). The proposed flood hazard determinations (FHDs) for your community were published in the *Dallas County News* on February 25, 2016, and March 3, 2016, and in the *Federal Register*, at Part 67, Volume 81, Page 2890, on January 19, 2016.

The statutory 90-day appeal period, which was initiated on the second newspaper publication date cited above, has ended. The proposed FHDs for your community were appealed during that time. All technical data submitted in support of the appeal have been evaluated, and the appeal has been resolved. Therefore, the FHDs for your community are considered final. The final notice for FHDs will be published in the *Federal Register* as soon as possible. The FIRM for your community will become effective on February 1, 2019. Before the effective date, FEMA will send you final printed copies of the FIS report and FIRM.

Because the FIS establishing the BFEs for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter. Prior to February 1, 2019, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d) of the enclosed NFIP regulations (44 CFR 59, etc.) by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(d) of the NFIP regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS and FIRM

to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions:

- Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(d);
- Adopting all the standards of Paragraph 60.3(d) into one new, comprehensive set of regulations; or
- Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(d).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended.

In addition to your community using the FIS to manage development in the floodplain, FEMA will use the FIS to establish appropriate flood insurance rates. On the effective date of the revised FIRM, actuarial rates for flood insurance will be charged for all new structures and substantial improvements to existing structures located in the identified Special Flood Hazard Areas, the areas subject to inundation by the base flood. These rates may be higher if structures are not built in compliance with the floodplain management standards of the NFIP. The actuarial flood insurance rates increase as the lowest elevations (including basement) of new structures decrease in relation to the BFEs established for your community. This is an important consideration for new construction because building at a higher elevation can greatly reduce the cost of flood insurance.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based are being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM and FIS report for your community have been prepared in our countywide format, which means that flood hazard information for all jurisdictions within Polk County has been combined into one FIRM and FIS report. When the FIRM and FIS report are printed and distributed, your community will receive only those panels that present flood hazard information for your community. We will provide complete sets of the FIRM panels to county officials, where they will be available for review by your community.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If your community is encountering difficulties in enacting the necessary floodplain management measures required to continue participation in the NFIP, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA in Kansas City, Missouri, at (816) 283-7003 for assistance. If you have any questions concerning mapping issues in general or the enclosed Summary of Map Actions, please call our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627). Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the National Flood Insurance Program*, *Frequently Asked Questions Regarding the Effects that Revised Flood Hazards have on Existing Structure*, *Use of Flood Insurance Study (FIS) Data as Available Data*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <http://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Enclosure:
Final Summary of Map Actions

cc: Community Map Repository
John Gade, City Engineer, City of Grimes

FINAL SUMMARY OF MAP ACTIONS

Community: GRIMES, CITY OF

190228

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on February 1, 2019.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

FINAL SUMMARY OF MAP ACTIONS

Community: GRIMES, CITY OF

Community No: 190228

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	199101193FIA	02/13/1987	CHANNON HEIGHTS, LOTS 1, 26-29, 52, 53, & 58	1902280001B	19153C0160F
LOMA	00-07-369A	05/25/2000	MILLARD PLACE PLAT 2, LOT 27; 201 N. 7TH CT.	1902280001B	19153C0160F
LOMA	02-07-977A	09/06/2002	PARKVIEW PLAZA PLAT NO. 5, LOT 8; 102 NW 7TH STREET PLACE	1902280001B	19153C0160F
LOMA	03-07-460A	02/28/2003	PARKVIEW PLAZA, PLAT 5, LOT 8; 100 NW 7TH ST. PLACE	1902280001B	19153C0160F
LOMA	04-07-315A	01/07/2004	CHANNON HEIGHTS, LOT 26; 725 NORTH 4TH STREET	1902280001B	19153C0160F
LOMA	04-07-447A	03/26/2004	CHANNON HEIGHTS, LOT 25 -- 721 NORTH 4TH STREET	1902280001B	19153C0160F
LOMA	04-07-A599A	10/20/2004	MILLARD PLACE PLAT 2, LOT 30 -- 101 NORTH 7TH STREET COURT	1902280001B	19153C0160F
LOMA	04-07-A637A	10/27/2004	MILLARD PLACE PLAT 2, LOT 29 -- 105 NORTH 7TH STREET COURT	1902280001B	19153C0160F
LOMA	06-07-0255A	01/10/2006	PARKVIEW PLAZA PLAT 5, LOT 7 -- 610 NORTH JAMES STREET	1902280001B	19153C0160F
LOMA	06-07-B179A	03/08/2006	PARKVIEW PLAZA PLAT NO.5, LOT 57 -- 103/105 NW 7TH STREET PLACE (IA)	1902280001B	19153C0160F
LOMA	07-07-0520A	01/23/2007	CHANNON HEIGHTS, LOT 52 -- 717 NORTH 5TH STREET (IA)	1902280001B	19153C0160F
LOMA	09-07-0328A	12/30/2008	BEAVERBROOKE PLAT NO. 2, LOT 15 -- 1004 NORTH FRANCES AVENUE	1909010080C	19153C0160F
LOMR-F	12-07-0921A	02/09/2012	LOTS 1,2,3, & 4--NW 8TH STREET	1909010080C	19153C0160F
LOMR-F	14-07-0238A	01/09/2014	LOT 18 - 109 SE LITTLE BEAVER COURT	1902280001B	19153C0160F
LOMR-F	14-07-0332A	01/14/2014	LOTS 1-4 AND 7-13, BEAVERBROOKE WEST PLAT 8 -- NW GABUS DRIVE	1909010080C	19153C0160F
LOMR-F	14-07-0220A	02/06/2014	AUTUMN PARK PLAT 3, LOTS 26-29, 34-36, 44-46 -- NW HARVEST CT, NW AUTUMN PARK CT, NW SUNSET CT	1909010080C	19153C0160F

FINAL SUMMARY OF MAP ACTIONS

Community: GRIMES, CITY OF

Community No: 190228

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	14-07-1474A	05/22/2014	LOTS 5 AND 6, BEAVERBROOKE WEST PLAT 8 – NW GABUS DRIVE	1909010080C	19153C0160F
LOMA	14-07-2194A	08/14/2014	Autumn Park Plat 2, Lots 1-10 – NW 8th Street	1909010080C	19153C0160F
LOMR-F	14-07-2764A	10/23/2014	AUTUMN PARK PLAT 4, Lot 1-5 and 26, NW 7th Court	1909010080C	19153C0160F
LOMA	15-07-0179A	10/23/2014	(unrecorded) AUTUMN PARK PLAT 4, Lot 19-25, NW 7th Court	1909010080C	19153C0160F
LOMA	15-07-0375A	02/17/2015	713 NE 5th Street	1902280001B	19153C0160F
LOMA	15-07-1531A	08/18/2015	BEAVERBROOK PLAT 2, LOT 20 – 1009 NE PARKSIDE COURT	1909010080C	19153C0160F
LOMR-F	15-07-2089A	10/14/2015	AUTUMN PARK PLAT 6, LOTS 1-15 – NW 8TH STREET	1909010080C	19153C0160F
LOMR-F	16-07-0203A	12/07/2015	HERITAGE AT GRIMES PLAT 1, LOTS 5-12 – 209, 213, 300, 301, 304, 305, 308 & 309 NE 14TH COURT	1909010080C	19153C0160F
LOMA	16-07-1562A	07/14/2016	CHANNON HEIGHTS, LOT 53 – 721 NE 5TH STREET	1902280001B	19153C0160F
LOMR-F	17-07-0236A	12/07/2016	CHEVALIA VALLEY 2, LOTS 10-32 – EWING DRIVE, NE 22ND CIRCLE & NE 21ST CIRCLE	1909010080C	19153C0160F
LOMA	17-07-2637A	10/12/2017	Lot 50, Channon Heights Subdivision - 709 NE 5th Street	1902280001B	19153C0160F
LOMR-F	18-07-1258A	05/07/2018	CROSSROADS BUSINESS PARK OF GRIMES PLAT 4, LOT 5 – 3430 SE DESTINATION DRIVE	1909010090C	19153C0167F

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

FINAL SUMMARY OF MAP ACTIONS

Community: GRIMES, CITY OF

Community No: 190228

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
102	199100176FIA	08/14/1985		1
102A	199534923MBJ	08/14/1985	LOTS 13-17 TAYLOR ESTATES 3 ALONG LITTLE BEAVER CREEK TRIBUTARY	1
102	94-07-175P	07/19/1995	BEAVERBROOK PLAT 1 & 2, TAYLOR ESTATES PLAT 5	4
102	97-07-564P	02/06/1998	GRIMES CROSSING PLAT 1	4
LOMR-F	06-07-0223A	12/29/2005	PARKVIEW NORTH PLAT 2, LOTS 1-11	3
LOMR-F	07-07-0039A	10/17/2006	CHEVALIA VALLEY PLAT 1 (IA)	3
LOMA	07-07-0607A	02/08/2007	BEAVERBROOKE PLAT 2, LOT 25 -- 901 NORTH PARK CIRCLE (IA)	2
LOMR-F	15-07-0158A	12/16/2014	CHEVALIA VALLEY, LOT 44 -- 1901 NORTH JAMES STREET	3
LOMR	15-07-2236P	08/16/2016	CROSSROADS BUSINESS PARK OF GRIMES	4

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

FINAL SUMMARY OF MAP ACTIONS

Community: GRIMES, CITY OF

Community No: 190228

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process.

Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMR-F	07-07-1945A	11/06/2007	PARKVIEW NORTH PLAT 3, LOTS 1-7	1902280001B 1909010080C	19153C0160F

Polk County, Iowa and Incorporated Areas
Docket No.: FEMA-B-1548

Community	Community map repository address
City of Alleman.....	City Hall, 14000 Northeast 6th Street, Alleman, IA 50007.
City of Altoona.....	City Hall, 407 8th Street Southeast, Altoona, IA 50009.
City of Ankeny.....	Public Services Building, 220 West 1st Street, Ankeny, IA 50023.
City of Bondurant.....	City Hall, 200 2nd Street Northeast, Bondurant, IA 50035.
City of Clive.....	City Hall, 1900 Northwest 114th Street, Clive, IA 50325.
City of Des Moines.....	Permit and Development Center, 602 Robert D. Ray Drive, Des Moines, IA 50309.
City of Grimes.....	City Hall, 101 Northeast Harvey Street, Grimes, IA 50111.
City of Johnston.....	City Hall, 6221 Merle Hay Road, Johnston, IA 50131.
City of Mitchellville.....	City Hall, 204 Center Avenue North, Mitchellville, IA 50169.
City of Pleasant Hill.....	City Hall, 5160 Maple Drive, Pleasant Hill, IA 50327.
City of Polk City.....	City Hall, 112 3rd Street, Polk City, IA 50226.
City of Runnells.....	City Hall, 110 Brown Street, Runnells, IA 50237.
City of Urbandale.....	City Hall, 3600 86th Street, Urbandale, IA 50322.
City of West Des Moines.....	City Hall, 4200 Mills Civic Parkway, West Des Moines, IA 50265.

City of Windsor Heights..... | City Hall, 1145 66th Street, Suite 1, Windsor Heights, IA 50324.

Unincorporated Areas of Polk
County..... | Polk County Public Works, 5885 Northeast 14th Street, Des
Moines, IA 50313.