

How to determine if your property is in a mapped floodplain

- If your lot is in a recently platted subdivision, the final plat will have the 100-year floodplain limits clearly printed on it.
- FEMA floodplain maps can be obtained by calling or writing:



National Flood Insurance Program
Flood Map Distribution Center
6930 (A-2) San Tomas Rd.
Baltimore, MD 21227-6227
1-800-358-9616

- All of the mapped floodplains are on file at:

Regional Flood Control District
Floodplain Management Division
201 N. Stone, Ave., 9th Floor
Tucson, AZ 85701

- Your realtor or mortgage lender are required to provide all floodplain information for your property.

For additional
information contact:



Floodplain Management Division
201 N. Stone, Ave., 9th Floor
Tucson, AZ 85701
(520) 724-4600 • www.pima.gov/floodcontrol



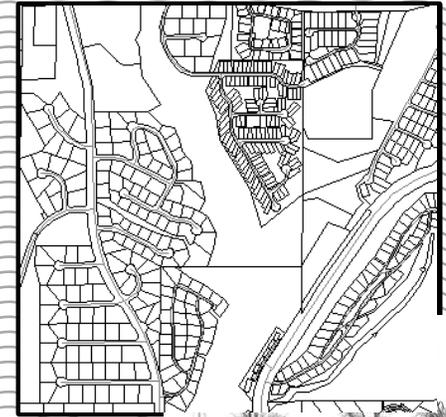
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What is the 100-year floodplain?



public information series

What is a regulatory floodplain?

- A regulatory floodplain is any area within a watercourse that is inundated by water resulting from a 100-year storm event.

Watercourses (washes) with a peak discharge greater than 100 cubic feet per second are considered regulatory floodplains and are subject to the provisions of the Floodplain Ordinance.

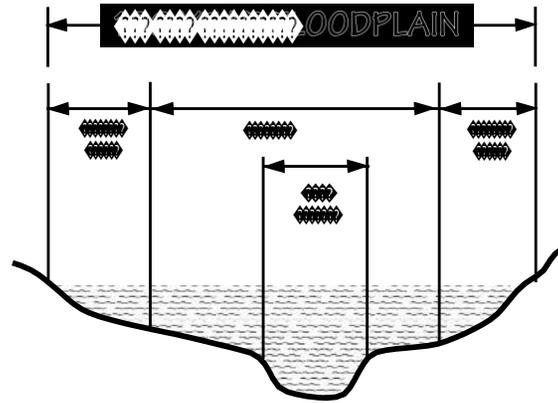
With sheet flow floodplains, Pima County regulates flood depth greater than six inches during the 100-year flood. If the land area which contributes runoff to the wash is larger than 20 acres it probably has a regulatory floodplain.

Types of floodplains

1. The 100-year floodplain. Pima County regulates the 100-year floodplain, which is the area that would be covered by floodwater during a flood which has a 1% chance of occurring every year, when the discharges are 100 c.f.s. or greater.
2. FEMA floodplain. The Federal Emergency Management Agency (FEMA) has mapped the floodplains of most of the major washes in Pima County. These floodplains are shown on Federal Insurance Rate Maps (FIRM) and are the basis for flood insurance rates.
3. Sheet flow floodplain. Many areas in Pima County are subject to a unique type of flooding called sheet flow, or sheet flooding. In these areas, flood water spreads out over the land surface to depths of 6 inches or greater. A clearly defined, continuous channel may not exist. The path of flooding is therefore variable and unpredictable.

What is a floodway?

- The floodway is the part of a watercourse which provides most of the conveyance for a flood event. Specifically, it is the channel of a watercourse and adjacent land areas necessary to discharge the base flood without cumulatively increasing the water surface more than one foot above the base flood elevation and without creating hazardous flow velocities.



Floodway Uses

Prohibited or discouraged uses

Most structures or placement of other improvements.

Potential uses are open space uses such as:

Farming, grazing, golf courses, and other passive uses.

Floodway Fringe Uses

Prohibited or discouraged uses

Storage of hazardous materials, hospitals, etc.

Potential uses

Structures that are elevated and protected against flood and erosion hazards.

Other improvements, if designed to minimize impacts from flooding

How to determine if your property is in an unmapped floodplain

- Most of the regulatory floodplains in Pima County have not been formally mapped. The following are some steps you can take to determine if there is floodplain on your property.

1. Inspect the property. Are there dry or flowing streambeds on the site? Note the elevation of stream debris in trees and brush along the wash. This may indicate how high the more frequent floods can get. Remember that the 100-year floodplain can get much higher than this.
2. Note the vegetation. Dense vegetation often means more frequent watering by flooding. Prior disturbance, such as grading work may make this difficult.
3. Obtain an aerial photograph. Washes can often be identified by lines of dense vegetation which stand out against sparse desert vegetation. Prior disturbance, such as grading work may make this difficult.
4. Consult a professional engineer or hydrologist.
5. Contact the Pima County Regional Flood Control District and request floodplain information. Be sure to have a legal description of your property or the tax I.D. code.

Contact the City of Tucson, Marana or Oro Valley for information within each respective city limits.