

What is a floodplain?

- A floodplain is any area which will be covered by water during a flood.
- Pima County regulates the 100-year floodplain. The 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.

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:

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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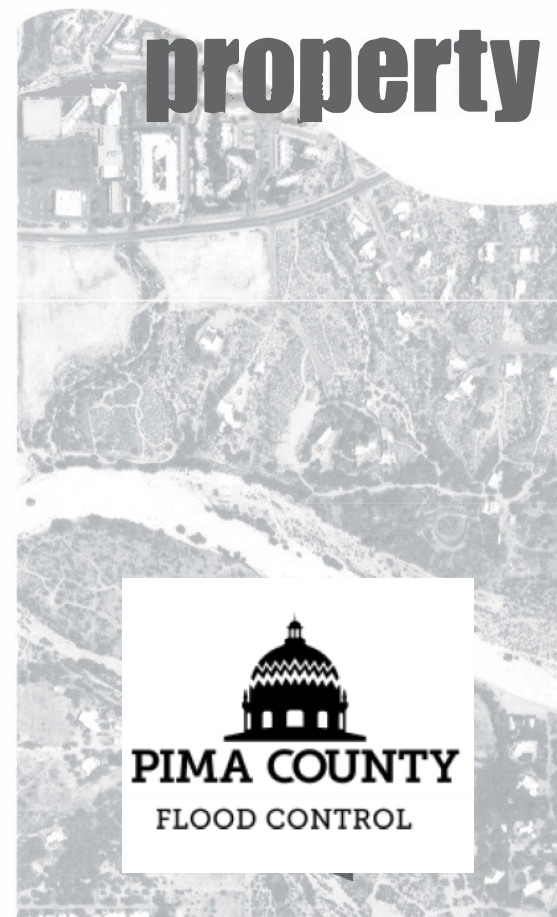
COUNTY ADMINISTRATOR

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developing your floodplain property



public information series

Is it possible to build on a floodprone lot?

Yes, it is usually possible, with certain restrictions, to build on floodplain property.

What restrictions can be placed on development within the floodplain?

- The location of the development must be the least hazardous location on the property.
- Finished floor elevation - the lowest floor in any habitable structure must be elevated at least one foot above the base flood water surface elevation.
- Construction materials below the Regulatory Floodplain must be flood-proof.
- Erosion hazard setback - Improvements must be located a safe distance from any regulatory wash. The setback increases with the size of the base flood.
- Safe access - safe access for standard vehicles must be provided to every lot in a subdivision.
- Fencing - Chain link or solid walls generally may not be placed at a grade, or in a manner which could obstruct flow, within floodprone areas. Greater restrictions are placed on fences and walls on or near property boundaries.
- Mobile homes - Manufactured homes have special requirements, such as anchoring.
- Structures need to be aligned parallel to flow.
- Other requirements are specified in the Pima County Floodplain and Erosion Hazard Ordinance. Copies are available at the Floodplain Management office for \$10.00 or online at:
www.pima.gov/floodcontrol
- All structures, walls, fences, grading or earth moving activities within the floodplain require District review and approval.



What steps are required when developing a floodprone lot?

1. Determine where the floodplain areas on your property are located.
2. Prepare a site plan, drawn to scale, showing proposed development and the floodplain. Check to see if all floodplain restrictions are met.
1. Check with the Pima County Development Services to determine which other County departments need to review your development plans and, if necessary, apply for a DSD activity permit.
4. Submit your site plan and a copy of your recorded deed to the property to the Floodplain Management Division of the Flood Control District for review.
5. Pick up an approved Floodplain Use Permit and sign any necessary documents.
6. Return any during or post-construction documentation, such as as-built certification or elevation certificates which were issued with the Floodplain Use Permit, to the Floodplain Management Office.

An elevation certificate must be completed by an Arizona registered civil engineer or land surveyor.

An as-built certification must be completed by an Arizona registered civil engineer.



When is it not possible to build on a floodprone lot?

- You may not construct new improvement within a designated floodway unless an engineer can demonstrate that the improvement does not raise the water surface elevation. New structures are not allowed regardless of water level rise. Floodways are mapped on Federal Insurance Rate Maps or in some subdivision drainage reports, or are determined by the Chief Engineer.
- Erosion Hazard Setback Zone - You may not place structures within the erosion hazard setback, as established by the Floodplain Management Ordinance unless an engineering study is approved by the District that designs adequate erosion protection.
- Safe access to and from your habitable buildings during floodings should be provided. Safe access is determined by the depth, duration and velocity of flow. If access from a county-maintained road is not provided, you may be required to sign special covenants.
- Flow depth and velocity - Habitable structures are not allowed where the flow depths exceed three feet or the product of the depth is three times the square of the velocity, in feet per second (DV²) equals or exceeds a value of 18.

