

Flood Zone Documentation:

The purpose of this is to apply flood adjustments to the parcels are located within a FEMA designated flood zone. This will be done in mass. Parcels may need further review by experienced appraisers.

Durham County has approximately 9000 parcels that are affected in some way by a flood zone. For this exercise we will group the flood zones into the following group:

- Delineated Floodway- (AE-Floodway)
- Current 1% flood risk (A, AE, AO)
- Future 1% flood rise (X-1 PCT Future Conditions)
- Current 2% flood risk (0.2 PCT Annual Chance)

LEGEND



SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.



FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.



OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.



OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

FLOOD ZONE ADJUSTMENT GUIDE

% IN FLOOD ZONE	1 to 10%	11 to 25%	26 to 50%	51 to 75%	76 to 100%	
FLOOD ZONE						
AE-FLOODWAY	5%	10%	25%	40%	60%	
AE	3%	5%	10%	15%	20%	
A	3%	5%	10%	15%	20%	
AO	3%	5%	10%	15%	20%	
X-1 % FUTURE CONDITIONS	2%	4%	8%	12%	15%	
0.2 % ANNUAL CHANCE FLOOD HAZARD	1%	3%	5%	10%	12%	