



Pinnacle Peak West Area Drainage Master Study Recommended Remapping Fans 5 and 6

The Flood Control District of Maricopa County (FCD) in cooperation with the City of Scottsdale and City of Phoenix, has recently completed the Floodplain Redelineation Study for the floodplain in your area known as Fans 5 and 6.

Current FEMA floodplain maps were developed more than 30 years ago. Since then, the technology used to identify floodplains has significantly improved. As a result of more detailed topography and other technological improvements, the recent Pinnacle Peak West Area Drainage Master Study (PPW ADMS) shows a smaller area prone to flooding than the current FEMA floodplain delineation.

What Does This Mean To You?

As indicated on the enclosed maps, the revision to the floodplain will impact your property and may affect the requirement for you to purchase flood insurance.

What Could Be Changing?

The study updates where the 100-year floodplain is located, and changes floodplain widths (both increases and decreases). The study also establishes base flood elevations (i.e., the height of the water) for the floodplain.

The current FEMA floodplain maps show widespread "sheet" flooding. The current study showed that flood flows are generally located in—or adjacent to—washes (riverine). This distinction changes the FEMA flood zone from "Zone AO" (sheet flooding) to a "Zone AE" (riverine flooding), which could affect your flood insurance requirements and rates.

Please note the delineated 100-year floodplain limits are regional in nature. Localized minor flooding hazards still exist outside of floodplain limits along smaller washes and may not be identified on the floodplain maps.

Please Attend An Open House To Get Your Questions Answered

The FCD is hosting two public open houses:

Tuesday, September 20

and

Thursday, September 22

From 5–8:00 PM

Horseshoe Trails Elementary School
5405 E. Pinnacle Vista Drive
Phoenix 85054

The same information will be available at both meetings. At each open house, you will have an opportunity to review the proposed floodplain boundaries, and to speak with representatives from the cities, FCD, and project team members.

If you can't attend an open house, you can view the proposed changes online at <http://fcd.maricopa.gov/FansRedelineation/>, which shows the regional view of the floodplain map changes.

100-Year Floodplain:

An Important Measure of Flood Risk

A flood that has a one percent chance of occurring in any given year is known as the 100-year flood. The floodplain maps represent the where the flood water will be located. In addition to the location of the flood waters, the maps also show the predicted height of the flood water. In this area, the 100-year floodplain is based on approximately 5 inches of rain falling within a 24-hour period.

What Are The Next Steps?

After review by the public, FCD will submit the results of the re-delineation study to FEMA. Pending FEMA's approval, FEMA can use the results to update the floodplain and flood zones on the Flood Insurance Rate Maps (FIRMs).

Once the request is submitted, FEMA's approval period may take approximately one year. The incorporation of the new floodplain boundaries and data onto the FIRMs will take place at a later date to be determined by FEMA. In the interim, the FCD and other jurisdictions may use the data as the best available information for permitting processes.

Will This Change The Flood Insurance Requirements for My Home?

Changes in flood insurance premiums and federal mandatory purchase requirements will not go into effect until **after** the study is approved by FEMA and the new FIRMs become the effective floodplains.

If your home is located within the 100-year floodplain and you have a federally-backed or insured mortgage, your lender may contact you to purchase flood insurance. If you currently have flood insurance, you may be required to have the policy updated at the time of renewal. If you don't carry a mortgage, flood insurance is still

recommended to protect your investment. The same insurance company that provides your homeowner's policy usually offers a flood insurance policy.

As flooding may occur in areas outside of delineated 100-year floodplains, purchasing flood insurance should always be considered.

Please note, FCD and the cities don't have specific information on what changes in the flood insurance rates will be for property owners. These rates must be determined by an insurance agent and depends on the specific site conditions. For more information about flood insurance, please contact your insurance agent or visit www.floodsmart.gov.

Contacts

If you have any questions or concerns about the proposed floodplain changes, or their effect on your property, please contact:

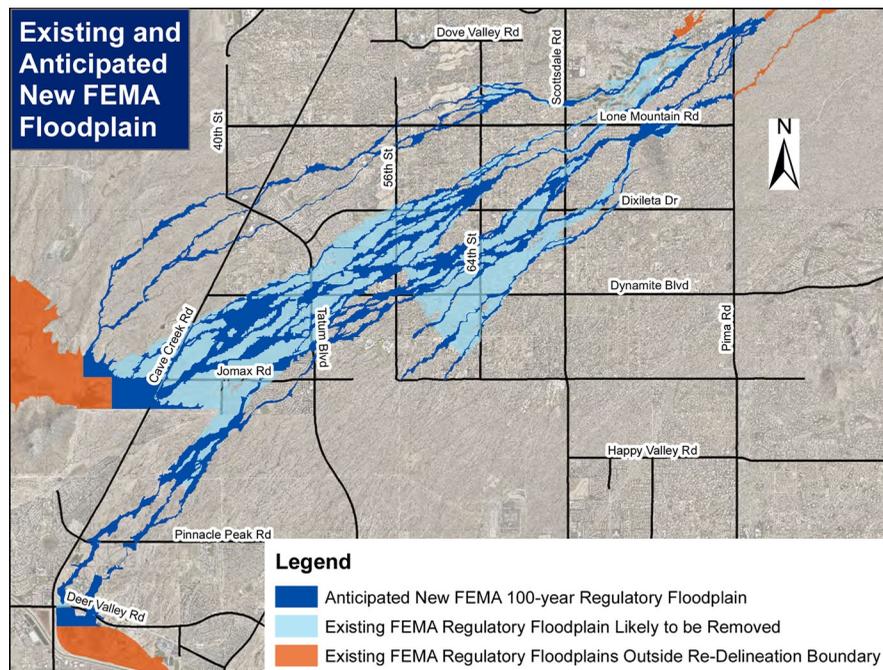
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Seventy-five watercourses were studied between Carefree Highway on the north, Bell Road on the south, Pima Road on the east and Cave Creek Road on the west.