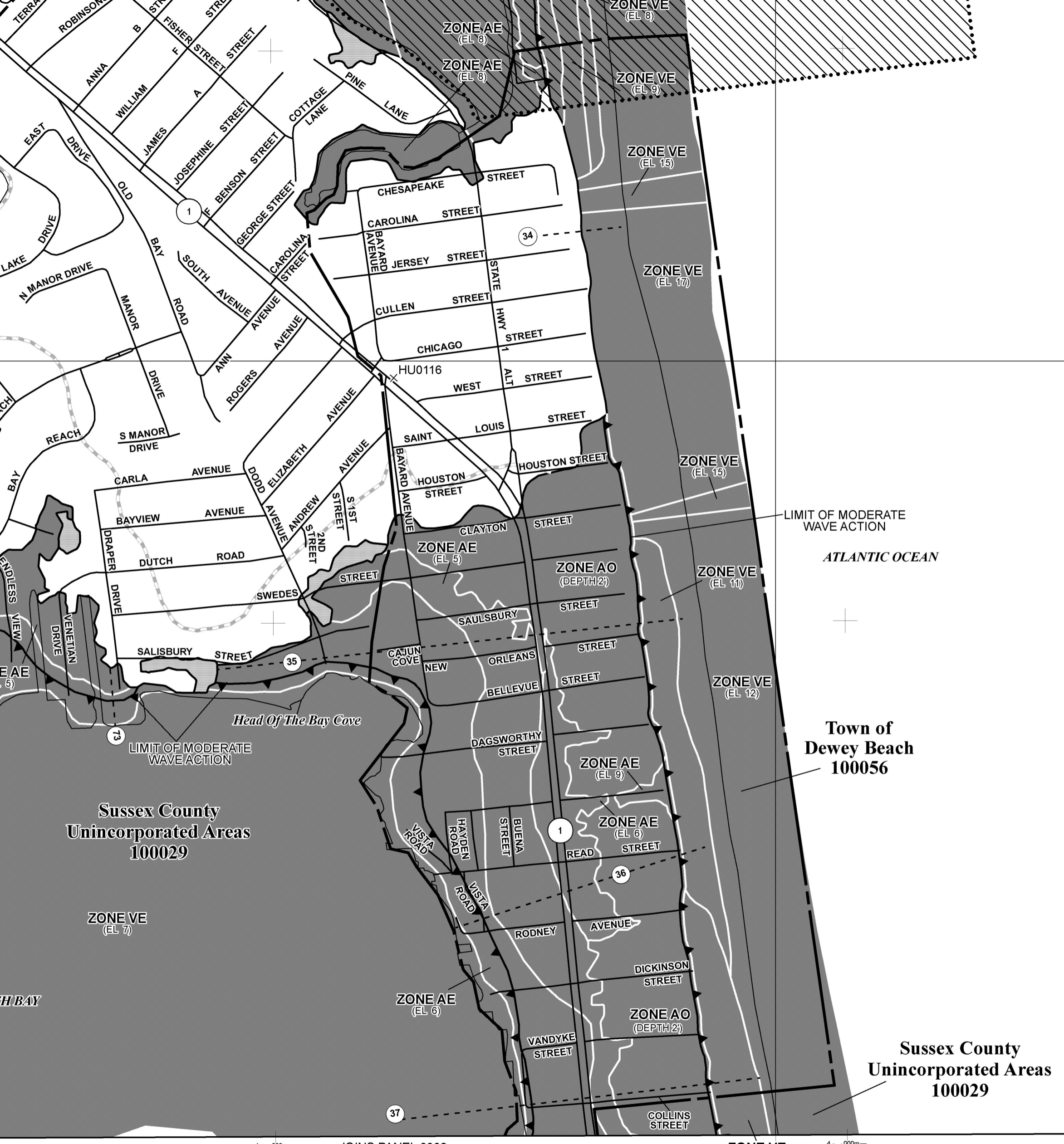


## Flood Zone Properties in Dewey Beach

- All properties south of Clayton Street are in a Federally designated flood zone
  - Some properties between Houston and Clayton and a few properties on north side of Chesapeake are also in flood zone areas
- Most of the areas west of Route 1 are flood zone AE with base flood elevations (BFE) of 5 ft. or 6 ft.
  - BFE is measured relative to sea level
  - The BFE is the flood level that has a 1% chance of occurring each year, but a 26% chance during 30-year mortgage
- Most areas east of Route 1 are flood zone AO – areas of potential shallow flooding with a depth of 2 ft.
  - Some properties close to Route 1 are AE(6)
  - A few properties on McKinley closer to the beach are AE(9)
- Areas adjacent to the ocean are flood zone VE with BFEs of 11ft., 12 ft., 15 ft., or 17 ft.
- New construction requirements
  - In AE zones, first floor must be elevated to BFE plus 1 ft. of freeboard (additional safety factor)
  - Example – New Town Hall
    - Flood Zone AE(6) – site is 3 feet above sea level
    - First floor must be elevated 4 feet above site level - 3 feet to reach BFE plus 1 foot of freeboard - and can rise 32 feet from that level
  - In AO(2) zones, first floor must be elevated to 2 feet above highest adjacent grade plus 1 foot of freeboard and can rise to 32 feet from that level
- Renovations to existing housing – either voluntary or because of damage
  - If the cost of renovation is 50% or greater than the market value of the structure (excludes land), then the renovated structure must be elevated to new construction requirements

<b>Characteristics/Requirements</b>	<b>AE Zone</b>	<b>AO Zone</b>	<b>VE Zone</b>
Locations	Primarily West of Rt 1	East of Rt 1	Oceanside
Base Flood Elevation (BFE)/Depth	5ft or 6 ft, 8 ft on Chesapeake, 9ft on McKinley	2 ft	11 ft, 12 ft, 15 ft, or 17 ft
Base for Measurement of BFE/Depth	Sea Level	Highest adjacent grade	Sea Level
Freeboard	1 ft	1 ft	1 ft
New Construction			
Elevation	BFE(5,6,8, or 9 ft) + 1 ft	Depth(2) + 1 ft	BFE(11,12,15,or 17ft) + 1 ft
Height Limit Relative to BFE + Freeboard	32 ft from bottom floor	32 ft from bottom floor	32 ft from bottom floor
Max Structure Height from Ground Surface	Varies depending on existing ground height	Approx. 35 ft	Varies depending on existing ground height
Foundations	Anchored and constructed to resist flood loads	Anchored and constructed to resist flood loads	Pilings or columns
Use of Fill to Raise Ground Level	Allowed	Allowed	Prohibited

### **Flood Zone Characteristics and Requirements in Dewey Beach**



493<sup>000m</sup>E

JOINS PANEL 0362

ZONE VE (EL 10)

494<sup>000m</sup>E