

Community Encroachment Area - an area of the floodplain that must be kept clear of any obstruction (fill dirt, buildings, etc) as to not impede the flow of water. Development in this area is very restrictive, and usually requires a detailed engineering analysis (and local approval) prior to beginning development. The location and width of the Community Encroachment Area is established by engineering models that determine the area needed to convey the FEMA Base Flood Discharge without increasing the water surface elevation more than 0.1 foot. The Community Encroachment Area is wider than the FEMA Floodway

FEMA Floodway - an area of the floodplain that must be kept clear of any obstruction (fill dirt, buildings, etc) as to not impede the flow of water. Development in this area is very restrictive, and usually requires a detailed engineering analysis (and FEMA approval) prior to beginning development. The location and width of the FEMA Floodway Area is established by engineering models that determine the area needed to convey the FEMA Base Flood Discharge without increasing the water surface elevation more than 0.5 foot