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FLOOD HAZARD AREAS

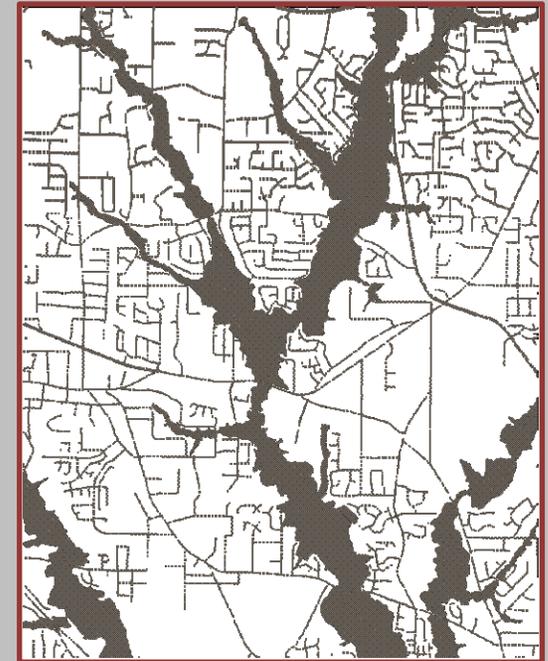
The City of Powder Springs has numerous areas of special flood hazard that can subject properties to flooding. Information on whether your property is in the special flood hazard area can be obtained by viewing the Flood Insurance Rate Maps produced by FEMA online at www.msc.fema.gov.

FLOOD INSURANCE

If you do not have flood insurance, talk to your insurance agent immediately. Most insurance policies do not cover damage from floods. You must purchase a separate flood insurance policy. The City of Powder Springs is part of the National Flood Insurance Program, and you are eligible to purchase flood insurance. If you are inside the special flood hazard area, the purchase of flood insurance is mandatory; if not, it is still a good idea and recommended because you may suffer flood damage even if your property is outside the SFHA. Failure to obtain flood insurance can affect your participation in future hazard mitigation grant programs. Be sure to check your policy to ensure you have adequate coverage; contents coverage can be obtained. There is a waiting period before coverage is effective - do not delay. Visit www.floodsmart.gov to find essential information on preparing for flood risks.

PERMIT REQUIREMENTS

Development within the special flood hazard area requires a permit prior to development. This applies not just for construction but for filling, excavating, fencing, etc. Applications must be made and approved prior to doing any work in the special flood hazard area. Please contact Community Development to get the information you will need to develop in or near the special flood hazard area at 770-943-1666. This number can also be used to report any illegal development activities. Also, be wary of door-to-door sales for home repair. All repairs, as well as solicitations, require a permit.



FEMA Flood Insurance Rate Map



SUBSTANTIAL IMPROVEMENT/DAMAGE

Substantial improvement means any improvement of a building when the cost of the improvement equals or exceeds 50% of the market value of the building before start of construction. Substantial damage means damage sustained by a building when the cost of restoring the building to its pre-damaged condition would equal or exceed 50% of the market value before damage occurred. If a building is substantially damaged or if substantial improvements are planned, the owner must comply with all floodplain management measures, such as elevating the building three feet above the base flood elevation. For more information, contact Community Development.

ELEVATION CERTIFICATES

This is a tool of the National Flood Insurance Program to provide information needed to comply with the floodplain management ordinance and to support a request for a Letter of Map Amendment. It is prepared by a licensed professional certifying that the elevation of the lowest floor of a structure is at or above a certain determined elevation and must be submitted with an application for a building permit.

FLOOD SAFETY

In the event of a flash flood you may be the first to notice the situation; please notify the City of Powder Springs Police Department. Tune your radio to weather service updates. Do not drive in a flooded area. Do not walk through flowing water. Stay away from electrical wires. Be alert to gas leaks. Keep children away from flood waters, ditches and storm drains. After waters recede, remove everything that has been wet. Have an electrician check the electrical system before turning power on. Use fans and dehumidifiers to remove moisture. Ventilate the area before cleaning and wear gloves and a mask. For more information, contact Community Development.

If you are inside the special flood hazard area, the purchase of flood insurance is mandatory. Failure to purchase flood insurance can affect your participation in any future hazard mitigation grant program and eligibility for future disaster assistance. All development within the special flood hazard area requires permitting, including excavating, filling, fencing, etc.



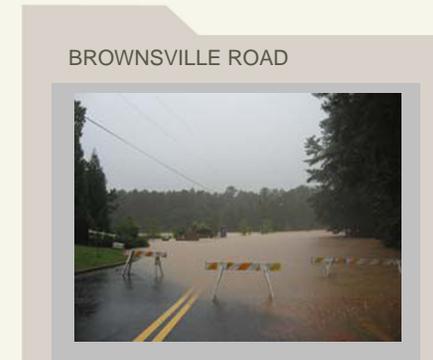
LANCER DRIVE



LANCER DRIVE



BIRCH BROOKE PATH



BROWNSVILLE ROAD