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FLOOD HAZARD AREAS

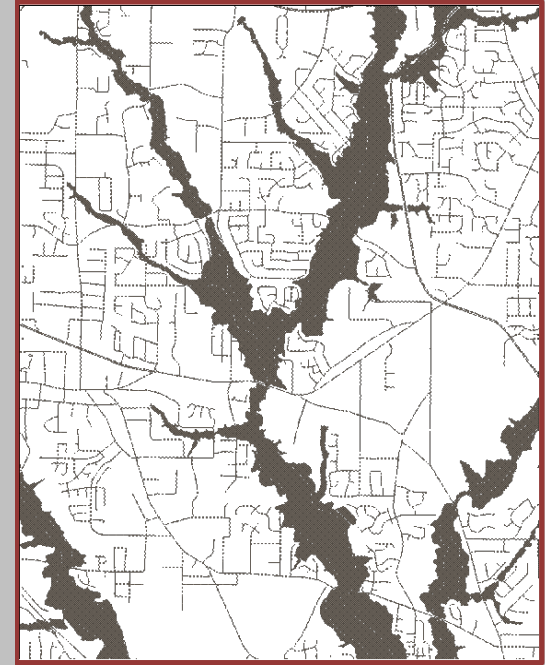
The City of Powder Springs has numerous areas of special flood hazard that can subject properties to flooding. Information on whether your property is in the special flood hazard area can be obtained by coming to the City's Community Development Department to view the Flood Insurance Rate Maps produced by FEMA or viewing maps online at www.msc.fema.gov. The City has additional educational materials available online at www.cityofpowdersprings.org/476/Flood-Protection

FLOOD INSURANCE

If you do not have flood insurance, talk to your insurance agent immediately. Most homeowner insurance policies do not cover damage from floods. You have to purchase a separate flood insurance policy. The City of Powder Springs is part of the National Flood Insurance Program, and you are able to purchase flood insurance. If you are inside the special flood hazard area, the purchase of flood insurance is mandatory. 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 to construction but to 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. You may report any illegal development activities to the above number as well. 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

You are receiving this notice because you live in or near a special flood hazard area that experienced overbank flooding in 2005 and 2009.



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 conditions 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.

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. Elevation Certificates will be made provided if available.

FLOOD SAFETY

In the event of a flash flood you may be the first to notice the situation; please call 911. 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 unless mold has started to grow. Ventilate the area before cleaning and wear gloves and a mask. For more information, contact Community Development.

NATURAL FUNCTIONS

Floodplains serve as the natural boundary for flood waters during a flooding event. In other words, floodplains supplement natural drainage channels, rivers, creeks, and streams, by allowing the water a place to go when the floodwaters can no longer flow in their normal channel boundary. Floodplains also serve to buffer downstream property from additional flooding from flood surges (heavy velocities) during a flooding event. Water quality is improved through the ability to filter nutrients and impurities from runoff and process organic wastes. These areas provide breeding and feeding grounds for fish and wildlife, create and enhance waterfowl habitat, support a high rate of plant growth and maintain biodiversity and the integrity of the ecosystem. Floodplains provide green space for protection of streams from development and the forces of erosion.

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

