NOTES TO USERS

The map is for use in determining eligibility for Federal Flood Insurance Program (FIP) coverage. It is not for use in determining eligibility for coverage under the National Flood Insurance Program (NFIP). FIP coverage applies to buildings under construction and improvements made to eligible buildings. NFIP coverage applies to permanent improvements made to buildings or the replacement of these improvements. In areas where flood insurance is provided through the FIP, Federal agencies and lenders cannot condition the granting of loans or loans in the FIP on the receipt of a flood insurance policy. Flood insurance is mandatory in some areas. Contact your lender for additional information.

To determine whether changes in your flood hazard were made since your flood insurance policy is in effect, contact the National Flood Insurance Program (NFIP) or contact the National Flood Insurance Program (NFIP) or contact the Federal Emergency Management Agency (FEMA) at 1-877-FEMA MAP (1-877-336-6272) or at http://www.fema.gov/business/nfip/.

In this flood hazard zone, the flood hazard and/or flood risk associated with the construction of new buildings or the additions to or replacement of improvements to existing buildings may increase. Therefore, if you plan to build new or to construct improvements to existing buildings, you should have the development reviewed by a qualified person for building code compliance. You should also have a building permit issued by your local building official.

Notice to User: The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of obstructions for the purpose of allowing surface water to flow to the stream. The floodway may be used for the installation of utility lines. The floodway is based on hydraulic computations and may not be based on a survey of the coast. This floodway information is not intended for the purpose of determining real estate boundaries. Information provided herein is intended to assist in planning and should be used as a planning tool. It should not be used as the sole basis for flood control or land use decisions.

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