

ARE YOU PREPARED FOR A FLOOD IN YOUR NEIGHBORHOOD?

YOU ARE RECEIVING THIS BROCHURE BECAUSE YOUR PROPERTY IS IN OR NEAR A SPECIAL FLOOD HAZARD AREA.

➤ History of Flooding in the City of Bentonville

The risk of flooding in the City of Bentonville is related to flash flooding or localized drainage problems. Flash flooding is where a storm event produces lots of rain in a short period of time. The flood water rises and recedes quickly. Densely populated areas have lots of runoff and water accumulates in the low spots. Most structural flooding in the City of Bentonville is not caused by rising creeks but by area runoff.

What should you do Before a flood?

➤ **Determine if your property is located in an area subject to flooding.** The following have known potential for flooding:

*Little Osage Tributary 2	*Downtown District
*Coler Creek	*Hendren Creek
*Hidden Springs	*Little Osage Trib 1
*Town Branch	*Little Sugar
*McKissic Creek	*Shewmaker
*Black Apple	*Little Osage Trib 3

This is not a complete list of areas that are within flood zones, but rather a list of areas with documented flooding problems. A property located within a flood zone does not necessarily have flooding problems. If your neighborhood is not listed, your property may still be within a flood zone, as designated by Federal Emergency Management Agency (FEMA) maps. Upon request, the Engineering Dept at (479-271-3168) will make free flood zone determinations for properties within the City. FEMA maps are also available in the Bentonville Public Library. If located in an "A or AE" Zone, your property is within the Special Flood Hazard Area (SFHA), which is an area that has been

determined to have the potential for flooding caused by a 100-year storm. The Engineering Department also maintains elevation certificates for many properties within the city which are also available for review.

➤ **Purchase flood insurance on your property.**

Flooding is not covered by a standard homeowner's insurance policy. A separate flood insurance policy is required to cover damages incurred by flooding. Coverage is available for the building itself as well as for the contents of the building.

➤ **Maintain drainage channels and pipes free of obstruction and debris.**

The City of Bentonville performs cleaning and maintenance activities on the drainage channels and pipes in City easements & rights-of-way in accordance with an established schedule and other standard operating procedures. Residents are encouraged to assist in maintaining the drainage in their areas by removing or reporting obstructions (such as shopping carts, leaves, debris, trash, etc.). Keeping drainage channels free of obstructions reduces flooding in the event of heavy rains. By way of City ordinance, it is illegal to dump trash, leaves, landscape debris, paint, grease, or any other material into any portion of the City's drainage system. Such dumping can have devastating impacts on water quality in addition to causing flooding. To report obstructions or illegal dumping, or for questions regarding drainage system maintenance, please report a concern on city website via 311 system or contact Stormwater Coordinator at (479-271-3168)

➤ **Protect your property from the hazards of flooding and wind.**

Various methods may be used to minimize flooding. If the floor level of your property is lower than the "Base Flood Elevation" (elevation of the 100-year flood, based on the FEMA maps), consider elevating your structure, if possible. Brochures discussing flood proofing and other mitigation measures are available at the City of Bentonville Public Library. If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages. Attaching plywood or specially made panels over windows and patio doors may help protect against high wind damages associated with hurricanes. The City of Bentonville will make site visits to provide one-on-one advice to a property owner regarding flooding and drainage issues on private

property. We also have site specific information for some parcels within Bentonville. For more information, please contact Storm Water Coordinator at (479-2371-3168).

➤ **Meet improvement requirements.**

The National Flood Insurance Program (NFIP) requires that if the cost of reconstruction, additions, or other improvements to a building equals or exceeds 50% of the building's market value, then the building must meet the same construction requirements as a new building. Substantially damaged buildings must also be brought up to the same standards. For example, a residence damaged so that the cost of repairs equals or exceeds 50% of the building's value before it was damaged must be elevated above the base flood elevation. Please contact the Stormwater Coordinator at (479-271-3168) for more information.

➤ **Meet permitting requirements.**

All floodplain development within the city requires a permit. Always check and fulfill permitting requirements with the Building Inspections Dept (479-271-3125) and/or the Engineering Dept at (479-271-3168) before you build on, alter, fill, or re-grade on any portion of your property and/or within any easement or right-of-way. Also, contact either of the numbers above or enter concern into city 311 web based system to report any suspected permitting violations.

➤ **Keep an emergency supply.** Non-perishable food, water, batteries, flashlights, a manual can opener, and a battery-operated radio should be kept available.

What should you do During a flood?

➤ If your property is in imminent danger of flooding, please contact City of Bentonville of at (479-271-3135x2 or 1-800-286-1262) to request that power and Black Hills Energy (1-888-890-5554) natural gas be shut off, or for guidance on how to do it yourself. These numbers may also be contacted regarding any other electrical or natural gas emergencies.

✓ Tune-in to local commercial radio or television stations such as (KFSM or KNWA), or NOAA Weather Radio (frequency 162.400) for Watch and Warning Bulletins and any corresponding emergency instructions. Subscribe to Benton County weather alert at <http://www.bcalert.com/>. The Benton County Emergency Management will

order or advise evacuations if conditions warrant this action. If evacuations are called for, it is imperative that you follow instructions in the time frame noted.

Questions regarding emergency procedures may be addressed to Benton County Emergency Management at (479-271-1004).

- ✓ If dangerous flooding conditions are imminent, avoid driving a vehicle if possible. Do not attempt to drive or wade through deep pockets of water or running washes. Unstable banks should be avoided. Develop an evacuation plan for your family.
- ✓ Avoid low-lying areas. Seek shelter in the highest areas possible.

What should you do After a flood?

- Listen to the radio for emergency instructions.
- Avoid driving if possible.
- Follow established procedures for property damage repairs:

Select a contractor who is licensed in his trade. The City of Bentonville requires contractors to be licensed. Only licensed electricians may perform electrical work, only licensed plumbers may perform plumbing work, only licensed gas contractors may work on a gas system, only licensed mechanical contractors may perform heating, ventilation and air conditioning work, and only licensed building contractors may perform building related work. Verify that contractors are licensed before signing or agreeing to any repair contracts. It is also recommended that you verify certification of liability and workman's compensation insurance. Complaints against licensed contractors may be referred to the appropriate licensing agency.

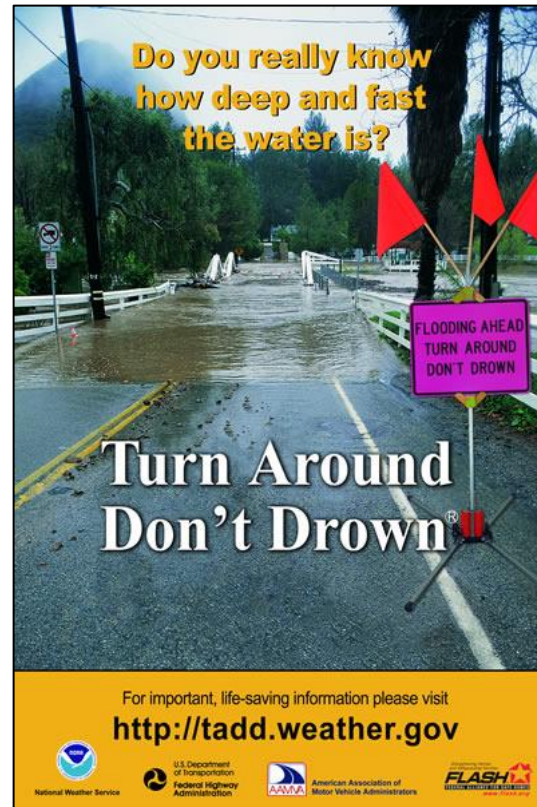
Require your contractors to obtain the proper permits for work being performed. Permits may be required for any new permanent improvement (including painting, roofing, siding, additions, alterations, etc.) to a structure and for site work such as grading, filling, etc. Permits are required even if a homeowner is doing the work himself but a license may not be required.

Questions about permits may be addressed to the City of Bentonville Building Inspection Dept at (479-271-3125).

Recognize the natural and beneficial functions of floodplains to help reduce flooding: Floodplains are a natural component of the City of Bentonville environment. Understanding and protecting the natural functions of floodplains helps reduce flood damage and protect resources. When flooding spreads out across the floodplain, its energy is dissipated, which results in lower flood flows downstream, reduced erosion of the streambank and channel, deposition of sediments higher in the watershed and improved groundwater recharge. Floodplains are scenic, valued wildlife habitat, and suitable for farming. Poorly planned development in floodplains can lead to streambank erosion, loss of valuable property, increased risk of flooding to downstream properties and degradation of water quality.

For more information about flood safety or the NFIP, please note the following:
<https://ar-bentonville.civicplus.com/416/Floodplain>
<https://www.floodsmart.gov/>
<https://msc.fema.gov/portal/home>

This information is provided by the City of Bentonville and is applicable to properties within the limits of the City. If you reside in a jurisdiction other than the City of Bentonville, contact your regulatory authority for information. If you believe you received this notice in error, or if you no longer own this property, please contact the City of Bentonville Engineering Dept at (479-271-3168) or via U.S. mail.



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