

Centerton Planning Department
290 Main St., PO Box 208
Centerton, AR 72719
(479) 795-2750 Ext. 21/22



BUILD RESPONSIBLY

Know Your Flood Hazard...

In order to find out what your risk of potential flooding is, it is important to know the location of the FEMA Special Flood Hazard Area (SFHA) and the proximity of your business or residence to the SFHA. Both the City of Centerton and Benton County offer GIS interactive maps on their websites. For more information about specific identification of flood risk, and Base Flood Elevation (BFE) data, please contact the Centerton Planning Department.

Floodplain Permits

Before you build on, fill, alter, or regrade your property always check with the Centerton Planning and/or Building Department. A permit may be needed to ensure that such projects do not cause problems on other properties. There are special rules regarding building in the Special Flood Hazard Area. If you can stay out of the SFHA, all the better.

The City of Centerton requires that all development within the FEMA Special Flood Hazard Area (SFHA) be issued a Floodplain Development Permit prior to disturbing any land. New construction in the floodplain increases the amount of development exposed to damage and can aggravate flooding on neighboring properties.

If you have to erect a building in the regulated floodplain, it must have its lowest floor, including a basement, and all utilities elevated to the regulatory elevation set by your community. Contact the Centerton Planning Department to help determine that elevation. That elevation can also be determined by hiring a local registered Engineer or Land Surveyor.

If you have an existing building and want to improve, expand, or repair it, you also need to check with your local permit office. Certain codes require that all substantial improvements to a building be treated as a new building. A substantial improvement is when the value of an addition, alteration, repair, or reconstruction project equals or exceeds 50% of the value of the existing building. In the case of an addition, only the addition must be protected. In the case of an improvement to the original building, the entire building must be protected.

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Flood Insurance Rate Map (FIRM)

Every community with a flood problem has a Flood Insurance Rate Map (FIRM). FIRMs are published by the Federal Emergency Management Agency (FEMA). They show the Special Flood Hazard Area and other areas subject to different levels of flood hazard. The City of Centerton Planning Department will have the FIRM for your community. The following terms are used on FIRMs:

- **Zone A:** The Special Flood Hazard Area, i.e. the area subject to the "base flood" which has a 1% chance of being equaled or exceeded in any given year. the base flood is also known as the 100-year or the 1% chance flood. The base flood is a statistical concept used to ensure that all properties subject to the NFIP are protected to the same degree against flooding.
- **Zone B:** Area of moderate flood hazard, usually depicted on older FIRMS as between the limits of the base and 500-year floods of the primary source of flooding. B Zones may have local, shallow flooding problems. B Zones are also used to designate areas protected by levees and base floodplains of little hazard, such as those with average depths of less than 1 foot.
- **Zone C:** Area of minimal flood hazard usually depicted on older FIRMS as above the 500-year flood level of the primary source of flooding. C Zones may have local shallow flooding problems. B and C Zones may have flooding that does not meet the criteria to be mapped as a SFHA, especially ponding and drainage problems.
- **Zone V:** The SFHA subject to coastal high hazard flooding.
- **Zone X:** Newer FIRMS show Zones B and C (see above) as Zone X. The shaded Zone X corresponds to a Zone B and the unshaded Zone X corresponds to a Zone C.

Protect Your Property–Mitigation Measures

If you live in a floodplain...

- Elevate your home and/or business. Elevated foundations include crawlspaces, columns, piers, and similar structures where this is open space between the flood and the ground.
- Relocate your home and/or business.
- Floodproof your structure.
- Obtain Flood Insurance from the NFIP.