



FEMA

May 21, 2021

Kevin Krupp
Supervisor, Township of Maple Grove
Township Hall
17010 Lincoln Road
New Lothrop, Michigan 48460

Prelim-EAP
Community Name: Township of Maple Grove,
Saginaw County,
Michigan
Community No.: 260891

Re: National Flood Insurance Program (NFIP)
Preliminary Flood Insurance Study and Flood Insurance Rate Map

Dear Mr. Krupp:

We are pleased to present your community with Preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Saginaw County, Michigan (All Jurisdictions) for your review and comment. We have produced the FIRM and FIS report in our countywide format, which means that flooding information for the entire county, including the Township of Maple Grove and all other incorporated areas, is also shown. However, we have enclosed only those FIRM panels that actually cover your community.

We have prepared the enclosed Preliminary version of the FIRM using a process that involves capturing flood hazard information in a digital format and plotting map panels using computer technology. In so doing, we have incorporated all non-revised flood hazard information from all current effective FIRMs.

We are sending the Preliminary copies at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, FEMA has posted digital copies of the revised FIRM and FIS report materials to the following Website:

<https://www.fema.gov/preliminaryfloodhazarddata>

We will contact you shortly to schedule a formal community coordination meeting (a "Consultation Coordination Officer [CCO]" Meeting) to discuss the revised flood hazard information, ordinance adoption, and other frequently asked questions and concerns. In the meantime, we encourage you to circulate the enclosed copies as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the FIRM and FIS report so that they will have the opportunity to review them thoroughly before the formal community coordination meeting. The review period provides community officials and citizens in the affected communities with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names on the FIRM or in the FIS report. Comments may be sent to:

Brett Holthaus, PMP, CFM
STARR II
3901 Calverton Boulevard, Suite 400
Calverton, Maryland 20705
or by email at brett.holthaus@atkinsglobal.com

Please submit comments (digital format such as shapefiles preferred) no later than 30 days from the date of this letter. All comments and changes received during this review period will be incorporated, as appropriate, before the FIRM and FIS report become effective.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the FIRM becomes effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the FIRM; (2) LOMCs for which results could not be shown on the FIRM because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the SFHA as shown on the FIRM; (3) LOMCs for which results have not been included on the FIRM because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above.

LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the FIRM and will become effective one day after the FIRM becomes effective.

For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the FIRM becomes effective upon request.

Your community should be aware that recently approved LOMCs, specifically LOMRs, may have been issued for your community. The LOMR process is dynamic and FEMA is reviewing LOMR applications regularly. To complete production of the Preliminary FIRMs which includes incorporating the effects of "mappable" LOMRs issued since the last map effective date, a specific cutoff was established. FEMA will address any approved LOMRs issued after the cutoff date when the final SOMA is distributed. If your community has concerns regarding a specific case, please submit the LOMR case number, as well as any appropriate documentation, before the end of the comment or appeal periods discussed below to assist us in keeping the map up to date. Please submit to:

John Wethington, Regional Engineer
FEMA Region V
536 South Clark Street, 6th Floor,
Chicago, Illinois 60605

After the CCO Meeting, we will initiate a statutory 90-day appeal period for certain communities within Saginaw County. A statutory 90-day appeal period is required when FEMA adds or modifies Base (1-percent-annual-chance) Flood Elevations (BFEs), base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the Preliminary FIRM. If your community is identified as requiring an appeal period, we will send you a letter approximately 2 weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the FEDERAL REGISTER and local newspaper(s) and will provide the first

and second publication dates. The appeal period will start on the second publication date. Additional information concerning the 90-day appeal period will be provided during the CCO Meeting.

After the review and appeal periods have ended and we have addressed all comments/appeals, we will initiate final preparation of the FIRM and FIS report. The new FIRM and FIS report for your community will become effective approximately 7 to 10 months later. Before the effective date, you will be notified in writing of the official FIRM and FIS report effective date and asked to adopt floodplain ordinances or modify existing ordinances as necessary that correspond with the new FIRM or FIS report. If you or other community officials have any questions regarding floodplain ordinances, you may raise them with our FEMA Regional Office or you may discuss those issues with your State NFIP Coordinator. Several months before the effective date, we will mail one set of printed copies of the finalized FIRM and FIS report and digital copies of the map and report products.

Your community's comments on the Preliminary FIRM panels and FIS report are an important part of our review process, and we will consider them carefully before we publish the FIRM and FIS report in their final form. If you have any questions regarding the Preliminary copies of the FIRM and FIS report, please contact Brett Holthaus, PMP, CFM, STARRII, by telephone at 240-264-8028 or by email at brett.holthaus@atkinsglobal.com. If you have general questions about mapping issues, please call our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or e-mail our FMIX staff at FEMAMapSpecialist@riskmapcnds.com.

Sincerely,



Mary Beth Caruso
Director, Mitigation Division
FEMA Region V

Enclosures: Preliminary Flood Insurance Rate Map panels
Preliminary Flood Insurance Study report
Preliminary Summary of Map Actions
CD containing the Preliminary FIRMs and FIS report in digital format

cc: Tish Yaros, Clerk, Township of Maple Grove
Matthew Occhipinti, Michigan State NFIP Coordinator, Michigan Department of Environment,
Great Lakes and Energy
Ken Hinterlong, Regional Engineer, FEMA Region V
John Wethington, Regional Engineer, FEMA Region V

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: MAPLE GROVE, TOWNSHIP OF

Community No: 260891

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effect of the enclosed revised FIRM panel(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)).

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below have been reflected on the Preliminary copies of the revised FIRM panels. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below are either not located on revised FIRM panels, or have not been reflected on the Preliminary copies of the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs .

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: MAPLE GROVE, TOWNSHIP OF

Community No: 260891

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	12-05-6614A	06/14/2012	15052 East Road	26145C0300D	26145C0048E
LOMA	13-05-1857A	01/04/2013	14822 Bueche Road	26145C0300D	26145C0480E
LOMA	15-05-2236A	02/05/2015	PORTION OF SECTION 25, T9N, R4E – 1193 FERDEN	26145C0355D	26145C0490E
LOMA	15-05-2693A	03/18/2015	2416 Chesaning Road	26145C0300D	26145C0480E
LOMA	15-05-2697A	04/06/2015	2426 Chesaning Road	26145C0300D	26145C0480E
LOMA	15-05-3451A	04/17/2015	SECTION 2, T9N, R4E – 2436 CHESANING ROAD	26145C0300D	26145C0480E
LOMA	16-05-7090A	10/07/2016	SECTION 25, T9N, R4E – 1316 DITCH ROAD	26145C0355D	26145C0490E
LOMA	20-05-0493A	12/05/2019	SECTION 36, T9N, R4E – 1301 WEST DITCH ROAD	26145C0355D	26145C0490E

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: MAPLE GROVE, TOWNSHIP OF

Community No: 260891

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
			NO CASES RECORDED	

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		