

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

Proposed Flood Elevation Determinations for Oakland County, Michigan and Incorporated Areas

AGENCY: Federal Emergency Management Agency (FEMA), Emergency Preparedness and Response Directorate, Department of Homeland Security.

ACTION: Proposed Rule

SUMMARY: Technical information or comments are solicited on the proposed modified Base (1% annual chance) Flood Elevations (BFEs) shown in the preliminary Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) for the communities listed in the table below. The BFEs are the basis for the floodplain management measures that each community is required to either adopt or show evidence of being already in effect in order to qualify or remain qualified for participation in the National Flood Insurance Program.

DATES: The period for comment will be ninety (90) days following the second publication of these proposed rules in a newspaper of local circulation.

ADDRESSES: (See table below)

FOR FURTHER INFORMATION CONTACT: Mary Jo Mullen, P.E., Hazard Identification and Risk Assessment Branch, Mitigation Division, Federal Emergency Management Agency, Region V, 536 S. Clark St, Chicago, IL 60605, (312) 408-5541.

SUPPLEMENTARY INFORMATION: The Federal Emergency Management Agency (FEMA) gives notice of the proposed determinations of BFEs, in accordance with Section 110 of the Flood Disaster Protection Act of 1973 (Pub. L. 93-234), 87 Stat. 980, which added Section 1363 to the National Flood Insurance Act of 1968 (Title XIII of the Housing and Urban Development Act of 1968 (Pub. L. 90-448)), 42 U.S.C. 4001-4128, and 44 CFR 67.4(a).

These elevations, together with the floodplain management measures required by Section 60.3 of the program regulations, are the minimum that are required. They should not be construed to mean the community must change any existing ordinances that are more stringent in their floodplain management requirements. The community may at any time enact stricter requirements on its own, or pursuant to policies established by other Federal, State, or regional entities. These proposed modified elevations will also be used to calculate the appropriate flood insurance premium rates for the new buildings and their contents and for the second layer of insurance on existing buildings and their contents.

Pursuant to the provisions of 5 USC 605(b), the Administrator, to whom authority has been delegated by the Director, FEMA, hereby certifies that the proposed modified flood elevation determinations, if promulgated, will not have a significant economic impact on a substantial number of small entities. A flood elevation determination under Section 1363 forms the basis for new local ordinances, which, if adopted by a local community, will govern future construction within the floodplain area. The elevation determinations, however, impose no restriction unless

and until the local community voluntarily adopts floodplain ordinances in accord with these elevations. Even if ordinances are adopted in compliance with Federal standards, the elevations prescribe how high to build in the floodplain and do not prohibit development. Thus, this action only forms the basis for future local actions. It imposes no new requirement; of itself, it has no economic impact.

Lessees and owners of real property in the following communities are encouraged to review the preliminary FIS and FIRM and to submit comments to the appropriate community representatives as listed below. Proposed BFEs along flood sources studied in detail are shown on the flood profiles in the study. The proposed modified BFEs are as follows:

Source of Flooding and Location of Referenced Elevation	+Elevation in feet (NAVD) *Elevation in feet (NGVD) Existing / Modified		Communities Affected
Clinton River (near Grand Trunk Western R.R. and Maceday Lake)			
Approx 360 feet downstream of I-75	*1,012	+1,010	Township of Independence and City of the Village of Clarkston
Approx 70 feet upstream of Dixie Highway	*975	+973	
Clinton River (near Sylvan Lake)			
Approx 3,100 feet upstream of Cooley Lake Rd.	*935	+934	Charter Township of Waterford, Township of West Bloomfield, City of Keego Harbor, and City of Pontiac
Upstream side of Dawson Millpond Dam	*931	+928	
Clinton River (near Grand Trunk Western R.R. and Galloway Creek)			
Approx 700 feet downstream of Squirrel Rd.	*845	+844	City of Auburn Hills
Approx 50 feet upstream of Hamlin Rd.	*840	+837	
Duck Creek			
Approx 40 feet downstream of Ortonville Rd. (2nd crossing)	N/A	+941	Village of Ortonville
At confluence with Kearsley Creek	N/A	+930	

Huron River

Approx 1,600 feet upstream of Monteagle St.	N/A	+904	Village of Milford
Approx 1,900 feet downstream of Peters St.	N/A	+902	

Kearsley Creek

Approx 20 feet downstream of Granger Rd.	N/A	+941	Village of Ortonville
Approx 10 feet upstream of Oakwood Rd.	N/A	+924	

Norton Creek

Approx 3,800 feet downstream of I-96	N/A	+927	City of Wixom
Approx 1,900 feet upstream of Buno Rd.	N/A	+907	

Pebble Creek

Approx 60 feet upstream of Drakeshire Dr.	N/A	+949	Township of West Bloomfield
Approx 30 feet upstream of 14 Mile Rd	*893	+892	

Pettibone Creek

Approx 2,000 feet upstream of Summit St.	N/A	+949	Village of Milford
At confluence with Huron River	N/A	+902	

Quarton Branch

Approx 160 feet downstream of Redding St.	*746	+747	City of Birmingham
Upstream side of Quarton Lake Dam	*736	+737	

Sargent Creek

Approx 150 feet downstream of Heritage Hills Manor	N/A	+968	City of Rochester Hills
Approx 130 feet downstream of Adams Rd.	N/A	+941	

Hummer Lake

	N/A	+1,050	Township of Brandon
--	-----	--------	---------------------

Seymour Lake

	N/A	+1,042	Township of Brandon
--	-----	--------	---------------------

Lake Louise

	N/A	+965	Township of Brandon
--	-----	------	---------------------

Bald Eagle Lake	N/A	+970	Township of Brandon
Square Lake	N/A	+992	Township of Orion
Elkhorn Lake	N/A	+987	Township of Orion
Tommys Lake	N/A	+987	Township of Orion
Round Lake	N/A	+986	Township of Orion
Lake Sixteen	N/A	+986	Township of Orion
Voorheis Lake	N/A	+984	Township of Orion
Judah Lake	N/A	+990	Township of Orion
Lonesome Lake	N/A	+998	Township of Orion
Long Lake	N/A	+968	Township of Orion
Bunny Run Lake	N/A	+967	Township of Orion
Buckhorn Lake	N/A	+989	Township of Orion
Greens Lake	N/A	+998	Township of Orion
Dark Lake	N/A	+1,001	Township of Orion
Deer Lake	*975	+973	Township of Independence and City of the Village of Clarkston
Parke Lake	*991	+991	Township of Independence and City of the Village of Clarkston
Middle Lake	*975	+973	Township of Independence and City of the Village of Clarkston
Mill Lake			
Downstream of Miller Road	*1,000	+1,000	Township of Independence and
Upstream of Miller Road	N/A	+1,002	City of the Village of Clarkston

Mill Lake			
Approx 10 feet downstream of Baldwin Rd.	N/A	+983	Township of Orion
Approx 1,700 feet downstream of Waldon Rd.	N/A	+981	
Lake Orion	*987	+987	Village of Lake Orion and Township of Orion
Sylvan Lake	*931	+929	City of Keego Harbor, City of Pontiac, City of Sylvan Lake, and Charter Township of Waterford
Cass Lake	*932	+931	City of Keego Harbor, Township of West Bloomfield, Charter Township of Waterford, and City of Orchard Lake Village
Dawson Mill Pond	*932	+929	City of Pontiac
Otter Lake	*931	+929	Charter Township of Waterford

ADDRESSES:

Oakland County

Maps available for inspection at <http://www.co.oakland.mi.us/oss/>

Send comments to Sudha Maheshwari, GIS Project Manager, 1200 North Telegraph, Rd., Building 49 West, Pontiac, MI 48341

Addison Township

Maps available for inspection at Addison Township, 1440 Rochester Rd., Leonard, MI

Send comments to A. Robert Koski, Supervisor, 1440 Rochester Rd., Leonard, MI 48367

Bloomfield Township

Maps available for inspection at Water Department, 4200 Telegraph Rd., Bloomfield Hills, MI

Send comments to Wayne Domine, P.E., Superintendent, Water Department, 4200 Telegraph Rd., Bloomfield Hills, MI 48302

Brandon Township

Maps available for inspection at Building Department, Brandon Township, 395 Mill St., Ortonville, MI

Send comments to Tim Palulian, Community Development Director, 395 Mill St., Ortonville, MI 48462

City of Auburn Hills

Maps available for inspection at Clerks Office, 1827 N. Squirrel Rd., Auburn Hills, MI

Send comments to Shawn Keenan, Storm Water Resources Manager, 1827 N. Squirrel Rd., Auburn Hills, MI 48326

City of Birmingham

Maps available for inspection at Municipal Building, 151 Martin St., Birmingham, MI

Send comments to Paul T. O'Meara, Assistant Director of Engineering, 151 Martin St., Birmingham, MI 48012

City of Bloomfield Hills

Maps available for inspection at City of Bloomfield Hills, 45 East Long Lake Rd., Bloomfield Hills, MI

Send comments to David Piche, City Manager, 45 East Long Lake Rd., Bloomfield Hills, MI 48304

City of Farmington

Maps available for inspection at Public Service Department, 33720 West Nine Mile Rd., Farmington, MI

Send comments to Kevin Gushman, Director of Public Services, 33720 West Nine Mile Rd., Farmington, MI 48335

City of Farmington Hills

Maps available for inspection at City of Farmington Hills Engineering, 31555 W. Eleven Mile Rd., Farmington Hills, MI

Send comments to William Otwell, Jr., City Engineer, 31555 W. Eleven Mile Rd., Farmington Hills, MI 48336

City of Keego Harbor

Maps available for inspection at Keego Harbor City Hall, 2141 Cass Lake Rd., Suite #101, Keego Harbor, MI

Send comments to John Baczynski, Community Development Director, 2141 Cass Lake Rd., Suite #101, Keego Harbor, MI 48320

City of Lake Angelus

Maps available for inspection at City Hall, 45 Gallogly Rd., Lake Angelus, MI

Send comments to Heidi Hoyles, Planning Commissioner Flood Management, 104 Gallogly Rd., Lake Angelus, MI 48326

City of Northville

Maps available for inspection at City Hall, 215 W. Main St., Northville, MI

Send comments to Richard Starling, Building Official, 215 W. Main St., Northville, MI 48167

City of Orchard Lake Village

Maps available for inspection at City Hall, 3955 Orchard Lake Rd., Orchard Lake, MI

Send comments to Janet Overholt Green, Manager, 3955 Orchard Lake Rd., Orchard Lake, MI 48323

City of Pontiac

Maps available for inspection at City Engineering Department, 55 Wessen St., Pontiac, MI and Community Development Office, 1200 Featherstone Rd., Pontiac, MI

Send comments to Allan Schneck, City Engineer, 55 Wessen St., Pontiac, MI 48341

City of Rochester

Maps available for inspection at City Hall, 400 Sixth St., Rochester, MI

Send comments to Edward Alward, Building Inspector, 400 Sixth St., Rochester, MI 48307

City of Rochester Hills

Maps available for inspection at Department of Public Safety /Engineering Department, 1000 Rochester Hills Dr., Rochester Hills, MI

Send comments to Scott Cope, Building Inspector, 1000 Rochester Hills Dr., Rochester Hills, MI 48309

City of South Lyon

Maps available for inspection at City of South Lyon, 335 S. Warren St., South Lyon, MI

Send comments to Rodney L. Cook, City Manage, 335 S. Warren St., South Lyon, MI 48178

City of Southfield

Maps available for inspection at Engineering Department, 26000 Evergreen Rd., Southfield, MI

Send comments to Brandy Bakita, Stormwater Coordinator, 26000 Evergreen Rd., Southfield, MI 48076

City of Sylvan Lake

Maps available for inspection at City Hall, 1820 Inverness St., Sylvan Lake, MI

Send comments to John Martin, Manager, 1820 Inverness St., Sylvan Lake, MI 48320

City of The Village of Clarkston

Maps available for inspection at City Office, 375 Depot Rd., Clarkston, MI

Send comments to Art Pappas, City Manager, 375 Depot Rd., Clarkston, MI 48346

City of Troy

Maps available for inspection at Engineering Department, 500 West Big Beaver Rd., Troy, MI

Send comments to Neal Schroeder PE, Civil Engineer, 500 West Big Beaver Rd., Troy, MI 48084

City of Walled Lake

Maps available for inspection at City Hall, 1499 E. West Maple Rd., Walled Lake, MI

Send comments to Lloyd Cureton, 1499 E. West Maple Rd., Walled Lake, MI 48390

City of Wixom

Maps available for inspection at Building Department, 49045 Pontiac Tr., Wixom, MI

Send comments to John Lipchik, Building Official, 49045 Pontiac Tr., Wixom, MI 48393

Commerce Township

Maps available for inspection at Commerce Building Department, 2840 Fisher Ave., Commerce, MI

Send comments to Jeff Bowdell, Building Official, 2840 Fisher Ave., Commerce, MI 48390

Groveland Township

Maps available for inspection at 4695 Grange Hall Rd., Holly, MI

Send comments to Judy Schulte, Zoning Administrator, 4695 Grange Hall Rd., Holly, MI 48442

Highland Township

Maps available for inspection at Charter Township of Highland Planning Department, 205 N. John St., Highland, MI

Send comments to Lisa G. Burkhart, AICP, Zoning Administrator, 205 N. John St., Highland, MI 48357

Holly Township

Maps available for inspection at Holly Township Hall, 102 Civic Dr., Holly, MI

Send comments to Dale M. Smith, Supervisor, 102 Civic Dr., Holly, MI 48442

Independence Township

Maps available for inspection at Assessing Department and Building Department, Independence Township, 90 N. Main St., Clarkston, MI

Send comments to David Belcher, Building Department, 90 N. Main St., Clarkston, MI 48346

Lyon Township

Maps available for inspection at Giffels-Webster Engineers, Inc., 2871 Bond St., Rochester Hills, MI and Charter Township of Lyon, 58000 Grand River Ave., New Hudson, MI

Send comments to Jason Mayer, Project Engineer, Giffels-Webster Engineers, Inc., 2871 Bond St., Rochester Hills, MI 48309

Milford Township

Maps available for inspection at Supervisors Office, 1100 Atlantic, Milford, MI

Send comments to Donald D. Green, Supervisor , 1100 Atlantic, Milford, MI 48381

Novi Township

Maps available for inspection at 4425 Chedworth Drive, Northville, MI

Send comments to Raymond Schovers, Supervisor, 4425 Chedworth Drive, Northville, MI 48167-8939

Oakland Township

Maps available for inspection at Township Hall, 4393 Collins Rd, Rochester, MI

Send comments to Bill Benoit, Building Director, 4393 Collins Rd, Rochester, MI 48306

Orion Township

Maps available for inspection at Supervisors Office, 2525 Joslyn Rd., Lake Orion, MI

Send comments to Gerald A. Dywasuk, Supervisors Office, 2525 Joslyn Rd., Lake Orion, MI 48360

Rose Township

Maps available for inspection at Rose Township Hall, 204 Franklin St., Holly, MI

Send comments to Dave Schang, Building Official, 204 Franklin St., Holly, MI 48442

Southfield Township

Maps available for inspection at Township Hall, 18550 W. Thirteen Mile Rd., Southfield Township, MI

Send comments to Sharon Tischler, Clerk, 18550 W. Thirteen Mile Rd., Southfield Township, MI 48025

Village of Beverly Hills

Maps available for inspection at Village of Beverly Hills, 18500 W. Thirteen Mile Rd., Beverly Hills, MI

Send comments to Renzo Spallasso, Engineer, 18500 W. Thirteen Mile Rd., Beverly Hills, MI 48025

Village of Bingham Farms

Maps available for inspection at 24255 W. Thirteen Mile Rd., Suite 190, Bingham Farms, MI

Send comments to Kathryn Hagaman, Clerk/Administrator, 24255 Thirteen Mile Rd., Suite 190, Bingham Farms, MI 48025

Village of Franklin

Maps available for inspection at Village Hall, 32325 Franklin Rd., Franklin, MI

Send comments to Bill Dinnan, Building Official, 32325 Franklin Rd., Franklin, MI 48025

Village of Holly

Maps available for inspection at Clerk-Treasurer's Office, 202 S Saginaw St., Holly, MI

Send comments to Marsha Powers, Clerk-Treasurer, 202 S Saginaw St., Holly, MI 48442

Village of Lake Orion

Maps available for inspection at Village of Lake Orion, 37 E Flint St., Lake Orion, MI

Send comments to Jo Ann Van Tassel, Manager, 37 E Flint St., Lake Orion, MI 48362

Village of Milford

Maps available for inspection at Village Clerk, Attention: Ann Collins, 1100 Atlantic St., Milford, MI

Send comments to Randy Sapelak, Building and Zoning Official, 1100 Atlantic St., Milford, MI 48381

Village of Ortonville

Maps available for inspection 476 Mill St., Ortonville, MI

Send comments to Paul C. Zelenak, Manager, 476 Mill St., Ortonville, MI 48462

Village of Wolverine Lake

Maps available for inspection at Village Hall, 425 Glengary Rd., Wolverine Lake, MI

Send comments to Timothy Brandt, Building Inspector, 425 Glengary Rd., Wolverine Lake, MI 48390

Waterford Township

Maps available for inspection at Building and Engineering Department, 5200 Civic Center Dr., Waterford, MI

Send comments to Stacy St. James, Environmental Coordinator, Engineering Department, 5200 Civic Center Dr., Waterford, MI 48329

West Bloomfield Township

Maps available for inspection at West Bloomfield Township, 4550 Walnut Lake Rd., West Bloomfield, MI

Send comments to David Flaisher, Supervisor, 4550 Walnut Lake Rd., West Bloomfield, MI 48325

White Lake Township

Maps available for inspection at Township Hall, Building Department, 7525 Highland Rd., White Lake, MI

Send comments to Mike Kowall, Supervisor, 7525 Highland Rd., White Lake, MI 48383

For further information please contact the Map Assistance Center toll free at 1-877-FEMA-MAP (1-877-336-2627).