



# Federal Emergency Management Agency

Washington, D.C. 20472

**November 14, 2023**

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Craig Bergman  
Supervisor, Township of Tobacco  
345 Vandyke Road  
Beaverton, MI 48612

IN REPLY REFER TO:

Case No.: 23-05-1565R  
Community Name: Township of Tobacco, MI  
Community No.: 261060

Dear Craig Bergman:

We are providing our comments with the enclosed Conditional Letter of Map Revision (CLOMR) on a proposed project within your community that, if constructed as proposed, could revise the effective Flood Insurance Study report and Flood Insurance Rate Map for your community.

If you have any questions regarding the floodplain management regulations for your community, the National Flood Insurance Program (NFIP) in general, or technical questions regarding this CLOMR, please contact the Director, Mitigation Division of the Federal Emergency Management Agency (FEMA) Regional Office in Chicago, Illinois at (312) 408-5500, or the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration

List of Enclosures:

Conditional Letter of Map Revision Comment Document

cc: Terrance Hall  
Supervisor, Township of Edenville

Mike Wood  
Supervisor, Township of Jerome

Dolores Porte  
President, Village of Sanford

Jonathan Witham, P.E.  
Project Manager, Spicer Group, Inc.

Matthew Occhipinti, P.E., CFM  
State NFIP Coordinator  
Michigan Department of Env., Great Lakes & Energy



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## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

COMMUNITY INFORMATION		PROPOSED PROJECT DESCRIPTION	BASIS OF CONDITIONAL REQUEST
COMMUNITY	Township of Tobacco Gladwin County Michigan	DAM	1D HYDRAULIC ANALYSIS BASE MAP CHANGES UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 261060		
IDENTIFIER	Four Lakes Task Force: Edenville and Sanford Dams	APPROXIMATE LATITUDE & LONGITUDE: 43.803, -84.387 SOURCE: OTHER DATUM: NAD 83	
AFFECTED MAP PANELS			
TYPE: FIRM*	NO.: 26051C0350B	DATE: August 2, 2018	* FIRM - Flood Insurance Rate Map

### FLOODING SOURCES AND REACH DESCRIPTION

See Page 2 for Additional Flooding Sources

Tittabawassee River – From approximately 4,550 feet downstream of Maynard Road to approximately 5,160 feet upstream of Meridian Road

### PROPOSED PROJECT DESCRIPTION

Flooding Source	Proposed Project	Location of Proposed Project
Tittabawassee River	Dam Modification	At approximately 5,350 feet upstream of Meridian Road

### SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Tittabawassee River	BFEs*	BFEs	Yes	Yes
	Zone AE	Zone AE	Yes	Yes
	Zone AE	Zone X (unshaded)	Yes	Yes

\* BFEs - Base (1-percent-annual-chance) Flood Elevations

### COMMENT

This document provides the Federal Emergency Management Agency's (FEMA's) comment regarding a request for a CLOMR for the project described above. This document is not a final determination; it only provides our comment on the proposed project in relation to the flood hazard information shown on the effective National Flood Insurance Program (NFIP) map. We reviewed the submitted data and the data used to prepare the effective flood hazard information for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP. Your community is responsible for approving all floodplain development and for ensuring that all permits required by Federal or State/Commonwealth law have been received. State/Commonwealth, county, and community officials, based on their knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area (SFHA), the area subject to inundation by the base flood. If the State/Commonwealth, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

This comment is based on the flood data presently available. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on the FEMA website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbbit, P.E., Branch Chief  
Engineering Services Branch  
Federal Insurance and Mitigation Administration



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**CONDITIONAL LETTER OF MAP REVISION  
COMMENT DOCUMENT (CONTINUED)**

**COMMUNITY INFORMATION (CONTINUED)**

**ADDITIONAL FLOODING SOURCES AFFECTED BY THIS CONDITIONAL REQUEST**

**FLOODING SOURCE AND REACH DESCRIPTION**

Tobacco River – From the confluence with Tittabawassee River to approximately 4,560 feet above confluence

**SUMMARY OF IMPACTS TO FLOOD HAZARD DATA**

<b>Flooding Source</b>	<b>Effective Flooding</b>	<b>Proposed Flooding</b>	<b>Increases</b>	<b>Decreases</b>
Tobacco River	BFEs	BFEs	Yes	Yes
	Zone AE	Zone AE	Yes	Yes
	Zone AE	Zone X (unshaded)	Yes	Yes

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## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

### OTHER COMMUNITIES AFFECTED BY THIS CONDITIONAL REQUEST

**CID Number: 260853**      **Name: Township of Jerome, MI**

#### AFFECTED MAP PANELS

TYPE: FIRM	NO.: 26111C0150F	DATE: January 16, 2013
TYPE: FIRM	NO.: 26111C0161F	DATE: January 16, 2013
TYPE: FIRM	NO.: 26111C0175F	DATE: January 16, 2013

**CID Number: 260859**      **Name: Village of Sanford, MI**

#### AFFECTED MAP PANELS

TYPE: FIRM	NO.: 26111C0150F	DATE: January 16, 2013
TYPE: FIRM	NO.: 26111C0161F	DATE: January 16, 2013

**CID Number: 260850**      **Name: Township of Edenville, MI**

#### AFFECTED MAP PANELS

TYPE: FIRM	NO.: 26111C0050F	DATE: January 16, 2013
TYPE: FIRM	NO.: 26111C0150F	DATE: January 16, 2013

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### CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

#### COMMUNITY INFORMATION

To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling used to prepare the Flood Insurance Study (FIS) (referred to as the effective model). If the effective model does not provide enough detail to evaluate the effects of the proposed project, an existing conditions model must be developed to provide this detail. This existing conditions model is then compared to the effective model and the proposed conditions model to differentiate the increases or decreases in flood hazards caused by more detailed modeling from the increases or decreases in flood hazards that will be caused by the proposed project.

The table below shows the changes in the BFEs:

BFE Comparison Table

Flooding Source: Tittabawassee River		BFE Change (feet)	Location of maximum change
Existing vs. Effective	Maximum increase	3.73	At approximately 5,050 feet upstream of Meridian Road
	Maximum decrease	0.35	At immediately downstream of Curtis Road
Proposed vs. Existing	Maximum increase	0.00	N/A
	Maximum decrease	2.19	At approximately 4,260 feet downstream of Maynard Road
Proposed vs. Effective	Maximum increase	3.41	At approximately 5,050 feet upstream of Meridian Road
	Maximum decrease	1.04	At approximately 4,480 feet downstream of Maynard Road

Flooding Source: Tobacco River		BFE Change (feet)	Location of maximum change
Existing vs. Effective	Maximum increase	0.34	At approximately 1,780 feet above confluence with Tittabawassee River
	Maximum decrease	1.62	At approximately 4,560 feet above confluence with Tittabawassee River
Proposed vs. Existing	Maximum increase	0.00	N/A
	Maximum decrease	0.28	At approximately 870 feet above confluence with Tittabawassee River
Proposed vs. Effective	Maximum increase	0.07	At approximately 1,730 feet above confluence with Tittabawassee River
	Maximum decrease	1.80	At approximately 4,560 feet above confluence with Tittabawassee River

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## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION (CONTINUED)

#### DATA REQUIRED FOR FOLLOW-UP LOMR

Upon completion of the project, your community must submit the data listed below and request that we make a final determination on revising the effective FIRMs and FIS report. If the project is built as proposed and the data below are received, a revision to the FIRMs and FIS report would be warranted.

- Form 1, entitled "Overview & Concurrence Form". Detailed application and certification forms must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1 must be included. If as-built conditions differ from the proposed plans, please submit new forms, which may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms/mt-2>, or annotated copies of the previously submitted forms showing the revised information.
- Form 2, entitled "Riverine Hydrology & Hydraulics Form."
- Form 3, entitled "Riverine Structures Form."
- Hydraulic analyses, for as-built conditions, of the base flood together with a topographic work map showing the revised floodplain boundaries. Please ensure that the revised information ties in with the current effective information at the downstream and upstream ends of the revised reach.
- Annotated copies of the FIRMs, at the scale of the effective FIRMs, that show the revised floodplain boundary delineations shown on the submitted work map and how they tie into the floodplain boundary delineations shown on the current effective FIRMs at the downstream and upstream ends of the revised reach.
- As-built plans, certified by a registered professional engineer, of all proposed project elements.
- Documentation of the individual legal notices sent to property owners who will be affected by any widening/shifting of the base floodplain and/or any BFE increases along Tittabawassee River and Tobacco River.

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## CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION (CONTINUED)

- An officially adopted maintenance and operation plan for the Sanford Dam. This plan, which may be in the form of a written statement from the community Chief Executive Officer, an ordinance, or other legislation, must describe the nature of the maintenance activities, the frequency with which they will be performed, and the title of the local community official who will be responsible for ensuring that the maintenance activities are accomplished.
- FEMA's fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/status/flood-map-related-fees>. The fee at the time of the map revision submittal must be received before we can begin processing the request. Payment of this fee can be made through a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). Please forward the payment, along with the revision application, to the following address:

LOMC Clearinghouse  
3601 Eisenhower Avenue, Suite 500  
Alexandria, VA 22304-6426

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM and FIS report. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

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**CONDITIONAL LETTER OF MAP REVISION  
COMMENT DOCUMENT (CONTINUED)**

**COMMUNITY INFORMATION (CONTINUED)**

COMMUNITY REMINDERS

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mary Beth Caruso  
Director, Mitigation Division  
Federal Emergency Management Agency, Region V  
536 South Clark Street, Sixth Floor  
Chicago, IL 60605  
(312) 408-5500

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