



FEMA

November 2, 2023

Nick Loeks
Supervisor, Charter Township of Texas
7110 West Q Avenue
Kalamazoo, MI 49009

Revised Prelim-EAP
Community Name:
Community No.:

Charter Township of Texas,
Kalamazoo,
Michigan
261395

Re: Revised Preliminary Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) for Kalamazoo County, Michigan (All Jurisdictions), FIRM panels 0284E, 0295E, 0303E, and 0311E

Dear Supervisor Loeks:

We are pleased to present your community with revised Preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Kalamazoo County, Michigan (All Jurisdictions) for your review and comment. This revised preliminary version of the FIRM and FIS report incorporates updated flood hazard information for Portage Creek between West Centre Avenue and US-131. We have revised only those FIRM panels with updated flood hazard information. No new flood hazard information has been presented in the FIRM panels for your community. Although your community is unaffected by the updated flood hazard information presented in the FIRM, your community is geographically located on the revised map panel and as such we will continue to share information with you at key processing stages during the map update.

We are sending the revised 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 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. 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:

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

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
FEMA Region V
536 South Clark Street, 6th Floor
Chicago, Illinois 60605

After the 30-day review period has ended and we have addressed all comments, 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 revised 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 revised Preliminary copies of the FIRM

and FIS report, please contact John Wethington, FEMA Region V, by telephone at (312) 408-5485 or by email at john.wethington@fema.dhs.gov. If you have general questions about mapping issues, please call our FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627) or e-mail our FMIX staff at FEMA-FMIX@fema.dhs.gov.

Sincerely,



Mary Beth Caruso
Director, Mitigation Division
FEMA Region V

Enclosures:

Revised FIRM panels
Revised FIS report
Preliminary SOMA

cc: Erik J. Wilson, Floodplain Administrator, Superintendent, Charter Township of Texas
Matt Occhipinti, State NFIP Coordinator, Michigan Department of Environment, Great Lakes and Energy
John Wethington, Regional Engineer, FEMA Region V
John Bayha, Kalamazoo District Engineer, Michigan Department of Environment, Great Lakes and Energy

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: TEXAS, CHARTER TOWNSHIP OF

Community No: 261395

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: TEXAS, CHARTER TOWNSHIP OF

Community No: 261395

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	10-05-6464A	09/23/2010	LOT 64, TREASURE ISLAND -- 575 TREASURE ISLAND DRIVE	26077C0300D	26077C0300E
LOMA	10-05-6616A	10/21/2010	LOT 17, SUNSET BAY -- 982 EAST EAGLE LAKE DRIVE	26077C0300D	26077C0300E
LOMA	10-05-7724A	11/09/2010	LOTS 72 & 73, TURNER & BRIGHT'S EAGLE LAKE PARK NO. 1 -- 1454 NORTH EAGLE LAKE DRIVE	26077C0300D	26077C0300E
LOMA	11-05-1195A	01/04/2011	LOTS 5 & 6 AND A PORTION OF LOT 4, TREASURE ISLAND -- 997 TREASURE ISLAND DRIVE	26077C0300D	26077C0300E
LOMA	12-05-4796A	04/17/2012	9303 WEST P AVENUE	26077C0300D	26077C0300E
LOMA	12-05-5850A	05/31/2012	LOT 16 AND A PORTION OF LOTS 15 AND 17, SUNSET BAY -- 958 EAST EAGLE LAKE DRIVE	26077C0300D	26077C0300E
LOMA	12-05-8546A	08/16/2012	567 TREASURE ISLAND DRIVE	26077C0300D	26077C0300E
LOMA	12-05-9238A	10/11/2012	569 TREASURE ISLAND DRIVE	26077C0300D	26077C0300E
LOMA	13-05-5062A	05/30/2013	SUPERVISOR'S PLAT OF TURNER & BRIGHT'S EAGLE LAKE PARK -- 1046 NORTH EAGLE LAKE DRIVE	26077C0300D	26077C0300E
LOMA	17-05-7087A	10/03/2017	Lot 18, Sunset Bay Subdivision - 1032 North Eagle Lake Drive	26077C0300D	26077C0300E
LOMA	18-05-0309A	11/28/2017	TURNER AND BRIGHT'S EAGLE LAKE PARK, LOTS 8-9 -- 1086 NORTH EAGLE LAKE DRIVE	26077C0300D	26077C0300E

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: TEXAS, CHARTER TOWNSHIP OF

Community No: 261395

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		