

Sent to AEG 11/29/24



Federal Emergency Management Agency

Washington, D.C. 20472

July 24, 2024

Christina Hutchings
Township Board Supervisor
12086 East M-89
Richland, MI 49083

Case No: 18-05-0002V
Community: Township of Ross
Kalamazoo County, Michigan
Community No.: 260624
Effective Date: August 01, 2024
LOMC-VALID

Dear Supervisor Hutchings:

On July 31, 2024, the Department of Homeland Security’s Federal Emergency Management Agency (FEMA) issued new or revised Flood Insurance Rate Map (FIRM) panels within your community. This letter identifies the Letter of Map Change (LOMC) actions [i.e., Letters of Map Amendment (LOMAs) and Letters of Map Revision-based on Fill (LOMR-Fs)] for properties and/or structures located in your community that are still valid as of the effective date shown above. Any revalidation letters previously issued for your community have been superseded as of the effective date listed above.

All effective LOMCs within your community have been reviewed, including LOMCs located in areas not revised during this FIRM update. LOMAs and LOMR-Fs for which the original determination has not been superseded by new or revised information will remain in effect until superseded by a subsequent LOMC or by a revision to the FIRM panel on which the property and/or structure is located.

The enclosed table lists the FEMA case number, issue date, project identifier, and FIRM panel number for the LOMCs revalidated by this letter. Please refer to the original determination document to obtain the details of the outcome for the properties and/or structures included in the determination (such as flood zone, base flood elevations, property elevations, etc).

Letters of Map Revision (LOMRs) previously issued for FIRM panels that were revised by the recent map update for your community have either been incorporated into the revised FIRM or have been superseded by the revised FIRM. LOMRs issued for FIRM panels that were not revised by the recent map update for your community are not included on the enclosed table and will remain in effect until superseded by a revision to that FIRM panel.

If there is a LOMC not on the enclosed list that you feel should have been revalidated, we encourage you to submit the LOMC for re-determination. When requesting a re-determination, we ask that a cover letter be sent along with a copy of the original determination letter to: LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Re-determinations may also be requested online at <https://www.fema.gov/online-lomc>.

Because these revalidated LOMCs will not be reprinted or distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for this information. We encourage you to disseminate the information reflected by this LOMC-VALID letter throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

Copies of previously issued LOMCs, if needed, may be obtained from your community's map repository, FEMA's Map Service Center website located at <https://msc.fema.gov>, or by contacting the FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627).

For additional information or questions relating to LOMCs not listed on the enclosed table, or mapping in general, please contact the FMIX at the number provided above.

Sincerely,



Patrick "Rick" F. Sacbibit, P.E.,
Chief, Engineering Services Branch
Risk Management Directorate | Resilience

cc: LOMC Subscription Service Subscribers
Community Map Repository
Alexander Harris, Clerk, Township of Ross

REVALIDATED LETTERS OF MAP CHANGE FOR TOWNSHIP OF ROSS, MI
Case No: 18-05-0002V **Community No.: 260624**

August 01, 2024

Case No.	Date Issued	Identifier	FIRM Panel Number
10-05-4855A	7/15/2010	3262 OAKDALE DRIVE	26077C0100E
10-05-6226A	8/26/2010	LOT 14, FRANKLIN BEACH -- 263 SOUTH GULL LAKE DRIVE	26077C0100E
10-05-6984A	9/7/2010	Lot 32, Block Section 18, Plat of Addition to Plat of Idlewild Subdivision - 1783 Wild Drive	26077C0100E
10-05-6996A	9/13/2010	Lot 13, 14, Block 1, Sylvan Beach Subdivision - 2878 Burlington Drive	26077C0100E
10-05-7009A	9/13/2010	Lot Prtof33,34,35, LaBelle Terrace Subdivision - 14 Labelle Dr	26077C0100E
10-05-7010A	9/14/2010	Lot Pt12,11,Pt10, Oakwood Park Subdivision - 3432 Oakdale	26077C0100E
10-05-7206A	9/14/2010	Lot 40,Part of 39, Island Park Subdivision - 15 Gull Lake Island	26077C0100E
10-05-7495A	9/14/2010	3102 Oakdale	26077C0100E
10-05-7563A	9/15/2010	3328 Oakdale	26077C0100E
10-05-7565A	9/15/2010	3120 Oakdale	26077C0100E
11-05-0001A	10/18/2010	Lot 8,9,10, Oakwood Park Subdivision - 3422 Oakdale Avenue	26077C0100E
10-05-7788A	11/23/2010	A PORTION OF LOTS 2 & 3, 2ND ADDITION TO IDLEWILD -- 1977 IDLEWILD DRIVE	26077C0100E
11-05-3045A	1/24/2011	1811 Wild Drive	26077C0100E

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11-05-3210A	2/8/2011	Lot 32-33, Grand View Subdivision - 383 South Gull Lake Drive	26077C0100E
11-05-3538A	2/14/2011	Lot 9-10, Block 1, Sylvan Beach Subdivision - 2802 Burlington Drive	26077C0100E
11-05-2757A	2/22/2011	LOTS 30, 31 & PART OF LOT 32, ISLAND PARK -- 183 GULL LAKE ISLAND	26077C0100E
11-05-3831A	3/10/2011	A PORTION OF LOT 16, LABELLE GARDENS -- 6 LABELLE TERRACE	26077C0100E
11-05-8215A	9/7/2011	3290 Oakdale	26077C0100E
12-05-0110A	10/18/2011	172 EAST GULL LAKE DRIVE	26077C0225E
12-05-0595A	11/15/2011	757 SOUTH GULL LAKE DRIVE	26077C0100E
12-05-0731A	12/20/2011	LOTS 12-14, OAKWOOD PARK -- 3442 OAKDALE AVENUE	26077C0100E
12-05-1474A	12/22/2011	LOT 1, INDIAN POINT GULL LAKE -- 1579 WEST GULL LAKE DRIVE	26077C0100E
12-05-1208A	12/29/2011	LOT 7, IDLEWILD, AND A PARCEL OF LAND -- 1879 IDLEWILD DRIVE	26077C0100E
12-05-2973A	2/7/2012	1985 Idlewild Drive	26077C0100E
12-05-4379A	3/28/2012	1469 West Gull Lake Drive	26077C0100E
12-05-5000A	4/26/2012	Lot 16, Crescent Beach Subdivision - 1282 Burlington Drive	26077C0100E

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12-05-5114A	5/1/2012	SUPERVISOR'S PLAT WILLOW BEACH NO. 1, LOTS 59 AND 60 -- 832 BURLINGTON DRIVE	26077C0100E
12-05-5565A	5/8/2012	Lot 30, Grand View Subdivision - 399 South Gull Lake Drive	26077C0100E
12-05-7317A	7/24/2012	LOT 20, GRAND VIEW -- 481 SOUTH GULL LAKE DRIVE	26077C0100E
12-05-8324A	7/30/2012	1449 West Gull Lake Drive	26077C0100E
12-05-8637A	9/25/2012	GRAND VIEW, LOT 21 -- 473 SOUTH GULL LAKE DRIVE	26077C0100E
13-05-0215A	10/16/2012	Lot 11 & 12, Block 1, Sylvan Beach Subdivision - 2858 Burlington Drive	26077C0100E
13-05-0279A	10/16/2012	Lot 12, Grand View Subdivision - 543 South Gull Lake Drive	26077C0100E
13-05-0286A	10/17/2012	Lot 17, Crescent Beach Subdivision - 1266 Burlington Drive	26077C0100E
13-05-0002A	10/25/2012	LOT 138, ALLENDALE PARK NO. 1 -- 180 EAST GULL LAKE DRIVE	26077C0225E
13-05-0562A	11/20/2012	INDIAN POINT, GULL LAKE, A PORTION OF LOTS 10 & 11 -- 1401 SHOAL AVENUE	26077C0100E
13-05-1418A	12/4/2012	LOTS 72 & 73 AND A PORTION OF LOTS 70 & 71, ALLENDALE PARK -- 156 EAST GULL LAKE DRIVE	26077C0225E
13-05-2218A	1/24/2013	A PORTION OF LOT 10, INDIAN POINT GULL LAKE -- 1421 SHOAL AVENUE	26077C0100E
13-05-1575A	2/26/2013	14756 EAST B AVENUE	26077C0125E

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13-05-2539A	2/28/2013	ALLENDALE PARK NO. 1, LOT 137 -- 176 EAST GULL LAKE DRIVE	26077C0225E
13-05-3264A	3/19/2013	725 SOUTH GULL LAKE DRIVE	26077C0100E
13-05-4824A	4/9/2013	Lot 5, Grand View Subdivision - 623 South Gull Lake Drive	26077C0100E
13-05-4733A	4/18/2013	LOT 25, GRAND VIEW -- 445 SOUTH GULL LAKE DRIVE	26077C0100E
13-05-5144A	5/2/2013	Lot 1 & 2, Idlewild Second Addition Subdivision - 1975 Idlewild Drive	26077C0100E
13-05-5211A	5/9/2013	3200 OAKDALE AVENUE	26077C0100E
13-05-6566A	7/16/2013	LOT 64 AND A PORTION OF LOT 63, SUPERVISOR'S PLAT OF WILLOW BEACH NO. 1 -- 802 EAST GULL LAKE DRIVE	26077C0100E
13-05-6789A	7/18/2013	A PORTION OF LOTS 15 AND 16, SUPERVISOR'S PLAT OF GULL LAKE PARK -- 574 SUNSET VIEW	26077C0100E
13-05-7896A	8/26/2013	Lot 3, Grand View Gull Lake Subdivision - 701 Gull Lake Drive	26077C0100E
14-05-0849A	11/14/2013	LOTS 32 & 48, LABELLE TERRACE -- 12 LABELLE DRIVE	26077C0100E
14-05-1496A	12/2/2013	Lot 14, Grand View Subdivision - 523 South Gull Lake Drive	26077C0100E
14-05-1970A	12/12/2013	Lot 13-14, Block B, Midland Park Subdivision - 1662 Burlington Drive	26077C0100E
15-05-0405A	10/23/2014	LOT 7, BLOCK 1, MIDLAND PARK -- 2014 MIDLAKE DRIVE	26077C0100E

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15-05-3124A	2/25/2015	Lot 150, Block 20, Allendale Park No 1 Subdivision - 260 E Gull Lake Drive	26077C0100E
15-05-7202A	8/25/2015	Lot 2, Franklin Beach Subdivision - S. Gull Lake Dr.	26077C0100E
16-05-1166A	12/1/2015	831 Fairview Drive	26077C0100E
16-05-3231A	3/16/2016	Lot 47 & 48, Plat of Addition to Plat of Idlewild - 1635 Idlewild Drive	26077C0100E
16-05-4804A	6/14/2016	Lot 16, Oakwood Park Subdivision - 3472 Oakdale Avenue	26077C0100E
16-05-7297A	10/7/2016	Lot 15 - 16, LaBelle Gardens Subdivision - 5 Labelle Terrace	26077C0100E
17-05-1902A	2/1/2017	MIDLAND PARK, BLOCK B, LOTS 20-21 -- 1620 BURLINGTON DRIVE	26077C0100E
17-05-5449A	7/11/2017	Lot 155, Allendale Park #1 Subdivision - EAST GULL LAKE DRIVE	26077C0225E
17-05-5551A	7/19/2017	Lot 23, Grand View Subdivision - 459 South Gull Lake Drive	26077C0100E
18-05-1532A	12/28/2017	Lot 1-2, Amended Plat of LaBelle Gardens Subdivision - 845 Fairview Drive	26077C0100E
18-05-3282A	5/7/2018	Lot 16 and 17, Grand View Subdivision - 501 South Gull Lake Drive	26077C0100E
18-05-4317A	7/9/2018	SUPERVISOR'S PLAT OF GULL LAKE PARK, LOTS 16 & 17 -- 600 EAST GULL LAKE DRIVE	26077C0100E
18-05-4348A	8/13/2018	Lot 13, Block 2, Midland Park Subdivision - 2036 Midlake Drive	26077C0100E

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18-05-6018A	9/4/2018	Lot 5 - 6, Block 1, Midland Park Subdivision - 2012 Midlake Drive	26077C0100E
18-05-5816A	9/20/2018	GRAND VIEW GULL LAKE, LOT 1 & SECTION 18, T1S, R9W -- 751 SOUTH GULL LAKE DRIVE	26077C0100E
19-05-1112A	12/12/2018	Lot 34, Idlewild Addition Subdivision - 1769 Idlewild Drive	26077C0225E
19-05-1762A	1/31/2019	3198 Oakdale Avenue	26077C0100E
19-05-1765A	2/28/2019	SECTION 20, T1S, R9W -- 12165 EAST D AVENUE	26077C0225E
19-05-5230A	9/17/2019	Lot 4, Amended Plat of La Belle Gardens Subdivision - 829 Labelle Lane	26077C0100E
20-05-1385A	2/10/2020	ISLAND PARK, LOT 37 -- 153 GULL LAKE ISLAND	26077C0100E
20-05-3579A	7/20/2020	Lot 31, Labelle Terrace Subdivision - 11 Labelle Terrace	26077C0100E
20-05-4767A	9/21/2020	Lot 18, Franklin Beach Subdivision - 213 South Gull Lake Drive	26077C0100E 26077C0225E
21-05-0259A	10/20/2020	Lot 53, Idlewild Addition Subdivision - 1585 Idlewild Drive	26077C0100E
21-05-0682A	12/23/2020	SECTION 7, T1S, R9W -- 3056 OAKDALE AVENUE	26077C0100E
21-05-2141A	3/12/2021	Lot 13-14, Franklin Beach Subdivision - 279 South Gull Lake Drive	26077C0100E

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21-05-3150A	6/21/2021	371 SOUTH GULL LAKE DRIVE	26077C0100E
21-05-4192A	8/27/2021	Lot 21, Labelle Gardens Subdivision - Labelle Terrace	26077C0100E
21-05-3854A	8/31/2021	Lot 3-5, Island Park Subdivision - 285 Gull Lake Island	26077C0100E
22-05-1855A	5/4/2022	INDIAN POINT, GULL LAKE, LOT 27 -- 1255 WEST GULL LAKE DRIVE	26077C0100E
22-05-2159A	5/23/2022	Lot 17, Franklin Beach Subdivision - 219 South Gull Lake Drive	26077C0100E
22-05-2369A	6/10/2022	Lot 24, Gull Lake Park Subdivision - 660 East Gull Lake Drive	26077C0100E
23-05-0377A	11/21/2022	Lot 42-44, Idlewild Addition Subdivision - 1681 Idlewild Drive	26077C0100E
23-05-0524A	12/1/2022	Lot 33, Idlewild Addition Subdivision - 1775 Idlewild Drive	26077C0100E
23-05-2111A	5/31/2023	Lot 19-20, Block B, Midland Park Subdivision - 1626 Burlington Drive	26077C0100E
24-05-0283A	12/5/2023	MIDLAND PARK, BLOCK B, LOT 18 -- 1638 BURLINGTON DRIVE	26077C0100E
24-05-0827A	1/24/2024	Lot 12-13, Island Park Subdivision - 257 Gull Lake Island	26077C0100E

