



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SOUTHEAST MICHIGAN DISTRICT OFFICE



C. HEIDI GREYHER
DIRECTOR

April 17, 2017

Patrick Bell
1806 Grace Ave
Rochester Hills, MI 48309

Dear Mr. Bell:

SUBJECT: Floodplain Service Number: 2Q0-ER71-SRJ2
MiWaters Site Name: 63-3900 Donley Road-Rochester Hills
Site TRS: 03N11E32; Rochester Hills, Oakland

Thank you for your request for floodplain information at the above site. The 100-year floodplain elevation of the Sprague Drain at this site is estimated to be 799 NAVD 88. This estimate was based on topographic survey. Please see the enclosed portion of the Flood Insurance Rate Map for your records.

Any occupation, filling, or grading below the 100-year floodplain elevation requires a permit from the Department of Environmental Quality (DEQ), Water Resources Division (WRD), under the state's Floodplain Regulatory Authority found in Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). Compensating cut for more than 300 cubic yards of fill placed in the floodplain must be provided.

In general, construction and fill may be permitted in portions of the floodplain that are not floodway, provided local ordinances and building standards are met. Floodways are the channel of the stream or drain and those portions of the floodplain adjoining the channel that are reasonably required to carry and discharge the 100-year flood. These are generally the areas of moving water during a flood. Work activity in the floodway will normally require an engineering analysis to verify that the proposal does not increase the floodplain elevation on upstream properties. Residential construction is prohibited in the floodway portion of the floodplain.

The Michigan Residential Building Code requires that the lowest floor (including basements) be elevated at least one foot above the design flood level (normally the 100-year elevation). Nonresidential structures may be elevated or dry floodproofed. Enclosed space below the 100-year floodplain elevation, such as a crawl space, must be designed to automatically equalize hydrostatic forces on exterior walls.

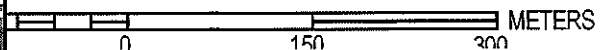
The City of Rochester participates in the National Flood Insurance Program (NFIP). Proper enforcement of the building code standards is a prerequisite of the community's participation in the NFIP. Additional local requirements may also apply and be more restrictive. In the NFIP communities, flood insurance must be purchased as a condition of obtaining a federally insured mortgage in federally identified 100-year floodplain areas. Insurance rates can be very high for new construction if the lowest floor elevation standards are not met.



JOINS PANEL 0393



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM
 NFIP

PANEL 0531F

FIRM
 FLOOD INSURANCE RATE MAP

**OAKLAND COUNTY,
 MICHIGAN**
 (ALL JURISDICTIONS)

PANEL 531 OF 704
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ROCHESTER HILLS, CITY OF	260471	0531	F
TROY, CITY OF	260180	0531	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
 26125C0531F

EFFECTIVE DATE
 SEPTEMBER 29, 2006

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov