

IS YOUR HOME IN A FLOODPLAIN?

FEMA, the Federal Emergency Management Agency, maintains a website with nationwide floodzone maps. The maps for the Wixom Lake area are up to date for Gladwin County properties as of Aug. 2, 2018. You can use that site to check your own property parcel.

To find a parcel, type the full address: Street address, town, state, zip into the Search box, click Search, scroll to the bottom and select desired address from hit list. Once a location has been selected the map will automatically re-center and partially zoom to that location as indicated by a red pin on the map. The red pin will be very close to the right property, but not necessarily exact. The boundary of the 100-year flood zone is indicated by a thin white line. The flooded area (Zone "A") is shaded light blue and is sometimes difficult to observe when it covers the green lawns in the aerial photograph.

FEMA flood boundaries may not be drawn correctly in some low lying areas. If the homeowner believes the lowest level of the structure is more than (say) 22" above the normal summer level of Wixom Lake it may be necessary to obtain an Elevation Certificate from a Licensed Surveyor and if appropriate, submit a LOMA (Letter of Map Amendment) request to FEMA to officially remove the structure from the flood zone. Cost for an elevation certificate is roughly \$750, and an additional \$400 to file a LOMA.

Here is the link to the FEMA flood map website, where you can enter the property address and see the current FEMA Zone A flood boundaries.

<https://msc.fema.gov/portal/search?AddressQuery=5891%20S.%20M-30%2C%20beaverton%2C%20mi#searchresultsanchor>