

Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain and Wetland

To: All interested Agencies, Groups and Individuals

This is to give notice that City of Beaverton as Responsible Entity under 24 CFR Part 58 has conducted an evaluation as required by Executive Orders 11988 as amended by Executive Order 13690, and Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the United States Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program (Contract Number: DR- 221006-INF). The proposed project is located at Tonkin Street and Brown Street in Beaverton, Gladwin County, Michigan and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain and wetland. The extent of the FFRMS floodplain was determined using a Federal Emergency Management Agency (FEMA) flood map, FEMA FIRM panel number 26051C, effective August 3, 2018.

The overall proposed project site is +/- 6.23 acres. A portion of the subject property is located within a mapped FEMA 100-year floodplain (Zone A) (approximately 0.01 acre) and another portion of the subject property includes a small Vegetated Wetland (emergent, unregulated wetland, approximately 0.38 acre). The proposed project will include several infrastructure improvements to the City of Beaverton's water, sewer, and stormwater services along Tonkin Street and Brown Street. Specific sanitary sewer improvements consist of replacing existing long and short lead sanitary sewer services. Storm sewer infrastructure improvements will include repairing and replacing mainline infrastructure manholes, catch basins, and culverts. To improve the City's existing water services, existing potable water main(s) and service lines will be removed and replaced. Infrastructure improvements will also include milling of existing pavement; repair and/or replacement of sidewalk, curbing, sidewalk ramps and driveway approaches; manhole and catch basin structure adjustments; street light installation; and street repaving. The Tonkin Street and Brown Street project also includes replacing the existing culvert that runs southwest-northeast under Brown Street. The existing 36-inch corrugated metal pipe culvert will be replaced with a new culvert designed for current flow conditions.

The existing project site is located within the R-1: Low Density Residential zone and does not provide significant natural values, such as water resource value, living resource value, cultural resource value, or cultivated resource value. The current floodplain/wetland provides minimal function as groundwater discharge or recharge. However, the floodplain/wetland has the potential to function as erosion control, water quality maintenance, and habitat for flora and fauna given its proximity to Ross Lake, and this function will continue in the planned project. As designed, this project is not anticipated to have significant impacts on floodplain/wetland areas.

The City of Beaverton has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain/wetland:

- 1) Implement the proposed construction within the floodplain and wetland. The existing and proposed Brown Street culvert is partially within the floodplain. It is proposed that the existing Brown Street culvert will be removed and redesigned for current flow conditions. Except for the redesigned Brown Street culvert, no new structures will be located within the floodplain. A small unregulated wetland, considered to be a man-made ditch, is included in the Tonkin Street project area. In order to accomplish the goals of the project, the unregulated wetland/man-made ditch will need to be filled and converted as a part of the proposed extension of Tonkin Street on the west side of the project area. Filling and converting the ditch will provide the public with safer access to Tonkin Street from the adjacent parcels serviced by the street. In addition,

it would be necessary to fill in the ditch in order to install a sidewalk along the south side of the proposed Tonkin Street extension. The alternative described here is the preferred approach to improve the City's existing water, sewer, and stormwater infrastructure for the City of Beaverton and its residents.

- 2) Take no action. The City of Beaverton's primary reason for pursuing the infrastructure improvement project is to improve the local water, sewer, and storm sewer services, which serve 1,050 residents and businesses throughout the community. The no action alternative would not accomplish the goals of the project, therefore, not doing the project at all was not considered.
- 3) Construct the project outside of the wetland. One additional alternative to the proposed construction within the floodplain and wetland is to complete the Tonkin Street infrastructure improvements outside of the unregulated wetland included within the proposed project area. Due to the location of the existing Brown Street culvert being partially within the floodplain, there is no additional alternative to constructing the project outside of the floodplain. It is possible to avoid constructing within the wetland by leaving the unregulated wetland/man-made ditch open and extending Tonkin Street adjacent to the ditch. However, this alternative is not reflective of city street construction standards, and accessing the adjacent parcels from Tonkin Street would be unsafe for the general public if the ditch were to remain open. Also, leaving the ditch open would not allow space for a sidewalk along the Tonkin Street extension, which would further limit pedestrian accessibility. Therefore, it has been determined that constructing outside of the unregulated wetland is not feasible and not consistent with the project goals.

It is the City of Beaverton's determination that there is no practicable alternative for the proposed project on property that contains the floodplain and wetlands. There is no practicable alternative due to: 1) the need to repair and replace the failing infrastructure along Tonkin and Brown Street; 2) the need to properly convey flood events to Ross Lake; 3) the need minimize harm caused by flooding impacts to Tonkin Street and Brown Street; 4) the ability to mitigate and minimize impacts on human health, public property, and floodplain values.

Several mitigation measures will be taken to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain/wetland, and are listed as follows:

- (a) Preserving Lives: Since the project will not involve the construction of any new residential or commercial structures and no existing residential or commercial structures are located within the project boundary, the project will have no adverse impacts to lives within the floodplain or wetland. In addition, the proposed stormwater management system will result in an increase in peak rates of runoff when compared to pre-development conditions for various storm frequencies. The increased runoff rates will reduce flooding impacts to Tonkin Street and Brown Street, which will enhance public safety at the project site and surrounding area.
- (b) Preserving Property: Since the project will not involve the construction of any new residential or commercial structures, and no existing residential or commercial structures are located within the project boundary, the project will have no adverse impacts to property within the floodplain or wetland.
- (c) Preserving Natural Values and Minimizing Impacts: In order to preserve natural values and minimize impacts, the following will occur. The infrastructure improvement project design chosen as the preferred alternative will have minimum floodplain and wetland impacts. Impacts to the floodplain and wetland will be limited due to construction occurring within the previously developed site. Impacts to natural values will also be minimized by reducing impacts to endangered resources within the project area. Best management practices will be implemented for erosion control and site restoration, including using wildlife safe materials to prevent adverse impacts. In general, plantings which reflect pre-development conditions are to be used in the re-establishment in areas where there are temporary construction impacts to the floodplain and wetland. The existing failing storm sewer along Tonkin Street will be repaired, and the Brown Street culvert will be upsized to properly convey flood flows and reduce adverse impacts on water resources. In addition, proper stormwater erosion and sedimentation control methods will result in an

effective removal of total suspended solids from the new impervious area to minimize impacts.

The proposed improvements will not impede movement of floodwaters within the floodplain or wetland and, therefore, will not increase the impacts to the floodplain and wetland beyond the existing conditions.

The City of Beaverton has reevaluated alternatives to building in the floodplain and wetland and has determined that it has no practicable alternative to the floodplain and wetland development. Environmental files documenting compliance with Executive Order 11988, as amended by Executive Order 13690, and Executive Order 11990 are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and wetland and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about the floodplain and wetland can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in the floodplain and wetland, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Beaverton at the following address on or before October 13, 2025: City of Beaverton, 128 Saginaw St., Beaverton, MI 48612 and (989)-435-3511 Ext 4, Attention: Shannon Sirpilla, City Manager. A full description of the project may also be reviewed from 7:00 A.M. to 5:30 P.M. at the same address as above and <https://beavertonmi.org>. Comments may also be submitted via email at ssirpilla@beavertonmi.org.

Date: 10/6/2025

National Flood Hazard Layer FIRMMette



84°29'35"W 43°53'10"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
	Profile Baseline	
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

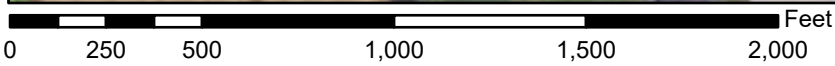


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/7/2025 at 2:52 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

84°28'57"W 43°52'44"N

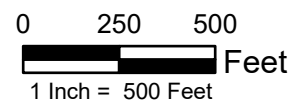


LEGEND:

- Project Boundary (+/- 6.23 Acres)
- Equipment/Materials Staging Area
- Delineated Wetland**
- Emergent, Regulated (+/- 59.35 Acres.)
- Emergent, Unregulated (+/- 1.08 Acres)
- Forested, Regulated (+/- 6.06 Acres)
- Shrub Thicket, Regulated (+/- 5.20 Acres)

NOTES:

1. Project Boundary is digitized and accuracy is not guaranteed.
2. Source: NAIP (2024); U.S. Census Bureau (2024); Gladwin County (Accessed 2025).



Environmental Review
Tonkin & Brown Street
Beaverton, Michigan

City of Beaverton
Beaverton, Michigan



Project 2501043

WETLAND DELINEATION

September 2025

Fig. 2