Federal Emergency Management Agency

Washington, D.C. 20472

APR 25 2005

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Joseph DiGirolamo
Mayor, Township of Bensalem
2400 Byberry Road
Bensalem, PA 19020

IN REPLY REFER TO:

Case No.:	05-03-0158P
Community Name:	Township of Bensalem, PA
Community No.:	420181
Effective Date of This Revision:	MAY 25 2005

Dear Mayor DiGirolamo:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact Mr. Michael Craghan, Project Engineer, Federal Insurance and Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Philadelphia, Pennsylvania, at (215) 931-5650, or the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Sincerely,

Eugene K. Gruber, P.E., Director
Federal Insurance and Mitigation Division
Federal Emergency Management Agency,
Region III

List of Enclosures:
- Letter of Map Revision Determination Document
- Annotated Flood Insurance Rate Maps

cc: The Honorable David M. Harris
Mayor, Borough of Hulmeville

The Honorable Jasper Caro
Chair, Middletown Township
Board of Supervisors

Mr. Ron Gans
Township Engineer
Township of Bensalem

 | Issue Date: APR 25 2005 | Effective Date: MAY 25 2005 | Case No.: 05-03-0158P | LOMR-APP

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Township of Bensalem Bucks County Pennsylvania	NO PROJECT	UPDATE
	COMMUNITY NO.: 420181		
IDENTIFIER	Neshaminy Creek Floodway Update	APPROXIMATE LATITUDE & LONGITUDE: 40.139, -74.906 SOURCE: USGS QUADRANGLE DATUM: NAD 27	
FLOODING SOURCE(S) & REVISED REACH(ES)	Neshaminy Creek – from approximately 5,400 feet downstream to approximately 2,200 feet upstream of Hulmeville Road (Route 513)		

SUMMARY OF REVISIONS

Effective Flooding:	Zone AE	Floodway	Floodway	Floodway
Revised Flooding:	Zone AE	Floodway	Zone X (shaded)	Zone X (unshaded)
Increases:	NONE	YES	NONE	NONE
Decreases:	YES	YES	YES	YES

* BFEs – Base Flood Elevations

ANNOTATED MAPPING ENCLOSURES	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO.: 42017C0443 G Date: April 2, 2002 TYPE: FIRM NO.: 42017C0444 F Date: May 18, 1999	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

* FIRM – Flood Insurance Rate Map; ** FBFM – Flood Boundary and Floodway Map; *** FHBM – Flood Hazard Boundary Map

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2677 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Eugene K. Gruber, P.E., Director
Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region III

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Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 420190 **Name:** Borough of Hulmeville, Bucks County, Pennsylvania

AFFECTED MAP PANELS	AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM NO.: 42017C0443 G Date: April 2, 2002 TYPE: FIRM NO.: 42017C0444 F Date: May 18, 1999	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

CID Number: 420193 **Name:** Township of Middletown, Bucks County, Pennsylvania

AFFECTED MAP PANELS	AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM NO.: 42017C0443 G Date: April 2, 2002 TYPE: FIRM NO.: 42017C0444 F Date: May 18, 1999	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2677 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Eugene K. Gruber, P.E., Director
Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region III

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2677 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Eugene K. Gruber, P.E., Director
Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region III

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Eugene K. Gruber, P.E.
Director, Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region III
One Independence Mall, Sixth Floor
615 Chestnut Street
Philadelphia, PA 19106-4404
(215) 931-5512

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2677 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Eugene K. Gruber, P.E., Director
Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region III

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

This revision will become effective 30 days from the date of this letter. Any requests to review or alter this determination should be made within 30 days and must be based on scientific or technical data.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2677 (1-877-FEMA MAP) or by letter addressed to the LOMR Depot, 3601 Eisenhower Avenue, Alexandria, VA 22304. Additional information about the NFIP is available on our website at http://www.fema.gov/nfip.

Eugene K. Gruber, P.E., Director
Federal Insurance and Mitigation Division
Federal Emergency Management Agency, Region III

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MAP LEGEND

REVISED FLOODWAY

REVISED 1% ANNUAL CHANCE (100-YEAR) FLOOD HAZARD AREA

REVISED 0.2% ANNUAL CHANCE (500-YEAR) FLOOD HAZARD AREA

APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

BUCKS COUNTY, PENNSYLVANIA

(ALL JURISDICTIONS)

PANEL 443 OF 532

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
BENSALEM, TOWNSHIP OF	420181	0443	G
HULMEVILLE, BOROUGH OF	420190	0443	G
MIDDLETOWN, TOWNSHIP OF	420193	0443	G
PENNDEL, BOROUGH OF	422678	0443	G

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
42017C0443 G

EFFECTIVE DATE:
APRIL 2, 2002

REVISED TO REFLECT LOMR DATED MAY 25 2005

Federal Emergency Management Agency

MAP LEGEND

- REVISED FLOODWAY
- REVISED 1% ANNUAL CHANCE (100-YEAR) FLOOD HAZARD AREA
- REVISED 0.2% ANNUAL CHANCE (500-YEAR) FLOOD HAZARD AREA

APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

BUCKS COUNTY, PENNSYLVANIA
(ALL JURISDICTIONS)

PANEL 444 OF 532

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BENSALEM, TOWNSHIP OF	420181	0444	F
BRISTOL, TOWNSHIP OF	420984	0444	F
HULMEVILLE, BOROUGH OF	420190	0444	F
MIDDLETOWN, TOWNSHIP OF	420193	0444	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
42017C0444 F

EFFECTIVE DATE:
MAY 16, 1999

REVISED TO REFLECT LOMR DATED MAY 25, 2006

Federal Emergency Management Agency