FEMA

U.S. Department of Homeland Security
Region III
One Independence Mall, Sixth Floor
615 Chestnut Street
Philadelphia, PA 19106-4404

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Township of Wrightstown, Bucks County, Pennsylvania	NO PROJECT	HYDROLOGIC ANALYSIS HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 421045		
IDENTIFIER	Reshetar Plan of Subdivision	APPROXIMATE LATITUDE & LONGITUDE: 40.280, -75.001 SOURCE: PRECISION MAPPING STREETS 6.0 DATUM: NAD 83	
FLOODING SOURCE & REVISED REACHES	MILL CREEK TRIBUTARY NO. 1 – from a point approximately 1,300 feet upstream of Cherry Lane to a point approximately 2,860 feet upstream of Cherry Lane. TRIBUTARY 1 TO MILL CREEK TRIBUTARY NO. 1 – from the confluence with Mill Creek Tributary No. 1 to approximately 405 feet upstream of the confluence.		

SUMMARY OF REVISIONS

Effective Flooding:	Zone A	Zone A	X (unshaded)
Revised Flooding:	BFEs*	Zone AE	Zone AE
Increases:	YES	YES	YES
Decreases:	NONE	YES	NONE

* BFEs – Base Flood Elevations

ANNOTATED MAPPING ENCLOSURES	ANNOTATED FLOOD INSURANCE STUDY (FIS) ENCLOSURES
TYPE: FIRM* NO: 42017C0317F Date: May 18, 1999 TYPE: FIRM* NO: 42017C0319F Date: May 18, 1999	DATE OF EFFECTIVE FIS REPORT: April 02, 2002 SUMMARY OF DISCHARGES TABLE NEW PROFILE: Sheet 1 of 1 NEW PROFILE: Sheet 1 of 1

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

DETERMINATION

This document provides the determination from FEMA regarding a request for a 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 and/or NFIP maps is warranted. This document revises the effective NFIP maps, 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 Michael Craghan 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 web site at http://www.fema.gov/nfip.

Eugene K. Gruber, P.E., Director
Mitigation Division

FEMA

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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 and FIRMs, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1% annual chance discharges computed in the submitted HEC-HMS model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or Commonwealth law have been obtained. 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 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.

We have enclosed a document titled "List of Current Flood Insurance Study Data," which includes this letter, to help your community maintain all information for floodplain management and flood insurance. If any of the items in that document are not filed in your community's map repository, please contact the FEMA Map Assistance Center at the number listed below for information on how to obtain those items.

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 Michael Craghan 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 web site at http://www.fema.gov/nfip.

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

We have designated a 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, Mitigation Division
Federal Emergency Management Agency, Region III
One Independence Mall, Sixth Floor
615 Chestnut Street
Philadelphia, Pennsylvania 19106-4404
(215) 931-5669

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRMs and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report 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 Michael Craghan 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 web site at http://www.fema.gov/nfip.

Eugene K. Gruber, P.E., Director
Mitigation Division

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LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90 day appeal period elapses and we resolve any appeals that we receive during this appeal period. Until this LOMR is effective, the revised BFEs presented in this LOMR may be changed.

This information will be published in the Federal Register and your local newspaper as detailed below.

LOCAL NEWSPAPER Name: *Bucks County Courier Times*

Dates: 04/08/2005 04/15/2005

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD)		MAP PANEL NUMBERS
		EFFECTIVE	REVISED	
Mill Creek Tributary No. 1	Approximately 4,350 feet above confluence with Mill Creek No. 3	None	214	0317 F and 0319 F
	Approximately 5,910 feet above confluence with Mill Creek No. 3	None	227	0319 F
Tributary 1 to Mill Creek Tributary No. 1	At the confluence with Mill Creek Tributary No. 1	None	227	0319 F
	Approximately 405 feet above confluence with Mill Creek Tributary No. 1	None	231	0319 F

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 Michael Craghan 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 web site at http://www.fema.gov/nfip.

Eugene K. Gruber, P.E., Director
Mitigation Division

MAP LEGEND

REVISED 100-YEAR FLOODPLAIN

APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

BUCKS COUNTY,
PENNSYLVANIA
(ALL JURISDICTIONS)

PANEL 317 OF 532

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BUCKINGHAM, TOWNSHIP OF	420985	0317	F
WRIGHTSTOWN, TOWNSHIP OF	421045	0317	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
42017C0317 F

EFFECTIVE DATE:
MAY 18, 1999

REVISED TO REFLECT LOMR EFFECTIVE:

JUL 15 2005

Federal Emergency Management Agency

MAP LEGEND

REVISED 100-YEAR FLOODPLAIN

APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)

PANEL 319 OF 532

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BUCKINGHAM, TOWNSHIP OF	420985	0319	F
NORTHAMPTON, TOWNSHIP OF	420988	0319	F
WRIGHTSTOWN, TOWNSHIP OF	421045	0319	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 42017C0319 F

EFFECTIVE DATE: MAY 18, 1999

REVISED TO REFLECT LOMR EFFECTIVE: JUL 15 2005

Federal Emergency Management Agency

TABLE 5 - SUMMARY OF DISCHARGES

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs)			
		10-YR	50-YR	100-YR	500-YR
MILL CREEK TRIBUTARY NO. 1 Approximately 1,300 feet upstream of Cherry Lane	1.4	N/A	N/A	3,165	N/A
TRIBUTARY 1 TO MILL CREEK TRIBUTARY NO. 1 At the confluence with Mill Creek Tributary No. 1	0.2	N/A	N/A	550	N/A

CREATED TO REFLECT LOMR EFFECTIVE: JUL 1 5 2005

CREATED TO REFLECT LOMR EFFECTIVE: JUL 15 2005

FLOOD PROFILES

MILL CREEK TRIBUTARY NO. 1

FEDERAL EMERGENCY MANAGEMENT AGENCY

BUCKS COUNTY, PA

(ALL JURISDICTIONS)

Sheet 1 of 1

CREATED TO REFLECT LOMR EFFECTIVE: JUL 15 2005

FLOOD PROFILES

TRIBUTARY 1 TO MILL CREEK TRIBUTARY NO. 1

FEDERAL EMERGENCY MANAGEMENT AGENCY

BUCKS COUNTY, PA

(ALL JURISDICTIONS)

Sheet 1 of 1

LIST OF CURRENT FLOOD INSURANCE STUDY DATA

This list is provided to document all information currently effective for your community for insurance and floodplain management.

Date: JUL 15 2005

Community: Township of Wrightstown, Bucks County, Pennsylvania

Community Number: 421045

CURRENT EFFECTIVE FLOOD INSURANCE STUDY DATE: April 2, 2002

FLOOD INSURANCE RATE MAP

Map Number: 42017C (Bucks County, Pennsylvania All Jurisdictions)

Index Date: April 2, 2002

Panel Numbers	Effective Date
0317 F, 0318 F, 0319 F, 0338 F, 0339 F, 0340 F, 0407 F, and 0426 F	May 18, 1999

FLOOD BOUNDARY AND FLOODWAY MAP

None

LETTERS OF MAP REVISION

Panel Numbers	Effective Date
42017C0317 F	JUL 15 2005
42017C0319 F	JUL 15 2005

LETTERS OF MAP AMENDMENT AND MAP REVISION BASED ON FILL

Panel Numbers	Effective Date
42017C0317 F	April 3, 2003
42017C0319 F	April 3, 2003

BEST AVAILABLE DATA LETTERS

None

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF CHESAPEAKE, INDEPENDENT CITY, VIRGINIA	Lot 4, Cahoon Plantation, as shown on the Plat recorded in Book 143, Page 75D, in the Office of the Circuit Court, City of Chesapeake, Virginia
	COMMUNITY NO.: 510034	
AFFECTED MAP PANEL	NUMBER: 5100340034C	
	NAME: CITY OF CHESAPEAKE, INDEPENDENT CITY, VIRGINIA	
	DATE: 5/2/1999	
FLOODING SOURCE: ELIZABETH RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 36.72, -76.292 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 7.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
4	—	Cahoon Plantation	1302 Green's EdgeCourt	Property	X (unshaded)	8.5 feet	11.0 feet	10.6 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

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 (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

Doug Bellomo, P.E., Chief
Hazard Identification Section, Mitigation Division
Emergency Preparedness and Response Directorate