Federal Emergency Management Agency

Washington, D.C. 20472

AUG 25 1999

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ms. Rose Marie Sauter
Chairperson of the Board of Supervisors
Township of Upper Makefield
1076 Eagle Road
Newtown, Pennsylvania 18940

IN REPLY REFER TO:

Case Number:	99-03-085P
Community Name:	Township of Upper Makefield, Bucks County, Pennsylvania
Community Number:	420207
Map Panel Numbers:	42017C0330 and 42017C0340
Effective Date of this Revision:	AUG 25 1999

102-I-A

Dear Ms. Sauter:

The Flood Insurance Study (FIS) and the Flood Insurance Rate Map (FIRM) for Bucks County, Pennsylvania (All Jurisdictions), which include the Township of Upper Makefield, have been revised by this Letter of Map Revision (LOMR) to reflect updated hydrologic and hydraulic analyses and more detailed topographic information along an unnamed tributary to Pidcock Creek than that used to prepare the May 18, 1999, FIRM for the county. The subject area is located from a point approximately 100 feet downstream of Buckmanville Road to a point approximately 0.5 mile upstream of Buckmanville Road. This revision was initiated by [redacted], in a letter dated March 25, 1999.

We received the following technical data, prepared by [redacted] unless otherwise noted, in support of this revision:

- TR-55 hydrologic calculations, dated October 13, 1998, for the 1% annual chance (100-year) flood discharge for the unnamed tributary to Pidcock Creek;
- a HEC-RAS hydraulic model, dated March 25, 1999, of the 1% annual chance flood for the unnamed tributary to Pidcock Creek;
- a certified topographic work map, titled Gutman Farm, 100 Year Floodplain, dated September 23, 1998, at a scale of 1"=150', with a contour interval of 2 feet, showing the proposed 1% annual chance floodplain within the property and the location and orientation of the cross sections used in the aforementioned hydraulic model;
- letters dated May 27, 1999, from [redacted] to all property owners affected by this revision, indicating notification and acceptance of the effects of this revision and the addition of Base (1% annual chance) Flood Elevations (BFEs) along the unnamed tributary to Pidcock Creek; and

- completed application/certification forms, including community concurrence with the request.

We received all data necessary to process this revision by August 19, 1999.

Based on our review of the submitted data, we are issuing this LOMR to reflect the addition of BFEs and both increases and decreases in the 1% annual chance floodplain along the unnamed tributary to Pidcock Creek from a point approximately 100 feet downstream of Buckmanville Road to a point approximately 0.5 mile upstream of Buckmanville Road. In addition, this revision reflects corrections to the location of the channel for the unnamed tributary to Pidcock Creek. This LOMR revises the Bucks County (All Jusrisdictions) FIS report, Table 5 (Summary of Discharges); reflects the addition of Flood Profile 344P to the FIS; and revises FIRM numbers 42017C0330 F and 42017C0340 F, all dated May 18, 1999, as shown on the enclosed digitally produced and annotated portions of the FIS and FIRM.

We have enclosed a copy of the public notification of the new BFEs, which will be published in the Bucks County Courier Times on or about August 31, 1999, and September 7, 1999. In addition, we will publish a notice of changes in the Federal Register. However, we will not print and distribute this LOMR to users, such as insurance agents or lenders. Your community will serve as a repository for the new data. Therefore, we encourage you to supplement the notification to appear in the Bucks County Courier Times by preparing a news release for publication in your community newspaper that describes the revision and explains how your community will provide data and help interpret the National Flood Insurance Program (NFIP) map. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

Within 90 days of the second publication in the Bucks County Courier Times, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. This revision is effective as of the date of this letter. However, until the 90-day period elapses, the revised BFEs presented in this LOMR may be changed.

We based this determination on the 1% annual chance flood discharges computed in the aforementioned TR-55 hydrologic calculations. 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 and could, therefore, establish greater flood hazards in this area.

Your community must approve 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 the Commonwealth of Pennsylvania or the Township of Upper Makefield has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

Because of funding constraints, we must limit the number of republications. Consequently, we will not republish the FIS and FIRM for Bucks County, Pennsylvania (All Jurisdictions) to reflect this determination. However, we will incorporate this determination when we next republish the FIS and FIRM numbers 42017C0330 and 42017C0340.

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 our Regional Office at the number listed below for information on how to obtain those items.

Use the map panels listed above and revised by this letter for all flood insurance policies and renewals issued in your community.

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, FIRM, and 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.

If you have any questions, please do not hesitate to contact the Director, Mitigation Division of the Federal Emergency Management Agency in Philadelphia, Pennsylvania, at (215) 931-5512, or me at our Headquarters Office in Washington, D.C., at (202) 646-3932, or by facsimile at (202) 646-4596.

Sincerely,

John F. Magnotti III
Project Engineer
Hazards Study Branch
Mitigation Directorate

For: Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Enclosures

cc: Mr. David Kuhns, Upper Makefield Code Enforcement Officer
Mr. Robert Williams, P.E., Upper Makefield Township Engineer
Mr. Richard Gestrich, Upper Makefield Township Secretary
[redacted]
Commonwealth Coordinator

MAP LEGEND

REVISED 100-YEAR FLOODPLAIN

BOUNDARY DIVIDING SPECIAL FLOOD HAZARD ZONES

APPROXIMATE SCALE

1000 0 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

BUCKS COUNTY, PENNSYLVANIA
(ALL JURISDICTIONS)

PANEL 330 OF 532

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BUCKINGHAM, TOWNSHIP OF	420985	0330	F
NEW HOPE, BOROUGH OF	420195	0330	F
SOLEBURY, TOWNSHIP OF	420202	0330	F
UPPER MAKEFIELD, TWP OF	420207	0330	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
42017C0330 F

EFFECTIVE DATE:
MAY 18, 1999

REVISED TO REFLECT LOMR EFFECTIVE:

AUG 25 1999

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

BUCKS COUNTY, PENNSYLVANIA
(ALL JURISDICTIONS)

PANEL 340 OF 352

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BUCKINGHAM, TWP OF	420985	0340	F
UPPER MAKEFIELD, TWP OF	420207	0340	F
WRIGHTSTOWN, TWP OF	421045	0340	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
42017C0340 F

EFFECTIVE DATE:
MAY 18, 1999

REVISED TO REFLECT LOMR EFFECTIVE:

AUG 25 1999

Federal Emergency Management Agency

TABLE 5 - SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs) 10-YEAR	50-YEAR	100-YEAR	500-YEAR
TRIBUTARY NO. 2 OF MARTINS CREEK					
At confluence with Tributary No. 1 of Martins Creek	0.4	240	310	350	420
TRIBUTARY NO. 2 OF QUEEN ANNE CREEK					
At confluence with Lake Caroline	0.9	425	540	610	730
At Lincoln Highway	0.4	265	340	380	450
TRIBUTARY NO. 3 OF MARTINS CREEK					
At confluence with Martins Creek	2.3	730	940	1,060	1,270
TRIBUTARY TO IRONWORKS CREEK					
At confluence with Ironworks Creek	0.33	212	275	300	370
TRIBUTARY TO PIDCOCK CREEK					
Upstream of Buckmanville Road	0.46	*	*	852	*
TRIBUTARY TO WEST BRANCH NESHAMINY CREEK					
At Borough of Chalfont corporate limits	0.79	645	845	928	1,210
At U.S. Route 202	0.62	518	683	745	965
At Cornwall Drive	0.46	398	530	578	745
UNAMI CREEK					
Downstream of confluence of Schmoutz Creek	24.3	4,900	9,800	12,700	21,500
Downstream of confluence of Molasses Creek	19.7	4,500	9,200	11,900	19,200
Downstream of confluence of Licking Creek	9.7	2,400	5,200	6,900	12,000
WATSON CREEK					
At confluence with Mill Creek No. 3	4.26	870	1,410	1,645	3,480

*Data not available

AREA OF REVISION

REVISED TO REFLECT LOMR EFFECTIVE AUG 25 1999

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: AUG 25 1999

Community: Township of Upper Makefield, Bucks County, Pennsylvania

Community Number: 420207

Page Number: 1 of 1

CURRENT EFFECTIVE FLOOD INSURANCE STUDY DATE: May 18, 1999

FLOOD INSURANCE RATE MAP

Map Index	Effective Date
42017CINDX1 and 42017CINDX2	May 18, 1999

Panel Numbers	Effective Date
42017C0330 F, 42017C0335 F, 42017C0339 F, 42017C0340 F, 42017C0344 F, 42017C0345 F, 42017C0361 F, and 42017C0363 F	May 18, 1999

LETTERS OF MAP REVISION

Panel Numbers	Effective Date
42017C0330 F	AUG 25 1999
42017C0340 F	AUG 25 1999

LETTERS OF MAP AMENDMENT AND MAP REVISION BASED ON FILL

None

BEST AVAILABLE DATA LETTERS

None

FLOOD PROFILES

UNNAMED TRIBUTARY TO PIDCOCK CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

BUCKS COUNTY, PA

(ALL JURISDICTIONS)