Federal Emergency Management Agency

Region III
One Independence Mall, Sixth Floor
615 Chestnut Street
Philadelphia, PA 19106-4404

JAN 18 2001

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ms. Elizabeth Falconi
Chairman of the Township of Upper
Makefield Board of Supervisors
1076 Eagle Road
Newton, Pennsylvania 18940

IN REPLY REFER TO:

Case Number:	00-03-157P
Community Name:	Township of Upper Makefield, Bucks County, Pennsylvania
Community Number:	420207
Map Numbers:	42017C0330 and 42017C0340
Effective Date of this Revision:	JAN 18 2001

102-I

Dear Ms. Falconi:

The Flood Insurance Rate Map (FIRM) for Bucks County, Pennsylvania (All Jurisdictions), which includes flood hazard information for the Township of Upper Makefield, has been revised by this Letter of Map Revision (LOMR) to reflect up-to-date hydrologic and hydraulic analyses along an unnamed tributary to Pidcock Creek. The flood hazards are being revised along the unnamed tributary to Pidcock Creek from a point approximately 1,000 feet downstream of Thompson Mill Road to a point approximately 150 feet downstream of Lurgan Road. In addition, this LOMR adds to the FIRM an unnamed road that was inadvertently not included in an August 25, 1999, LOMR along Tributary to Pidcock Creek. This revision was initiated by Mr. [redacted], P.E., of Langan Engineering and Environmental Services, Inc., in a letter dated September 11, 2000.

We received the following technical data, prepared by Langan Engineering and Environmental Services, Inc., in support of this revision:

- a hydrologic analysis, prepared using TR-55, dated December 11, 2000, of the 1% annual chance (100-year) discharge for the unnamed tributary to Pidcock Creek, reflecting existing conditions;

- a HEC-RAS 2.2 hydraulic model, dated December 12, 2000, of the 1% annual chance flood for the unnamed tributary to Pidcock Creek, reflecting existing conditions;

- a certified topographic map, dated October 17, 2000, and revised December 8, 2000, titled Magill Farm-100 Year Flood Plain Limit, at a scale of 1"=200', with a contour interval of 1 foot, reflecting the existing conditions 1% annual chance floodplain and the location and orientation of the cross sections used to prepare the aforementioned HEC-RAS hydraulic model;

- a letter, dated December 26, 2000, from Mr. [redacted], of Magill Farm, stating that he accepts the revised 1% annual chance floodplain boundary, annotated by the Federal Emergency Management Agency (FEMA); and

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

We received all data necessary to process this revision by January 4, 2001.

Based on our review of the submitted data, we are issuing this LOMR to reflect widening and narrowing of the 1% annual chance (Zone A) floodplain for the unnamed tributary to Pidcock Creek. This LOMR revises Bucks County (all jurisdictions) FIRM numbers 42017C0330 F and 42017C0340 F, both dated May 18, 1999, as shown on the enclosed digitally reproduced portions of the FIRM.

This revision is effective as of 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.

We based this determination on the 1% annual chance discharges computed in the aforementioned hydrologic analysis. 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 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 standards for construction that are higher than the minimum National Flood Insurance Program (NFIP) criteria 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 map republications. Consequently, we will not republish the FIRM for Bucks County (all jurisdictions) to reflect this determination. However, we will incorporate this determination when we next republish FIRM numbers 42017C0330 and 42017C0340. 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 an updated version of a document titled "List of Current Flood Insurance Study Data," which now 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.

Use the map panels listed above and revised by this letter for flood insurance policies and renewals issued for property located on these panels.

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 ordinances that meet or exceed minimum NFIP criteria. These criteria, including adoption of the Flood Insurance Study and FIRM, and the revisions 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 Gene Gruber at (215) 931-5669, or the FEMA Map Assistance Center toll free at 1-877-FEMA MAP (336-2627).

Sincerely,

Thomas M. Majusiak, P.E.
Director, Mitigation Division

Enclosures

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

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:	January 18, 2001
This list replaces previous list dated:	August 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

Map 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

Map Numbers	Effective Date
42017C0330 F	August 25, 1999 January 18, 2001
42017C0340 F	August 25, 1999 January 18, 2001

LETTERS OF MAP AMENDMENT AND MAP REVISION BASED ON FILL

None

BEST AVAILABLE DATA LETTERS

None

MAP LEGEND

REVISED 100-YEAR FLOODPLAIN

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	420995	0330	F
NEW HOPE, BOROUGH OF	420196	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:

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)

PANEL 340 OF 532

(SEE MAP INDEX FOR PANELS NOT PRINTED)

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COMMUNITY	NUMBER	PANEL	SUFFIX
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UPPER MAKEFIELD TWP OF	420207	0340	F
WRIGHTSTOWN, TWP OF	420046	0340	F

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MAP NUMBER 42017C0340 F

EFFECTIVE DATE: MAY 18, 1999

REVISED TO REFLECT LOMR EFFECTIVE:

JAN 18 2001

Federal Emergency Management Agency

MAP LEGEND

REVISED 100-YEAR FLOODPLAIN

APPROXIMATE SCALE

1000 0 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

BUCKS COUNTY, PENNSYLVANIA

(ALL JURISDICTIONS)

PANEL 330 OF 532

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SOLEBURY, TOWNSHIP OF	420202	0330	F
UPPER MAKEFIELD, TWP OF	420207	0330	F

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MAP NUMBER
42017C0330 F

EFFECTIVE DATE:
MAY 18, 1999

REVISED TO REFLECT LOMR EFFECTIVE:

JAN 18 2001

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

BUCKS COUNTY, PENNSYLVANIA

(ALL JURISDICTIONS)

PANEL 340 OF 532

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