Federal Emergency Management Agency

Washington, D.C. 20472

OCT 14 1999

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ms. Susanne McKeon,
Township of Lower Southampton Manager
Municipal Building
1500 Desire Avenue
Feasterville, Pennsylvania 19053

IN REPLY REFER TO:

Case Number:	99-03-185P
Community Name:	Township of Lower Southampton, Bucks County, Pennsylvania
Community Number:	420192
Map Panel Number:	42017C0437
Effective Date of this Revision:	NOV 15 1999

102-I (c)

Dear Ms. McKeon:

The Flood Insurance Rate Map (FIRM) for Bucks County, Pennsylvania (All Jurisdictions) has been revised by this Letter of Map Revision (LOMR) to reflect the correct locations of Whittier Drive and Woodbridge Boulevard, channel relocation, and more detailed and up-to-date topographic information, along an unnamed tributary to Neshaminy Creek, than that used to prepare the May 18, 1999, FIRM for Bucks County, Pennsylvania (All Jurisdictions) which includes the flood hazard information for the Township of Lower Southampton. The subject area is located in the vicinity of Woodlyn Crossing subdivision. This revision was initiated by Mr. William L. Creason, Township of Lower Southampton Zoning Director, in a letter dated September 7, 1999.

We utilized the following data in support of this revision:

- a copy of the U.S. Geographical Survey (USGS), 7.5-Minute Series Topographic Quadrangle Map, titled Langhorne, PA, dated 1963, photorevised 1973, at a scale of 1"=2,000', with a contour interval of 20 feet, showing the subject area; and

- a copy of the USGS, 3.75-Minute B/W Digital Orthophoto Quadrangle for the South-West quadrant of Langhorne, PA, dated April 14, 1992.

In addition, we received a copy of an undated letter, from the Township of Lower Southampton, notifying the affected property owner of the proposed changes to the 1% (100-year) annual chance floodplain on their property, in support of this revision.

We received all data necessary to process this revision by September 30, 1999.

Based on our review of the above-mentioned data, we are issuing this LOMR to reflect the correct locations of Ashton Circle, Bridgeview Road, Edgewood Lane, Greenridge Circle, Leon Circle, Valley Stream Circle, Whittier Drive, and Woodbridge Boulevard; the addition of Lakeview Drive and Woodbridge Place; relocation of the unnamed tributary to Neshaminy Creek; and, the consequent shifting of the 1% and 0.2% (500-year) annual chance floodplains. This LOMR revises Bucks County, Pennsylvania (All Jurisdictions) FIRM number 42017C0437 F, dated May 18, 1999, as shown on the enclosed annotated portion of the FIRM.

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.

We based this determination on the 1% annual chance flood discharges computed in the Flood Insurance Study (FIS) for Bucks County, Pennsylvania (All Jurisdictions), dated May 18, 1999, 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 for your community and could, therefore, establish greater flood hazards in this area. Please note that a restudy of Neshaminy Creek, being prepared by the Natural Resources Conservation Service, is anticipated to be completed in the near future. Subsequently, this restudy may be used to revise the flooding information of Neshaminy Creek and the unnamed tributary to Neshaminy Creek as appropriate. This may change the Base (1% annual chance) Flood Elevations along the unnamed tributary to Neshaminy Creek.

Your community must approve all proposed floodplain development and ensure that permits required by Federal and 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 Lower Southampton has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum National Flood Insurance Program (NFIP) requirements.

Because of funding constraints, we must limit the number of map republications. Consequently, we will not republish the FIRM for Bucks County, Pennsylvania (All Jurisdictions) to reflect this determination. However, we will incorporate this determination when we next republish FIRM number 42017C0437.

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 map. 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 Federal Emergency Management Agency (FEMA) Map Assistance Center at the number listed below for information on how to obtain those items.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to "assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained." This provision is incorporated into your community's existing floodplain management regulations; therefore, responsibility for maintenance of the modified channel rests with your community. We may request that your community submit a description and schedule of channel maintenance activities.

Use the map panel 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 FEMA in Philadelphia, Pennsylvania, at (215) 931-5512, or the FEMA Map Assistance Center toll free at 1-877-FEMA MAP (336-2627).

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. William L. Creason
Commonwealth Coordinator

MAP LEGEND

REVISED 100-YEAR FLOODPLAIN

REVISED 500-YEAR FLOODPLAIN

N

APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

BUCKS COUNTY, PENNSYLVANIA

(ALL JURISDICTIONS)

PANEL 437 OF 532

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LOWER SOUTHAMPTON, TWP OF	420192	0437	F
MIDDLETOWN, TOWNSHIP OF	420193	0437	F
NORTHAMPTON, TOWNSHIP OF	420988	0437	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
42017C0437 F

EFFECTIVE DATE:
MAY 18, 1999

REVISED TO REFLECT LOMR EFFECTIVE:

NOV 15 1999

Federal Emergency Management Agency

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: OCT 14 1999

Community: Township of Lower Southampton, Bucks County, Pennsylvania

Community Number: 420192

Page Number: 1 of 1

CURRENT EFFECTIVE FLOOD INSURANCE STUDY DATE: May 18, 1999

FLOOD INSURANCE RATE MAP

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

Index Date: May 18, 1999

Panel Numbers	Effective Date
0417 F, 0420 F, 0436 F, 0437 F, 0438 F, and 0439 F	May 18, 1999

LETTERS OF MAP REVISION

Panel Numbers	Effective Date
0437 F	NOV 15 1999

LETTERS OF MAP AMENDMENT AND MAP REVISION BASED ON FILL

None

BEST AVAILABLE DATA LETTERS

None