Federal Emergency Management Agency

Washington, D.C. 20472

SEP 2 4 2007

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Chester Pogonowski
Chairman, Board of Supervisors
Wrightstown Township
2203 Second Street Pike
Wrightstown, PA 18940

IN REPLY REFER TO:
Case No.: 07-03-1222P
Community Name: Township of Wrightstown, PA
Community No.: 421045
Effective Date of This Revision: SEP 2 4 2007

Dear Mr. Pogonowski:

The Flood Insurance Study report and Flood Insurance Rate Map for your community have 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 the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Philadelphia, Pennsylvania, at (215) 931-5512, 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,

Lora Eskandary

Lora S. Eskandary, CFM, Project Engineer
Engineering Management Section
Mitigation Directorate

For: William R. Blanton Jr., CFM, Chief
Engineering Management Section
Mitigation Directorate

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: Ms. Eileen Bradley
Township Administrator
Wrightstown Township

[redacted]
Pickering, Corts & Summerson, Inc.

[redacted]
Dumack Engineering

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 Wrightstown Bucks County Pennsylvania	NO PROJECT	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 421045		
IDENTIFIER	Hollyleaf - Dumack Minor Subdivision	APPROXIMATE LATITUDE & LONGITUDE: 40.264, -74.992 SOURCE: USGS QUADRANGLE DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO.: 42017C0338 F DATE: May 18, 1999	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: April 2, 2004 PROFILE(S): 344P SUMMARY OF DISCHARGES TABLE: 5

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

Unnamed Tributary to Mill Creek Tributary No. 1 – from the confluence with Mill Creek Tributary No. 1 to approximately 800 feet upstream

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Unnamed Tributary to Mill Creek Tributary No. 1	Zone X (unshaded)	Zone A	YES	NONE
	Zone X (unshaded)	Zone AE	YES	NONE
	No BFEs*	BFEs	YES	NONE

* BFEs - Base Flood Elevations

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 1-877-336-2627 (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.

Lora S. Eskandary, CFM, Project Engineer
Engineering Management Section
Mitigation Directorate

Federal Emergency Management Agency

Washington, D.C. 20472

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.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic 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 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 1-877-336-2627 (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.

Lora S. Eskandary, CFM, Project Engineer
Engineering Management Section
Mitigation Directorate

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (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
Director, 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 and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) 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 the FEMA Map Assistance Center toll free at 1-877-336-2627 (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.

Lora S. Eskandary, CFM, Project Engineer
Engineering Management Section
Mitigation Directorate

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD 29)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
Unnamed Tributary to Mill Creek Tributary No. 1	Approximately 350 feet upstream of confluence with Mill Creek Tributary No. 1	None	267	42017C0338 F
	Approximately 800 feet upstream of confluence with Mill Creek Tributary No. 1	None	277	42017C0338 F

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. This revision is effective as of the date of this letter. However, until the 90-day period has elapsed, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the *Federal Register*. A short notice also will be published in your local newspaper on or about the dates listed below. Please refer to FEMA's website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp for a more detailed description of proposed BFE changes, which will be posted within a week of the date of this letter.

LOCAL NEWSPAPER Name: *Bucks County Courier Times*
Dates: 10/18/2007 10/25/2007

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 1-877-336-2627 (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.

Lora S. Eskandary, CFM, Project Engineer
Engineering Management Section
Mitigation Directorate

DEPARTMENT OF HOMELAND SECURITY

FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Base Flood Elevation Determination for Town of Wrightstown, Bucks County, Pennsylvania, and Case Number 07-03-1222P. The Department of Homeland Security's Federal Emergency Management Agency solicits technical information or comments on the proposed Base (1-percent-annual-chance) Flood Elevations (BFEs) shown in the Flood Insurance Study (FIS) and/or on the Flood Insurance Rate Map (FIRM) for your community. These proposed BFEs are the basis for the floodplain management measures that your community is required to either adopt or show evidence of having in effect in order to qualify or remain qualified for participation in the National Flood Insurance Program (NFIP). For a detailed listing of the proposed BFEs and information on the statutory period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp, or call the FEMA Map Assistance Center toll free at 1-877-FEMA MAP.

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
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
UNNAMED TRIBUTARY TO TRIBUTARY TO MILL CREEK NO.1 At confluence with Tributary to Mill Creek No. 1	0.12	*	*	480	*
WATSON CREEK At confluence with Mill Creek No.3	4.26	870	1,410	1,645	3,480
WEST BRANCH NESHAMINY CREEK					
At confluence with Neshaminy Creek	25.0	2,950	4,500	5,300	6,950
At confluence of Railroad Creek	23.7	2,850	4,300	5,040	6,650
At upstream Township of New Britain corporate limits	17.8	2,270	3,420	4,010	5,290

REVISED TO REFLECT LOMR EFFECTIVE SEP 2 4 2007

Revised Data

* Data Unavailable

The stillwater elevations have been determined for the 10-, 50-, 100-, and 500-year floods for the flooding sources studied by detailed methods and are summarized in Table 6, "Summary of Stillwater Elevations."

REVISED TO REFLECT LOMR EFFECTIVE SEP 2 4 2007

FEDERAL EMERGENCY MANAGEMENT AGENCY

BUCKS COUNTY, PA

(ALL JURISDICTIONS)

FLOOD PROFILES

UNNAMED TRIBUTARY TO MILL CREEK TRIBUTARY NO. 1

344P

Legend

- 1% annual chance (100-Year) Floodplain
- 1% annual chance (100-Year) Floodway
- 0.2% annual chance (500-Year) Floodplain

All Elevations Referenced in NGVD 29

500 250 0 500 FEET

100 50 0 100 200 METERS

MAP SCALE 1" = 500'

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)

PANEL 338 OF 532

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEWTOWN, TOWNSHIP OF	420094	0338	F
NORTHAMPTON, TOWNSHIP OF	420088	0338	F
WRIGHTSTOWN, TOWNSHIP OF	421045	0338	F

REVISED TO REFLECT LOMR EFFECTIVE SEP 24 2007

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
42017C0338 F

EFFECTIVE DATE:
MAY 18, 1999

Federal Emergency Management Agency