



**U.S. ARMY CORPS OF ENGINEERS  
REGULATORY PROGRAM  
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)  
NAVIGABLE WATERS PROTECTION RULE**

**I. ADMINISTRATIVE INFORMATION**

Completion Date of Approved Jurisdictional Determination (AJD): 9/14/2020  
 ORM Number: NAP-2020-00302-95  
 Associated JDs: NAP-2020-00302-95 (Preliminary JD) issued 19 May 2020.  
 Review Area Location<sup>1</sup>: State/Territory: Pennsylvania City: Croydon/Bristol Township  
 County/Parish/Borough: Bucks  
 Center Coordinates of Review Area: Latitude 40.081436°N Longitude -74.896779°W

**II. FINDINGS**

**A. Summary:** Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.

- The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: The approximately 0.66-acre “Limited Study Area” at the subject “Phyllis Drive Property” was field-determined to be absent of water and wetland features in its entirety.
- There are “navigable waters of the United States” within Rivers and Harbors Act jurisdiction within the review area (complete table in Section II.B).
- There are “waters of the United States” within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section II.C).
- There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in Section II.D).

**B. Rivers and Harbors Act of 1899 Section 10 (§ 10)<sup>2</sup>**

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A.	N/A.	N/A.	N/A.

**C. Clean Water Act Section 404**

Territorial Seas and Traditional Navigable Waters ((a)(1) waters): <sup>3</sup>			
(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination
N/A.	N/A.	N/A.	N/A.

Tributaries ((a)(2) waters):			
(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination
N/A.	N/A.	N/A.	N/A.

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):			
(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination
N/A.	N/A.	N/A.	N/A.

<sup>1</sup> Map(s)/figure(s) are attached to the AJD provided to the requestor.

<sup>2</sup> If the navigable water is not subject to the ebb and flow of the tide or included on the District’s list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

<sup>3</sup> A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD Form.



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Adjacent wetlands ((a)(4) waters):			
(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination
N/A.	N/A.	N/A.	N/A.

**D. Excluded Waters or Features**

Excluded waters ((b)(1) – (b)(12)): <sup>4</sup>			
Exclusion Name	Exclusion Size	Exclusion <sup>5</sup>	Rationale for Exclusion Determination
N/A.	N/A.	N/A.	N/A.

**III. SUPPORTING INFORMATION**

**A. Select/enter all resources** that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

Information submitted by, or on behalf of, the applicant/consultant: [Drawing E-1, entitled “Existing Features Plan – Phyllis Drive”, dated 03 February 2020 and prepared by Dumack Engineering; and data sheets prepared by Nova Consultants, Ltd., dated November 2019.](#)

This information is sufficient for purposes of this AJD.

Rationale: [N/A](#)

Data sheets prepared by the Corps: [Title\(s\) and/or date\(s\).](#)

Photographs: [Aerial and Other: Site Photos dated November 2019 and 12 May 2020.](#)

Corps site visit(s) conducted on: [12 May 2020 by Robert Youhas, Biologist, CENAP-Regulatory Branch, Applications Section II.](#)

Previous Jurisdictional Determinations (AJDs or PJDs): [NAP-2020-00302-95 Preliminary JD dated 19 May 2020.](#)

Antecedent Precipitation Tool: [provide detailed discussion in Section III.B.](#)

USDA NRCS Soil Survey: [Bucks County, PA Soil Survey Sheet Number 83.](#)

USFWS NWI maps: [NWI Wetlands Map \(Beverly, NJ-PA Quadrangle\).](#)

USGS topographic maps: [Beverly, NJ-PA Quadrangle.](#)

**Other data sources used to aid in this determination:**

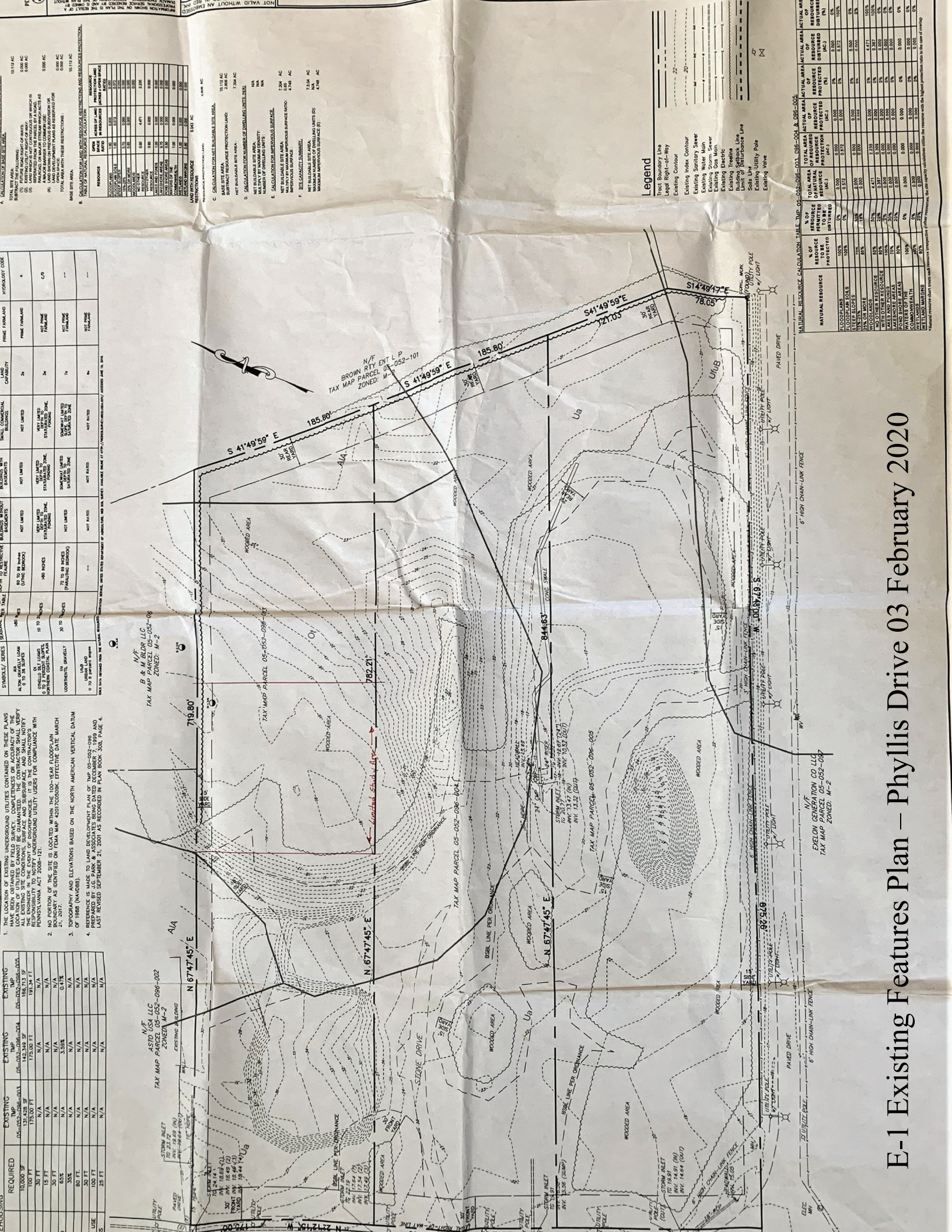
Data Source (select)	Name and/or date and other relevant information
<a href="#">USGS Sources</a>	<a href="#">N/A.</a>
<a href="#">USDA Sources</a>	<a href="#">N/A.</a>
<a href="#">NOAA Sources</a>	<a href="#">N/A.</a>
<a href="#">USACE Sources</a>	<a href="#">N/A.</a>
<a href="#">State/Local/Tribal Sources</a>	<a href="#">N/A.</a>
<a href="#">Other Sources</a>	<a href="#">N/A.</a>

**B. Typical year assessment(s):** [N/A.](#)

**C. Additional comments to support AJD:** [N/A.](#)

<sup>4</sup> Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

<sup>5</sup> Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS MAY BE OBTAINED BY FIELD SURVEY. THE COMPLETENESS OR ACCURACY OF THE INFORMATION CONTAINED HEREON IS THE SOLE RESPONSIBILITY OF THE ENGINEER. ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER OF ANY CHANGES TO THE INFORMATION CONTAINED HEREON PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION CONTAINED HEREON AND SHALL NOT BE EXTENDED TO ANY OTHER INFORMATION OR TO ANY OTHER UTILITIES OR STRUCTURES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION CONTAINED HEREON AND SHALL NOT BE EXTENDED TO ANY OTHER INFORMATION OR TO ANY OTHER UTILITIES OR STRUCTURES.
2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, NOR IS ANY PORTION OF THE SITE LOCATED WITHIN THE FLOOD HAZARD ZONE (FHA) OF THE COMMUNITY. THE ENGINEER HAS OBTAINED A FLOOD HAZARD ZONE MAP FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND HAS DETERMINED THAT NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, NOR IS ANY PORTION OF THE SITE LOCATED WITHIN THE FLOOD HAZARD ZONE (FHA) OF THE COMMUNITY. THE ENGINEER HAS OBTAINED A FLOOD HAZARD ZONE MAP FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND HAS DETERMINED THAT NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, NOR IS ANY PORTION OF THE SITE LOCATED WITHIN THE FLOOD HAZARD ZONE (FHA) OF THE COMMUNITY.
3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAD83).
4. REFERENCE IS MADE TO THE DEVELOPMENT PLAN OF THE 05-052-096-005 PARCEL, WHICH WAS LAST REVISED SEPTEMBER 21, 2001 AS RECORDED IN PLAN BOOK 303, PAGE 4.

END-USES	REQUIRED	EXISTING	TEMP	EXISTING	TEMP	EXISTING
UTILITY INLET	10,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF
PAVED DRIVE	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT
BASE COURSE	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT
PAVED DRIVE	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT
USE	30 FT	30 FT	30 FT	30 FT	30 FT	30 FT
USE	25 FT	25 FT	25 FT	25 FT	25 FT	25 FT

RESOURCE	EXISTING	PROPOSED	NET	PERCENTAGE
WOODLAND	150	150	0	0.00%
SHRUBLAND	150	150	0	0.00%
MEADOWS	150	150	0	0.00%
WATER BODIES	150	150	0	0.00%
WATERWAYS	150	150	0	0.00%
WETLANDS	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	0	0.00%

A. CALCULATION FOR LAND WITH RESTRICTIONS AND REGULATIONS/PROVISIONS:  
 TABLE 1: TABLE OF NATURAL RESOURCE CALCULATION

B. BASE SITE AREA: 10.112 AC  
 SURFACING PROTECTION LAND: 7.204 AC  
 NET BURNABLE SITE AREA: 2.908 AC

C. CALCULATION FOR NUMBER OF DISTURBED UNITS: 10.112 AC  
 NET BURNABLE SITE AREA: 2.908 AC  
 NUMBER OF DISTURBED UNITS: 10.112 AC

D. CALCULATION FOR IMPROVED SURFACE:  
 IMPROVED SURFACE: 10.112 AC  
 MAXIMUM IMPROVED SURFACE RATIO: 2.908 AC  
 MAXIMUM NUMBER OF DISTURBED UNITS (D): 10.112 AC  
 MAXIMUM IMPROVED SURFACE (E): 4.744 AC

MATERIAL	RESOURCE	EXISTING	PROPOSED	NET	PERCENTAGE
WOODLAND	150	150	150	0	0.00%
SHRUBLAND	150	150	150	0	0.00%
MEADOWS	150	150	150	0	0.00%
WATER BODIES	150	150	150	0	0.00%
WATERWAYS	150	150	150	0	0.00%
WETLANDS	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%

MATERIAL	RESOURCE	EXISTING	PROPOSED	NET	PERCENTAGE
WOODLAND	150	150	150	0	0.00%
SHRUBLAND	150	150	150	0	0.00%
MEADOWS	150	150	150	0	0.00%
WATER BODIES	150	150	150	0	0.00%
WATERWAYS	150	150	150	0	0.00%
WETLANDS	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%

MATERIAL	RESOURCE	EXISTING	PROPOSED	NET	PERCENTAGE
WOODLAND	150	150	150	0	0.00%
SHRUBLAND	150	150	150	0	0.00%
MEADOWS	150	150	150	0	0.00%
WATER BODIES	150	150	150	0	0.00%
WATERWAYS	150	150	150	0	0.00%
WETLANDS	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%

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MATERIAL	RESOURCE	EXISTING	PROPOSED	NET	PERCENTAGE
WOODLAND	150	150	150	0	0.00%
SHRUBLAND	150	150	150	0	0.00%
MEADOWS	150	150	150	0	0.00%
WATER BODIES	150	150	150	0	0.00%
WATERWAYS	150	150	150	0	0.00%
WETLANDS	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%

MATERIAL	RESOURCE	EXISTING	PROPOSED	NET	PERCENTAGE
WOODLAND	150	150	150	0	0.00%
SHRUBLAND	150	150	150	0	0.00%
MEADOWS	150	150	150	0	0.00%
WATER BODIES	150	150	150	0	0.00%
WATERWAYS	150	150	150	0	0.00%
WETLANDS	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%
WETLAND BUFFER ZONE	150	150	150	0	0.00%

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**GENERAL NOTES:**

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2008-121.
2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0509K, EFFECTIVE DATE MARCH 21, 2017.
3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. REFERENCE IS MADE TO LAND DEVELOPMENT PLAN OF TMP 05-052-096 PREPARED BY J.G. PARK & ASSOCIATES BEING DATED DECEMBER 7, 1999 AND LAST REVISED SEPTEMBER 21, 2001 AS RECORDED IN PLAN BOOK 308, PAGE 4.

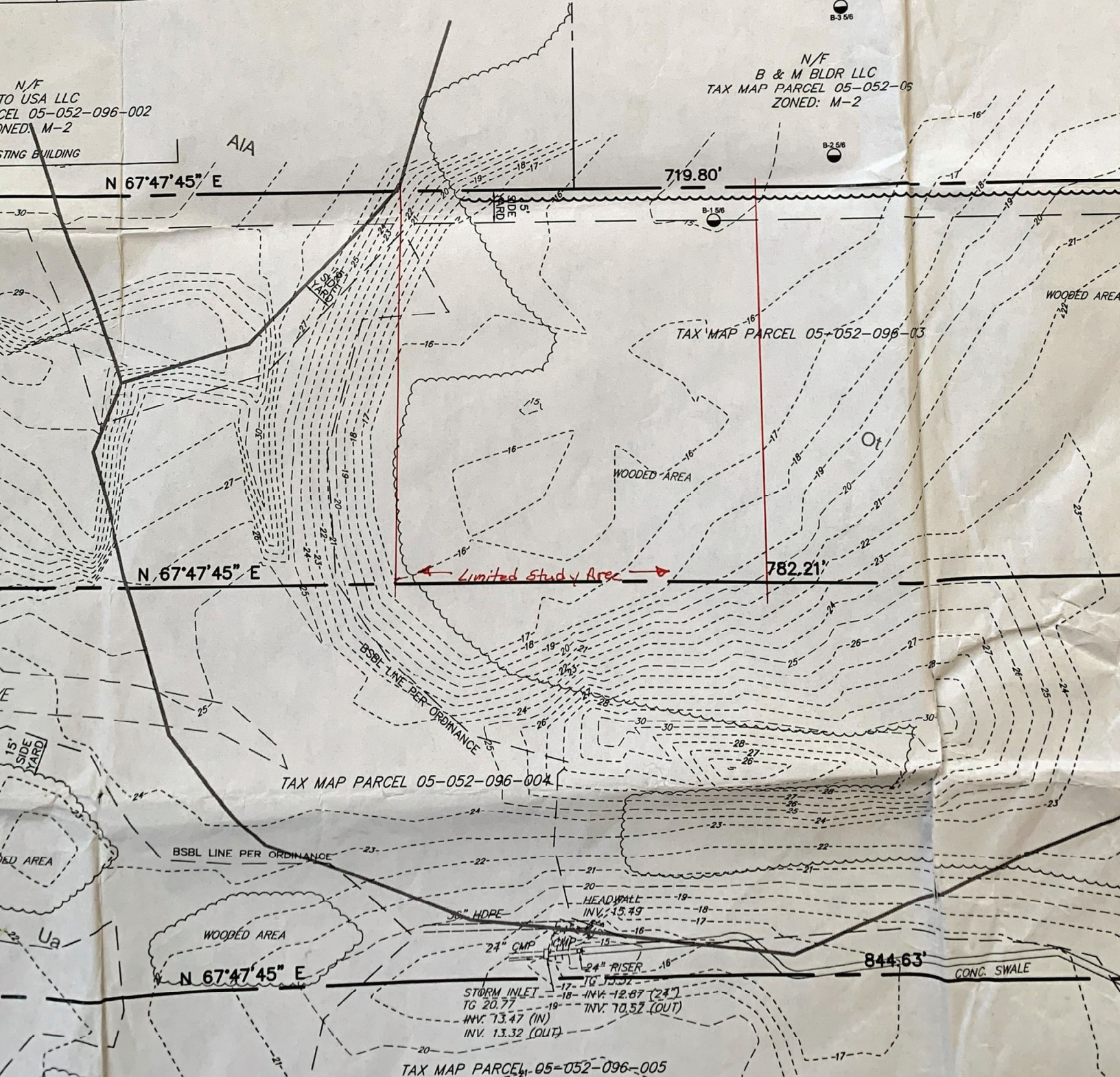
SOIL SYMBOLS/ SERIES	DEPTH TO THE TOP OF SEASONAL WATER TABLE	DEPTH TO RESTRICTIVE FEATURE	BUILDINGS WITH BASEMENTS
A1A ALTON GRAVELLY LOAM 0 TO 3% SLOPES	>80 INCHES	60 TO 99 INCHES (LITHIC BEDROCK)	NOT LIMITED
Ot OTHELLO SILT LOAMS 0 TO 2 PERCENT SLOPES, NORTHERN COASTAL PLAIN	10 TO 24 INCHES	>80 INCHES	VERY LIMITED DEPTH TO SATURATED ZONE PONDING
Ua UDORTHENTS, GRAVELLY	30 TO 7 INCHES	72 TO 99 INCHES (PARALITHIC BEDROCK)	NOT LIMITED
UfUB URBAN LAND 0 TO 8 PERCENT SLOPES		---	NOT RATED

SOILS DATA OBTAINED FROM THE NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE.

EXISTING	TEMP
05-052-096-005	166,713 SF
191.34 FT	N/A
N/A	N/A
N/A	N/A
0.47%	N/A
N/A	N/A
N/A	N/A
N/A	N/A

N/F  
TO USA LLC  
CEL 05-052-096-002  
ZONED: M-2  
EXISTING BUILDING

N/F  
B & M BLDG LLC  
TAX MAP PARCEL 05-052-05  
ZONED: M-2



E-1 Existing Features Plan - Phyllis Drive 03 February 2020