



**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): 8/25/2020

ORM Number: NAP-2020-00536-95

Associated JDs: N/A

Review Area Location¹: State/Territory: Pennsylvania City: Doylestown/New Britain Township

County/Parish/Borough: Bucks

Center Coordinates of Review Area: Latitude 40.329139°N Longitude -75.168921°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: N/A
- ☐ 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)²

§ 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): ³				
(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination	
N/A.	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.	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.	N/A.

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.	N/A.

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

² 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.

³ 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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D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12)): ⁴				
Exclusion Name	Exclusion Size		Exclusion ⁵	Rationale for Exclusion Determination
Feature A	0.309	acre(s)	(b)(1) Non-adjacent wetland.	Feature A (highlighted in yellow on the enclosed drawing E-1) within the "Limited Study Area" (outlined in red on the enclosed drawing E-1) was field-determined by USACE on 29 July 2020 to be a freshwater "non-adjacent wetland". Rationale for this determination is the absence of a hydrological connection between Feature A and Waters of the U.S. as per the definition of "adjacent wetland" in the 22 June 2020 Navigable Waters Protection Rule.

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 "NAP-2020-00536-95, dated 05 August 2020; and data sheets prepared on 02 June 2020.](#)

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 02 June 2020](#)
- ☒ Corps site visit(s) conducted on: [29 July 2020 by Robert Youhas, Biologist, CENAP-Regulatory Branch, Applications Section II.](#)
- ☐ Previous Jurisdictional Determinations (AJDs or PJDs): [ORM Number\(s\) and date\(s\).](#)
- ☐ Antecedent Precipitation Tool: [provide detailed discussion in Section III.B.](#)
- ☒ USDA NRCS Soil Survey: [Bucks/Philadelphia County, PA Soil Survey Sheet #40.](#)
- ☒ USFWS NWI maps: [Doylestown, PA Quadrangle.](#)
- ☒ USGS topographic maps: [Doylestown, PA Quadrangle.](#)

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	N/A.
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

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

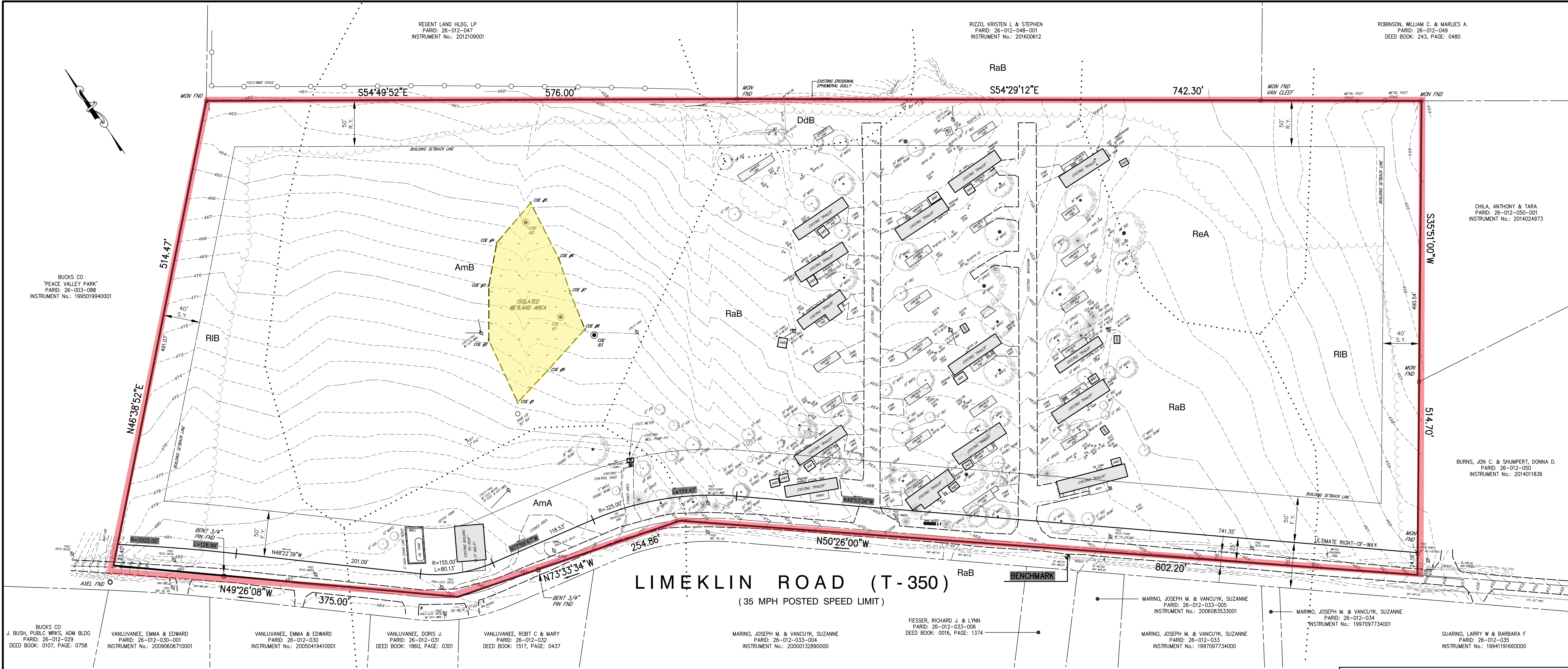
⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ 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.



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



BUCKS CO
"PEACE VALLEY PARK"
PARID: 26-003-088
INSTRUMENT No.: 1995019940001

BUCKS CO
J. BUSH, PUBLIC WRKS, ADM BLDG
PARID: 26-012-029
DEED BOOK: 0107, PAGE: 0758

VANLUYANEE, EMMA & EDWARD
PARID: 26-012-030-001
INSTRUMENT No.: 20090606710001

VANLUYANEE, EMMA & EDWARD
PARID: 26-012-030
INSTRUMENT No.: 20050419410001

VANLUYANEE, DORIS J.
PARID: 26-012-031
DEED BOOK: 1860, PAGE: 0301

VANLUYANEE, ROBT C & MARY
PARID: 26-012-032
DEED BOOK: 1517, PAGE: 0437

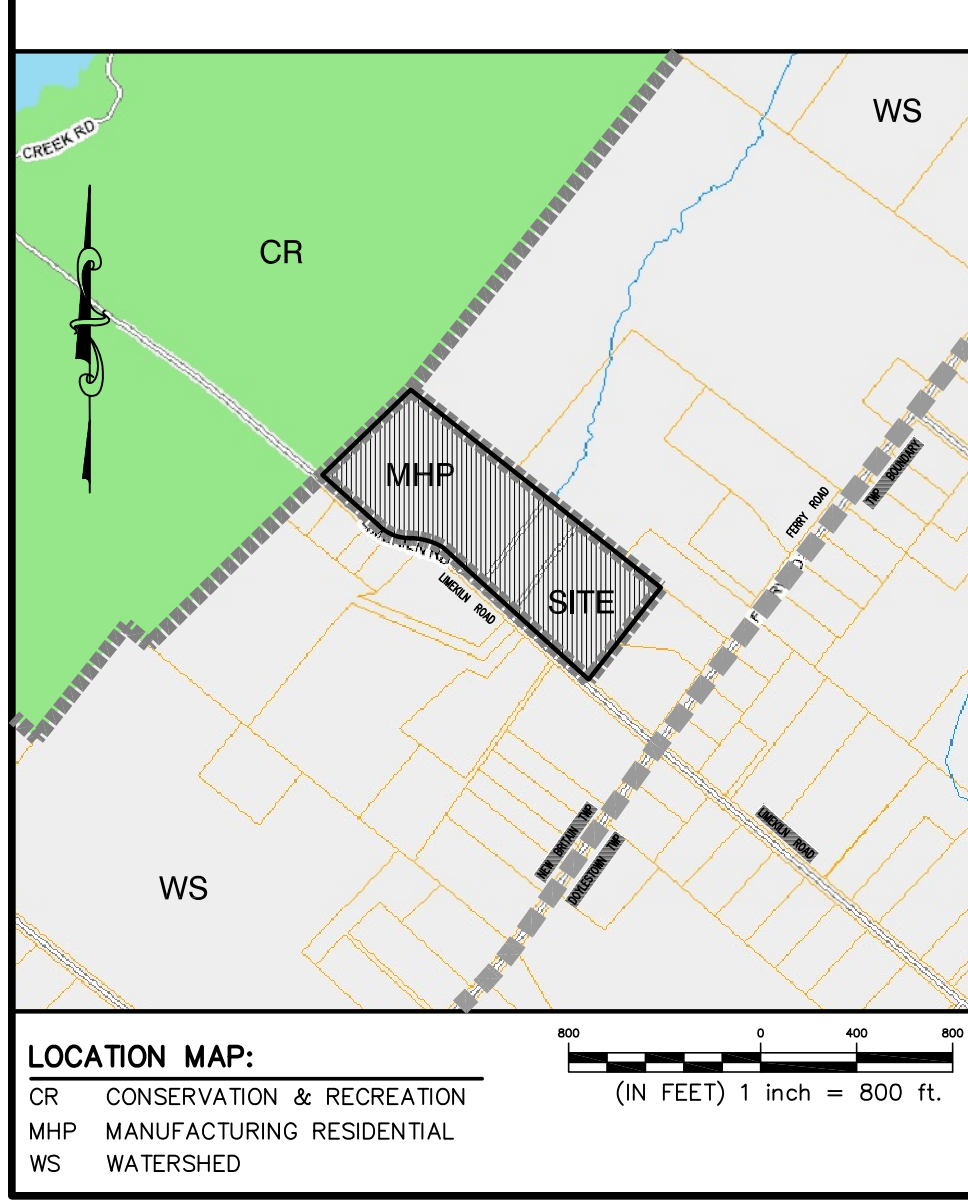
MARINO, JOSEPH M. & VANCUIK, SUZANNE
PARID: 26-012-033-004
INSTRUMENT No.: 20000132890000

FIESSER, RICHARD J. & LYNN
PARID: 26-012-033-006
DEED BOOK: 0016, PAGE: 1374

MARINO, JOSEPH M. & VANCUIK, SUZANNE
PARID: 26-012-033-005
INSTRUMENT No.: 2006083533001

MARINO, JOSEPH M. & VANCUIK, SUZANNE
PARID: 26-012-034
INSTRUMENT No.: 1997097734001

GUARINO, LARRY W & BARBARA F
PARID: 26-012-035
INSTRUMENT No.: 19941191660000



LEGEND			
EXISTING CONTOUR		485	
EXISTING EDGE OF STONE			
EXISTING EDGE OF MACADAM			
EXISTING EDGE OF WOODS			
EXISTING TREES			
EXISTING STORM SEWER			
SOIL TYPES			
WETLANDS			
WETLAND FLAG POINT			
WETLAND TEST BORING			
PROPERTY BOUNDARY			
ULTIMATE RIGHT-OF-WAY			
BUILDING SETBACK LINE			
ADJOINING PROPERTY LINE			

PENNSYLVANIA ONE CALL SYSTEM (PENNSYLVANIA 811) UNDERGROUND UTILITY USERS			
USER'S NAME	ADDRESS	CONTACT & TELEPHONE/E-MAIL	RESULTS
CHALFONT NEW BRITAIN TWP JT SEWAGE AUTH	1645 UPPER STATE ROAD DOYLESTOWN, PA. 18901	JOHN SCHMIDT jschmidt@cnbsa.org	CLEAR - NO FACILITIES
BUCKS COUNTY WATER AND SEWER AUTHORITY	1275 ALMSHOUSE ROAD WARRINGTON, PA. 18976	JAMES NAPOLEON j.napoleon@bcwsa.net	DID NOT RESPOND
AQUA PENNSYLVANIA INC	762 W. LANCASTER AVE. BRYN MAWR, PA. 19010	STEVE PIZZI spizzi@aquamerica.com	CLEAR - NO FACILITIES
PECO ENERGY C/O USIC	450 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA. 19406	NIKOLA SAMPKINS nikolasampkins@peco.com	CONFLICT LINES NEARBY
NEW BRITAIN TOWNSHIP	207 PARK AVENUE CHALFONT, PA. 18914	RYAN CRESSMAN rcressman@newbritaintownship.org	CLEAR - NO FACILITIES
COMCAST CABLEVISION	55 INDUSTRIAL DRIVE WYLAND, PA. 18974	KATHIE BROWN	CLEAR - NO FACILITIES
VERIZON PENNSYLVANIA LLC	1050 VIRGINIA DRIVE FORT WASHINGTON, PA. 19034	LAURA LIPPINCOTT laura.lippincott@one.verizon.com	CONFLICT LINES NEARBY

- ### GENERAL NOTES
- PROPERTY BOUNDARY SURVEYED AND CALCULATED BY URWILER & WALTER, INC. IN JANUARY 2019.
 - TOTAL TRACT AREA: 15.608 ACRES GROSS; 14.732 ACRES NET
 - TOPOGRAPHY SURVEY PERFORMED BY URWILER & WALTER, INC. JANUARY 2019.
 - BOUNDARY METES AND BOUNDS ARE IN STATE PLANE DATUM.
 - HORIZONTAL DATUM: (NAD 83) NORTH AMERICAN DATUM OF 1983.
 - BENCHMARK: ELEVATION: 467.51 DESCRIPTION: TRENCH DRAIN GRATE LOCATION: APPROXIMATELY 380 FEET NORTHWESTERLY DIRECTION FROM THE MOST SOUTHEAST PROPERTY CORNER ALONG LIMEKLIN ROAD 'AS NOTED ON PLAN'. DATUM: (NGVD 88) NORTH AMERICAN VERTICAL DATUM OF 1988
 - PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' - AREA OF MINIMAL FLOOD HAZARD (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 2883 OF 532, WITH A MAP REVISED DATE OF MARCH 16, 2015, MAP NUMBER 42017C0283J, IN BUCKS COUNTY, STATE OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PREMISES IS SITUATED.
 - SOILS DATA OBTAINED FROM USDA-NATURAL RESOURCES CONSERVATION SERVICES-WEB SOIL SURVEY-NATURAL COOPERATIVE SOIL SURVEY.
AmA - AMWELL SILT LOAM, 0 TO 3 PERCENT SLOPES
AmB - AMWELL SILT LOAM, 3 TO 8 PERCENT SLOPES
DdB - DOYLESTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
RdB - RARITAN SILT LOAM, 3 TO 8 PERCENT SLOPES
RiB - REVILLE CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES
 - WETLAND DETERMINATION CONDUCTED BY NOVA CONSULTANTS, LTD. AND VERIFIED BY THE UNITED STATES ARMY CORP OF ENGINEERS ON JULY 29, 2020.
 - TOTAL AREA OF WETLAND AREA 13,480 SQUARE FEET / 0.309 ACRES.

ZONING DATA: MHP - MOBILE HOME PARK DISTRICT

DIMENSIONAL STANDARDS	REQUIRED
MINIMUM LOT AREA	60,000 SQUARE FEET
MIN. WIDTH AT BUILDING SETBACK LINE	200 FEET
MINIMUM YARDS SETBACK:	
FRONT	50 FEET
SIDE	40 FEET
REAR	50 FEET
MAXIMUM BUILDING COVERAGE RATIO:	10 PERCENT
MAXIMUM IMPERVIOUS SURFACE RATIO:	15 PERCENT
SITE LOT	20 PERCENT

OWNER OF RECORD

RHG PROPERTIES, LLC
PO BOX 677
MORGANTOWN, PA 19543

SITE INFO
LIMEKLIN ROAD
DOYLESTOWN, PA 18901

PARID No.: 26-012-051
DEED BOOK: 3892, PAGE: 0697

SITE AREA: 15.608 ACRES GROSS
14.732 ACRES NET

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL (DIAL 811) THREE DAYS PRIOR TO EXCAVATION. REFERENCE NUMBER: 20183291500

REVISIONS	
DATE	DESCRIPTION
8-5-2020	ADD SOILS & U.S.A.C.O.E. WETLAND AREA

BOUNDARY & TOPOGRAPHY SURVEY PLAN

PREPARED FOR

RHG PROPERTIES, LLC

SITUATE IN

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

FEBRUARY 5, 2019
PROJECT No. 18075
FILE: 18075-SURVEY

SCALE: 1" = 50'

URWILER & WALTER, INC.
CIVIL ENGINEERS & SURVEYORS
P.O. BOX 269 3126 MAIN STREET SUMNEYTOWN, PA. 18084
PHONE: 215-234-4562 FAX 215-234-0889 www.urwilerwalter.com

SHEET No. 1 OF 1