



**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 Location<sup>1</sup>: 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)<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.

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.

<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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**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
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
<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.](#)

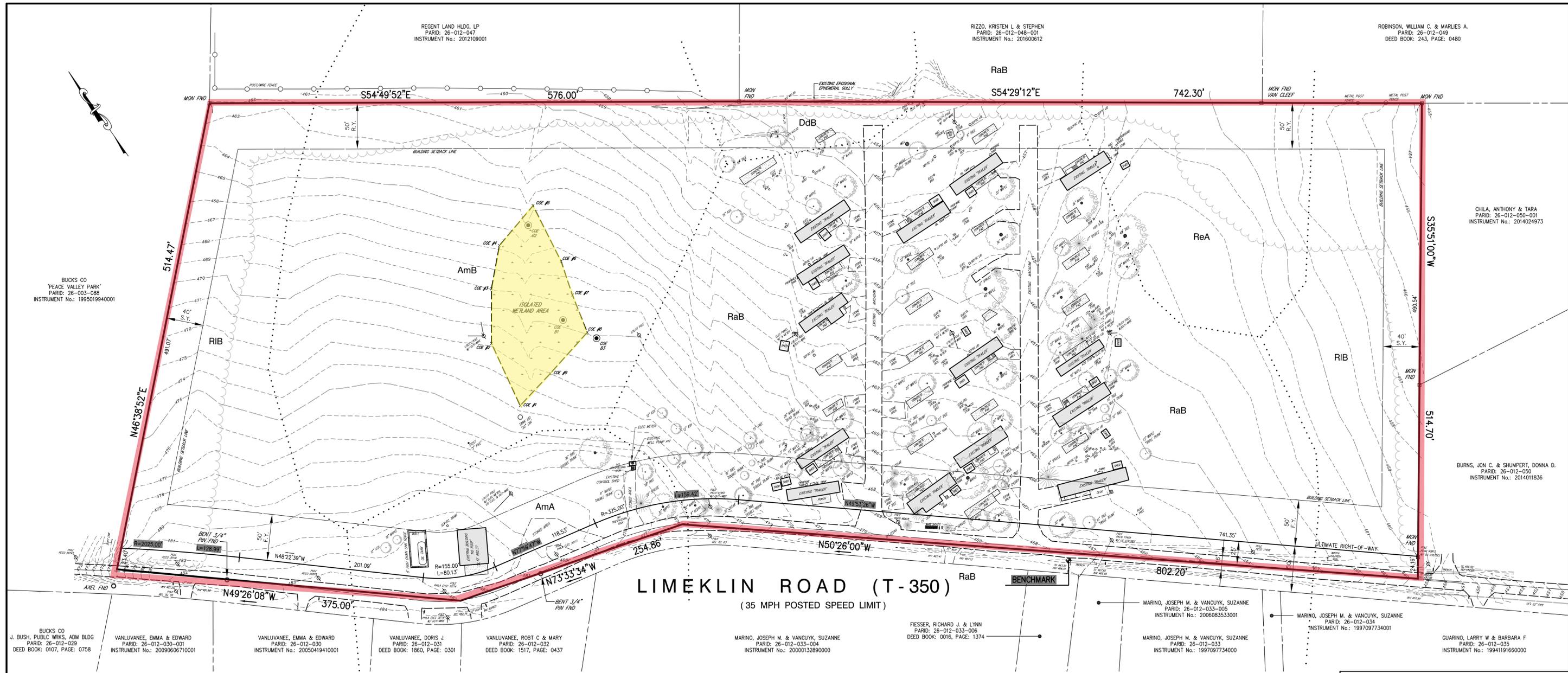
<sup>4</sup> Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

<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.



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



**LIMEKILN ROAD (T-350)**  
(35 MPH POSTED SPEED LIMIT)

"Limited Study Area" Boundary  
 "Feature A"

**LEGEND**

EXISTING CONTOUR	
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	

**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 LIMEKILN 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. 283 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
  - RaB - RARITAN SILT LOAM, 3 TO 8 PERCENT SLOPES
  - RIB - REAVILLE 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**

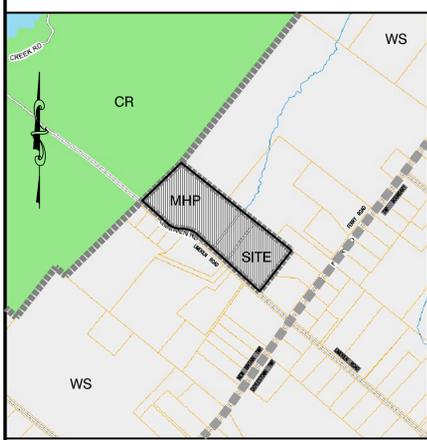
DIMENSIONAL STANDARDS	REQUIRED
MINIMUM LOT AREA	60,000 SQUARE FEET
MIN. WIDTH AT BUILDING SETBACK LINE	200 FEET
MINIMUM YARDS SETBACK:	
FRONT	50 FEET
SIDE	40 FEET
REAR	50 FEET
MAXIMUM BUILDING COVERAGE RATIO:	
LOT	10 PERCENT
MAXIMUM IMPERVIOUS SURFACE RATIO:	
SITE	15 PERCENT
LOT	20 PERCENT

**OWNER OF RECORD**

RHG PROPERTIES, LLC  
 PO BOX 677  
 MORGANTOWN, PA 19543  
 SITE INFO  
 LIMEKILN ROAD  
 DOYLESTOWN, PA 18901  
 PARID No.: 26-012-051  
 DEED BOOK: 3892, PAGE: 0697  
 SITE AREA: 15,608 ACRES GROSS  
 14,732 ACRES NET

**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 ALMHOUSE ROAD WARRINGTON, PA. 18976	JAMES NAPOLON j.napolon@bcwsa.net	DID NOT RESPOND
AQUA PENNSYLVANIA INC	762 W. LANCASTER AVE. BRYN MAWR, PA. 19010	STEVE PIZZI sbpizz@aquapenn.com	CLEAR - NO FACILITIES
PECO ENERGY C/O USIC	450 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA. 19406	NIKKIA SIMPKINS nikkiastimpkins@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 WYLSAND, PA. 18974	KATHE BROWN	CLEAR - NO FACILITIES
VERIZON PENNSYLVANIA LLC	1050 VIRGINIA DRIVE FORT WASHINGTON, PA. 19034	LAURA LIPPINCOTT laura.m.lippincott@one.verizon.com	CONFLICT LINES NEARBY



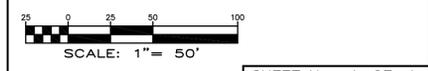
**LOCATION MAP:**  
 CR CONSERVATION & RECREATION  
 MHP MANUFACTURING RESIDENTIAL  
 WS WATERSHED  
 (IN FEET) 1 inch = 800 ft.

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: 20183251550

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



**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