



**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): 5/26/2021
 ORM Number: NAP-2021-00386-95
 Associated JDs: N/A
 Review Area Location¹: State/Territory: Pennsylvania City: Langhorne/Middletown Township
 County/Parish/Borough: Bucks
 Center Coordinates of Review Area: Latitude 40.200221 Longitude -74.889831

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 subject land parcel was determined to be sited in its entirety within uplands.
- 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.

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.

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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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)): ⁴			
Exclusion Name	Exclusion Size	Exclusion ⁵	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: [Plan of Survey, Tax Map Parcel 22-081-235, Lot 135, Apple Valley Phase 1, Middletown Twp, Bucks Co., PA](#), prepared by Ted Z. Wilson, P.E. & P.L.S., Sheet E-1, May 17, 2021, last revised May 26, 2021.

This information is sufficient for purposes of this AJD.

Rationale: N/A

Data sheets prepared by the Corps: [25 May 2021 by Robert Youhas, Biologist, CENAP-Regulatory Branch, Application Section II.](#)

Photographs: [Aerial and Other: GoogleEarth Aerial Photos: 16 Oct 2020, 20 May 2019, 08 Feb 2019, 24 May 2016, 07 Oct 2011, 11 April 2010, 04 Aug 2006, 05 June 2004, 12 March 1995, and 30 Dec 1985 ; Site Photos: 25 May 2021.](#)

Corps site visit(s) conducted on: [25 May 2021 by Robert Youhas, Biologist, CENAP-Regulatory Branch, Application 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: [NRCS Soil Survey PA017 Bucks County, PA;
https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx](#)

USFWS NWI maps: [Croasdale Drive and Flint Road NWI map from
https://www.fws.gov/wetlands/data/mapper.html](#)

USGS topographic maps: [Langhorne, PA Quadrangle 7.5-Minute Series](#)

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.

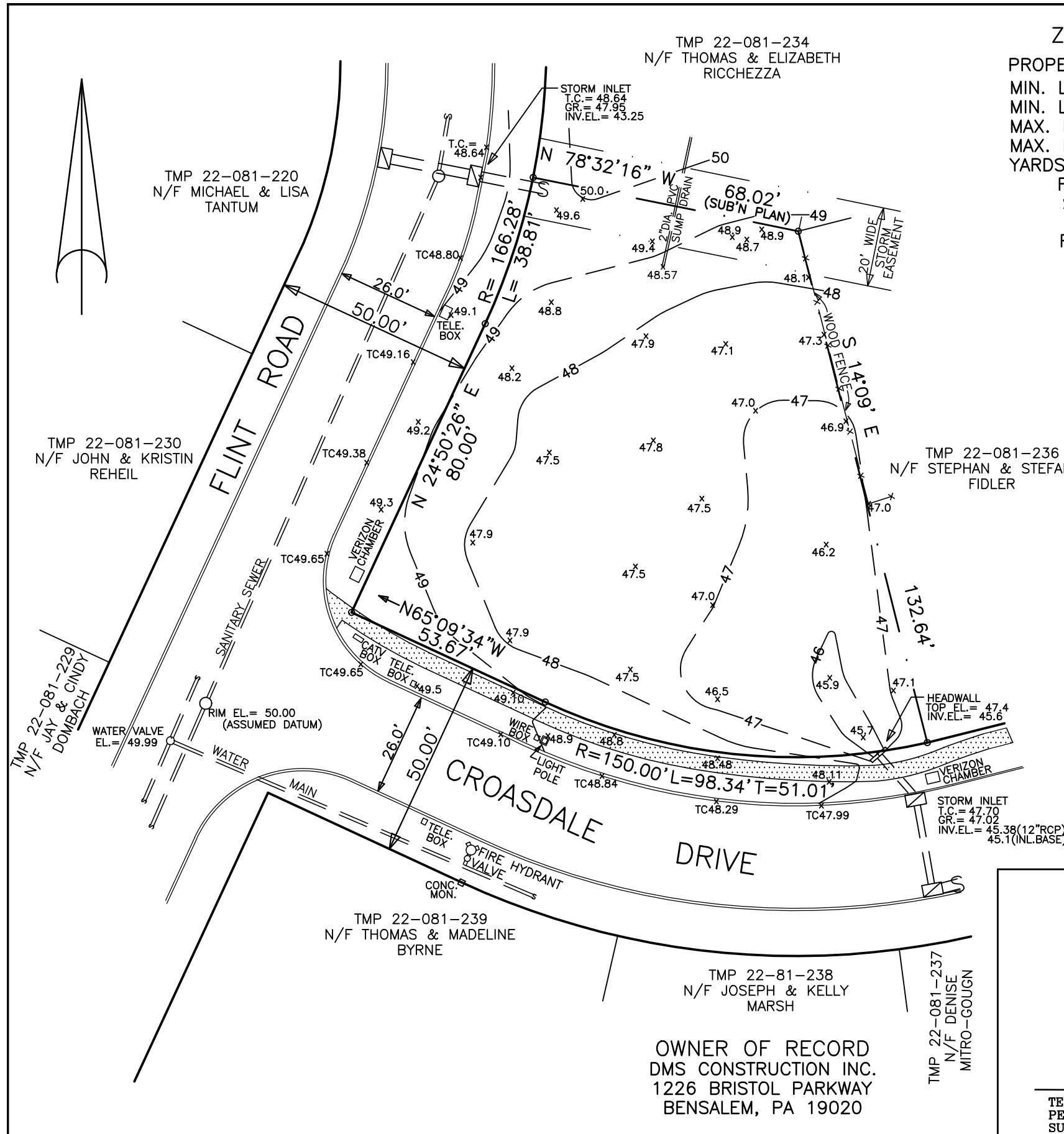
⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

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.

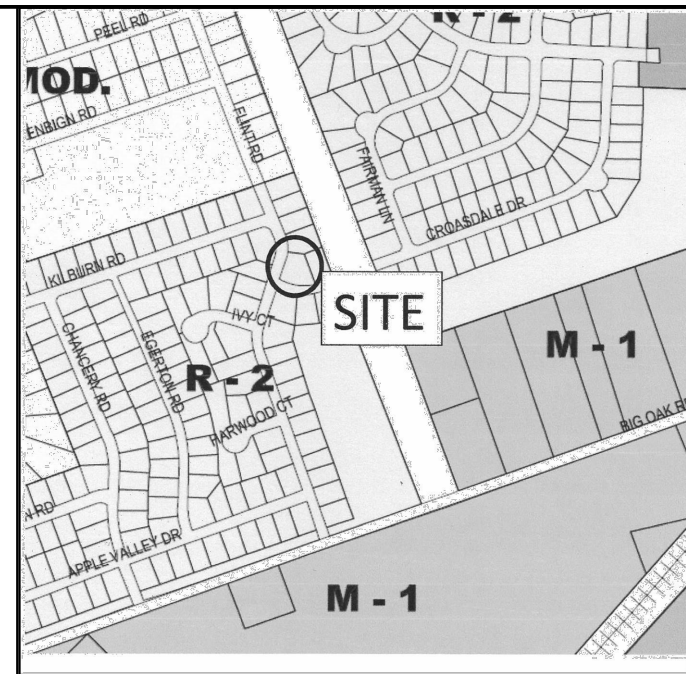


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- B. Typical year assessment(s):** USACE's Antecedent Precipitation Tool (Antecedent Precipitation versus Normal Range based on NOAA's Daily Global Historical Climatology Network) was utilized to evaluate local historical precipitation data for a "typical year" based on thirty years of precipitation data. The 25 May 2021 field investigation site score was a seven (7). A score of 10-14 is viewed as a normal year for precipitation. A score below 10 is considered to be drier than normal. A score above 14 is considered to be wetter than normal.
- C. Additional comments to support AJD:** N/A



ZONING REQUIREMENTS
 PROPERTY ZONED R-2, RESIDENTIAL
 MIN. LOT AREA 10,000 SQ.FT.
 MIN. LOT WIDTH 80 FT.
 MAX. BLDG. COVERAGE 20 %
 MAX. BLDG. HEIGHT 35 FT.
 YARDS (MIN.)
 FRONT 25 FT.
 SIDE 10 FT./
 REAR 25 FT. AGGR. 25 FT.



LOCATION MAP
 1" = 800'

PLAN OF SURVEY
 TAX MAP PARCEL 22-081-235
 LOT 135, APPLE VALLEY PHASE 1
 MIDDLETOWN TWP., BUCKS CO., PA
TED Z. WILSON, PE & PLS
 Professional Engineer * Professional Land Surveyor
 PO Box 124 * Morrisville, PA * Cell: 267 316-8894 * EMAIL: TEDZW@AOL.COM

DRAWN BY	CHECKED BY	APPROVED BY	NUMBER	SCALE	DATE
EEL	TZW		B-11530301	1"=30'	5/17/2021

OWNER OF RECORD
 DMS CONSTRUCTION INC.
 1226 BRISTOL PARKWAY
 BENSLEM, PA 19020

TED Z. WILSON
 PE-037531-E
 SU-026120-E

TMP 22-081-237
 N/F DENISE
 MITRO-GOUGH

TMP 22-81-238
 N/F JOSEPH & KELLY
 MARSH

TMP 22-081-239
 N/F THOMAS & MADELINE
 BYRNE

TMP 22-081-230
 N/F JOHN & KRISTIN
 REHEIL

TMP 22-081-220
 N/F MICHAEL & LISA
 TANTUM

TMP 22-081-234
 N/F THOMAS & ELIZABETH
 RICCHEZZA

TMP 22-081-229
 N/F JAY & CINDY
 DOMBACH

STORM INLET
 T.C. = 48.64
 GR. = 47.95
 INV. EL. = 43.25

TMP 22-081-236
 N/F STEPHAN & STEFANIE
 FIDLER

STORM INLET
 T.C. = 47.70
 GR. = 47.02
 INV. EL. = 45.38 (12" RCP)
 45.1 (INL. BASE)

SANITARY SEWER

WATER

VERIZON CHAMBER
 CATV BOX
 TELE. BOX
 WIRE BOX
 LIGHT POLE
 FIRE HYDRANT
 VALVE
 CONC. MON.

20' WIDE
 STORM
 EASEMENT

68.02'
 (SUB'N PLAN)

CROASDALE DRIVE

FLINT ROAD

WOOD FENCE