



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): 09-AUG-2021

ORM Number: NAO-2021-01327

Associated JDs: NAO-2011-01028; NAO-2012-00061

Review Area Location<sup>1</sup>:

State/Territory: VA City: County/Parish/Borough: Prince William County

Center Coordinates of Review Area: Latitude 38.805364 Longitude -77.656849

**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 or describe rationale.
- 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
S-1	1182 feet	(a)(2) Perennial tributary contributes surface water flow directly or indirectly to an (a)(1) water in a typical year	This perennial stream was delineated using the 1987 Manual and Regional supplement and has an OHWM and bed and bank. This stream flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW.
S-2	11 feet	(a)(2) Intermittent tributary contributes surface water flow directly or indirectly to an (a)(1) water in a typical year	This intermittent stream was delineated using the 1987 Manual and Regional supplement and has an OHWM and bed and bank. This stream flows into a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW.

<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 and 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 independent 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.

<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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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
W-1	0.77 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PFO wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-10	0.02 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PSS wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-11	0.01 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PSS wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-12	0.01 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PEM wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-13	0.01 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PEM wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-14	0.0018 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PSS wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-15	0.0018 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PFO wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-16	0.0046 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PFO wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-17	0.0021 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PFO wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The

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W-18	0.65 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PSS wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement
W-19	0.0117 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PSS wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement
W-2	0.04 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PEM wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-20	0.0115 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PFO wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-21	0.19 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PFO wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-3	0.11 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PFO wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-4	0.05 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PSS wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-5	0.02 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PSS wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-6	0.04 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PEM wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-7	0.02 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PEM wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.

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W-8	0.01 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PEM wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.
W-9	0.01 acres	(a)(4) Wetland abuts an (a)(1)-(a)(3) water	This PFO wetland abuts a perennial stream which flows into Little Bull Run into Bull Run into the Occoquan River and then into the Potomac River, a TNW. The limits of this wetland were determined using the 1987 Manual and Regional Supplement.

**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
SW-1	0.01 acres	(b)(1) Non-adjacent wetland	This PFO wetland lacks a direct hydrological connection to wetland and waters of the U.S. It was delineated using the 1987 Manual and Regional Supplement.
SW-2	0.48 acres	(b)(1) Non-adjacent wetland	This PFO wetland lacks a direct hydrological connection to wetland and waters of the U.S. It was delineated using the 1987 Manual and Regional Supplement.
SW-3	0.04 acres	(b)(1) Non-adjacent wetland	This PFO wetland lacks a direct hydrological connection to wetland and waters of the U.S. It was delineated using the 1987 Manual and Regional Supplement.
SW-4	0.02 acres	(b)(1) Non-adjacent wetland	This PFO wetland lacks a direct hydrological connection to wetland and waters of the U.S. It was delineated using the 1987 Manual and Regional Supplement.
SW-5	0.03 acres	(b)(1) Non-adjacent wetland	This PFO wetland lacks a direct hydrological connection to wetland and waters of the U.S. It was delineated using the 1987 Manual and Regional Supplement.
SW-6	0.03 acres	(b)(1) Non-adjacent wetland	This PEM wetland lacks a direct hydrological connection to wetland and waters of the U.S. It was delineated using the 1987 Manual and Regional Supplement.

**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: Williams Property, April 13, 2021.  
This information is sufficient for purposes of this AJD.  
Rationale: N/A.
- Data sheets prepared by the Corps: Title(s) and/or date(s).

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- Photographs: Spring 2009 Natural Color Imagery from Virginia Base Mapping Program (VBMP), Spring 2017 Near Color Infrared Imagery from VBMP, Spring 2019 Natural Color Imagery from Prince William County Digital Data, and February 2021 Natural Color Imagery from Nearmap. Study area photographs from March 17, 2021.
- Corps Site visit(s) conducted on: Date(s).
- Previous Jurisdictional Determinations (AJDs or PJDs): NAO-2011-01028;NAO-2012-00061.
- Antecedent Precipitation Tool: provide detailed discussion in Section III.B.
- USDA NRCS Soil Survey: Prince William County Digital Data, U.S. Department of Agriculture, 2019.
- USFWS NWI maps: Downloaded October 2020.
- USGS topographic maps: Thoroughfare Gap, VA 1998.

**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):** Based on the APT results, the conditions were normal during the time of the site visits.
- C. Additional comments to support AJD:** N/A or provide additional discussion as appropriate.

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