



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, PHILADELPHIA DISTRICT
1650 ARCH STREET
PHILADELPHIA PA 19103-2004

December 20, 2023

Regulatory Branch

SUBJECT: Approved Jurisdictional Determination NAP-2023-00322-85
Cypress Landing SX
Center coordinates (38.636831°N, 75.59716 °W)



Dear [REDACTED]

This Approved Jurisdictional Determination (AJD) is provided in response to your request on May 30, 2023 for a determination of federal jurisdiction by this office. The site associated with your request is located at 8668 Concord Road, parcel number 132-1.12-31.00 in Blades, Sussex County, Delaware.

[REDACTED]
[REDACTED] The findings are also depicted on the **enclosed** plan(s) identified as BOUNDARY & TOPOGRAPHIC SURVEY CYPRESS LANDING FOR INSIGHT LAND COMPANY, LLC PARCEL #132-1.12-31.00 8668 CONCORD ROAD (DE ROUTE #20) TOWN OF BLADES (BROAD CREEK HUNDRED) COUNT OF SUSSEX, STATE OF DELAWARE, prepared by Control Point Associates, Incorporated, dated December 14, 2022 and signed December 4, 2023, 4 sheets.

A Department of the Army permit is required for work or structures in "navigable waters of the United States" pursuant to Section 10 the Rivers and Harbors Act (RHA) of 1899 and the discharge of dredged or fill material into "waters of the United States" pursuant to Section 404 of the Clean Water Act (CWA). Any proposal to perform these activities within areas of federal jurisdiction requires prior approval by this office.

The delineation included herein has been conducted to identify the location and extent of the aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should discuss the applicability of an NRCS Certified Wetland Determination with the local USDA service center, prior to starting work.

This AJD is valid for a period of five (5) years. This AJD is issued in accordance with current federal regulations and is based upon the existing site conditions and information provided by you in your application. This office reserves the right to reevaluate and modify this AJD at any time should the existing site conditions or federal regulations change, or should the information provided by you prove to be false, incomplete or inaccurate.

You may request an administrative appeal of this AJD if you do not accept this determination. **Enclosed** you will find a combined Notification of Appeal Process (NAP) and Request for Appeal (RFA) form. Should you wish to appeal this determination, you must submit a completed RFA form to the North Atlantic Division Office within 60 days of the date on the form. Additionally, for the appeal to be accepted, the Corps must determine that it is complete and that it meets the criteria for appeal under 33 CFR Part 331.5. The form should be submitted to [REDACTED]. If you do not have the means to submit this form electronically, you may send it by mail to the Division office at:

[REDACTED]

If you have any questions regarding this matter, please contact [REDACTED]

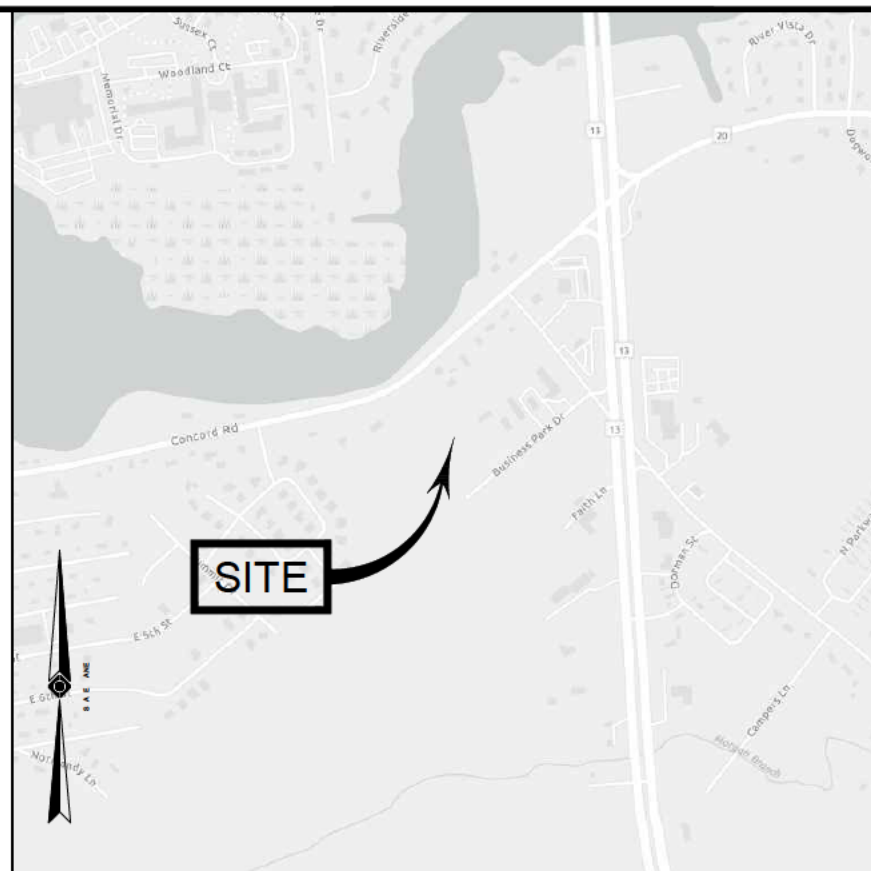
Sincerely,

[REDACTED]

Enclosure(s)

cc:

[REDACTED]
Wetlands and Waterways Section, DDNREC
Sussex Conservation District
Wetlands Branch, USEPA Region 3

VICINITY MAP
(NOT TO SCALE)

- A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:

QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED

QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING.
INCLUDES MARKOUT BY OTHERS.

QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

ALL FOUR TYPES MAY NOT BE PRESENT ON THE SURVEY

- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

- ## REFERENCES:

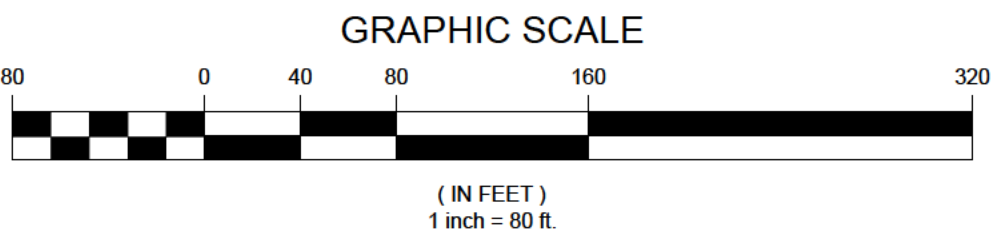
1. THE OFFICIAL TAX ASSESSOR'S MAP OF SUSSEX COUNTY, DELAWARE, MAP NO. 132-1-12
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SUSSEX COUNTY, DELAWARE, (ALL JURISDICTIONS), PANEL 263 OF 660", MAP NUMBER 10005/G0263L, EFFECTIVE DATE 06-20-2018
3. MAP ENTITLED "PROPERTY SURVEY FOR TULLRAMEY, LTD" F LED ON 04-18-2005 AS VOL. 92, PG. 257, N THE SUSSEX COUNTY RECORDER OF DEEDS OFFICE
4. MAP ENTITLED "LEITE MEADOWS" F LED ON 04-20-2001 AS BOOK 70, PG. 155, IN THE SUSSEX COUNTY RECORDER OF DEEDS OFFICE
5. MAP SHOWING SANITARY SEWER AND WATER LINE LOCATIONS PROVIDED BY SUSSEX COUNTY, MISS UTILITY DESIGNER TICKET 220366071
6. MAP ENTITLED "THE STATE OF DELAWARE STATE HIGHWAY DEPARTMENT PLAN FOR CONSTRUCTION OF CONTRACT NO. 64-001-024. FEDERAL AID PROJECT NO. S-70 (5). DATED ON OCTOBER 25, 1966

I, JAMES D. SENS, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

NOT A VALID ORIGINAL DOCUMENT UNLESS SEALED
WITH RED INK

JAMES D. SENS
DELAWARE PROFESSIONAL LAND SURVEYOR #0000785

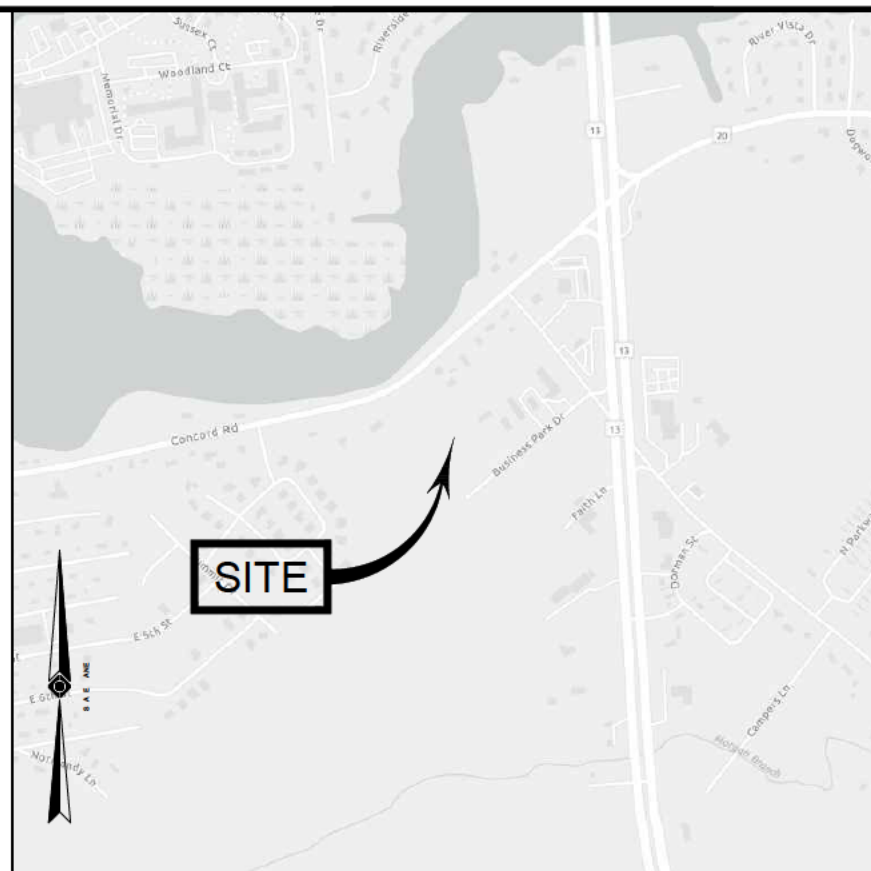
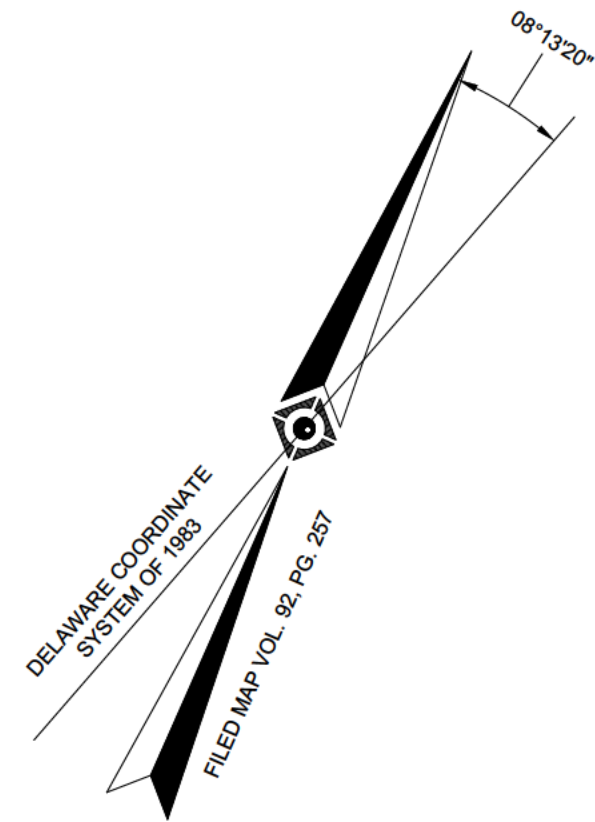
FIELD DATE 11-29-2022 02-21-2023	BOUNDARY & TOPOGRAPHIC SURVEY CYPRESS LANDING FOR INSIGHT LAND COMPANY, LLC PARCEL #132-1.12-31.00 8668 CONCORD ROAD (DE ROUTE #20) TOWN OF BLADES (BROAD CREEK HUNDRED) COUNTY OF SUSSEX, STATE OF DELAWARE				
FIELD BOOK NO 11-01 11-02 11-14-03	 CONTROL POINT ASSOCIATES, I.N.C. 2108 STEVENSON AVENUE E GEORGETOWN, DE 19417 609.827.5039 • 908.668.9395 FAX WWW.CFASURVEY.COM				
FIELD BOOK NOS 45,46,47,50,52 3019					
A.B./C.D.S.	WARREN 20 905.668.0000 CHESAPEAKE 20 757.712.8800 MANASSAS 20 703.786.0411 GORTON 20 703.882.0460 SOUTHERSBORO 20 608.388.0000 ALBANY 20 518.251.2000 ROCHESTER 20 585.282.1764				
DRAWN: M.E./M.T.B					
REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
C.L.B.	D.P.S.	12-14-2022	1"=80'	05-220410-00	1 OF 4



CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED.
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THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC., IS PROHIBITED.

	EXIST NG CONTOUR
	EXIST NG SPOT ELEVATION
	EXIST TOP OF CURB ELEVATION
	EXIST BOTTOM OF CURB ELEVATION
	EXIST BOTTOM OF WALL ELEVATION
	EXIST FINISHED FLOOR ELEVATION
	OVERHEAD WIRES
	APPROX LOC. UNDERGROUND SANITARY L N E
	APPROX LOC. UNDERGROUND WATER LINE
	SUBSURFACE UTILITY QUALITY LEVEL C
	SUBSURFACE UTILITY QUALITY LEVEL D
	HYDRANT
	WATER VALVE
	WATER METER
	ELECTRIC METER
	ELECTRIC BOX
	DRAINAGE/STORM MANHOLE
	SANITARY/SEWER MANHOLE
	WATER WELL
	CATCH BAS NS
	CLEAN OUT
	POST
	DOUBLE SIGN
	BOLLARD
	DELINEATION FLAG
	UTILITY POLE
	UTILITY POLE/LIGHT POLE/SOLAR PANEL
	GUY WIRE
	SIGN
	MAIL BOX
	METAL GUY DE RAIL
	GATE POST
	FLAG POLE
	LAMP
	DEC DUOUS TREE & TRUNK SIZE
	SOLID WHITE LINE
	STOP BAR
	CHAIN LINK FENCE
	EDGE OF CONC.
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	SOLID WHITE LINE
	DOUBLE YELLOW LINE
	BUILD NG
	BUILD NG FOOTPRINT AREA
	UNOBTAINABLE
	UNKNOWN TERMINUS
	SURVEY DIMENSION
	DEED DIMENSION
	FILED MAP
	STATE PLANE

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VICINITY MAP
(NOT TO SCALE)

LEGEND

1/4"	EXISTING CONTOUR	FLAG POLE
1/8"	EXISTING SPOT ELEVATION	LAMP
1/16"	EXIST. TOP OF CURB ELEVATION	DECIDUOUS TREE & TRUNK SIZE
1/32"	EXIST. BOTTOM OF CURB ELEVATION	SOLID WHITE LINE
1/64"	EXIST. BOTTOM OF WALL ELEVATION	STOP BAR
1/128"	EXIST. FINISHED FLOOR ELEVATION	CHAIN LINK FENCE
1/256"	OVERHEAD WIRES	EDGE OF CONC.
1/512"	APPROX. LOC. UNDERGROUND SANITARY LINE	EDGE OF PAVEMENT
1/1024"	APPROX. LOC. UNDERGROUND WATER LINE	EDGE OF GRAVEL
1/2048"	SUBSURFACE UTILITY QUALITY LEVEL C	SOLID WHITE LINE
1/4096"	SUBSURFACE UTILITY QUALITY LEVEL D	DOUBLE YELLOW LINE
1/8192"	HYDRANT	BUILDING
1/16384"	WATER VALVE	BUILDING FOOTPRINT AREA
1/32768"	WATER METER	UNKNOWN TERMINUS
1/65536"	ELECTRIC METER	SURVEY DIMENSION
1/131072"	ELECTRIC BOX	DEED DIMENSION
1/262144"	DRAINAGE/STORM MANHOLE	F L E D MAP
1/524288"	SANITARY/SEWER MANHOLE	STATE PLANE
1/1048576"	WATER WELL	
1/2097152"	CATCH BASINS	
1/4194304"	CLEAN OUT	
1/8388608"	POST	
1/16777216"	DOUBLE SIGN	
1/33554432"	BOLLARD	
1/67108864"	DELINEATION FLAG	
1/134217728"	UTILITY POLE	
1/268435456"	UTILITY POLE/LIGHT POLE/SOLAR PANEL	
1/536870912"	GYM WIRE	
1/1073741824"	MAIL BOX	
1/2147483648"	METAL GU DE RAIL	
1/4294967296"	GATE POST	



THE STATE OF DELAWARE REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

SEE SHEET 1 OF 4 FOR NOTES AND REFERENCES

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
8	REVISED PER CLIENT COMMENTS		AH	J.D.S.	12-04-2023
7	REVISED PER CLIENT COMMENTS		SC	J.D.S.	09-19-2023
6	REVISED SPOT GRADES		AM	D.P.S.	07-20-2023
5	REVISED RIGHT OF WAY LINES ON CONCORD ROAD AND BRICKYARD ROAD		SC	D.P.S.	07-10-2023
4	REVISED TO INCLUDE WATERS OF THE U.S. & LINE TYPE FOR CENTERLINE OF SWALE		SC	D.P.S.	05-02-2023
3	REVISED TO INCLUDE FILED MAP BEARINGS		KC	D.P.S.	04-04-2023
2	REVISED TO ADD ADDITIONAL TOPOGRAPHY AND WETLANDS	A.B./D.S.	N.H./K.S.	D.P.S.	03-09-2023
1	REVISED TO ADD PROPERTY CORNERS SET	A.B./D.S.	N.H./K.S.	D.P.S.	01-13-2023

I, JAMES D. SENS, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

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JAMES D. SENS
DELAWARE PROFESSIONAL LAND SURVEYOR #00070785

12-04-2023
DATE

FIELD DATE: 11-29-2022
02-21-2023
FIELD BOOK NO. 11-01
11-02,11-03
FIELD BOOK PGS. 45,46,47,50,52,30,09

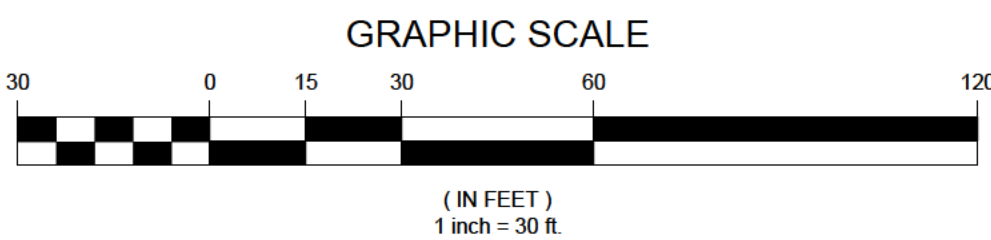
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TOWN OF BLADES (BROAD CREEK HUNDRED)
COUNTY OF SUSSEX, STATE OF DELAWARE

FIELD CREW A.B./D.S.	DRAWN: M.E./M.T.B.	REVIEWED: C.L.B.	APPROVED: D.P.S.	DATE: 12-14-2022	SCALE: 1"=30'	FILE NO. 05-220410-00	DWG. NO. 2 OF 4
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CONTROL POINT ASSOCIATES, INC.
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WWW.CPASURVEY.COM

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DELAWARE, NY 908.698.0099
MAINE, NY 908.698.0099
LONG BEACH, NY 908.698.0099
SOUTH BRIDGE, MA 908.698.0099
ALBANY, NY 908.698.0099
ROCHESTER, NY 908.698.0099

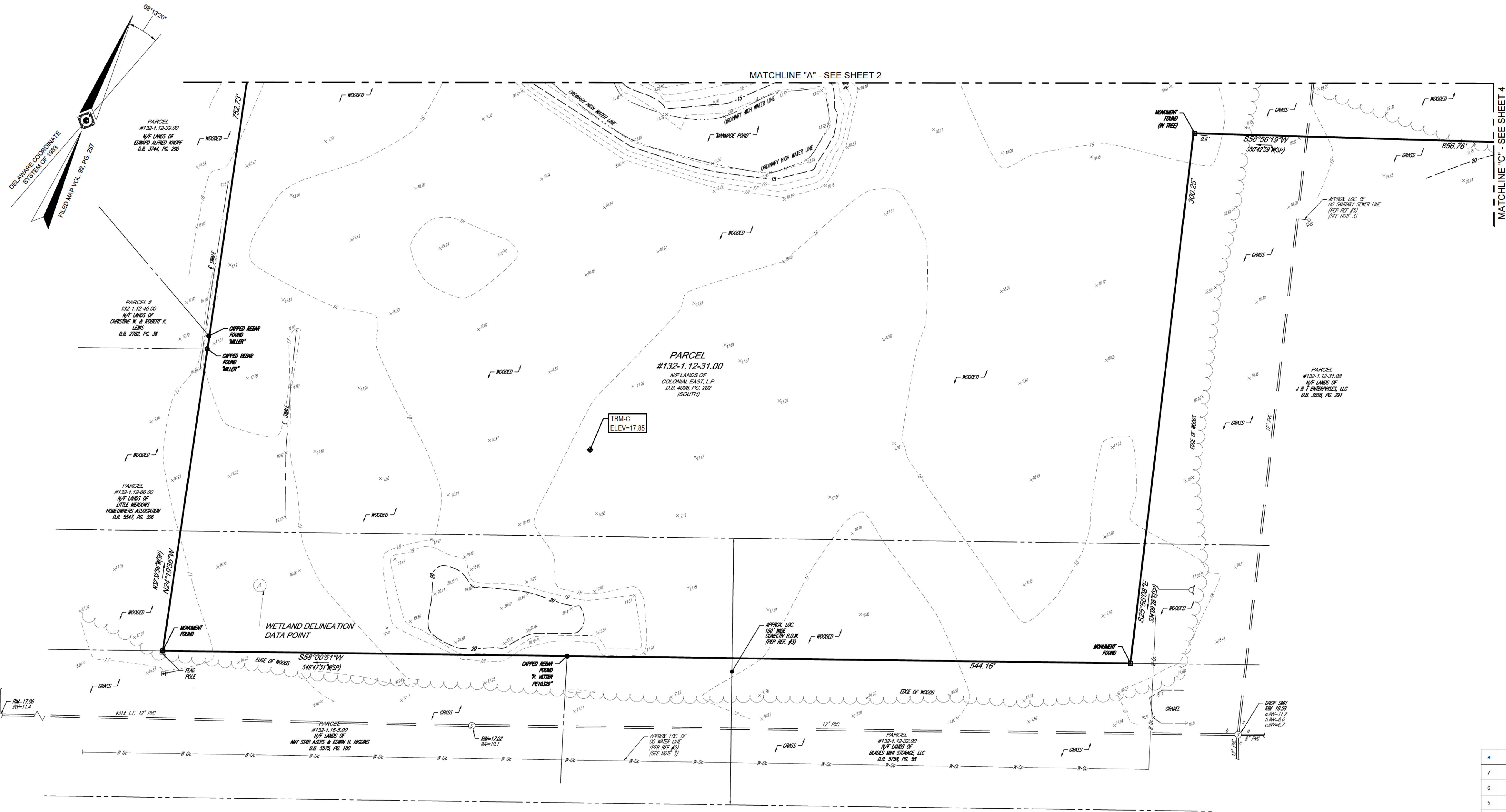


MATCHLINE "A" - SEE SHEET 3

MATCHLINE "B" - SEE SHEET 4



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VICINITY MAP
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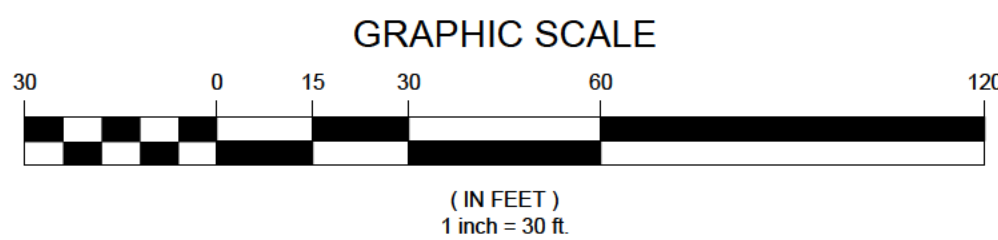
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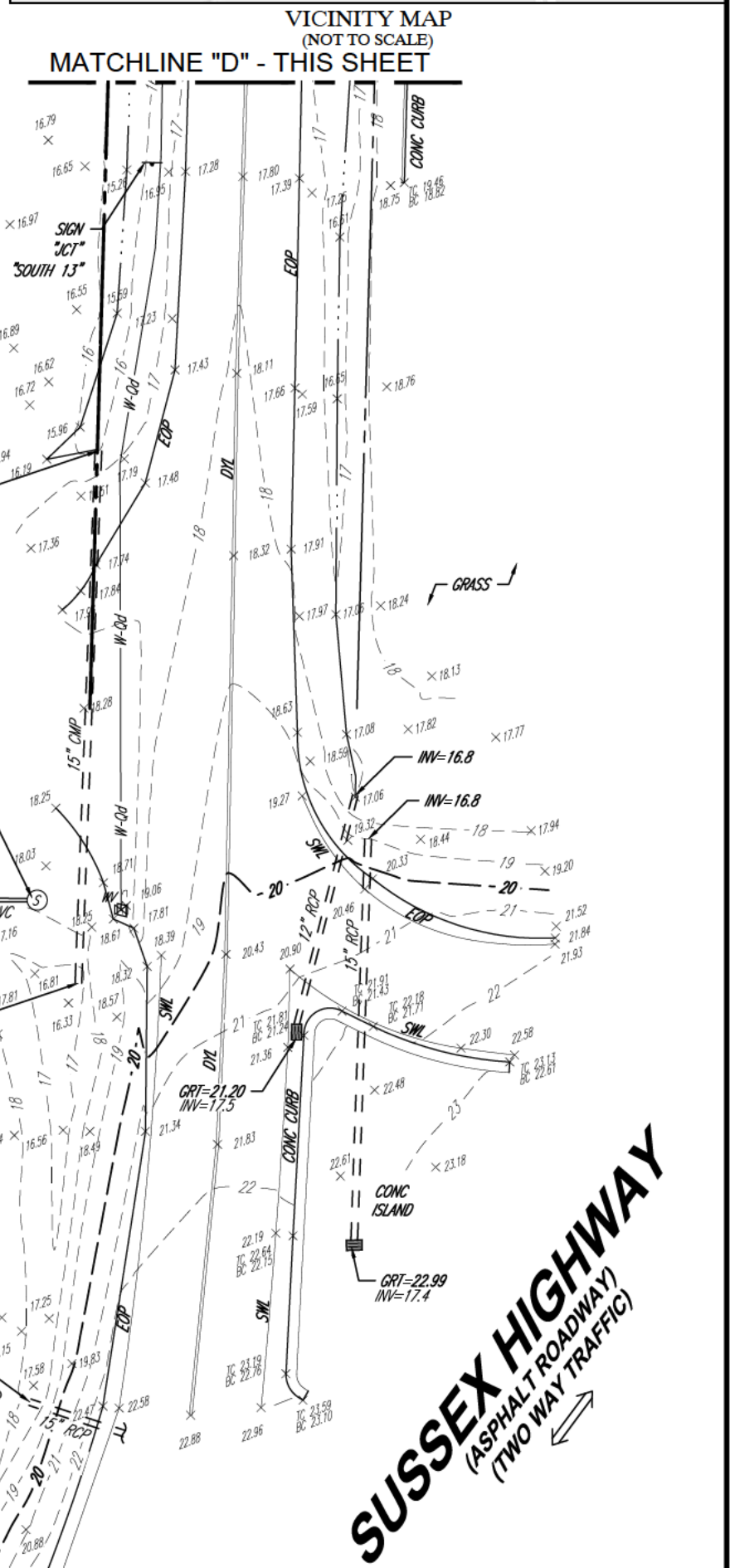
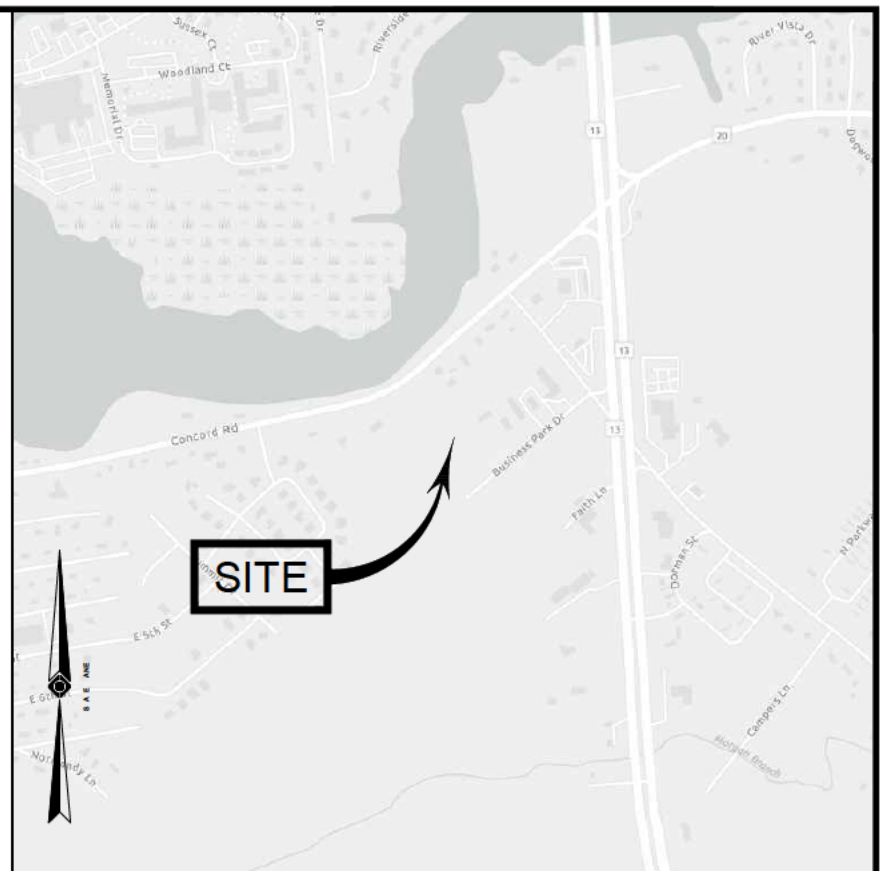
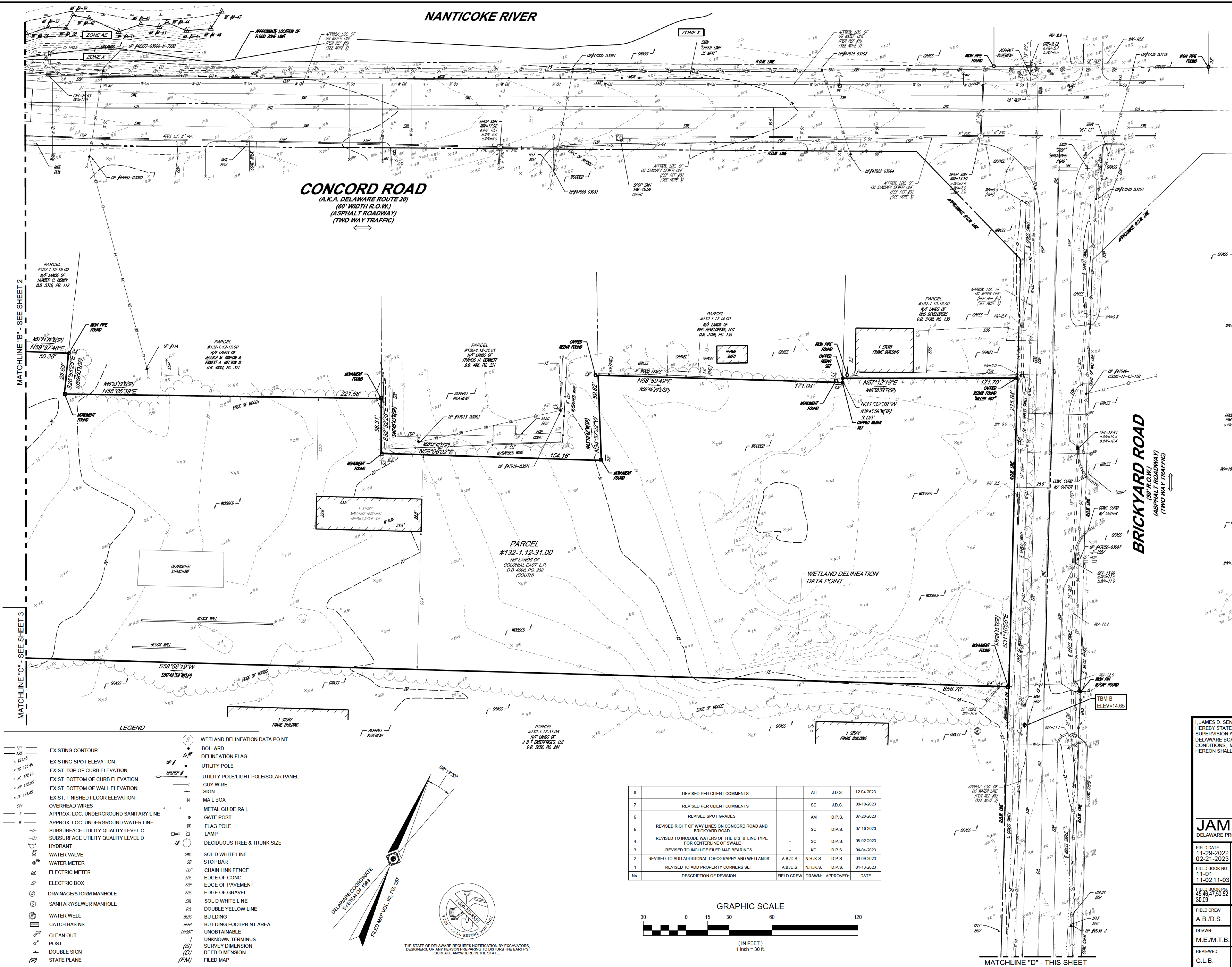
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11-02 11-03
FIELD BOOK PGS. 45, 46, 47, 50, 52, 30, 09
FIELD CREW: A.B./D.S.
DRAWN: M.E./M.T.B.
REVIEWED: C.L.B.
APPROVED: D.P.S.
DATE: 12-14-2022
SCALE: 1"=30'
FILE NO.: 05-220410-00
DWG. NO.: 3 OF 4

BOUNDARY & TOPOGRAPHIC SURVEY
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TOWN OF BLADES (BROAD CREEK HUNDRED)
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WARRICK, NY 10590-0000
QUAKERTOWN, PA 18951-0000
MAINTENANCE, NY 14641-0000
LONG ISLAND, NY 11550-0000
SOUTHERN, MA 01930-0000
ALBANY, NY 12212-0000
ROCHESTER, NY 14623-0000





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FIELD BOOK PGS: 45, 46, 47, 50, 52, 30, 09

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DWG. NO: 4 OF 4

CONTROL POINT ASSOCIATES, INC.
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LONG BEACH, CA 562.386.3444
SOUTHPORT, CT 203.266.3000
ALBANY, NY 518.233.0000
ROCHESTER, NY 585.251.1744

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