

December 10, 2019

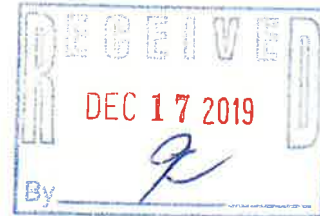
ERI PROJECT: 736#0829

Mr. Tyler Brown, Program Manager
Delaware Department of Natural Resources and Environmental Control
Division of Water Resources, Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901

**RE: The Townes At Bayshore Village (aka Fenwick Light)
Modification WSLs Permit Application – Bulkhead Reconstruction in Artificial Lagoon
Tax Map Parcel 134-23.00-3.02
Baltimore Hundred, Sussex County, Delaware
Waterway: Lighthouse Cove**

Attn: Ms. Julie Molina

Dear Mr. Brown,



Environmental Resources, Inc. (ERI) is writing you as the agent for both Lighthouse Cove Investors and Christopher at The Townes At Bayshore Village, LLC. in order to notify you that Christopher At the Townes at Bayshore Village LLC took possession of this property on December 6, 2019. Enclosed is a copy of the deed transferring ownership. Enclosed please find a revised basic application executed by the new owner.

I also received a comment from Julie Molina regarding the three proposed boat lift slips at the head of the west lagoon. In response, slip widths have been reduced to 13.5 feet. This produces a 17.6 foot offset to the bulkhead on the adjoining property to the west. A revised Sheet 2 plan, Appendix A and Project Description are enclosed.

Please notify me of the date for the publication. If you have any questions, I am available at your convenience.

Sincerely,

ENVIRONMENTAL RESOURCES, INC.


Edward M. Lannay, Principal

Cc: Craig Havenner CTBV, LLC

Section 1: Applicant Identification

1. Applicant's Name: Christopher At The Townes At Bayshore Village, LLC Telephone #: 703-352-5950
 Mailing Address: P.O. Box 18 Sute 100 Fax #: _____
Ocean View, DE 19970 E-mail: craig@christophercompanies.com
2. Consultant's Name: Edward M. Launay Company Name: Environmental Resources, Inc.
 Mailing Address: 38173 DuPont Blvd. / P.O. Box 169 Telephone #: 302-436-9637
Selbyville, DE 19975 Fax #: 302-436-9639
 E-mail: elaunay@ericonsultants.com
3. Contractor's Name: _____ Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____

Section 2: Project Description

4. Check those that apply:
 New Project/addition to existing project? Repair/Replace existing structure? (If checked, must answer #16)

5. Project Purpose (attach additional sheets as necessary):

Community docking is proposed as part of redevelopment of the 2.3 acre 18 townhome residential community, The Towns At Bayshore Village. Capacity for the mooring of 18 boats is proposed involving the reconstruction of two existing docks and the addition of 5 boat lifts at the dock locations. Minor maintenance dredging of 6,132 square feet of lagoon is also proposed. A 16 inch portion of 6 foot wide timber boardwalk along the project's 700 linear foot shoreline will be supported by a cap on top of existing bulkhead pilings. (See Attached Sheet)

6. Check each Appendix that is enclosed with this application:

<input checked="" type="checkbox"/>	A. Boat Docking Facilities	<input checked="" type="checkbox"/>	G. Bulkheads	<input checked="" type="checkbox"/>	N. Preliminary Marina Checklist
<input type="checkbox"/>	B. Boat Ramps	<input type="checkbox"/>	H. Fill	<input checked="" type="checkbox"/>	O. Marinas
<input type="checkbox"/>	C. Road Crossings	<input type="checkbox"/>	I. Rip-Rap Sills and Revetments	<input type="checkbox"/>	P. Stormwater Management
<input type="checkbox"/>	D. Channel Modifications/Dams	<input type="checkbox"/>	J. Vegetative Stabilization	<input type="checkbox"/>	Q. Ponds and Impoundments
<input type="checkbox"/>	E. Utility Crossings	<input type="checkbox"/>	K. Jetties, Groins, Breakwaters	<input checked="" type="checkbox"/>	R. Maintenance Dredging
<input type="checkbox"/>	F. Intake or Outfall Structures	<input type="checkbox"/>	M. Activities in State Wetlands	<input type="checkbox"/>	S. New Dredging

Section 3: Project Location

7. Project Site Address: _____ County: N.C. Kent Sussex
Lighthouse Cove Lane & Lighthouse Road (SR54) Site owner name (if different from applicant): _____
 Address of site owner: _____

8. Driving Directions:

From the intersection of Coastal Highway (SR1) & Lighthouse Rd (SR54) proceed 0.28 miles to Lighthouse Cove Lane on the right.

(Attach a vicinity map identifying road names and the project location)



9. Tax Parcel ID Number: 134-23.00-3.02 Subdivision Name: The Townes at Bayshore Village
 (formerly Lighthouse Cove aka Fenwick Light)

WSLS Use Only:		Permit #s: _____							
Type	SP <input type="checkbox"/>	SL <input type="checkbox"/>	SU <input type="checkbox"/>	WE <input type="checkbox"/>	WQ <input type="checkbox"/>	LA <input type="checkbox"/>	SA <input type="checkbox"/>	MP <input type="checkbox"/>	WA <input type="checkbox"/>
Corps Permit: SPGP 18 <input type="checkbox"/> 20 <input type="checkbox"/>		Nationwide Permit #: _____		Individual Permit #: _____					
Received Date: _____		Project Scientist: _____							
Fee Received? Yes <input type="checkbox"/> No <input type="checkbox"/>		Amt: \$ _____		Receipt #: _____					
Public Notice #: _____		Public Notice Dates: ON _____ OFF _____							

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: unnamed lagoon waterbody is a tributary to: Lighthouse Cove / Little Assawoman Bay

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water _____

12. Is the project: On public subaqueous lands? On private subaqueous lands?*

In State-regulated wetlands? In Federally-regulated wetlands?

*If the project is on private subaqueous lands, provide the name of the subaqueous lands owner:

Lighthouse Cove Investors, LLC (Applicant)

(Written permission from the private subaqueous lands owner must be included with this application)

13. Present Zoning: Agricultural Residential Commercial Industrial Other

Section 4: Miscellaneous

14. A. List the names and complete mailing addresses of the immediately adjoining property owners on all sides of the project (attach additional sheets as necessary):

see attached sheet

B. For wetlands and marina projects, list the names and complete mailing addresses of property owners within a 1,000 foot radius of the project (attach additional sheets as necessary):

see attached sheet

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:

Tyler Brown, DNREC WSLs

Julie Molina, DNREC WSLs

A. Have you had a State Jurisdictional Determination performed on the property?

Yes No

B. Has the project been reviewed in a monthly Joint Permit Processing Meeting?

Yes No

*If yes, what was the date of the meeting? _____

16. Are there existing structures or fill at the project site in subaqueous lands?

Yes No

*If yes, provide the permit and/or lease number(s): _____

*If no, were structures and/or fill in place prior to 1969?

Yes No

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?

No Pending Issued Denied Date: _____

Type of Permit: SPGP 18 Federal Permit or ID #: _____

18. Have you applied for permits from other Sections within DNREC?

No Pending Issued Denied Date: _____ Permit or ID #: _____

Type of permit (circle all that apply): Septic Well NPDES Storm Water

Other: _____



that amount, 52 cubic yards will be dredged from public subaqueous lands. Dredging will be conducted using land based excavators. Spoils will be retained on-site and incorporated into a 22' x 110' landscaped berm for disposal as identified on the project plans. The spoil site will be enclosed with a supersilt fence during construction. Spoil height will be approximately 2 feet. Once spoil material dries out the spoils will be covered with topsoil and graded to form a 22' x 110' grassed landscaped berm.

Boat Docking & Marina Operations – A maximum of 18 vessels will be moored along the bulkheaded face of the property. As shown on Project Plans, three 13.5'x24' slips at the head of the west lagoon will be fitted with 10,000 lb. capacity boatlifts. Two 16' x 24' slips will be fitted with 10,000 capacity boat lifts located at the head of the east lagoon.

An additional thirteen 12' x 24' boat mooring spaces are proposed along the bulkhead surrounding the property. Of this amount only six of the boat mooring spaces are situated over public subaqueous lands. Boats will simply tie up along the bulkhead at these locations, no outboard mooring piles are proposed.

The combination of piers, boatlifts and docking spaces will be operated as a community marina facility accommodating a maximum of 18 vessels to be permitted by the Delaware Department of Natural Resources and Environmental Control (DNREC). The marina facility will operate under an Operations and Maintenance Plan (O&M Plan) approved by DNREC. Marina signage with emergency contact numbers and an emergency spill kit will be located at the head of the north lagoon. Marina pump out capability will be contracted through the nearby Sharks Cove Marina located on the west side of the Fenwick Ditch and State Route 54. Dockside electric & water service will be provided. Boat owners have restrooms and parking available at their individual residences.

Dock space units will be assigned to residential units through condominium documents. Docking is for the exclusive use of The Townes At Bayshore Village residents.



Waterfront Boardwalk – A 6 foot wide timber boardwalk will be constructed along the 700 linear foot perimeter of the project's bulkheaded shoreline. A 16 inch wide portion of the boardwalk will extend channelward of the vinyl bulkhead

wall face. However, the boardwalk edge will not extend beyond the face of the bulkhead support piles.

On it's channelward side, the boardwalk decking will be supported by a 2" x 8" stringer bolted through each bulkhead piling and resting upon the top of the vinyl sheet pile wall. A second 10 inch diameter salt treated piling will support the boardwalk on it's landward side. Salt treated 2" x 6" decking will be secured to the whaler attached to each piling. In effect, the boardwalk will form a pile cap overtop bulkhead support pilings.



Section 5: Signature Page

19. Agent Authorization:

If you choose to complete this section, all future correspondence to the Department may be signed by the duly authorized agent. In addition, the agent will become the primary point of contact for all correspondence from the Department.

I do not wish to authorize an agent to act on my behalf

I wish to authorize an agent as indicated below

I, Mr. Craig Havenner, hereby designate and authorize Edward M. Launay, Environmental Resources, Inc.
 (Name of Applicant) (Name of Agent)
 to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Edward M. Launay Telephone #: 302-436-9637
 Mailing Address: Environmental Resources, Inc. Fax #: 302-436-9639
P.O. Box 169 / 38173 DuPont Blvd. E-mail: elaunay@ericonsultants.com
Selbyville, DE 19975

20. Agent's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

[Signature]
 Agent's Signature

Date

12/12/19

21. Applicant's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application. I grant permission to authorized Department representatives to enter upon the premises for inspection purposes during working hours.

[Signature]
 Applicant's Signature

Date

12/11/19

Mr. Craig Havenner, Christopher At The Townes of Bayshore Village, LLC.
 Print Name

22. Contractor's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge, and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

 Contractor's Name

 Date

 Print Name



7

BOAT DOCKING FACILITIES

Any boat docking facility for more than four (4) vessels is considered a marina facility (see definitions and explanations section) and requires the applicant to complete Appendices N and O, and make application to the U. S. Army Corps of Engineers for approval.

Please make sure answers to all of the questions in this appendix correspond with information on the application drawings.

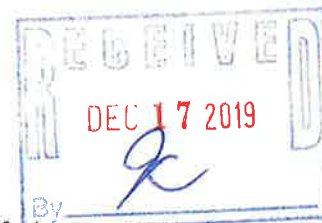
1. Briefly describe the project. (Attach additional sheets as necessary.)

See Project Description Section 2, item 5

2. Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
		Width _____ ft.	Length _____ ft.	Width _____ ft.	Length _____ ft.	
Dock, Pier, Lift, gangway						
East Pier	6	6	24	6	24	Replace
West Pier	6	6	24	6	24	Replace
(5) Boat Lifts	20	varies 13.5 /16	10	13	10	New
Freestanding Pilings	Number 0					

Mooring Buoy: How many moorings will be installed? _____
 What will be used for the anchor(s)? _____
 Anchor/Mooring Block Weight _____
 Anchor Line Scope (Length or Ratio) _____
 Water Depth at Mooring Location _____



- Approximately how wide is the waterway at this project site? 60-82 ft. (measured from MLW to MLW)
- What will be the mean low water depth at the most channelward end of the mooring facility? -3.5 ft.
- What type of material(s) will be used for construction of the mooring facility (e.g. salt treated wood, aluminum, fiberglass floats, etc.) Use of creosote-treated wood is prohibited.
Two pile supported piers constructed with salt treated pilings and timbers, 4 PWC Floats & 5 10,000 lb Boat Lifts.
- Circle any of the following items that are proposed over subaqueous lands:
Fish Cleaning Stations/Benches/Ladders/Water Lines/ Satellite/Electric Lines/ Handrails/Other (Describe)

If any of the items are circled above, include their dimensions and location on the application drawings.

- 7. What will be the distance from the most channelward end of the docking facility to the edge of any natural or man-made channel? 14 ft.
- 8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.

Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____

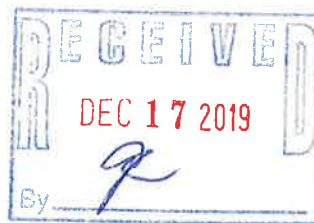
- 9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above.
- 10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility.

unknown

- 11. Is there currently a residence on the property? Yes No
- 12. Do you plan to reach the boat docking facility from your own upland property? Yes No If "No", explain your proposed means of access and provide documentation of easement or documentation authorizing access if you intend to cross someone else's property.
- 13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant? Yes No.
If yes, written permission of the underwater land owner must be provided with this application.

Applicant

- 14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 700 ft.
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
 Yes No
If yes, a letter of no objection from the adjacent property owner must be included with this application.



MAINTENANCE DREDGING OR EXCAVATING

- If dredged material is to be placed in a disposal site, a separate map showing the location of the disposal site should be attached. This drawing must indicate the proposed retention levees, weirs, spillways, and/or devices for retaining the materials.
- Bottom samples to determine heavy metals or other toxic materials must be taken and analyzed if deemed necessary by the DNREC staff. The responsibility, as well as the expense incurred for obtaining and analyzing these samples, must be borne by the applicant.
- If maintenance dredging is to be done, evidence of previous dredging must be provided. Any previously issued permit with drawings which indicates the date the dredging occurred, the area involved and dredging depth constitutes acceptable proof.
- Please make sure answers to all of the questions in this appendix correspond to information on the application drawings.

1. How many cubic yards of material will be MAINTENANCE DREDGED or excavated channelward of the:

- a. Tidal waters: mean high water line? 180 cu. yds.
 mean low water line? 180 cu. yds.
- b. Non-tidal waters: ordinary high water line? _____ cu. yds.

Does this account for the total volume of proposed dredging for the project? Yes _____ No
 If there is new dredging associated with this project (dredging beyond previously authorized dimensions) please fill out appendix S for new dredging.

2. What will be the dimensions of the dredged or excavated area relative to mean low water (for tidal areas only) or ordinary water level (for non-tidal areas only)?

varies length _____ depth _____ base width _____ top width

3. What are average existing depths in area of proposed dredging? 2-6 ft. (mlw/ohw)
 Include a survey of proposed and existing depths on application drawings.

OCT 29 2019

4. What is the proposed dredging depth in relation to surrounding bathymetry? 3.5 ft. (mlw/ohw)
 Indicate both proposed depths and surrounding depths on attached drawings.

5. By what method(s) (hydraulic, clamshell or other) will the dredging be done? If other, explain:

Excavator working from land

6. What is proximity of the dredging project to the nearest creek bank or banks? 0 ft.
What are existing land uses along this bank(s)?

Existing Residential on Lagoons

Describe the existing shoreline along this bank (vegetation, rip-rap, bulkhead, etc.).

Bulkheaded

7. Describe characteristics of the material to be disposed including:
- Physical nature of material (i.e. sand, silt, clay, etc.). Give percentages of various fractions if available.
70% sand, 20% silt, 10% clay
 - Chemical composition of material - Many areas have sediments with high concentration of pollutants (chemicals, organics etc.) which may be re-suspended or reintroduced into the water. For heavily industrialized sites, a chemical analysis of this material should be provided (if applicable).
Good
 - What are the dewatering properties of material to be disposal of?

Good

8. How will the dredged or excavated material be transported to its disposal area?

sealed dump truck bed

OCT 29 2019

9. Land Disposal Areas.

- Describe dimensions, characteristics and exact locations of the proposed dredged material disposal site (provide photographs, directions to, and complete plans of disposal site).
110'x22" on-site upland area
- Describe method of dredged material containment (embankment, behind bulkhead, etc.)
super silt fence enclosure
- What type of leachates will be produced by the spoil material and what is planned for the protection of groundwater? None
- Disposal site coordinates 38.452209 latitude -75.057211 longitude
- What methods will be used to ensure that spoil water does not adversely affect water quality both during construction and after completion of the project?
not applicable due to mechanical dredging
- Describe present land use of the disposal site.
developed uplands

10. Water Disposal Areas/ Beneficial Use Projects

Describe methods to be used for water disposal including volumes and site selection, and containment (if applicable). Include Fill or Wetland Appendix if applicable.

11. Describe the existing water characteristics at the site, including chemical analysis for water quality.

12. Identify the dredging and disposal schedule to ensure that operations do not degrade water quality during times of anadromous fish migration.

13. Has an Erosion and Sediment Control Plan been approved by the designated plan approval agency for the project? An Erosion and Sediment Control Plan is required for any project disturbing more than 5,000 square feet of uplands. Final approved plans must be received by this office prior to permit issuance.
 Yes No Not required submitted

Important time of year restriction information:

Please be advised that all dredging in the Inland Bays must be undertaken between September 1 and December 31 in order to protect summer and winter flounder and other aquatic species. Dredging in other Delaware waters may also be subject to certain time of year restrictions in order to protect fish and wildlife. Contact DNREC for more specific information regarding the restrictions that may apply within your project area.



PRELIMINARY MARINA SCREENING CHECKLIST

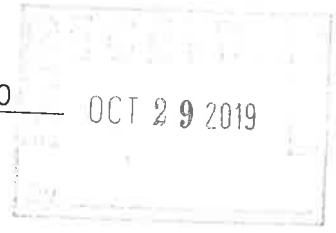
(To be submitted at least one week prior to the pre-application meeting)

* Provide the following information and/or answer the following with regard to the proposed marina project:

1. Applicant's (Property Owners) Name Telephone Number
 Address: Lighthouse Cove Investors, LLC Home (): _____
P.O. Box 18 Work 703-352-5950
Georgetown, DE 19947

Project Name: Fenwick Light / Christopher @ Millville LLC

- 2. Provide an aerial photograph of the site, if available.
- 3. What are the existing land uses on the site?
Lighthouse Cove - Residential Community
- 4. What are the existing land uses on adjacent properties within 1000 feet of the proposed marina or marina alteration, including the opposite shore?
Residential - mixed with other marina & commercial use.
- 5. Name and distance of nearest municipality.
Town of Fenwick Island - 57 Feet
- 6. Is the proposed project an open water or enclosed basin marina?
Open water Enclosed basin
- 7. Is the marina on a creek, river, or open bay? Name of the water body?
Unnamed Lagoons Attached to Lighthouse Cove
- 8. Indicate the number of wet slips. Proposed 18 Existing 8
- 9. Indicate the number of dry stack spaces. Proposed 0 Existing 0
- 10. Will the proposed marina or marina alteration require dredging?
 Yes No
 If yes, approximate the amount in cubic yards. 225 cubic yards
- 11. If the project requires dredging, do you own or have access to an upland site for dredged material disposal?
 Yes No If yes, where is it located? on site
- 12. If not, how do you propose to dispose of your dredged material?
- 13. How many years of maintenance dredge spoil capacity does the spoil site possess?
30 Years



14. Will the proposed project require the use of any State wetlands? ___ Yes No If yes, approximate the amount of wetlands required in acres and the intended use.

15. What is the tide range at the marina site? Normal tide 0.8 Neap tide 0.0
 What is the source of this information? ERI - Historic Tide Gage Observations

16. What is the approximate MLW depth at the marina site? 2-6 Ft.
 What is the source of this information?

17. If the site includes residential development, indicate:

Number of units platted 18
 Length of shoreline owned 700
 Acreage of upland property 2.3

Indicate the number of on-site parking spaces for:

	cars	trailers	cars with trailers	oversize vehicles
Proposed	65			
Existing	24			

18. What utilities will be provided on or in the marina or dock area proper? Be specific, e.g. fuel, electricity, sewage pump-out, water, etc. Electric & Water Dock Side

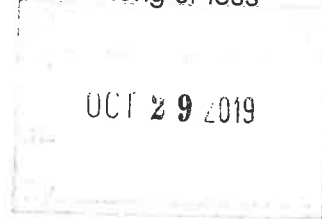
19. What additional shore-based facilities are included in the proposed marina or marina alteration? Be specific, e.g., boat or engine repairs, fuel, foods, etc.
Marina signage & spill kit , marine pump out capability contracted with Sharks Cove Marina

20. Will the marina project be available to the general public? If so, on what basis?

21. Are existing public facilities, services, and transportation adequate to accommodate the project and associated development impacts? Yes ___ No If no, please describe the upgrades required:

22. Has a market study been completed for the project? ___ Yes No
 If so, please attach the study report.

23. If no market study has been completed, please describe briefly the intended market, particularly the types and sizes of boats anticipated to use the facility. Homeowner Vessels, 24 feet long or less



MARINAS

Marina applicants must complete this appendix and any other appendices that may apply to the proposed project (see "List of Appendices").

Please be sure that answers to all of the questions in this appendix correspond to information on the application drawings.

1. Name of marina: The Townes At Bayshore Village Community Dock

2. Complete mailing address for marina: Christopher At Millville LLC
Attn: Mr. Craig Havenner
10461 White Granite Drive Suite 103
Oakton VA 22124

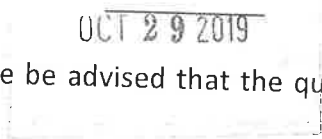
Telephone Number: 703-352-5950

3. Name and complete address for Harbormaster, if applicable:
Christopher At Millville LLC
Attn: Mr. Craig Havenner
10461 White Granite Drive Suite 103
Oakton VA 22124

4. Check appropriate box: New Marina Alteration to Existing Marina

5. Number of Slips: Complete Appendix A for details of docking facilities.

	a. Wet Slips	Dry Storage Spaces
b. Existing	<u>8</u>	<u> </u>
c. Proposed or Additional	<u>18</u>	<u> </u>



- If this is an alteration to an existing marina, please be advised that the questions that follow pertain only to the altered portion(s) of the facility.

6. Shellfish Resources: Is any part of the marina located within or adjacent to a classified shellfish growing area? This information can be obtained from the Division of Watershed Stewardship, Watershed Assessment Section (302-739-9939)

Yes No

If yes, how is the area currently classified?

Approved Area Conditionally Restricted Area
 Conditionally Approved Area Prohibited Area
 Restricted Area

7. Submerged Aquatic Vegetation (SAV): Are any SAV beds located within the marina basin or adjacent areas? Yes No

8. Critical Habitats: Is the marina located within or adjacent to an area classified as a critical habitat by the Department's Division of Parks and Recreation? Critical habitat areas are those that are included in the Natural Areas Inventory, or that provide habitat for species included in the State Endangered Species Act (7 Del. C., Chapter 6). To obtain the locations of these areas, contact the Division of Parks and Recreation at (302) 739-5285. Yes No

9. Dredging and Dredged material Disposal: Complete Appendices R and/or S.

10. Shoreline Protection Structures: Complete appropriate Appendices.

11. Water Supply: Describe the existing or proposed water supply facilities for the project.

Public water system. Identify: Sussex County

Private well. If existing, include the DNREC Well Permit Number: _____

If there are plans to construct a new well, a permit must be obtained from the Department's Water Supply Section prior to well construction.

12. Wastewater Facilities:

a. How many restroom facilities are planned for the marina? None

If none, please explain: Boat owners will use their homes.

b. How will the wastewater from the facility be handled?

Public sewer, identify: Sussex County

On-site septic system

Other, describe:

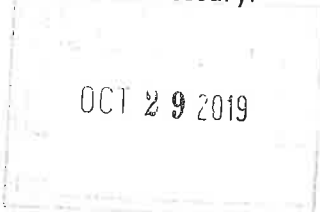
c. Identify the permit numbers for any treatment, storage or disposal permits that have been obtained for the proposed wastewater facilities, including name and permit number for any waste transporters who will be transporting wastewater or septage.

not applicable

d. If permits for the wastewater facilities have not yet been obtained, have permit applications been submitted? Yes No

If Yes, show the date and to whom the application was mailed. If no, describe all proposed plans for wastewater handling. Attach additional sheets as necessary.

not applicable



13. Parking:

How many parking spaces will be provided? 65

Does the proposed parking plan conform to:

Local planning codes or requirements; (Contact the County Planning Department and/or local municipal government offices for this information).

Yes No

The 0.5 spaces/slip rebuttable presumption from the Marina Regulations Yes No

If no, please explain:

14. Stormwater Management: Describe in detail the plans to detain the first one-half inch of stormwater run-off from the disturbed portion of the site and release it over a 24 hour period. Attach additional sheets and drawings as necessary.

Incorporated into County & SCD approved Delvelpment Plan for Fenwick Light

15. Solid Waste Management:

How many trash receptacles/ recycling bins will be provided at the marina? 0
If trash receptacles will not be provided, what measures will be taken to ensure that solid wastes are properly disposed of? Privately contracted trash dumpster on-site.

16. Boat Maintenance Areas and Activities:

- a. Describe in detail how boat maintenance by-products, debris, residues, spills and run-off from maintenance areas will be controlled in accordance with the Marina Regulations. Attach separate sheets if necessary. none

- b. Will special containers for waste oils and other maintenance wastes be provided? Yes
 No Explain:

Private trash services will be contracted for The Townes At Bayshore Village Residential Community

- c. Describe in detail how materials used in maintenance and repair operations will be handled and stored. Materials of concern include, but are not limited to, paints, solvents, oils, greases, preservatives, pesticides, epoxies and corrosive cleaners. Indicate whether local fire codes or national Fire Protection Association (NFPA) standards have been used in developing the proposed handling and storage. Attach separate sheets if necessary.

On-site hydrants

OCT 29 2019

17. Fuel Storage and Delivery Facilities/Spill Contingency Plan:

- a. Describe in detail all procedures for storage, handling and dispensing of fuel. Indicate whether local fire codes or National Fire Protection Association (NFPA) standards have been used in developing proposed procedures. A permit from the Department's Underground Storage Tank Branch may also be required. Attach separate sheets as necessary.

not applicable

- b. Describe in detail procedures that will be used to contain and clean any fuel spills that occur as a result of marina operations. Notification procedures should also be described. Attach separate sheets if necessary.

See Operations & Maintenance Plan

18. Fire Protection Systems: Describe the fire protection systems that are proposed for the facility. Indicate whether local fire codes or National Fire Protection Association (NFPA) standards have been used in choosing and designing the systems. Attach additional sheets as necessary.

Hydrants per Site Development Plan approved by State Fire Marshall

19. Life Safety Equipment:

- a. For alterations to existing marinas: Does the alteration involve the addition of new water-based structures? Yes No If yes, complete 20 B. If no, skip to question 21.
- b. How many floatation devices will be provided around the marina and how far apart will they be located? None

20. Fish Waste:

Will fish cleaning stations be provided? Yes No
 If yes, how many? _____ (Be sure to show their location on the engineering plans).
 Will the marina provide a live bait concession? Yes No

21. Piers and Docks: Complete Appendix A.

22. **Drawing Requirements:** At a minimum, all marina applicants must submit at least the following drawings:

- a. Elevation or Section View
- b. Vicinity Map
- c. Plan View

- General Information for All Drawings: For all major structures, the structural dimensions and distance from the nearest property line, survey marker or permanent landmark should be shown.
- Wherever possible, identify the materials used in construction. If dredging or filling is involved, show the volume and type of materials to be moved, and the grade to be used.

- a. Elevation or Section View

OCT 29 2019

The elevation or section view includes the following, as applicable: (check those which apply). Pre-checked items must be included.

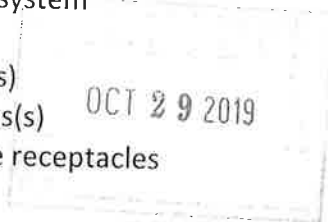
- Mean high and low water lines;
 Construction details for all water-based structures (e.g. piers docks, pilings);
 Construction details for all bulkheads, rip-rap and other shoreline protection structures;
 Intake and outfall structures
 Boat Ramps
 Channel or basin modifications (proposed dredging areas)
 Other

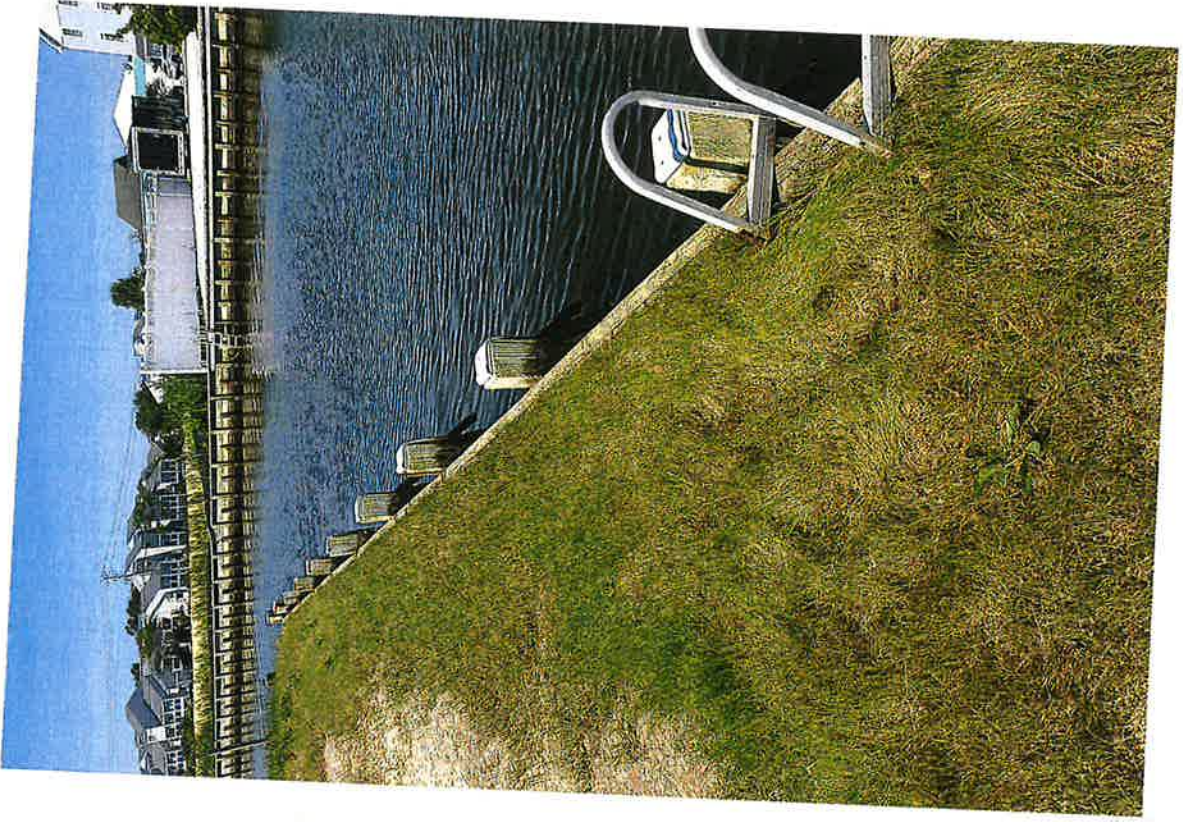
- b. Vicinity Map

c. Plan View

The plan view should be prepared on 8 1/2" x 11" paper, and in a standard blue print size and format, and contain the locations of the following features, as applicable (Check all those which apply to the project and include these items on the plan view drawing):

- Property boundaries
- Shoreline
- Mean high and low water lines
- Direction of river flow/ebb and flow of tide
- Proposed channel
- Navigation Aids
- Piers, docks, pilings, bulkheads, moorings, anchorages, jetties, groins, breakwaters and other water-based structures
- Slips (Wet)
- Slips (Dry)
- Boat ramp(s)
- Buildings, other structures (identify each)
- Boat storage areas/facilities
- Boat maintenance area(s)
- Extent of roof coverage (e.g. over maintenance areas, boat storage areas, etc.)
- Roadways (identify surface, e.g. asphalt, gravel dirt, etc.)
- Parking areas (identify surface, e.g. asphalt, gravel, dirt, grass, etc.)
- Maintenance materials storage areas(s)
- Public telephone(s)
- Public restroom(s)
- Fish cleaning station(s)
- Life safety equipment station(s)
- Fuel dispensing pump(s) underground storage tank
- Septic tank
- Sewer connection/wastewater collection system
- Water supply well
- Portable fire extinguisher(s), fire hydrant(s)
- Spill containment equipment storage areas(s)
- Trash receptacle(s) waste oil - other waste receptacles
- Stormwater management facilities
- Compensation area for wetlands
- Other





OCT 29 2019



OCT 29 2019



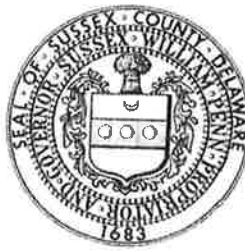
OCT 29 2019



OCT 29 2019

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JANELLE CORNWELL, AICP
DIRECTOR

March 6, 2019

Scott Roberts
Civil Engineering Associates, LLC.
55 West Main Street
Middletown, DE 19709

Sent by email to: sroberts@cea-de.com

Re: Notice of Decision for Preliminary Site Plan for Fenwick Light (S-19-07)
Tax Parcel: 134-23.00-3.02

Dear Mr. Roberts,

At their meeting of February 28, 2019, the Planning and Zoning Commission **approved** the submitted Preliminary Site Plan for Fenwick Light (S-19-07) for 19 multifamily units, amenities and other site improvements off Lighthouse Road.

After all comments in this department's letter dated December 14, 2018 have been addressed and you are in receipt of all agency approvals it is recommended that a check print is submitted to the Planning and Zoning Office for review and comment. Please submit a minimum of **three (3)** signed and sealed paper copies of a Final Site Plan to the Planning and Zoning Office for review and approval by staff.

Once approved, the Planning Office will retain **two (2)** copies of the Final Site Plan and the other copy will be returned to the applicant and shall be submitted as part of any Building Permit application process. Additional copies of the plan may be submitted for endorsement by staff.

Please note that the Final Site Plan shall be valid for a period of five years from the date of approval by the County. Any such Final Site Plan shall be rendered null and void if substantial construction is not actively and continuously underway on the use within five years of the date of approval by the County.

Please feel free to contact me with any questions during business hours 8:30am – 4:30pm Monday through Friday at 302-855-7878.

Sincerely,

Samantha Bulkilvish

Samantha Bulkilvish
Planner I



CC: Mike Brady, Director Public Works – Engineering
Andy Wright, Chief Code Official – Building Code
John Ashman, Director of Utility Planning - Engineering



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

Section 4, Item 14 Property Owners
Within a 1,000 foot Radius of Property

Lighthouse Cove Investors, LLC.
Tax Map Parcel 134-23.00-3.02

October 15, 2019

ERI Project No. 736#0829

OCT 29 2019

134-23.00-3.00

Balsamo & Norino Properties LLC
8100 Harford Rd. Baltimore MD 21234

134-23.00-3.01

Reilly Thomas H Michael C.
8015 McLean VA 22102

134-23.00-3.03

Lighthouse View LLC
105 Faulk Rd. Wilmington DE 19803

134-23.00-3.04

Balsamo & Norino Properties LLC
8100 Harford Rd Baltimore MD 21234

134-23.20-9.02

Adkins Margaret A. Trustee
13 Ringed Neck Ln. Camden Wyoming 19934

134-23.00-5.00

Bonaventure Development Partnership
32996 Lighthouse Rd. Selbyville, DE 19975

OCT 29 2019

134-23.20-74.00 State of Delaware ²
Lighthouse Park P.O. Box 778 Dover DE 19903

134-23.20-76.00
Long Family of Sussex
28867 Cypress Rd Selbyville DE 19975

77.00- NJG Properties LLC
11615A Coastal Hwy. Ocean City MD 21842

78.00- Delcy Trailer Court Inc
P.O. 651 Delaware City DE 19706

79.00- Briny Breeze Limited Partnership
36010 Roxana Rd. Frankford DE 19945

134-23.20-80.00 JAC/RAC Invest. Co.
37558 Lighthouse Rd. Fenwick Is. DE

73.00 Cropper R.O. 19944
P.O. 751 Georgetown DE 19947

3.03 Lighthouse View LLC- Condo
105 FOUK Rd. Wilmington DE 19803

OCT 29 2019

56.00 - Fryer Real Estate Joint Venture 3
305 Paul Dr. Smyrna DE 19977

31.03 - Rickards Center, LLC
Madison M. Gray Lots 57891011
40149 Delaware Ave Fenwick Is DE

71.00 Hawaiian Village Associates
P.O. Box 17339 Baltimore MD 21297

MULT. - Town of Fenwick Island
ATTN: Municipal Clerk
800 Coastal Hwy. Fenwick Is, DE 19944

60.00 - Willow LLC
229 S. Mountain Ave Montclair NJ 07042

Misc - Delcy Trailer Court Inc.
P.O. 651 Delaware City P.O. 651
DE 19706

Fenwick Mobile Home RV
37520 Lighthouse Rd Fenwick Is. DE
19944

R & M Steele Properties LLC
40157 Delaware Ave Fenwick Is. DE
19944

OCT 29 2019

134-23.00-5.01

Fenwick Mobile Home Park

37520 Lighthouse Rd Fenwick Island, DE 19944f

134-23.00-157.00

Megee David & Patricia

31022 Hotts Landing Rd. Dagsboro DE 19939

134-23.16-164.00

King Edna H.

3413 Duke St. College Park MD 20740

134-23.16-165.00

Titus, Frances & Robert Ann

39 Madison Ave. Fenwick Island DE 19944

134-23.16-166.00

Ruble, Allen & Sharon

41 Madison Ave Fenwick Island DE 19944

134-23.16-167.00/168.00/170.

Chiaromonte, Francis P.

510 Cathedral Dr. Alexandria VA 22314

OCT 29 2019

134-23.16-171.00

Weigle, Richard & Patricia
4320 Prince Rd. Rockville MD 20853

134-23.16-172.00

Getschel Leonard & Laura
3 Brierleigh Ct. Lutherville, MD 21093

134-23.16-173.00

Nichols Frederick & Alice
18623 Brook Rd. Sandy Spring MD 20860

134-23.16-174.00

Marchese, Louis
8 Long Knoll Way Kingsville, MD 21087

134-23.16-174.01 / 175.00

Schiavino, Jerome & Paula
59 Madison Ave Fenwick IS. DE 19944

134-23.16-176.00

Trimble James L & Gail N.
1116 Morningside Ln. Alexandria VA 22308

134-23.16-177.00

Ulsh David 62 Madison Av. Fenwick IS, DE
19944

134-23.16-183.00
Schell Deborah & William
9 Equestrian Ct. Derwood, MD 20855

134-23.16-184.00
Bradley, Christopher
38 Madison Ave Fenwick Is. DE 19944

134-23.16-185.00
Costello, John
16805 Excaliber Way Sandy Spring MD 20860

134-23.16-186.00
Mattera, Christina
7 Birch Knoll Rd. Wilmington, DE 19810

134-23.16-187.00
Collins, William C.
9505 Seddon Ct. Bethesda, MD 20817

134-23.16-188.00
Trigger, James & Dark
8319 Wild Cherry Ct. Laurel MD 20723

134-23.16-188.01
Douglass Earle 4325 Jennifer St. NW Washington
DC 20015

134-23.16-189.00

Spacco, James F.

13535 Jarrettsville Pike Phoenix, MD 21131

134-23.16-189.01

Liberatore Dante F.

2134 Misty Meadow Dr. Finksburg MD 21048

134-23.16-190.00

Housley, Barbara "For Life"

1052 Cottonwood Ct. Marco IS FL 34145

134-23.16-191.00

Roberts Mark & Christina "George Roberts Lvg"

743 Rollingview Dr. Annapolis, MD 21409

134-23.16-191.01

Barthel John JR TTE RV TR

26 Bayside Dr. Fenwick Island, DE 19944

134-23.16-214.00

Arendal Paul & Rita

3120 Appleton St. NW Washington DC 20008

134-23.16-215.00

Beam Harold E. 5 Oyster Bay Dr. Fenwick IS

DE 19944

OCT 29 2019

134-23.16-216.00

Nedwick, Stanley A. Trustee Rev.
19 Oyster Bay Dr. Fenwick IS DE 19944

134-23.16-217.00

Kucik, George & Tamara
4506 Puller Dr. Kensington, MD 20895

134-23.16-218.00

Mayer Darryl & Bonnie
308 Lenker Dr. Camp Hill, PA 17011

134-23.20-1.00

Shumusic, Thomas & Frances
43 Cordelle Rd. Newark, DE 19711

134-23.20-10.00

Wingate, Laurie
1218 Boyce Ave. Baltimore MD 21204

134-23.20-11.00

Zeccola, Michael A & Kathleen
1082 Old Churchmans Rd. Newark DE 19713

134-23.20-12.00

McLaughlin, James & Joanne 1083rd Ave
Haddon Heights NJ 08035

134-23.20-13.00

Prior, John M & Beverly B.
1065 Westwood Dr. Birmingham MI 48099

134-23.20-13.01

ABU-Rustum Nadeem
15 Elm St Tenafly NJ 7670

134-23.20-14.00

Marquess, Linda W.
143 Shinn Circle Wilmington DE 19808

134-23.20-15.00

Hecker Gary & Janet Trustees
12101 Maycheck Ln. Bowie MD 20715

134-23.20-16.00 / 17.00

Garratt Charles & CEO
211 Willow Valley Sq. D206 Lancaster PA 17602

134-23.20-17.01 (33 Oyster Bay Dr.)

Tucker, Katherine
13 W. Farmington St. Fenwick IS, DE 19944

134-23.20-18.00

Simpler, Theodore B/Marilyn 31 W Bayard St
Fenwick IS DE 19944

OCT 29 2019

*SOLD
9/24/19

~~134-23.16-178.00 / 179.00~~

Strickland, William
36 Maple Dale Rd. Dover DE 19904

~~134-23.16-180.00~~

Craig Malone
104 Fairmont Dr. Bel Air MD 21014

~~134-23.16-180.01~~

Geimer, Maureen & William
3305 Glenway Dr. Kensington, MD 20895

~~134-23.16-181.00~~

Bainbridge K. Trustee
408 Feather Rock Dr. Rockville MD 20850

~~134-23.16-181.01~~

Dormer, Michael B.
4115 Everett St. Kensington MD 20895

~~134-23.16-182.00 / 182.02~~

Smith, John A. Trustee
37767 Cedar Rd. Selbyville, DE 19975

~~134-23.16-182.01 / 182.03~~

Boxler, Paul 12 Rock Hill Ln. Landenberg PA
19350

134-23.20-19.00
Wright, Mary Ann
37 Oyster Bay Dr. Fenwick IS DE 19944

11

134-23.20-2.00
Acle Sergio A TTEE
Frances M Acle TTEE Family Rev. TR
P.O. Box 103 Glyndon MD 21071

134-23.20-2.01
Berke Larry 2602 W. Languid Ln. Phoenix AZ
85086

Sold
7/31/19 *

134-23.20-20.00
Yockel Family LLC 5702 French Ave Sykesville
MD 21784

134-23.20 21.00
Roberts Reginald 319 Westview Court Vienna VA
22180

22.00
Couturier Eileen
416 Main St. Hightstown NJ 8520

23.00
franks Eugene O TTEE
6603 Braeburn Pky. Bethesda, MD 20817

134-23.20-

12

24.00 - Breger, John/Dominion Associates
207 Chew's Manor Dr. Stevenson MD 21154

25.00

~~303~~ Cheryl & Chris
570 Riverside Dr. Fairfield Dr. Fairfield CT 06424

27.00 Iddings, Shawn & Ivy
1156 Sheep Hill Rd. New Holland, PA 17557

27.01

Deleo, Frances Jean 18 Chadwick Dr. Dover DE
19901

27.02 Katzmirer James & Debra
43 Oyster Bay Dr. Fenwick IS DE 19944

29.00 - R & M Steele Properties, LLC.
40157 Delaware Ave Fenwick IS DE 19944

134-23.20-53.00

Blue Horizons LP
11004 Trappe Creek Dr. Berlin MD 21811

134-23.20-54.00

DANSK LLC 11004 Trappe Creek Dr. Berlin 21811

OCT 29 2019

FENWICK ISLAND
= F.I. 19944

13

134-23.20-3.00 - HUBLEY, GEORGE & ANN
55 BAYSIDE DR. FENWICK ISL. DE 19944

30.00 - MICHAEL NARDO
36 OYSTER BAY DR FENWICK ISL. DE 19944

31.00 - WASHINGTON, GARY & THERESA
34 OYSTER BAY DR F.I., DE 19944

32.00 - WILLIAM GARVERT
32 OYSTER BAY DR F.I. DE 19944

33.00 - WILLIAM & DEBRA MCKINNEY
30 OYSTER BAY DR F.I. DE 19944

34.00 - ROBERT BURKHOLDER C.
28 OYSTER BAY DR. F.I., DE 19944

35.00 - MEREDITH NELSON W. JR.
24 OYSTER BAY DR. F.I. DE 19944

36.00 - HAGAN TIMOTHY & CATHERINE
22 OYSTER BAY DR. F.I. DE 19944

37.00 - STRICKLIN BARRY
20 OYSTER BAY DR. F.I. DE 19944

F. I. = FENWICK ISLAND DE 19944

~~134~~ 23.20 - 38.00 -

HUMMELFARZ PAUL L.
18 OYSTER BAY DR. F.I. DE 19944

(14)

~~39.00~~ - JOHN ALEXANDER
16 OYSTER BAY DR. F.I. DE 19944

~~40.0~~ - CRAIG PHILLIP SCOTT
12 OYSTER BAY F.I. DE 19944

~~40.01~~ BURTON TRUSTEE (ROBERT)
14 OYSTER BAY F.I. DE 19944

~~28.00~~ - MVENHI NORBERT & MABEL
40 OYSTER BAY F.I. DE 19944

~~27.04~~ - MELISSA MOLESKI
50 OYSTER BAY DR F.I. DE 19944

~~27.03~~ - RAYMOND FAGER
44 OYSTER BAY DR F.I. DE 19944

~~48.00~~ - FELL, BARTAL & BRENDA
19 HIGH TIDE LN. F.I. DE 19944

~~48.01~~ - ROBERT BOUCHER 19 HIGH TIDE LA DR
F.I. DE 19944

OCT 29 2019

F.I. DE 1994

134-23.20-48.02

(15)

Denise CUNNINGHAM
17 High Tide Ln. F.I. DE 1994

48.03 - RICHARD GILBERT
13 High Tide Ln F.I. DE 1994

48.05 Regina MEINERS
9 High Tide Ln. F.I. DE 1994

48.06 Jannuzzio NANCY Trustee
15 High Tide Ln F.I. DE

48.07 HARTWELL EDWARD JR.
23 High Tide Ln F.I. DE

48.09 FRANCIS WISNIEWSKI
25 High Tide Ln F.I. DE

48.10 HOLLYS ARNESON
31 High Tide Ln F.I. DE

48.11 Gene & ANLISS FENN
29 High Tide Ln. F.I. DE

48.08 - Joy & Richard HILBEARY
44 -
OCT 29 2019

HIGH TIDE LANE FENWICK ISLAND

DE 1994/1

134-23.20-

48.12 - HERBERT ZAMPINI
27 HIGH TIDE LANE

(16)

48.13 - MICHAEL KEENEY 11 HIGH TIDE LANE

48.14 - CYZYK DONALD TRUSTEE 33 HIGH TIDE LN.

49.00 - EOGAN JAMES 22 HIGH TIDE LANE

49.01 - ARNOLD 14 HIGH TIDE LN.
HOLMS

49.02 - BRANTON GEORGE 12 HIGH TIDE LN.

49.03 - DAVID & VIRGINIA HALL 10 HIGH TIDE LN.

49.04 - VIRGINIA CUMMINGS 16 HIGH TIDE LN.

49.05 - ROBERT HAEZEL 18 HIGH TIDE LN.

49.06 - BRUCE & MARIA TARPINAN 26 HIGH TIDE LN.

49.07 - KIMBERLY BANBURY 28 HIGH TIDE LN.

49.08 - JEAN McBRIDE 20 HIGH TIDE LN.

49.09 - STEVEN CONLEY 24 HIGH TIDE LN.

(9/24/19) 134-23,20-17,01 (33 Oyster Bay Dr)
 Starr C. Walter Jr. & Kimberly Hasslinger West
 14008 Cuba Road Cockeyville, MD 21030

7/31/19) 134-23,20-20,00 (39 Oyster Bay Dr.)
 Mills, James S. Jr. 39 Oyster Bay Fenwick DE 19944
 Island

Chambers, Gregory & Amy
 7105 Rivers View Court Columbia, MD 21044

Ladwin Richard H.
 47 Bayside Dr. Fenwick Island DE 19944

Probst, Matthew & Yvonne
 3832 Maple Lane Selbyville, DE 19975

Chance, Harold
 142 Worths Bridge Rd. Oxford, PA 19363

Dombay, Richard
 334 Sylvania Ave Folsom, PA 19033

Riggin, Joseph & Patricia
 16 W Maryland Ave Fenwick Island, DE 19944

134-23.20-61.00

Lieberman Nicolas Trustee

171 Summit Rd. Landenberg PA 19350

134-23.20-62.00

Sellentun Stephen & Tina

706 Fox Tail Circle Leesburg VA 20176

Hilleary, Richard & Joyce

5427 Brookland Rd. Alexandria, VA 22310

Gryder, David Wayne & Kathleen

37148 Solitude Dr. Selbyville, DE 19775

Marvel, Richard & Debra TTEE

24411 Beaver Dam Dr. Seaford, DE 19973

Leiphart, Larry & Jean

18 Forest Hills Rd. Red Lion, PA 17356

Gray, Robbin & Angela

38967 Willow Lane Fenwick Island, DE 19944

Reilly, Thomas & Michael Timothy J. Trustees of

8015 Agincourt McLean VA 22102

OCT 29 2019

Naylor, Thomas & Debra
112 East Christian St. Wilmington, DE 19804

Monte, Joan Catherine TTE
24 Groves Ave. Alexandria, Va. 22305

McKnight, Melanie S.
204 Patuxent Road Laurel, MD 20707

Willis, Kenneth & Betty / Barbara Blades
4552 American Corner Rd. Federalburg, MD
21632

Willey Naomi 'For Life' / George Willey
221 Hidden Way Centerville, MD 21617

Schutz, Charles J.
6806 Youngstown Ave. Baltimore, MD 21222

Edward Fehskens 150 Old Wharf Rd Ocean City
MD 21842

Keith Coffin P.O. Box 4347 Ocean City, MD 21842

Scott James P. II Trustee
1501 Milltown Rd. Wilmington, DE 19808

OCT 29 2019

Polinka, Dorothy & Clifford D Jewell
53 Bayside Drive Fenwick Island DE 19944

Fryer Real Estate Joint Venture
305 Pavi Dr. Smyrna DE 19977

Powell, Kelli A. & Robert E.
12 Glen Lyon Court Phoenix, MD 21132

Colevas, Gregory S. & Anne V.
1437 Spring Valley Avenue McLean VA 22101

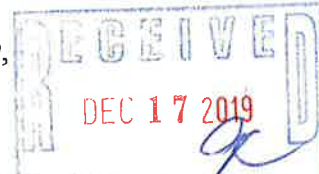


Tax Parcel No.: 134 23.00 3.02
PREPARED BY & RETURN TO:
Stephen P. Ellis Law Firm, LLC
P.O. Box 574
Georgetown, DE 19947

**NO TITLE EXAMINATION
PERFORMED OR REQUESTED**

THIS DEED is made this 9 day of December, 2019,

- BETWEEN -



CANDACE F. ABBOTT, TRUSTEE OF THE CANDACE F. ABBOTT
REVOCABLE TRUST DATED AUGUST 17, 2016, of 107 Elizabeth Street, Georgetown,
Delaware 19947, J. TIMOTHY ABBOTT, a/k/a JAMES T. ABBOTT, of 24954 Hollis Road,
Georgetown, Delaware 19947, ABBOTT REAL ESTATE PARTNERSHIP, of 111 West
Market Street, Georgetown, Delaware 19947, and JAY DEAN ABBOTT, of 5240 North E. 6th
Ave. 26E, Oakland Park, Florida 33334, parties of the first part,

- AND -

CHRISTOPHER AT THE TOWNES AT BAYSHORE VILLAGE, LLC, of 118
Atlantic Avenue, Suite 401, Ocean View, Delaware 19970, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum
of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is
hereby acknowledged, hereby grant and convey unto the party of the second part, its successors
and assigns, in fee simple, the following described lands, situate, lying and being in Sussex
County, Delaware.

ALL that certain tract, piece or parcel of land situate, lying and being in Baltimore
Hundred, Sussex County and State of Delaware, lying on the Northerly side of Route 54 and
being more particularly described as follows, to wit:

BEGINNING at an iron pipe found along the Northerly right-of-way line of Route 54,
said point of beginning being a corner for these lands and lands now or formerly of Joseph
Balsamo, et al.; thence from said point of beginning and running along and with the line of lands
now or formerly of Joseph Balsamo, et al., North 14 degrees 32 minutes 19 seconds East 288.17
feet to a point; thence turning and running South 72 degrees 08 minutes 04 seconds East 362.78
feet to a point, said point being a corner for these lands and in line of lands now or formerly of
Charlotte H. Spicer; thence turning and running along and with the line of lands now or formerly
of Charlotte H. Spicer, South 13 degrees 27 minutes 28 seconds West 161.55 feet to a point;

thence South 15 degrees 11 minutes 16 seconds West 101.46 feet to a concrete marker found along the Northerly right-of-way line of Route 54; thence turning and running with the line of Route 54, North 76 degrees 06 minutes 50 seconds West 364.09 feet to an iron pipe found, the point and place of beginning, said to contain 2.30 acres of land be the same more or less, as surveyed by McCann, Inc., Daniel J. McCann, Professional Land Surveyor, March 21, 2000.

AND BEING MORE RECENTLY DESCRIBED AS:

ALL that certain parcel of land with improvements erected thereon being Tax Parcel # 1-34-23.00-3.02, situated in Baltimore Hundred, Sussex County, Delaware, described in a Deed recorded in the Office of the Recorder of Deeds in and for Sussex County, at Deed Book 2471, Page 166, and more recently described in a survey performed by Civil Engineering Associates LLC, in the Delaware State Plan Coordinate System, as follows, to wit:

DEC 17 2019



BEGINNING at a point located along the northerly side of S.R. 54 a.k.a Lighthouse Road (at varying widths), said point being a common corner of the herein described parcel and lands now or formerly of Lighthouse View, LLC, said point being the first mentioned point and place of beginning, thence, leaving said northerly side of Lighthouse Road and along the division line of the herein described parcel and said lands of Lighthouse North 01 degrees, 23 minutes, 35 seconds West, a distance of 288.17 feet to a point located along the Assawoman Bay, thence along the division line of the herein described parcel and said Assawoman Bay South 88 degrees, 03 minutes, 58 seconds East, a distance of 362.78 feet to a point, said point still located along said Assawoman Bay and being a common corner of the herein described parcel and lands now or formerly of Michael C. Reilly, thence, along the division line of the herein described parcel and lands of Reilly the following two (2) described courses and distances: 1) South 02 degrees, 28 minutes, 26 seconds East a distance of 161.55 feet to a point, thence, 2) South 00 degrees, 44 minutes, 38 seconds East a distance of 101.46 feet to a point, located along said northerly side of Lighthouse Road, thence, with same, South 87 degrees, 57 minutes, 16 seconds West, a distance of 364.09 feet to a point, said point being the first mentioned point and place of beginning. Containing within the said described metes and bounds 100,305.3 square feet (2.30 acres) of land be the same more or less.

BEING the same land conveyed unto Candace F. Abbott, Trustee of the Candace F. Abbott Revocable Trust dated August 17, 2016, J. Timothy Abbott, a/k/a James T. Abbott, Abbott Real Estate Partnership and Jay Dean Abbott by Deed of Lighthouse Cove Investors, L.L.C., a Delaware limited liability company, dated December 6, 2019, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 5164, at Page 281.

THIS CONVEYANCE IS SUBJECT to any and all restrictions, reservations, conditions, easements, agreements, and out conveyances of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware.

I HEREBY STATE THAT THIS PLANNING SURVEY WAS PERFORMED IN ACCORDANCE WITH ACCEPTABLE LOCAL SURVEYING STANDARDS FOR THE PURPOSES OF THE PRESENT OWNERSHIP AND PURCHASE OF THE LOT IN THIS SURVEY TO THIS LOT IN THIS SURVEY AND PURCHASE OR UNLESS THIS SURVEY IS MADE FOR THE PURPOSES OF THE SURVEY OR THE SURVEY HAS AN ENDORSED SEAL AND IS NOT AN ORIGINAL OR PHOTOCOPY OF THE ORIGINAL SURVEY. THIS SURVEY IS NOT AN ORIGINAL OR PHOTOCOPY OF THE ORIGINAL SURVEY. THIS SURVEY IS NOT AN ORIGINAL OR PHOTOCOPY OF THE ORIGINAL SURVEY. THIS SURVEY IS NOT AN ORIGINAL OR PHOTOCOPY OF THE ORIGINAL SURVEY.

ROUTE 54

364.09'
N76°06'50"V

026771 2167

N/F
JOSEPH BALSAMO, et. al.

N14°32'19"E
288.17'

WOOD
BULKHEAD
(98)

362.78'
S72°08'04"E
LIGHT HOUSE COVE

101.46'
S15°11'16"V

WOOD
PIER

161.55'
S13°27'28"V

LAGOON

N/F
CHARLOTTE H. SPOONER



McCann, Inc.
SURVEYING & SITE PLANNING
GEOLOGICAL, DC BETHANY, DE DOVER, DE
C023 656-7956 C023539-4282 C023674-4777

PARCEL OF:
LIGHTHOUSE COVE INVESTORS, L.L.C.
BALTIMORE HUNDRED - SUSSEX COUNTY - DELAWARE

LEGEND:
■ CONCRETE WALKER FOUND
● IRON PIPE FOUND
DEED REF: BOOK 2354, PAGE 133



APPROVED
SUSSEX COUNTY
PLANNING DEPARTMENT

DRAWING NUMBER
1 BF - 219

DATE	MARCH 21, 2000
AREA	2.30± ACRES
SCALE	1" = 60'
DRAWN BY	DAVE
F.B.	15/2/29
V/L	00-02-2174
T/K	1-34-23-3.021

OCT 29 2019

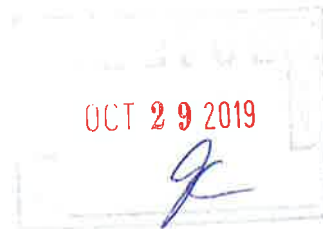
**SITING AND DESIGN STUDY
THE TOWNES AT BAYSHORE VILLAGE
COMMUNITY MARINA**

Tax Map Parcel: 134-23.00-3.02
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

October 15, 2019

Prepared for:

CHRISTOPHER AT MILLVILLE, LLC.
10461 White Granite Drive
Suite 103
Oakton, VA 22124



Prepared By:

ENVIRONMENTAL RESOURCES, INC.
38173 DuPont Blvd.
P.O. Box 169
Selbyville, DE 19975
Phone: 302-436-9637

ERI Project No: 736#829

**SITING AND DESIGN STUDY
FOR THE TOWNES AT BAYSHORE VILLAGE
COMMUNITY MARINA**

BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

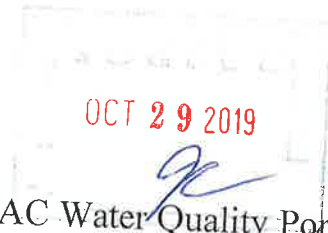
Table of Contents:

Project Description.....	1
Environmental Setting.....	3
Water Quality Conditions.....	3
Siting and Design Study Conclusions.....	4

List of Exhibits:

Exhibit 1: Historic Water Quality Conditions - DEMAC Water Quality Portal
Station 30511 Lewes-Rehoboth Canal @ Rt. 1

Exhibit 2: Permit Drawings, "Community Docking Plan"
prepared by Civil Engineering Associates, LLC.
Sheets 1 through 6, dated: October 21, 2019



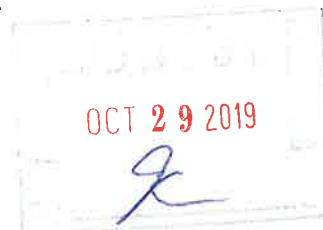
PROJECT DESCRIPTION AND LOCATION

The proposed project involves providing a community docking facility associated with the redevelopment of the former 2.3 acre Lighthouse Cove Residential Community located on the north side of Lighthouse Road, State Route 54, Baltimore Hundred, Sussex County, Delaware. The property includes lagoons which are private subaqueous lands on it's east and west sides. The northerly boundary is a lagoon which lies in the Baltimore Hundred of Sussex County which is public subaqueous lands. The site is located 0.28 miles west of the intersection of State Route 54 and Coastal Highway (State Route 1). The site is identified in Sussex County land records as Tax Map Parcel 134-23.00-3.02.

The redeveloped project will be known as The Townes At Bayshore Village. It will consist of 18 townhomes. Similar to the original community, mooring of homeowner owned vessels is proposed along the project's lagoon frontage. As more than 4 vessels will be moored, a DNREC Marina Permit is technically required. An existing pier is currently located at the end of the east and west lagoons. Reconstruction of these structures and minor maintenance dredging is proposed as part of the site redevelopment. A Subaqueous Lands Permit for this work is also required. Individual project elements Are described as follows:

Pier Replacement – A 5'x20' existing pier is found at the head of the east and west lagoons which are private subaqueous lands. Each pier will be replaced with a similarly situated 6'x24' pier as future slips adjacent to the piers will be fitted with boat lifts. Proposed piers will be pile supported and of typical marine construction using salt treated whalers, stringers, decking and galvanized hardware.

Minor Maintenance Dredging – As identified by project plans, maintenance dredging is proposed to clean out sediment accumulation at the head of the east and west lagoons and within a small area along the northwestern bulkhead face. The total area of maintenance dredging is 6,132 square feet. Proposed depth will match existing -3.5foot mean low depths. Estimated volume is 180 cubic yards. Of that amount, 52 cubic yards will be dredged from public subaqueous lands. Dredging will be conducted using land based excavators. Spoils will be retained on-site and incorporated into a 22' x 110' landscaped berm for disposal as identified on the project plans. The spoil site will be enclosed with a supersilt fence during construction. Spoil height will be approximately 2 feet. Once spoil material dries out the spoils will be covered with topsoil and graded to form a 22' x 110' grassed landscaped berm.



Boat Docking & Marina Operations – A maximum of 18 vessels will be moored along the bulkheaded face of the Townes At Bayshore Village property. As shown on Project Plans, three 15'x24' slips at the head of the west lagoon will be fitted with 10,000 lb. capacity boatlifts. Two 16' x 24' slips will be fitted with 10,000 capacity boat lifts located at the head of the east lagoon.

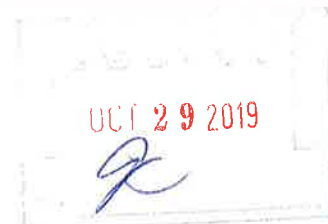
An additional thirteen 12' x 24' boat mooring spaces are proposed along the bulkhead surrounding the property. Of this amount only six of the boat mooring spaces are situated over public subaqueous lands. Boats will simply tie up along the bulkhead at these locations, no outboard mooring piles are proposed.

The combination of piers, boatlifts and docking spaces will be operated as a community marina facility accommodating a maximum of 18 vessels to be permitted by the Delaware Department of Natural Resources and Environmental Control (DNREC). The marina facility will operate under an Operations and Maintenance Plan (O&M Plan) approved by DNREC. Marina signage with emergency contact numbers and an emergency spill kit will be located at the head of the north lagoon. Marina pump out capability will be contracted through the nearby Sharks Cove Marina located on the west side of the Fenwick Ditch and State Route 54. Dockside electric & water service will be provided. Boat owners have restrooms and parking available at their individual residences.

Dock space units will be assigned to residential units through condominium documents. Docking is for the exclusive use of The Townes At Bayshore Village residents.

Waterfront Boardwalk – A 6 foot wide timber boardwalk will be constructed along the 700 linear foot perimeter of the project's bulkheaded shoreline. A 16 inch wide portion of the boardwalk will extend channelward of the vinyl bulkhead wall face. However, the boardwalk edge will not extend beyond the face of the bulkhead support piles.

On it's channelward side, the boardwalk decking will be supported by a 2" x 8" stringer bolted through each bulkhead piling and resting upon the top of the vinyl sheet pile wall. A second 10 inch diameter salt treated piling will support the boardwalk on it's landward side. Salt treated 2" x 6" decking will be secured to the whaler attached to each piling. In effect, the boardwalk will form a pile cap overtop bulkhead support pilings.



ENVIRONMENTAL SETTING

The subject site is 2.30 acres in size. The site includes lagoons on its east and west side which are private subaqueous lands. The northerly boundary of the site is also lagoon frontage. This lagoon is public subaqueous land. Historically these lagoons were created by realigning and dredging tidal guts which were part of Lighthouse Cove. Lighthouse Cove borders the east side of Fenwick Ditch which connects Assawoman Bay and Little Assawoman Bay. The site is well situated with respect to navigation and recreational boating opportunities. All of the lagoon frontage is bulkheaded. No wetlands exist on or in the vicinity of the site. No submerged aquatic vegetation, shellfish growing areas or any threatened or endangered species or their critical habitat are present on the site. The existing site is developed with residential uses. Similar residential and light commercial uses along SR54 surround the subject site. Existing water depths within the lagoons average from about -3.5 feet to 6.0 feet deep NAVD88. Mean low water is elevation 0.0 NAVD88 and mean high water is elevation +0.8 feet.

WATER QUALITY CONDITIONS

A summary of historic water quality data representative of conditions for the project location was obtained from the Delaware Environmental Monitoring and Analysis Center (DEMAC) Water Quality Portal which is provided in **Exhibit 1** of this study. The monitoring station (Station 310011) is located at the State Route 54 Bridge and the Fenwick Ditch. This location is only water 0.5 miles west of the project site.

Dissolved oxygen (DO) concentrations in Delaware's shallow inland bays have dissolved oxygen levels that naturally cycle over 24 hours. During the day, plants and algae release oxygen into the water through photosynthesis. At night, plants, algae, and animals continue to respire and draw oxygen out of the water. Nutrient pollution can make these cycles extreme by fueling algal blooms. When the excessive algae respire at night, they can cause oxygen to drop below healthy levels. Literature suggests that a healthy minimum standard for DO levels in the inland bays is generally considered to be a DO of at least 4.0 mg/l.

Data collected in the canal between 2000 and 2016 showed no DO concentrations lower than 4.0 mg/l throughout the year and peak concentrations as high as 14.0 mg/l. Generally, DO concentrations are well above 5.0 mg/l. Therefore, DO concentrations at the project site can be expected to exceed the standards for healthy DO concentrations in the inland bays.

OCT 29 2019



Other parameters such as Water Temperature, pH, Total Nitrogen, Total Phosphorous, Enterococcus, Salinity, Total Suspended Solids, Chlorophyll A are also reported at this station. These are typical of Little Assawoman Bay.

SITING AND DESIGN STUDY CONCLUSIONS

The design of the Townes At Bayshore Village Community Marina facility meets all regulatory requirements and design standards of DNREC's Marina and Subaqueous Lands Regulations. The existing bulkheaded site operated for many years as a docking facility for the Lighthouse Cove residential community without the formal benefit of DNREC Marina or Subaqueous Permits. The site constituted a "Minor Marina" prior to and defined by DNREC's 1991 Marina Regulations. Therefore, the currently proposed project is considered a minor modification of an existing marina. As part of redeveloping the site with 18 condominium townhomes, DNREC requested the developer to seek a Marina Permit. It is considered a minor marina facility as the capacity overall of the facility is 18 small recreation craft. The proposed location is favorable as it is redevelopment of a previously existing residential property and developed shoreline. Project impacts are thereby minimized, and no wetland impacts will result from the project. Adequate water depths exist without the need for substantial dredging even on a long-term basis. The project does not adversely impact boat navigation within the canal system since it meets the navigation standards of DNREC's Subaqueous Lands Regulations. This small community facility does not impact any nearby piers or other development; therefore, the facility has no impacts on neighboring properties. It is primarily located over private subaqueous lands owned by the applicant.

No shellfish resources or submerged aquatic vegetation exist at or nearby the community dock location. The community marina lies within waters prohibited for shellfishing. Existing water quality conditions at and nearby the project site are favorable and the addition of approximately 10 boats within the extensive network of existing lagoons will not result in a violation of state water quality standards. In order to protect water quality the marina will operate under an approved Operation and Maintenance Plan (O&M Plan). Use of a marina pump out station at the nearby Sharks Cove Marina will be contracted. The residential development site is serviced by public water and sanitary sewer. Fish cleaning at the facility is prohibited by the O&M Plan. Redevelopment of the site includes a comprehensive stormwater management plan approved by the Sussex Conservation District. Lastly, endangered species or historic and cultural resources will not be impacted. Based on this summary of conclusions, the development of the proposed community marina is well situated and will not have an adverse impact to the public interest.

OCT 29 2019


Upon conducting a review of the local network of lagoons associated with Lighthouse Cove, one finds that some of the widest widths occur in the vicinity of the northerly lagoon frontage of the property. The narrowest point occurs at the midpoint of the northern lagoon frontage where the width is 60 feet. Lagoon widths of 50 feet are not uncommon elsewhere in the existing Fenwick Island lagoon system with some locations being as little as 45 feet.

DNREC's Subaqueous Lands regulations prohibit any structures from being placed within a waterway or lagoon which would restrict more than 20 percent of the distance across the waterbody in order to protect the ability to navigate. No structures are proposed along the northerly lagoon frontage at the Townes At Bayshore Village. Only the mooring of up to five resident vessels will be permitted along the bulkhead face at this location. This is no different than what has been permitted and allowed to occur within any lagoon in the project vicinity subject to Subaqueous Lands regulations.

The Townes At Bayshore Village minor marina modification being proposed herein by the applicant meets all required standards of DNREC's Subaqueous Lands and Marina Regulations. This applicant seeks nothing more than the rights and privileges routinely granted by DNREC to neighboring landowners; the mooring of vessels along their bulkheaded lagoon shorelines. In addition, a new 24 slip marina adjacent to this project was recently authorized.

OCT 29 2019
R

EXHIBIT 1

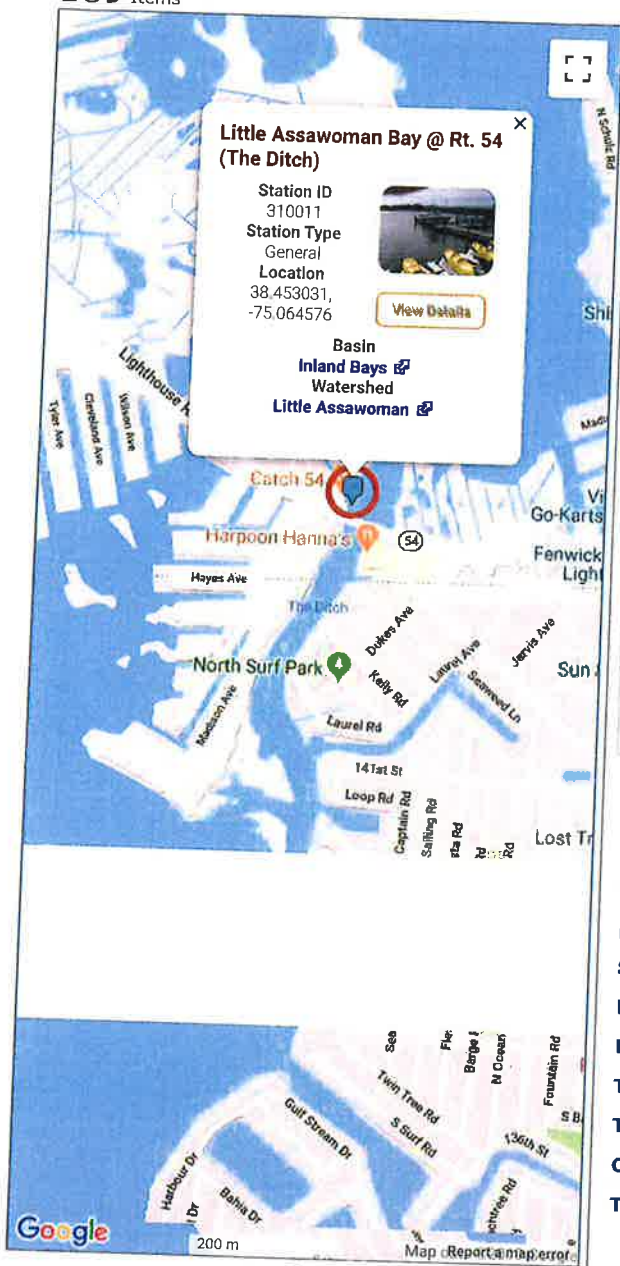
**Historic Water Quality Conditions
DEMAC Water Quality Portal
Station 31011
Little Assawoman Bay @ SR 54
(The Ditch)**



Text Search

189 Items

Draw Watersheds Full State Zoom Search Data Bookmark Reset



Little Assawoman Bay @ Rt. 54 (The Ditch)

Station ID
310011
Station Type
General
Location
38.453031,
-75.064576



View Details

Basin
Inland Bays
Watershed
Little Assawoman

Station Type

- 27 Beach
- 22 Boat Run
- 140 General

Select a Basin

- 30 Chesapeake Bay
- 93 Delaware Bay and Estuary Basin
- 44 Inland Bays
- 22 Piedmont

Select a Watershed

- 8 Appoquinimink River
- 4 Army Creek
- 1 Assawoman
- 3 Blackbird Creek
- 3 Brandywine Creek
- 6 Broad Creek

Data Table 310011

Station Information

Station ID: 310011
Station Name: Little Assawoman Bay @ Rt. 54 (The Ditch)
Period of Record: Mar 08, 2000 - Jul 30, 2018
Basin: Inland Bays
Watershed: Little Assawoman
[View Historical Station Data](#)
[Download Historical Station Data \(.csv\)](#)



[Zoom to this station](#)
[Highlight Location](#)

Latest Water Quality Samples

Parameter	Value	ResultType	Date
Water Temp	26.0 °C	Actual	Jul 29, 2018
pH	7.8	Actual	Jul 29, 2018
Salinity	20.26 ppt	Actual	Jul 29, 2018
Enterococcus	30.0 cfu/100 ml	Actual	Jul 29, 2018
Dissolved Oxygen	6.18 mg/l	Actual	Jul 29, 2018
Total Nitrogen	0.92 mg/l	Actual	Jul 29, 2018
Total Phosphorus	0.06 mg/l	Actual	Jul 29, 2018
Chlorophyll A	21.50 mg/l	Actual	Jul 29, 2018
Total Suspended Solids	12.6 mg/l	Actual	Jul 29, 2018

OCT 29 2019

Handwritten signature



This site was developed by the Delaware Environmental Observing System and the Delaware Environmental Monitoring & Analysis Center in coordination with the DNREC Watershed Assessment Section. All data for this site were obtained from the National Water Quality Monitoring Council's National Water Quality Portal (www.waterqualitydata.us).



Chlorophyll A

Little Assawoman Bay @ Rt. 54 (The Ditch), Station ID: 310011

Historical Range:
1.69 µg/l - 39 µg/l

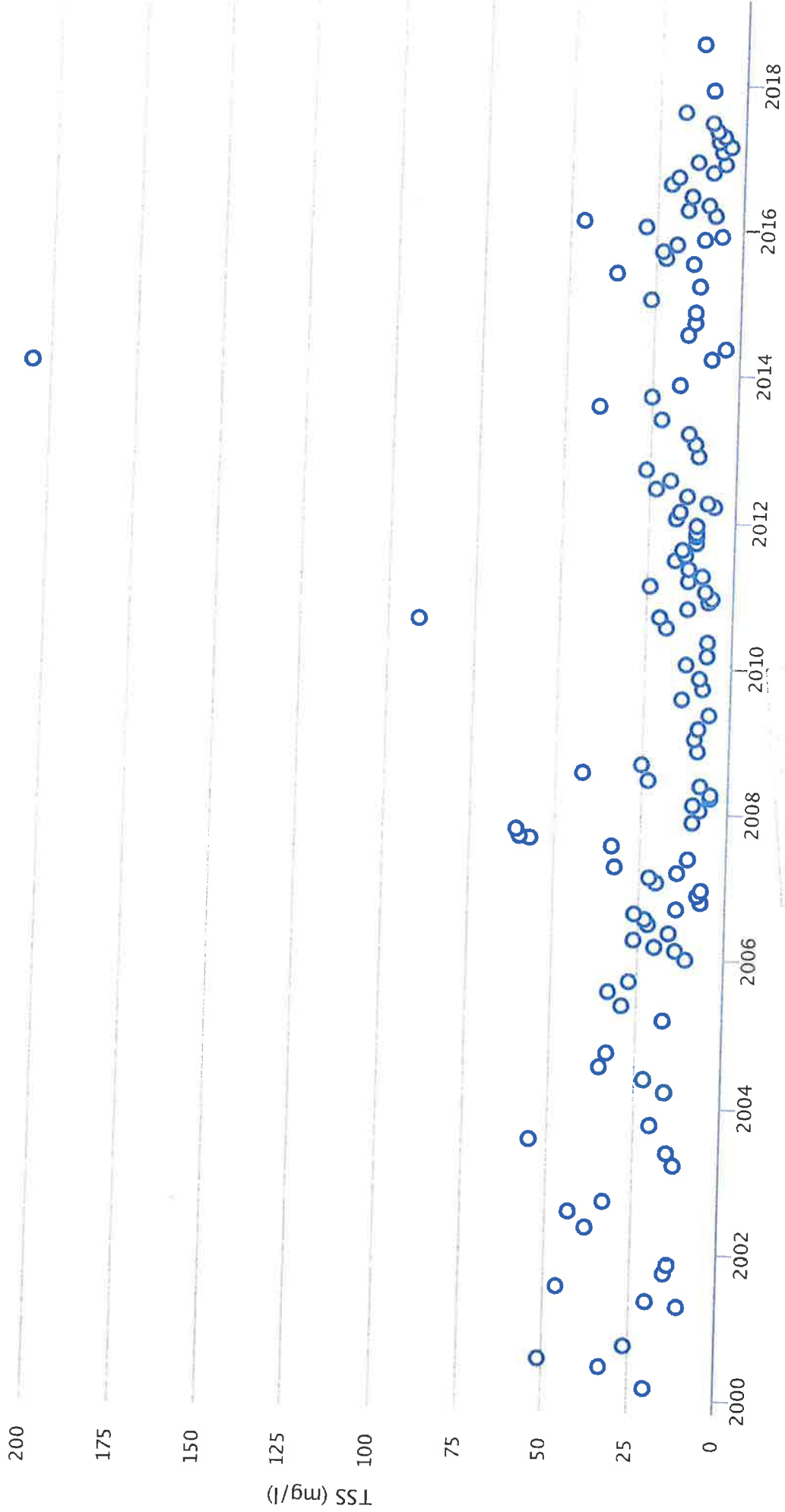


○ Observations ✕ Present Above Quantification Limit ◆ Not Detected

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OCT 29 2019

Total Suspended Solids

Historical Range: 4 mg/l - 205 mg/l
Little Assawoman Bay @ Rt. 54 (The Ditch), Station ID: 310011

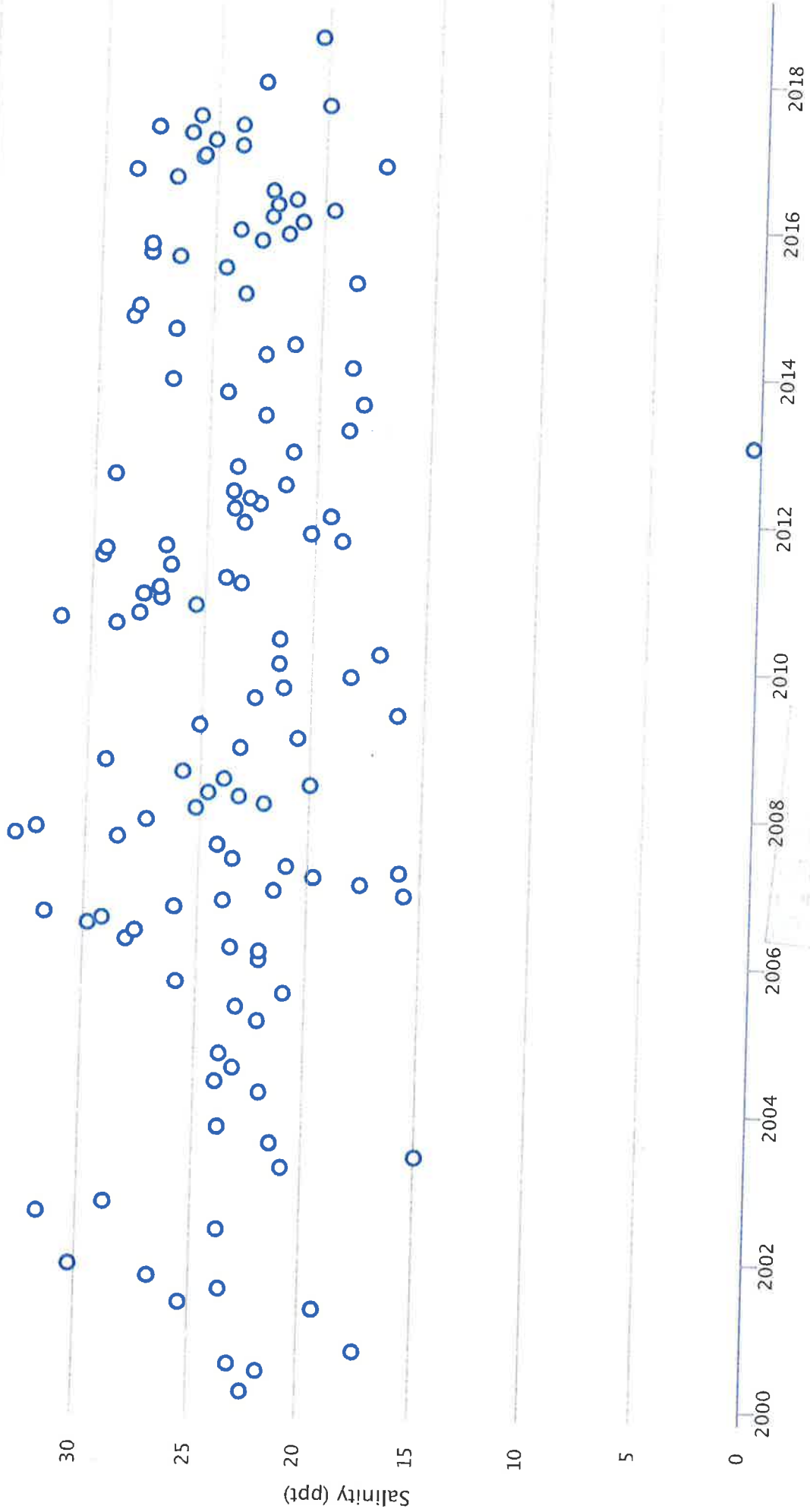


○ Observations X Present Above Quantification Limit ◆ Not Detected

OCT 29 2019

Salinity

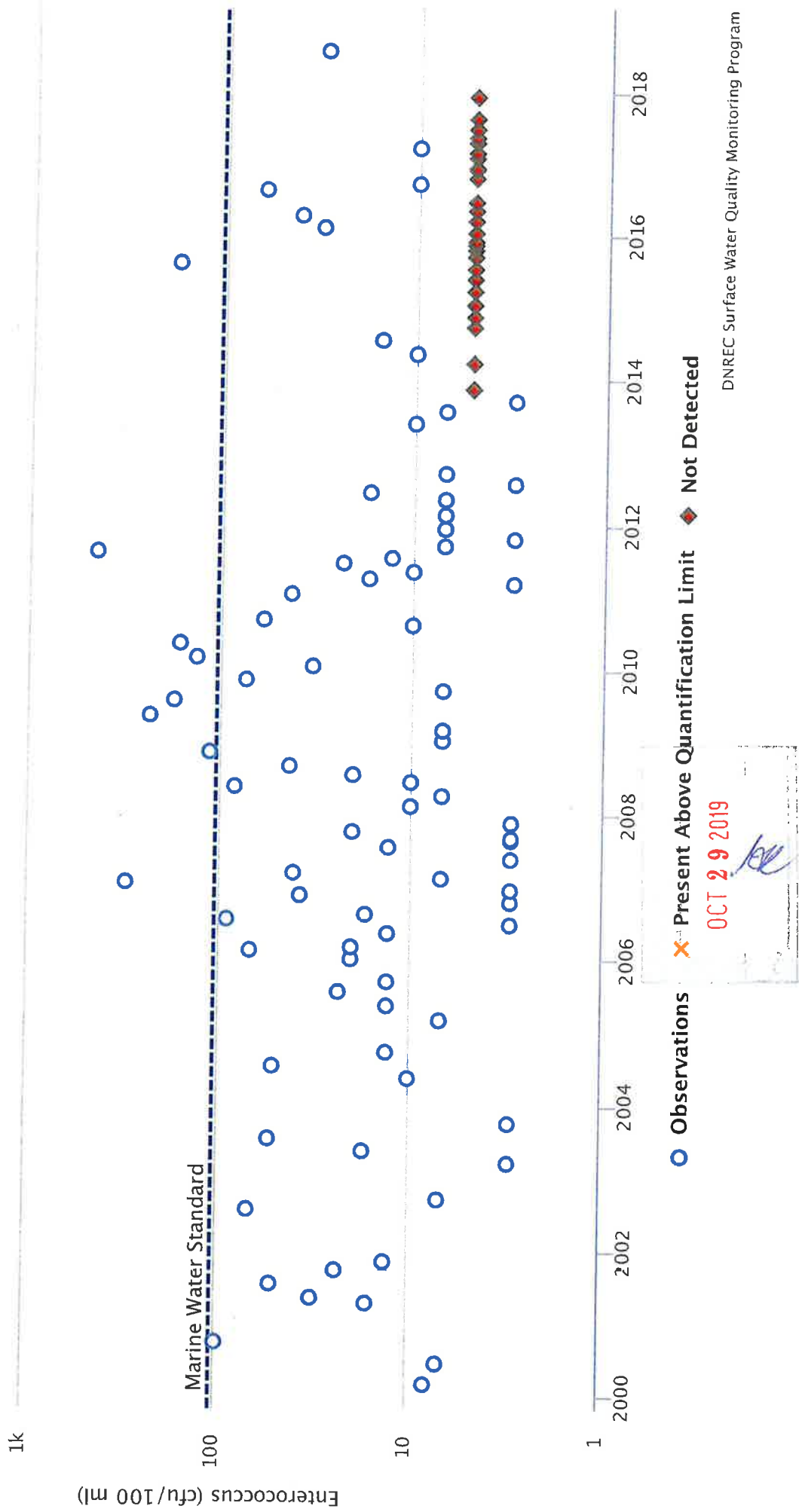
Historical Range: Little Assawoman Bay @ Rt. 54 (The Ditch), Station ID: 310011
35 -0.29 ppt - 33.14 ppt



Enterococcus

Historical Range: Little Assawoman Bay @ Rt. 54 (The Ditch), Station ID: 310011
3 cfu/100 ml - 440 cfu/100 ml

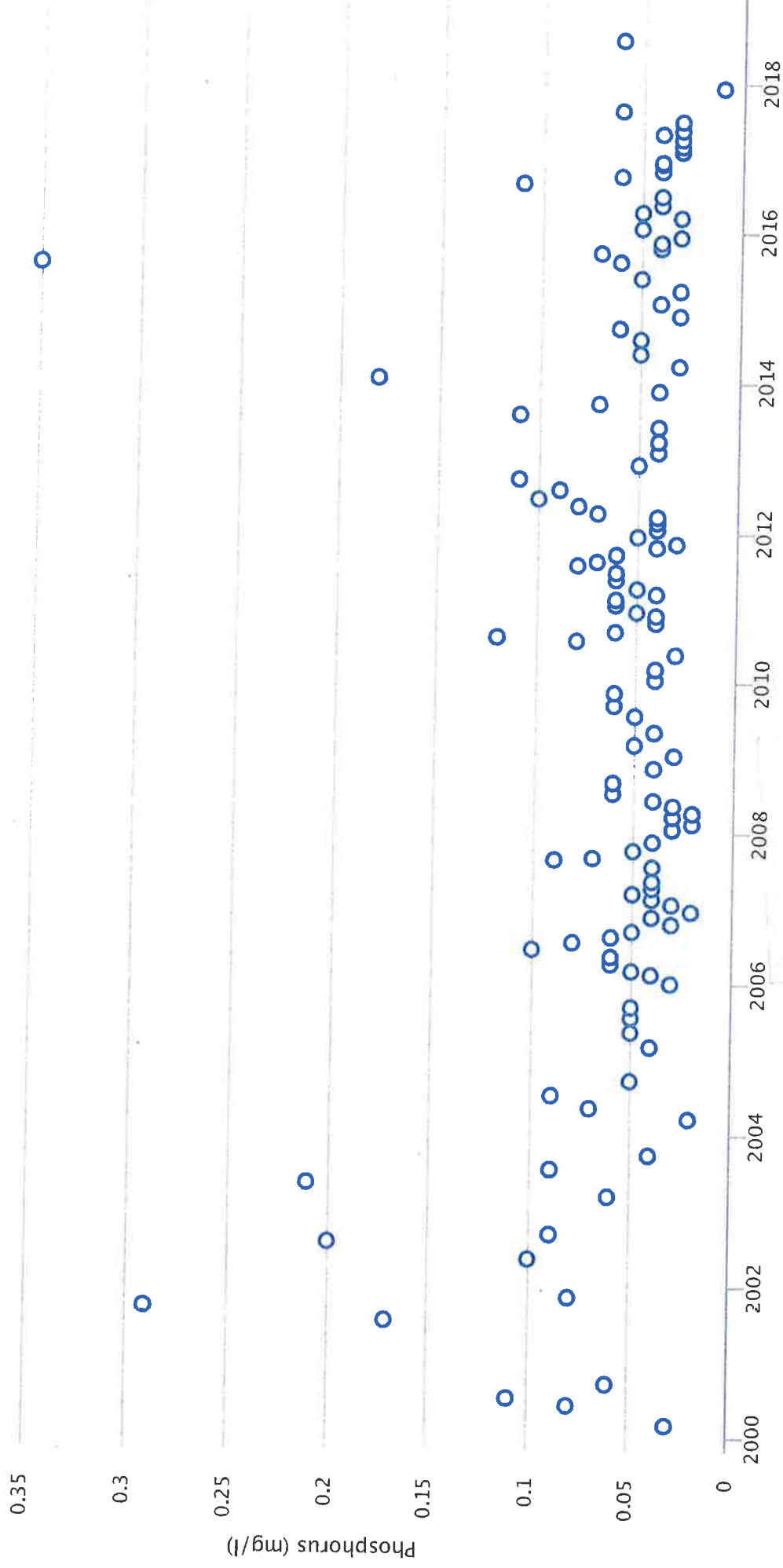
x x



Total Phosphorus

Little Assawoman Bay @ Rt. 54 (The Ditch), Station ID: 310011

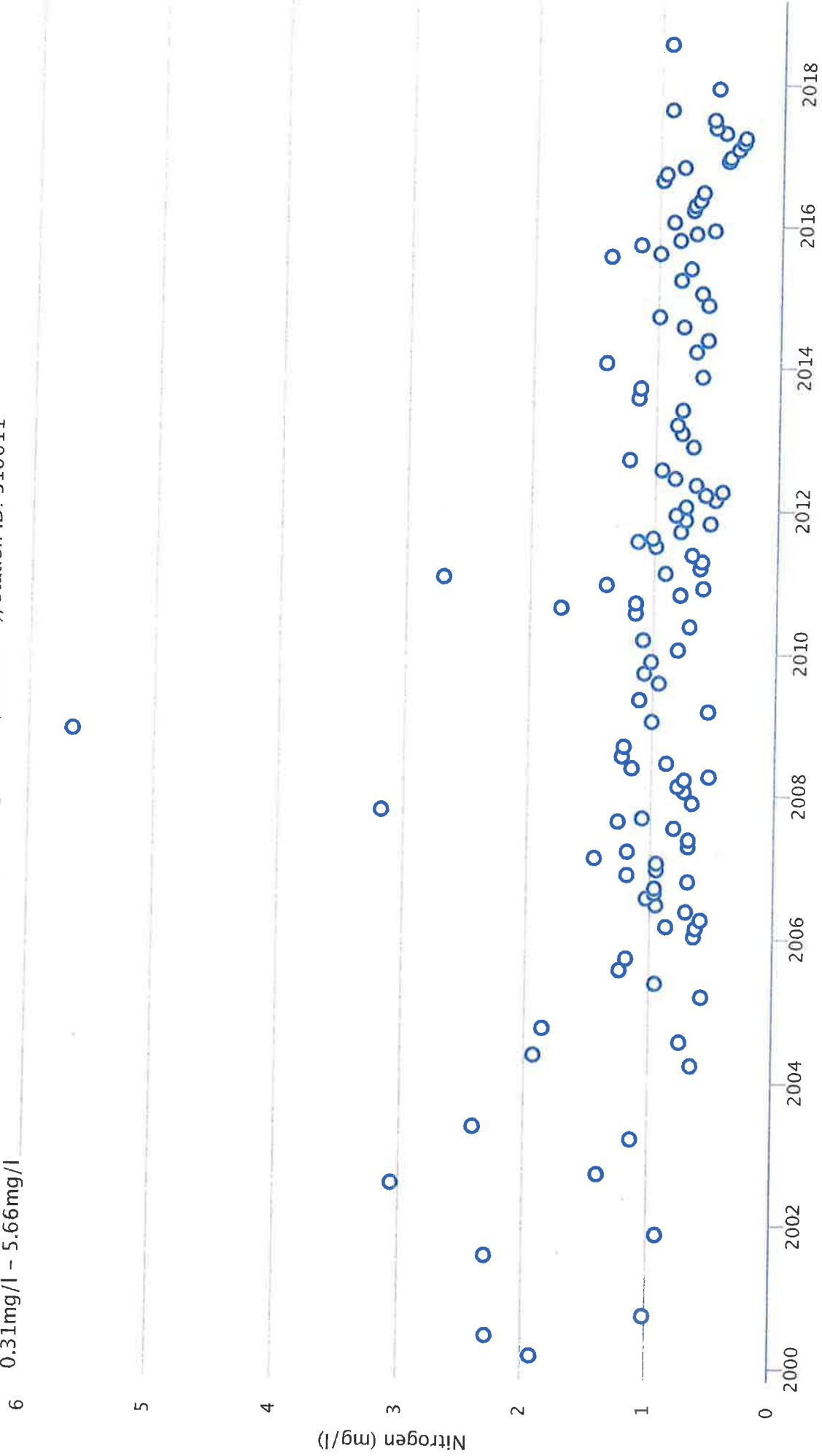
Historical Range:
0.01mg/l – 0.35mg/l



Total Nitrogen

Historical Range:
0.31mg/l - 5.66mg/l

Little Assawoman Bay @ Rt. 54 (The Ditch), Station ID: 310011



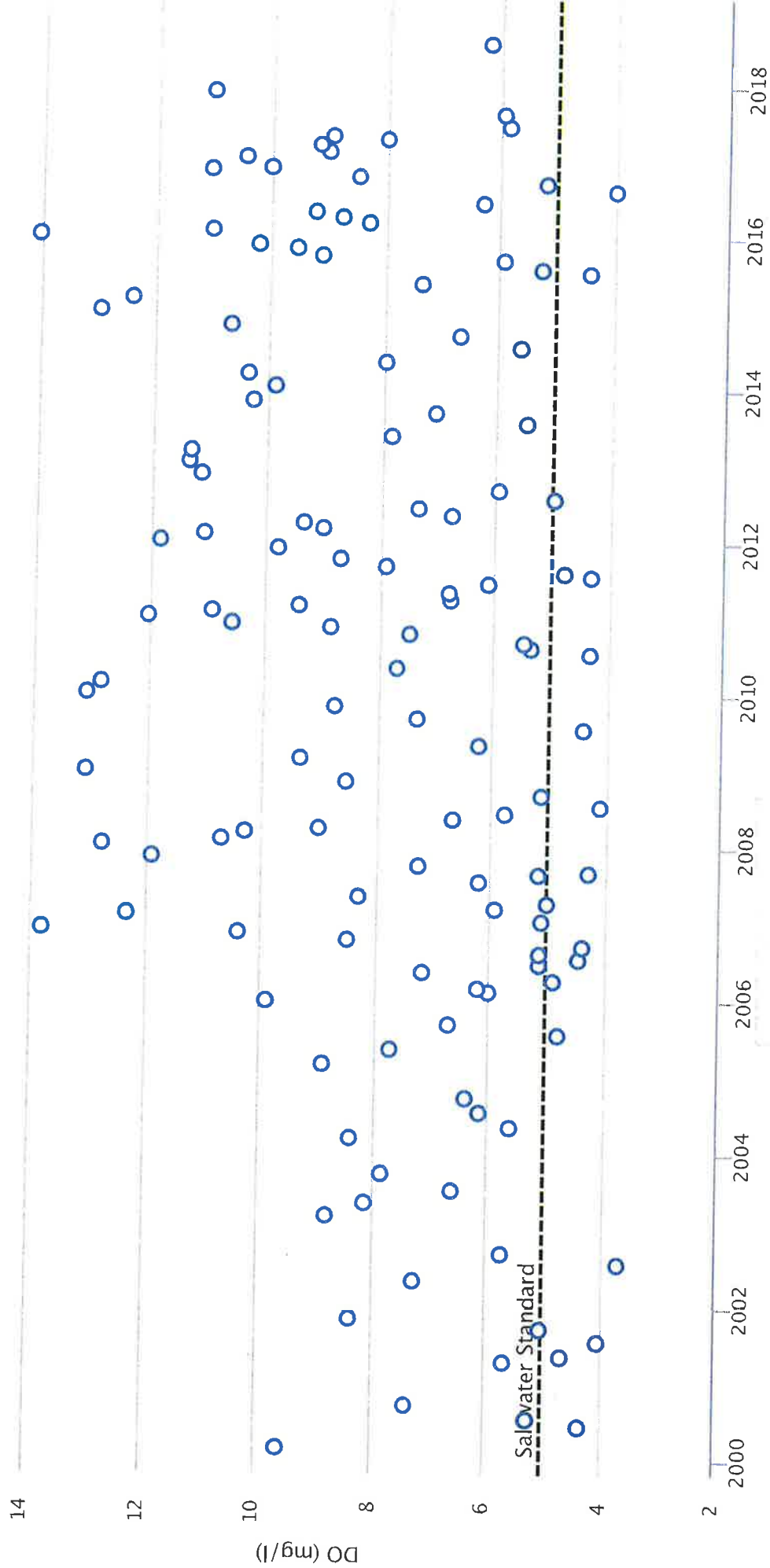
○ Observations
× Present Above Quantification Limit
◆ Not Detected

OCT 29 2019

Dissolved Oxygen (DO)

Little Assawoman Bay @ Rt. 54 (The Ditch), Station ID: 310011

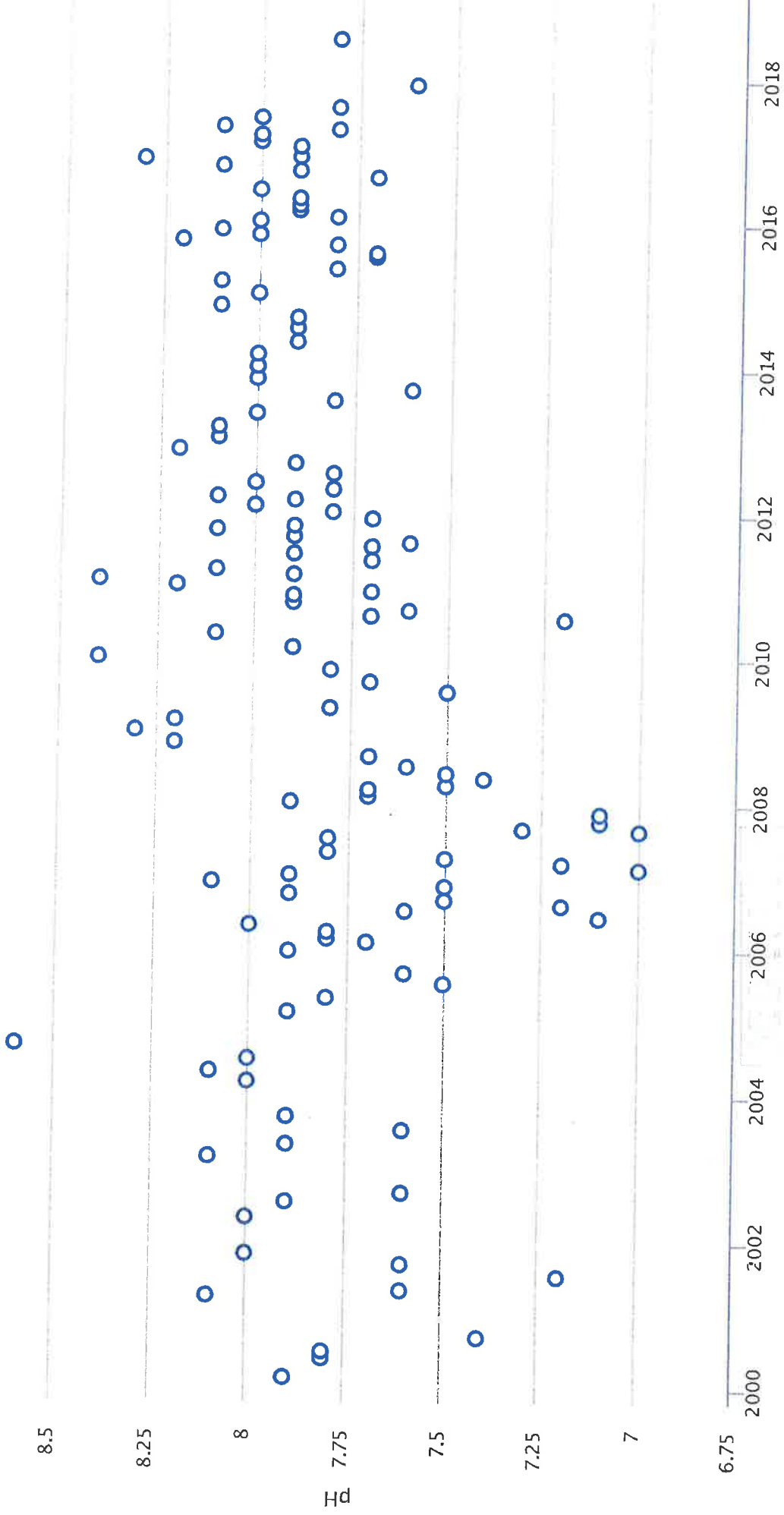
16 Historical Range:
3.7mg/l – 14.04mg/l



pH

Little Assawoman Bay @ Rt. 54 (The Ditch), Station ID: 310011

8.75 Historical Range:
7°C - 8.6°C

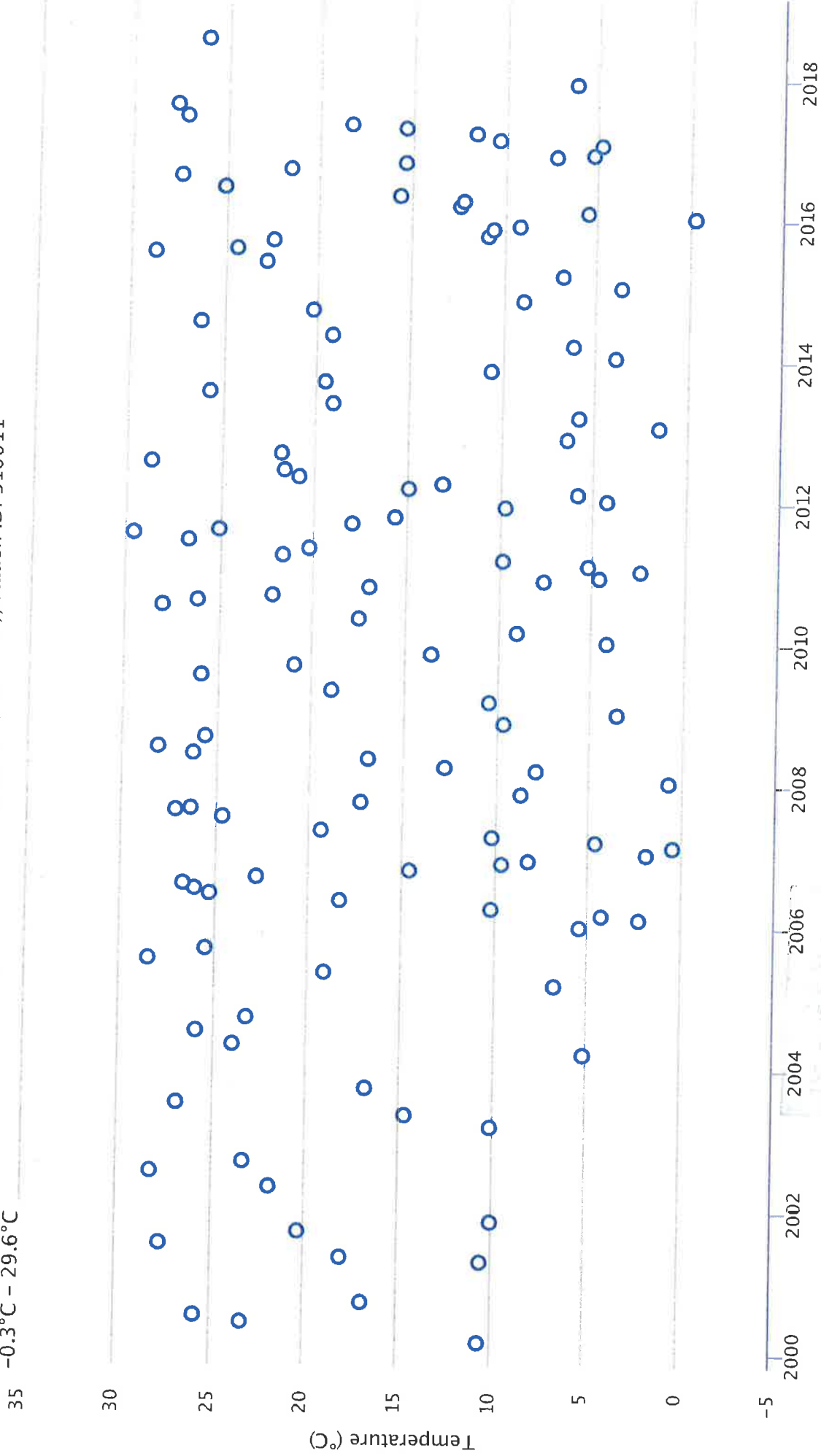


OCT 29 2019
[Signature]

Water Temperature

Little Assawoman Bay @ Rt. 54 (The Ditch), Station ID: 310011

Historical Range:
-0.3°C - 29.6°C

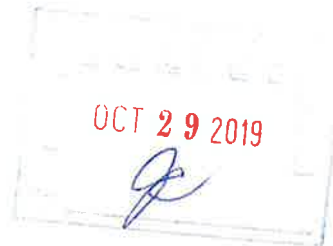


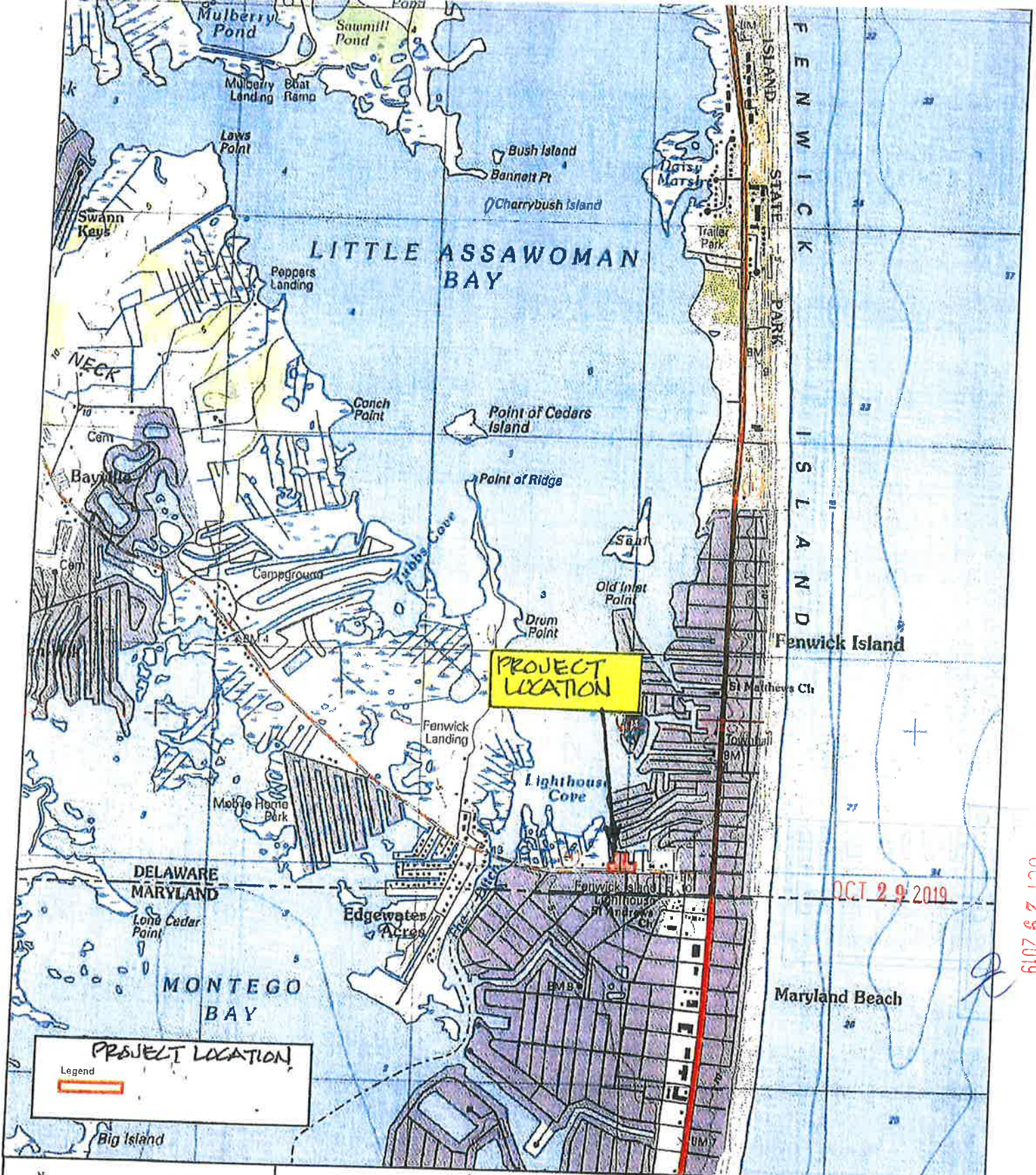
OCT 29 2019

Observations

EXHIBIT 2

**Permit Drawings
“Community Docking Plan”
Prepared by
Civil Engineering Associates, LLC.**





OCT 29 2019

OCT 29 2019

PROJECT LOCATION

Legend

1 inch = 2,000 feet

0 500 1,000 2,000 Feet

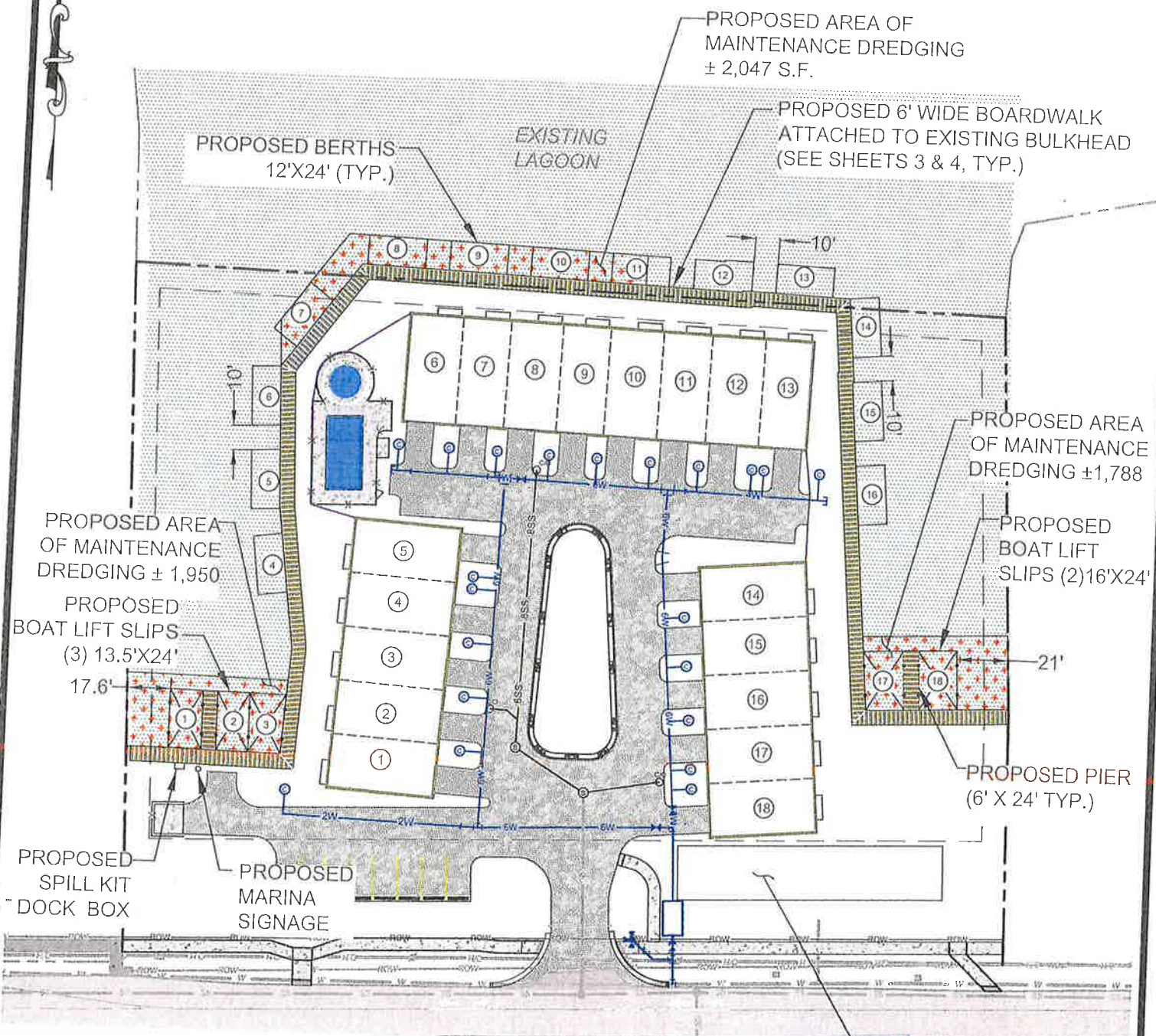
USGS TOPOGRAPHIC MAP
 ASSAWOMAN BAY QUADRANGLE
 TOWNES AT BAYSHORE VILLAGE

LOCATION MAP
 TAX MAP 134-23.00-3.02
 SUSSEX COUNTY, DELAWARE

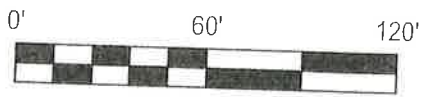
ERI ENVIRONMENTAL RESOURCES, INC.

Date: <i>OCTOBER 21 2019</i>	Dwn. By: JLW
Revisions:	Proj. No.: <i>736#829</i>

SHEET:
1



GRAPHIC SCALE



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 BY

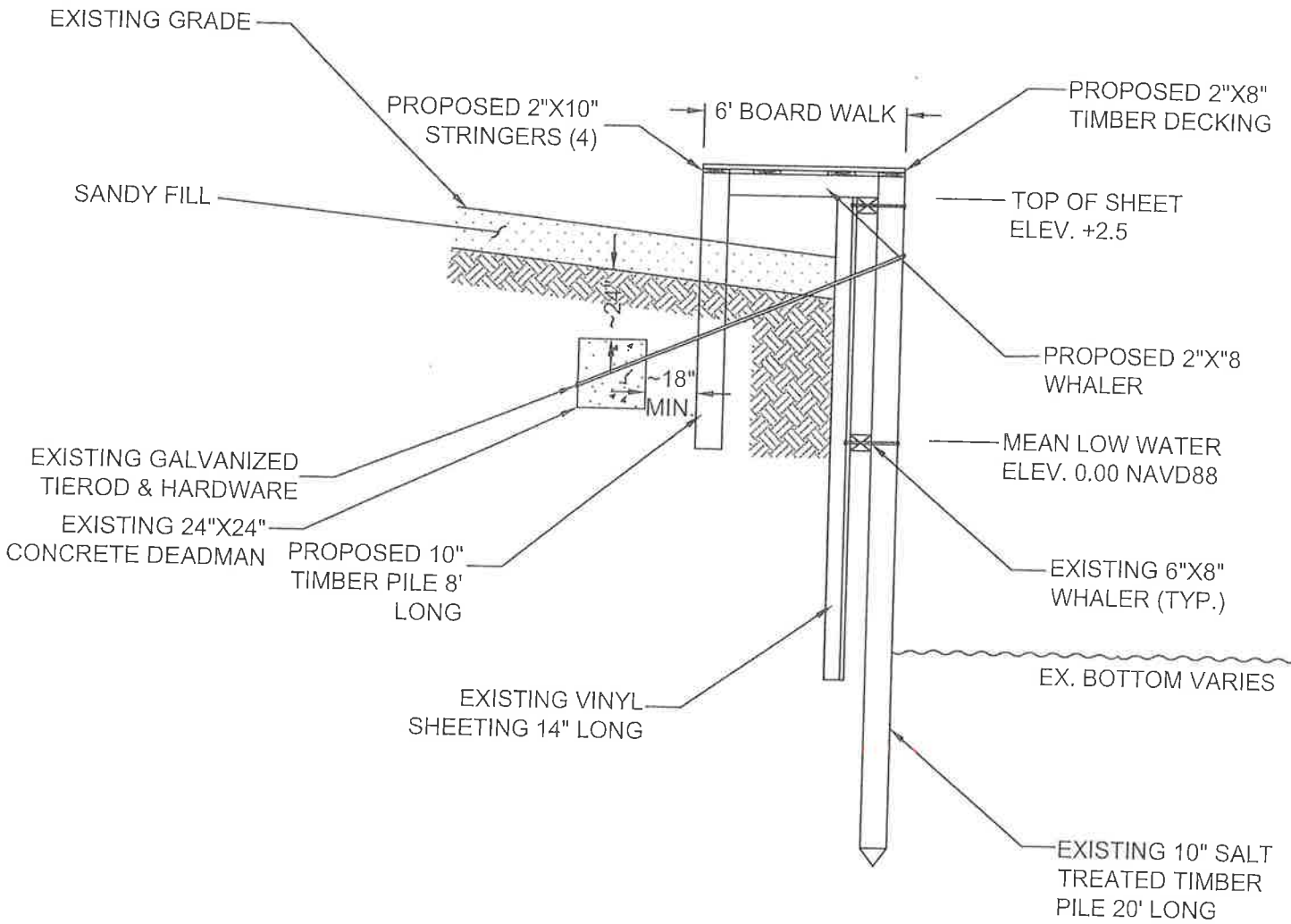
DATE: OCTOBER 21, 2010	
DRAWN BY: SPR	APPROVED BY: RHS
FILE: P18028 - SITE PLAN	
REVISIONS	
12/10/19	

SHEET 2
COMMUNITY DOCKING PLAN
 FOR
THE TOWNES AT BAYSHORE VILLAGE
 TAX MAP PARCEL 134-23.00-3.02
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

CEA CIVIL ENGINEERING ASSOCIATES, LLC
 • ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

55 WEST MAIN STREET
 MIDDLETOWN, DE 19709
 (302) 376-8833
 FAX (302) 376-8834
 CEA-DE.COM

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PROPOSED BOARDWALK
PILE CAP FOR EXISTING
BULKHEAD

NTS

OCT 29 2019

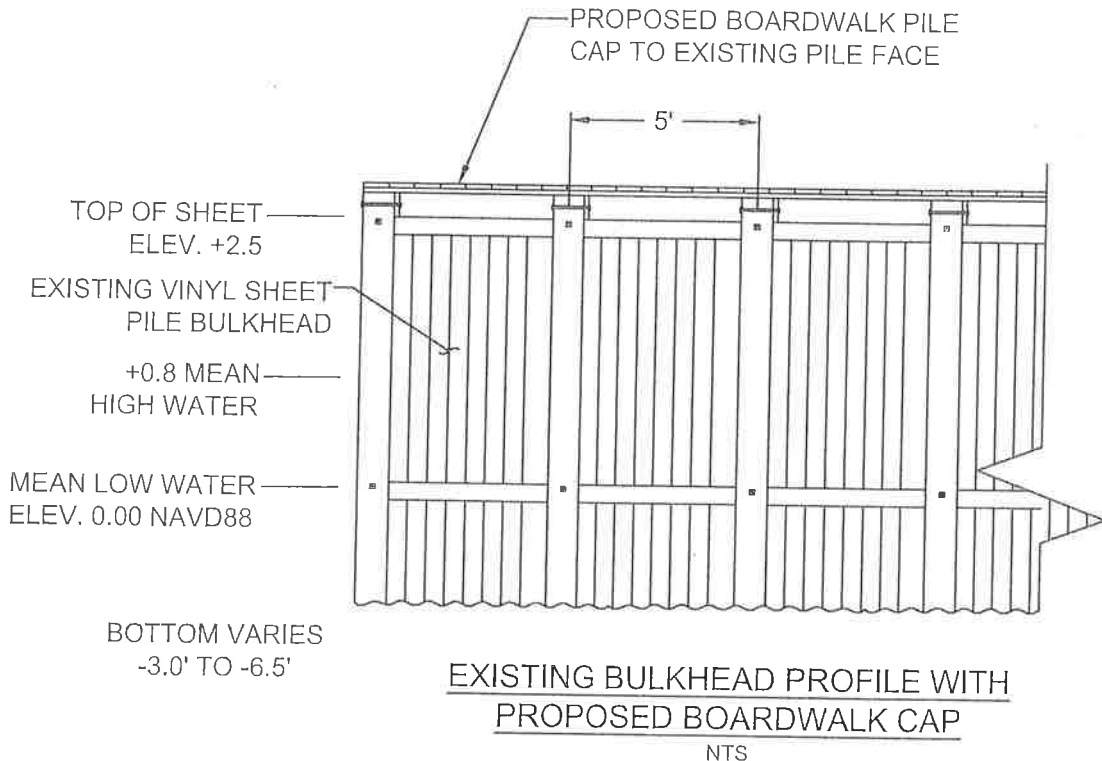
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DATE: OCTOBER 21, 2019	
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FILE: P18028 - SITE PLAN	
REVISIONS	

SHEET 3
**COMMUNITY DOCKING
PLAN**
FOR
**THE TOWNES AT
BAYSHORE VILLAGE**
TAX MAP PARCEL 134-23.00-3.02
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

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FAX (302) 376-8834
CEA-DE.COM



OCT 29 2019

DATE: OCTOBER 21, 2019	
DRAWN BY: SPR	APPROVED BY: RHS
FILE: P18028 - SITE PLAN	
REVISIONS	

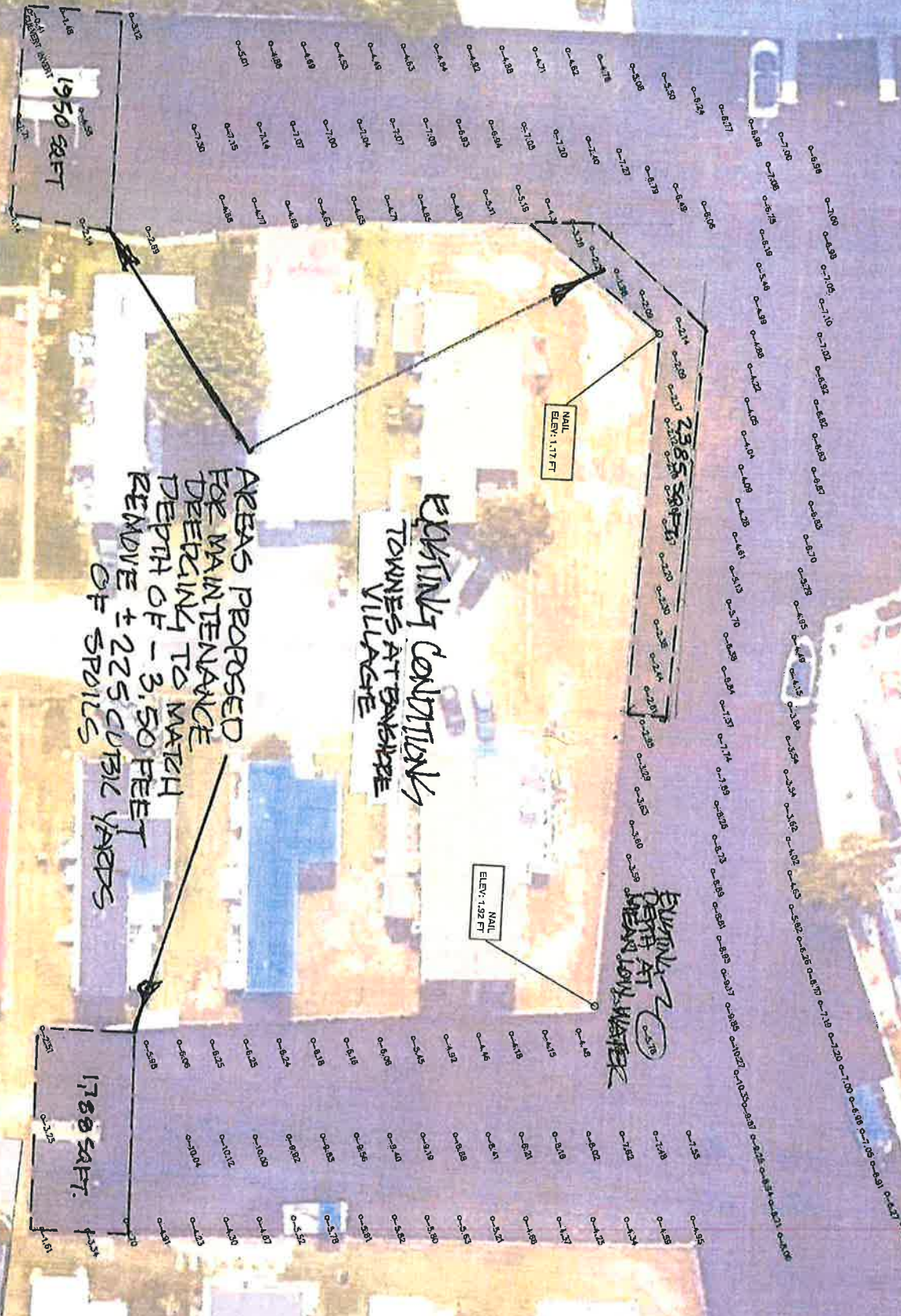
SHEET 4
COMMUNITY DOCKING PLAN
 FOR
THE TOWNES AT BAYSHORE VILLAGE
 TAX MAP PARCEL 134-23.00-3.02
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

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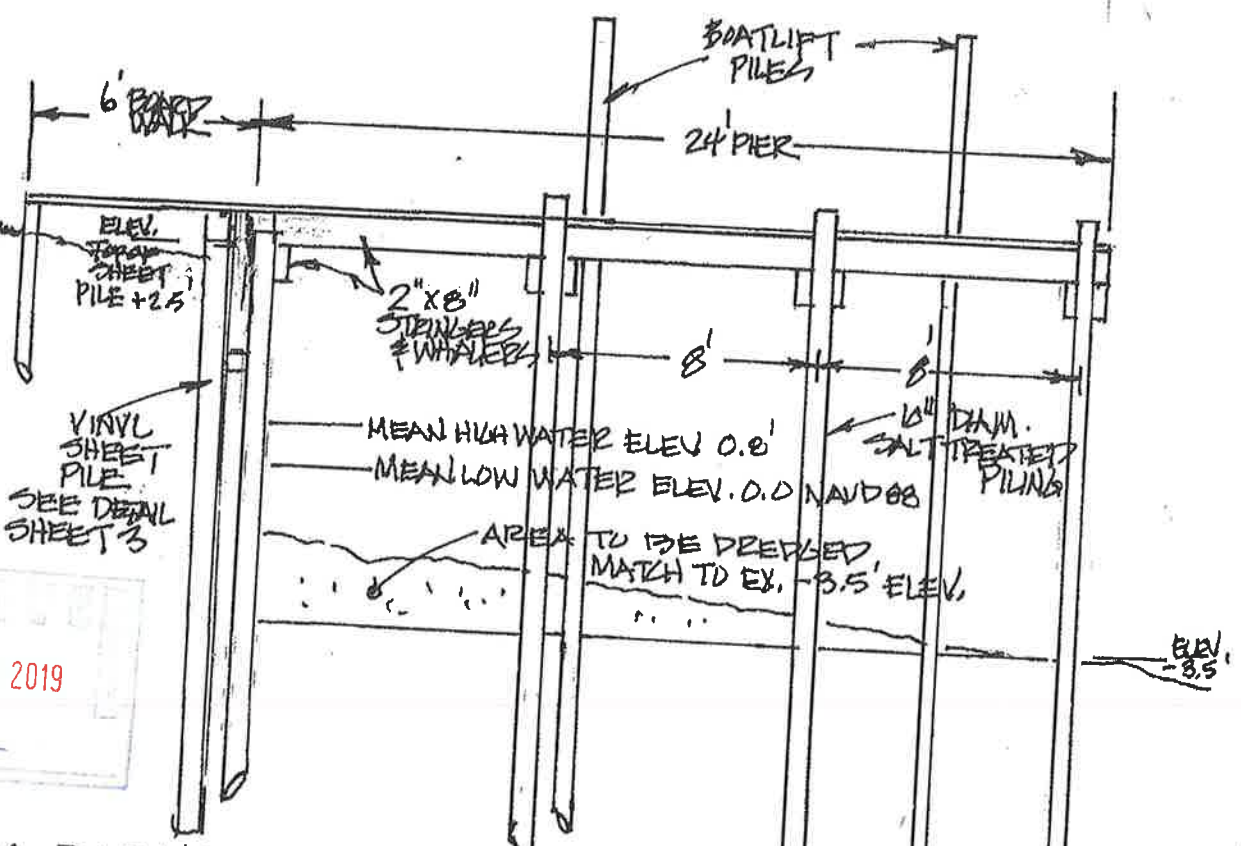
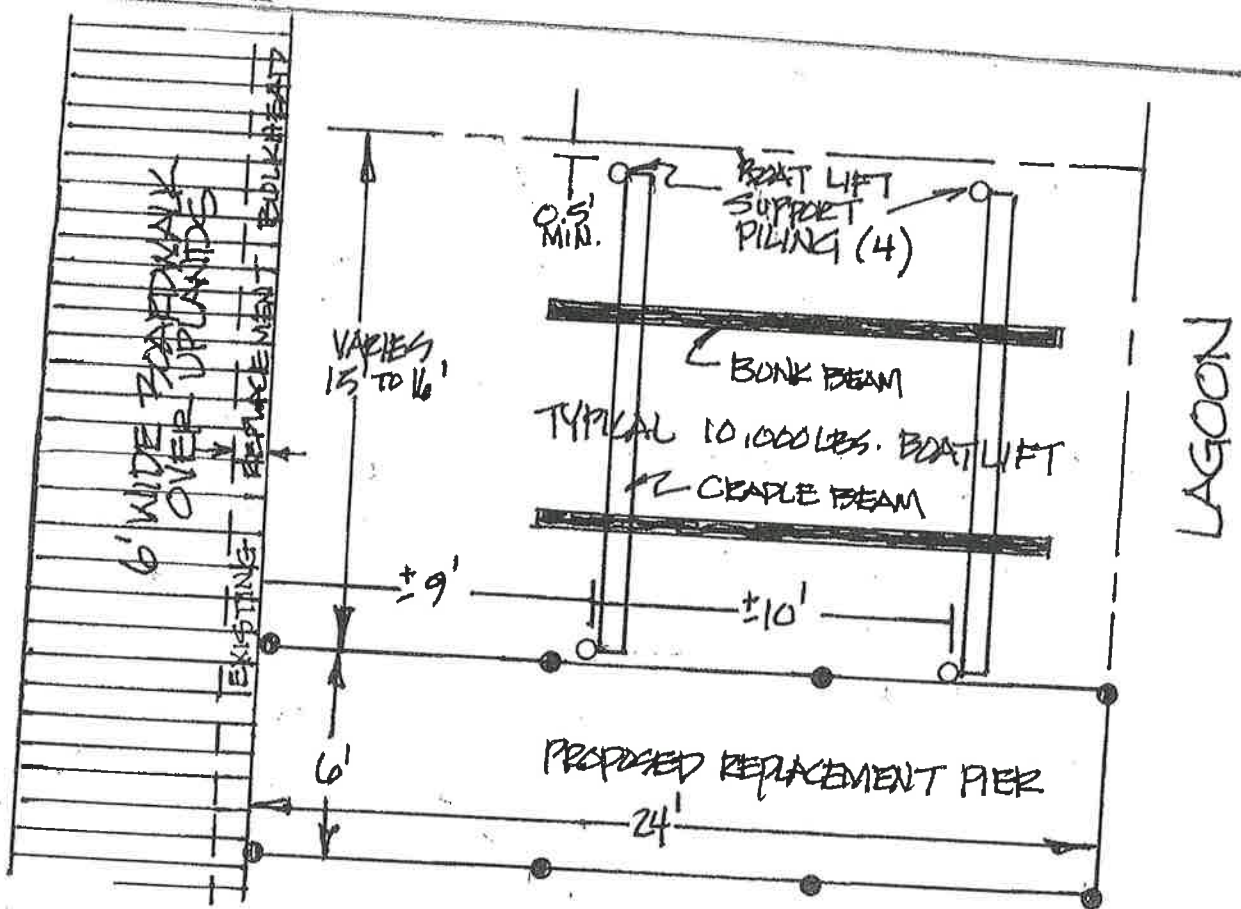
55 WEST MAIN STREET
 MIDDLETOWN, DE 19709
 (302) 376-8833
 FAX (302) 376-8834
 CEA-DE.COM



OCT 29 2019



EXISTING CONDITIONS, SOUNDINGS & PROPOSED DREDGING LOCATIONS
 TOWNES AT BARKSHIRE VILLAGE TAX MAP PARCEL 134-23.00-3.02
 BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE
 OCT. 21 2019
 SCALE: AS SHOWN
 SHEET 5



OCT 29 2019

GR

TYPICAL DOCK & BOAT LIFT DETAIL FOR
 TOWNES AT BAYSHORE VILLAGE - TAX MAP PARCEL 134-23.00-302
 BALTIMORE HUNDRED SUSSEX COUNTY DE
 OCTOBER 21, 2019
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