

January 24, 2025

ERI Project No. 0849-0792

Regulatory Program Manager
Delaware Coastal Management Program
Department of Natural Resources & Environmental Control
100 W. Water Street, Suite 7B
Dover, Delaware 19904

**RE: The Estates at Bridgewater Community Marina
Delaware Coastal Zone Consistency Determination
Coastal Management Program - Department of Army Individual Permit
Tax Map Parcel 134-21.00-6.00
Baltimore Hundred, Sussex County, Delaware
Applicant: SB Old Mill Bridge, LLC. – Attn. Tim Green**

Dear Regulatory Program Manager,

Environmental Resource Insights (ERI) is writing on behalf of SB Old Mill Bridge, LLC. (Attn. Tim Green) to provide you with the Department of the Army Permit Application and plans for a proposed 24 slip community marina and kayak launch in the waters of Dirickson Creek. The Corps of Engineers advised me that a Coastal Zone Consistency Determination from your Program is required for this project. The project description and a response to applicable Coastal Zone Management Program Policies is provided in the attached Coastal Zone Management Act Federal Consistency Form. The project has been designed in accordance with DNREC's Subaqueous Lands and Marina Regulations and accordingly, SB Old Mill Bridge, LLC. requests the issuance of a Coastal Zone Consistency Determination from your program. Upon your review of this information, I am available at your convenience should you have any additional questions.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS



Edward M. Launay
Senior Professional Wetland Scientist No. 875, Society of Wetland Scientists

Enclosures: Department of Army Application
8 1/2" x 11" Project Plans
CZMA Federal Consistency Form

Cc: Mr. Tim Green
Mr. Mike Yost, ACOE



Initial Review: _____
 Updated On: _____
 Complete: _____
 Official Use Only

Coastal Zone Management Act Federal Consistency Form

This document provides the Delaware Coastal Management Program (DCMP) with a Federal Consistency Determination or Certification for activities regulated under the Coastal Zone Management Act of 1972, as amended, and NOAA's Federal Consistency Regulations, 15 C.F.R. Part 930. Federal agencies and other applicants for federal consistency are not required to use this form; it is provided to applicants to facilitate the submission of a Consistency Determination or Consistency Certification. In addition, federal agencies and applicants are only required to provide the information required by NOAA's Federal Consistency Regulations.

Project/Activity Name: The Estates at Bridgewater Community Marina

I. Federal Agency or Non-Federal Applicant Contact Information:

Contact Name/Title: Tim Green, SB Old Mill Bridge, LLC, 21084 Phillips Street, Rehoboth Beach, DE 19971

Federal Agency Contractor Name (if applicable): Michael Yost

Federal Agency: U.S. Army Corps of Engineers

(either the federal agency proposing an action or the federal agency issuing a federal license/permit or financial assistance to a non-federal applicant)

Mailing Address: 1203 College Park Drive Suite 103

City: Dover

State: DE

Zip Code: 19904

E-mail: michaeldyost@usace.mil

Telephone #: 302-736-9763

II. Federal Consistency Category:

☐ Federal Activity or Development Project
(15 C.F.R. Part 930, Subpart C)

☐ Outer Continental Shelf Activity
(15 C.F.R. Part 930, Subpart E)

☐ Federal Financial Assistance
(15 C.F.R. Part 930, Subpart F)

☒ Federal License or Permit Activity
(15 C.F.R. Part 930, Subpart D)

☐ Federal License or Permit Activity which occurs
wholly in another state (interstate consistency
activities identified in DCMP's Policy document)

III. Detailed Project Description (attach additional sheets if necessary):

The Estates at Bridgewater is a Sussex County Government approved residential community under construction. The community consists of 1.1 miles of shoreline along Dirickson Creek. Consistent with the historic rights of riparian access, the community seeks a location for water related recreation in the form of a minor marina designed in accordance with DNREC's Marina and Subaqueous Lands Regulations, not unlike the existing access that has been provided for other waterfront landowners along the Dirickson Creek. See attached sheet for additional information.

ITEM III - PROJECT DESCRIPTION

The Estates at Bridgewater is a 156-lot single family home residential community which has received zoning and preliminary site plan approvals from Sussex County. The Estates at Bridgewater property totals 145.3 acres. The community is located within an unincorporated area of Selbyville, in the Baltimore Hundred of Sussex County, Delaware. Approximately two thirds of the site consists of tidal salt marshes and non-tidal forested wetlands, which will be left undisturbed. A portion of the remaining area of approximately 48 acres (uplands) is where the residential development will be located. Water will be supplied to the site by Artesian Water Co. and sanitary sewer service is provided by Sussex County. The proposed project is located approximately 4,350 feet north of the intersection of State Route (SR) 54 Lighthouse Road and Old Mill Bridge Road. The project site lies along the southerly shore of Dirickson Creek east of Old Mill Bridge Road. The entirety of the project is located within Sussex Co. Tax Map: 134-21.00, Parcel: 6.00. The project location is geographically identified by Latitude: 38.482710° N, Longitude: -75.114892° W.

The existing property has a waterfront area formerly developed with two mobile homes, several sheds and a 4' x 30' pier and 12' x 12' dock platform. The structure has a current Subaqueous Land Lease (SL 129/05). The applicant's development plan for the Bridgewater Estates Community Marina proposes to locate a community clubhouse and parking 0.2 miles east of the existing pier location. Development of this area will include two twelve slip marina piers and a floating kayak launch dock. The two piers will be separated by a 60-foot-wide aisle for navigation of vessels. The redevelopment for the waterfront area is described as follows.

All proposed activities noted here are illustrated on the 8.5-inch by 11-inch permit drawings prepared by Davis, Bowen & Friedel, sheets 1 through 7 dated August 2022. The permit drawings are enclosed as part of the Department of Army application. Within this defined area of waterfront access, no state regulated wetlands will be impacted by the proposed marina project. A total of 54 square feet of federally regulated wetlands will be bridged by the two mooring piers.

Parking for the marina will be shared with the community clubhouse. A total of 108 parking spaces will be provided. A spill kit and portable marine pumpout cart will be kept in a small marina storage building which is at the sidewalk access point between the parking lot and marina. Restrooms will be conveniently located in the community clubhouse and a trash dumpster will be located in the parking lot area. A fire department connection for the fire protection system proposed for the marina piers will also be at that location. Connection will be made with a nearby hydrant which the system needs to be used. In accordance with Delaware State Fire Marshall guidance, each dock will have a fire department connection on its access pier. Marina signage with rules and

emergency contact numbers will be located along the sidewalk area next to each pier. The proposed marina location can meet all the service requirements outlined in DNREC's Marina Regulations. The Marina facility will operate under a DNREC approved Operations and Maintenance Plan.

The Estates at Bridgewater Community Marina will provide mooring slips for 24 vessels. Two piers are proposed, each with 12 slips. The piers will extend from uplands \pm 148 feet channelward of the mean low water line of Dirickson Creek. The docking area of each pier will be separated by a 60-foot-wide navigation aisle. Each docking area is contained within a 102-foot wide by 78 foot long rectangular area at each pier.

All of the proposed piers, docks, and finger piers will be 6 feet in order to allow for possible boat lifts after operations begin. Slip size will be 24 feet long by 14 feet wide. The two docking areas have a main pier configuration in a cross pattern. Each docking area will have four 16' x 6' finger piers between each pair of slips. There will be 20 free standing mooring piers between the slips at each docking area (40 in total). In order to access an area of adequate water depth, each docking area is located approximately 74 feet offshore. Each pier will have a fire department connection on the main access pier located approximately 30 feet offshore.

The eastern marina pier will be fitted with a floating dock to be used for launching canoes and kayaks. It will consist of an 8' x 20' floating dock which will be accessed from the main pier by a 4' x 16' aluminum ramp with railings. A 4' wide by 5' foot long "Yakport" launch assist apparatus will be attached to the side of the floating dock.

The combination of the two marina piers and the floating kayak launch dock facility will occupy a total of 4,036 square feet of public subaqueous lands. The proposed docks and piers will be typical marine construction. All lumber will be salt treated, and all hardware will be galvanized or stainless steel. Pilings will be 10-inch diameter spaced typically 8 feet on center. Stringers and headers will be 2" x 10" and decking will be 2" x 8". Slip pairs will be serviced by water and utility pedestals with down directed low level lighting. The elevation of the dock and pier will be 3.2 feet NAVD88 datum.

IV. General Analysis of Coastal Effects (attach additional sheets if necessary):

The project proposes installation of a 24 slip community marina and kayak launch that will be bridged across approximately 54 square feet of federally regulated wetlands. No state regulated wetlands are impacted.

Due to minor design elements of the facility related to pier and dock widths, the project requires an individual Department of the Army permit as exemplified by 6 foot wide finger piers to accommodate the possibility of future boat lifts. However, all criteria of DNREC Marina and Subaqueous Lands Regulation are met by the present design. The marina will operate under an Operation and Maintenance Plan as approved by the DNREC Wetland and Waterways Section (WWS).

V. Detailed Analysis of Consistency with DCMP Enforceable Policies (attach additional sheets if necessary):

Policy 5.1: Wetlands Management

No state regulated wetlands will be impacted. Approximately 54 square feet of federally regulated wetlands at the shoreline edge will be bridged by the two marina piers.

No wetland loss or filling is proposed.

Policy 5.2: Beach Management

No beaches are present.

Policy 5.3: Coastal Waters Management (includes wells, water supply, and stormwater management. Attach additional sheets if necessary)

The project involves the installation of a community marina as approved by Sussex County Government and the DNREC Wetlands and Waterways Section consistent with the right for recreational water access.

Policy 5.4: Subaqueous Land and Coastal Strip Management

A Subaqueous Land Permit and Marina will be obtained from the DNREC Wetland and Waterways Section (WWS) prior to construction. The marina facility is designed in accordance with WWS standards. The project is not sited at a Coastal Strip Locaiton.

Policy 5.5: Public Lands Management

No state owned lands are involved. A Subaqueous Lands Lease will be obtained from the DNREC WWS prior to construction.

Policy 5.6: Natural Lands Management

The location does not involve any state owned lands, park or natural land management areas. The Estates at Bridgewater is a Sussex County Government approved residential community currently under construction. Large areas of preserved open space have been incorporated into the project design.

Policy 5.7: Flood Hazard Areas Management

Not Applicable. The marina will meet all required design standards and it does not result in any floodplain alterations.

Policy 5.8: Port of Wilmington

Not Applicable.

Policy 5.9: Woodlands and Agricultural Lands Management

Not Applicable. The marina project does not result in any significant forest clearing impact. Residential construction on the property is as approved by Sussex County Government.

Policy 5.10: Historic and Cultural Areas Management

No historic or cultural areas or resources are present at the marina location.

Policy 5.11: Living Resources

The marina project has been designed in accordance with WWS design standards so as to minimize impacts on living resources and the environment.

Policy 5.12 Mineral Resources Management

Not Applicable.

Policy 5.13: State Owned Coastal Recreation and Conservation

Not Applicable.

Policy 5.14: Public Trust Doctrine

The project is not contrary to the public trust. The Estates at Bridgewater occupies approximately 1.1 miles of shoreline along the Dirickson Creek and focused access for recreation is limited to a small section of shoreline. Consistent with the historic right of riparian access in accordance with DNREC design standards offered to others with property along this navigable waterway.

Policy 5.15: Energy Facilities

Not Applicable.

Policy 5.16: Public Investment

Not Applicable.

Policy 5.17: Recreation and Tourism

The project will provide The Estates at Bridgewater residents with recreational water access with the construction of a community marina and kayak launch within Dirickson Creek as approved by the Corps and WWS.

Policy 5.18: National Defense and Aerospace Facilities

Not Applicable.

Policy 5.19: Transportation Facilities

Not Applicable. The project does not impact any navigation channel and marina construction will not result in any increased vehicular traffic.

Policy 5.20: Air Quality Management

Not Applicable.

Policy 5.21: Water Supply Management

Not Applicable.

Policy 5.22: Waste Disposal Management

Not Applicable.

Policy 5.23: Development

The project will serve as a recreational amenity which will be part of the Estates of Bridgewater residential development that is currently under construction as approved by Sussex County Government.

Policy 5.24: Pollution Prevention

The project only utilizes approved materials. The project will operate under an Operations and Maintenance Plan as approved by DNREC WWS.

Policy 5.25: Coastal Management Coordination

The marina project will obtain Corps of Engineers and all DNREC approvals prior to construction.

VI. JPP and RAS Review (Check all that apply):

Has the project been reviewed in a monthly Joint Permit Processing and/or Regulatory Advisory Service meeting?

☐ JPP

☐ RAS

☒ None

*If yes, provide the date of the meeting(s): _____

VII. Statement of Certification/Determination and Signature (Check one and sign below):

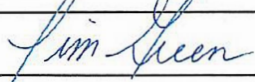
☐ **FEDERAL AGENCY CONSISTENCY DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity is consistent to the maximum extent practicable with the enforceable policies of the Delaware Coastal Management Program.

OR

☐ **FEDERAL AGENCY NEGATIVE DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity will not have any reasonably foreseeable effects on Delaware's coastal uses or resources (Negative Determination) and is therefore consistent with the enforceable policies of the Delaware Coastal Management Program.

OR

☒ **NON-FEDERAL APPLICANT'S CONSISTENCY CERTIFICATION.** Based upon the information, data, and analysis included herein, the non-federal applicant for a federal license or permit, or state or local government agency applying for federal funding, listed in (I) above, finds that this proposed activity complies with the enforceable policies of the Delaware Coastal Management Program and will be conducted in a manner consistent with such program.

Signature:			
Printed Name:	SB Old Mill Bridge, LLC. - Attn. Tim Green	Date:	3.6.2025

Pursuant to 15 C.F.R. Part 930, the Delaware Coastal Management Program must provide its concurrence with or objection to this consistency determination or consistency certification in accordance with the deadlines listed below. Concurrence will be presumed if the state's response is not received within the allowable timeframe.

Federal Consistency Review Deadlines:

Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)	60 days with option to extend an additional 15 days or stay review (15 C.F.R. § 930.41)
Federal License or Permit (15 C.F.R. Part 930, Subpart D)	Six months, with a status letter at three months. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.63)
Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)	Six months, with a status letter at three months. If three month status letter not issued, then concurrence presumed. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.78)
Federal Financial Assistance to State or Local Governments (15 C.F.R. Part 930, Subpart F)	State Clearinghouse schedule

OFFICIAL USE ONLY:

Reviewed By: Stephanie Zmina	Fed Con ID: 2025.0024	Date Received: 3/13/2025
Public notice dates: _____ to _____	Comments Received: <input type="checkbox"/> NO <input type="checkbox"/> YES [attach comments]	
Decision type: <small>(objections or conditions attach details)</small>	Decision Date: _____	

January 24, 2025

ERI Project No. 0849-0792

Mr. Todd Schaible, Chief
Regulatory Branch, Philadelphia District
U.S. Army Corps of Engineers
Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-3390

Attn: Mr. Michael Yost, Dover, Delaware Field Office, Philadelphia District

**RE: Department of the Army Permit
The Estates at Bridgewater Community Marina
Tax Map Parcel 134-21.00-6.00, Dirickson Creek
Baltimore Hundred, Sussex County, Delaware
Applicant: SB Old Mill Bridge, LLC. – Attn. Tim Green**

Dear Mr. Schaible,

Environmental Resource Insights (ERI) is writing to you on behalf of the applicant, SB Old Mill Bridge, LLC. (Attn. Tim Green, TMP 134-21.00-6.00) in order to request an Individual Department of the Army Permit for the installation of a 24 slip community marina and kayak launch located on the northern bank of Dirickson Creek. There are some minor design elements that preclude the use of SPGP-20 for this project so an individual permit is required.

I have applied to the DNREC Wetlands and Waterways Section for a Subaqueous Lands and Marina Permit. I have also submitted a Coastal Zone Consistency Request to DNREC's Coastal Zone Management Program.

Upon your review of the enclosed application, please let me know if you or your staff need any additional information in support of this request. On behalf of the applicant, thank you in advance for your time and attention to this request.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS



Edward M. Latunay

Cc: Mr. Tim Green

U.S. Army Corps of Engineers (USACE)
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT
 33 CFR 325. The proponent agency is CECW-CO-R.

Form Approved -
OMB No. 0710-0003
Expires: 02-28-2022

The public reporting burden for this collection of information, OMB Control Number 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. PLEASE DO NOT RETURN YOUR APPLICATION TO THE ABOVE EMAIL.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <http://dpcl.dod.mil/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx>

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
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(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME First - Tim Middle - Last - Green Company - SB Old Mill Bridge, LLC. E-mail Address - tgreen@schellbrothers.com	8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required) First - Edward Middle - M. Last - Launay Company - Environmental Resource Insights E-mail Address - elaunay@ericonsultants.com
6. APPLICANT'S ADDRESS: Address- 20184 Phillips Street City - Rehoboth Beach State - DE Zip - 19971 Country - U.S.A.	9. AGENT'S ADDRESS: Address- 1 Park Ave City - Milford State - DE Zip - 19963 Country - USA
7. APPLICANT'S PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax 302-226-1994	10. AGENTS PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax 302-436-9637

STATEMENT OF AUTHORIZATION

11. I hereby authorize, Edward M. Launay, ERI to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.


 SIGNATURE OF APPLICANT

3.6.2025
 DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions) Estates at Bridgewater Community Marina	
13. NAME OF WATERBODY, IF KNOWN (if applicable) Dirickson Creek	14. PROJECT STREET ADDRESS (if applicable) Address SE corner of Mills Neck Rd and Old Mill Bridge rd City - Selbyville State - DE Zip - 19971
15. LOCATION OF PROJECT Latitude: °N 38.482710 Longitude: °W 75.114892	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID 134-21.00-6.00 Municipality Baltimore Hundred Section - Township - Range -	

17. DIRECTIONS TO THE SITE

From the intersection of State Route 20 & 54, proceed 580 feet to Tidal Lane & turn right. Turn left onto Old Mill Bridge Road. Proceed 1.1 miles to Millers Neck Road. Site is at southeast corner.

18. Nature of Activity (Description of project, include all features)

See Attached Sheet

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

Construct a 24 slip community marina facility for Estates at Bridewater consisting of two individual piers. The east pier will provide a floating dock with a "Yakport" canoe and kayak launch appliance.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

Not applicable - no discharge proposed

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
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22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres

or

Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

ITEM 18 – Nature of Activity:

The Estates at Bridgewater is a 156-lot single family home residential community which has received zoning and preliminary site plan approvals from Sussex County. The Estates at Bridgewater property totals 145.3 acres. The community is located within an unincorporated area of Selbyville, in the Baltimore Hundred of Sussex County, Delaware. Approximately two thirds of the site consists of tidal salt marshes and non-tidal forested wetlands, which will be left undisturbed. A portion of the remaining area of approximately 48 acres (uplands) is where the residential development will be located. Water will be supplied to the site by Artesian Water Co. and sanitary sewer service is provided by Sussex County. The proposed project is located approximately 4,350 feet north of the intersection of State Route (SR) 54 Lighthouse Road and Old Mill Bridge Road. The project site lies along the southerly shore of Dirickson Creek east of Old Mill Bridge Road. The entirety of the project is located within Sussex Co. Tax Map: 134-21.00, Parcel: 6.00. The project location is geographically identified by Latitude: 38.482710° N, Longitude: -75.114892° W.

The existing property has a waterfront area formerly developed with two mobile homes, several sheds and a 4' x 30' pier and 12' x 12' dock platform. The structure has a current Subaqueous Land Lease (SL 129/05). The applicant's development plan for the Bridgewater Estates Community Marina proposes to locate a community clubhouse and parking 0.2 miles east of the existing pier location. Development of this area will include two twelve slip marina piers, and a floating kayak launch dock. The two piers will be separated by a 60-foot-wide aisle for navigation of vessels. The redevelopment for the waterfront area is described as follows.

All proposed activities noted here are illustrated on the 8.5-inch by 11-inch permit drawings prepared by Davis, Bowen & Friedel, sheets 1 through 7 dated August 2022. The permit drawings are enclosed as **Exhibit 1**. Within this defined area of waterfront access, no state regulated wetlands will be impacted by the proposed marina project. A total of 54 square feet of federally regulated wetlands will be bridged by the two mooring piers.

Parking for the marina will be shared with the community clubhouse. A total of 108 parking spaces will be provided. A spill kit and portable marine pumpout cart will be kept in a small marina storage building which is at the sidewalk access point between the parking lot and marina. Restrooms will be conveniently located in the community clubhouse and a trash dumpster will be located in the parking lot area. A fire department connection for the fire protection system proposed for the marina piers will also be at that location. Connection will be made with a nearby hydrant which the system needs to be used. In accordance with Delaware State Fire Marshall guidance, each dock will have a fire department connection on its access pier. Marina signage with rules and

emergency contact numbers will be located along the sidewalk area next to each pier. The proposed marina location can meet all the service requirements outlined in DNREC's Marina Regulations.

The Estates at Bridgewater Community Marina will provide mooring slips for 24 vessels. Two piers are proposed, each with 12 slips. The piers will extend from uplands \pm 148 feet channelward of the mean low water line of Dirickson Creek. The docking area of each pier will be separated by a 60-foot-wide navigation aisle. Each docking area is contained within a 102-foot wide by 78-foot-long rectangular area at each pier.

All of the proposed piers, docks, and finger piers will be 6 feet in order to allow for possible boat lifts after operations begin. Slip size will be 24 feet long by 14 feet wide. The two docking areas have a main pier configuration in a cross pattern. Each docking area will have four 16' x 6' finger piers between each pair of slips. There will be 20 free-standing mooring piers between the slips at each docking area (40 in total). In order to access an area of adequate water depth, each docking area is located approximately 74 feet offshore. Each pier will have a fire department connection on the main access pier located approximately 30 feet offshore.

The eastern marina pier will be fitted with a floating dock to be used for launching canoes and kayaks. It will consist of an 8' x 20' floating dock which will be accessed from the main pier by a 4' x 16' aluminum ramp with railings. A 4' wide by 5' foot long "Yakport" launch assist apparatus will be attached to the side of the floating dock.

The combination of the two marina piers and the floating kayak launch dock facility will occupy a total of 4,036 square feet of public subaqueous lands. The proposed docks and piers will be typical marine construction. All lumber will be salt treated, and all hardware will be galvanized or stainless steel. Pilings will be 10-inch diameter spaced typically 8 feet on center. Stringers and headers will be 2" x 10" and decking will be 2" x 8". Slip pairs will be serviced by water and utility pedestals with down directed low level lighting. The elevation of the dock and pier will be 3.2 feet NAVD88 datum.

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- Dirickson Landing Property Owner's Association - PO Box 514

City - Frankford State - DE Zip - 19945

b. Address- David & Jennifer Valentino - 36900 Indian Cove Dr

City - Frankford State - DE Zip - 19945

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
DNREC	Subaqueous Land		9/15/2022		
DNREC	CZM Consistency		pending		
DNREC	Marina		9/15/2022		

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.


SIGNATURE OF APPLICANT

3.6.2025
DATE


SIGNATURE OF AGENT

3/7/2025
DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

1:4,514

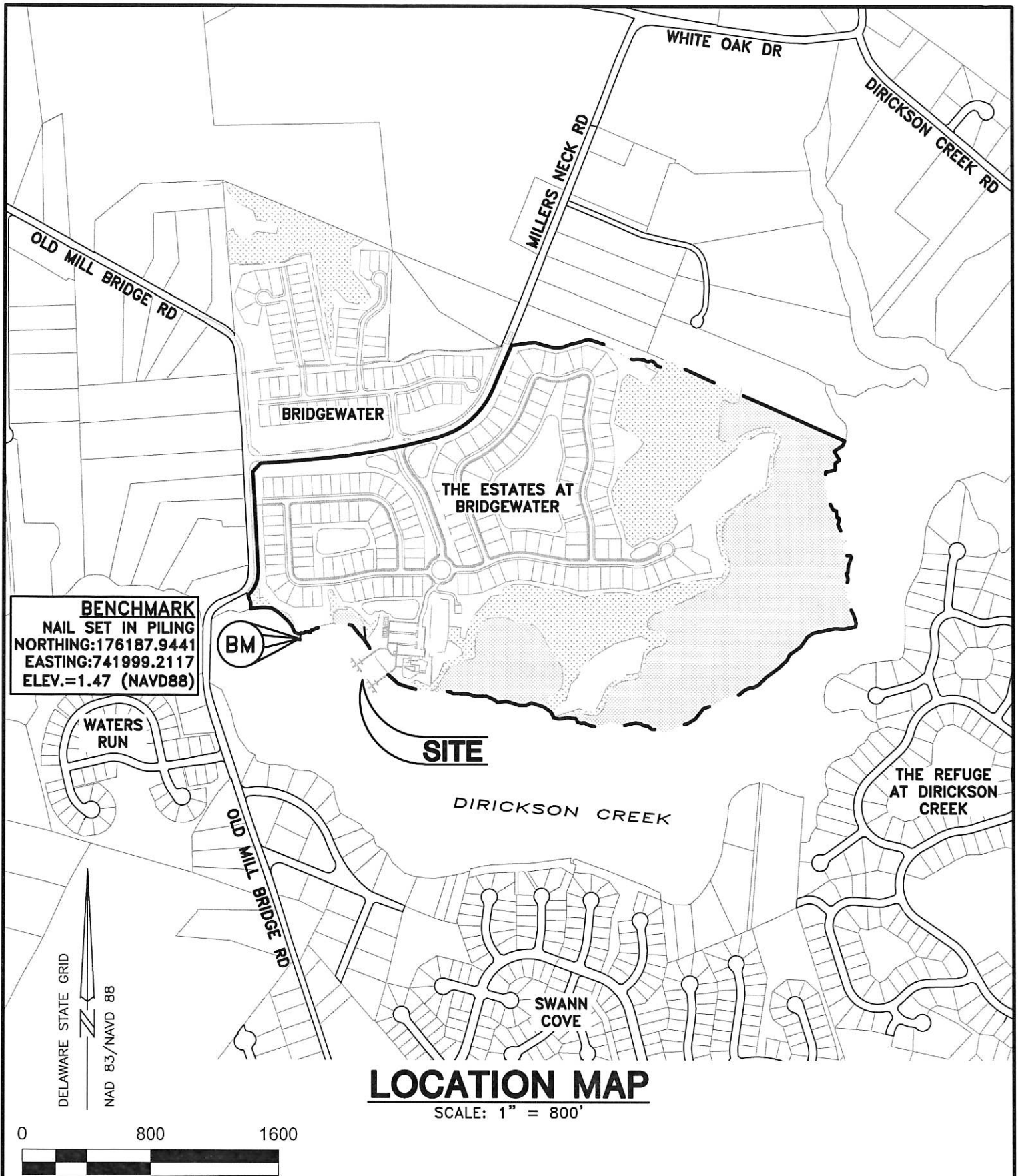
A horizontal scale bar with two sets of markings. The top set is labeled in miles (mi) with values 0, 0.04, 0.09, and 0.17. The bottom set is labeled in kilometers (km) with values 0, 0.05, 0.1, and 0.2. The bar is divided into segments corresponding to these values.

A horizontal scale bar with two sets of markings. The top set is labeled in miles (mi) with values 0, 0.04, 0.09, and 0.17. The bottom set is labeled in kilometers (km) with values 0, 0.05, 0.1, and 0.2. The bar is divided into segments corresponding to these values.

Delaware Department of Education, Wetland mapping is supported with funding provided by the Environmental Protection Agency., Delaware Geological Survey, U.S. GNREC, Division of Watershed Public Service Commission, FEMA, DNREC, Sussex Stewardship, Drainage Program, john.linkster@state.de.us, Sussex

Delaware Department of Education, Wetland mapping is supported with funding provided by the Environmental Protection Agency., Delaware Geological Survey, U.S. GNREC, Division of Watershed Public Service Commission, FEMA, DNREC, Sussex Stewardship, Drainage Program, john.linkster@state.de.us, Sussex

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 MILFORD, DELAWARE (302) 424-1441

THE ESTATES AT BRIDGEWATER
 MARINA PLAN
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

PROJ. NO. : 0818C030

DATE : AUGUST, 2022

SCALE: AS NOTED

DWG.

01 OF 07

PROPOSED MARINA FACILITY OVER PUBLIC SUBAQUEOUS LAND & FEDERALLY REGULATED SECTION 404 WETLANDS	
DESCRIPTION	AREA (SF)
PROPOSED LEASE AREA WITHIN PUBLIC STATE-OWNED SUBAQUEOUS LANDS OF DIRICKSON CREEK CHANNELWARD OF MEAN LOW WATER	4,036
MARINA ACCESS PIER BRIDGED OVER FEDERALLY REGULATED SECTION 404 WETLANDS	54

GENERAL NOTES:

1. ELEVATION BASED ON NAVD 88 DATUM = 0.00'. BENCHMARK LOCATED ON NORTHWEST CORNER PILE OF EXISTING DOCK PLATFORM. NAIL SET IN SOUTHWEST PILE AT ELEVATION 1.47'.
2. EXISTING DOCK AND PLATFORM TO BE REMOVED WHEN PROPOSED MARINA BECOMES OPERATIONAL.
3. RANGE OF LOCAL TIDES:
MEAN HIGH HIGH WATER (SPRING TIDE) ELEV. = +0.8'
MEAN HIGH WATER ELEV. = +0.5'
MEAN LOW WATER ELEV. = -0.2'
4. TOTAL NUMBER OF SLIPS = 24
5. PROPOSED PIER AND DOCK ELEV. = 3.20'
6. FIRE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH DELAWARE STATE FIRE MARSHAL OFFICE REQUIREMENTS.



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THE ESTATES AT BRIDGEWATER
MARINA PLAN
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

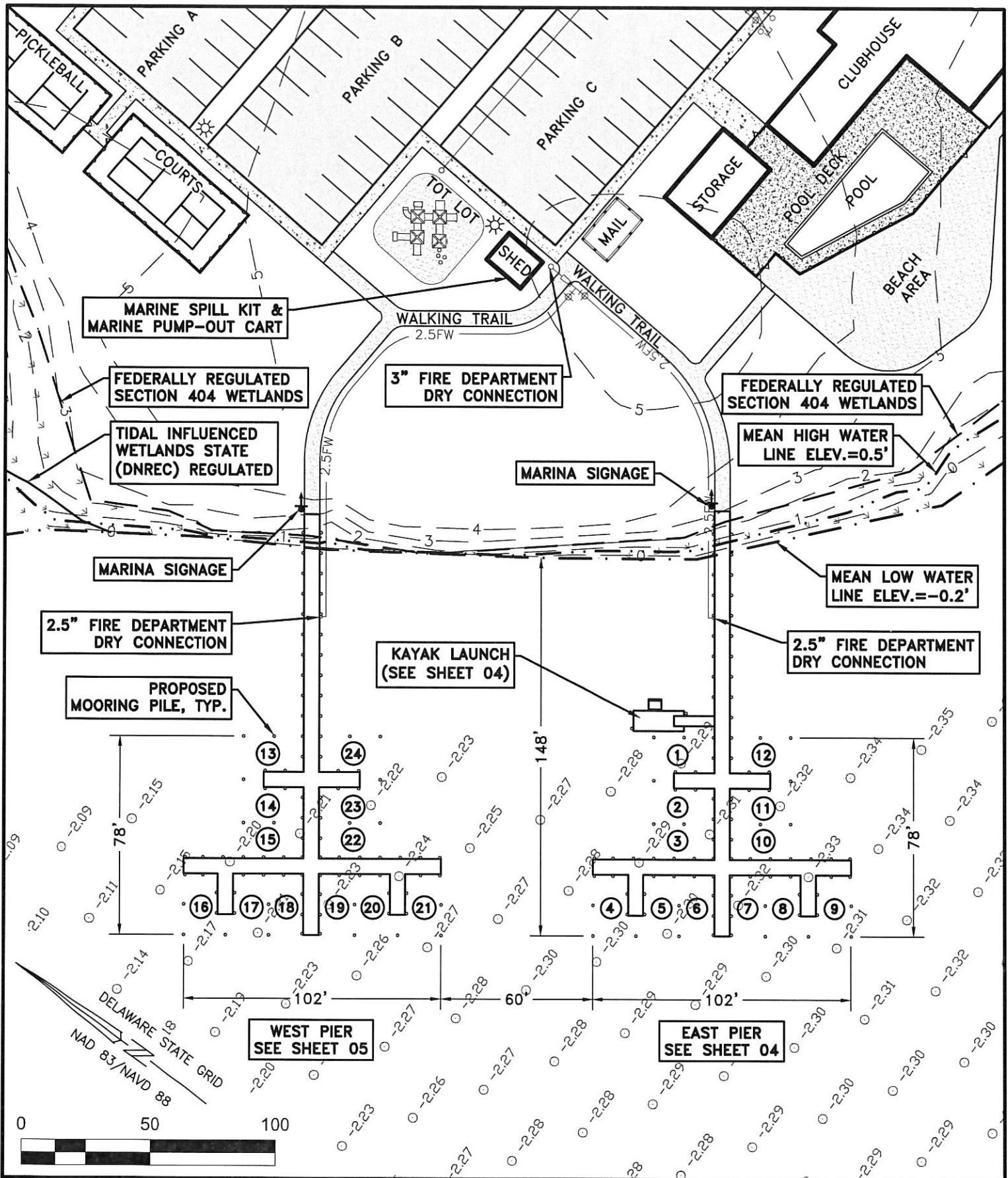
PROJ. NO. : 0818C030

DATE : AUGUST, 2022

SCALE: NTS

DWG.

02 OF 07



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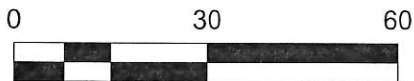
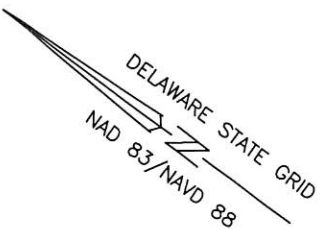
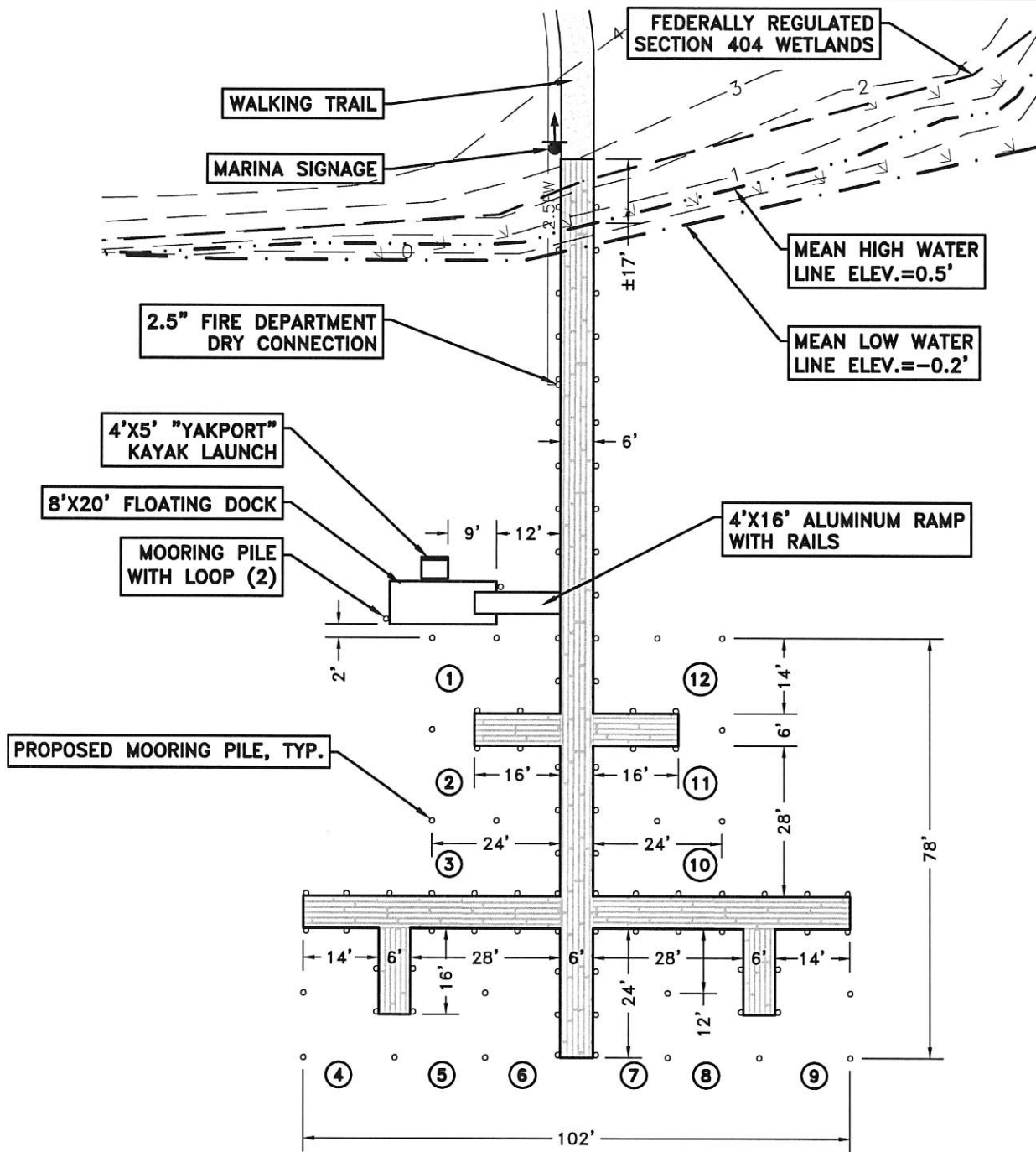
THE ESTATES AT BRIDGEWATER
MARINA SITE PLAN
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

PROJ. NO. : 0818C030

DATE : AUGUST, 2022

SCALE: 1" = 50'

DWG. 03 OF 07



LEGEND

— — — — — 3 — — — — —

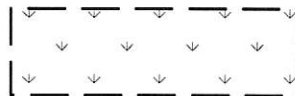
EXISTING CONTOUR ELEVATION

—

MEAN HIGH WATER LINE (+0.5')

—

MEAN LOW WATER LINE (-0.2')



FEDERALLY REGULATED
SECTION 404 WETLANDS



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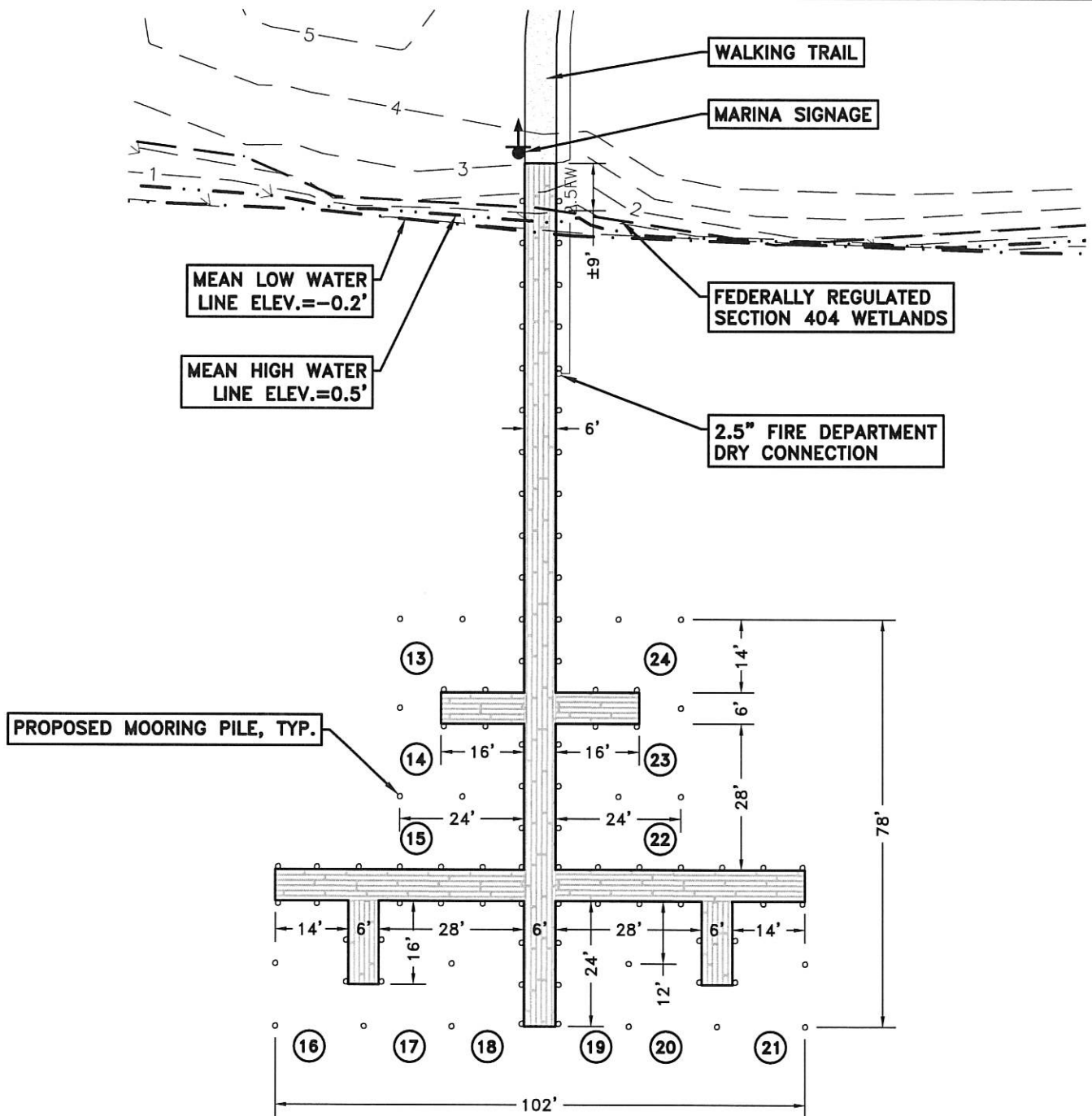
THE ESTATES AT BRIDGEWATER
MARINA PIER DETAIL - EAST PIER
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

PROJ. NO. : 0818C030

DATE : AUGUST, 2022

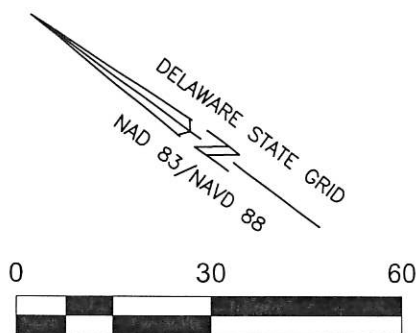
SCALE: 1" = 30'

DWG. 04 OF 07



LEGEND

---	EXISTING CONTOUR ELEVATION
---	MEAN HIGH WATER LINE (+0.5')
---	MEAN LOW WATER LINE (-0.2')
↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓	FEDERALLY REGULATED SECTION 404 WETLANDS



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THE ESTATES AT BRIDGEWATER
MARINA PIER DETAIL - WEST PIER
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

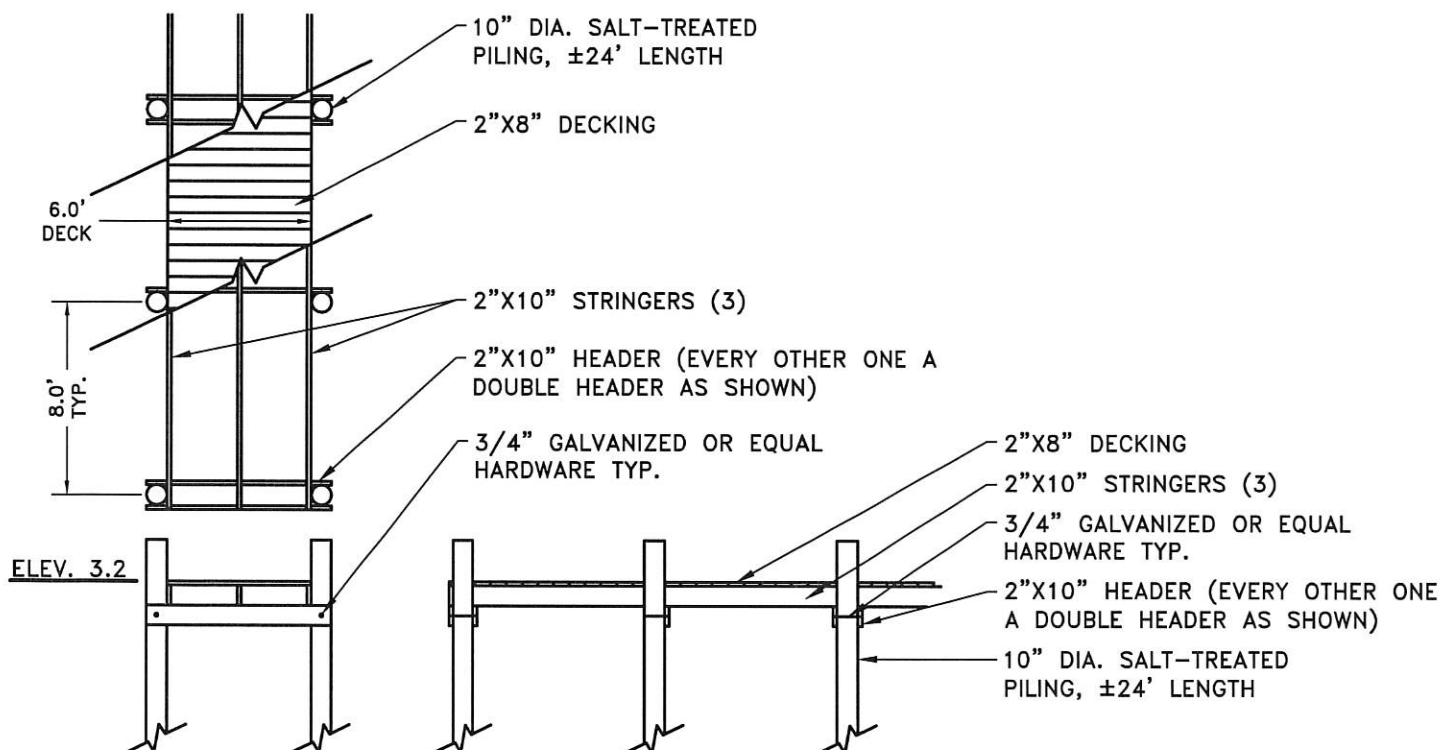
PROJ. NO. : 0818C030

DATE : AUGUST, 2022

SCALE: 1" = 30'

DWG.

05 OF 07



TYPICAL PIER CONSTRUCTION

NOT TO SCALE



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THE ESTATES AT BRIDGEWATER
MARINA PLAN CONSTRUCTION DETAIL
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

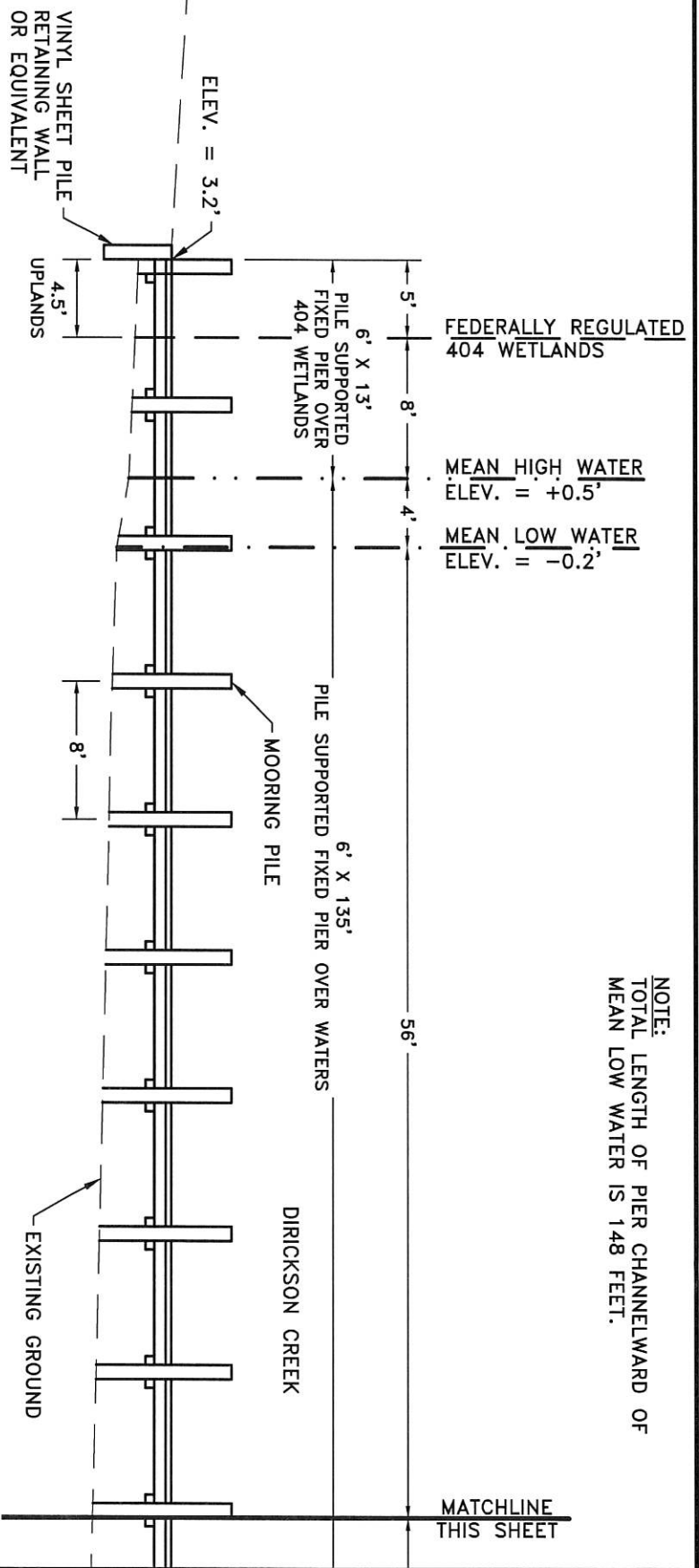
PROJ. NO. : 0818C030

DATE : AUGUST, 2022

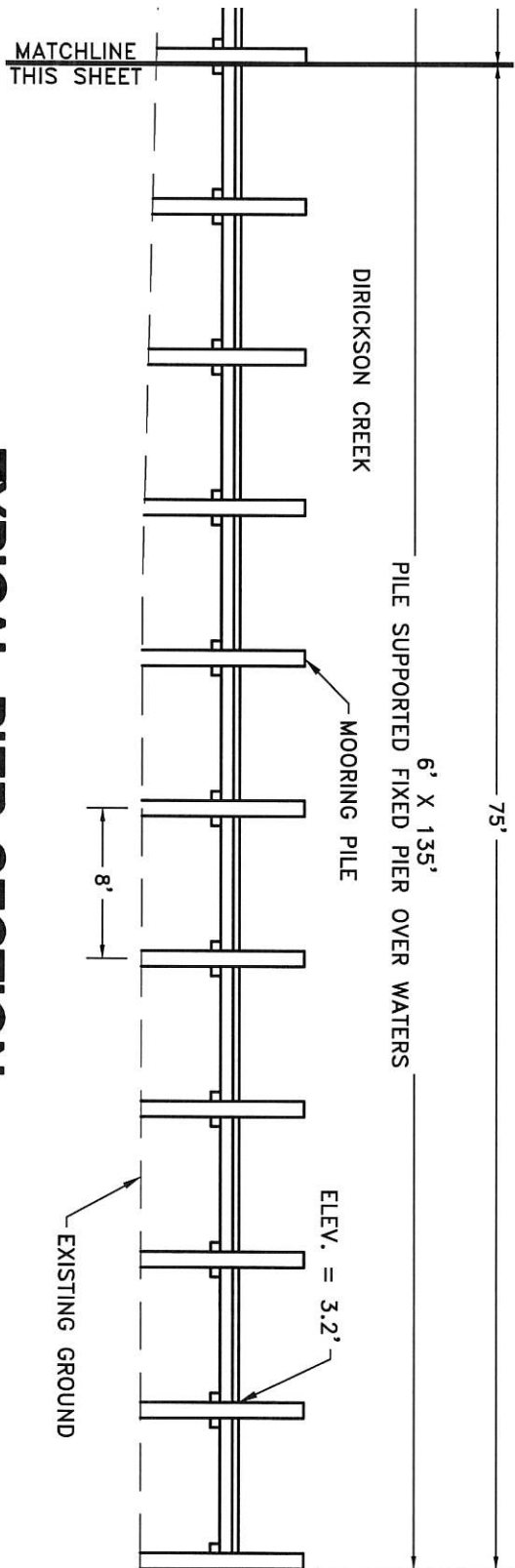
SCALE: N.T.S.

DWG.

06 OF 07



NOTE:
 TOTAL LENGTH OF PIER CHANNELWARD OF
 MEAN LOW WATER IS 148 FEET.



TYPICAL PIER SECTION

(EAST PIER SHOWN)

NOT TO SCALE



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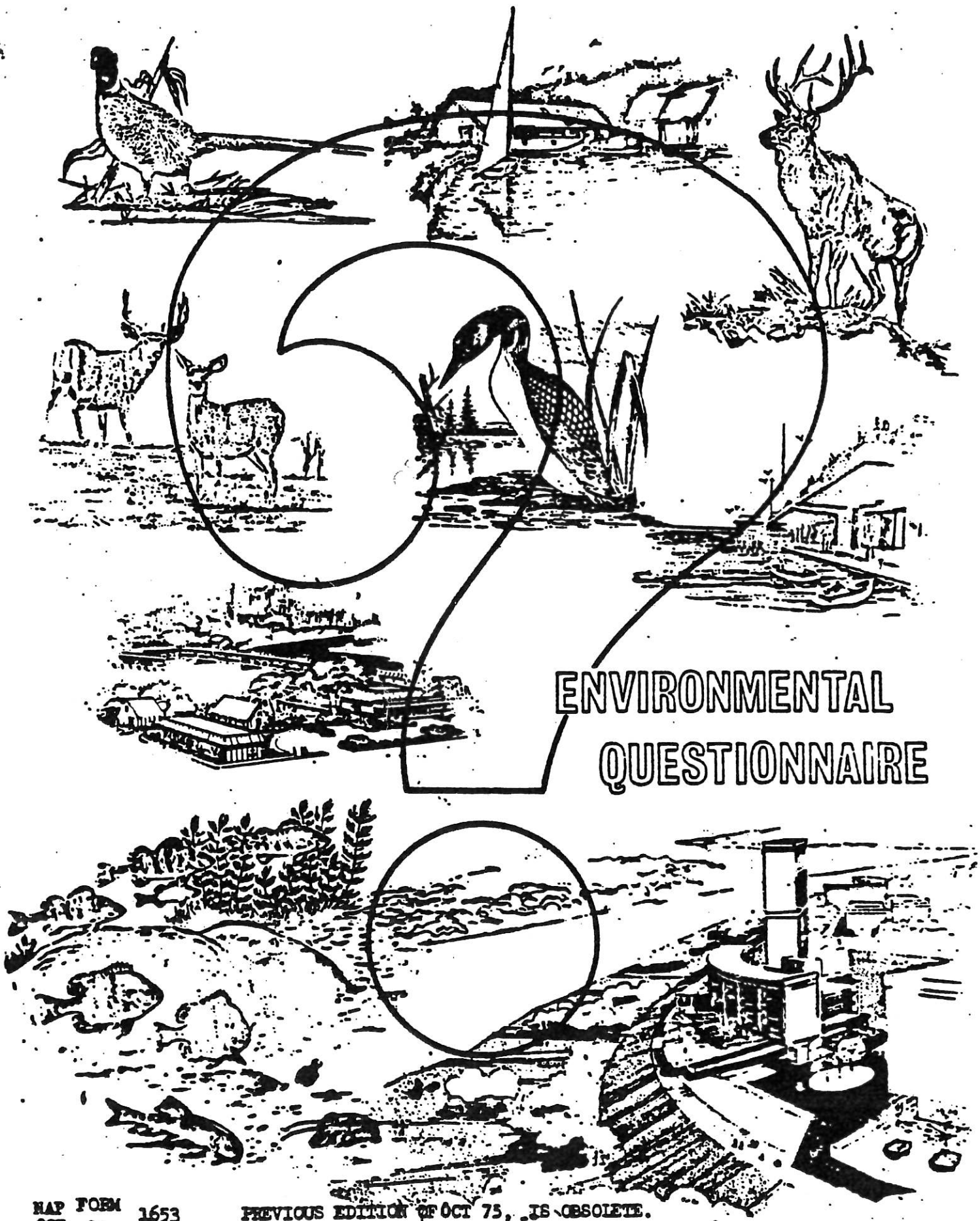
THE ESTATES AT BRIDGEWATER
 MARINA PLAN SECTION DETAIL
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE

PROJ. NO. : 0818C030

DATE : AUGUST, 2022

SCALE: N.T.S.

DWG. 07 OF 07



ENVIRONMENTAL QUESTIONNAIRE

ENVIRONMENTAL QUESTIONNAIRE
FOR CORPS OF ENGINEERS PERMIT APPLICATIONS
Philadelphia District, Corps of Engineers
Philadelphia, Pennsylvania 19107
CENAP-OP-R

INTRODUCTION AND INSTRUCTIONS

The District Engineer is required by law to assess the initial, cumulative, and long-term effects of any proposed permit on all aspects of the environment.

To speed the analysis of the probable impact of the proposed work, each applicant is required to submit appropriate environmental data as part of a permit application. We ask that you provide a thorough description of your proposed project and answer each question as it applies to the work and the results of that work. Complete and accurate answers will prevent unnecessary delays in processing your permit application.

Parts I and II will be filled out by all applicants. Part I is self-explanatory. In Part II, the Environmental Impact Checklist, you should indicate the impacts of your project on all aspects of the environment that are listed. Use the space under "Qualifying Remarks" to indicate the specific impacts that your project will have. This may include types of plants or animals affected, specific adverse, beneficial, or mitigative effects, changes to existing conditions, etc. Although space for answers has been provided, you may wish to supply additional information on attached pages. If you do not anticipate an impact on a certain item, simply place a check in the "No" column.

Part III will be filled out by all applicants applying for a permit to perform dredging.

Part IV will be filled out by all applicants applying for a permit to perform filling operations. This includes activities such as filling behind bulkheads.

Refer any questions you may have concerning this supplemental form to the Regulatory Branch at (215) 656-6728.

PART I

I. PROJECT DESCRIPTION:

- A. General Site Location: Accurately locate the project site with respect to State, county, or other subdivision, and in relation to streams and rivers.

The project lies in an unincorporated area of Selbyville in the Baltimore Hundred of Sussex County. The project is located within The Estates at Bridgewater residential subdivision which borders Dirickson Creek.

- B. Specific Site Locations: Completely locate the project site with respect to cove, creek, property owner, plot number, etc.

The subject parcel adjoining the creek is identified in Sussex County records as tax map parcel 134-21.00-6.00. The project site is located on open space within The Estates at Bridgewater residential subdivision on Dirickson Creek.

- C. Description of Proposed Action: Carefully describe the action proposed, including the method of construction, equipment, and materials to be used. Details in your description are important. Attach additional sheets if necessary.

See Attached Sheet

- D. Purpose of Proposed Action: Define the purpose of the proposed structure or work. For example, the purpose of bulkheading may be to stabilize an eroding bank; whereas, the purpose for a pier may be for the mooring of a private boat, for access to a public or private facility, for a marina, or for another purpose.

The purpose of the project is to provide The Estates at Bridgewater with a 24 slip community marina to allow for recreational water access, boat slips, and a kayak launch.

- E. Submit color photographs of the site, with explanations of the views shown (prints only). Photographs help us to better understand your project. The more photographs you provide, the easier it is to understand and process your application.

Photographs have been provided.

Part 1C Description of Proposed Action:

The Estates at Bridgewater is a 156-lot single family home residential community which has received zoning and preliminary site plan approvals from Sussex County. The Estates at Bridgewater property totals 145.3 acres. The community is located within an unincorporated area of Selbyville, in the Baltimore Hundred of Sussex County, Delaware. Approximately two thirds of the site consists of tidal salt marshes and non-tidal forested wetlands, which will be left undisturbed. A portion of the remaining area of approximately 48 acres (uplands) is where the residential development will be located. Water will be supplied to the site by Artesian Water Co. and sanitary sewer service is provided by Sussex County. The proposed project is located approximately 4,350 feet north of the intersection of State Route (SR) 54 Lighthouse Road and Old Mill Bridge Road. The project site lies along the southerly shore of Dirickson Creek east of Old Mill Bridge Road. The entirety of the project is located within Sussex Co. Tax Map: 134-21.00, Parcel: 6.00. The project location is geographically identified by Latitude: 38.482710° N, Longitude: -75.114892° W.

The existing property has a waterfront area formerly developed with two mobile homes, several sheds and a 4' x 30' pier and 12' x 12' dock platform. The structure has a current Subaqueous Land Lease (SL 129/05). The applicant's development plan for the Bridgewater Estates Community Marina proposes to locate a community clubhouse and parking 0.2 miles east of the existing pier location. Development of this area will include two twelve slip marina piers and a floating kayak launch dock. The two piers will be separated by a 60-foot-wide aisle for navigation of vessels. The redevelopment for the waterfront area is described as follows.

All proposed activities noted here are illustrated on the 8.5-inch by 11-inch permit drawings prepared by Davis, Bowen & Friedel, sheets 1 through 7 dated August 2022. The permit drawings are enclosed as **Exhibit 1**. Within this defined area of waterfront access, no state regulated wetlands will be impacted by the proposed marina project. A total of 54 square feet of federally regulated wetlands will be bridged by the two mooring piers.

Parking for the marina will be shared with the community clubhouse. A total of 108 parking spaces will be provided. A spill kit and portable marine pumpout cart will be kept in a small marina storage building which is at the sidewalk access point between the parking lot and marina. Restrooms will be conveniently located in the community clubhouse and a trash dumpster will be located in the parking lot area. A fire department connection for the fire protection system proposed for the marina piers will also be at that location. Connection will be made with a nearby hydrant which the system needs to be used. In accordance with Delaware State Fire Marshall guidance, each dock will have a fire department connection on its access pier. Marina signage with rules and

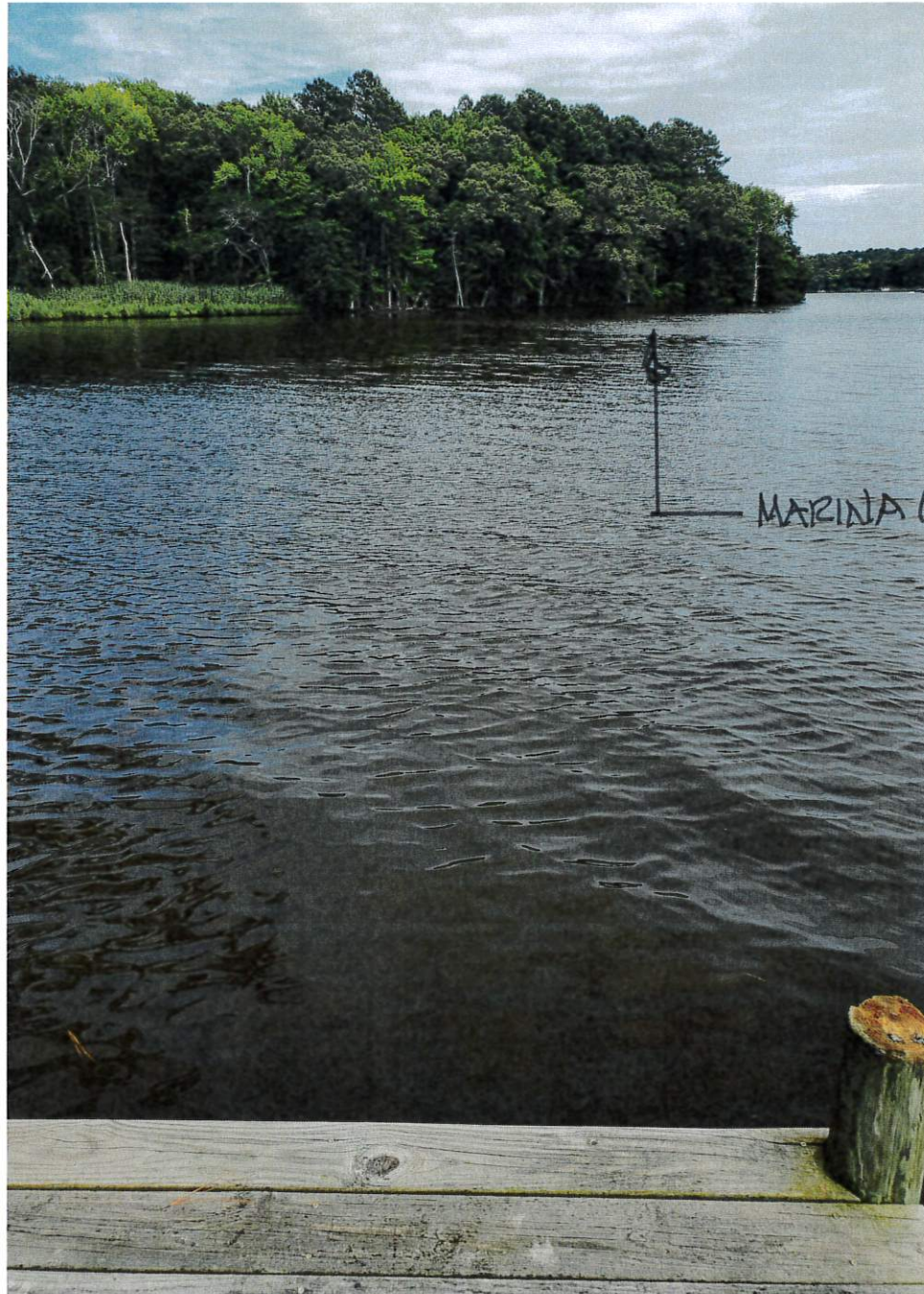
emergency contact numbers will be located along the sidewalk area next to each pier. The proposed marina location can meet all the service requirements outlined in DNREC's Marina Regulations.

The Estates at Bridgewater Community Marina will provide mooring slips for 24 vessels. Two piers are proposed, each with 12 slips. The piers will extend from uplands \pm 148 feet channelward of the mean low water line of Dirickson Creek. The docking area of each pier will be separated by a 60-foot-wide navigation aisle. Each docking area is contained within a 102-foot wide by 78-foot-long rectangular area at each pier.

All of the proposed piers, docks, and finger piers will be 6 feet in order to allow for possible boat lifts after operations begin. Slip size will be 24 feet long by 14 feet wide. The two docking areas have a main pier configuration in a cross pattern. Each docking area will have four 16' x 6' finger piers between each pair of slips. There will be 20 free-standing mooring piers between the slips at each docking area (40 in total). In order to access an area of adequate water depth, each docking area is located approximately 74 feet offshore. Each pier will have a fire department connection on the main access pier located approximately 30 feet offshore.

The eastern marina pier will be fitted with a floating dock to be used for launching canoes and kayaks. It will consist of an 8' x 20' floating dock which will be accessed from the main pier by a 4' x 16' aluminum ramp with railings. A 4' wide by 5' foot long "Yakport" launch assist apparatus will be attached to the side of the floating dock.

The combination of the two marina piers and the floating kayak launch dock facility will occupy a total of 4,036 square feet of public subaqueous lands. The proposed docks and piers will be typical marine construction. All lumber will be salt treated, and all hardware will be galvanized or stainless steel. Pilings will be 10-inch diameter spaced typically 8 feet on center. Stringers and headers will be 2" x 10" and decking will be 2" x 8". Slip pairs will be serviced by water and utility pedestals with down directed low level lighting. The elevation of the dock and pier will be 3.2 feet NAVD88 datum.



MARINA LOCATION

VIEW TO EAST OF SHORELINE WHERE
MARINA PIERS WILL EXTEND FROM UPLANDS

PART II – ENVIRONMENTAL IMPACT CHECKLIST			
ENVIRONMENTAL IMPACT	YES	NO	QUALIFYING REMARKS
A. Physical			
1. Topography	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No significant alteration to topography is proposed.
2. Geological Elements and Leaching	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Air	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Handling of Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Spoil Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No dredging is proposed.
7. Sewage and Solid Wastes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project is served by public sewer.
8. Water Resources			
a. Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only salt treated timber and pilings will be used. Galvanized and/or stainless steel hardware.
b. Hydrography, Circulation, Littoral Drift.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Ground Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
B. Biological			
1. Vegetation			
a. Terrestrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Limited clearing, area selected in less vegetated location. No fill is proposed in wetlands.
b. Aquatic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No SAV present.
2. Fish and Wildlife			
a. Mammals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Birds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Amphibians	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Reptiles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Fish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Shellfish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Invertebrates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Rare or Endangered Species	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No species impacted.

ENVIRONMENTAL IMPACT	YES	NO	QUALIFYING REMARKS
C. Cultural			
1. Land Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The project serves as a community marina and is approved by Sussex County Government.
2. Population Density and Trends	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within a county approved residential community
3. Regional Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Historic Places	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Archaeological Sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Aesthetics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Many residential docking facilities are utilized on the opposite shoreline. No impact.
7. Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The community is serviced by public sewer, water and electric.
8. Transportation Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project will provide residents with water access for recreational activities.
10. Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D. Other Factors			
1. Secondary Effects	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project impletementation will provide for short term construction. Related economic growth and long term benefit related to boating.
2. Controversiality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Is significant dredging involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Is significant filling involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Part III

Considerations of a Dredging Proposal:

A. Describe characteristics and locations of the proposed dredged material disposal site. Provide photographs.

No dredging is proposed.

B. Is there a comprehensive plan for disposal sites that takes into account the accumulative effect over time and the decreasing amount of suitable sites for disposal?

C. Describe the present land use of the disposal site.

D. Describe characteristics of the material to be disposed, including:

1. Physical source of material (i.e. sand, silt, clay, etc.) Give percentages of the various fractions if available.

2. Chemical composition of material: Many areas, especially marinas, highly industrialized areas, etc., have sediments with high concentrations of pollutants (chemicals, organic material, etc.). These materials may be re-suspended or reintroduced into the water and result in serious environmental damage. If your proposed dredging is in an area such as described above, a chemical analysis of the material to be dredged should be provided.

3. Dewatering properties of the material to be disposed.

4. Compactability of material and settling rates of material to be disposed.

5. Dredging and disposal schedule to insure that operations do not degrade water quality during times of anadromous fish migration.

E. When the project involves land disposal, discuss the following:

1. Method of disposal to be utilized, i.e., pipeline discharge, barge, hopper (underway or stationary).

2. Describe method of dredged material containment (i.e. embankment, behind bulkhead, etc.)

3. What type of leachates will be produced from the spoil material and what is planned for protection of the groundwater?
4. Methods to insure that spoil water does not adversely affect water quality, both during construction and after completion of the project.
5. Provisions for monitoring during discharge: water quality, sediment transport, and precautions to prevent "short-circuiting" dumping.

F. Consider and discuss the following for water disposal:

1. Describe methods to be used for water disposal, including volumes and site selection.
2. Describe the existing water characteristics at the site, including chemical analysis for water quality.

G. Discuss the frequency and amount of maintenance dredging which will be required; discuss the resulting impacts.

H. Alternatives.

1. Discuss all alternatives to the project, including the "no action" alternative.

A "no action" alternative will preclude the homeowner to enjoy riparian access commonly enjoyed by neighboring properties.

2. Discuss alternative types and methods of dredging and disposal, such as pipeline discharge, barging, or hopper method.
3. Discuss alternatives to dredging.
4. Discuss alternative areas of sites for spoil disposal.
5. Discuss impact of port docking patterns upon the demand for dredging. Can alternative patterns reduce the amount of dredging required to support port operations?
6. Support alternative means of construction that would prevent or minimize water quality degradation using EPA standards for guidance.
7. State in detail impacts resulting in alternative locations for the proposed project.

Part IV

CONSIDERATIONS OF A FILLING PROPOSAL:

- A. Describe in detail the existing characteristics of the area proposed for filling (i.e. aquatic area, marsh, mudflat, swamp, etc.). In your description, be sure to include the types of vegetation present and the types of animals that use the area. Provide photographs.

No fill is proposed.

- B. Give the following information in regard to the project size:

1. Total area to be filled.
2. Size of underwater area to be filled.
3. Area of intertidal zone to be filled.
4. Area of wetlands to be filled.
5. Proposed height of fill.
6. Volume of material that will be used in filling.

- C. Describe in detail the material to be used as fill including as follows:

1. Type of fill to be used (sand, stone, rubble, etc.). If the material is a composite (i.e., rubble), list the types of materials it will contain.
2. Give the specific location of the source of this material.
3. What types of leachates will be produced from the fill material and what is planned for protection of surface and groundwater?

- D. Carefully describe the method of fill, including the following:

1. Method of fill placement, including equipment used in deposition and grading.
2. Method of stabilization of banks from erosion, sloughing, wave action, boat wakes, etc.
3. Method of stabilization of the surface of the fill.

4. Length of time needed for completion of the project. State if filling will be continuous, intermittent, etc.
5. Method of controlling turbidity when filling an underwater area.

E. Purpose of the Project:

1. What is the intended use of the filled area?
2. What structures, if any, will be constructed on the fill?
3. What benefits would you gain from the proposed fill?

F. Alternatives

1. Discuss the "no action" alternative and how this would affect your present and future plans for the development of the area.
2. Discuss alternative locations for the proposed fill.
3. Discuss the use of elevated structures (i.e. causeways, elevated platforms, etc.) in place of the proposed fill.
4. Discuss any other alternatives you have considered prior to formulating the presently submitted proposal.