ENVIRONMENTAL RESOURCE INSIGHTS
A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.
Environmental Sciences • Resource Management • Wetland Ecology

November 14, 2025 ERI Project No. 0004-0477

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
Henlopen Bluff Community Marina
Tax Map Parcel 335-9.00-1.02, Lewes Rehoboth Canal
Lewes-Rehoboth Hundred, City of Lewes, Sussex County, Delaware
Applicant: Showfield, LLC. – Attn. T. William Lingo

Dear Mr. Schaible,

Environmental Resource Insights (ERI) is writing to you on behalf of the applicant, Showfield, LLC. (Attn. T. William Lingo) in order to request an Individual Department of the Army Permit for the installation of an 18 slip community docking facility and kayak launch dock located on the southerly shoreline of Lewes-Rehoboth Canal.

The site of the proposed docking facility and kayak launch dock is Tax Map Parcel 335-9.00-1.02. The project site is approximately 40 feet east of Freeman Highway (US Route 9) in the City of Lewes. According to Sussex County Land Records, this portion of the Canal is shown to be Delaware Department of Natural Resources and Environmental Control public subaqueous land. However, the Canal is a federal navigational channel and public works project.

I have applied to the DNREC Wetlands and Waterways Section for a Subaqueous Lands Permit, Lease 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. Launay
Senior Professional Wetland Scientist No. 875

Cc: Nick Hammonds, Showfield LLC

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

RE: Henlopen Bluff Community Marina
Delaware Costal Zone Consistency Determination
Delaware Coastal Management Program - Department of Army Individual Permit
Tax Map Parcel 335-9.00-1.02
Lewes Rehoboth Hundred, City of Lewes, Sussex County, Delaware
Applicant: Showfield, LLC. – Attn. T. William Lingo

Dear Regulatory Program Manager,

Environmental Resource Insights (ERI) is writing on behalf of Showfield, LLC. (Attn. T. William Lingo) to provide you with the Department of the Army Permit Application and plans for a proposed 18 slip community marina and kayak launch to be constructed along the southerly shoreline of the Lewes Rehoboth Canal, 40 feet west of Freeman Highway (US Route 9). The project site shoreline is currently bulkheaded and there are no wetlands at the project location. 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, Showfield, 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 ½" x 11" Project Plans
CZMA Federal Consistency Form

Cc: Mr. Nick Hammonds, Showfield, LLC.
Mr. Mike Yost, ACOE

U.S. Army Corps of Engineers (USACE)

APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT

For use of this form, see 33 CFR 325. The proponent agency is CECW-COR.

Form Approved - OMB No. 0710-0003 Expires: 2027-03-31

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://dpcld.defense.gov/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

(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME	8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required)
First - T. Middle - William Last - Lingo	First - Edward Middle - M Last - Launay
Company - Showfield, LLC.	Company - Environmental Resource Insights
E-mail Address - nhammonds@jlarmre.com	E-mail Address - elaunay@ericonsultants.com
6. APPLICANT'S ADDRESS:	9. AGENT'S ADDRESS:
Address- 246 Rehoboth Avenue	Address- 1 Park Avenue
City - Rehoboth Beach State - DE Zip - 19971 Country - USA	City - Milford State - DE Zip - 19963 Country - USA
7. APPLICANT'S PHONE NOs. w/AREA CODE	10. AGENTS PHONE NOs. w/AREA CODE
a. Residence b. Business 302-227-3883 c. Fax	a. Residence b. Business 302-424-1441 c. Fax 302-424-0430

STATEMENT OF AUTHORIZATION

11. I hereby authorize, ERI - Ed Launay 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 — DATE: 11-12-25

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions)
Henlopen Bluff Community Marina

13. NAME OF WATERBODY, IF KNOWN (if applicable)	14. PROJECT STREET ADDRESS (if applicable)
Lewes & Rehoboth Canal	Address None - Gills Neck Road
15. LOCATION OF PROJECT	City - Lewes State- DE Zip-
Latitude: °N 38.772325 Longitude: °W -75.131599	

16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions)

State Tax Parcel ID 335-9.00-1.02 Municipality Lewes

Section - Township - Range -

17. DIRECTIONS TO THE SITE

Traveling north on Savannah Road, turn right onto Gills Neck Road. Continue on Gills Neck Road for approximately two miles and the project location will be on the right (north side) of Gills Neck Road along the frontage of the Lewes & Rehoboth Canal. The site is 40 feet southeast of the Freeman Highway Bridge (US Route 9).

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

The project involves the construction of a new docking facility for the proposed Henlopen Bluff residential community. The docking facility will consist of two sections. The first section is the boat docking facility which will consist of nine (9) 6 foot wide by 32 foot long piers extending into the Lewes Rehoboth Canal from the existing vinyl sheet bulkhead. These piers will provide mooring for 18 total vessels. Each pier will be associated with the nine (9) proposed building lots that front Gills Neck Road opposite of the docking facility site. Each pier will have an empty mooring slip on one side and a 12,000 lbs pile supported boat lift on the other side. A nine (9) unmarked parking lot area associated with the boat docking portion will be provided.

The other portion of the community facility will consist of the kayak launching facility that will serve all future community members. The kayak launch facility will consist of a 6 foot wide by 8 foot long access pier extending into the Canal from the existing vinyl sheet bulkhead. An 8 foot wide by 35 foot long dock will be channelward of the access pier and will mount a Dock Doctor KL-400-72L (or equivalent) kayak launch ladder. Landward of the existing bulkhead, a proposed kayak rack will provide community members with convenient kayak storage in close proximity to the kayak launch ladder. No encroaching into the federal channel or buffer is proposed. (See attached sheet)

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

The project purpose is to provide the Henlopen Bluff residential community with recreational water access to the Lewes & Rehoboth Canal.

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

20. Reason(s) for Discharge

Not applicable, no discharge of fill material is 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
No discharge of fill material is proposed		

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

Acres None

or

Linear Feet None

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

The docking facility site location is part of the Henlopen Bluff Residential Community, so the location is fixed. The project has been designed to avoid any encroachment into the federal navigational channel and 10' wide buffer by a structure or vessel.

Item 18. – Nature of Activity (Project Description)

Henlopen Bluff is a proposed residential planned community located within the City of Lewes, Sussex County, Delaware. The Henlopen Bluff Community is located on either side of Gills Neck Road. The residential component of the proposed project consists of 78 single family home lots serviced by public sewer and water located on tax map parcels 335-8.00-52.00, 335-8.00-53.00 and 335-8.00-53.01. The proposed Community Marina is proposed on tax map parcel 335-9.00-1.02, which consists of uplands landward of the existing vinyl sheet pile bulkhead along the frontage of the Lewes-Rehoboth Canal located on the north side of Gills Neck Road.

The location of the proposed community marina will be located to the north side of Gills Neck Road sited at 38.772325 latitude and -75.131599 longitude. Since the proposed site is adjacent to navigable waters actively used for recreation and considering the extensive number of marinas and residential docking facilities to the northwest of the project site, recreational access to the waters of the Lewes-Rehoboth Canal is justified and is an essential recreational element of the Henlopen Bluff community.

The proposed Henlopen Bluff Community Marina will be constructed on two separate proposed open space areas (Open Space E and F). Open Space F will consist of the boat docking facility which are intended to serve nine (9) future residential single-family homes fronting Gills Neck Road opposite to the marina site. Each of these nine (9) homes will have first right access to a single pier with an open slip on one side and a 12,000 lbs boat lift slip on the other. The aluminum boat lifts will be mounted on four independent piles. The slipholders will have access to the proposed parking lot associated with this portion of the community marina. Nine (9) total parking spaces are proposed. Each of the nine proposed piers will measure 6 foot wide by 32 foot long. Should any of those nine homeowners not wish to have a pier, that pier will be made available to another community homeowner.

The community marina portion consisting of the proposed kayak launch facility will be located on Open Space E. The kayak launch facility will consist of a proposed 6 foot wide by 8 foot long pier extending channelward into the Lewes & Rehoboth Canal from the existing vinyl sheet pile bulkhead to a proposed 8 foot wide by 35 foot long dock where a kayak launch ladder (Dock Doctor KL-400-72L or equivalent) will be attached on the channelward end of the proposed dock. This portion of the community marina will serve all the future residents of the Henlopen Bluff Community. A proposed kayak rack located on the uplands of Open Space E will provide community members with convenient on-site storage of their kayaks.

The docks and piers will consist of salt treated timber and piles secured with galvanized or stainless steel hardware. Design will be typical marine construction.

The width across the Lewes-Rehoboth Canal at the proposed community marina site is 215 linear feet. The distance from the project shoreline to the active navigation channel is ± 50 feet. The

end of the proposed 32 foot long piers are a minimum of 8.0 feet from the 10 foot buffer bodering the federal navigational channel. The distance from the end of the kayak launch dock to the 10 foot buffer bordering the federal navigational channel is 39 feet. Therefore, no structure or vessel will encroach into the federal channel or the 10 foot buffer. There will be no impact on navigation. The project does comply with all DNREC Wetland and Waterway Section design standards and Corps of Engineers regulatory requirements. There are no other existing docks or piers in close proximity to the proposed community marina.

Project plans for the proposed Henlopen Bluff community marina are based upon the North American Vertical Datum of 1988 (NAVD 88). The range of local tides in relation to this datum is as follows:

Elevation	+ 1.5 feet	Mean High Water
Elevation	0.0 feet	(NAVD 88)
Elevation	- 1.2 feet	Mean Low Water

A detailed bathymetric survey for water depths at the Henlopen Bluff community marina was conducted by Davis, Bowen & Fridel, Inc. Water depths in the vicinity of the proposed piers are predominantly between elevation -3.0 feet to -6.0 feet NAVD 88 and water depths at the proposed kayak launch dock structure are between -2.0 feet to -6.0 feet NAVD 88. Bottom depths are relatively constant extending +/- 50 feet channelward of the existing bulkhead where the edge of the federal navigational channel exists.

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- Gills Neck Realty Company - PO Box 614

City - Lewes State - DE Zip - 19958

b. Address- Delaware River and Bay Authority - PO Box 71

City - New Castle State - DE Zip - 19720

c. Address-

City - Lewes State - DE Zip - 19958

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	Marina Permit		Nov. 2025	pending	
DNREC	Subaqueous Lands		Nov. 2025	pending	
DNREC	Fed. Consistency Det.		Nov. 2025	pending	

* 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 — DATE 11-12-25 — SIGNATURE OF AGENT — 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.

APPENDIX A

PROPOSED HENLOPEN BLUFF COMMUNITY MARINA
TAX MAP PARCEL 335-9.00-1.02
LEWES REHOBOTH HUNDRED, SUSSEX COUNTY, DE

COASTAL ZONE MANAGEMENT CONSISTENCY STATEMENT

The proposed activity complies with and will be constructed in a manner consistent with the approved Coastal Zone Management Program of Delaware.

11-12-25

T. WILLIAM LINGO Date

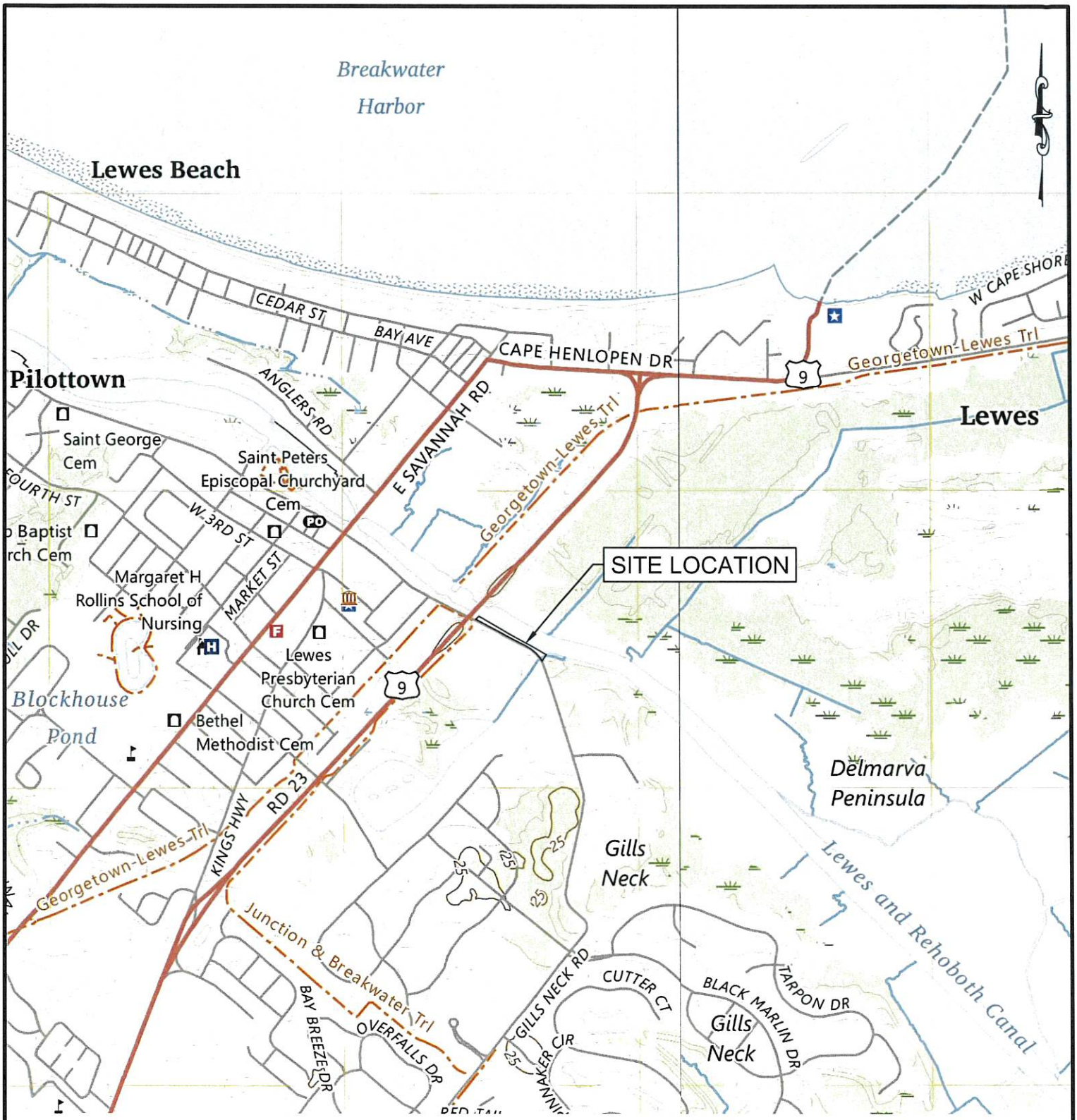
APPENDIX B

ADDRESSES OF LOCAL POST OFFICE AND NEWSPAPERS

U.S. POST OFFICE
116 Front Street
Lewes, DE 19958

NEWS JOURNAL
NEWS JOURNAL MEDIA GROUP
P. O. BOX 15505
WILMINGTON, DE 19850-9831
302-324-2424 (Classifieds)
302-324-2500 (General #)

SUSSEX COUNTIAN
1196 SOUTH LITTLE CREEK ROAD
P. O. BOX 664
DOVER, DE 19903
302-856-0026 (General #)
1-800-942-1616 (Classifieds)



LEWES QUADRANGLE

Date:	JULY, 2025
Scale:	1" = 1500'
Dwn.By:	KWW
Proj.No.:	2261G010
VICINITY MAP	
Dwg.No.:	1

HENLOPEN BLUFF COMMUNITY MARINA
USGS TOPO. MAP

TMP: 335-9.00-1.02
LEWES & REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

ENVIRONMENTAL RESOURCE INSIGHTS
A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.

SITE DATA:

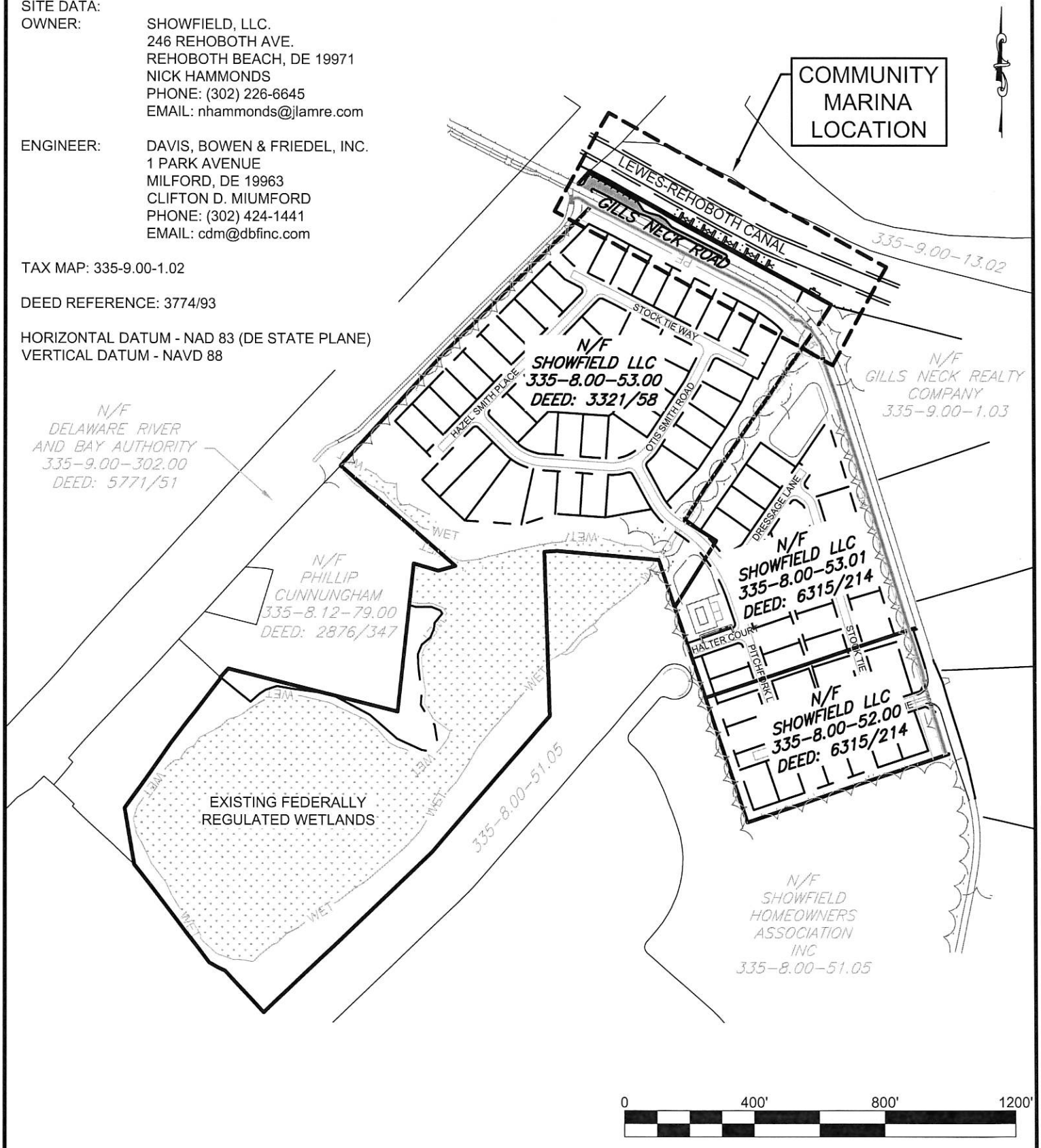
OWNER: SHOWFIELD, LLC.
246 REHOBOTH AVE.
REHOBOTH BEACH, DE 19971
NICK HAMMONDS
PHONE: (302) 226-6645
EMAIL: nhammonds@jlamre.com

ENGINEER: DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963
CLIFTON D. MIUMFORD
PHONE: (302) 424-1441
EMAIL: cdm@dbfinc.com

TAX MAP: 335-9.00-1.02

DEED REFERENCE: 3774/93

HORIZONTAL DATUM - NAD 83 (DE STATE PLANE)
VERTICAL DATUM - NAVD 88



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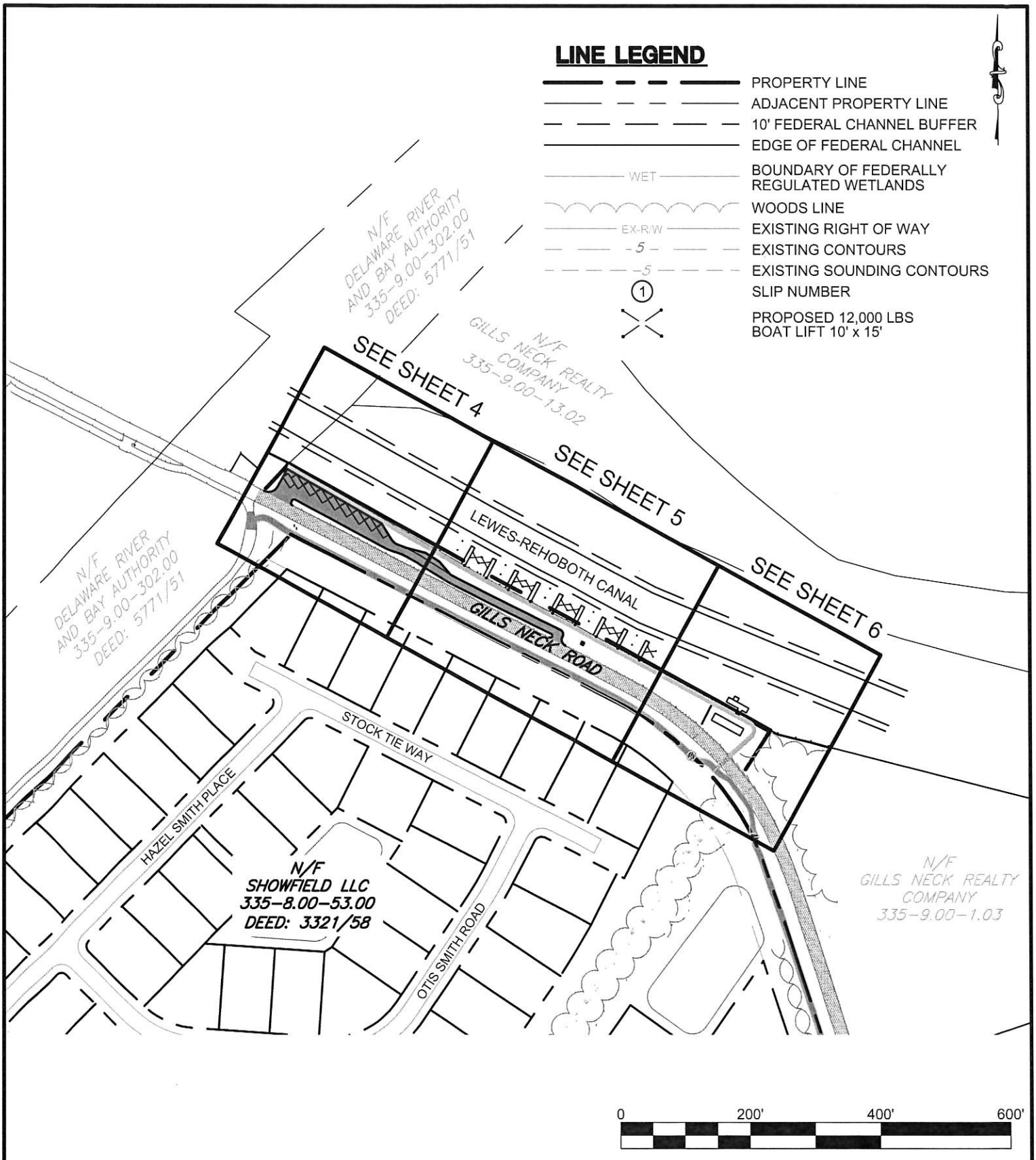
LOCATION MAP	
Dwg.No.:	2

HENLOPEN BLUFF
COMMUNITY MARINA
LEWES & REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091



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Proj.No.:	2261G010
SITE PLAN KEY SHEET	
Dwg.No.:	3

HENLOPEN BLUFF
COMMUNITY MARINA
LEWES & REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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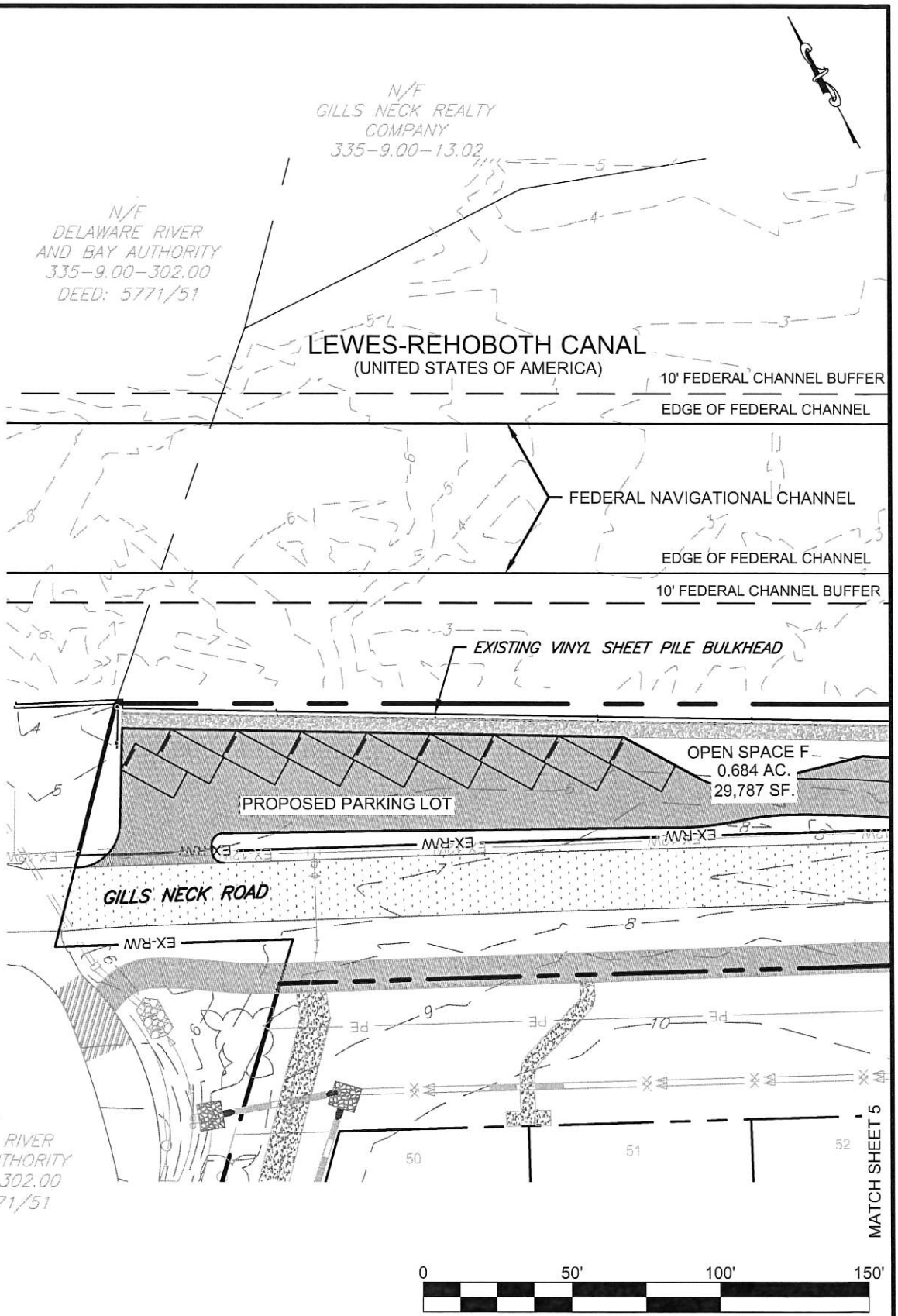

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Scale:	1" = 50'
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Proj.No.:	2261G010
	SITE PLAN
Dwg.No.:	4

HENLOPEN BLUFF
COMMUNITY MARINA
LEWES & REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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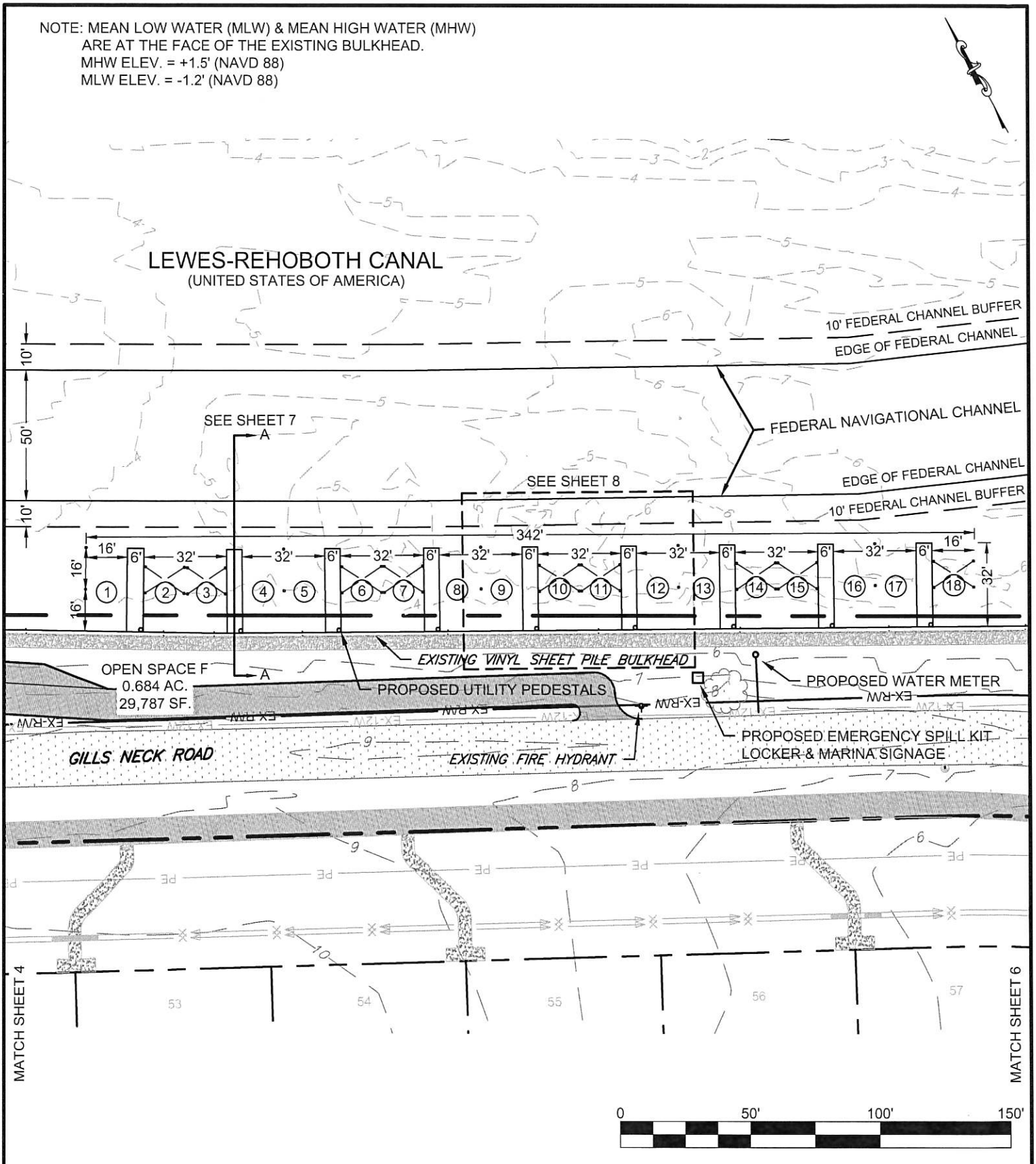
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

NOTE: MEAN LOW WATER (MLW) & MEAN HIGH WATER (MHW)
ARE AT THE FACE OF THE EXISTING BULKHEAD.
MHW ELEV. = +1.5' (NAVD 88)
MLW ELEV. = -1.2' (NAVD 88)



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	SITE PLAN
Dwg.No.:	5

HENLOPEN BLUFF
COMMUNITY MARINA
LEWES & REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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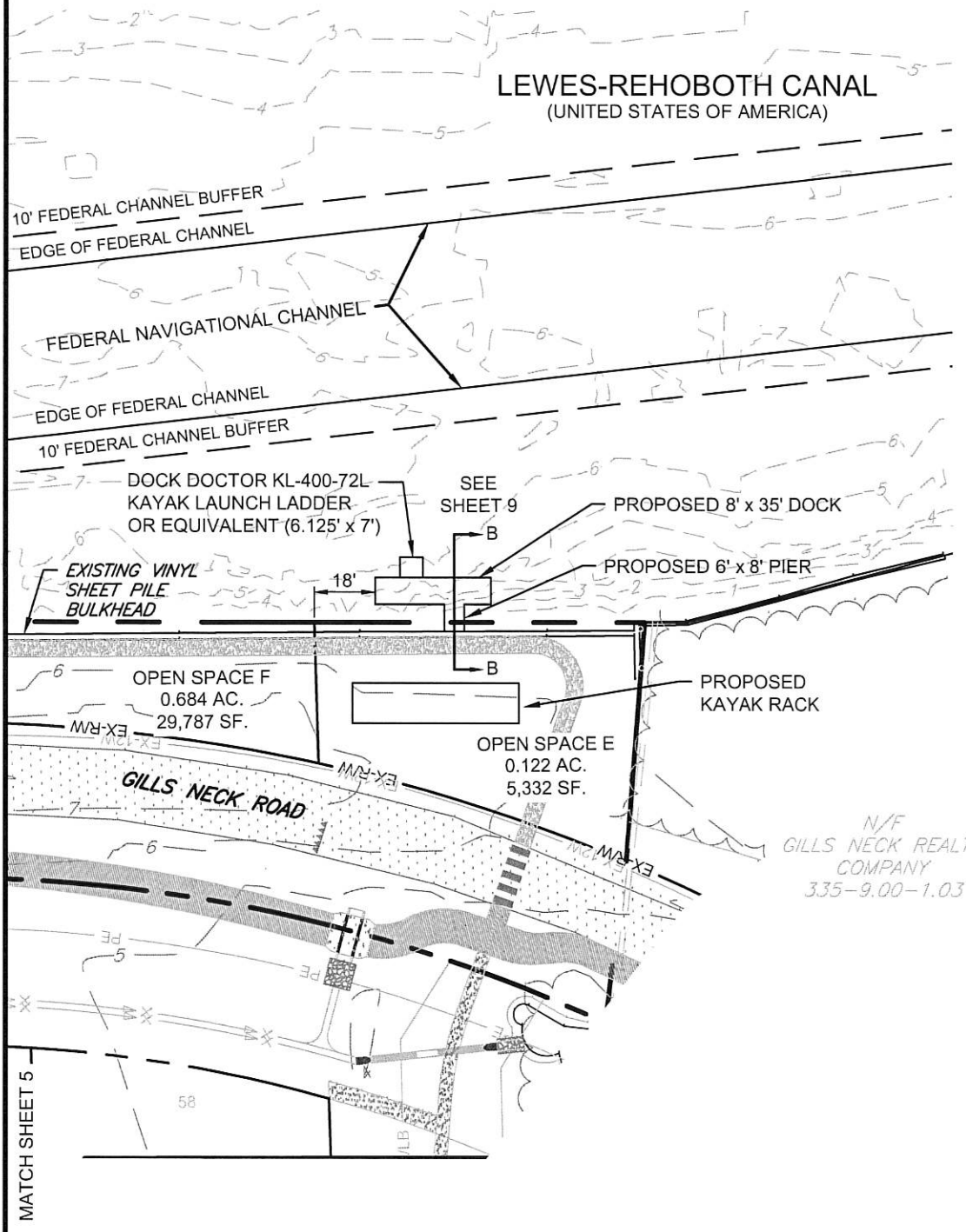

0 50' 100' 150'

Date:	JULY, 2025
Scale:	1" = 50'
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Proj.No.:	2261G010
	SITE PLAN
Dwg.No.:	6

HENLOPEN BLUFF
COMMUNITY MARINA
LEWES & REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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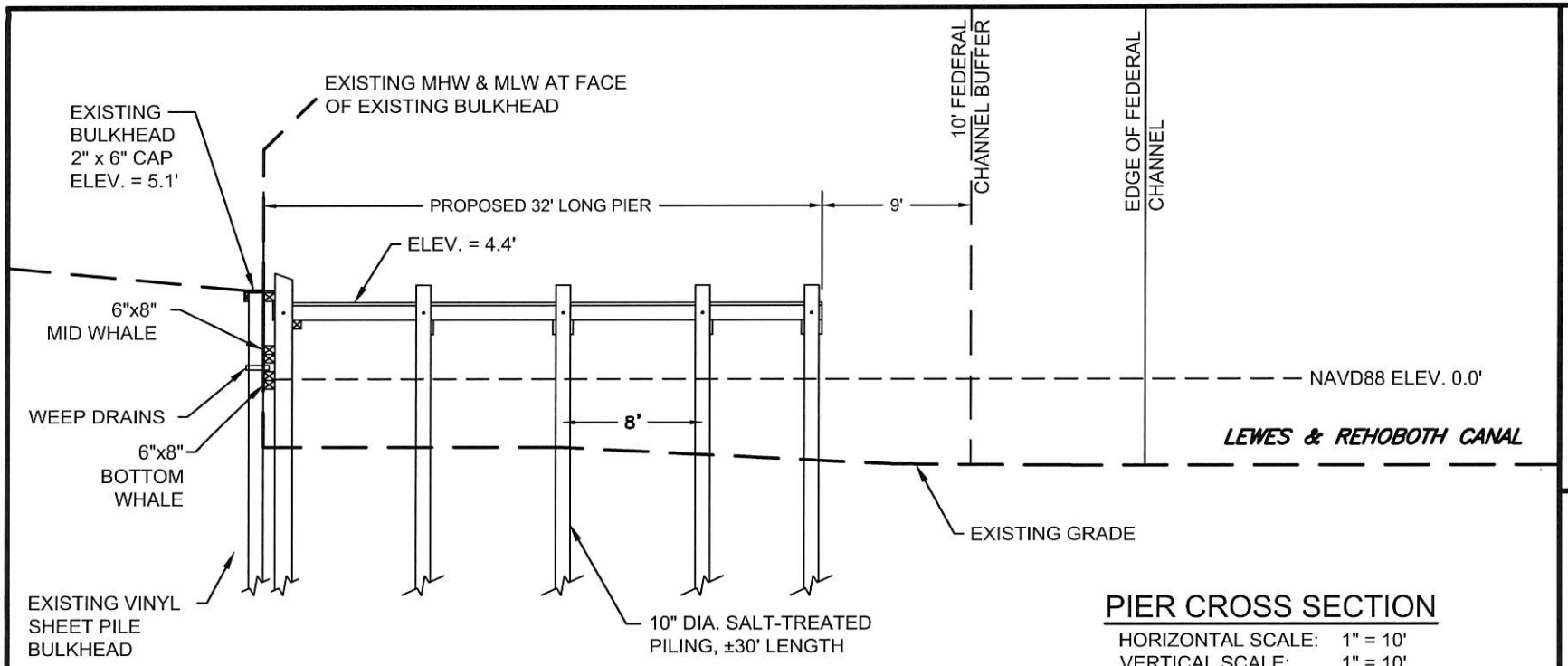
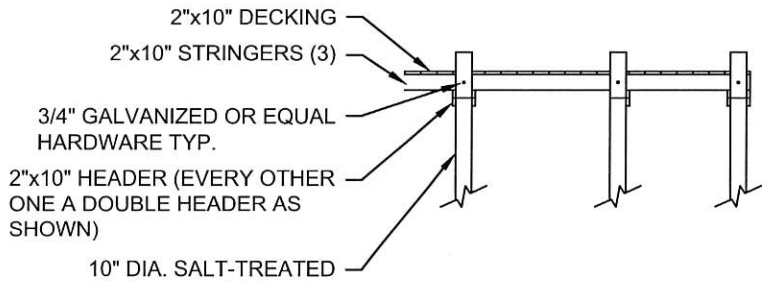
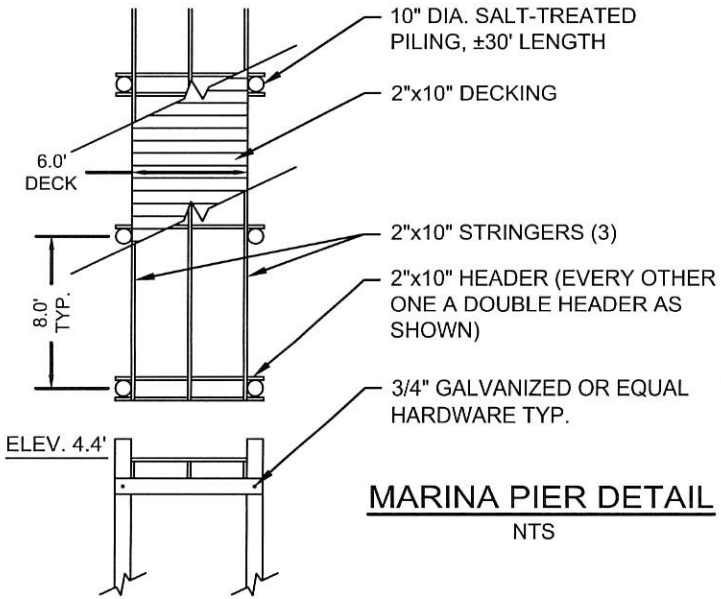


PIER CROSS SECTION

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

RANGE OF LOCAL TIDES:
MEAN HIGH WATER = +1.5'
NAVD 88 = 0.00'
MEAN LOW WATER = −1.2'





MARINA PIER DETAIL

NTS

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MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

HENLOPEN BLUFF COMMUNITY MARINA

LEWES & REHOBOTH HUNDRED

CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Date:	JULY, 2025
Scale:	AS NOTED
Dwn.By:	KWW
Proj.No.:	2261G010
	PIER DETAILS
Dwg.No.:	7

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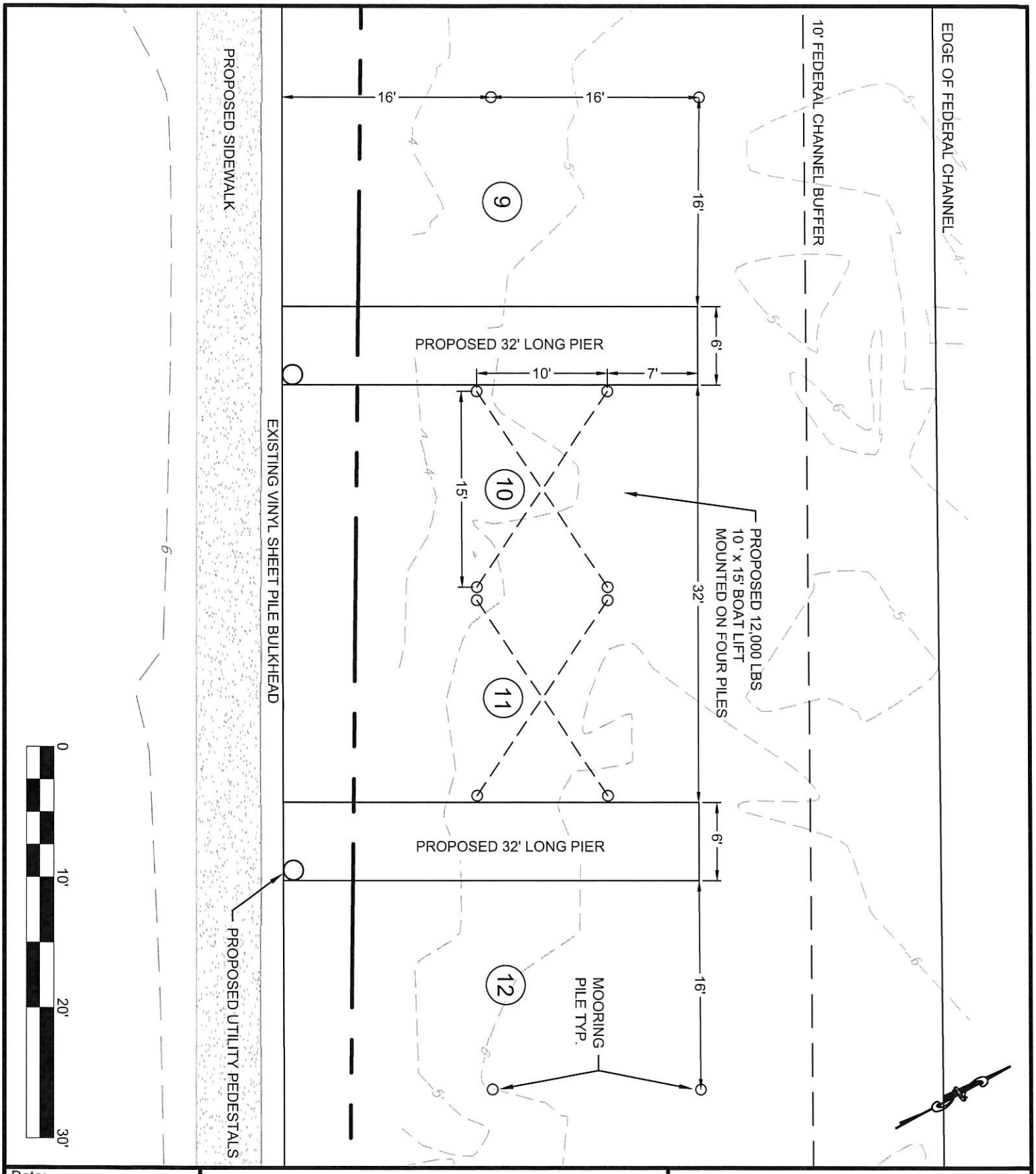

Date:	JULY, 2025
Scale:	1" = 10'
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Proj.No.:	2261G010
BOAT LIFT DETAIL	
Dwg.No.:	8

HENLOPEN BLUFF
COMMUNITY MARINA
LEWES & REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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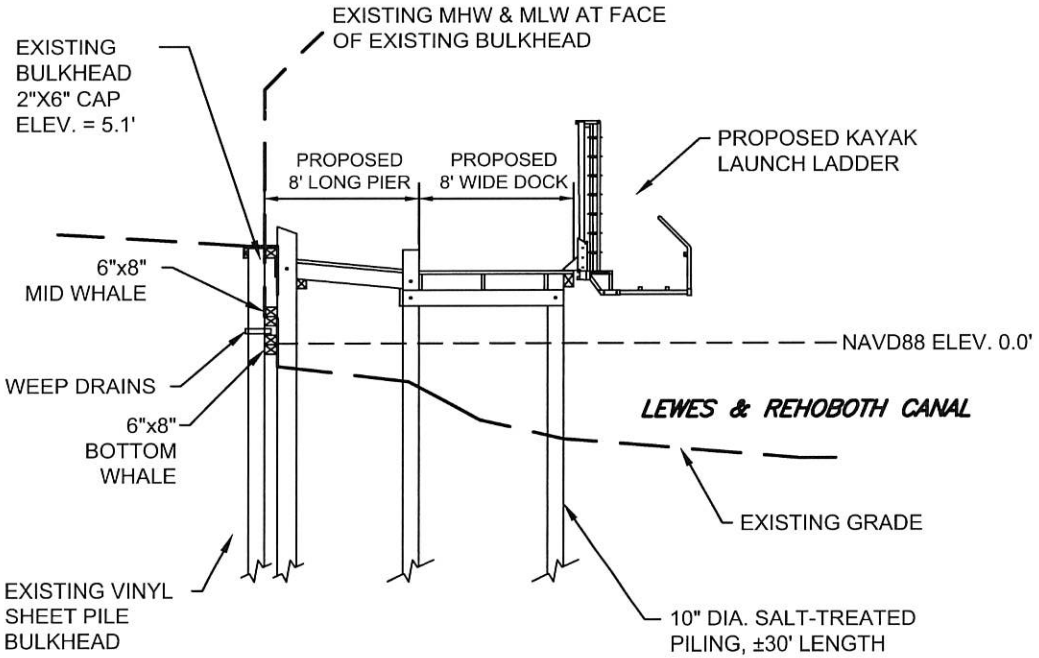
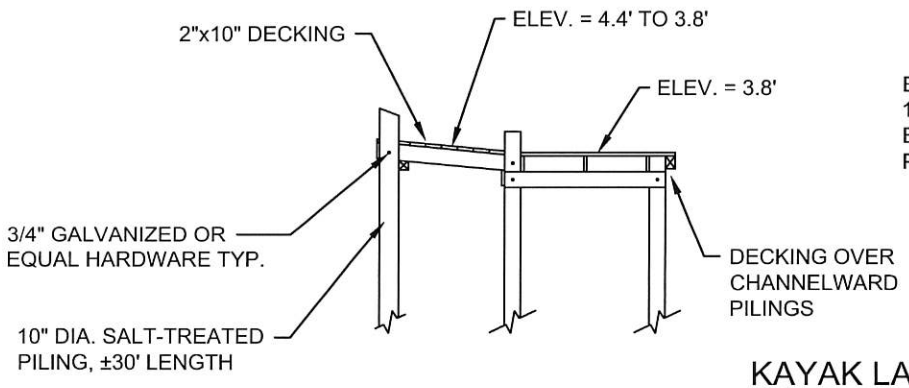


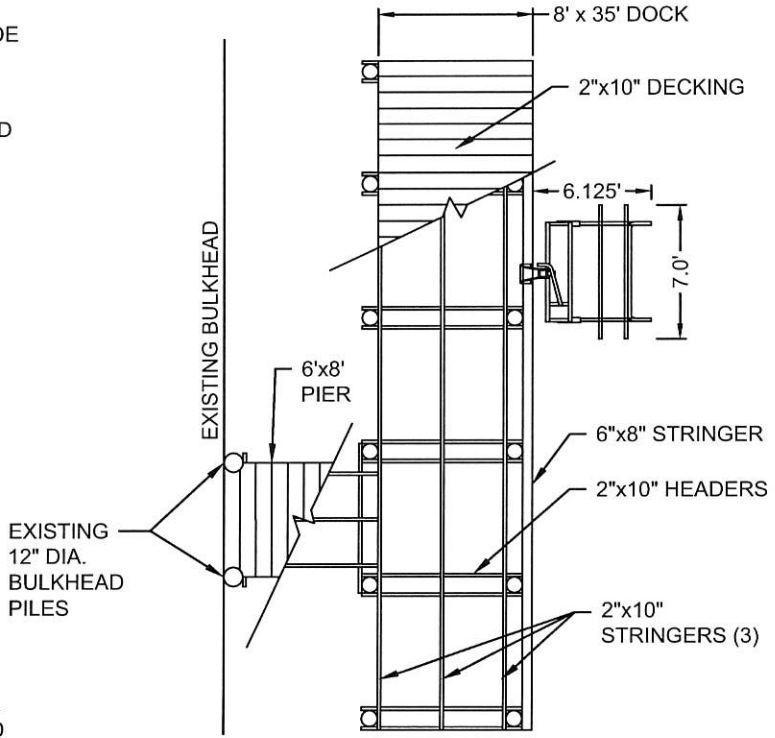
DOCK CROSS SECTION

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

RANGE OF LOCAL TIDES:

MEAN HIGH WATER	= +1.5'
NAVD 88	= 0.00'
MEAN LOW WATER	= −1.2'





KAYAK LAUNCH DOCK DETAILS

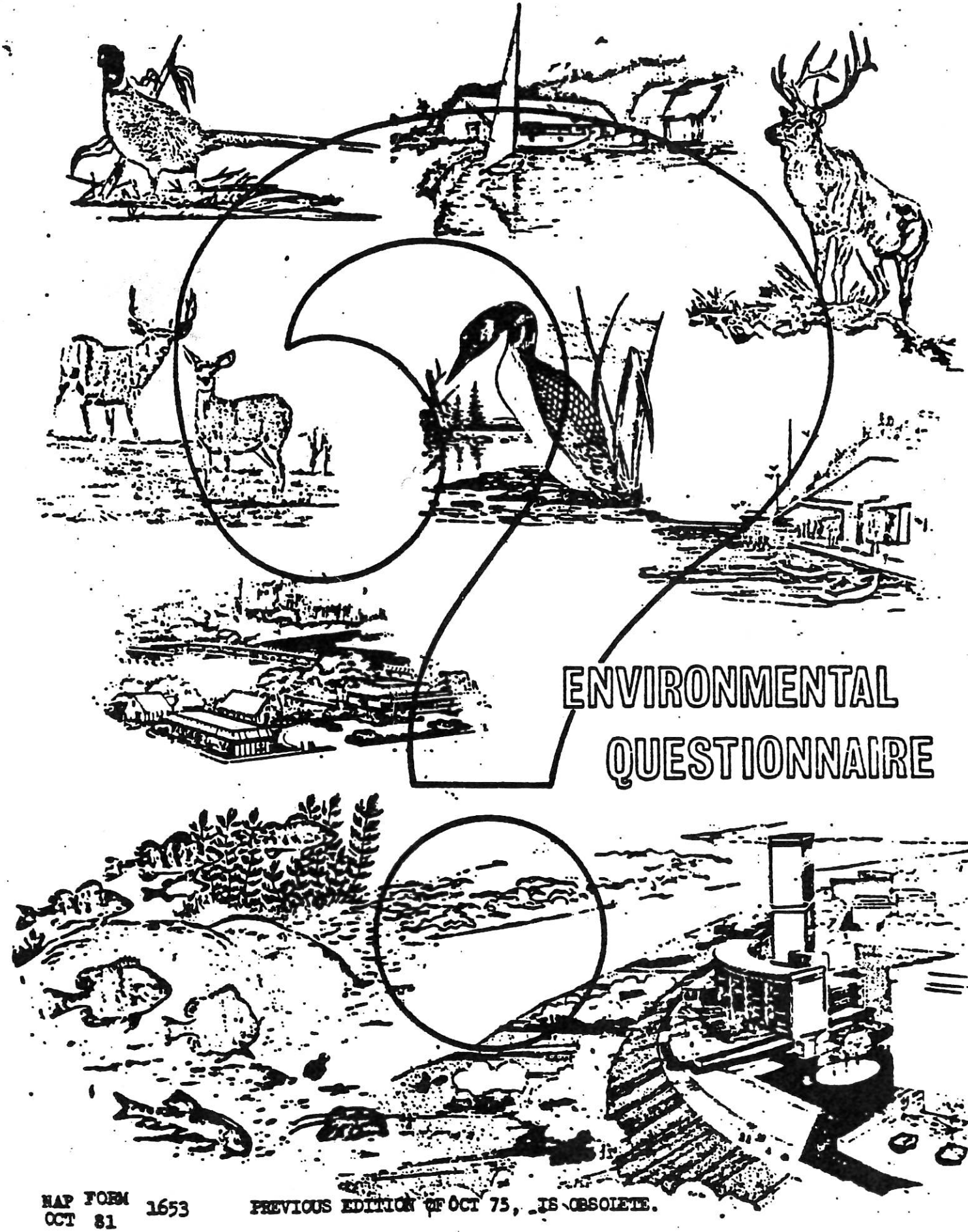
NTS

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

HENLOPEN BLUFF
COMMUNITY MARINA
LEWES & REHOBOTH HUNDRED
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

Date:	JULY, 2025
Scale:	AS NOTED
Dwn.By:	KWW
Proj.No.:	2261G010
KAYAK LAUNCH DETAILS	
Dwg.No.:	9

P:\JG Townsend\2261G008 Henlopen Bluff\Design\CANAL EXHIBIT\2261G010 - CANAL EXHIBIT.dwg Aug 14, 2025 - 10:02am WALK


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 within the City of Lewes in the Lewes & Rehoboth Canal, Sussex County, Delaware. The project is part of the proposed Henlopen Bluff residential community which fronts the Lewes & Rehoboth Canal and Gills Neck Road, 40 feet southeast of Freeman Highway (US Route 9).

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

The subject parcel of the proposed marina is identified by Sussex County records as tax map parcel 335-9.00-1.02. The project site is located on open space parcel of the proposed Henlopen Bluff residential community on the Lewes & Rehoboth Canal.

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 project purpose is to provide an 18 slip docking facility and a kayak launch docking facility for the members of the Henlopen Bluff residential community. The proposed docking facility will provide the community members with recreational water access to the Lewes & Rehoboth Canal.

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 are provided.

Part I, Item C – Description of Proposed Action

Henlopen Bluff is a proposed residential planned community located within the City of Lewes, Sussex County, Delaware. The Henlopen Bluff Community is located on either side of Gills Neck Road. The residential component of the proposed project consists of 78 single family home lots serviced by public sewer and water located on tax map parcels 335-8.00-52.00, 335-8.00-53.00 and 335-8.00-53.01. The proposed Community Marina is proposed on tax map parcel 335-9.00-1.02, which consists of uplands landward of the existing vinyl sheet pile bulkhead along the frontage of the Lewes-Rehoboth Canal located on the north side of Gills Neck Road.

The location of the proposed community marina will be located to the north side of Gills Neck Road sited at 38.772325 latitude and -75.131599 longitude. Since the proposed site is adjacent to navigable waters actively used for recreation and considering the extensive number of marinas and residential docking facilities to the northwest of the project site, recreational access to the waters of the Lewes-Rehoboth Canal is justified and is an essential recreational element of the Henlopen Bluff community.

The proposed Henlopen Bluff Community Marina will be constructed on two separate proposed open space areas (Open Space E and F). Open Space F will consist of the boat docking facility which are intended to serve nine (9) future residential single-family homes fronting Gills Neck Road opposite to the marina site. Each of these nine (9) homes will have first right access to a single pier with an open slip on one side and a 12,000 lbs boat lift slip on the other. The aluminum boat lifts will be mounted on four independent piles. The slipholders will have access to the proposed parking lot associated with this portion of the community marina. Nine (9) total parking spaces are proposed. Each of the nine proposed piers will measure 6 foot wide by 32 foot long. Should any of those nine homeowners not wish to have a pier, that pier will be made available to another community homeowner.

The community marina portion consisting of the proposed kayak launch facility will be located on Open Space E. The kayak launch facility will consist of a proposed 6 foot wide by 8 foot long pier extending channelward into the Lewes & Rehoboth Canal from the existing vinyl sheet pile bulkhead to a proposed 8 foot wide by 35 foot long dock where a kayak launch ladder (Dock Doctor KL-400-72L or equivalent) will be attached on the channelward end of the proposed dock. This portion of the community marina will serve all the future residents of the Henlopen Bluff Community. A proposed kayak rack located on the uplands of Open Space E will provide community members with convenient on-site storage of their kayaks.

The docks and piers will consist of salt treated timber and piles secured with galvanized or stainless steel hardware. Design will be typical marine construction.

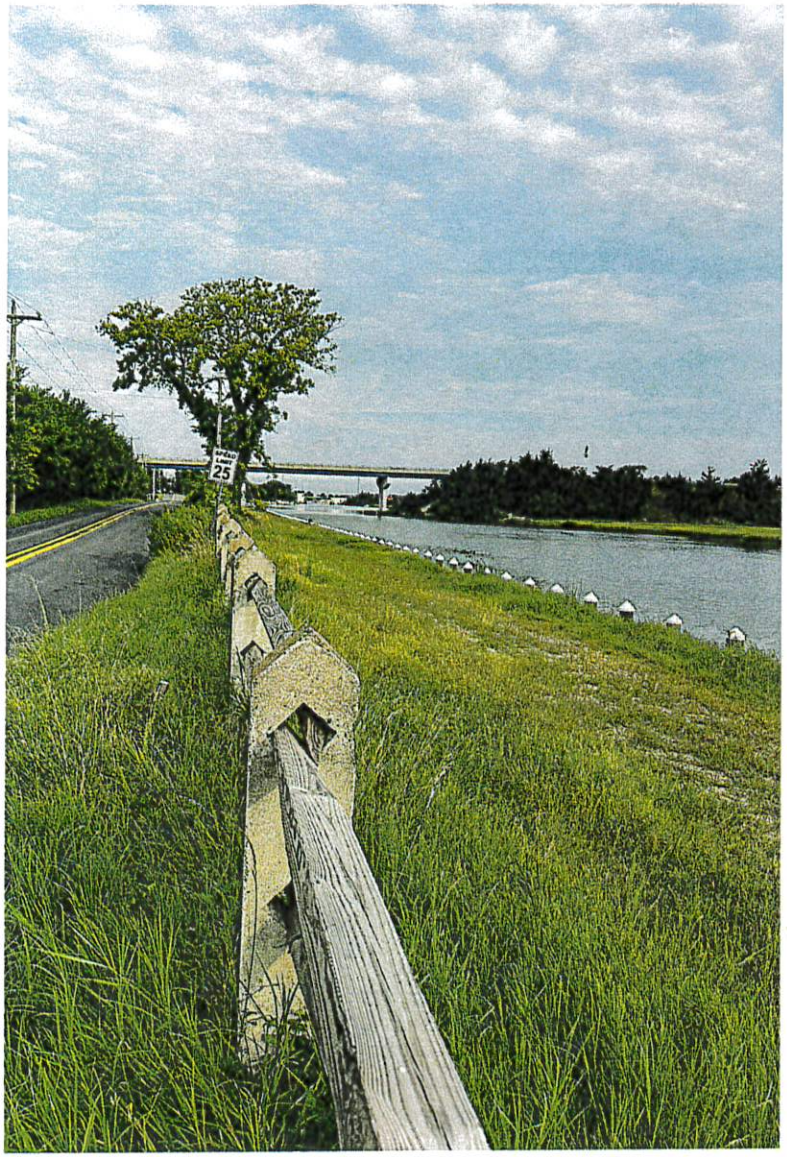
The width across the Lewes-Rehoboth Canal at the proposed community marina site is 215 linear feet. The distance from the project shoreline to the active navigation channel is ± 50 feet. The

end of the proposed 32 foot long piers are a minimum of 8.0 feet from the 10 foot buffer bodering the federal navigational channel. The distance from the end of the kayak launch dock to the 10 foot buffer bordering the federal navigational channel is 39 feet. Therefore, no structure or vessel will encroach into the federal channel or the 10 foot buffer. There will be no impact on navigation. The project does comply with all DNREC Wetland and Waterway Section design standards and Corps of Engineers regulatory requirements. There are no other existing docks or piers in close proximity to the proposed community marina.

Project plans for the proposed Henlopen Bluff community marina are based upon the North American Vertical Datum of 1988 (NAVD 88). The range of local tides in relation to this datum is as follows:

Elevation	+ 1.5 feet	Mean High Water
Elevation	0.0 feet	(NAVD 88)
Elevation	- 1.2 feet	Mean Low Water

A detailed bathymetric survey for water depths at the Henlopen Bluff community marina was conducted by Davis, Bowen & Fridel, Inc. Water depths in the vicinity of the proposed piers are predominantly between elevation -3.0 feet to -6.0 feet NAVD 88 and water depths at the proposed kayak launch dock structure are between -2.0 feet to -6.0 feet NAVD 88. Bottom depths are relatively constant extending +/- 50 feet channelward of the existing bulkhead where the edge of the federal navigational channel exists.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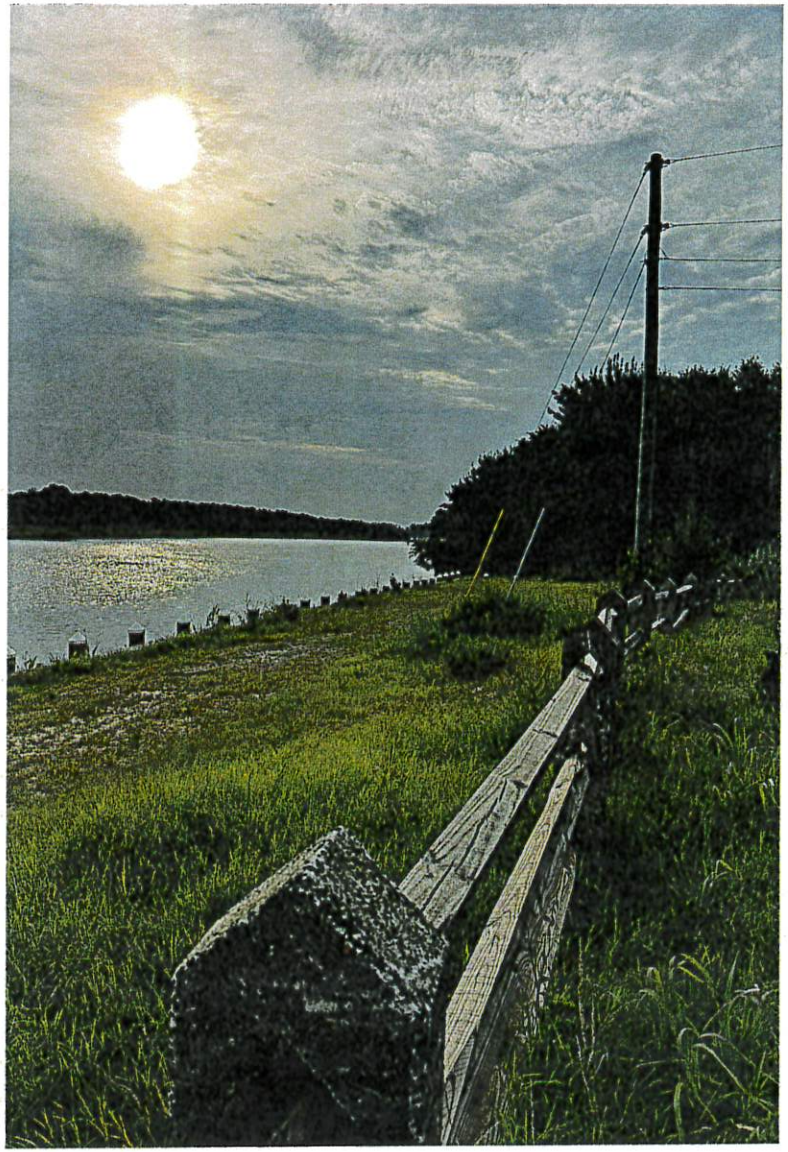

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PART II – ENVIRONMENTAL IMPACT CHECKLIST			
ENVIRONMENTAL IMPACT	**YES**	**NO**	**QUALIFYING REMARKS**
A. Physical			
1. Topography	☐	☒	Adequate water depths- no discharge or fill is proposed
2. Geological Elements and Leaching	☐	☒	
3. Air	☐	☒	
4. Transportation	☐	☒	Gills Neck Road is an existing roadway
5. Handling of Hazardous Materials	☐	☒	
6. Spoil Disposal	☐	☒	No dredging proposed
7. Sewage and Solid Wastes	☐	☒	Marine pumpout agreement with Anglers Marina
8. Water Resources			
a. Water Quality	☐	☒	Only salt treated timber and pilings will be used. Galvanized and/or stainless steel hardware.
b. Hydrography, Circulation, Littoral Drift.	☐	☒	Daily flushing occurs at this location
c. Ground Water	☐	☒	The site is served by City of Lewes municipal water.
B. Biological			
1. Vegetation			
a. Terrestrial	☐	☒	Area is mowed and maintained lawn
b. Aquatic	☐	☒	No SAV present
2. Fish and Wildlife			
a. Mammals	☐	☒	
b. Birds	☐	☒	
c. Amphibians	☐	☒	
d. Reptiles	☐	☒	
e. Fish	☐	☒	Project will comply with time of year restrictions for in water work.
f. Shellfish	☐	☒	Area is closed for shellfishing
g. Invertebrates	☐	☒	
3. Rare or Endangered Species	☐	☒	No tree clearing is required to develop project.

ENVIRONMENTAL IMPACT	YES	NO	QUALIFYING REMARKS
C. Cultural			
1. Land Use	☐	☒	Project is consistent with existing zoning
2. Population Density and Trends	☐	☒	Proposed residential community is consistent with Sussex County and City of Lewes code requirements.
3. Regional Development	☐	☒	
4. Historic Places	☐	☒	
5. Archaeological Sites	☐	☒	
6. Aesthetics	☐	☒	Many marinas/docking faciliityes are located along the Lewes & Rehoboth Canal in this area.
7. Utilities	☐	☒	The community is serviced by public sewer, water and electric.
8. Transportation Systems	☐	☒	
9. Recreation	☒	☐	The project will provide residents with recreational water access
10. Public Health	☐	☒	
D. Other Factors			
1. Secondary Effects	☒	☐	Project impletation will provide for short term construction. Related economic growth and long term benefits related to boating
2. Controversiality	☐	☒	
3. Is significant dredging involved?	☐	☒	
4. Is significant filling involved?	☐	☒	

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.

The proposed location allows for adequate space for a parking area and the marina was proposed in the deepest area along the existing bulkheaded shoreline.

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.