

December 29, 2025

ERI Project No. 0004-0480

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
Grande at Canal Pointe Community Kayak Launch Dock
Tax Map Parcel 334-13.00-1745.00, Lewes & Rehoboth Canal
Lewes-Rehoboth Hundred, Sussex County, Delaware
Applicant: The Grande at Canal Pointe Maintenance Corporation – Attn. Linda
Van de Wiele**

Dear Mr. Schaible,

Environmental Resource Insights (ERI) is writing to you on behalf of the applicant, The Grande at Canal Pointe Maintenance Corporation (Attn. Linda Van de Wiele), in order to request an Individual Department of the Army Permit for the installation of a community kayak launch dock located on the westerly shoreline of the Lewes & Rehoboth Canal.

The site of the proposed kayak launch dock is Tax Map Parcel 334-13.00-1745.00. The project site is located within the community open space of The Grande at Canal Pointe residential community. According to Sussex County Land Records, this portion of the Canal is shown to be private subaqueous lands owned by the United States of America. 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. I have also submitted a Coastal Zone Consistency Request to DNREC's Coastal Zone Management Program.

The District previously approved a similarly designed project at this location on October 2, 2017 (CENAP-OPR-2017-537-85-LOP). The Real Estate Division issued License DACW-31-3-18-161 and the Delaware Coastal Management Program issued a Federal Consistency Determination (FC#2017.0112). The DNREC Wetlands and Subaqueous Lands Section also issued a Subaqueous Lands permit on October 18, 2017, for the earlier project (SP-307/17).

After issuance of approvals, parties involved with the project learned that the conditions of approval placed upon the subdivision by the Sussex County Council prohibited the construction of dock, pier or other water related recreational facilities. At that time, ERI was retained to assist the applicant with obtaining an amendment to the Ordinance approving the subdivision to allow for the construction of a kayak launch dock. On February 16, 2022, Sussex County council

approved change of zone No 1538 allowing the construction of a kayak launch dock as being proposed in this application.

During that process, ERI determined that inaccurate information was submitted to resource agencies by the previous consultant with respect to property lines and ownership. The location where the previous kayak launch was approved contains a narrow area of private property located between the applicant's open space land and the Lewes-Rehoboth Canal. Therefore, it is not possible to construct the project as previously approved. This condition is illustrated by the project plans being submitted to your office by ERI.

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: Linda Van de Wiele, The Grande at Canal Pointe Maintenance Corporation

December 29, 2025

ERI Project No. 0004-0480

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

**RE: The Grande at Canal Pointe Community Kayak Launch Dock
Delaware Coastal Zone Consistency Determination
Delaware Coastal Management Program - Department of Army Individual Permit
Tax Map Parcel 334-13.00-1745.00
Lewes-Rehoboth Hundred, Sussex County, Delaware
Applicant: The Grande at Canal Pointe Maintenance Corporation – Attn. Linda
Van de Wiele**

Dear Regulatory Program Manager,

Environmental Resource Insights (ERI) is writing on behalf of The Grande at Canal Pointe Maintenance Corporation (Attn. Linda Van de Wiele) to provide you with the Department of the Army Permit Application and plans for a proposed elevated wetland walkway and kayak launch dock to be constructed along the westerly shoreline of the Lewes & Rehoboth Canal. The project site is proposed on the east side of Gloucester Drive on community open space within the existing Grande at Canal Pointe community. 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 Regulations and accordingly, The Grande at Canal Pointe Maintenance Corporation requests the issuance of a Coastal Zone Consistency Determination from your program.

The Delaware Coastal Management Program previously issued a Federal Consistency Determination (FC#2017.0112). The Real Estate Division issued License DACW-31-3-18-161 and the Corps of Engineers previously approved a similarly designed project at this location on October 2, 2017 (CENAP-OPR-2017-537-85-LOP). The DNREC Wetlands and Subaqueous Lands Section also issued a Subaqueous Lands permit on October 18, 2017, for the earlier project (SP-307/17).

After issuance of approvals, parties involved with the project learned that the conditions of approval placed upon the subdivision by the Sussex County Council prohibited the construction of dock, pier or other water related recreational facilities. At that time, ERI was retained to assist the applicant with obtaining an amendment to the Ordinance approving the subdivision to allow for the construction of a kayak launch dock. On February 16, 2022, Sussex County council approved change of zone No 1538 allowing the construction of a kayak launch dock as being proposed in this application.

During that process, ERI determined that inaccurate information was submitted to resource agencies by the previous consultant with respect to property lines and ownership. The location where the previous kayak launch was approved contains a narrow area of private property located between the applicant's open space land and the Lewes-Rehoboth Canal. Therefore, it is not possible to construct the project as previously approved. This condition is illustrated by the project plans being submitted to your office by ERI.

Enclosed, please find a complete copy of the Corps of Engineers application along with a Coastal Zone Management Act Federal Consistency Form. 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: Ms. Linda Van de Wiele, The Grande at Canal Pointe Maintenance Corporation
Mr. Mike Yost, ACOE

December 29, 2025

ERI Project No. 0004-0480

Mr. Craig Homesley, Real Estate Division, Baltimore District
U.S. Army Corps of Engineers
2 Hopkins Plaza
Baltimore, Maryland 21201

**RE: Request for Real Estate License, Lewes & Rehoboth Canal
Grande at Canal Pointe Maintenance Corporation
Proposed Community Kayak Launch Dock – Tax Map Parcel 334-13.00-1745.00
Lewes-Rehoboth Hundred, Sussex County, Delaware
Attn. Mr. Eris Skelton, Reality Specialist**

Dear Mr. Homesley,

Environmental Resource Insights (ERI) is contacting you as the agent for The Grande at Canal Pointe Maintenance Corporation (Attn: Linda Van de Wiele) regarding a request for a Real Estate License to occupy a small area landward of the federal navigation channel and buffer along the western bank of the Lewes & Rehoboth Canal, Lewes-Rehoboth Hundred, Sussex County, Delaware. The Grande at Canal Pointe Maintenance Corporation has proposed to construct a community floating kayak launch dock within the community open space parcel fronting the Lewes & Rehoboth Canal (Tax Map Parcel: 334-13.00-1745.00. The Grande at Canal Pointe is an existing residential community that seeks to provide the community members with recreational water access to the Lewes & Rehoboth Canal via an elevated wetland walkway and floating kayak launch dock. This parcel consists of maintained community open space where upland residential recreational activities take place.

As you are aware, there are many private residential boat docking facilities along with commercial and private marinas occupying Land of the United States of America subject to a DOA Real Estate License on this portion of the Lewes & Rehoboth Canal. The Grande at Canal Pointe Maintenance Corporation seeks a similar circumstance for the residential community members by providing the proposed floating dock and kayak launch cradle.

ERI has filed an Individual Department of the Army Permit Application with the Regulatory Branch, Philadelphia District. A copy of the complete application as filed is attached. Permit drawings illustrating the proposed community kayak launch dock on an 8 ½"x 11" format are provided at the rear of the application. ERI has also filed for all approvals needed from the Delaware Department of Natural Resources and Environmental Control (DNREC). I have also attached a deed and the Record Plat for this parcel.

The proposed community kayak launch dock will consist of an elevated wetland walkway landward of the mean high water line providing access to the proposed 4'x6' access pier with a

4'x20' aluminum ramp connecting to a 6'x6' floating tee attached to an 8'x30' floating dock with a 4'x5' kayak launch cradle ("Yakport" or equivalent) on the channelward side. The kayak launch dock will provide recreational water access to all residents of the Grande at Canal Pointe residential community.

The Real Estate Division previously issued License DACW-31-3-18-161 for a similarly designed project at this location. The Corps of Engineers previously approved the similarly designed project on October 2, 2017 (CENAP-OPR-2017-537-85-LOP) and the Delaware Coastal Management Program issued a Federal Consistency Determination (FC#2017.0112). The DNREC Wetlands and Subaqueous Lands Section also issued a Subaqueous Lands permit on October 18, 2017, for the earlier project (SP-307/17).

After issuance of approvals, parties involved with the project learned that the conditions of approval placed upon the subdivision by the Sussex County Council prohibited the construction of dock, pier or other water related recreational facilities. At that time, ERI was retained to assist the applicant with obtaining an amendment to the Ordinance approving the subdivision to allow for the construction of a kayak launch dock. On February 16, 2022, Sussex County council approved change of zone No 1538 allowing the construction of a kayak launch dock as being proposed in this application.

During that process, ERI determined that inaccurate information was submitted to resource agencies by the previous consultant with respect to property lines and ownership. The location where the previous kayak launch was approved contains a narrow area of private property located between the applicant's open space land and the Lewes-Rehoboth Canal. Therefore, it is not possible to construct the project as previously approved. This condition is illustrated by the project plans being submitted to your office by ERI.

I believe fees were initially paid when the License DACW-31-3-18-161 was issued, however, I am not sure that later required payments were made. Since the location of the kayak launch has changed, we request the past license be voided in favor of a new license for the relocated facility.

Upon your review of this request please let me know if you or your staff need any additional information. In the past, I have filed other license requests in a similar manner. Should there be any type of formal application form, please forward that to me for completion.

On behalf of The Grande at Canal Pointe Maintenance Corporation, I would like to thank you for your attention regarding this matter.

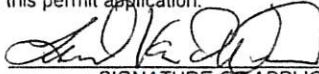
Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS



Edward M. Launay
Senior Professional Wetland Scientist No. 875

Cc : The Grande at Canal Pointe Maintenance Corporation, Attn: Linda Van de Wiele
Mr. Michael Yost, Philadelphia District, ACOE
Mr. Eris Skelton, ACOE Reality Specialist

U.S. Army Corps of Engineers (USACE)		Form Approved - OMB No. 0710-0003 Expires: 2027-03-31	
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT			
For use of this form, see 33 CFR 325. The proponent agency is CECW-COR.			
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.d.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 First - Linda Middle - Last - Van de Wiele Company - The Grande at Canal Pointe Maintenance Corporation E-mail Address - lmv0908@gmail.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- PO Box 1418 City - Rehoboth Beach State - DE Zip - 19971 Country - USA		9. AGENT'S ADDRESS: Address- I Park Avenue City - Milford State - DE Zip - 19963 Country - USA	
7. APPLICANT'S PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax 908-963-4183		10. AGENTS PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax 302-424-1441 302-424-0430	
STATEMENT OF AUTHORIZATION			
11. I hereby authorize, <u>ERI - Edward Launay</u> 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. <div style="text-align: center;"> SIGNATURE OF APPLICANT</div> <div style="text-align: center;"><u>12/19/25</u> DATE</div>			
NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY			
12. PROJECT NAME OR TITLE (see instructions) The Grande at Canal Pointe Community Kayak Launch Dock			
13. NAME OF WATERBODY, IF KNOWN (if applicable) Lewes and Rehoboth Canal		14. PROJECT STREET ADDRESS (if applicable) Address Near 41347 Gloucester Drive City - Rehoboth Beach State- DE Zip- 19971	
15. LOCATION OF PROJECT Latitude: +N 38.7255998 Longitude: -W -75.0890935			
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID 334-13.00-1745.00 Municipality Lewes & Rehoboth Hundred Section - Township - Range -			

17. DIRECTIONS TO THE SITE

From the intersection of Coastal Highway (US Route 1) and Holland Glade Road, continue onto Holland Glade Road for 0.6 miles and turn right onto Heron Road. From Heron Road, continue 0.2 miles then turn left onto Limerick Drive. At the circle, take the second exit onto Liverpool Lane. After 0.4 miles, continue onto Gloucester Drive and then after approximately 0.2 miles the project location is on the right side of Gloucester Drive within community open space.

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

The project involves the construct of a new floating dock with a kayak launch cradle for the existing Grande at Canal Pointe residential community. The kayak dock and launch facility will be accessible via a proposed elevated wetland walkway across federally regulated and state regulated wetlands leading to a 4' x 6' access pier located channelward of the mean high water line. An aluminum ramp measuring 4' x 20' will be attached to the access pier and will attach to the proposed 6' x 6' floating tee connected to an 8' x 30' floating dock supported by two 12" diameter anchor pilings. A 4' x 5' "Yakport" kayak launch cradle is proposed on the channelward side of the floating dock. There is no encroachment into the federal navigational channel or the 10' wide buffer by any proposed structures. (See attached sheet)

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

The project purpose is to provide the community members of the Grande at Canal Pointe 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 kayak docking facility site location is part of the Grande at Canal Pointe residential community open space and is located at a location with the shortest distance to the Canal with avoiding the neighboring property with a minimum of a 10 foot buffer. The project has been designed to avoid any encroachment into the federal navigational channel and the 10 foot wide buffer by any structure.

Item 18 – Nature of Activity

The proposed project is located within community open space of the Grande at Canal Pointe residential subdivision on the east side of Gloucester Drive within the Lewes & Rehoboth Hundred, Sussex County, Delaware. The property consists of approximately 744 feet of naturally vegetated wetland shoreline along the frontage of the Lewes & Rehoboth Canal, a tributary to Rehoboth Bay. The property is identified as Sussex County tax map parcel 334-13.00-1745.00.

The applicant, Grande at Canal Pointe Maintenance Corporation, proposes to construct an elevated wetland walkway and kayak launch dock to provide the community members of the Grande at Canal Pointe residential subdivision with recreational water access to the Lewes & Rehoboth Canal. A proposed elevated wetland walkway measuring 3 feet wide by 73 feet long starting in uplands (44 feet of which is located over state regulated wetlands) will be at an elevation of ± 4.2 feet (NAVD 88) and will provide access to the proposed 4 foot wide by 6-foot-long access pier. Attached to the access pier is a proposed 4 foot wide by 20-foot-long aluminum ramp with railings leading to a 6-foot wide by 6-foot-long proposed floating dock tee attached to the proposed 8 foot wide by 30-foot-long floating dock anchored by two 12-inch diameter pilings. A 4-foot wide by 5 foot long “Yakport” kayak launch cradle is proposed on the channel ward side of the floating dock. The proposed structure is located landward of the federal navigation channel and the associated 10 foot wide buffer.

The proposed structures will be constructed utilizing equipment operating from uplands, the proposed temporary matting access roadway and/or from an in-water barge. The proposed temporary matting access roadway measures 10 feet wide by 57 feet long and will be placed on top of the existing marsh (± 415 square feet of temporary matting is proposed to be located over state regulated wetlands). The temporary matting access roadway will be utilized to minimize impacts to the existing wetlands by causing only short-term temporary impacts during the period of construction.

The entirety of the aluminum ramp, floating tee, floating dock and kayak launch cradle will be located over privately owned subaqueous lands owned by the United States of America (Lewes & Rehoboth Canal). A Corps of Engineers Real Estate License will be obtained.

The proposed docking facility will be constructed with typical marine construction materials consisting of salt treated piles and timbers secured with galvanized or stainless-steel hardware.

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- United States of America - PO Box 2000

City - Georgetown State - DE Zip - 19947

b. Address- Paul & Michael Burkentine TTEE - 330 Dubs Church Road

City - Hanover State - PA Zip - 17331

c. Address- State of Delaware - PO Box 778

City - Dover State - DE Zip - 19903

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 Lands		December 2025	pending	
DNREC	Federal Consistency		December 2025	pending	

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

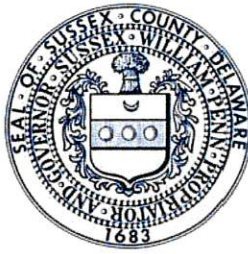
27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized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

 12/19/25  12/29/2025
SIGNATURE OF APPLICANT DATE 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.

JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

February 16, 2022

The Grande at Canal Point Maintenance Corporation
PO Box 1418
Rehoboth Beach, DE 19971

By e-mail to: MelissaGCP@comcast.net

Dear The Grande at Canal Point Maintenance Corporation,

RE: Notice of Decision Letter for Change of Zone 1948 The Grande at Canal Point Maintenance Corporation for a Change of Zone of parcels 334-13.00-334.00, 1448.00-1750.00 from a MR-RPC Medium-Density Residential District, Residential Planned Community to a MR_RPC Medium-Density Residential District, Residential Planned Community to amend Conditions of Approval Number 15 of C/Z 1538 (Ordinance No. 1700) and C/Z 1926 (Ordinance No. 2786) in relation to piers, docks, boat ramps and other water related recreational facilities for a certain parcel of land lying and being in Lewes & Rehoboth Hundred, Sussex County, containing 180.60 acres, more or less.
Tax Parcels: 334-13.00-334.00, 1448.00 through 1750.00

At their meeting of Tuesday, February 1, 2022 the Sussex County Council amended Condition 15 in Ordinance No. 1700 (C/Z 1538) in relation to piers, docks, boat ramps, and other water related recreational facilities within Canal Point in Rehoboth Beach. A Site Plan showing the conditions of approval shall be reviewed and approved by the Planning Commission prior to commencement of the use on the parcel. Condition 15 now states:

15. Subject to the receipt of all applicable permits from the U.S Army Corps of Engineers, DNREC and any other agencies having jurisdiction, this RPC shall be permitted to have only one dock for the use of its residents. This dock shall only be utilized for kayaks and paddleboards. No motorized boats shall be launched or docked at this location. No storage of kayaks, paddleboards, boats, or other marine equipment shall be permitted along the dock or landward of it within the park. There shall be an amendment to the Canal Pointe Master Plan and a subsequent final site plan showing the dock and its point of access from the RPC. No other piers, docks, boat ramps, or other water-related facilities shall be permitted.

The Final Site Plan shall be prepared by a licensed Delaware Surveyor or Engineer and shall contain the conditions of approval on the plan. The Final Site Plan shall be approved prior to the



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

commencement of the use on the property. The Site Plan shall be reviewed and approved by the Planning Commission.

Please submit a minimum of two (2) full size paper copies and an electronic copy (PDF) of the Preliminary Site Plan to the Planning and Zoning Office a minimum of twenty (20) days prior to a Planning Commission meeting.

An approved copy of the Ordinance granting approval of the Conditional Use will be sent to you from the Clerk of Council.

Please feel free to contact the Planning and Zoning Department with any questions during business hours 8:30 am to 4:30 pm, Monday through Friday, at (302)-855-7878.

Sincerely,

Mx. Jesse Lindenberg
Planner I

CC: Mr. Lester Shaffer, Chief Constable
Mr. John Ashman, Engineering
Mr. Andy Wright, Building Code

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.


Linda Van de Wiele

12/19/2025
Date

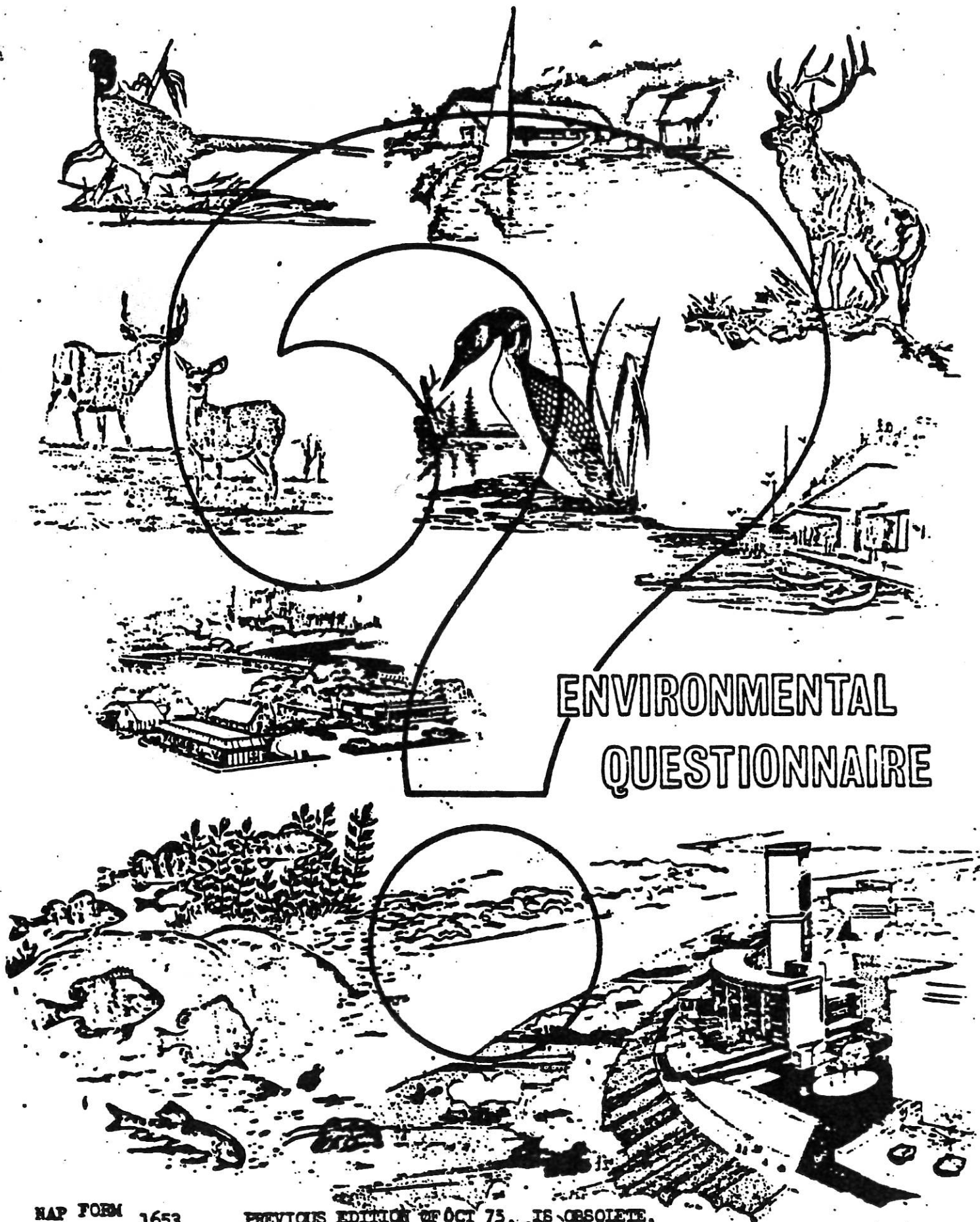
APPENDIX B

ADDRESSES OF LOCAL POST OFFICE AND NEWSPAPERS

U.S. POST OFFICE
179 Rehoboth Avenue
Rehoboth Beach, DE 19971

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)



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 Lewes & Rehoboth Canal, Sussex County, Delaware. The project is located on community open space within the Grande at Canal Pointe residential community.

- 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 kayak launch dock is identified by Sussex County records as tax map parcel 334-13.00-1745.00. The project site is located on community open space of the existing Grande at Canal Pointe 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 a kayak launch docking facility for the community members of the Grande at Canal Pointe residential community. The proposed kayak launch dock 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

The proposed project is located within community open space of the Grande at Canal Pointe residential subdivision on the east side of Gloucester Drive within the Lewes & Rehoboth Hundred, Sussex County, Delaware. The property consists of approximately 744 feet of naturally vegetated wetland shoreline along the frontage of the Lewes & Rehoboth Canal, a tributary to Rehoboth Bay. The property is identified as Sussex County tax map parcel 334-13.00-1745.00.

The applicant, Grande at Canal Pointe Maintenance Corporation, proposes to construct an elevated wetland walkway and kayak launch dock to provide the community members of the Grande at Canal Point residential subdivision with recreational water access to the Lewes & Rehoboth Canal. A proposed elevated wetland walkway measuring 3 feet wide by 73 feet long starting in uplands (44 feet of which is located over state regulated wetlands) will be at an elevation of ± 4.2 feet (NAVD 88) and will provide access to the proposed 4 foot wide by 6-foot-long access pier. Attached to the access pier is a proposed 4 foot wide by 20-foot-long aluminum ramp with railings leading to a 6-foot wide by 6-foot-long proposed floating dock tee attached to the proposed 8 foot wide by 30-foot-long floating dock anchored by two 12-inch diameter pilings. A 4-foot wide by 5 foot long “Yakport” kayak launch cradle is proposed on the channel ward side of the floating dock. The proposed structure is located landward of the federal navigation channel and the associated 10 foot wide buffer.

The proposed structures will be constructed utilizing equipment operating from uplands, the proposed temporary matting access roadway and/or from an in-water barge. The proposed temporary matting access roadway measures 10 feet wide by 57 feet long and will be placed on top of the existing marsh (± 415 square feet of temporary matting is proposed to be located over state regulated wetlands). The temporary matting access roadway will be utilized to minimize impacts to the existing wetlands by causing only short-term temporary impacts during the period of construction.

The entirety of the aluminum ramp, floating tee, floating dock and kayak launch cradle will be located over privately owned subaqueous lands owned by the United States of America (Lewes & Rehoboth Canal). A Corps of Engineers Real Estate License will be obtained.

The proposed docking facility will be constructed with typical marine construction materials consisting of salt treated piles and timbers secured with galvanized or stainless-steel hardware.

PART II – ENVIRONMENTAL IMPACT CHECKLIST			
ENVIRONMENTAL IMPACT	YES	NO	QUALIFYING REMARKS
A. Physical			
1. Topography	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adequate water depths- no discharge or fill 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 proposed
7. Sewage and Solid Wastes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No proposed restroom facilities or vessel facilities
8. Water Resources			
a. Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Only salt treated anchor pilings, Aluminum ramp and floating docks
b. Hydrography, Circulation, Littoral Drift.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Daily flushing occurs at this location
c. Ground Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
B. Biological			
1. Vegetation			
a. Terrestrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	Project will comply with time of year restrictions for in water work.
f. Shellfish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Area is closed for shellfishing
g. Invertebrates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Rare or Endangered Species	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No tree clearing is required to develop project.

ENVIRONMENTAL IMPACT	YES	NO	QUALIFYING REMARKS
C. Cultural			
1. Land Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is consistent with existing zoning
2. Population Density and Trends	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project is within existing residential community open space
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 marinas/docking facilities are located along the Lewes & Rehoboth Canal in this area.
7. Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 recreational water access
10. Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D. Other Factors			
1. Secondary Effects	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project implementation will provide for short term marine construction. Related economic growth and long term benefits related to kayaking and recreational water activities
2. Controversiality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Is significant dredging involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No proposed dredging
4. Is significant filling involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No proposed fill

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 residential community members to enjoy riparian access commonly enjoyed by neighboring properties. No discharge is proposed.

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 the shortest crossing distance of state and federally regulated wetlands will also providing a buffer from any encroachment onto the neighboring property. The project is located within community open space.

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.

No fill is proposed.

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.

No fill is proposed.

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?

No fill is proposed.

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.

No fill is proposed.

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.



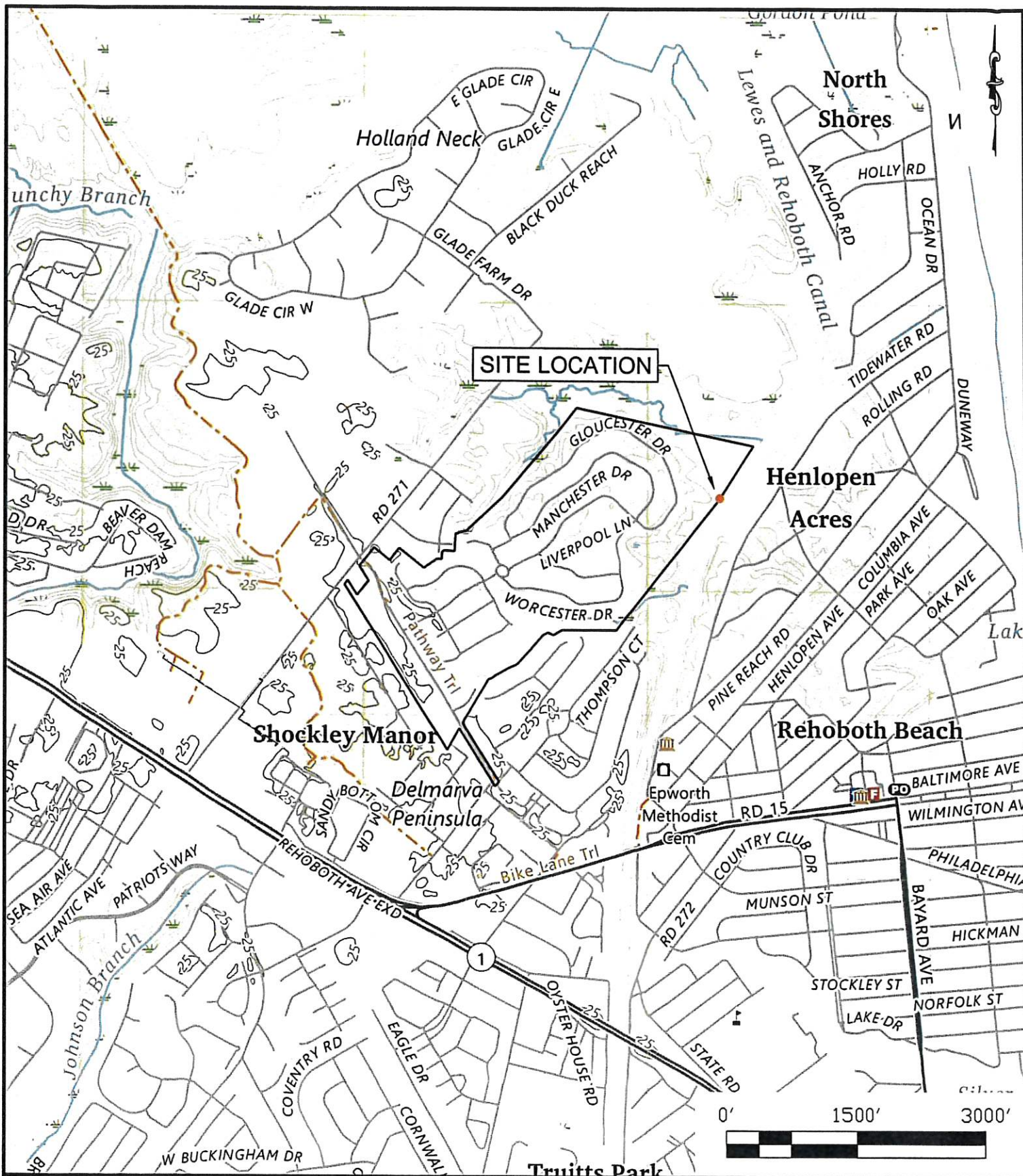
A3 Landscape Parcel Details



PIN:	334-13.00-1745.00
Owner Name	THE GRANDE AT CANAL POINTE MAINTENANCE
Book	4441
Mailing Address	PO BOX 1418
City	REHOBOTH BEACH
State	DE
Description	
Description 2	
Description 3	
Land Code	

- ☐ Tax Parcels
- ☐ 911 Address
- ☐ Tax Parcel
- ☐ Encumbrance
- ☐ Condo
- ☐ Streets
- ☐ County Boundaries
- ☐ GIOLandRecords, PARCELFABRIC, Condo
- ☐ World Imagery
- ☐ Low Resolution 15m Imagery
- ☐ High Resolution 60cm Imagery
- ☐ High Resolution 30cm Imagery
- ☐ Citations
- ☐ 30cm Resolution Metadata

PARCEL 334-13.00-1755.00



Date: JUNE, 2025

Scale: 1" = 1500'

Dwn.By: KWW

Proj.No.: 0004-0480

USGS VICINITY MAP

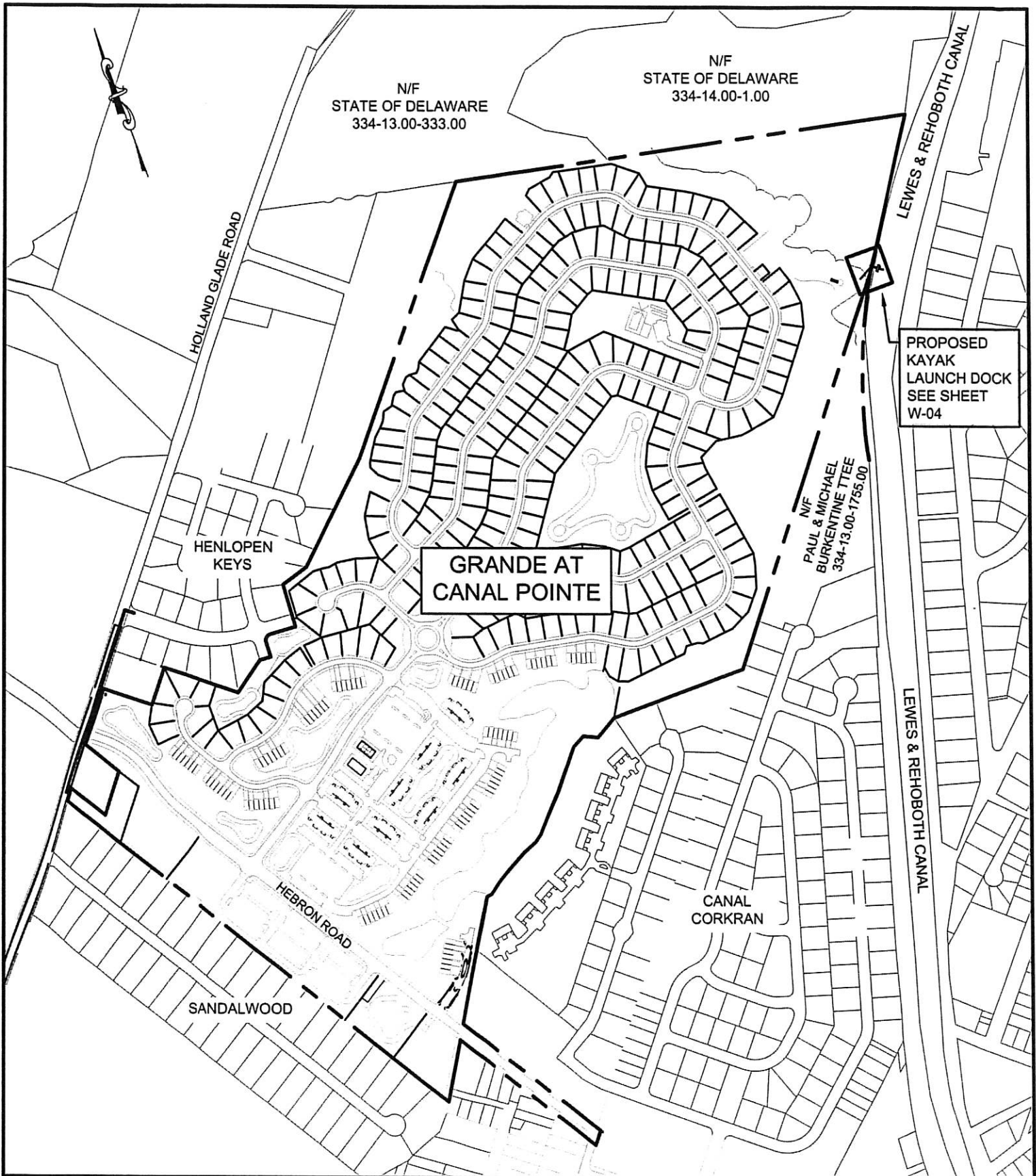
Dwg.No.: W-01

PROPOSED KAYAK LAUNCH DOCK USGS TOPO VICINITY MAP

TMP: 334-13.00-1745.00
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

ERI ENVIRONMENTAL
RESOURCE
INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.



Date: JUNE, 2025

Scale: 1" = 600'

Dwn.By: KWW

Proj.No.: 0004-0480

LOCATION MAP

Dwg.No.: W-02

PROPOSED KAYAK LAUNCH DOCK LOCATION MAP

TMP: 334-13.00-1745.00
SUSSEX COUNTY, DELAWARE

ERI ENVIRONMENTAL
RESOURCE
INSIGHTS
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LINE LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	FEDERALLY REGULATED NON-TIDAL WETLAND BOUNDARY
	STATE & FEDERALLY REGULATED TIDAL WETLAND BOUNDARY
	MEAN LOW WATER LINE
	MEAN HIGH WATER LINE/ EDGE OF MARSH
	EXISTING CONTOUR LINES
	EXISTING WOODSLINE
	FEDERALLY REGULATED NON-TIDAL WETLANDS
	STATE & FEDERALLY REGULATED TIDAL WETLANDS

SYMBOL LEGEND

	CMF	CONCRETE MONUMENT FOUND
		WETLAND FLAG

AREA OF STATE REGULATED WETLANDS CROSSED BY 3' WIDE PILE SUPPORTED WALKWAY	115 SQ. FT.
AREA OF PIER (VARIES 3 TO 4 FEET) OVER SUBAQUEOUS LANDS BETWEEN MEAN HIGH & MEAN LOW WATER	32.5 SQ. FT.
ALUMINUM RAMP OVER SUBAQUEOUS LAND	80 SQ. FT.
FLOATING DOCK AREA OVER SUBAQUEOUS LANDS	276 SQ. FT.
YAKPORT LAUNCH CRADLE OVER SUBAQUEOUS LANDS	20 SQ. FT.

Date: JUNE, 2025

Scale: NTS

Dwn.By: KWW

Proj.No.: 0004-0480

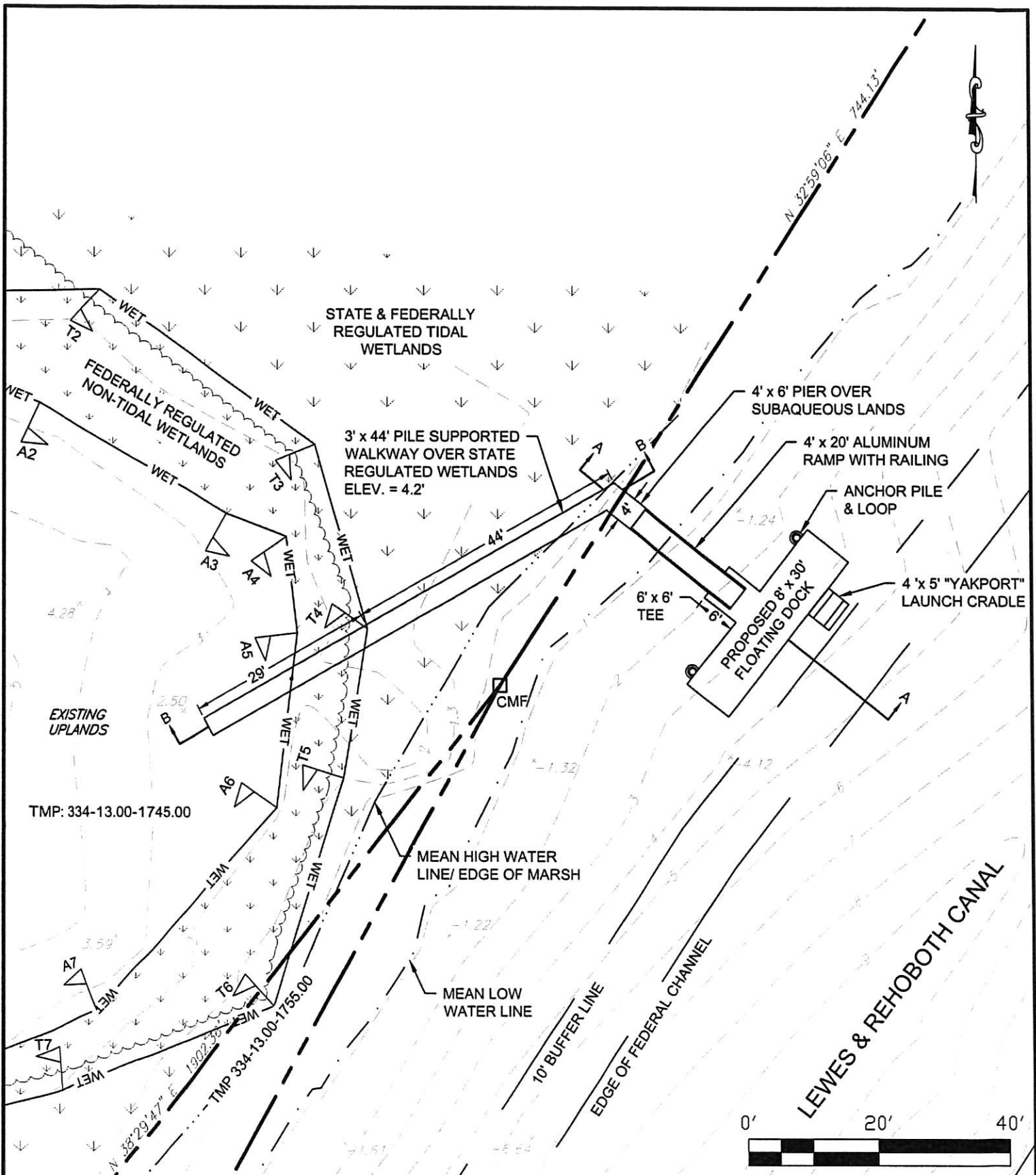
LEGEND

Dwg.No.: W-03

PROPOSED KAYAK LAUNCH DOCK LEGEND & IMPACT SUMMARY

TMP: 334-13.00-1745.00
SUSSEX COUNTY, DELAWARE

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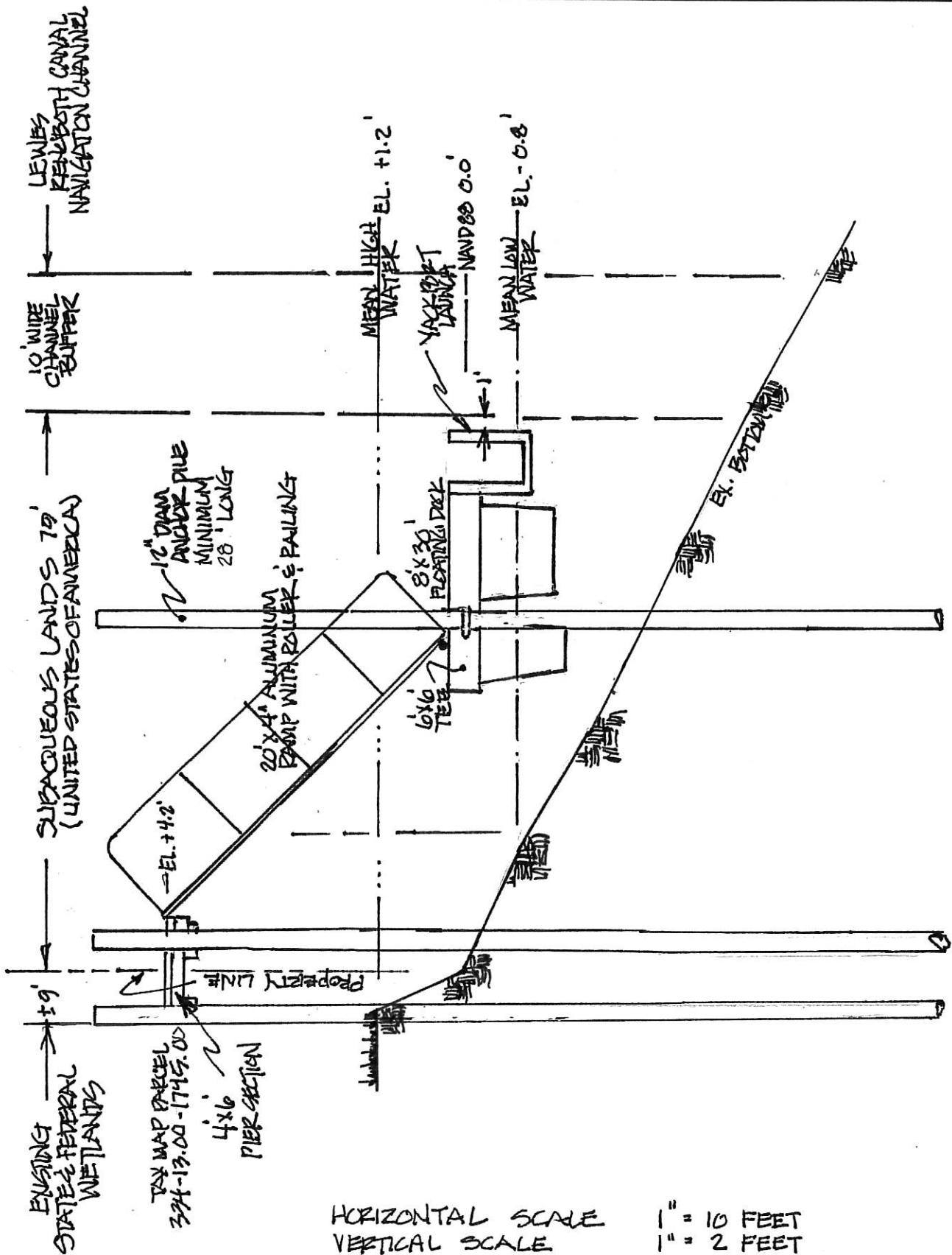


Date: JUNE, 2025
 Scale: 1" = 20'
 Dwn.By: KWW
 Proj.No.: 0004-0480
 SITE PLAN
 Dwg.No.: W-04

PROPOSED KAYAK LAUNCH DOCK SITE PLAN

TMP: 334-13.00-1745.00
 SUSSEX COUNTY, DELAWARE

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Date: JUNE, 2025

Scale: ---

Dwn.By: KWW

Proj.No.: 0004-0480

CROSS SECTION

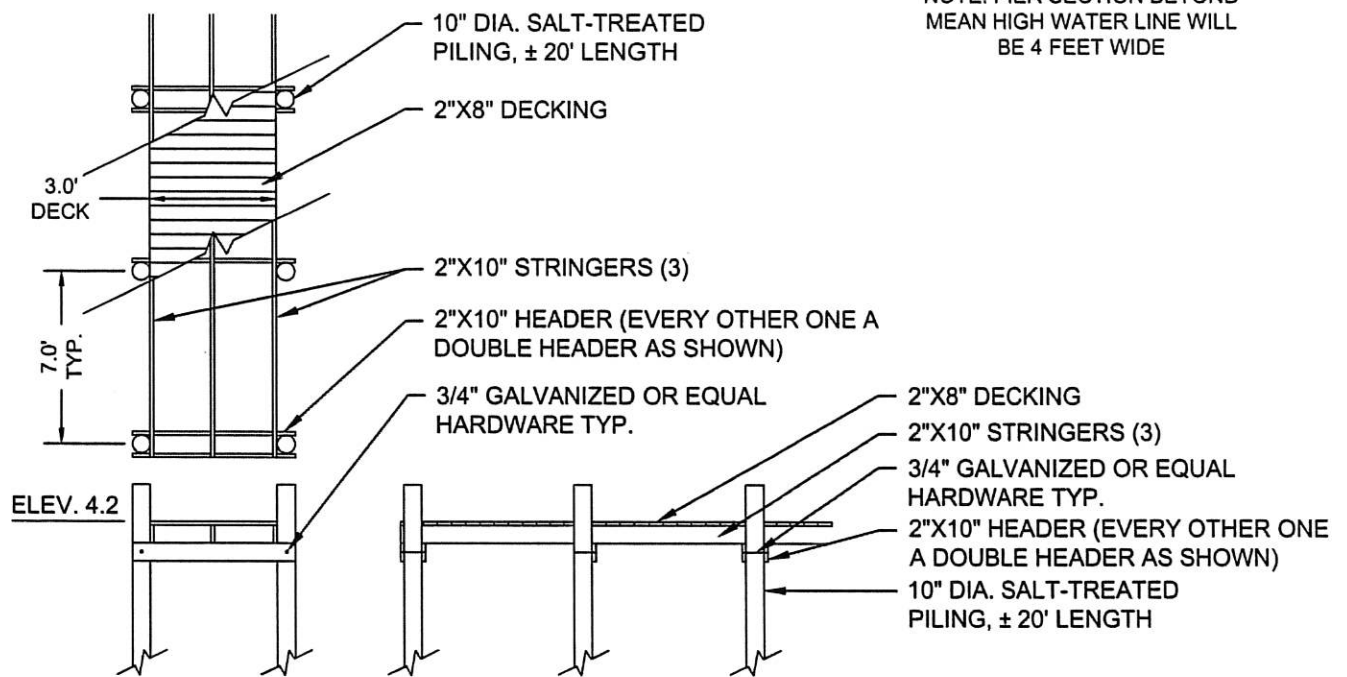
Dwg.No.: W-05

PROPOSED KAYAK LAUNCH DOCK CROSS SECTION A-A

TMP: 334-13.00-1745.00
SUSSEX COUNTY, DELAWARE

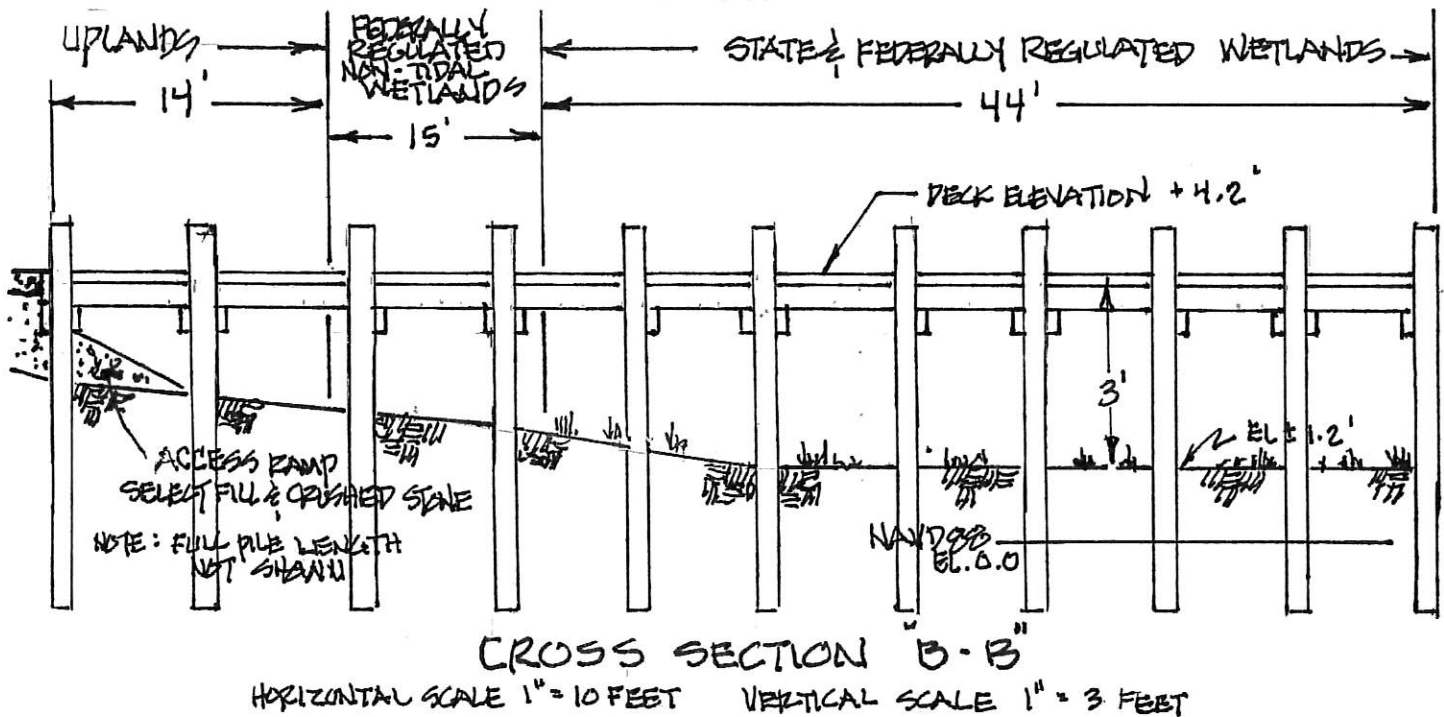
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TYPICAL 3 FOOT WIDE WETLAND WALKWAY PIER CONSTRUCTION

NOT TO SCALE



Date: JUNE, 2025

Scale: NTS

Dwn.By: KWW

Proj.No.: 0004-0480

PIER CONSTRUCTION

Dwg.No.: W-06

PROPOSED KAYAK LAUNCH DOCK TYPICAL PIER CONSTRUCTION

TMP: 334-13.00-1745.00
SUSSEX COUNTY, DELAWARE

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