

Wetlands and Subaqueous Lands Section Basic Application Form

Section 1: Applicant Identification

1. Applicant's Name: Mark & Virginia Chura
 Mailing Address: 10 Duchess Court
Lewes, DE 19958

Telephone #: (302) 542-3305
 Fax #: _____
 E-mail: mark.chura-assc.com

2. Consultant's Name: Evelyn Maurmeyer
 Mailing Address: PO Box 674
Lewes, DE 19958

Company Name: CER, Inc.
 Telephone #: (302) 645-9610
 Fax #: (302) 645-4332
 E-mail: maurmeye@udel.edu

3. Contractor's Name: Troy Messick
 Mailing Address: 25245 Banks Road
Millsboro, DE 19966

Company Name: J.T. Rogers Marine Const.
 Telephone #: (302) 841-4955
 Fax #: _____
 E-mail: _____

Section 2: Project Description

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

5. Project Purpose (attach additional sheets as necessary):
Applicants propose to construct a 12' long x 4' wide pier; a 5' wide x 25' long fixed dock; a 3' wide x 8' long ramp/gangway; and a 6' wide x 12' long floating kayak dock.

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

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

Section 3: Project Location

7. Project Site Address: _____
23684 Old Meadow Road
Seaford, DE 19973

County: N.C. Kent Sussex
 Site owner name (if different from applicant): same
 Address of site owner: _____

8. Driving Directions: See Figures 1, 2, and 3 for maps and directions.

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

9. Tax Parcel ID Number: #231-12.00-75.00 Subdivision Name: Nanticoke Hundred/Seaford

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

Section 3: Project Location (Continued)

- Upstream reach of
 10. Name of waterbody at Project Location: Nanticoke River waterbody is a tributary to: Chesapeake Bay
 11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water 64' ±
 12. Is the project: On public subaqueous lands? On private subaqueous lands?*
 In State-regulated wetlands? In Federally-regulated wetlands?

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

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

13. Present Zoning: Agricultural Residential Commercial Industrial Other

Section 4: Miscellaneous

14. A. List the names and complete mailing addresses of the immediately adjoining property owners on all sides of the project (attach additional sheets as necessary):
See Figure 3

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

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:
None

- A. Have you had a State Jurisdictional Determination performed on the property? Yes No JD-067/22
 B. Has the project been reviewed in a monthly Joint Permit Processing Meeting? Yes No

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

16. Are there existing structures or fill at the project site in subaqueous lands? Yes No
 *If yes, provide the permit and/or lease number(s):
No structures present

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

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?
 No Pending Issued Denied Date: _____

Type of Permit: SPGP-20 eligibility Federal Permit or ID #: _____

18. Have you applied for permits from other Sections within DNREC?
 No Pending Issued Denied Date: _____ Permit or ID #: _____

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

Other: _____

Section 5: Signature Page

19. Agent Authorization:

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

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

I wish to authorize an agent as indicated below.

I, Mark Chura, Owner, Rio, hereby designate and authorize Evelyn Maurmeyer, CER, Inc.
 Name of Applicant Vista Properties Name of Agent

to act on my behalf in the processing of this application and to furnish any information that is requested by the Department.

Authorized Agent's Name: Evelyn Maurmeyer

Mailing Address: CER, Inc. Telephone #: (302) 645-9610
PO Box 674 Fax #: (302) 645-4332
Lewes DE 19958 E-mail: maurmeyer@udel.edu

20. Agent Signature

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

[Signature]
 Agent's Signature

10/27/2023
 Date

21. Applicant's Signature:

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

[Signature] / Rio Vista Properties Owner
 Applicant's Signature Mark R Chura

10/25/23
 Date

Print Name

22. Contractor's Signature:

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

[Signature]
 Contractor Name

 Date

**SIGN
& DATE**



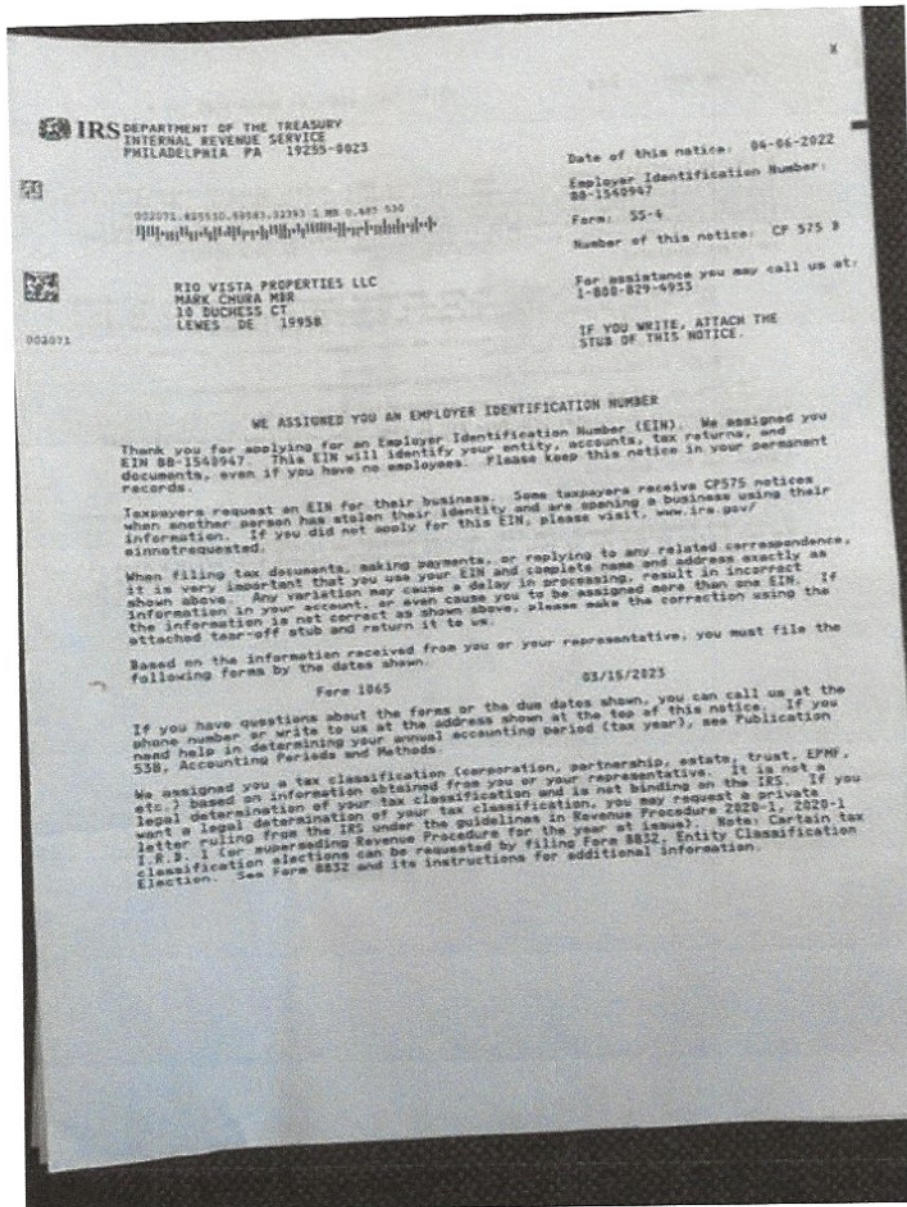
Evelyn Maurmeyer <maurmeye@udel.edu>

Rio vista managing member info

1 message

mark chura-assc.com <mark@chura-assc.com>
 To: Evelyn Maurmeyer <maurmeye@udel.edu>

Sun, Nov 19, 2023 at 4:25 PM



Sent from my iPhone

BOAT DOCKING FACILITIES

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

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

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

Applicants propose to construct a 12' long x 4' wide pier; a 5' wide x 25' long fixed dock; a 3' wide x 8' long ramp/gangway and a 6' wide x 12' long floating kayak dock.

2. Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
		Width ft.	Length ft.	Width ft.	Length ft.	
Dock, Pier, Lift, gangway						
pier	6±	4'	12'	4'	6'	new
Fixed dock	8±	5'	25'	5'	25'	"
Gangway	0	3'	8'	3'	8'	"
Floating kayak dock	2±	6'	12'	6'	12'	"
Freestanding Pilings	Number 0					

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

- Approximately how wide is the waterway at this project site? 64± ft. (measured from MLW to MLW)
- What will be the mean low water depth at the most channelward end of the mooring facility? 2± ft.
- What type of material(s) will be used for construction of the mooring facility (e.g. salt treated wood, aluminum, fiberglass floats, etc.) Use of creosote-treated wood is prohibited.
 Salt-treated wood pier, dock, pilings; aluminum ramp; poly or similar
- Circle any of the following items that are proposed over subaqueous lands: floating kayak dock
 Fish Cleaning Stations/Benches/Ladders/Water Lines/ Satellite/Electric Lines/ Handrails/Other (Describe)

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

7. What will be the distance from the most channelward end of the docking facility to the edge of any natural or man-made channel? 18 ft. to centerline
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings. Applicant has not yet purchased a boat. Small powerboat (20'±) anticipated to be at fixed dock; kayaks/canoes (non-motorized) at kayak dock.
- | | | | |
|------------------|--------------|-------------|-------------|
| Make/model _____ | length _____ | width _____ | draft _____ |
| Make/model _____ | length _____ | width _____ | draft _____ |
| Make/model _____ | length _____ | width _____ | draft _____ |
| Make/model _____ | length _____ | width _____ | draft _____ |
9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above.
not available
10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility.
none
11. Is there currently a residence on the property? Yes No
12. Do you plan to reach the boat docking facility from your own upland property? Yes No If "No", explain your proposed means of access and provide documentation of easement or documentation authorizing access if you intend to cross someone else's property.
13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant? Yes No.
If yes, written permission of the underwater land owner must be provided with this application.
14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 200 ft. (see survey)
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
 Yes No
If yes, a letter of no objection from the adjacent property owner must be included with this application.

PROPOSED 12' L x 4' W PIER; 5' W x 25' L FIXED DOCK;
3' W x 8' L RAMP/GANGWAY; AND
6' W x 12' L FLOATING KAYAK DOCK
 ADJACENT TO: Nanticoke River
 AT: 23684 Old Meadow Road, Seaford DE 19973
 Tax Map Parcel #2-31-12.00-75.00
 APPLICANTS: Mark & Virginia Chura, *RPO Vista Properties, LLC*
 DATE: July 28, 2023 *Oct. 27, 2023* *Nov. 20, 2023*

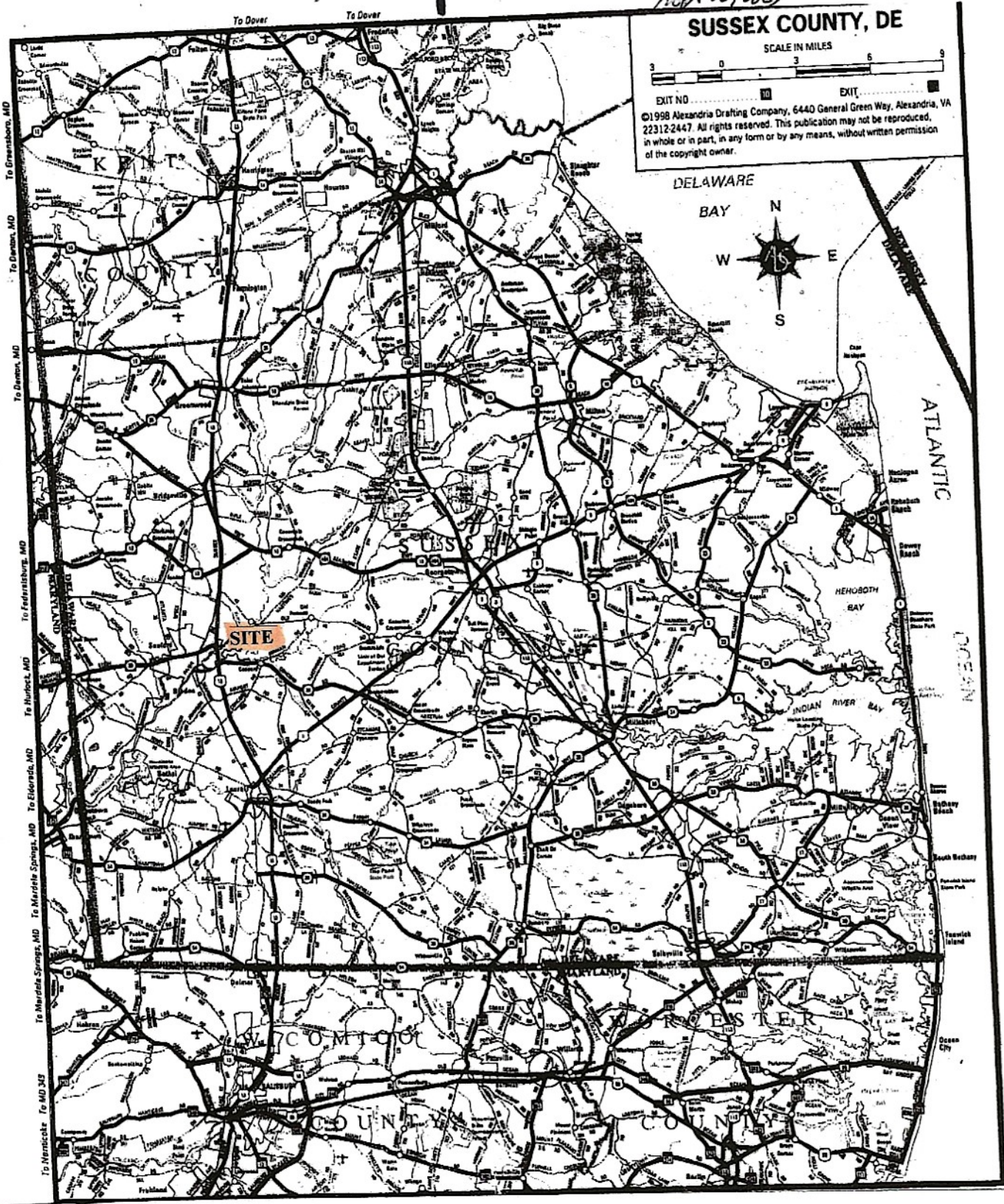


Figure 1. Map of southeastern Sussex County, Delaware showing site location, Seaford.

PROPOSED 12' L x 4' W PIER; 5' W x 25' L FIXED DOCK;
3' W x 8' L RAMP/GANGWAY; AND
6' W x 12' L FLOATING KAYAK DOCK

ADJACENT TO: Nanticoke River

AT: 23684 Old Meadow Road, Seaford DE 19973

Tax Map Parcel #2-31-12.00-75.00

APPLICANTS: Mark & Virginia Chura, *Rio Vista Properties, LLC*
DATE: July 28, 2023 *Oct 17, 2023 NOV. 20, 2023*

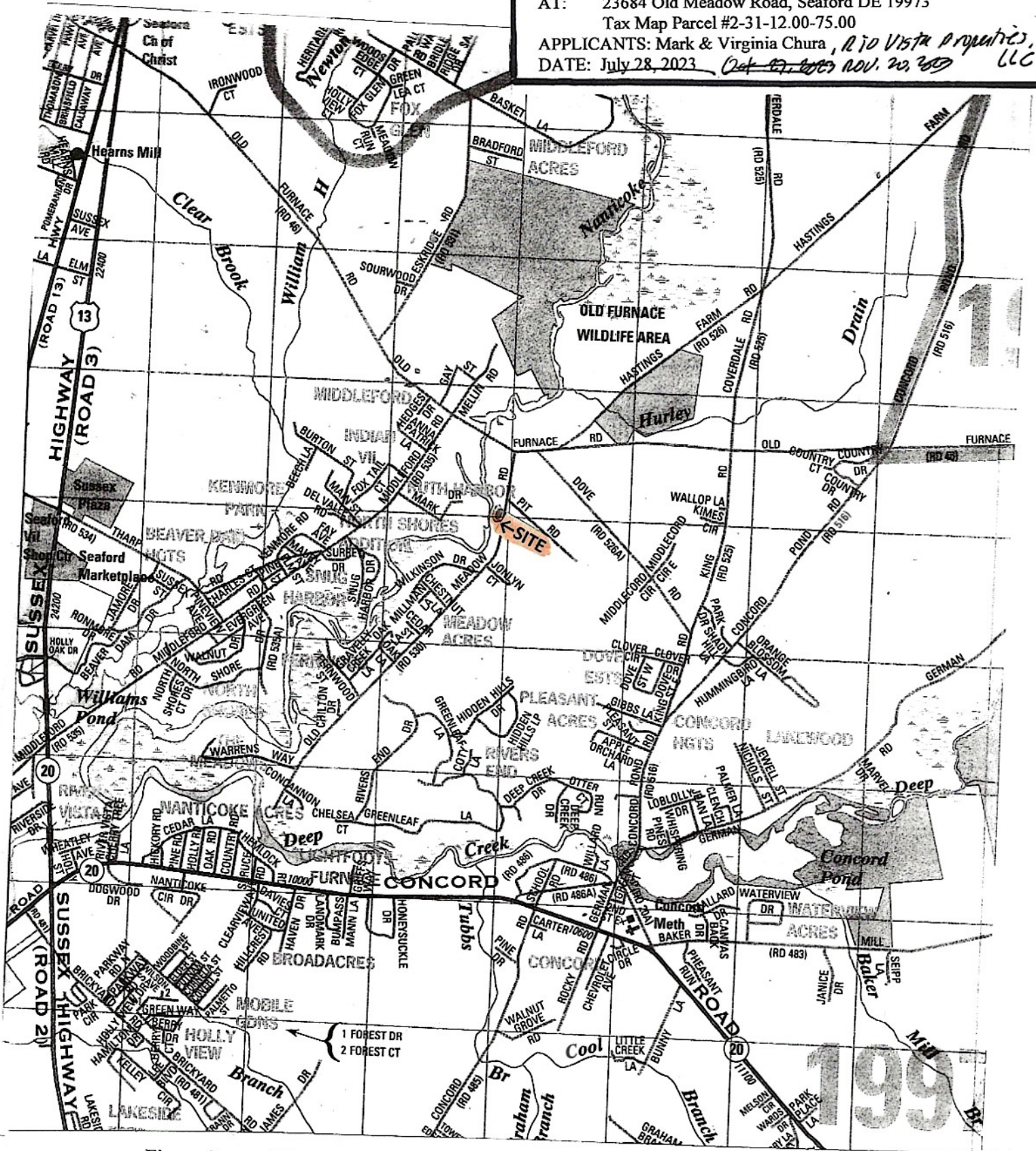


Figure 2. Map of Seaford area showing site location, 23684 Old Meadow Road. Directions to site (From Dover, DE): Route 13 southbound toward Seaford; left onto Old Furnace Road (eastbound); right onto Old Meadow Road; site is on right, house at 23684 Old Meadow Road.

**PROPOSED 12' L x 4' W PIER; 5' W x 25' L FIXED DOCK;
 3' W x 8' L RAMP/GANGWAY; AND
 6' W x 12' L FLOATING KAYAK DOCK**

ADJACENT TO: Nanticoke River
AT: 23684 Old Meadow Road, Seaford DE 19973
Tax Map Parcel #231-12.00-75.00

APPLICANTS: Mark & Virginia Chura, *Rio Vista Properties LLC*
DATE: July 28, 2023 *Oct 27, 2023 NOV 20, 2023*

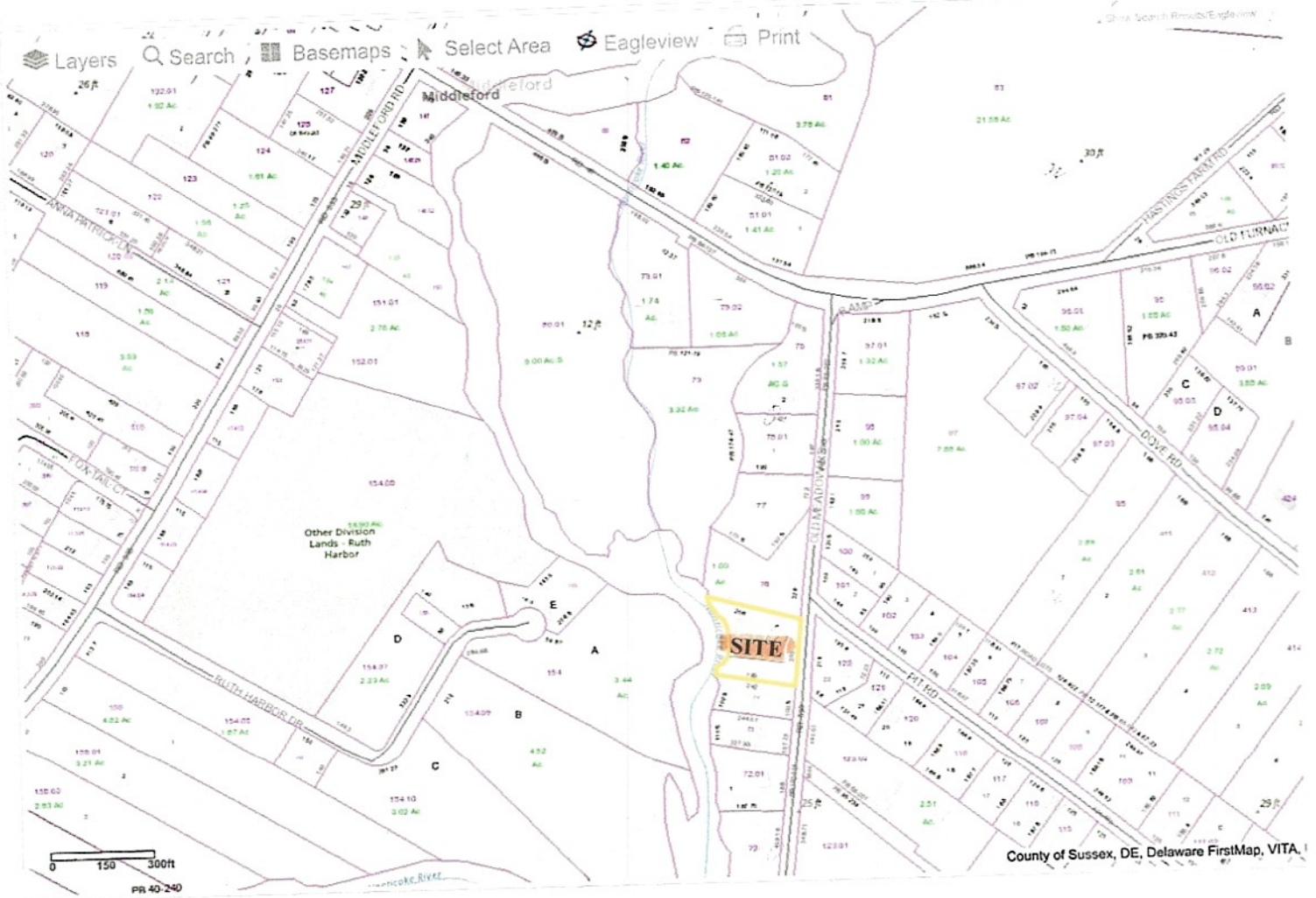


Figure 3. Site location, Tax Map Parcel #231-12.00-75.00 (23684 Old Meadow Road, Seaford, Sussex County, DE). Names and addresses of adjacent property owners:

<u>Tax Map Parcel #</u>	<u>Name, address of owner</u>
#231-12.00-74.00	Lois Pinson, 23700 Old Meadow Road, Seaford DE 19973
#231-12.00-76.00	Mary Louise Spicer, 23666 Old Meadow Road, Seaford DE 19973

**PROPOSED 12' L x 4' W PIER; 5' W x 25' L FIXED DOCK;
3' W x 8' L RAMP/GANGWAY; AND
6' W x 12' L FLOATING KAYAK DOCK**

ADJACENT TO: Nanticoke River

AT: 23684 Old Meadow Road, Seaford DE 19973

Tax Map Parcel #2-31-12.00-75.00

APPLICANTS: Mark & Virginia Chura, *RIO Vista Properties LLC*

DATE: July 28, 2023 *Oct. 27, 2023* *Nov 28, 2023*

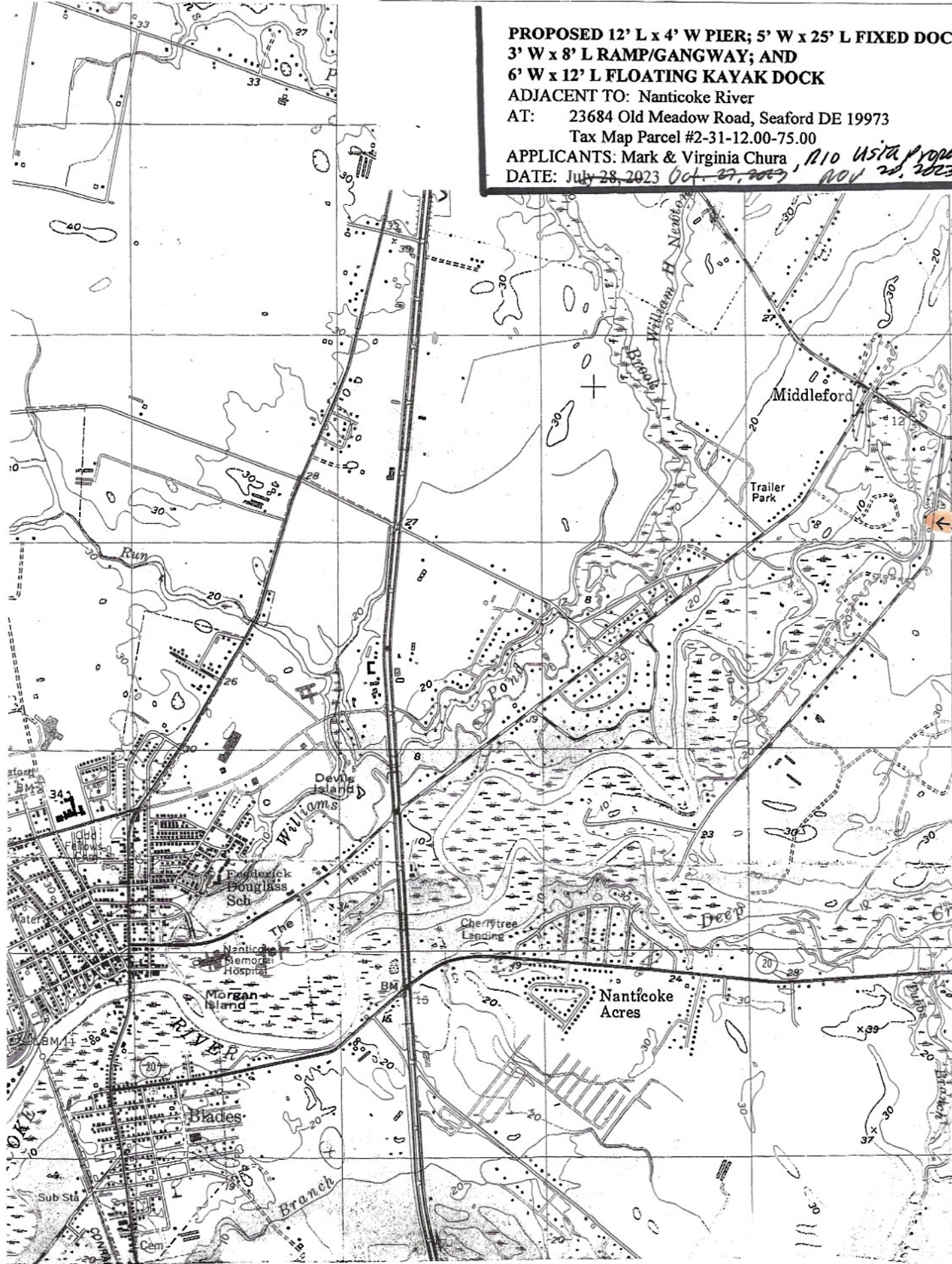


Figure 4. Site location on U.S.G.S. topographic map, Seaford East, Delaware quadrangle. Site is adjacent to the Nanticoke River. Scale: 1" = 2,000'.

**PROPOSED 12' L x 4' W PIER; 5' W x 25' L FIXED DOCK;
3' W x 8' L RAMP/GANGWAY; AND
6' W x 12' L FLOATING KAYAK DOCK**

ADJACENT TO: Nanticoke River

AT: 23684 Old Meadow Road, Seaford DE 19973

Tax Map Parcel #2-31-12.00-75.00

APPLICANTS: Mark & Virginia Chura, *RIO VISTA PROPERTIES LLC*

DATE: July 28, 2023 *Oct 27, 2023 NOV. 20, 2023*

Delaware Regulated Tidal Wetlands Index

Instructions

Navigation

- To zoom in and out use a wheel mouse or the slider bar on the left side of the map.
- To zoom in by drawing a box hold down your shift key while drawing a box on the map.
- To pan click and drag the map with your mouse.
- To hide these instructions click the double arrow in at the bottom of this panel.
- Use the Find Address tool to locate an address.

Map Download

- To download wetlands maps click once in the green highlighted areas.
- A popup will appear with a link to download a zip file containing the image.




Figure 5. Screenshot of State Regulated Wetland Map Index. There is no DNREC Wetland map depicting the site on the WSLs website; therefore, it is assumed that there are no DNREC-regulated wetlands present on site.

**PROPOSED 12' L x 4' W PIER; 5' W x 25' L FIXED DOCK;
3' W x 8' L RAMP/GANGWAY; AND
6' W x 12' L FLOATING KAYAK DOCK**

ADJACENT TO: Nanticoke River

AT: 23684 Old Meadow Road, Seaford DE 19973

Tax Map Parcel #2-31-12.00-75.00

APPLICANTS: Mark & Virginia Chura, *Rio Vista Properties LLC*

DATE: ~~July 28, 2023~~ *Oct. 27, 2023* *Nov. 20, 2023*



Figure 6. Aerial photograph of site, 23684 Old Meadow Road, Seaford, Sussex County, Delaware (Tax Map Parcel # Parcel #2-31-12.00-75.00). Applicants propose to install a retaining wall landward of the mean high water line (out of W&WS jurisdiction; see JD-067/22); and to construct docking facilities consisting of a 12' long x 4' wide pier (dimensions channelward of MHW; 6' long x 4' wide channelward of MLW); a 5' wide x 25' long fixed dock; a 3' wide x 8' long ramp/gangway; and a 6' wide x 12' long floating kayak dock. See Figure 8 for plan view and cross-section sketches.

**PROPOSED 12' L x 4' W PIER; 5' W x 25' L FIXED DOCK;
3' W x 8' L RAMP/GANGWAY; AND
6' W x 12' L FLOATING KAYAK DOCK**

ADJACENT TO: Nanticoke River

AT: 23684 Old Meadow Road, Seaford DE 19973

Tax Map Parcel #2-31-12.00-75.00

APPLICANTS: Mark & Virginia Chura, *via Vista Properties LLC*

DATE: ~~July 28, 2023~~ *Oct. 27, 2023* *Nov. 20, 2023*

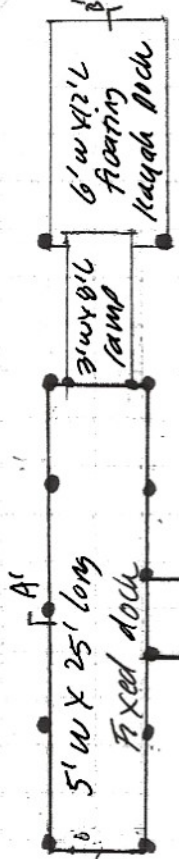


Figure 7. Ground-level photograph of site, 23684 Old Meadow Road, Seaford, Sussex County, Delaware (Tax Map Parcel # Parcel #2-31-12.00-75.00). Applicants propose to install a retaining wall landward of the mean high water line (out of W&WS jurisdiction; see JD-067/22); and to construct docking facilities consisting of a 12' long x 4' wide pier (dimensions channelward of MHW; 6' long x 4' wide channelward of MLW); a 5' wide x 25' long fixed dock; a 3' wide x 8' long ramp/gangway; and a 6' wide x 12' long floating kayak dock. See Figure 8 for plan view and cross-section sketches.

(A) PLAN VIEW SKETCH (1" = 10')

NANTICOLE RIVER
 Ebb → Flood

(MHW W = 64' ±)



APPLIC MHW

APPLIC MHW

Proposed retaining wall (landward) MHW line (length to be determined)

No DNR permit required for structures landward

← 100' ± to MLC

← 100' ± to MLC

Note: Steps/walkway landward of mean high water line - no DNR permit required

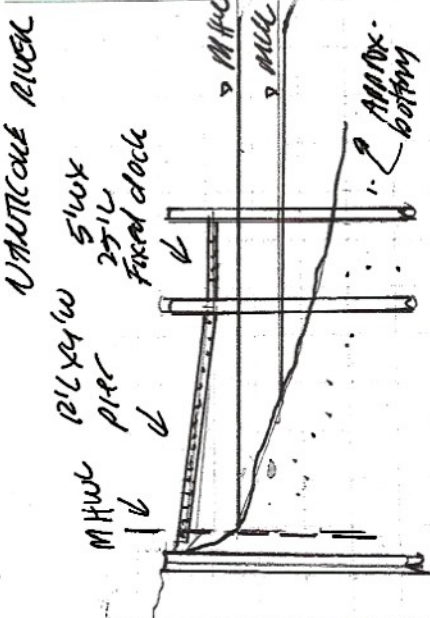
0' 10' SCALE 1" = 10' ±

PROPOSED 12' L x 4' W PIER; 5' W x 25' L FIXED DOCK; 3' W x 8' L RAMP/GANGWAY; AND 6' W x 12' L FLOATING KAYAK DOCK

ADJACENT TO: Nanticoke River
 AT: 23684 Old Meadow Road, Seaford DE 19973
 Tax Map Parcel #2-31-12.00-75.00

APPLICANTS: Mark & Virginia Chura, Riv Vista Properties LLC
 DATE: July 28, 2023 Oct 27, 2023

(B) CROSS-SECTION A-A' (1" = 10')



(C) CROSS-SECTION B-B' (1" = 20')

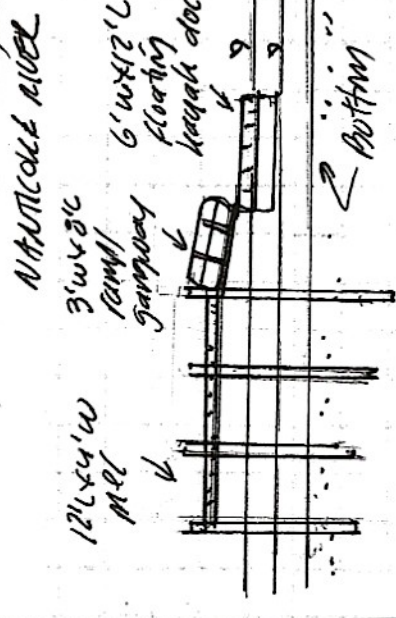


Figure 8. Plan view and cross-section sketches of proposed project. Sketches for permit application purposes only.

TAX MAP AND PARCEL #:
2-31-12.00-75.00
PREPARED BY & RETURN TO:
Baird Mandalas Brockstedt
Federico & Cardea LLC
1413 Savannah Road, Suite 1
Lewes, Delaware 19958
File No. RE23-0437/RD

NO NEW TITLE SEARCH OR SURVEY REQUESTED OR PERFORMED

THIS DEED, made this 28th day of July, 2023,

- BETWEEN -

MARK RUDOLPH CHURA and VIRGINIA CHRISTINE CHURA, of 10 Duchess Court, Lewes, DE 19958, parties of the first part,

- AND -

RIO VISTA PROPERTIES LLC, a Delaware limited liability company, of 10 Duchess Court, Lewes, DE 19958, party of the second part.

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


ALL that certain tract, piece or parcel, situated lying and being in Nanticoke Hundred, Sussex County and State of Delaware, bound and described as follows, to-wit:

BEGINNING at a stake on the North side of the road leading from Middleford to the Old Meadow Farm, thence running North 14 degrees 30 minutes East 200 feet to an iron pipe, thence running North 75 degrees 30 minutes West 223 feet to a stake near the River, thence following the River (or Middleford Creek) 205 feet to a fence at the line of other lands now formerly of Edward J. Campbell, thence South 75 degrees 30 minutes East 169 feet to the place of Beginning, containing 3,700 square feet of land, be the same more or less.

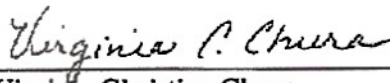
BEING the same lands conveyed to Mark Rudolph Chura and Virginia Christine Chura by deed of Thomas Tucker dated December 17, 2021 and recorded December 21, 2021 in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 5616, Page 325.

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

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.



Mark Rudolph Chura (SEAL)



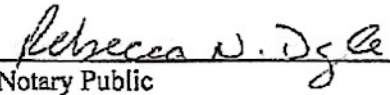
Virginia Christine Chura (SEAL)

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on July 28, 2023, personally came before me, the subscriber, Mark Rudolph Chura and Virginia Christine Chura, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

Rebecca N. Doyle
Attorney at Law, Notary
DE Bar ID # 5782
Perpetual Commission
Unified Notarial Acts, 29 Del. C. § Sec 4323(a)(3)



Notary Public

