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

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P.O. BOX 169
SELBYVILLE, DE 19975
PHONE: 302-436-9637
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January 4, 2024

Mr. Matthew Jones, Program Manager
Department of Natural Resources & Environmental Control
Wetlands & Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901

RE: Proposed Boat Ramp, Recreational Dock and Boat Lift
Island Farm, Broadkill River - Tax Map Parcels 235-9.00-21.03 & 24.00
Lewes Rehoboth Hundred, Sussex County, Delaware
Applicant: Fletcher Kenton

Dear Mr. Jones,

Environmental Resource Insights (ERI) is writing to you on behalf of the applicant, Mr. Fletcher Kenton (owner Island Farm, TMP 235-9.00-21.03 & 24.00) in order to file a Wetlands and Subaqueous Lands Permit application for the construction of a 13'x70' boat ramp, 4'x90' pile supported pier, 6'x30' pile supported dock with boat lift, 6'x16' aluminum ramp and 6'x24' floating dock providing water access to the Broadkill River. The location of the boat ramp has historically served as a river landing. The siting of a boat ramp at this location will minimize unavoidable impact to state regulated wetlands. The applicant is an active hunter and outdoorsman, and the farm has over 2,600 feet of riparian frontage. The use and rural nature of the property justifies having a boat ramp. The applicant now lives on the property.

The boat ramp will impact 530 square feet of state regulated wetlands. Uplands and areas of disturbed/ historically filled phragmites dominated wetlands are located to the north of the ramp. Compensatory mitigation involving restoring and creating 3,600 square feet of intertidal salt marsh cordgrass wetlands is proposed in order to compensate for the impact of the ramp.

Upon your review of these materials, 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

Cc: Fletcher Kenton, Island Farm, LLC.

WETLANDS AND SUBAQUEOUS LANDS SECTION PERMIT APPLICATION FORM

For Subaqueous Lands, Wetlands, Marina and 401 Water Quality Certification Projects

State of Delaware
Department of Natural Resources and Environmental Control
Division of Water

Wetlands and Subaqueous Lands Section

APPLICATION FOR APPROVAL OF
SUBAQUEOUS LANDS, WETLANDS, MARINA
AND WATER QUALITY CERTIFICATION PROJECTS

Last Revised on: March 28, 2017

PLEASE READ THE FOLLOWING INSTRUCTIONS CAREFULLY

Application Instructions:

1. Complete each section of this basic application and appropriate appendices as thoroughly and accurately as possible. Incomplete or inaccurate applications will be returned.

2. All applications must be accompanied by a scaled plan view and cross-section view plans that show the location and design details for the proposed project. Full construction plans must be submitted for major projects.

3. All applications must have an original signature page and proof of ownership or permitted land use agreement.

4. Submit an original and two (2) additional copies of the application (total of 3) with the appropriate application fee and public notice fee* (prepared in separate checks) to:

Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901

*Application and public notice fees are non-refundable regardless of the Permit decision or application status.

5. No construction may begin at the project site before written approval has been received from this office.

Helpful Information:

1.	Tax Parcel Information:	New Castle County	(302) 395-5400
		Kent County	(302) 736-2010
		Sussex County	(302) 855-7878
2.	Recorder of Deeds:	New Castle County	(302) 571-7550
		Kent County	(302) 744-2314
		Sussex County	(302) 855-7785

3. A separate application and/or approval may be required through the Army Corps of Engineers. Applicants are strongly encouraged to contact the Corps for a determination of their permitting requirements. For more information, contact the Philadelphia District Regulator of the Day at (215) 656-6728 or visit their website at: http://www.nap.usace.army.mil/Missions/Regulatory.aspx.

4. For questions about this application or the Wetlands and Subaqueous Lands Section, contact us at (302) 739-9943 or visit our website at: http://www.dnrec.delaware.gov/wr/Services/Pages/WetlandsAndSubaqueousLands.aspx. Office hours are Monday through Friday 8:00 AM to 4:30 PM, except on State Holidays.

APPLICANT'S REVIEW BEFORE MAILING

DID YOU COMPLETE THE FOLLOWING?

✓	Yes	BASIC APPLICATION
✓	Yes	SIGNATURE PAGE (Page 3)
✓	Yes	APPLICABLE APPENDICES
✓	Yes	SCALED PLAN VIEW
✓	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
✓	Yes	VICINITY MAP
✓	Yes	COPY OF THE PROPERTY DEED & SURVEY
✓	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
✓	Yes	APPROPRIATE APPLICATION FEE & PUBLIC NOTICE FEE (Separate checks made payable to the State of Delaware)

Submit 3 complete copies of the application packet to:

Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901

Before signing and mailing your application packet, please read the following:

The Department requests that the contractor or party who will perform the construction of your proposed project, if other than the applicant, sign the application signature page along with the applicant in the spaces provided. When the application is signed by the contractor as well as the applicant, the Department will issue the Permit to both parties. For Leases, the contractor will receive a separate construction authorization that will make them subject to all of the terms and conditions of the Lease relating to the construction

Section 1: Applicant Identification

1. Applicant's Name: Fletcher Kenton
   Mailing Address: 17044 Taramac Drive
   Rehoboth Beach, DE 19971
   Telephone #: 302-542-1236
   Fax #:
   E-mail:

2. Consultant's Name: Edward M. Launay
   Mailing Address: P.O. Box 169 / 38173 DuPont Blvd.
   Selbyville, Delaware 19975
   Company Name: Environmental Resource Insights
   Telephone #: 302-436-9637
   Fax #: 302-436-9639
   E-mail: elaunay@ericonsultants.com

3. Contractor's Name: Applicant
   Mailing Address:
   Company Name:
   Telephone #:
   Fax #:
   E-mail:

Section 2: Project Description

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

5. Project Purpose (attach additional sheets as necessary):
Impact wetlands & subaqueous lands for a 13'x70' boat ramp, 4'x90' pier, 6'x30' fixed dock with boat lift, 6'x16' aluminum ramp and 6'x24' floating dock extending no more than +/-42 feet channelward of the mean low water line of the Broadkill River. Restore/create 3,600 square feet of salt marsh cordgrass wetlands. See attached Project Description.

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

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

Section 3: Project Location

7. Project Site Address:
   terminus of Graves Farm Road
   Milton, DE 19968
   County: ☐ N.C. ☐ Kent ☑ Sussex
   Site owner name (if different from applicant):
   Address of site owner:

8. Driving Directions: From the intersection of State Route 1 and State Route 16, proceed northeast on State Route 16 1.46 mile and turn right onto Graves Farm Road. Proceed 0.5 miles to historic landing and proposed ramp location.
(Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 235-9.00-21.03 & 24.00 Subdivision Name: None (Island Farm)

WSLS Use Only: **Permit #s:** _____ _____ _____ _____

Type **SP** ☐ **SL** ☐ **SU** ☐ **WE** ☐ **WQ** ☐ **LA** ☐ **SA** ☐ **MP** ☐ **WA** ☐

Corps Permit: SPGP 18 ☐ **20** ☐ **Nationwide Permit #:** _____ **Individual Permit #** _____
Received Date: _____ **Project Scientist:** _____
Fee Received? Yes ☐ **No** ☐ **Amt: $** _____ **Receipt #:** _____
Public Notice #: _____ **Public Notice Dates: ON** _____ **OFF** _____

Section 2, item 5 – Project Purpose & Description

The Island Farm has over 2,600 feet of frontage along the north bank of the Broadkill River. The property operates as a farm and the applicant has constructed a single-family home on the property for his use. The property consists of several tax map parcels and the proposed project will involve parcel 235-9.00-21.03 and 235-9.00-24.00. The aspects of the proposed boat ramp, pier and dock structure requiring a Subaqueous Lands Lease will be located on Parcel 21.03.

The location of the boat ramp was historically used as a river landing. The extent of wetlands between the Broadkill River and the upland portion of the farm is the narrowest as compared with all other locations. Primarily salt meadow high marsh, formerly disturbed by historic fill characterizes the proposed ramp location.

Boat Ramp

The proposed boat ramp will be 13 feet wide and 70 feet long. Concrete matting will be used to surface the ramp. The ramp will be retained within a pile supported vinyl sheet pile walls. The ramp will have a 10:1 slope extending 21 feet landward of the mean high-water line. A total of 15 cubic yards of wetlands and 5 cubic yards of subaqueous lands will be excavated during construction. Placement of concrete and stone to surface the ramp will result in a 5.9 cubic yard discharge below the mean high-water line. A total of 530 square feet of state regulated wetlands will be impacted. A total of 318 square feet of subaqueous lands will be impacted, 200 square feet of which will be below mean high water.

Pier Access

A 4-foot-wide pile supported timber pile will be located alongside the south side of the boat ramp. The boat ramp retaining wall will support part of the north side of the pier. The elevated pier will cross 35 feet of state regulated wetlands and 41 feet of subaqueous lands.

Fixed Dock & Boat Ramp

A 6-foot wide 30-foot-long pile supported fixed dock will be accessed by the pier. Typical marine construction using 10-inch salt treated piles, 2"x10" stringers and whalers and 2"x10" decking secured with galvanized hardware will be used. A 12,000-pound boat lift supported by four 12-inch pilings will be located at the center of the dock.

Ramp & Floating Pier

A 6-foot wide by 16-foot-long aluminum ramp will be anchored to the end of the dock. The ramp will access a 6-foot wide by 24-foot-long floating dock attached with loops to two mooring piles on the landward side.

Subaqueous Land Lease Area

The combined area of pier, fixed dock, ramp, floating dock and a 12-foot by 24-foot boat lift berth, channelward of mean low water totals 840 square feet of public subaqueous lands.

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Broadkill River waterbody is a tributary to: Delaware Bay

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

12. Is the project: ☑ On public subaqueous lands? ☑ On private subaqueous lands?*
☐ In State-regulated wetlands? ☐ In Federally-regulated wetlands?

*If the project is on private subaqueous lands, provide the name of the subaqueous lands owner:
Fletcher Kenton (applicant) and Graves Farm, LLC.
(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 item 14 B.

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):
Richard F. Caruso Rev Tr. 5 Bridal Reach Court Lewes, DE 19958
Spicer Farm, LLC. 24868 Broadkill Rd. Milton, DE 19968
Mansion Farm, LLC. 24868 Broadkill Rd. Milton, DE 19968
LTL Pride Family LP 14161 Steamboat Landing Road Milton, DE 19968

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:
Mr. Michael Yost, USACOE
Mr. Matthew Jones, DNREC WSLS

A. Have you had a State Jurisdictional Determination performed on the property? ☐ Yes ☑ No
B. Has the project been reviewed in a monthly Joint Permit Processing Meeting? ☑ Yes ☐ No
*If yes, what was the date of the meeting? _____

16. Are there existing structures or fill at the project site in subaqueous lands? ☑ Yes ☐ No
*If yes, provide the permit and/or lease number(s):
boat ramp location was historic landing site

*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: January 2023

Type of Permit: NWP No. 18 & 27 SPGP 18 Federal Permit or ID #: _____

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

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

Other: _____

Section 5: Signature Page

19. Agent Authorization:

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

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

I wish to authorize an agent as indicated below ☑

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

Authorized Agent's Name: Edward M. Launay
Mailing Address: P.O. Box 169 / 38173 DuPont Blvd.
Selbyville, Delaware 19975

Telephone #: 302-436-9637
Fax #: 302-436-9639
E-mail: elaunay@ericonsultants.com

20. Agent's Signature:

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

Agent's Signature

1/4/2024
Date

21. Applicant's Signature:

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

Applicant's Signature

1/4/2024
Date

Fletcher Kenton
Print Name

22. Contractor's Signature:

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

Contractor's Name

Date

Fletcher Kenton
Print Name

BOAT DOCKING FACILITIES

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

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

1. Briefly describe the project. (Attach additional sheets as necessary.)
   See Section 2, item 5 Project Description attachment.

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
Dock, Pier, Lift, gangway		Width ____ ft.	Length ____ ft.	Width ____ ft.	Length ____ ft.	
Fixed Pier	10	4	41	4	32	new
Fixed Dock	8	6	30	6	30	new
Metal Ramp	0	6	16	6	16	new
Floating Dock	2	6	24	6	24	new
Boat Lift	4	12	10	12	10	new
Freestanding Pilings	Number 0					

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

3. Approximately how wide is the waterway at this project site? 220 ft. (measured from MLW to MLW)

4. What will be the mean low water depth at the most channelward end of the mooring facility? 3.7 ft.

5. 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 timber, galvanized hardware, aluminum ramp

6. Circle any of the following items that are proposed over subaqueous lands:
   Fish Cleaning Stations/Benches/Ladders/Water Lines/Satellite/Electric Lines/Handrails/Other (Describe)

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

7. What will be the distance from the most channelward end of the docking facility to the edge of any natural or man-made channel? 20 ft.

8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.

Make/model	semi open launch	length	24	width	7.5	draft	1.0'
Make/model	skiff	length	18	width	6.5	draft	0.8'
Make/model		length		width		draft	
Make/model		length		width		draft	

9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above.

10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility. 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? +/-2,600ft.
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.

BOAT RAMPS

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

1. How many boat ramps will be constructed? 1

2. What are the dimensions of the proposed boat ramp(s)?

   70' Length 13' Width
   10:1 Slope 0.5' Thickness

3. How many feet will the boat ramp(s) extend channelward of:

   Tidal Waters: mean high water line? 21 ft.
   Non-tidal Waters: ordinary high water line? 14 ft.

4. How many square feet of the boat ramp(s) will be located:

   Below mean high water? 318 sq. ft.
   On vegetated wetlands? 530 sq. ft.

5. Will any docking facilities be constructed alongside of the boat ramp(s)? ✓ Yes ____ No
   If your answer is yes, complete Appendix A and show structure on plans.

6. What type of material(s) will be used for construction of the boat ramp(s) (e.g. concrete, timber, gravel, etc.)? concrete mat & contained with vinyl sheet pile wall

7. Will any fill be required? ✓ Yes ____ No If yes, complete the appropriate appendix.

8. Amount of material to placed? 5.9 cubic yards below MHW
   3.7 cubic yards below MLW

9. Will any dredging or excavation be required? ✓ Yes ____ No If yes, complete the dredging appendix.

10. What boat ramp(s) do you now use in the area?

    none available nearby.

11. Will this ramp be: ____ public, ____ commercial, ✓ private? If public or commercial, complete Appendix N (Marinas).

FILL

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

1. How many linear feet will the fill extend channelward of the:
   a. Tidal waters: mean high water line? 21 ft.
      mean low water line? 13 ft.
   b. Non-tidal waters: ordinary high water line? _____ ft.

2. What is the area of fill that will be located:
   a. on subaqueous land (channelward of mean high water) 318 sq. ft.
   b. on vegetated wetlands? 530 sq. ft.

3. What is the source of the fill?
   ✓ Hauled in from upland sources: What is the source company/location/parcel number?
   _____ Obtained from dredged material: Complete Dredging Appendix.
   locally available concrete matting

4. What is the total volume of fill? 5.9 cubic yards
   a. What is the total fill per running foot of shoreline? 0.45 cubic yards

5. What method will be used to place the fill?
   Ramp area to be surfaced will be between vinyl sheet pile retaining walls. Preformed concrete mats will be set in place with track mounted excavator.

6. State the type and composition percentage of the fill material (e.g. sand 80%, silt 5%, clay 15%, etc.)
   concrete 90%, bedding stone 10%

7. How will the fill be retained? Complete appropriate appendix.
   Ramp has vinyl sheet pile retaining wall on each side.

8. What type of vegetation or ground cover will be provided for the filled area(s) to prevent soil erosion and help keep sediment from reaching State waters?
   Not Applicable.

9. Describe the type(s) of structure(s) to be erected on the filled area (if any). Complete appropriate appendix.
   Boat Ramp 13' x 70'

ACTIVITIES IN STATE WETLANDS

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

1. Project description and explanation of need.
The proposed ramp is the historic location of a river landing for the property known as the Island Farm. Based on review of aerial photography, part of this location is mapped as wetlands. The current owner wishes to install a formal 13'x70' boat ramp structure retained with vinyl sheet pile with a 4' wide pier on the south side of the ramp to access a dock.
See Section 2, item 5 Project Description Basic Application.

2. What is area of impact for each activity in state wetlands?

Wetlands Walkways/Other Structures:
Length 33.13 ft. Width 16 ft.
Piles 6 Height 0 ft. over marsh

3. What is volume of fill or excavated material involved in this project?

Fill 6.0 cubic yards
Excavation _____ cubic yards

4. Map number of state wetland map where project is located: DNR # 112 & 125

ENVIRONMENTAL SUMMARY - PLEASE SUBMIT AN EVALUATION OF IMPACT OF THE PROPOSED ACTIVITY (ATTACH ADDITIONAL SHEETS AS NEEDED):

5. State reasons that structures cannot feasibly be located on lands other than wetlands.

Disturbed wetlands lie between the upland agricultural portion of the site and the mean high water line of the Broadkill River. The proposed ramp site was historically used as a landing since it is where the narrowest area of wetlands along the shoreline occurs. No practical alternatives for a ramp location exist.

6. Detail temporary and permanent changes which would be caused by the proposed project and the impact of these changes on the project area and adjacent areas.

The ramp will impact 530 square feet of land mapped as state regulated wetlands. It was subject to previous disturbance, but wetlands will be lost. The applicant will mitigate this loss by restoring/creating 3,600 square feet of salt marsh cordgrass wetlands.

7. Describe alternatives to the proposed action which would reduce or avoid environmental damage.

The design of the project minimizes impacts to the maximum extent possible while meeting the project purpose. Mitigation for adverse impacts will be provided.

8. Describe all measures to be taken during and after the completion of the proposed project to reduce detrimental effects.

The applicant proposes to restore degraded wetlands and create new wetlands totaling 3,600 square feet of salt marsh cordgrass to the north of the ramp. Spartina alternflora peat potted stock will be installed on a 2'x2' grid once the land has been graded to an intertidal elevation.

9. Describe all permanent environmental impacts which cannot be avoided.

Loss of 530 square feet of degraded wetlands primarily consisting of salt hay meadow.

10. Submit detailed evaluation of impact of the proposed project on the following:

a. Value of tidal ebb and flow

i. Production Value: carrying organic matter to adjacent estuaries and coastal waters which serve as breeding areas for certain animal species (especially fish and shellfish).
ii. Value as a natural protective system of absorption of storm wave energy, flood waters, and heavy rainfall, thereby decreasing flood and erosion damage.
iii. The prevention of silting in certain harbors and inlets thereby reducing dredging.
iv. Removal and recycling of inorganic nutrients.
v. Effect on the estuarine waters.

The boat ramp will result in 530 square foot loss of mainly formerly disturbed salt hay meadow. The applicant will create or restore a 3,600 square foot area by lowering to an intertidal elevation and planting salt marsh cordgrass. The net effect will be an increase of production value and water quality benefits versus a high marsh commodity. No impacts to flood storage will result.

b. Habitat Value

i. Habitat for resident species of wildlife including furbearers, invertebrates, finfish.
ii. Habitat for migratory wildlife species including waterfowl, wading birds, shorebirds, shorebirds, passerines, finfish, shrimp.
iii. Rearing area, nesting area, breeding grounds for various species.
iv. Habitat for rare or endangered plants.
v. Presence of plants or animals known to be rare generally, or unique to the particular location.
vi. Presence of plants or animals near the limits of their territorial range.
vii. Presence of unique geological or wetland features.

No rare plants or animals will be impacted. Loss of area for wildlife will be deminmus and mitigation measures will result in a net increase of productive wetlands.

c. Aesthetic Effect - Consideration of the aesthetic effect may include:

i. Presence of plants or animals of a high visual quality.
ii. The presence of an associated water body.
iii. Wetland type of topographic diversity.

The project does not impact the diversity of wetland types in the area and there will be no impact to overall wildlife use. The project is similar to other small landings along the shores of the rural Broadkill River.

d. Impact of Supporting Facilities

The supporting facilities to be considered include any public or private construction, whether or not the construction occurs in the wetlands, which would be required for construction or operation of the proposed wetlands activity, such as roads, sewage disposal facilities, electric lines, water supply systems, and schools. Effects shall be separately determined for the lands neighboring such facilities.

The project provides waterfront recreational and hunting access for the landowner. No supporting facilities are required.

e. Effect on Neighboring Land Uses

i. The effects of the proposed wetland activity on neighboring land use are to be considered whether or not the neighboring lands are wetlands.

ii. The environmental, aesthetic and economic effects of the proposed wetlands activity on land uses neighboring the lands on which supporting facilities will be located may be considered.

The project will have no impact on neighboring land uses. The ramp is a historic Broadkill River landing and the overall property will continue to operate as a rural farm.

f. Federal, State, Regional, County and Municipal Comprehensive Plans.

Compliance of the proposed activities with the plans of the jurisdiction in which it is proposed to take place, and its impact on the plans of other affected jurisdictions.

The project is consistent with all Comprehensive Plans and Sussex County zoning.

g. Economic Impact

Economic Impact shall include a short and long-term evaluation of the following factors to the extent the effect is directly attributable to the proposed activity:

i. Jobs created or lost and the net income effect of jobs.

ii. Increases in revenues to or increases in expenditure by State, County and local governments (e.g., increased taxes from an increased tax base and increased expenditure for maintaining supporting facilities).

iii. Increases or decreases in the value attributable to the wetland as a source of nutrients to finfish, crustacea and shellfish and as habitats of such species or other flora or fauna of significant actual or potential economic value.

iv. Increases or decreases in the value of the land as a recreational area.

v. Increases or decreases in the cost of flood control or expected flood damage which might be caused by the effect of the activity on the natural capacity of the wetland to reduce flood damage.

vi. Increases or decreases the costs of maintaining navigable harbors and waterways which would result from altering the capacity of the wetlands to absorb silt.

vii. The net economic effect, both public and private, or any contemplated supporting facilities.

viii. The net economic effect, both public and private, of the proposed activity on neighboring land uses.

The project will result in short term construction related employment.
The project will not result in any adverse secondary economic impacts.
The project will afford the riparian landowner water access consistent with state wetland and subaqueous lands regulations.
The landowner is an active hunter and outdoorsman and so a boat ramp is needed.

ACTIVITIES IN STATE WETLANDS

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

1. Project description and explanation of need.
The proposed boat ramp structure will have a 4'x31' fixed pier section crossing wetlands to access a proposed dock in the Broadkill River. See Basic Application, Section 2, item 5 Project Decription attachment.

2. What is area of impact for each activity in state wetlands?

Wetlands Walkways/Other Structures:
Length 35 ft. Width 4 ft.
Piles 6 Height +/-2 ft. over marsh

3. What is volume of fill or excavated material involved in this project?

Fill 0 cubic yards
Excavation 0 cubic yards

4. Map number of state wetland map where project is located: DNR # 112 & 125

ENVIRONMENTAL SUMMARY - PLEASE SUBMIT AN EVALUATION OF IMPACT OF THE PROPOSED ACTIVITY (ATTACH ADDITIONAL SHEETS AS NEEDED):

5. State reasons that structures cannot feasibly be located on lands other than wetlands.

Disturbed wetlands lie between the upland agricultural portion of the site and the mean high water line of the Broadkill River. The proposed ramp site was historically used as a landing since it is where the narrowest area of wetlands along the shoreline occurs.

6. Detail temporary and permanent changes which would be caused by the proposed project and the impact of these changes on the project area and adjacent areas.

The fixed pier crossing wetlands will permanently shade 124 square feet of formerly disturbed salt hay meadow wetlands.

7. Describe alternatives to the proposed action which would reduce or avoid environmental damage.

The design of the project minimizes impacts to the maximum extent possible while meeting the project purpose. Mitigation for adverse impacts will be provided.

8. Describe all measures to be taken during and after the completion of the proposed project to reduce detrimental effects.

The applicant proposes to restore degraded wetlands and create new wetlands totaling 3,600 square feet of salt marsh cordgrass to the north of the ramp. Spartina alternflora peat potted stock will be installed on a 2'x2' grid once the land has been graded to an intertidal elevation.

9. Describe all permanent environmental impacts which cannot be avoided.

Shading of 124 square feet of primarly salt hay meadow will result in a minimum loss of biomass export to estaurine waters. A minimal loss of useable wildlife habitat area will also occur.

10. Submit detailed evaluation of impact of the proposed project on the following:

a. Value of tidal ebb and flow

i. Production Value: carrying organic matter to adjacent estuaries and coastal waters which serve as breeding areas for certain animal species (especially fish and shellfish).
ii. Value as a natural protective system of absorption of storm wave energy, flood waters, and heavy rainfall, thereby decreasing flood and erosion damage.
iii. The prevention of silting in certain harbors and inlets thereby reducing dredging.
iv. Removal and recycling of inorganic nutrients.
v. Effect on the estuarine waters.

A minimal loss of biomass export to adjacent estaurine water will occur. As such a minimal loss of water quality benefits such as nutrient removal will occur, however, compensatory mitigation is proposed.

b. Habitat Value

i. Habitat for resident species of wildlife including furbearers, invertebrates, finfish.
ii. Habitat for migratory wildlife species including waterfowl, wading birds, shorebirds, shorebirds, passerines, finfish, shrimp.
iii. Rearing area, nesting area, breeding grounds for various species.
iv. Habitat for rare or endangered plants.
v. Presence of plants or animals known to be rare generally, or unique to the particular location.
vi. Presence of plants or animals near the limits of their territorial range.
vii. Presence of unique geological or wetland features.

No rare plants or animal species will be impacted. Minimal impact to available wildlife habitat area similar to other small pier structures will occur.

c. Aesthetic Effect - Consideration of the aesthetic effect may include:

i. Presence of plants or animals of a high visual quality.
ii. The presence of an associated water body.
iii. Wetland type of topographic diversity.

The project does not impact the diversity of wetland types in the area and there will be no impact to overall wildlife use. The project is similar to other small landings along the shores of the rural Broadkill River.

d. Impact of Supporting Facilities

The supporting facilities to be considered include any public or private construction, whether or not the construction occurs in the wetlands, which would be required for construction or operation of the proposed wetlands activity, such as roads, sewage disposal facilities, electric lines, water supply systems, and schools. Effects shall be separately determined for the lands neighboring such facilities.

The project provides waterfront recreational and hunting access for the landowner. No supporting facilities are required.

e. Effect on Neighboring Land Uses
   i. The effects of the proposed wetland activity on neighboring land use are to be considered whether or not the neighboring lands are wetlands.
   ii. The environmental, aesthetic and economic effects of the proposed wetlands activity on land uses neighboring the lands on which supporting facilities will be located may be considered.

The project will have no impact on neighboring land uses. The ramp is a historic Broadkill River landing.

f. Federal, State, Regional, County and Municipal Comprehensive Plans.
   Compliance of the proposed activities with the plans of the jurisdiction in which it is proposed to take place, and its impact on the plans of other affected jurisdictions.

The project is consistent with all Comprehensive Plans and Sussex County zoning.

g. Economic Impact
   Economic Impact shall include a short and long-term evaluation of the following factors to the extent the effect is directly attributable to the proposed activity:
   i. Jobs created or lost and the net income effect of jobs.
   ii. Increases in revenues to or increases in expenditure by State, County and local governments (e.g., increased taxes from an increased tax base and increased expenditure for maintaining supporting facilities).
   iii. Increases or decreases in the value attributable to the wetland as a source of nutrients to finfish, crustacea and shellfish and as habitats of such species or other flora or fauna of significant actual or potential economic value.
   iv. Increases or decreases in the value of the land as a recreational area.
   v. Increases or decreases in the cost of flood control or expected flood damage which might be caused by the effect of the activity on the natural capacity of the wetland to reduce flood damage.
   vi. Increases or decreases the costs of maintaining navigable harbors and waterways which would result from altering the capacity of the wetlands to absorb silt.
   vii. The net economic effect, both public and private, or any contemplated supporting facilities.
   viii. The net economic effect, both public and private, of the proposed activity on neighboring land uses.

The project will result in short term construction related employment.
The project will not result in any adverse secondary economic impacts.
The project will afford the riparian landowner water access consistent with state wetland and subaqueous lands regulations.
The landowner is an active hunter and outdoorsman and so a boat ramp is needed.

MAINTENANCE DREDGING OR EXCAVATING

- If dredged material is to be placed in a disposal site, a separate map showing the location of the disposal site should be attached. This drawing must indicate the proposed retention levees, weirs, spillways, and/or devices for retaining the materials.

- Bottom samples to determine heavy metals or other toxic materials must be taken and analyzed if deemed necessary by the DNREC staff. The responsibility, as well as the expense incurred for obtaining and analyzing these samples, must be borne by the applicant.

- If maintenance dredging is to be done, evidence of previous dredging must be provided. Any previously issued permit with drawings which indicates the date the dredging occurred, the area involved and dredging depth constitutes acceptable proof.

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

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

   a. Tidal waters: mean high water line? 3.5 cu. yds.
   mean low water line? 1.5 cu. yds.
   b. Non-tidal waters: ordinary high water line?_____ cu. yds.

Does this account for the total volume of proposed dredging for the project? ✓ Yes _____ No
If there is new dredging associated with this project (dredging beyond previously authorized dimensions) please fill out appendix S for new dredging. 15 cubic yards to be excavated from wetlands

2. What will be the dimensions of the dredged or excavated area relative to mean low water (for tidal areas only) or ordinary water level (for non-tidal areas only)?
   13 length 0.3 depth 13 base width 13 top width

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

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

5. By what method(s) (hydraulic, clamshell or other) will the dredging be done? If other, explain:
   track mounted excavator
   Work only involves grading for boat ramp, not traditional dredging.

6. What is proximity of the dredging project to the nearest creek bank or banks? 21 ft.
   What are existing land uses along this bank(s)?

   Describe the existing shoreline along this bank (vegetation, rip-rap, bulkhead, etc.).
   The location is a historic river landing. Remains of stone and oyster shell present. No vegetation.

7. Describe characteristics of the material to be disposed including:
   a. Physical nature of material (i.e. sand, silt, clay, etc.). Give percentages of various fractions if available.
      65% sand, 5% clay, 30% silt

   b. Chemical composition of material - Many areas have sediments with high concentration of pollutants (chemicals, organics etc.) which may be re-suspended or reintroduced into the water. For heavily industrialized sites, a chemical analysis of this material should be provided (if applicable). Not Applicable.

   c. What are the dewatering properties of material to be disposal of?
      Fair

8. How will the dredged or excavated material be transported to its disposal area?
   Dump truck, minimal excavated material to be graded into upland agricultural field.

9. Land Disposal Areas.

   a. Describe dimensions, characteristics and exact locations of the proposed dredged material disposal site (provide photographs, directions to, and complete plans of disposal site).
      Work only involves grading for boat ramp, not traditional dredging.
   b. Describe method of dredged material containment (embarkment, behind bulkhead, etc.)
      Graded into adjacent agricultural field.
   c. What type of leachates will be produced by the spoil material and what is planned for the protection of groundwater? None.

   d. Disposal site coordinates 38.805848 latitude -75.243152 longitude

   e. What methods will be used to ensure that spoil water does not adversely affect water quality both during construction and after completion of the project?
      Work only involves grading for boat ramp, not traditional dredging.
   f. Describe present land use of the disposal site.
      Upland agricultural field.

10. Water Disposal Areas/ Beneficial Use Projects
    Describe methods to be used for water disposal including volumes and site selection, and containment (if applicable). Include Fill or Wetland Appendix if applicable.

    Not Applicable.

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

    Not Applicable.

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

    Project will be performed in accordance with Subaqueous Lands Permit Special Conditions.

13. Has an Erosion and Sediment Control Plan been approved by the designated plan approval agency for the project? An Erosion and Sediment Control Plan is required for any project disturbing more than 5,000 square feet of uplands. Final approved plans must be received by this office prior to permit issuance.

____ Yes ✓ No ____ Not required

Important time of year restriction information:

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

Vegetative Stabilization

- Please make sure that all answers in this appendix correspond to information on the application drawing

1. Submit a brief description of the proposed activity

In order to provide compensantory mitigation to offset impacts associated with construction of the proposed 13' x 70' boat ramp, a 3,600 square foot (current 1.6 to 3.4 feet in elevation) area consisiting of uplands and degraded wetlands will be excavated to elevation 1.5 feet. This will provide an elevation slightly above local mean high water (elevation+1.2 feet) suitable for the establishment of salt marsh cordgrass (Spartina alterniflora). Following excavation peat potted transplants of salt marsh cordgrass will be planted and fertilized on a 1.5 foot grid throughout (1,600 plants).

2. Is grading of bank and/or placement of fill part of this project? Yes No
   If yes complete Appendix H No fill proposed.

3. Indicate the area of proposed planting that is channelward of the:
   a. Tidal Waters: mean high water line? 3,600 ft^2
      mean low water line? 3,600 ft^2
   b. Non-tidal waters: ordinary high water line? _____ ft^2

4. What will the water depth of the plantings be relative to the: (provide the range if it varies)
   a. Tidal Waters: mean high water line? 0.3 f
      mean low water line? 3.3 ft
   b. Non-tidal waters: ordinary high water line? _____ ft

5. Provide the list of plant species that will be utilized.
   salt marsh cordgrass (Spartina alterniflora) 1.5" peat pot nursery stock

6. Describe the sequence of construction and planting.

Area of wetland restoration/creation staked out for excavation. Area of uplands phragmites and historic fill to be graded to an elevation of 1.5 feet NAVD88. Channelward edge of excavated area to be contored to meet existing grade to support regular tidal exchange and positive drainage at low tide conditions. Spartina alterniflora transplants (1,600 peat pots) will be installed on 1.5 grid throughout and fertilized with 30 grams of slow release fertilizer.

7. Describe the maintenance and monitoring plan for the vegetation.

Compensatory mitigation area will be periodically cleared of accumulated debris as needed. Success of plantings will be monitored and reinforcement planting will be performed should transplant survival fall below 70%. The site will be monitored for a three year period until 85% coverage is achieved and DNREC will be provided with a yearly monitoring report.

:corder of Deeds, Scott Dailey On 6/3/2021 at 1:28:48 PM Sussex County, DE
)nsideration: $800,000.00 County/Town: $12,000.00 State: $20,000.00 Total: $32,000.00
)c Surcharge Paid Town: SUSSEX COUNTY

TM #2-35-9.00-21.03
TM #2-35-9.00-24.00
PREPARED BY & RETURN TO:
The Smith Firm, LLC
8866 Riverside Dr.
Seaford, DE 19973
File No. C21-37/

This Deed, made this 20 day of May, 2021,

- BETWEEN -

STAFFORD STREET CAPITAL, LLC, a Delaware limited liability company, of 179 Rehoboth Ave., Suite 1081, Rehoboth Beach, DE 19971, party of the first part,

- AND -

DAVID FLETCHER KENTON and **LYNNE FRANCES KENTON**, husband and wife, as tenants by the entirety with the right of survivorship and not as tenants in common, of 17044 Taramac Dr., Rehoboth Beach, DE 19971, parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **One and 00/100 Dollars ($1.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

TM #2-35-9.00-21.03

ALL that certain piece or parcel of land located on the southerly side of a private lane leading East from Graves Farm Road, and located on the northwesterly side of the Broadkill River, said parcel being situate in Broadkill Hundred, County of Sussex, State of Delaware, being more particularly described as follows, to wit:

BEGINNING at an iron pipe found in the bed of Graves Farm Road (State Road 236A), unknown width, said point being located 1,718 feet South of a point formed by the intersection of the southerly right of way of Broadkill Beach Road (State Route 16) (60' wide right of way) and the centerline of the existing cartway of Graves Farm Road, a corner of the herein described parcel and lands now or formerly of Graves Farm LLC; thence from said point and place of beginning, leaving the center of Graves Farm Road, along the northerly side of the private right of way and lands now or formerly of Graves Farm LLC, North 62°07'28" East a distance of 15.00 feet to a capped rebar found; thence, continuing along the northerly side of the private right of way and lands now or formerly of Graves Farm LLC, South 88°57'23" East a distance of 544.38 feet to a capped rebar found at the base of an old pipe found in the bed of the oyster shell road; thence, along the division line between the herein described parcel and lands now or formerly of Graves Farm LLC, North 63°41'42" East a distance of 345.48 feet to a capped rebar found at the base of an old cedar post; thence continuing along the lands now or formerly of Graves Farm LLC North 69°33'15" East a distance of 153.57 feet to a capped rebar found, a corner for the herein described parcel and TM #2-35-9.00-21.00; thence, crossing the bed of a right of way, along division lines between the herein described parcel and TM #2-35-9.00-21.00, the following three (3) courses and distances: 1) South 38°49'05" East a distance of 51.77 feet to a capped rebar found; 2) South 12°03'14" East a distance of 1005.20 feet to a point in the march; 3) South 00°41'21" West a distance of 870.86 feet, more or less, to a point on the low water line of the Broadkill River; thence along the low water line of the Broadkill River and the various meanderings thereof, a distance of 431+/- feet to a point on the division line between the herein described parcel and TM #2-35-9.00-24.00; (tie course of South 23°37'42" West a distance of 394.18 feet); thence along the division line between the herein described parcel and TM #2-35-9.00-24.00 passing over a rebar found 100.00 feet from the beginning of this line, along a line of old cedar fence posts, old barb wire fencing, through a linear clearing through a wooded area, passing over a capped rebar found 100.00 feet South of a corner of TM #2-35-9.00-24.00, and through the bed of a gravel driveway, and the asphalt bed of Graves Farm Road North 27°52'32" West a distance of 2320.75 feet, more or less, to the first mentioned point and place of beginning. Containing within said metes and bounds 1,396,947 square feet (32.07 acres) of land, more or less.

TM #2-35-9.00-24.00

ALL that certain piece or parcel of land on the northwesterly side of the Broadkill River, at the southerly end of Graves Farm Road, said parcel being situate in Broadkill Hundred, County of Sussex, State of Delaware, and being more particularly described as follows, to wit:

BEGINNING at a corner of the herein described parcel and lands now or formerly of Graves Farm, LLC and formerly of Robert A. Raley, Jr. and Susan G. Raley,

said point being located South 27°52'32" East a distance of 272.74 feet from an iron pipe found in the bed of Graves Farm Road (State Road 236A), unknown width, said iron pipe being located 1,719' feet south of a point formed by the intersection of the southerly right of way of Broadkill Beach Road (State Route 16) (60' wide right of way) and the centerline of the existing cartway of Graves Farm Road; thence from said point and place of beginning, along the division line between the herein described parcel and TM #2-35-9.00-21.03, South 27°52'32" East a distance of 2048+/- feet to a point on the low water line of the Broadkill River, passing over capped rebars found 100.00 feet from the beginning and end of this course; thence southerly along the low water line of the Broadkill River 2662+/- feet along the meanderings thereof, to a point on the division line between the herein described parcel and TM #2-35-9.00-23.00 (tie line South 15°38'43" West a distance of 2319.28 feet); thence along the division lines between the herein described parcel and TM #2-35-9.00-23.00 the following six (6) courses and distances: 1) North 58°07'48" West a distance of 1647+/- feet to a rebar found, having passed over a capped rebar found 100.00 feet from the northerly end of this course; thence 2) North 02°20'28" West a distance of 237.66 feet to a cap and nail found in a cedar post; thence 3) North 17°56'18" East a distance of 142.25 feet to a cap and nail found in a cedar post; thence 4) North 45°50'22" West a distance of 1537.48 feet to a cap and nail found in a cedar post; thence 5) South 44°24'45" West a distance of 408.59 feet to a capped rebar found near a stone lying nearby; thence 6) North 45°06'01" West a distance of 921.22 feet to a capped rebar found on the division line between the herein described parcel and lands known as "Woodfield Preserve" subdivision, recorded in Plot Book 241, page 33 in the Sussex County Recorder of Deeds; thence along the line of lands of Woodfield Preserve and a ditch 979+/- feet along the meanderings thereof, to a capped rebar found in said ditch, said point being the corner of lands now or formerly of Graves Farm, LLC (tie line North 62°13'05" East a distance of 978.06 feet); thence northwesterly along the centerline of a ditch and said lands now or formerly of Graves Farm LLC, 2871+/- feet along the meanderings thereof, to a corner of the herein described parcel and lands now or formerly of Graves Farm LLC (tie line North 67°27'13" East a distance of 2391.31 feet) to the first mentioned point and place of beginning. Containing within said metes and bounds 8,222,788 square feet (188.77 acres) of land, more or less.

SUBJECT TO ALL covenants, conditions, restrictions and easements of record, this reference to which shall not be construed to reimpose the same.

FURTHER SUBJECT TO the terms, conditions, restrictions and purposes of the corrected Conservation Easement with The Nature Conservancy as filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Book 3805, page 89.

IN WITNESS WHEREOF, the said Stafford Street Capital, LLC, a Delaware limited liability company, has caused its name to be hereunto set under seal by an authorized member of Stafford Street Capital, LLC, the day and year first above written.

STAFFORD STREET CAPITAL, LLC

Witness

By: _____(SEAL)
Joel P. Sens, Authorized Member

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 20th day of May, A.D. 2021, personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Joel P. Sens, Authorized Member of Stafford Street Capital, LLC, a Delaware limited liability company, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company; that the signature of the Member is in his own proper handwriting and by his authority to act; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by a resolution of the limited liability company.

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

BLAKE W. CAREY
Attorney - Bar #5145
Admitted to Delaware Bar: 12/11/2008
Notary
Uniform Law on Notarial Acts
Pursuant to 29 Del. C., Sec 4323(3)

Notary Public

My Commission Expires: _____

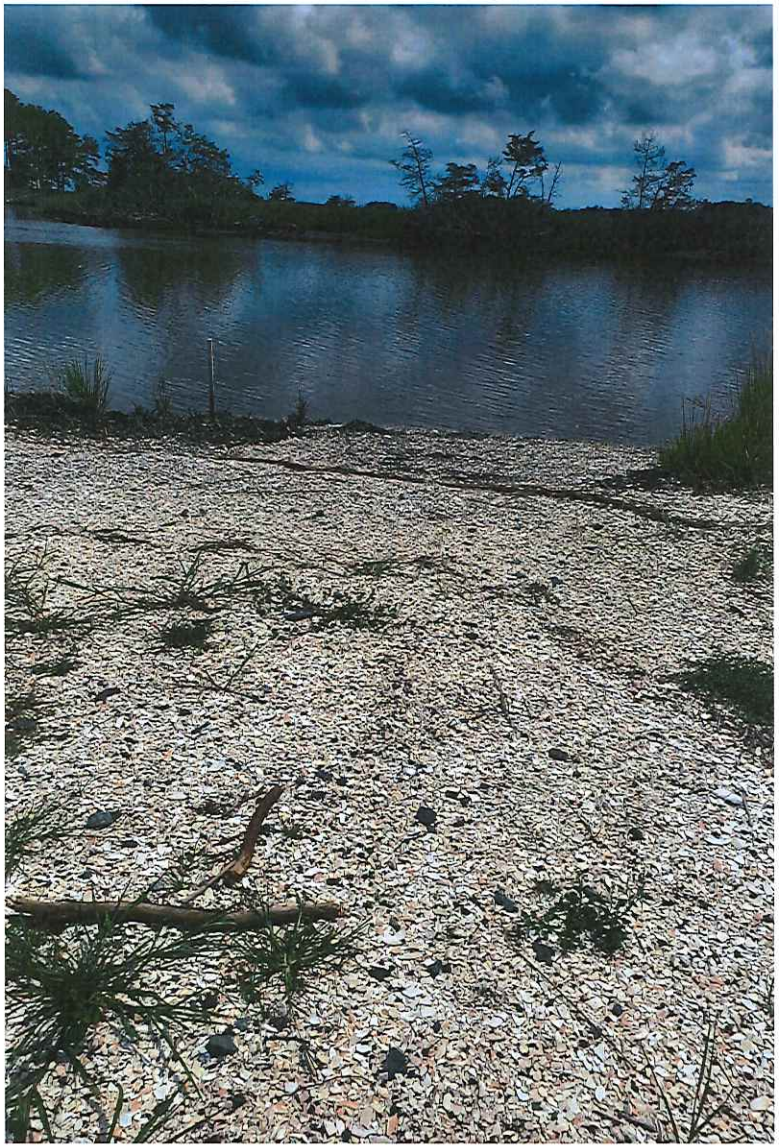
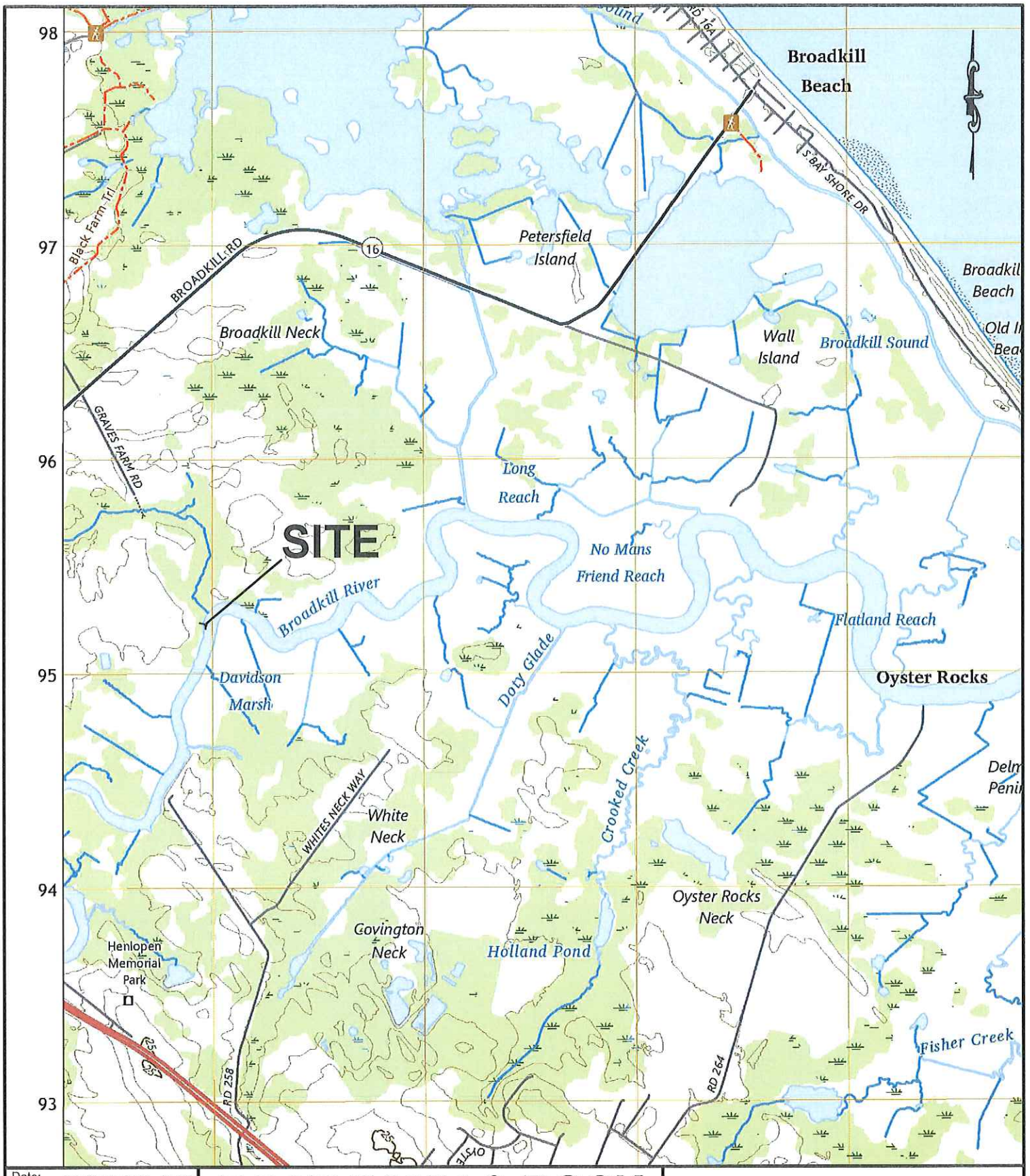


Photo Of Proposed Ramp Location

Photo Of Upland Area & Surroundings To Be Part Of Compensatory Mitigation Site



Date:	DECEMBER, 2023
Scale:	1"=2000'
Dwn.By:	JMJ
Proj.No.:	4056A001.A01
Dwg.No.:	W-01

BOAT RAMP & DOCK
TAX MAP 235-9.00-21.03
BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

DAVIS BOWEN & FRIEDEL, INC.
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MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

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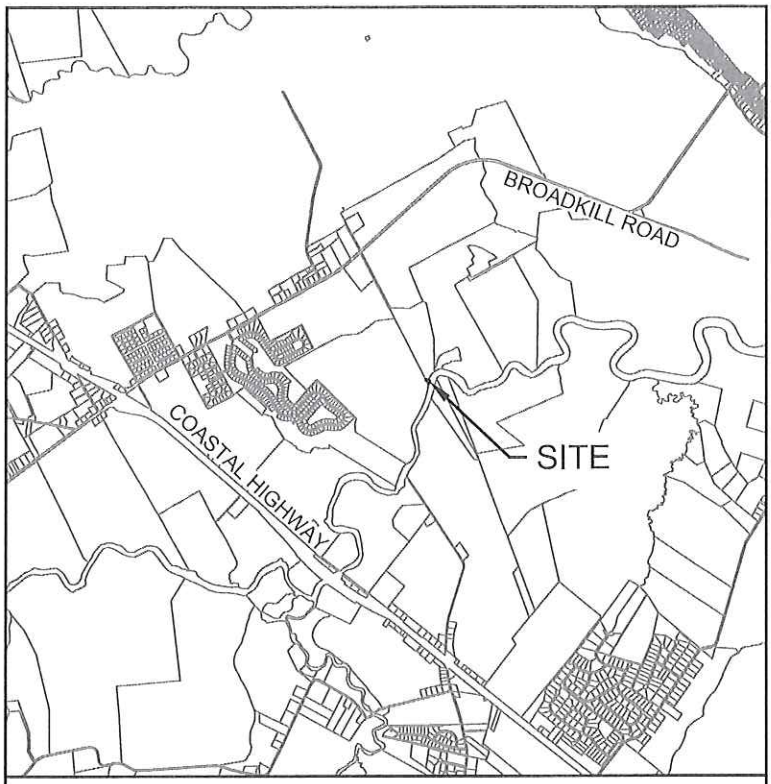

LOCATION MAP

1" = 1 MILE

PROPOSED IMPACT SUMMARY

AREA OF BOAT RAMP LANDWARD OF DNREC TIDAL WETLANDS BOUNDARY (WITHIN FEDERAL WETLANDS)
115 SQFT.

AREA OF BOAT RAMP CHANNELWARD OF FEDERALLY REGULATED WETLANDS TO MEAN HIGH WATERLINE
530 SQFT.

AREA OF BOAT RAMP BETWEEN MEAN HIGH & MEAN LOW WATER
118 SQFT.

AREA OF BOAT RAMP CHANNELWARD OF MEAN LOW WATER
200 SQFT.

AREA OF PIER, DOCK, & BOAT LIFT SLIP AND FLOATING DOCK CHANNELWARD OF MEAN LOW WATER SUBJECT TO SUBAQUEOUS LANDS LEASE
840 SQFT.

AREA OF PILE SUPPORTED PIER CROSSING FEDERAL WETLANDS
44 SQFT.

AREA OF PIER CROSSING STATE & FEDERAL WETLAND
128 SQFT
AREA OF PIER BETWEEN MEAN HIGH & MEAN LOW WATER
32 SQFT.

AREA OF SALTMARSH RESTORATION CREATION AREA = 3,600 SQFT.
(INSTALL 1,600 SPARTINA ALTERNIFLORA/PATENS PLUGS ON A 1.5 GRID)

LEGEND

- PROPERTY LINE
- WET — WET — CORPS OF ENGINEERS WETLANDS BOUNDARY
- TW — DNREC TIDAL WETLAND BOUNDARY
- MEAN HIGH WATER LINE
- MEAN LOW WATER
- CONTOUR LINE
- EDGE OF PHRAGMITES

- AREA TO BE EXCAVATED FOR SALT MARSH RESTORATION AREA
- PROPOSED BOAT RAMP
- ELEVATED BOARDWALK AND DOCK ON PILES

Date:	DECEMBER, 2023
Scale:	AS SHOWN
Dwn.By:	JMJ
Proj.No.:	4056A001.A01
Dwg.No.:	W-02

BOAT RAMP & DOCK
TAX MAP 235-9.00-21.03
BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

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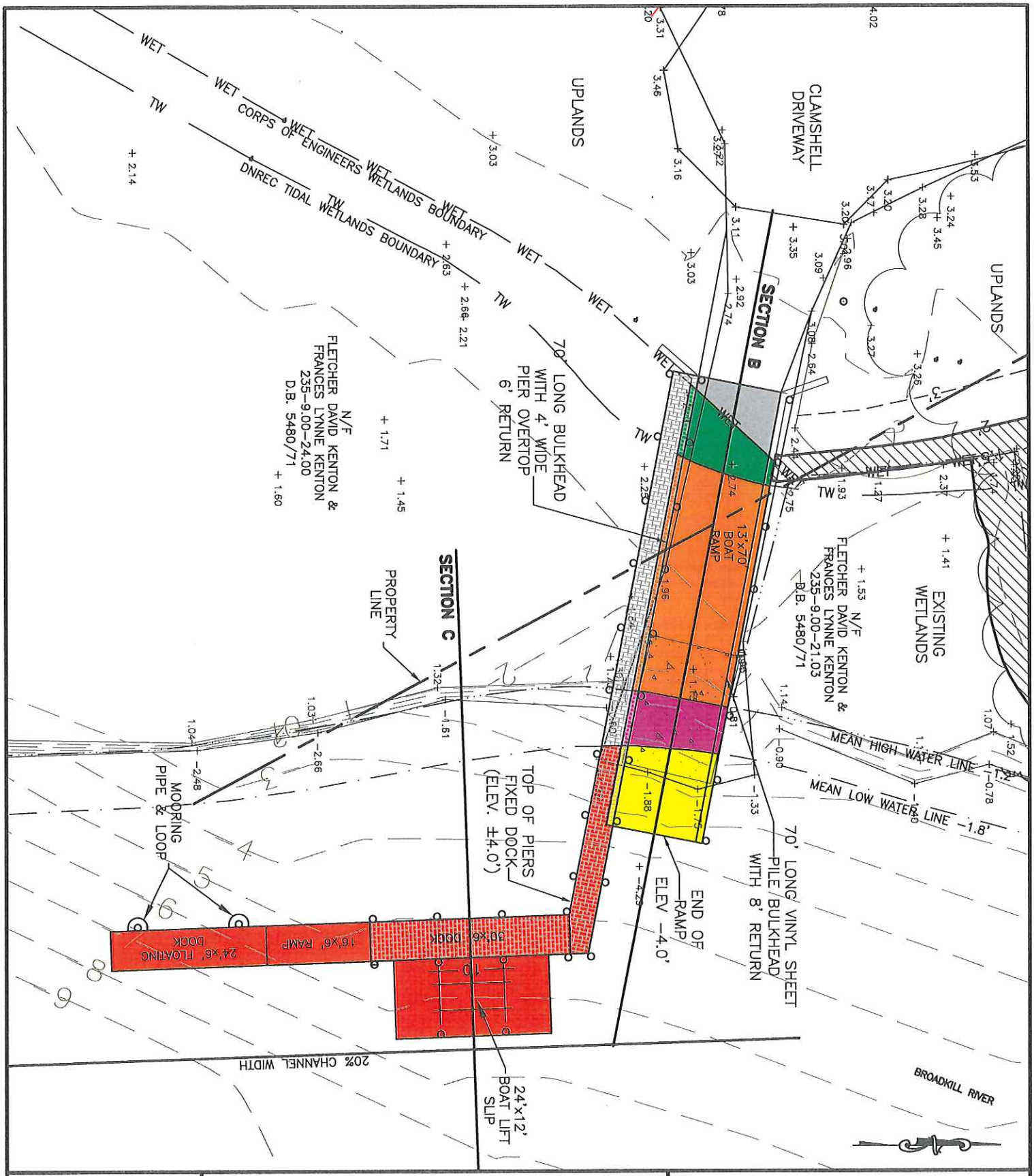
MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091



Date:	DECEMBER, 2023
Scale:	1"=20'
Dwn.By:	JMJ
Proj.No.:	4056A001.A01
Dwg.No.:	W-03

BOAT RAMP & DOCK
TAX MAP 235-9.00-21.03
BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

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SALISBURY, MARYLAND 410.543.9091

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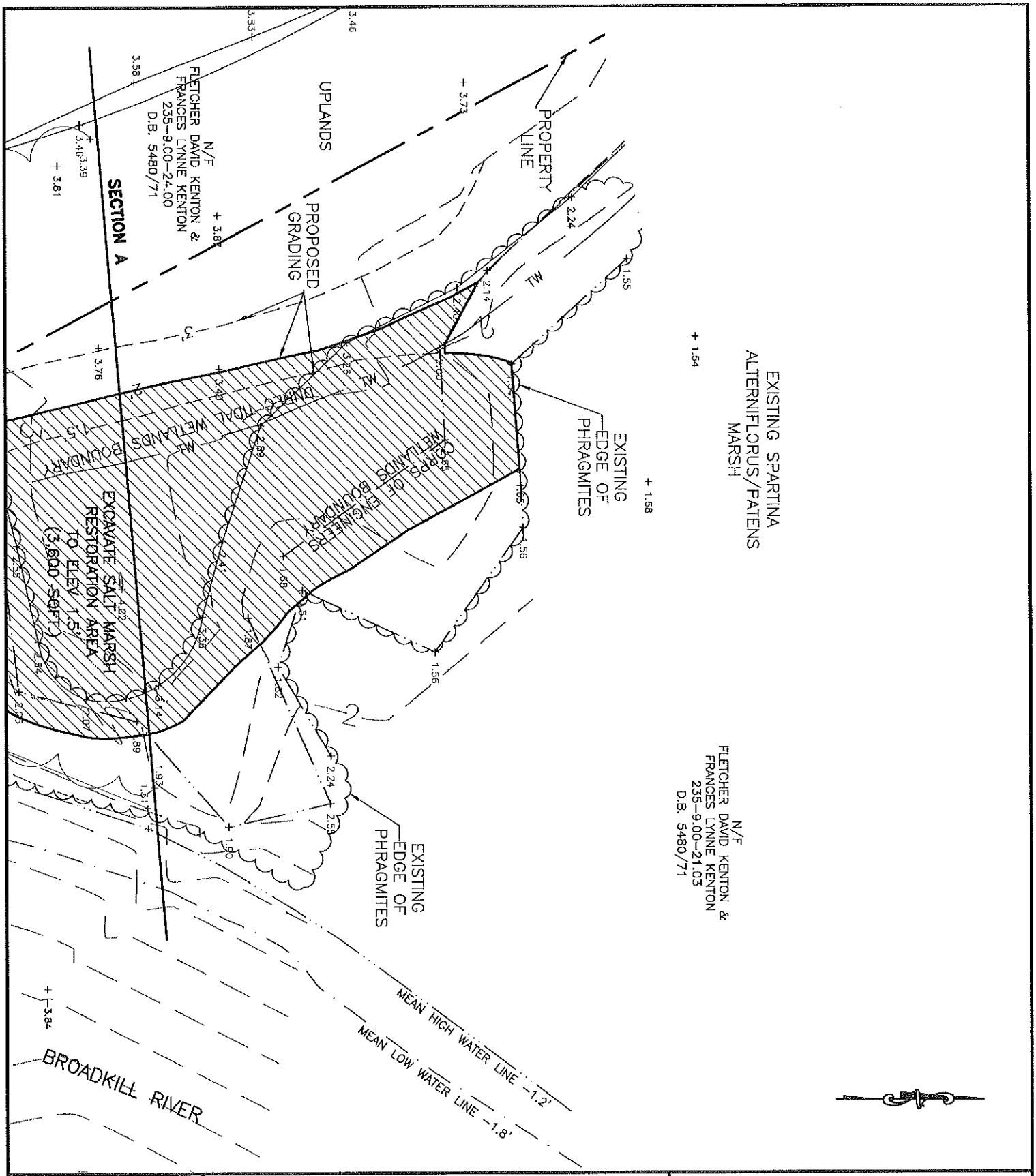

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Dwn.By:	JMJ
Proj.No.:	4056A001.A01
Dwg.No.:	W-04

BOAT RAMP & DOCK
TAX MAP 235-9.00-21.03
BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

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MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

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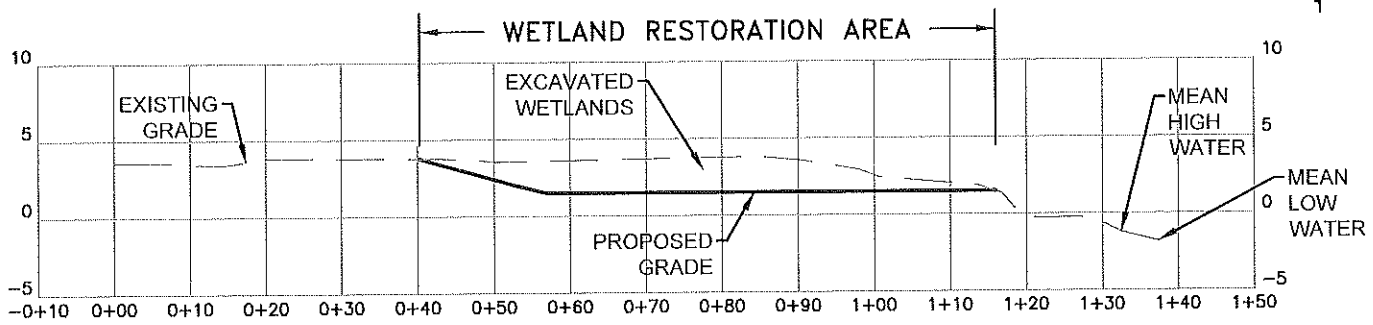
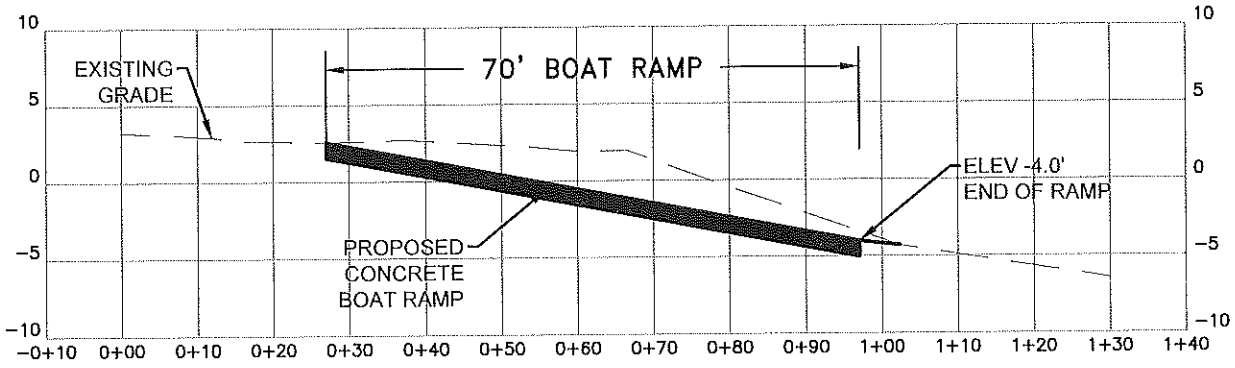
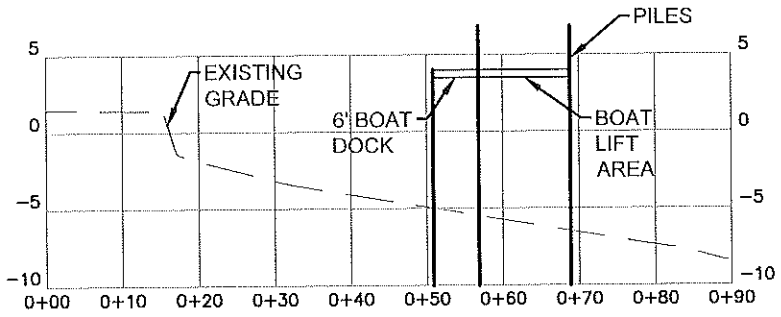


SECTION A - EXCAVATED WETLANDS



SECTION B - BOAT RAMP



SECTION C - DOCK

Date:	DECEMBER, 2023
Scale:	NTS
Dwn.By:	JMJ
Proj.No.:	4056A001.A01
Dwg.No.:	W-05

BOAT RAMP & DOCK
TAX MAP 235-9.00-21.03
BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE

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