

December 29, 2025

ERI Project No. 0004-0480

Mr. Matthew Jones, Program Manager
Delaware Department of Natural Resources and Environmental Control
Division of Water Resources
Wetlands and Waterways Section
89 Kings Highway
Dover, Delaware 19901

**RE: Subaqueous Lands & Wetlands 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. Jones,

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 a Subaqueous Lands and Wetlands 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 also a federal navigational channel and public works project.

I have applied to the Corps of Engineers for authorization to construct the proposed kayak launch including a Real Estate License to occupy federal lands. I have also submitted a Coastal Zone Consistency Request to DNREC's Coastal Zone Management Program.

The DNREC Wetlands and Subaqueous Lands Section previously issued a Subaqueous Lands permit on October 18, 2017, for a similarly designed project at this location (SP-307/17). The Corps of Engineers 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).

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

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**

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?

<u> X </u>	Yes	BASIC APPLICATION
<u> X </u>	Yes	SIGNATURE PAGE (Page 3)
<u> X </u>	Yes	APPLICABLE APPENDICES
<u> X </u>	Yes	SCALED PLAN VIEW
<u> X </u>	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
<u> X </u>	Yes	VICINITY MAP
<u> X </u>	Yes	COPY OF THE PROPERTY DEED & SURVEY
<u> X </u>	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
<u> X </u>	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: Grande at Canal Pointe Maintenance Corporation Telephone #: 908-963-4183
 Mailing Address: PO Box 1418, Rehoboth Beach, DE 19971 Fax #: _____
 Attn: Linda Van de Wiele E-mail: lmv0908@gmail.com

2. Consultant's Name: Edward M. Launay Company Name: Environmental Resource Insights
 Mailing Address: 1 Park Ave. Milford, DE 19963 Telephone #: 302-424-1441
 Fax #: 302-424-0430 E-mail: elaunay@ericonsultants.com

3. Contractor's Name: Unknown Company Name: _____
 Mailing Address: _____ 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):

The project involves the construction of a 3' x 44' elevated wetland walkway over state regulated wetlands leading to a 4' x 6' pier section over subaqueous lands with a 4' x 20' aluminum ramp with railings connecting to a 6' x 6' pier tee and an 8' x 30' floating dock with a 4' x 5' "Yakport" kayak launch cradle on the channelward side of the floating dock. The proosed project will provide the Grande at Canal Pointe community members with recreational water access to the Lewes & Rehoboth Canal. See attached sheet.

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 checked="" type="checkbox"/>	M. Activities in State Wetlands	<input type="checkbox"/>	S. New Dredging

Section 3: Project Location

7. Project Site Address: Community open space County: N.C. Kent Sussex
adjacent to Gloucester Drive. The Grande at Canal Pointe Site owner name (if different from applicant): _____
Rehoboth Beach, Sussex County, DE 19971 Address of site owner: _____

8. Driving Directions: From the intersection of Coastal Highway (US Route 1) and Holland Glade Road, continue on Holland Glade Rd for 0.6 miles and turn right onto Heron Rd. After 0.2 miles turn left onto Limerick Dr. At the circle, take the second exit onto Liverpool Ln. After 0.4 miles continue onto Gloucester Dr and the after 0.2 miles
 (Attach a vicinity map identifying road names and the project location) the project location is on the right within community open space.

9. Tax Parcel ID Number: 334-13.00-1745.00 Subdivision Name: Grande at Canal Pointe

WLS 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 2, Item 5, Project Description

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.

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Lewes & Rehoboth Canal waterbody is a tributary to: Rehoboth Bay

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water +/-136'

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:
United States of America (Lewes & Rehoboth Canal)

(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):

United States of America (Lewes & Rehoboth Canal) - PO Box 2000 Georgetown, DE 19947
Paul and Michael Burkentine TTEE - 330 Dubs Church Rd, Hanover, PA 17331
State of Delaware - PO Box 778, Dover, DE 19903

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):

See Attached Sheet - Excel owners list available on request.

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:
Matt Jones - DNREC

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):

SP-303/17 Construction never commenced and former approval expired

*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: December 2025

Type of Permit: Corps Letter of Authorization Federal Permit or ID #: pending

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: _____

First Owner	Second Owner	Address Line 1	Address Line 2	Town	State	Zipcode
PAUL BURKENTINE TTEE	MICHAEL BURKENTINE TTEE	330 DUBS CHURCH RD	-	HANOVER	PA	17331
DAVID WILLIAM CLAYTON TTEE	JUDITH MORSE CLAYTON TTEE FAM TR	PO BOX 545	-	REHOBOTH BEACH	DE	19871
BRIAN S SMITH TTEE	HSIAO-YUAN SMITH TTEE LIV TR	596 MORAN CT	-	ANNAPOLIS	MD	21401
STEPHEN A GALE	CYNTHIA DAVIS GALE	41385 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
JAMES P MULCAHY	-	41381 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
BRIAN C MORLEY	LAUREN PAYNE MORLEY	8717 CHAPEL HILL DR	-	ELLCOTT CITY	MD	21043
ANNE C TAYLOR LIV TR	-	41373 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
GEORGE DOMINIC HEAVEY TTEE	MARIETTE L'HEUREUX HEAVEY TTEE REV TR	41369 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
JOSEPH V PARADISE	-	41365 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
IRENE N PAONESSA	-	41361 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
ROUTE 1 CAP LLC	-	105 FOULK RD	-	WILMINGTON	DE	19803
ELLEN RONEY HUGHES	-	41349 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
SUSSEX COUNTY	POLITICAL SUBDIVISION	PO BOX 589	-	GEORGETOWN	DE	19947
RUSSELL W PLANK	JUDITH A PLANK	709 SPRINGDELL RD	-	KING OF PRUSSIA	PA	19406
PAUL B ANDERSON	TIFFINI L ANDERSON	41333 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
JARETT HUNTER CROWLEY II TTEE	JAEMLS LEE KEMP TTEE REV TR	41321 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
BRIAN J GRAWEHR	MARY T GRAWEHR	41316 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
PHILIP JORDAN MARION	TANYA CAROLINE LUMPKINS	3620 CUMBERLAND ST NW	-	WASHINGTON	DC	20008
RICHARD A ROHDE	MARY J ROHDE	41324 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
MICHAEL O'BRIEN	JACQUELYN O'BRIEN	41328 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
RICHARD J DRESSEL JR TTEE LIV TR	RUTH ANN DRESSEL TTEE LIV TR	41332 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
SUSAN N ERNI	-	41336 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
MICHAEL D AQUINO	-	41340 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
PHILIP M LIVINGSTON	-	41344 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
RICHARD E CHIPKIN	KATHERINE A O'NEILL	5266 POOKS HILL RD	-	REHOBOTH BEACH	DE	19971
TIMOTHY F KALLIGONIS	JENNIFER A KALLIGONIS	35 PARRY CIR	-	BETHESDA	MD	20814
JOSEPH F RUBACKY III TTEE	JILL D RUBACKY TTEE REV TR	1014 QUAIL RUN	-	WEST CHESTER	PA	19380
FRANK A MOLINO TTEE	MARK A MORE TTEE REV TR	41362 GLOUCESTER DR	-	CAMDEN WYOMING	DE	19934
CHRISTINE A LAY TTEE	MARI BLACKBURN TTEE FAM TR	41366 GLOUCESTER DR	-	REHOBOTH BEACH	DE	19971
LAWRENCE FRANCHETTI	-	1260 NE 85TH ST	-	REHOBOTH BEACH	DE	19971
RUTLAND B PAAL TTEE OF THE RUTLAND B	PAAL REV TR	41392 GLOUCESTER DR	-	MIAMI	FL	33138
GARY A BRADFORD	DEBORAH L BRADFORD	1303 GRAYSON RD	-	REHOBOTH BEACH	DE	19971
PARANI PATEL	SEEMA PATEL	26 NIVIN LANE	-	WILMINGTON	DE	19803
PATRICIO O PALAVECINO	MARIA P PALAVECINO	19601 MANCHESTER DR	-	LANDENBURG	PA	19350
DEBRA LYN WORLEY TTEE	REV TR	8768 RAIN SONG RD	-	REHOBOTH BEACH	DE	19971
DREW LOUIS PULLION	SUZANNE PULLION	105 FAIRGROUND RD	-	SARASOTA	FL	34238
VINCENT L CARANNANDE	MARIA T CARANNANDE	19589 MANCHESTER DR	-	YOUNGWOOD	PA	15601
JOANNE P DEY TTEE REV TR	-	19585 MANCHESTER DR	-	REHOBOTH BEACH	DE	19971
THOMAS P WISE TTEE	CYNTHIA A WISE TTEE REV TR	19581 MANCHESTER DR	-	REHOBOTH BEACH	DE	19971
SANDOR SZABO	BEATRIZ V SZABO	19577 MANCHESTER DR	-	REHOBOTH BEACH	DE	19971
SAMIR H SHABAN	KAREN R SHABAN	-	-	ASHBURN	VA	20147
TIMOTHY BUSHNELL	EILEEN BUSHNELL	905 OLD LIBRARY RD	-	OXFORD	PA	19363
BRIAN J LACHANCE	BURTON E GREENWOOD JR	19572 MANCHESTER DR	-	REHOBOTH BEACH	PA	19971
RANDEE S EXLER REV TR	-	19576 MANCHESTER DR	-	REHOBOTH BEACH	DE	19971
JOHN GRAY	KATHY GRAY	930 W MACADA RD	-	BETHLEHEM	PA	18017
COLLEEN M FARMER TTEE	DENISE A PINTELLO TTEE REV TR	19584 MANCHESTER DR	-	REHOBOTH BEACH	DE	19971
COLLEEN MARIE KONING TTEE	-	19588 MANCHESTER DR	-	REHOBOTH BEACH	DE	19971
WILLIAM RAYMOND SHULTS	GAIL MCGARRITY SHULTS	154 MULBERRY CT	-	REHOBOTH BEACH	DE	19971
HELEN S CHANG TTEE	PATRICIA A AVERY TTEE REV TR	37491 LIVERPOOL LN	-	PEACHTREE CITY	GA	30269
RANDALL W ENNIS	FAITH A ENNIS	37487 LIVERPOOL LN	-	REHOBOTH BEACH	DE	19971
UNITED STATES OF AMERICA	-	PO BOX 2000	-	GEORGETOWN	DE	19947
R CROFT LLC	-	102 WEST PENNSYLVANIA AVE	-	TOWSON	MD	21204
BLAIR A JONES	MELISSA W JONES	73 TIDEWATERS	-	REHOBOTH BEACH	DE	19971
DUBER NANCY & MARK FAMILY LLC	-	71 TIDEWATERS	-	REHOBOTH BEACH	DE	19971
ROBERT JAMES BRANSON	PATRICIA MARIE	69 TIDEWATERS	-	REHOBOTH BEACH	DE	19971
NATALIE FERRISE BUSH TRUSTEE	WESLEY G BUSH TRUSTEE	1126 GRAVES RD	-	MADISON	VA	22727
ROSENTHAL TIDEWATERS FAMILY LLC	-	3033 DAVENPORT ST NW	-	WASHINGTON	DC	20008

SALLY J FOGARTY TTEE REV TR	ROBERT HICKS FOGARTY TTEE ETAL	63 TIDEWATERS	REHOBOTH BEACH	DE	19971
PAYAM HARRI	-	61 TIDEWATERS	REHOBOTH BEACH	DE	19971
EILEEN S CLARK	-	59 TIDEWATERS	REHOBOTH BEACH	DE	19971
ROBERT M REED TTEE	DEBORA A REED TTEE REV TR	36 PINE REACH	REHOBOTH BEACH	DE	19971
JANICE A O'WALLEY TRUSTEE	-	1641 MAYACOO LAKES BLVD	W PALM BEACH	FL	33411
GINAT WINTERMEYER MIROWSKI	TRUSTEE	429 N PENNSYLVANIA ST	INDIANAPOLIS	IN	46204
MICHAEL G STAKIS	JEAN H STAKIS	51 TIDEWATERS	REHOBOTH BEACH	DE	19971
RICHARD H & NORMA LEE DERRICKSON	REVOCABLE TRUST	49 TIDEWATERS	REHOBOTH BEACH	DE	19971
TOWN OF HENLOPEN ACRES	-	HENLOPEN ACRES	REHOBOTH BEACH	DE	19971
REHOBOTH ART LEAGUE INC	JACUELIN A CUSICK TTEE LIVING TR	4815 FORT SUMNER DR	BETHESDA	MD	20816
CONSTANTINE F MALMBERG III	-	PO BOX 84	REHOBOTH BEACH	DE	19971
PEELE INVESTMENTS LLC	LORI D MALMBERG	720 GREEN WINGED TRAIL	WYOMING	DE	19984
CRAIG P RUSSEL TRUSTEE	-	% RONALD PEELE	REHOBOTH BEACH	DE	19971
MEREDITH M & MARTIN W SUMNER JR	DANIEL R RUSSEL TRUSTEE	56 TIDEWATERS	REHOBOTH BEACH	DE	19971
RICHARD T INGRAM TRUSTEE	REVOCABLE TRUST	5631 POTOMAC AVE NW	WASHINGTON	DC	20016
JOHN M SCHEURER	MILLIE M INGRAM TRUSTEE	60 TIDEWATERS	REHOBOTH BEACH	DE	19971
ROBERT EASBY-SMITH	BAILEY J SCHEURER	62 TIDEWATERS	REHOBOTH BEACH	DE	19971
BRENDAN BABBINGTON	ANNE MATAN EASBY-SMITH	4218 GLENRIDGE ST	REHOBOTH BEACH	DE	19971
CUSTIS W MCNEILLY TTEE REV TR	MARGARET BABBINGTON	25 W IRVING ST	KENSINGTON	MD	20895
WILLIAM A GRAY	-	55 ROLLING RD	CHEVY CHASE	MD	20815
JOHN D MCGAVIN	LYNNETTE J GRAY	7 TANGLEWYDE AVE	REHOBOTH BEACH	DE	19971
T WILLIAM LINGO	LINDA P MCGAVIN	10004 PARK ROYAL DRIVE	BRONXVILLE	NY	10708
JAMES G KAISER	JANICE M LINGO	11 DODDS LN	GREAT FALLS	VA	22066
FREDERICK W HERTRICH IV	CYNTHIA D KAISER	5 CARRIAGE RD	REHOBOTH BEACH	DE	19971
TIFFANY B & JOHN H DERRICKSON	LYNDA HERTRICH	7 DODDS LN	WILMINGTON	DE	19807
BURKE FAMILY PARTNERSHIP	POULSON	8231 TAJUNTON PL	REHOBOTH BEACH	DE	19971
WALTER G LOHR JR	ELIZABETH GRIEB TTEE REV TR	54 ROLLING RD	REHOBOTH BEACH	DE	19971
DEREK WHANG	ELISE WHANG	58 ROLLING RD	SPRINGFIELD	VA	22152
TRIPLET HOLDINGS LLC	-	4804 U ST NW	REHOBOTH BEACH	DE	19971
JOHN T SCHWIETERS	MARTHA M SCHWIETERS	3032 NORTH ST NW	WASHINGTON	DC	20007
ALLNUTT ELENA GASNER	MARY ROSE GASNER	965 MELON RD	WASHINGTON	DC	20007
		1714 NE 62ND ST	ANNAPOLIS	MD	21403
			SEATTLE	WA	98115

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, Grande at Canal Pointe Maintenance Corporation, hereby designate and authorize Environmental Resource Insights - Edward Launay
(Name of Applicant) (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

Telephone #: 302-424-1441

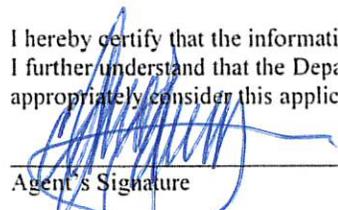
Mailing Address: 1 Park Ave. Milford, DE 19963

Fax #: 302-424-0430

E-mail: elaunay@ericonsultants.com

20. Agent's Signature:

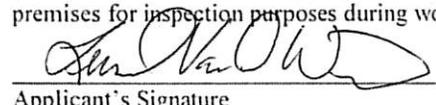
I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.


Agent's Signature

12/29/2025
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

12/19/25
Date

Linda Van de Wiele

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.

Unknown

Contractor's Name

Date

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 basic application (Section 2, Item 5, Project Description)

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						
Elevated Walkway	5	2.5	7	0	0	New
Access Pier	4	4	6	0	0	New
Aluminum Ramp	0	4	20	4	14.5	New
Floating Dock Tee	0	6	6	6	6	New
Floating Dock	2	8	30	8	30	New
Kayak Launch	0	4	5	4	5	New
Freestanding Pilings	Number					

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? +/- 136 ft. (measured from MLW to MLW)
- 4. What will be the mean low water depth at the most channelward end of the mooring facility? +/- 3.6 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 and 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? 11 ft.

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

Make/model	<u>N/A</u>	length	<u> </u>	width	<u> </u>	draft	<u> </u>
Make/model	<u> </u>	length	<u> </u>	width	<u> </u>	draft	<u> </u>
Make/model	<u> </u>	length	<u> </u>	width	<u> </u>	draft	<u> </u>
Make/model	<u> </u>	length	<u> </u>	width	<u> </u>	draft	<u> </u>

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

N/A

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.

N/A

11. Is there currently a residence on the property? Yes No Canal Point Residential Community

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.

United States of America (Lewes & Rehoboth Canal)

14. What is the width of the waterfront property frontage adjacent to subaqueous lands? +/- 744 ft.
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.

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.

See basic application (Section 2, Item 5, Project Description)

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

Wetlands Walkways/Other Structures:

Length 44 ft. Width 3 ft.

Piles 12 Height +/- 3.2 ft. over marsh Top of pier elevation = 4.2' (NAVD 88)

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

Fill 0 cubic yards

Excavation 0 cubic yards

Pile supported elevated walkway over state regulated wetlands

4. Map number of state wetland map where project is located: DNR # 034

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.

The proposed elevated wetland walkway provides riparian access to the Lewes & Rehoboth Canal for the community members of the Grande at Canal Pointe community to enjoy recreational water activities. The elevated wetland walkway is needed to avoid the neighboring property that fronts part of the Lewes & Rehoboth Canal where the upland property directly fronts along the Canal.

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 proposed elevated wetland walkway elevation will be at an elevation of +/- 4.2 feet (approximately 3.2 feet above the existing marsh) as to minimize impacts to wetlands. Impacts to marsh productivity will be minimal.

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

The proposed work has been designed to limit impacts while also being offset more than 10 feet from the adjacent property. Equipment will operate in water or from temporary matting within the wetlands causing only temporary impacts (See Temporary Matting Access Roadway - Activities in State Wetlands Appendix). The proposed elevated walkway is designed in compliance with DNREC and Corps regulations to minimize the environmental impacts from the proposed elevated pier structure.

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

A temporary matting access roadway will be utilized by equipment to construct the proposed elevated wetland walkway over state regulated wetlands. Once construction is completed, the temporary matting will be removed. The temporary matting will cause only short-term temporary impacts. See Temporary Matting Access Roadway - Activities in State Wetlands Appendix

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

Timber pilings will be driven into the existing wetlands in order to support the proposed elevated wetland walkway over state regulated wetlands. Only short-term temporary impacts from the temporary matting access roadway are proposed. Shading from the proposed walkway will have minimal impacts on marsh productivity and detrital production.

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 proposed elevated walkway over state regulated wetlands will not impact the tidal ebb and flow of the Lewes and Rehoboth Canal. The wetland walkway will be constructed landward of the mean high water line. The associated proposed floating dock and kayak launch will not impact the tidal flow of the Lewes & Rehoboth Canal. The temporary matting access roadway will be utilized for the construction of the elevated wetland walkway causing only short-term temporary impacts. There will be a minimal decrease in production due to minor shading effects of the wetland walkway.

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.

The proposed elevated wetland walkway over state regulated wetlands will not substantially impact habitat value. The proposed project will be constructed in accordance with any proposed time of year restrictions and conditions set forth by the Department. There are no rare plants present within the work location. The elevated wetland walkway will be elevated to +/- 4.2 feet (NAVD 88) approximately 3.2 feet above the existing state regulated wetlands. The project is located at a community park site where human activity exists.

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.

There is no aesthetic effects from the proposed elevated wetland walkway. The walkway will be of similar construction to other walkways and docking facilities located nearby along the Lewes and Rehoboth Canal.

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.

There are no supporting facilities.

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 neighboring land uses along the Lewes & Rehoboth Canal are similar to the proposed project. The proposed elevated walkway is designed in order to avoid the neighboring property boundary and provide the community members of the Grande at Canal Pointe residential community with riparian access to the Lewes & Rehoboth Canal. The community seeks to have the same recreational access to the Canal as currently enjoyed by the neighboring property. The elevated walkway is proposed to be offset more than 10 from the neighboring property boundary.

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 in compliance with Federal, State, Regional, and Municipal Comprehensive Plans.

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.

There are no negative economic impacts. The proposed project will result in short-term marine construction employment. The project will add to property values within the community.

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.

See basic application (Section 2, Item 5, Project Description)

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

Wetlands Walkways/Other Structures:

Length 41.5 ft. Width 10 ft. Temporary matting access roadway

Piles 0 Height At grade ft. over marsh

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

Fill 0 cubic yards Temporary matting access roadway

Excavation 0 cubic yards

4. Map number of state wetland map where project is located: DNR # 034

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.

The temporary matting access roadway will allow equipment to transport and install materials for the construction of the proposed wetland walkway over state regulated wetlands providing access to a proposed pier and associated floating dock with a kayak launch cradle. The equipment needed for construction will operate from the temporary matting within the wetlands or from uplands. The placement of matts will be short-term and will be removed immediately after construction is completed.

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 temporary matting access roadway spanning 41.5' long and 10' wide over state regulated wetlands will allow equipment to operate while causing only short-term temporary impacts to wetlands. The placement of matts will be short-term and will be removed immediately after construction is completed.

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

Alternative options are not available. Careful consideration and placement of temporary matting will allow for the construction of the proposed elevated wetland walkway and associated floating dock and kayak cradle. The temporary matting will be located landward of the mean high water line. The marsh surface is too soft to move equipment without matting.

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

Construction activities for the elevated wetland walkway will be limited to upland areas or on temporary matting to avoid permanent wetland impacts. Only short-term temporary impacts will occur.

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

There are no permanent environmental impacts that will occur. All construction for the elevated wetland walkway will be conducted from uplands or on temporary matting which is designed to minimize impacts. Only short-term temporary impacts related to matting will occur during the period of construction estimated to be no more than two weeks.

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 temporary matting will not impact the value of the tidal ebb and flow of the Lewes & Rehoboth Canal. Temporary matting will be placed on top of the wetlands and will be removed once construction is completed. Loss of production value will be short-term and minimal. The temporary matting will be located landward of the mean high water line.

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.

Only short-term temporary impacts are proposed. The proposed project will be constructed in accordance with any time of year restrictions and conditions set forth by the Department. No rare plants are present at the work location.

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.

There is no aesthetic effects from the proposed elevated wetland walkway or the temporary matting to the property or the surrounding areas. The walkway will be of similar construction to other walkways and docking facilities located along the Lewes and Rehoboth Canal. Only short-term temporary impacts are proposed from the temporary matting access roadway which will be removed once construction is completed.

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.

There are no supporting facilities.

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 temporary matting roadway will not impact the neighboring land uses. The proposed elevated walkway was designed in order to avoid the neighboring property boundary and gain access to the Lewes-Rehoboth Canal. The temporary matting will be placed on the north side of the proposed elevated wetland walkway to avoid the neighboring property.

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 compliance with Federal, State, Regional, and Municipal Comprehensive Plans.

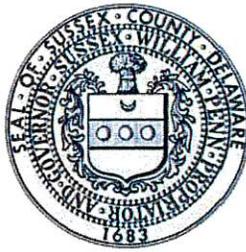
g. Economic Impact

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.

There are no negative economic impacts. The project results in short-term marine construction employment. The project will add to the property values within the community.

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 Point 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



A3 Landscape Parcel Details

36.61 Ac.

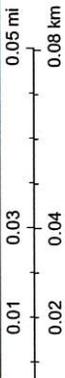
PIN:	334-13.00-1745.00
Owner Name	THE GRANDE AT CANAL POINTE MAINTENANCE
Book	4441
Mailing Address	PO BOX 1418
City	REHOBOTH BEACH
State	DE
Description	
Description 2	
Description 3	
Land Code	

- Tax Parcels
 - 911 Address
 - Tax Parcel
 - Encumbrance
 - Condo
 - Streets
 - County Boundaries
 - GIO Land Records, PARCEL FABRIC, Condo
 - World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Citations
 - 30cm Resolution Metadata
- PROPOSED DACK LOTATION*
- FORMER DACK LOTATION*

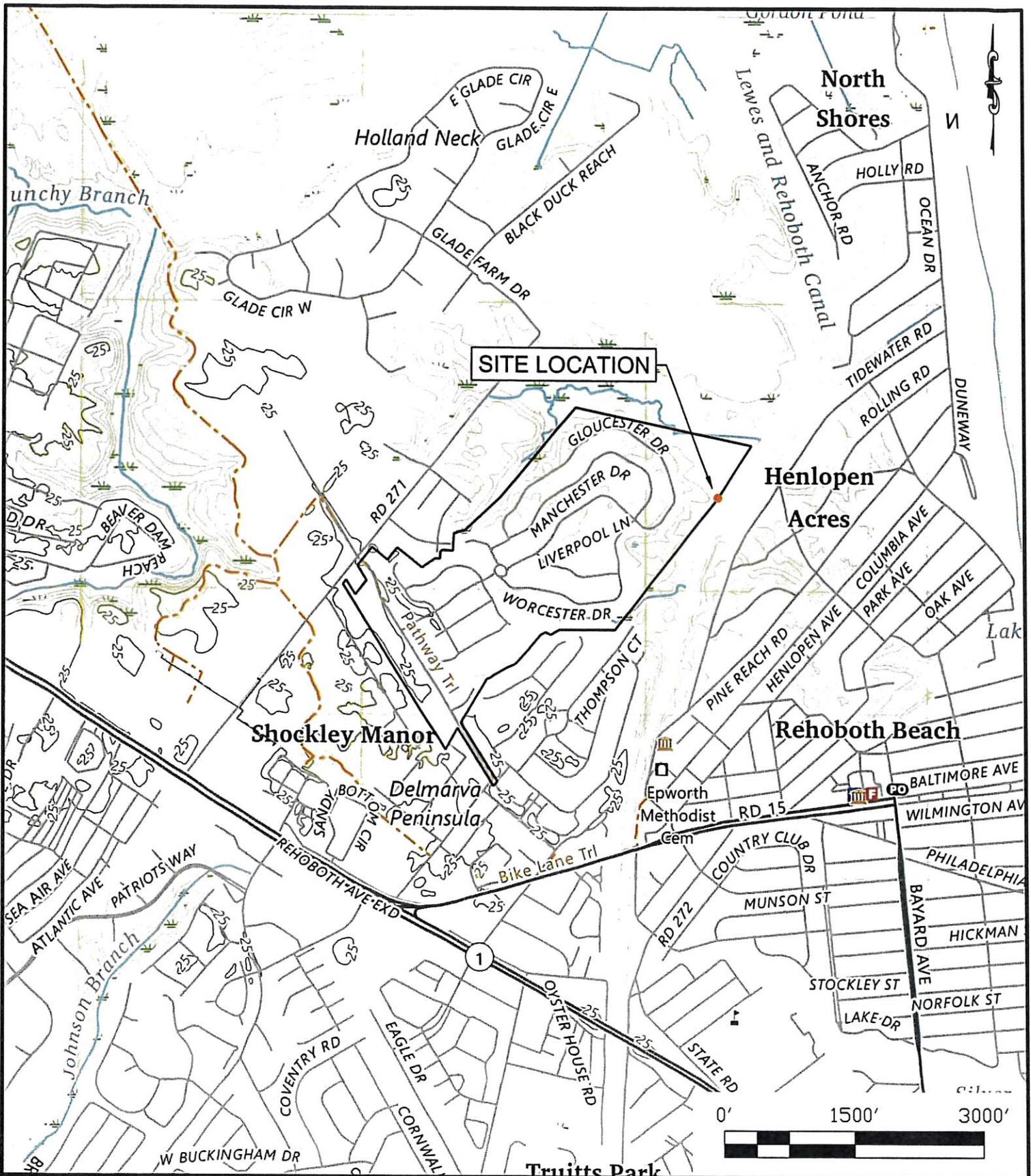


PARCEL 334-13.00-1755.00

1:



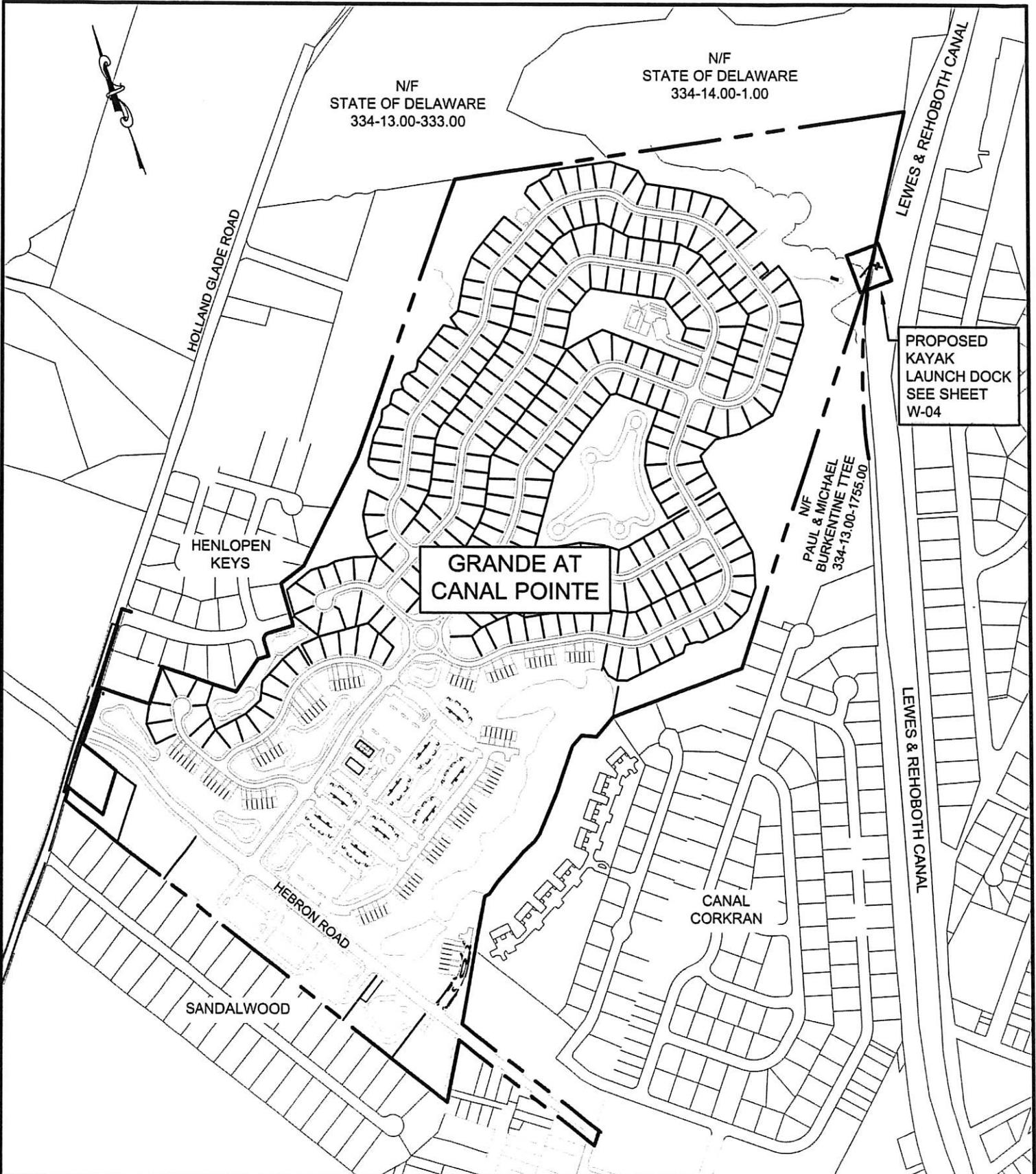
December 29, 2025



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.



PROPOSED
KAYAK
LAUNCH DOCK
SEE SHEET
W-04

GRANDE AT
CANAL POINTE

Date:	JUNE, 2025
Scale:	1" = 600'
Dwn.By:	KWW
Proj.No.:	0004-0480
LOCATION MAP	
Dwg.No.:	W-02

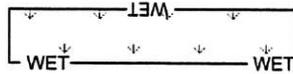
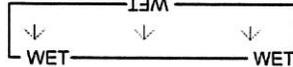
**PROPOSED KAYAK
LAUNCH DOCK
LOCATION MAP**

TMP: 334-13.00-1745.00
SUSSEX COUNTY, DELAWARE

ERI ENVIRONMENTAL
RESOURCE
INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.

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

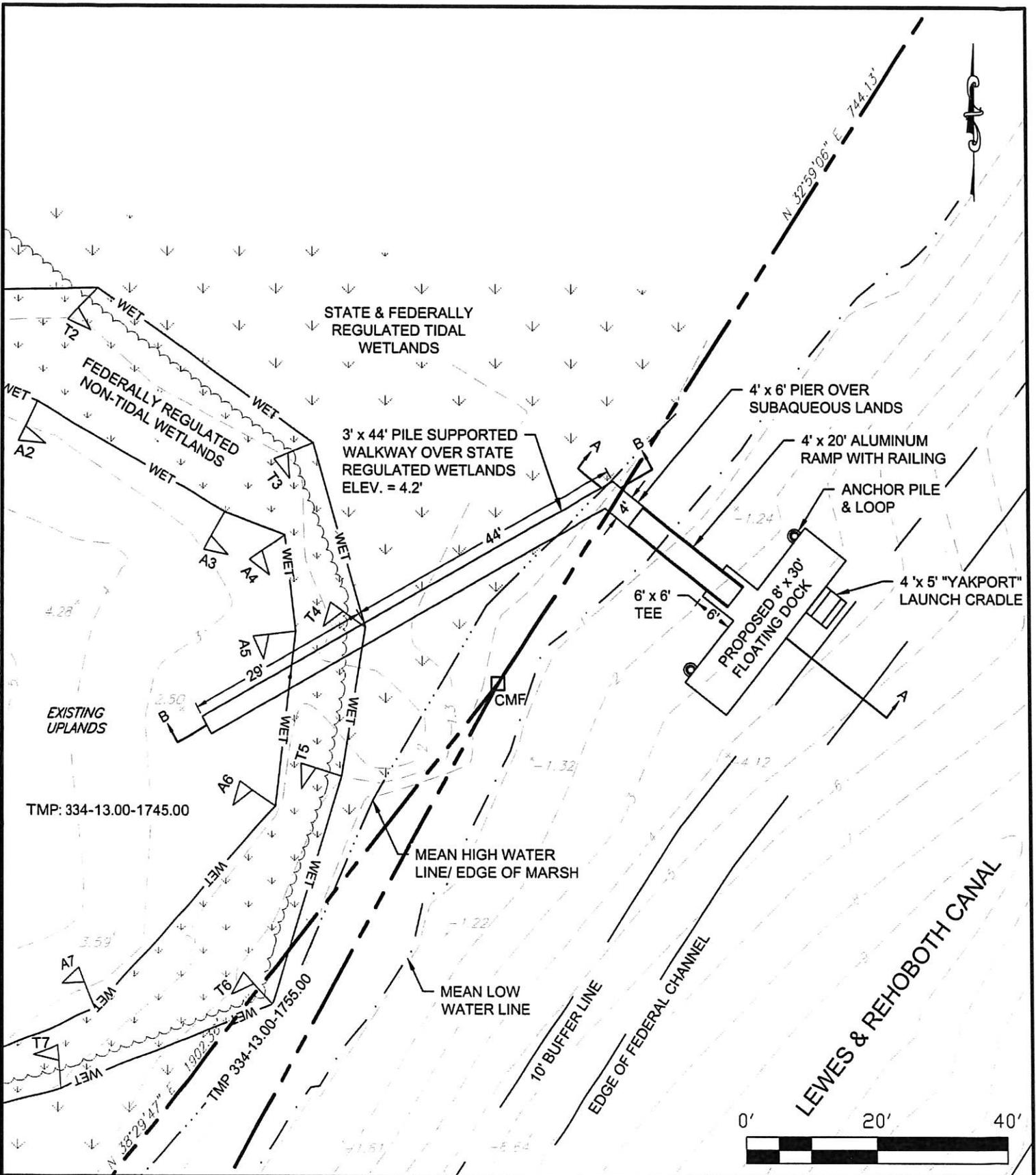
AREA OF STATE REGULATED WETLANDS CROSSED BY 3' WIDE PILE SUPPORTED WALKWAY	115 SQ. FT.
AREA OF PIER (VARIES 3 TO 4 FEET) OVER SUBAQUEOUS LANDS BETWEEN MEAN HIGH & MEAN LOW WATER	32.5 SQ. FT.
ALUMINUM RAMP OVER SUBAQUEOUS LAND	80 SQ. FT.
FLOATING DOCK AREA OVER SUBAQUEOUS LANDS	276 SQ. FT.
YAKPORT LAUNCH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



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

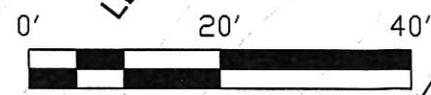
PROPOSED KAYAK LAUNCH DOCK SITE PLAN

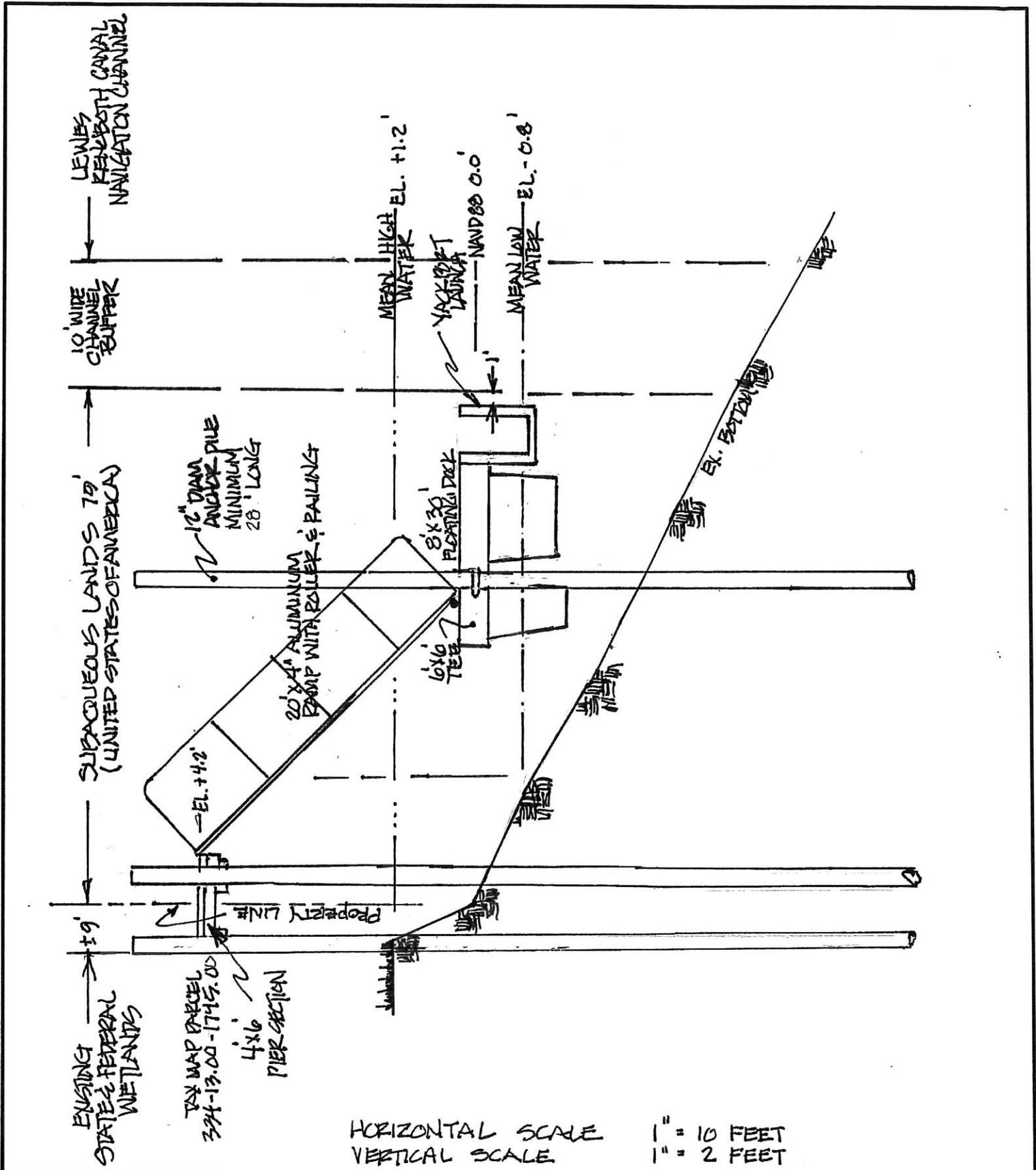
TMP: 334-13.00-1745.00
SUSSEX COUNTY, DELAWARE

ERI

ENVIRONMENTAL
RESOURCE
INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.

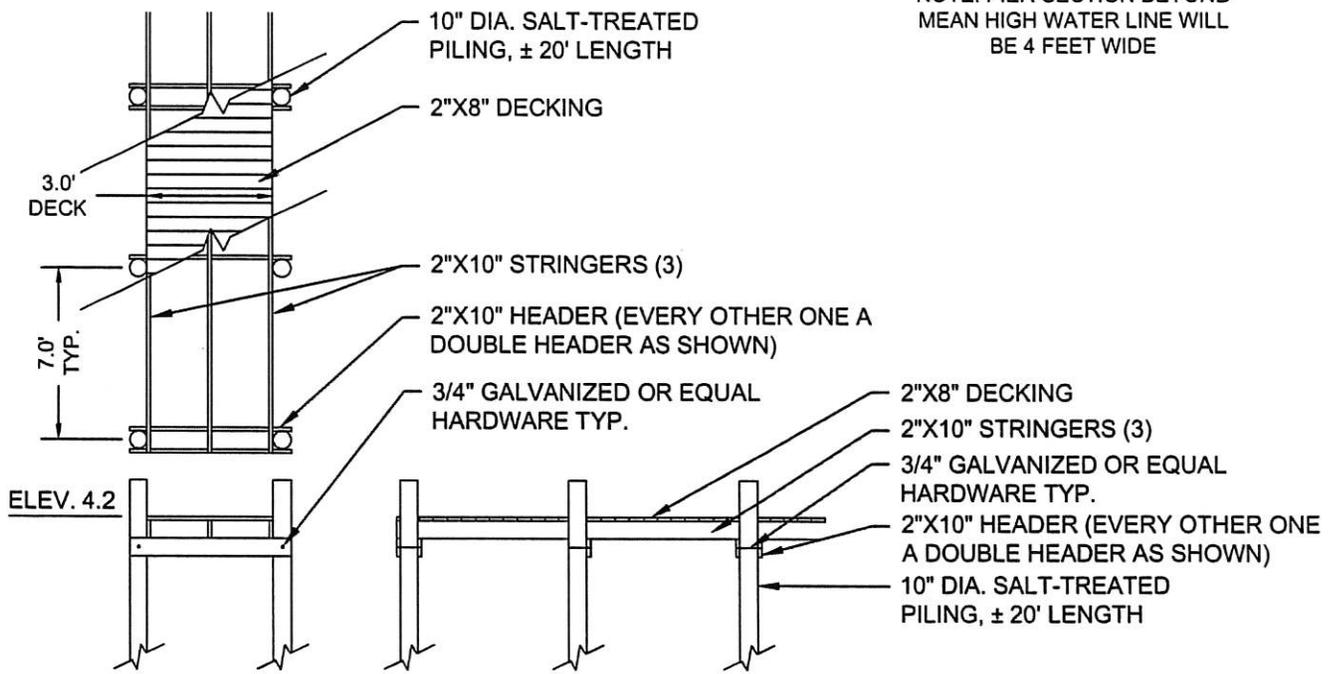




Date:	JUNE, 2025
Scale:	---
Dwn.By:	KWW
Proj.No.:	0004-0480
CROSS SECTION	
Dwg.No.:	W-05

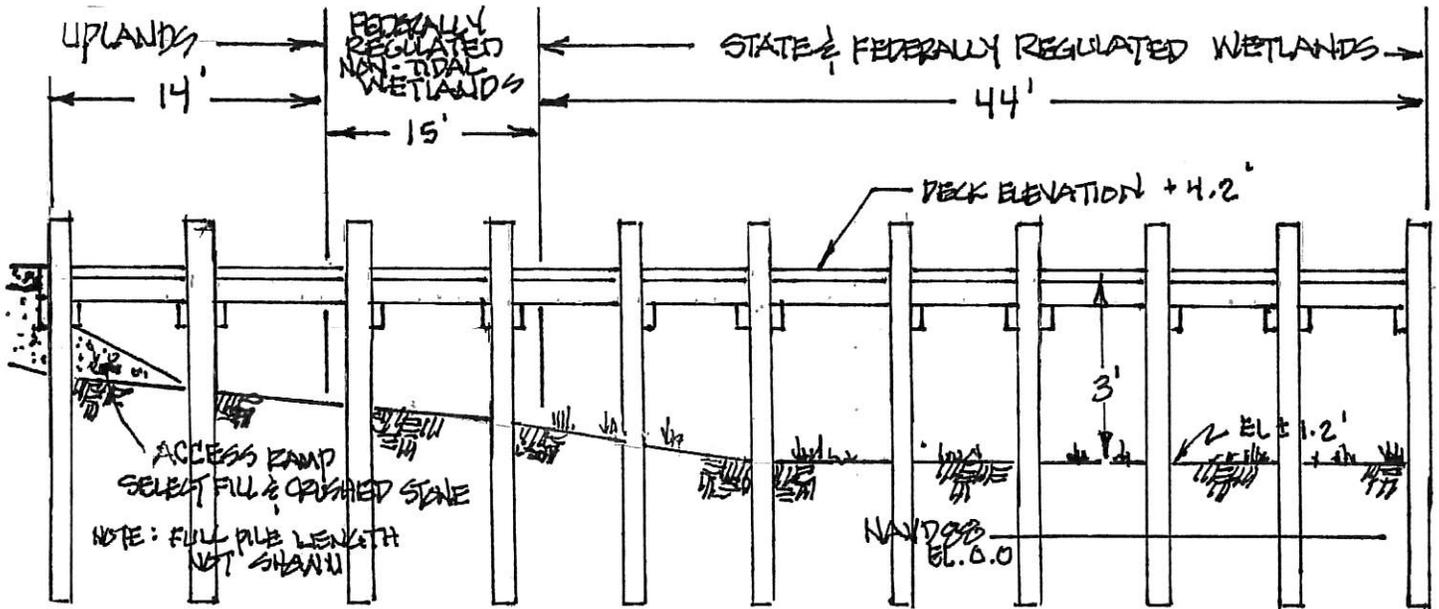
**PROPOSED KAYAK
 LAUNCH DOCK
 CROSS SECTION A-A**
 TMP: 334-13.00-1745.00
 SUSSEX COUNTY, DELAWARE

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



TYPICAL 3 FOOT WIDE WETLAND WALKWAY PIER CONSTRUCTION

NOT TO SCALE



CROSS SECTION "B-B"

HORIZONTAL SCALE 1" = 10 FEET VERTICAL SCALE 1" = 3 FEET

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

ERI ENVIRONMENTAL RESOURCE INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.

Canal Point Subdivision

Tax Parcel Nos:
3-34-13.00-1745.00
3-34-13.00-1746.00

Prepared by:
Canal Point, LLC
105 Foulk Road
Wilmington, DE 19803

Return to:
The Grande at Canal Point
Maintenance Corporation
c/o Guardian Property Management
17577 Nassau Commons Blvd, Ste 103
Lewes, DE 19958

DEED

THIS DEED, made effective as of this 15th day of September in the year Two Thousand Fifteen (2015),

BETWEEN, CANAL POINT, LLC, a Delaware limited liability company, party of the first part,

AND

THE GRANDE AT CANAL POINTE MAINTENANCE CORPORATION, a Delaware corporation, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part,

BEING all those pieces or parcels of land, hereinafter described, situate, lying and located in Lewes and Rehoboth Hundred of Sussex County, Delaware; said pieces or parcels of land being all of: Open Space Area 1, Parcel F; Open Space Area 2, Parcel G; Open Space Area 3, Parcel H; Open Space Area 4, Parcel I; Stormwater Area 1, Parcel J; Stormwater Area 2, Parcel K; Stormwater Area 3, Parcel L; all as shown on the Plot of "Canal Point, Residential

PS

W

Planned Community,” being of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 153, Page 16 (the “Plan”); said pieces or parcels of land being more particularly described on Exhibit A attached hereto and made a part hereof.

SUBJECT TO the covenants, easements, conditions, and restrictions specified on the Plan.

SUBJECT to all easements, restrictions, reservations, encumbrances, conditions, covenants and agreements of record, this reference to which shall not be construed to re-impose the same as the case may be.

BEING a part of the same lands and premises conveyed by Deed of David O. Futchter and Ellen Lee Futchter, his wife, Lemuel W. Futchter, John A. Futchter, Jr., Lemuel W. Futchter as the surviving Co-Trustee under Revocable Trust Agreement of John A. Futchter, Sr. dated February 21, 1980 and Lemuel W. Futchter, Trustee under Irrevocable Trust Agreement of Emma L. Futchter dated December 7, 1993 to Canal Point, LLC, a Delaware limited liability company, dated August 27, 2004 and recorded on August 27, 2004 in the Office of the Recorder of Deeds for Sussex County, Delaware in Deed Book 3027, Page 77, in fee.

Grantee address:

c/o Guardian Property Management
17577 Nassau Commons Blvd, Ste 103
Lewes, DE 19958

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A

(Deed from Canal Point, LLC to The Grande at Canal Point Maintenance Corporation)

Open Space Area 1, Parcel F

BEGINNING at a point formed by the intersection of the northwesterly right-of-way line of Gloucester Drive, 50 feet wide, with the northeasterly line of Lot 63, thence,

- 1) leaving said Gloucester Drive and running by and with said Lot 63 the following two courses and distances, North 44 degrees 02 minutes 21 seconds West 100.00 feet to a point, thence running,
- 2) South 33 degrees 24 minutes 05 seconds West 112.83 feet to a point on the westerly line of Lot 64, thence,
- 3) leaving said Lot 63 and running by and with said Lot 64, South 10 degrees 09 minutes 34 seconds West 108.63 feet to a point on the westerly line of Lot 65, thence,
- 4) leaving said Lot 64 and running by and with said Lot 65, South 08 degrees 43 minutes 44 seconds East 94.20 feet to a point on the northerly line of Lot 68, thence,
- 5) leaving said Lot 65 and running by and with said Lot 68, North 72 degrees 37 minutes 29 seconds West 109.27 feet to a point, thence,
- 6) leaving said Lot 68 and running by and with said Lot 69, North 81 degrees 49 minutes 23 seconds West 86.90 feet to a point on the northerly line of Lot 70, thence,
- 7) continuing by and with said Lot 69 and running by and with said Lot 70 the following three courses, South 81 degrees 00 minutes 09 seconds West 43.97 feet to a point, thence,
- 8) continuing by and with said Lot 70, North 79 degrees 45 minutes 31 seconds West 29.60 feet to a point, thence,
- 9) still continuing by and with said Lot 70 and also running by and with Lot 71, North 87 degrees 11 minutes 41 seconds West 47.93 feet to a point, thence,
- 10) continuing by and with said Lot 71 and also running by and with Lot 72, South 71 degrees 47 minutes 29 seconds West 144.21 feet to a point, thence,
- 11) continuing by and with said Lot 72 and also running by and with Lot 73, South 03 degrees 23 minutes 44 seconds West 128.33 feet to a point on the northerly line of Stormwater Area 3, Parcel L, thence,
- 12) leaving said Lot 72 and running by and with said Stormwater Area 3, Parcel L, North 86 degrees 31 minutes 15 seconds West 18.04 feet to a point on the easterly line of Henlopen Keys Subdivision as recorded in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 20, Page 110 and Plot Book 12, Page 32, thence,
- 13) running by and with said Henlopen Keys Subdivision the following two courses and distances, North 03 degrees 28 minutes 45 seconds East 164.02 feet to a point, thence,
- 14) North 73 degrees 37 minutes 45 seconds East 134.73 feet to a point, thence,
- 15) continuing by and with said Henlopen Keys Subdivision and also running by and with the lands of, now or formerly, Patricia R. Fraser, Vivian A. F. Fisher and William N. Fraser as recorded in the aforesaid Office of the Recorder of Deeds in Deed Book 2529, Page 148, North 47 degrees 03 minutes 50 seconds East 557.14 feet to a point, thence,
- 16) continuing by and with said lands of Fraser, North 39 degrees 47 minutes 41 seconds East 1340.10 feet to a point on the southerly line of the lands of, now or formerly, The State of

Delaware as recorded in the aforesaid Office of the Recorder of Deeds in Deed Book 2436, Page 300, thence,

17) leaving said lands of Fraser and running by and with said lands of The State of Delaware and also running by and with other lands of now or formerly, The State of Delaware as recorded in the aforesaid Office of the Recorder of Deeds in Deed Book 1947, Page 263, South 78 degrees 15 minutes 37 seconds East 2100.00 feet to a point on the westerly line of the Lewes and Rehoboth Canal, thence,

18) leaving said other lands of The State of Delaware and running by and with said Lewes and Rehoboth Canal, South 32 degrees 59 minutes 06 seconds West 744.13 feet to a point on the northwesterly line of Canal Corkran as recorded in the aforesaid Office of the Recorder of Deeds in Plot Book 69, Page 336, thence,

19) leaving said Lewes and Rehoboth Canal and running by and with said Canal Corkran the following two courses and distances, South 38 degrees 29 minutes 47 seconds West 1902.36 feet to a point, thence,

20) South 89 degrees 48 minutes 54 seconds West 641.39 feet to a point on the easterly line of Condominium Parcel C, thence,

21) leaving said Canal Corkran and running by and with said Condominium Parcel C the following four courses and distances, North 30 degrees 58 minutes 39 seconds East 141.15 feet to a point, thence running,

22) North 40 degrees 49 minutes 35 seconds West 60.69 feet to a point, thence running,

23) North 06 degrees 40 minutes 27 seconds West 52.09 feet to a point, thence running,

24) North 38 degrees 12 minutes 02 seconds East 18.26 feet to a point on the westerly line of Lot 1, thence,

25) leaving said Condominium Parcel C and running by and with said Lot 1 the following two courses and distances, South 09 degrees 49 minutes 41 seconds East 48.96 feet to a point, thence running,

26) South 40 degrees 53 minutes 53 seconds East 45.33 feet to a point on the southerly line of Lot 2, thence,

27) leaving said Lot 1 and running by and with said Lot 2, South 68 degrees 59 minutes 32 seconds East 48.90 feet to a point, thence,

28) continuing by and with said Lot 2 and also running by and with Lots 3, 4 and 5, North 84 degrees 08 minutes 26 seconds East 291.81 feet to a point on the southerly line of Lot 5, thence running,

29) continuing by and with said Lot 5, North 36 degrees 55 minutes 21 seconds East 35.70 feet to a point, thence,

30) continuing by and with said Lot 5 and also running by and with Lot 6, South 85 degrees 43 minutes 17 seconds East 53.32 feet to a point, thence,

31) continuing by and with said Lot 6, South 64 degrees 50 minutes 46 seconds East 25.40 feet to a point, thence,

32) continuing by and with said Lot 6 and also running by and with Lots 7 and 8, North 84 degrees 08 minutes 26 seconds East 153.24 feet to a point, thence,

33) continuing by and with said Lot 8 and also running by and with Lot 9, North 63 degrees 36 minutes 32 seconds East 105.46 feet to a point, thence,

34) continuing by and with said Lot 9 and also running by and with Lot 10, North 40 degrees 22 minutes 48 seconds East 113.79 feet to a point, thence,

- 35) continuing by and with said Lot 10 and also running by and with Lot 11, North 17 degrees 09 minutes 06 seconds East 111.65 feet to a point, thence,
- 36) continuing by and with said Lot 11, North 11 degrees 49 minutes 34 seconds East 49.99 feet to a point on the easterly line of Lot 12, thence,
- 37) leaving said Lot 11 and running by and with said Lot 12 and also running by and with Lots 13, 14 and 15, North 09 degrees 35 minutes 07 seconds West 308.58 feet to a point, thence,
- 38) continuing by and with said Lot 15, South 80 degrees 24 minutes 53 seconds West 113.75 feet to a point on the easterly right-of-way line of Worcester Drive, 50 feet wide, thence,
- 39) leaving said Lot 15 and running by and with said Worcester Drive, North 09 degrees 35 minutes 07 seconds West 30.00 feet to a point on the southerly line of Lot 16, thence,
- 40) leaving said Worcester Drive and running by and with said Lot 16, North 80 degrees 24 minutes 53 seconds East 113.75 feet to a point, thence,
- 41) continuing by and with said Lot 16 and also running by and with Lot 17, North 09 degrees 35 minutes 07 seconds West 110.41 feet to a point, thence,
- 42) continuing by and with said Lot 17 and also running by and with Lot 18, North 00 degrees 04 minutes 51 seconds West 50.70 feet to a point, thence,
- 43) continuing by and with said Lot 18 and also running by and with Lot 19, North 64 degrees 00 minutes 44 seconds East 102.49 feet to a point, thence,
- 44) continuing by and with said Lot 19 and also running by and with Lots 21 and 22, South 82 degrees 39 minutes 06 seconds East 124.68 feet to a point, thence,
- 45) continuing by and with said Lot 22 and also running by and with Lot 23, North 80 degrees 53 minutes 54 seconds East 166.29 feet to a point on the southeasterly line of Lot 24, thence,
- 46) leaving said Lot 23 and running by and with said Lot 24, North 43 degrees 03 minutes 59 seconds East 112.38 feet to a point on the southeasterly line of Lot 25, thence,
- 47) leaving said Lot 24 and running by and with said Lot 25 and also running by and with Lots 26, 27 and 28, North 37 degrees 44 minutes 52 seconds East 321.74 feet to a point on the easterly line of Lot 29, thence,
- 48) leaving said Lot 28 and running by and with said Lot 29, North 14 degrees 26 minutes 13 seconds East 111.61 feet to a point on the easterly line of Lot 30, thence,
- 49) leaving said Lot 29 and running by and with said Lot 30, North 06 degrees 55 minutes 37 seconds West 112.02 feet to a point on the easterly line of Lot 31, thence,
- 50) leaving said Lot 30 and running by and with said Lot 31, the following two courses and distances, North 18 degrees 40 minutes 44 seconds West 75.00 feet to a point, thence running,
- 51) continuing by and with said Lot 31, South 71 degrees 19 minutes 16 seconds West 100.00 feet to a point on the easterly right-of-way line of Gloucester Drive, 50 feet wide, thence,
- 52) leaving said Lot 31 and running by and with said Gloucester Drive, North 18 degrees 40 minutes 44 seconds West 12.16 feet to a point on the southerly line of the lands of, now or formerly, Sussex County, Delaware as recorded in the aforesaid Office of the Recorder of Deeds in Deed Book 3511, Page 343, thence,
- 53) leaving said Gloucester Drive and running by and with said lands of Sussex County, Delaware the following three courses and distances, North 71 degrees 19 minutes 16 seconds East 50.00 feet to a point, thence running,
- 54) North 18 degrees 40 minutes 44 seconds West 50.00 feet to a point, thence running,
- 55) South 71 degrees 19 minutes 16 seconds West 50.00 feet to a point on aforementioned easterly right-of-way line of Gloucester Drive, thence,

- 56) leaving said lands of Sussex County, Delaware and running by and with said Gloucester Drive, North 18 degrees 40 minutes 44 seconds West 125.03 feet to a point on the southerly line of Lot 32, thence,
- 57) leaving said Gloucester Drive and running by and with said Lot 32, North 71 degrees 19 minutes 16 seconds East 120.00 feet to a point, thence,
- 58) continuing by and with said Lot 32 and also running by and with Lots 33 and 34, North 27 degrees 09 minutes 47 seconds West 214.70 feet to a point, thence,
- 59) continuing by and with said Lot 34 and also running by and with Lot 35, North 54 degrees 38 minutes 38 seconds West 143.26 feet to a point on the northeasterly line of Lot 36, thence,
- 60) leaving said Lot 35 and running by and with said Lot 36, North 59 degrees 16 minutes 03 seconds West 39.29 feet to a point, thence,
- 61) continuing by and with said Lot 36 and also running by and with Lots 37 and 38, North 61 degrees 46 minutes 11 seconds West 181.56 feet to a point on the easterly line of Lot 39, thence,
- 62) leaving said Lot 38 and running by and with said Lot 39, North 10 degrees 41 minutes 19 seconds West 67.29 feet to a point on the northeasterly line of Lot 40, thence,
- 63) leaving said Lot 39 and running by and with said Lot 40 and also running by and with Lot 41, North 51 degrees 47 minutes 37 seconds West 139.54 feet to a point, thence,
- 64) continuing by and with said Lot 41 and also running by and with Lots 42, 43 and 44, North 77 degrees 56 minutes 36 seconds West 271.47 feet to a point, thence,
- 65) continuing by and with said Lot 44, the following two courses and distances, South 51 degrees 57 minutes 55 seconds West 26.84 feet to a point, thence running,
- 66) South 81 degrees 20 minutes 43 seconds West 48.52 feet to a point on the northerly line of Lot 45, thence running,
- 67) leaving said Lot 44 and running by and with said Lot 45 the following three courses and distances, South 80 degrees 09 minutes 33 seconds West 60.89 feet to a point, thence running,
- 68) South 46 degrees 05 minutes 54 seconds West 33.84 feet to a point, thence running,
- 69) South 22 degrees 06 minutes 33 seconds East 100.03 feet to a point on the northerly right-of-way line of the aforesaid Gloucester Drive, thence,
- 70) leaving said Lot 45 and running by and with said Gloucester Drive, the following two courses and distances, by and with a curve deflecting to the left with an arc length of 49.22 feet, a radius of 355.00 feet and a chord bearing and distance of South 63 degrees 55 minutes 09 seconds West 49.18 feet to a point of tangency, thence running,
- 71) South 59 degrees 56 minutes 51 seconds West 78.08 feet to a point on the easterly line of Lot 46, thence,
- 72) leaving said Gloucester Drive and running by and with said Lot 46, North 30 degrees 03 minutes 09 seconds West 100.00 feet to a point, thence,
- 73) continuing by and with said Lot 46 and also running by and with Lot 47, South 59 degrees 56 minutes 51 seconds West 150.00 feet to a point on the northerly line of Lot 48, thence,
- 74) leaving said Lot 47 and running by and with said Lot 48, South 58 degrees 27 minutes 51 seconds West 86.42 feet to a point on the northwesterly line of Lot 49, thence,
- 75) leaving said Lot 48 and running by and with said Lot 49, South 41 degrees 21 minutes 47 seconds West 107.50 feet to a point on the northwesterly line of Lot 50, thence,
- 76) leaving said Lot 49 and running by and with said Lot 50, South 30 degrees 05 minutes 30 seconds West 77.22 feet to a point on the northwesterly line of Lot 51, thence,

- 77) leaving said Lot 50 and running by and with said Lot 51, South 30 degrees 11 minutes 20 seconds West 70.12 feet to a point on the northerly line of Lot 52, thence,
- 78) leaving said Lot 51 and running by and with said Lot 52 the following two courses and distances, South 65 degrees 35 minutes 23 seconds West 45.08 feet to a point, thence running,
- 79) South 12 degrees 35 minutes 14 seconds East 54.31 feet to a point on the northwesterly line of Lot 53, thence,
- 80) leaving said Lot 52 and running by and with said Lot 53, the following two courses and distances, South 56 degrees 55 minutes 29 seconds West 6.23 feet to a point, thence,
- 81) North 52 degrees 50 minutes 34 seconds West 59.63 feet to a point, thence,
- 82) continuing by and with said Lot 53 and also running by and with Lots 54 and 55, South 56 degrees 55 minutes 30 seconds West 198.60 feet to a point on the westerly line of Lot 56, thence,
- 83) leaving said Lot 55 and running by and with said Lot 56, the following three courses and distances, South 27 degrees 02 minutes 23 seconds West 27.95 feet to a point, thence running,
- 84) South 40 degrees 53 minutes 04 seconds West 23.96 feet to a point, thence running,
- 85) North 85 degrees 33 minutes 11 seconds West 34.98 feet to a point on the northerly line of Lot 57, thence,
- 86) leaving said Lot 56 and running by and with said Lot 57, the following three courses and distances, South 78 degrees 55 minutes 04 seconds West 19.26 feet to a point, thence running,
- 87) South 43 degrees 54 minutes 06 seconds West 36.93 feet to a point, thence running,
- 88) South 03 degrees 42 minutes 27 seconds West 28.46 feet to a point, thence,
- 89) continuing by and with said Lot 57 and also running by and with Lot 58, North 80 degrees 44 minutes 57 seconds West 41.18 feet to a point, thence,
- 90) continuing by and with said Lot 58, South 50 degrees 42 minutes 37 seconds West 20.60 feet to a point, thence running,
- 91) continuing by and with said Lot 58, South 32 degrees 41 minutes 02 seconds West 41.04 feet to a point on the northerly line of Lot 59, thence,
- 92) leaving said Lot 58 and running by and with said Lot 59 the following four courses and distances, continuing South 32 degrees 41 minutes 02 seconds West 6.11 feet to a point, thence running,
- 93) South 76 degrees 19 minutes 49 seconds West 44.48 feet to a point, thence running,
- 94) South 24 degrees 42 minutes 06 seconds West 41.90 feet to a point, thence running,
- 95) South 42 degrees 21 minutes 49 seconds West 36.70 feet to a point on the northerly line of Lot 60, thence,
- 96) leaving said Lot 59 and running by and with said Lot 60, the following two courses and distances, South 47 degrees 51 minutes 16 seconds West 46.49 feet to a point, thence running,
- 97) South 33 degrees 15 minutes 08 seconds West 31.74 feet to a point on the northerly line of Lot 61, thence,
- 98) leaving said Lot 60 and running by and with said Lot 61, continuing South 33 degrees 15 minutes 08 seconds West 30.77 feet to a point, thence,
- 99) continuing by and with Lot 61 and also running by and with Lot 62, South 31 degrees 24 minutes 26 seconds West 57.82 feet to a point, thence,
- 100) continuing by and with Lot 62, the following four courses and distances, South 13 degrees 47 minutes 36 seconds West 21.89 feet to a point, thence running,
- 101) South 28 degrees 07 minutes 28 seconds East 48.11 feet to a point, thence running,
- 102) South 47 degrees 53 minutes 24 seconds East 61.33 feet to a point, thence running,

103) South 62 degrees 58 minutes 43 seconds East 42.99 feet to a point on the aforementioned northerly right-of-way line of Gloucester Drive, thence,

104) leaving said Lot 62 and running by and with said Gloucester Drive, the following two courses and distances, by and with a curve deflecting to the right with an arc length of 63.32 feet, a radius of 125.00 feet and a chord bearing and distance of South 44 degrees 07 minutes 25 seconds West 62.65 feet to a point of reverse curvature, thence running,

105) by and with a curve deflecting to the left with an arc length of 42.20 feet, a radius of 175.00 feet and a chord bearing and distance of South 51 degrees 43 minutes 39 seconds West 42.10 feet to the point and place of beginning;

CONTAINING 32.6141 acres of land, more or less.

Open Space Area 2, Parcel G

BEGINNING at a point formed by the intersection of the southwesterly right-of-way line of Hebron Road, 70 feet wide, with the northwesterly line of Senior Center Area, Parcel D of "Canal Point, Residential Planned Community," being of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 153, Page 16, thence,

1) leaving said Hebron Road and running by and with said Parcel D, South 57 degrees 56 minutes 48 seconds West 243.22 feet to a point on the northeasterly line of "Sandalwood Subdivision", being of record in the aforementioned Office of the Recorder of Deeds in Plot Book 32, Page 327, thence,

2) leaving said Parcel D and running by and with said "Sandalwood Subdivision", North 32 degrees 00 minutes 46 seconds West 266.19 feet to a point on the southeasterly line of Residual Lands Area 1, Parcel M of "Canal Point, Residential Planned Community," being of record in the aforementioned Office of the Recorder of Deeds in Plot Book 153, Page 16, thence,

3) leaving said "Sandalwood Subdivision" and running by and with said Parcel M, North 38 degrees 14 minutes 37 seconds East 270.59 feet to a point, thence,

4) continuing with said Parcel M and also running by and with the lands of, now or formerly, David O. Futchter and Ellen Lee Futchter, being of record in the aforementioned Office of the Recorder of Deeds in Deed Book 1887, Page 75, North 32 degrees 00 minutes 46 seconds West 305.30 feet to a point on the aforementioned right-of-way line of Hebron Road, thence,

5) leaving said lands of Futchter and running by and with said right-of-way line of Hebron Road, the following seven courses and distances, North 83 degrees 25 minutes 18 seconds East 23.73 feet to a point, thence running,

6) South 51 degrees 34 minutes 42 seconds East 53.22 feet to a point of curvature, thence running,

7) by and with a curve deflecting to the right with an arc length of 245.95 feet, a radius of 370.00 feet and a chord bearing and distance of South 32 degrees 32 minutes 07 seconds East 241.45 feet to a point of reverse curvature, thence running,

8) by and with a curve deflecting to the left with an arc length of 268.88 feet, a radius of 830.00 feet and a chord bearing and distance of South 22 degrees 46 minutes 21 seconds East 267.71 feet to a point of tangency, thence running,

- 9) South 32 degrees 03 minutes 12 seconds East 81.87 feet to a point, thence running,
- 10) South 57 degrees 56 minutes 48 seconds West 10.00 feet to a point, thence running,
- 11) South 32 degrees 03 minutes 12 seconds East 14.83 feet to the point and place of beginning;

CONTAINING 2.2291 acres of land, more or less.

Open Space Area 3, Parcel H

BEGINNING at a point formed by the intersection of the southwesterly right-of-way line of Hebron Road, 70 feet wide, with the northwesterly line of "West Rehoboth Subdivision", being of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 2, Page 3 and Plot Book 8, Page 483, thence,

- 1) leaving said Hebron Road and running by and with said "West Rehoboth Subdivision", South 30 degrees 54 minutes 55 seconds West 285.58 feet to a point on the northeasterly line of "Sandalwood Subdivision", being of record in the aforementioned Office of the Recorder of Deeds in Plot Book 32, Page 327, thence,
- 2) leaving said "West Rehoboth Subdivision" and running by and with said "Sandalwood Subdivision", North 32 degrees 00 minutes 46 seconds West 321.90 feet to a point on the southerly line of Parcel K of "Canal Point, Residential Planned Community," being of record in the aforementioned Office of the Recorder of Deeds in Plot Book 153, Page 16, thence,
- 3) leaving said "Sandalwood Subdivision" and running by and with said Parcel K, North 57 degrees 56 minutes 48 seconds East 254.15 feet to a point on the aforementioned southwesterly right-of-way line of Hebron Road, thence,
- 4) leaving said Parcel K and running by and with said right-of-way line of Hebron Road, South 32 degrees 03 minutes 12 seconds East 192.11 feet to the point and place of beginning;

CONTAINING 1.5000 acres of land, more or less.

Open Space Area 4, Parcel I

BEGINNING at a point formed by the intersection of the northeasterly right-of-way line of Mersey Drive, 50 feet wide, with the southeasterly line of Lot 275 of "Canal Point, Residential Planned Community," being of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 153, Page 16, thence,

- 1) leaving said Mersey Drive and running by and with said Lot 275 the following two courses and distances, North 51 degrees 21 minutes 13 seconds East 94.90 feet to a point, thence running,
- 2) North 27 degrees 37 minutes 25 seconds West 86.10 feet to a point on the southerly line of Lot 77 of said "Canal Point, Residential Planned Community", thence,
- 3) leaving said Lot 275 and running by and with said Lot 77, North 62 degrees 22 minutes 35 seconds East 107.13 feet to a point on the westerly right-of-way line of Oxford Court, 50 feet wide, thence,

- 4) leaving with said Lot 77 and running by and with said right-of-way line of Oxford Court, the following two courses and distances, South 23 degrees 12 minutes 42 seconds East 40.22 feet to a point of curvature, thence running,
- 5) by and with a curve deflecting to the right with an arc length of 27.43 feet, a radius of 25.00 feet, and a chord bearing and distance of South 08 degrees 13 minutes 24 seconds West 26.08 feet to a point of reverse curvature on the westerly right-of-way line of the transition from said Oxford Court to Limerick Drive, 60 feet wide, thence,
- 6) leaving said Oxford Court and running by and with said transition with a curve deflecting to the left with an arc length of 82.41 feet, a radius of 114.00 feet and a chord bearing and distance of South 18 degrees 56 minutes 59 seconds West 80.63 feet to a point of reverse curvature on the northwesterly right-of-way line of said Limerick Drive, thence,
- 7) leaving said transition and running by and with said Limerick Drive, the following two courses and distances, with a curve deflecting to the right with an arc length of 39.18 feet, a radius of 35.00 feet and a chord bearing and distance of South 30 degrees 18 minutes 31 seconds West 37.16 feet to a point of tangency, thence running,
- 8) South 62 degrees 22 minutes 35 seconds West 65.21 feet to a point of curvature on the aforementioned northeasterly right-of-way line of Mersey Drive, thence,
- 9) leaving said Limerick Drive and running by and with said right-of-way line of Mersey Drive, the following two courses and distances, with a curve deflecting to the right with an arc length of 35.32 feet, a radius of 25.00 feet, and a chord bearing and distance of North 77 degrees 08 minutes 39 seconds West 32.46 feet to a point of reverse curvature, thence running,
- 10) by and with a curve deflecting to the left with an arc length of 11.24 feet, a radius of 325.00 feet, and a chord bearing and distance of North 37 degrees 39 minutes 20 seconds West 11.24 feet to the point and place of beginning;

CONTAINING 13,313 square feet of land, more or less.

Stormwater Area 1, Parcel J

BEGINNING at a point formed by the intersection of the westerly right-of-way line of Worcester Drive, 50 feet wide, with the northerly line of Lot 232, thence,

- 1) leaving said Worcester Drive and running by and with said Lot 232 and also running by and with Lots 233, 234 and 235, South 80 degrees 24 minutes 53 seconds West 321.15 feet to a point on the northerly line of Lot 236, thence,
- 2) leaving said Lot 235 and running by and with said Lot 236, South 87 degrees 54 minutes 25 seconds West 50.44 feet to a point on the northeasterly line of Lot 237, thence,
- 3) leaving said Lot 236 and running by and with said Lot 237, North 52 degrees 43 minutes 24 seconds West 72.99 feet to a point on the northerly line of Lot 238, thence,
- 4) leaving said Lot 237 and running by and with said Lot 238, North 63 degrees 48 minutes 31 seconds West 109.69 feet to a point on the northerly line of Lot 239, thence,
- 5) leaving said Lot 238 and running by and with said Lot 239 and also running by and with Lots 240 and 241, North 79 degrees 13 minutes 58 seconds West 215.96 feet to a point on the southeasterly line of Lot 210, thence,

- 6) leaving said Lot 241 and running by and with said Lot 210 and also running by and with Lots 211, 212 and 213, North 35 degrees 02 minutes 57 seconds East 329.61 feet to a point on the southeasterly line of Lot 214, thence,
- 7) leaving said Lot 213 and running by and with said Lot 214, North 30 degrees 55 minutes 17 seconds East 38.46 feet to a point on the southeasterly line of Lot 215, thence,
- 8) leaving said Lot 214 and running by and with said Lot 215 and also running by and with Lots 216, 217, 218, 219 and 220, North 56 degrees 55 minutes 30 seconds East 438.49 feet to a point on the southeasterly line of Lot 221, thence,
- 9) leaving said Lot 220 and running by and with said Lot 221, South 82 degrees 04 minutes 39 seconds East 28.04 feet to a point on the southeasterly line of Lot 222, thence,
- 10) leaving said Lot 221 and running by and with said Lot 222 and also running by and with Lots 223 and 224, South 49 degrees 35 minutes 34 seconds East 208.04 feet to a point on the northwesterly line of Lot 226, thence,
- 11) leaving said Lot 224 and running by and with said Lot 226 and also running by and with Lot 227, South 40 degrees 23 minutes 28 seconds West 153.60 feet to a point on the westerly line of Lot 228, thence,
- 12) leaving said Lot 227 and running by and with said Lot 228, South 24 degrees 49 minutes 39 seconds West 109.69 feet to a point on the westerly line of Lot 229, thence,
- 13) leaving said Lot 228 and running by and with said Lot 229, South 04 degrees 16 minutes 46 seconds West 112.87 feet to a point on the westerly line of Lot 230, thence,
- 14) leaving said Lot 229 and running by and with said Lot 230 and also running by and with Lot 231, South 09 degrees 35 minutes 07 seconds East 152.15 feet to a point, thence,
- 15) continuing by and with said Lot 231, North 80 degrees 24 minutes 53 seconds East 100.00 feet to a point on the aforementioned westerly right-of-way line of Worcester Drive, thence,
- 16) leaving said Lot 231 and running by and with said Worcester Drive, South 09 degrees 35 minutes 07 seconds East 18.86 feet to the point and place of beginning;

CONTAINING 6.4187 acres of land, more or less.

Stormwater Area 2, Parcel K

BEGINNING at a point formed by the intersection of the southwesterly right-of-way line of Hebron Road, 70 feet wide, with the northwesterly line of Parcel H of "Canal Point, Residential Planned Community," being of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 153, Page 16, thence,

- 1) leaving said Hebron Road and running by and with said Parcel H, South 57 degrees 56 minutes 48 seconds West 254.15 feet to a point on the northeasterly line of "Sandalwood Subdivision", being of record in the aforementioned Office of the Recorder of Deeds in Plot Book 32, Page 327, thence,
- 2) leaving said Parcel H and running by and with said "Sandalwood Subdivision", North 32 degrees 00 minutes 46 seconds West 282.95 feet to a point on the southeasterly line of Parcel D of "Canal Point, Residential Planned Community," being of record in the aforementioned Office of the Recorder of Deeds in Plot Book 153, Page 16, thence,

- 3) leaving said "Sandalwood Subdivision" and running by and with said Parcel D, North 57 degrees 56 minutes 48 seconds East 253.95 feet to a point on the aforementioned southwesterly right-of-way line of Hebron Road, thence,
- 4) leaving said Parcel D and running by and with said right-of-way line of Hebron Road, South 32 degrees 03 minutes 12 seconds East 282.95 feet to the point and place of beginning;

CONTAINING 1.6502 acres of land, more or less.

Stormwater Area 3, Parcel L

BEGINNING at a point formed by the intersection of the northerly right-of-way line of Mersey Drive, 50 feet wide, with the easterly line of Lot 280, thence,

- 1) leaving said Mersey Drive and running by and with said Lot 280 the following two courses and distances, North 12 degrees 10 minutes 30 seconds West 100.00 feet to a point, thence running,
- 2) South 72 degrees 05 minutes 40 seconds West 90.97 feet to a point on the northerly line of Lot 281, thence,
- 3) leaving said Lot 280 and running by and with said Lot 281 and also running by and with Lot 282, South 62 degrees 22 minutes 35 seconds West 137.82 feet to a point, thence,
- 4) continuing by and with said Lot 282 and also running by and with Lot 283, South 25 degrees 52 minutes 32 seconds West 85.13 feet to a point, thence,
- 5) continuing by and with said Lot 283 and also running by and with Lot 284, South 67 degrees 37 minutes 06 seconds West 92.56 feet to a point on the northerly line of Lot 285, thence,
- 6) leaving said Lot 284 and running by and with said Lot 285 and also running by and with Lot 286, South 81 degrees 53 minutes 09 seconds West 155.04 feet to a point on the easterly line of Lot 288, thence,
- 7) leaving said Lot 286 and running by and with said Lot 288 and also running by and with Lot 289, North 00 degrees 14 minutes 10 seconds East 119.92 feet to a point on the southeasterly line of Lot 290, thence,
- 8) leaving said Lot 289 and running by and with said Lot 290, North 38 degrees 28 minutes 45 seconds East 99.46 feet to a point on the southwesterly line of Henlopen Keys Subdivision as recorded in the aforesaid Office of the Recorder of Deeds in Plot Book 20, Page 110 and Plot Book 12, Page 32, thence,
- 9) leaving said Lot 290 and running by and with said Henlopen Keys Subdivision, the following seven courses and distances, South 51 degrees 31 minutes 15 seconds East 107.01 feet to a point, thence running,
- 10) North 54 degrees 23 minutes 50 seconds East 180.73 feet to a point, thence running,
- 11) South 86 degrees 31 minutes 15 seconds East 50.00 feet to a point, thence running,
- 12) North 03 degrees 28 minutes 45 seconds East 70.00 feet to a point, thence running,
- 13) by and with the arc of a curve deflecting to the right with an arc length of 47.12 feet, with a radius of 30.00 feet, the chord of which bears North 48 degrees 28 minutes 59 seconds East 42.42 feet to a point, thence running,
- 14) South 86 degrees 31 minutes 15 seconds East 120.00 feet to a point, thence running,

- 15) North 03 degrees 28 minutes 45 seconds East 35.99 feet to a point on the southerly line of Open Space Area 1, Parcel F, thence,
- 16) leaving said Henlopen Keys Subdivision and running by and with said Open Space Area 1, Parcel F, South 86 degrees 31 minutes 15 seconds East 18.04 feet to a point on the southwesterly line of Lot 73, thence,
- 17) leaving said Open Space Area 1, Parcel F and running by and with said Lot 73 and also running by and with Lot 74, South 32 degrees 04 minutes 09 seconds East 145.65 feet to a point on the northerly line of Lot 279, thence,
- 18) leaving said Lot 74 and running by and with said Lot 279, the following two courses and distances, South 86 degrees 14 minutes 00 seconds West 91.00 feet to a point, thence running,
- 19) South 09 degrees 20 minutes 44 seconds East 100.00 feet to a point on the aforementioned northerly right-of-way line of Mersey Drive, thence,
- 20) leaving said Lot 279 and by and with said northerly right-of-way line of Mersey Drive, along the arc of a curve deflecting to the left with an arc length of 16.05 feet, with a radius of 325.00 feet and a chord bearing and distance of South 79 degrees 14 minutes 23 seconds West 16.05 feet to the point and place of beginning;

CONTAINING 1.6575 acres of land, more or less.

Consideration: .00

County	.00
State	.00
Town	Total .00

Received: Kara S Sep 02, 2015

Recorder of Deeds
 Scott Dailey
 Sep 02, 2015 02:07P
 Sussex County
 Doc. Surcharge Paid

RECEIVED
 Sep 02, 2015
 ASSESSMENT DIVISION
 OF SUSSEX COUNTY

January 12, 2026

Mr. Matthew Jones, Program Manager
Delaware Department of Natural Resources and Environmental Control
Division of Water Resources
Wetlands and Waterways Section
89 Kings Highway
Dover, Delaware 19901

**RE: Subaqueous Lands & Wetlands Permit, Signatory Authority
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. Jones,

I am writing you as the currently serving president of the Grande at Canal Pointe Maintenance Corporation (a.k.a. Grande at Canal Pointe Homeowners Association). In my capacity as the Homeowners Association president, I have given signatory authority to Linda Van de Wiele, the current Grande at Canal Pointe Maintenance Corporation vice president for all matters related to the current application for a kayak launch dock on our community open space along the Lewes-Rehoboth Canal (Tax Map Parcel 334-13.00-1745.00) as filed with your office by our agent Edward M. Launay, Environmental Resource Insights.

Please let me know if you need any additional information in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pierre Pozzo di Borgo', written over a horizontal line.

Pierre Pozzo di Borgo, President

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