

ENVIRONMENTAL

CONSULTING SERVICES, Inc.

100 South Cass Street
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Middletown, DE 19709
Phone: 302-378-9881
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November 04, 2025

Wetlands and Sub-aqueous Lands Section
Department of Natural Resources and Environmental Control
89 Kings Highway
Dover, DE 19901

Re: 0 Basin Road Site; Sussex County Tax Parcel 234-35.05-165.00. Application for Wetlands Permit.

On behalf of the owner of the above referenced property, a DNREC wetlands and subaqueous lands permit application is being submitted for authorization to conduct work in state regulated, tidal wetlands and private subaqueous land, associated with the construction of an elevated walkway and observation dock on the project site. Additionally, joint state and federal authorization, through Delaware State Programmatic General Permit-20 (SPGP-20), is being requested to construct the observation dock in private, subaqueous lands of Emily Gut, channelward of the state-regulated tidal wetlands boundary. These appurtenances will be for recreational use, providing the property owner with water access for launching non-motorized, personal watercraft, as well as for general wildlife observation.

The proposed walkway will extend 298 LF north from a proposed single-family residential home, crossing state regulated wetlands to the observation dock. Approximately 80 LF of the elevated walkway will be channelward of the identified MHWL. The wood framed walkway will be three (3.0)-ft in width and be supported three (3.0)-ft off the ground using galvanized metal screw piers. The walkway will join to a 5' x 20' wood framed, non-motorized observation dock, supported with treated wood pilings, and situated ten feet landward of the northern property line.

The U.S. Army Corps of Engineers (USACOE) has issued Nationwide Permit approval for construction of a proposed home and driveway located in verified federal 404 wetlands on the parcel. A Letter of Approval from the Corps is anticipated for the dock installation, upon completion of joint agency review.

The completed basic permit application form, applicable appendices, plan views (sheets 1-5), property deed, and supporting figures, are enclosed with this letter to assist in department review. If any additional information regarding this application is required, please contact this office at your earliest convenience. Thank you.

Sincerely,



Douglas E. Potts
Wetlands Consultant

Enclosure(s)

**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 appendix as thoroughly and accurately as possible. Incomplete or inaccurate applications will be returned.
2. All applications must be accompanied by scaled site plans and cross-section plans that show the location and design details of the proposed project. Full construction plans should 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 completed copies of the application (total of 3) with the appropriate application 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 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. For Tax Parcel Information: New Castle County 395-5400
Kent County 736-2010
Sussex County 855-7878
2. Recorder of Deeds: New Castle County 571-7550
Kent County 744-2314
Sussex County 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?

 X Yes BASIC APPLICATION

 X Yes SIGNATURE PAGE (Page 3)

 X Yes APPLICABLE APPENDICES

 X Yes SCALED PLAN VIEW

 X Yes SCALED CROSS-SECTION OR ELEVATION VIEW PLANS

 X Yes VICINITY MAP

 X Yes COPY OF PROPERTY DEED & SURVEY

Submitted using
permit e-file X Yes THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET

 X 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: Michaelena Hayes Telephone #: (302) 312-4716
 Mailing Address: P.O. Box 966 Fax #: _____
Dover, DE 19903 E-mail: michaelena@millbrookeng.com
2. Consultant's Name: Doug Potts Telephone #: (302) 378-9881
 Mailing Address: 100 S. Cass Street Fax #: (302) 378 - 9107
Middletown, DE 19709 E-mail: dpotts@ecsi-del.com
3. Contractor's Name: _____ Telephone #: _____
 Mailing Address: _____ Fax #: _____
 _____ E-mail: _____

Section 2: Project Description

4. Check those that apply:

 New Project/addition to existing project?

Repair/Replace of existing structure?

5. Project Purpose (Attach additional sheets as necessary): **The proposed project on the Basin Cove Site will be the construction of an elevated walkway, extending 298 LF from a proposed residential home, and crossing state regulated wetlands to a wood framed, observation dock. The 5' x 20' dock, to be located within private, subaqueous lands of Emily Gut, will be situated ten feet landward of the northern property line of the parcel. The dock will be framed using treated 2" x 8" lumber, covered by 2" x 6" decking, and be supported by 8" diameter treated marine grade wood pilings. The walkway, using treated 2" x 6" decking on treated 2" x 12" joist and beam framing, will be 3.0-ft in width and will be supported 3.0ft above the marsh surface by helical, metal pilings. Approximately 80-ft of the elevated walkway will be channelward of the MHWL, with 10-ft extending over private, subaqueous land to connect with the dock. The dock will be utilized for recreational purposes, providing water access for launching non-motorized, personal water craft, as well as for general wildlife observation.**

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

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

Section 3: Project LocationCounty: N.C. Kent Sussex 7. Project Site Address: 0 Basin Road, Millsboro, DE 19966 Site owner name (if other than applicant):Address of site owner: P.O. Box 966
Dover, DE 19903

8. Driving directions: **From the north: Take SR-1 S toward Milford/Beaches. Keep right onto US-1134 S. toward SR-1-BR/Lewes/Rehoboth Beach. Turn left toward Wood Branch Road, then left onto Wood Branch Road, then right onto Speedway Road. Take 2nd exit onto Zoar Road, then turn right onto Morris Mill Road. Continue on Mount Joy Road for 5.5 mi. to Oak Orchard, then turn left onto Delaware St./Basin Road. Project site sits at the northern end of Basin Road.**

(Attach a location road map with the site indicated on the map).

9. Tax Parcel Number: 234-35.05-165.00Subdivision Name: Orchard Manor Subdivision**WLS Use Only:**

Type of Auth: SP SL SU WE WQ LA SA MP WA
 Corps Permit: SPGP: 18 20 Individual Permit: Nationwide Permit #: _____
 Received Date: _____ Project Scientist: _____
 Fee Received? Yes No Amt: \$\$ _____ Receipt #: _____
 Public Notice #: _____ Public Notice Dates: ON _____ OFF _____

Section 3: Project Location (Continued)

10. Name of Waterbody at Project Location: **Emily Gut** Waterbody is a Tributary to: **Indian River and Indian River Bay.**

11. Is the waterbody: Tidal Non-tidal

12. Is the project:

On public subaqueous lands? On private subaqueous lands? In wetlands?

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

Michaelena Hayes, the permit applicant, is the private subaqueous lands owner.

(Written permission of 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 name and complete mailing address of the immediately adjoining property owners on all sides of the project. (Attach additional sheets as necessary):

To the immediate West - Mr. Charles C. Clark; 34013 Ferds Road, Millsboro, DE 19966

To the immediate South - Mr. Michael D. Conti; 28230 Cannon St.; Millsboro, DE 19966

Ms. Kristin Hoelzle; 28231 Cannon St.; Millsboro, DE 19966

Ms. Christine L. Griffin; 28236 Basin Rd.; Millsboro, DE 19966

Mr. John E. & Courtney Baker; 4 Linden Spring Lane; Bear, DE 19701

To the immediate East - Mr. Patrick J. Tell; 191 Eshelman Rd.; Lancaster, PA 17601

B. For wetlands and marina projects, list the name and complete mailing address of each property owner within a 1,000-foot radius of the project. (Attach additional sheets as necessary)

See Attachment 2.

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

James Colligan. US Army Corps of Engineers

Matthew Jones. DE DNREC; Wetlands and Waterways Section

Mike Snyder. DE DNREC; Delaware Coastal Programs

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? No

*If yes, provide the permit and/or lease number(s):

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

17. Have you applied for or obtained a federal permit for the project from the Army Corps of Engineers?

None Pending Issued Denied Date: **07/08/2025**

Type of permit: **Department of the Army NWP** Federal Permit or ID #: **NAP-2025-00099-103 (For home and driveway in 404 wetlands)**

18. Have you applied for permits from other Sections within DNREC?

None Pending Issued Denied Date: **4/29/2025** Permit or ID #: _____

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

Other: **CZM Consistency, DE Coastal Programs - (Application temporarily withdrawn; to be resubmitted at later date in order to provide a more cohesive, joint department review of the application by DNREC.)**

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, Michaelena Hayes, hereby designate and authorize Environmental Consulting Services, Inc.
(Name of Applicant) (Name of Agent)
to act on my behalf in the processing of this application and to furnish any information that is requested by the Department.

Authorized Agent's Name: Douglas E. Potts Telephone 302-378-9881
Mailing Address: 100 S. Cass Street, Middletown, DE 19709 Fax #: (302) 378-9107
E-mail: dpotts@ecsi-del.com

20. Agent Signature

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

Douglas E. Potts
Agent's Signature

11/03/2025
Date

21. Applicant's Signature:

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

Michaelena Hayes
Applicant's Signature

11.03.2025
Date

Michaelena Hayes
Print Name

22. Contractor's Signature:

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

Contractor Name

Date

Print Name

Basin Cove

APPENDICES

1. Briefly describe the project.

The project involves minor impacts associated with the construction of an elevated walkway, to extend 298 LF from a proposed residential home and crossing state regulated wetlands to a wood framed, observation dock. The 5' x 20' dock, to be located within private, subaqueous lands of Emily Gut, will be situated ten feet landward of the northern property line of the parcel. The dock will be framed using treated 2" x 8" joists and beams, with 2" x 6" decking, and will be supported ten feet above the surface by 8" diameter, treated marine grade wood pilings. The walkway, using treated 2" x 6" decking fastened to treated 2" x 12" joist and beam framing, will be three (3) feet in width and will be supported three (3) feet above the marsh surface by metal, helical anchor pilings. Approximately 80-ft of the elevated walkway will be channelward of the MHWL, with ten feet extending over private, subaqueous land to connect with the dock (See Plan View Sheets). The dock will be utilized for recreational purposes, providing water access for launching non-motorized, personal water craft, as well as for general wildlife observation.

2. Provide dimensions

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						
wood framed, non-motorized dock	6	5 ft.	20 ft	0 ft	0 ft	New
wood framed walkway	16	3 ft	80 ft	0 ft	0 ft	New

Mooring Buoy: How many moorings will be installed? **None**
 What will be used for the anchors? **No anchors to be used**
 Anchor/Mooring Block Weight? **NA**
 Anchor line Scope (length or Ratio) **NA**
 Water depth at Mooring location **NA**

- Approximately how wide is the waterway at this project site? **12-ft (measured from MLW to MLW)**
- What will be the mean low water depth at the most channelward end of the mooring facility? **Between 0.0 ft. and -1.0 ft.**
- What type of material(s) will be used for the construction of the mooring facility (e.g. salt treated wood, aluminum, fiberglass floats, etc.)
Pressure treated lumber for the walkway and dock.
- Circle any of the following items that are proposed over subaqueous lands:
 Fish cleaning stations/benches/ladders/satellite/electric lines/handrails/other
 If any of the items are circles above, include their dimensions and locations on drawings

No items from the list proposed at this time.

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? **Channelward end of dock approximately 91.0 -ft from channel edge of Emily Gut.**
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings. **No motorized vessels will be berthed at the dock.**
9. Please provide a copy of the current Registration or Coast Guard Certificate of Documentation for each motorized vessel listed above. **NA**
10. Give the number and type of each Marine Sanitation Device that will be used on vessels to be docked at the facility. **No motorized vessels/No sanitation devices.**
11. Is there currently a residence on the property Yes No
12. Do you plan to reach the boat docking facility from your own upland property? Yes
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
14. What is the width of the waterfront property frontage adjacent to the subaqueous lands? ±400 ft. Will any portion of the structure or any vessel be placed within 10- feet of neighboring property line? **Dock will be within the project site boundary, set back 10- feet from the northern property line of the parcel.**

1. Project description and explanation of need.

The project involves minor impacts associated with the construction of an elevated walkway, to extend a total of 298 LF from a proposed residential home, to an observation dock within tidal waters of Emily Gut. Approximately 80 LF of the walkway will be in state-regulated wetlands, channelward of MHWL (Plan View Sheets 1 through 3). The walkway and dock will be utilized for recreational purposes, providing water access for launching non-motorized, personal water craft, as well as for general wildlife observation.

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

Elevated walkway

Length	<u>80.0</u> Ft.	Width	<u>3.0</u> Ft.
#Piles	<u>16 (helical piles)</u>	height	<u>3.0</u> Ft. over marsh

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

Fill	<u>0</u>	cubic yards
Excavation	<u>0</u>	cubic yards

4. Map number of state wetland map where project is located: DNR # DNR079

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

The entire project parcel consists of both Federal 404 wetlands and tidal wetlands under State Jurisdiction. The walkway will provide water access to an elevated dock within tidal waters of Emily Gut, for the purpose of launching non-motorized water craft, such as kayak and/or canoe, and for wildlife observation. No alternative exits on the site which can provide water access for the property owner. The proposed route for the walkway avoids identified state wetlands to the extent possible, crossing 80-LF channelward of the MHWL.

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.

Temporary impacts are expected to marsh surface, related to placement of supporting helical anchors. The walkway will cover existing vegetation when completed, however the structure will be built with approved materials and be within approved dimensions in an effort to minimize long term impacts to vegetation or nesting habitat of obligate marsh birds. No impacts will occur to adjacent residential parcels or wetland habitat.

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

The walkway will provide access to a dock for launching non-motorized water craft. The proposed location of the appurtenances provides direct access to the open water from the proposed home, with minimal impacts to state regulated wetlands. The elevated walkway will utilize helical anchor piers as support instead of wood pilings. Anchor piers of this type provide minimal disruption of wetland soils, since they can be installed with handheld equipment, avoiding soil excavation or drill spoil that can occur with other installation methods. The walkway will be 3ft in width and sit 3ft above the surface, and spacing between deck boards will be 1/2", in accordance with the regulations.

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

Temporary stockpiling of lumber and related construction material will occur along the southern boundary line of the parcel, near Basin Road. Prior to construction, the walkway footprint will be clearly marked in the field. During construction, completed sections of the walkway will serve as materials storage as daily

construction progresses. All construction waste material will be removed daily from the jobsite. Construction will be conducted after marsh bird breeding and nesting season (April 1 to July 31).

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

Permanent environmental impacts are not anticipated. With the framing constructed at the required height, and decking board placement maintaining spacing of 1/2", light penetration to existing marsh vegetation growing under the walkway will be provided. Helical anchor piers will be used instead of wood pilings for support, which will avoid marsh soil disruption and not require the use of heavy equipment for installation.

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

a. Value of the 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).**

Walkway will not prevent transport of organic matter to adjacent estuaries and coastal waters. Design elevation allows for maintaining production value of the marsh.

- ii. **Value as a natural protective system of absorption of storm wave energy, flood waters, and heavy rainfall, thereby decreasing flood and erosion damage.**

The walkway will not interfere with the protective value of the marsh relating to absorption of wave energy and/or erosion from flood waters/heavy rainfall. The design elevation and deck board spacing allows for vegetation to remain growing so that protective functions remain.

- iii. **The prevention of silting in certain harbors and inlets thereby reducing dredging.**

There will be no dredging required, so impacts from silting will not occur.

- iv. **Removal and recycling of inorganic nutrients.**

No impacts will occur to normal removal and cycling of inorganic nutrients. Design elevation of the walkway allows for maintaining the removal and recycling of inorganic nutrients.

- v. **Effect on the estuarine waters.**

No effects will occur to estuarine waters.

b. Habitat Value

- i. **Habitat for resident species of wildlife including furbearers, invertebrates, finfish.**

The walkway will not impact habitat for resident wildlife species. The structure will be constructed at the required height to allow for movement of wildlife underneath, and spacing between decking boards will be of the required width to allow for light penetration to vegetation below.

- ii. **Habitat for migratory wildlife species including waterfowl, wading birds, shorebirds, passerines, finfish, shrimp.**

The structure will have minimal impact on the habitat of migratory waterfowl, wading birds, shorebirds, or passerines. Some species may utilize the walkway for resting/feeding. Habitat availability for nesting will not be impacted.

iii. Rearing area, nesting area, breeding grounds for various species.

Some species of wading birds and waterfowl may utilize the marsh for nesting/rearing of young, however the structure will not restrict wildlife from utilizing the wetlands for this purpose.

iv. Habitat for rare or endangered plants.

No rare or endangered plants have been identified as occurring in the proposed location of the structure, and none were observed during fieldwork on the site.

v. Presence of plants or animals known to be rare generally, or unique to the particular location.

No plants or animals known to be rare or unique have been identified as occurring on the site. While the site consists of wetland habitat suitable for use by some species of waterfowl and wading birds, such as the Eastern Black Rail, the proposed walkway will not prevent these species from utilizing the existing wetlands.

vi. Presence of plants or animals near the limits of their territorial range.

No plants or animals near limits of their territorial range have been identified as occurring on the site.

vii. Presence of unique geological or wetland features.

No unique geological or wetland features have been identified on the site.

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

i. Presence of plants or animals of high visual quality.

The project site consists of tidal wetland habitat typical of coastal marshes of the mid-Atlantic region, and includes low marsh predominated by native saltmarsh cordgrass, and high marsh, predominated by a mix of native salt meadow cordgrass and salt grass, as well as groundsel bush. The existence of established stands of phragmites reed will have a greater, long-term impact on the further growth and survival of the native vegetation. Phragmites control measures will be utilized as required to prevent its further spread.

ii. The presence of an associated water body.

The project site abuts Emily Gut, a shallow tributary of Indian River. The walkway will have minimal impact to the visual aesthetic of the tributary and surrounding area. Within the Orchard Manor subdivision, there are existing residential boat docks and piers that have been in use along the shoreline of Indian River for several decades with minimal impacts on the aesthetic value.

iii. Wetland type or topographic diversity.

The estuarine, tidal marsh of the project site is relatively flat, with some small islands of uplands that provide topographic relief. Exhibiting both low marsh and high marsh habitat, the proposed walkway will not interfere with the topographic diversity or impair marsh functions related to these specific habitat zones.

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.

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.

Project will occur on a private lot, with direct access from Basin Road. Neighboring parcels to the south have existing residential homes that sit at a higher topographic elevation relative to the project site. No effects, such as those related to flooding or impaired drainage, are anticipated from the activity, which will occur further to the north on the parcel.

- 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.

Project will not have any economic effects on neighboring land uses. Minor, but temporary environmental effects to existing vegetation are anticipated during construction. Some species of waterfowl and wading birds may avoid the marsh during construction; however, construction period will be completed after the nesting and breeding season. Longterm, the parcel will be under protective deed restrictions, preventing any further development in perpetuity (Figure 1 – Preserved Area). Aesthetic effects related to the project, such as impacts to view scape, will be minimal since the completed walkway will be low to the ground and distant from existing homes along Basin Road.

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 proposed project will be in compliance with all federal, State, and County regulations. Federal permit approval for impacts to 404 wetlands has been issued by the Army Corps of Engineers, and a Letter of Approval for impacts in the designated coastal zone is anticipated upon completion of review by other agencies. The project is zoned for residential uses and the project will comply with floodplain management regulations described under Sussex County Code. With an issued wetland permit, installation of the walkway is an allowable activity under State regulations.

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.

The proposed project will provide temporary employment opportunities for those within the construction trades. Effect on net income of jobs is anticipated to be minimal due the current volume of active and recently approved development projects located throughout the county.

- 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).

The proposed project will occur entirely on private land, so no expenditures will be made by State, County, or local government agencies. The County will receive an increase in future tax revenue from the improvements that occur on the site.

- 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.

Wetland value to finfish, crustacea, and shellfish habitat will not be affected since the walkway will be predominately landward of tidal waters. Temporary impacts to wetland vegetation are anticipated during construction, however the structure design requirements (height from marsh surface and spacing between deck boards) will allow for continued growth after installation.

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

The project parcel is privately owned, and will not impact the value of the land as public recreational area. The project will provide recreational value to the landowner.

- 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.

The project will comply with floodplain management regulations described under Sussex County Code for residential properties located within the FEMA flood zone. The proposed project will have no effect on the natural capacity of the wetland to reduce flood damage, since it will neither impede tidal flows or the ability of the marsh to reduce wave action.

- 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.

The walkway will be landward of MLW and will not extend into open water. Maintenance of navigable harbors or waterways at the location will not be required since the shallow depth of the waterway prevents access for most motorized vessels.

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

The project will have no economic effect on any contemplated supporting facilities, as it will occur on private residential land, bordered by existing residential homes of Orchard Manor.

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

The project will have no economic effect on neighboring land uses, as it occurs in an already established residential area. Several properties within the subdivision have existing boat docks and piers extending into waters of Indian River. The existence of these amenities results in an increase in property values, and an increase in municipal tax revenue.

Basin Cove

Attachment 1

Vicinity Map



Attachment 1

Vicinity Map & Aerial Photo

Project: Basin Cove Site – Federal 404 Wetlands Permit

Sussex County Delaware, Tax parcel #234-35.05-165.00

ADC Map Coordinates: Sussex County, DE Map, map 34; Letter B Number 4

Proposed Project For:

Michaelena Hayes

P.O. Box 966

Dover, DE 19903

Environmental

Consulting Services, Inc.

100 S. Cass St., Middletown, DE 19709

Basin Cove Site

Vicinity Map & Aerial View

Project: Federal 404 Wetlands Permit

Date: 02/24/25

Basin Cove

Attachment 2

Property Owner Names and Mailing Addresses

Within 1,000ft Radius

Property owners within a 1,000 ft radius of Basin Cove Site

Peninsula Community Association Inc.; 27525 Sterling Blvd.; Millsboro, DE 19966
OA-BP Marina Bay-Lakeside LLC; 18949 Coastal Hwy.; Rehoboth Beach, DE 19971
Acorn Holdings LLC; 6103 South Rehoboth Blvd, Milford, DE 19963
Mr. David J. & Margaret Purnell, Trustees; 20299 Gravel Hill Rd.; Georgetown, DE 19947
Ms. Cynthia Myers; 302 South Dr.; Rehoboth Beach, DE 19971
Ms. Robin Snow; 33387 River Ave.; Millsboro, DE 19966
Mr. James J Masten; 7018 Woodwycke Terr.; Milford, DE 19963
Mr. Adam Ciesielski; 34453 Doe Run; Lewes, DE 19958
Ms. Patricia E Vassallo; 302 Lafayette Dr.; New Cumberland, PA 17070
Coastal Properties LLC; 30430 Cedar Neck Rd.; Ocean View, DE 19970
Mr. Steven Becker; 33315 Mercer Ave.; Millsboro, DE 19966
Mrs. Veronica M. & Charles D. Freeman; 206 Fry Rd.; Fleetwood, PA 19522
YOLO Properties LLC; 748 Oak Point School Rd.; Camden Wyoming, DE 19934
Mrs. Ellen J. & Stanley F. Dionne; 375 Fairville Rd. Chadds Ford, PA 19317
Ms. Emily J. Rice; 65 Meadow Grove Rd.; Newport, PA 17074
Mr. Anthony Rydzewski, Trustee; 33292 Mercer Ave.; Millsboro, DE 19966
Ms. Ruth R. & Jacob F. Hassaj III.; 191 Golf Course Rd.; Hunlock Creek, PA 18621
Ms. Dawn Thompson; 33287 Mercer Ave.; Millsboro, DE 19966
Mr. Michael L. Smith; 33283 Mercer Ave.; Millsboro, DE 19966
Mr. Michael L. Smith Sr.; 33379 Grove St.; Millsboro, DE 19966
Ms. Melissa McVaugh; 33277 Mercer Ave.; Millsboro, DE 19966
Mr. Anthony V. Clark; 1142 Buchanan St NW; Washington, DC 20011
Mr. George W. Blundall Jr.; 5 Owens Landing Ct. Unit C; Perryville, MD 21903
Mr. Ricky L. Brenner; 312 Crestline Dr.; Willow Street, PA 17584
Mr. Thomas P. & Rosalind E. Quirk; 628 Grand Ave.; Havertown, PA 19083
Mr. Jeffrey A. Bagley; 28268 Russel St.; Millsboro, DE 19966
Ms. Gwendolyn L. & Jeffrey N. Smith; 28272 Russel St.; Millsboro, DE 19966
Mr. Alford Fitzhugh Jr.; 804 Tiffany Trl.; Abingdon, MD 21009
Mr. Thomas D. Kisielnicki; 28300 Russel St.; Millsboro, DE 19966
BBL Properties LLC; 22482 Camp Arrowhead Rd.; Lewes, DE 19958
Mr. Richard F. Bickings Jr.; 28273 Basin Rd.; Millsboro, DE 19966
Ms. Desirae A. Pesce Brosnan; 28261 Basin Rd.; Millsboro, DE 19966
Mr. Noel Moralez-Diaz; 28253 Basin Rd.; Millsboro, DE 19966
Ms. Mary Jane Bosar; 104 Primrose Ln.; Royersford, PA 19468
Mr. Joseph Norvell; 28243 Basin Rd.; Millsboro, DE 19966
Mr. Michael J & Ida M. McMurray; 7141 Chamber Hill Rd.; Harrisburg, PA 17111
Mr. Andrew T. Olszewski; 1434 Kaylor Rd.; Hummelstown, PA 17036
Mr. Thomas L. Dreisbach; 132 Inlet Dr.; St. Augustine, FL 32080
Ms. Nicole Karpuk; 28258 Basin Rd.; Millsboro, DE 19966
Mr. David A. Bratton; 28266 Basin Rd.; Millsboro, DE 19966
Ms. Alice V. Edmonds; 28274 Basin Rd.; Millsboro, DE 19966
Mr. Dennis Greenfield & Laura Steptoe; 28282 Basin Rd.; Millsboro, DE 19966
Mr. Michael A Olszewski; 7196 Red Top Rd.; Hummelstown, PA 17036
Mr. John D. Amos; 3862 Salem Church Rd.; Jarrettsville, MD 21084
Ms. Sandra L. Williams; 1762 Stanaford Rd.; Beckley, WV 25801
Mr. Charles E. Tharp Sr.; 28233 Cannon St.; Millsboro, DE 19966
Mr. Steven G & Kathleen Hopkins; 28238 Cannon St.; Millsboro, DE 19966
Mr. Frank N. & Kimberly Miller; 28248 Cannon St.; Millsboro, DE 19966
Ms. Patricia A. Collas; 28256 Cannon St.; Millsboro, DE 19966
Mr. Robert L. Lawson; PO Box 4; Harbeson, DE 19951

Basin Cove Site

PLAN VIEWS

EMILY'S COVE

- NOTES:**
1. TOPOGRAPHIC INFORMATION AND WETLAND FLAG LOCATIONS WERE PERFORMED BY CONTROL POINT ASSOCIATES, L.L.C. ON 12/07/2024 WITH A SUPPLEMENTAL SURVEY ON 01/20/2025 AND 03/03/2025.
 2. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND BOUNDARY LINE INFORMATION IS SHOWN APPROXIMATELY FOR GENERAL PLANNING PURPOSES ONLY. SOURCE - SUSSEX COUNTY DELAWARE, DEED BOOK 619 PAGE 544 AND PROPERTY LINE AGREEMENT CA. NO. 91C-04-024
 3. ELEVATIONS REFER TO VERTICAL DATUM: NAVD-88, HORIZONTAL LOCATIONS ARE PER - DELAWARE STATE PLANE COORDINATES

SOURCE: NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA).
 DATUMS FOR 8558814, ROSDALE BEACH, INDIAN RIVER.
 MHW ELEV.: 1.38
 MHHW ELEV.: 1.69 (HIGH TIDE)
 MLWL ELEV.: -1.46 (NO ONSITE SURVEYED ELEVATION AT THIS ELEVATION)

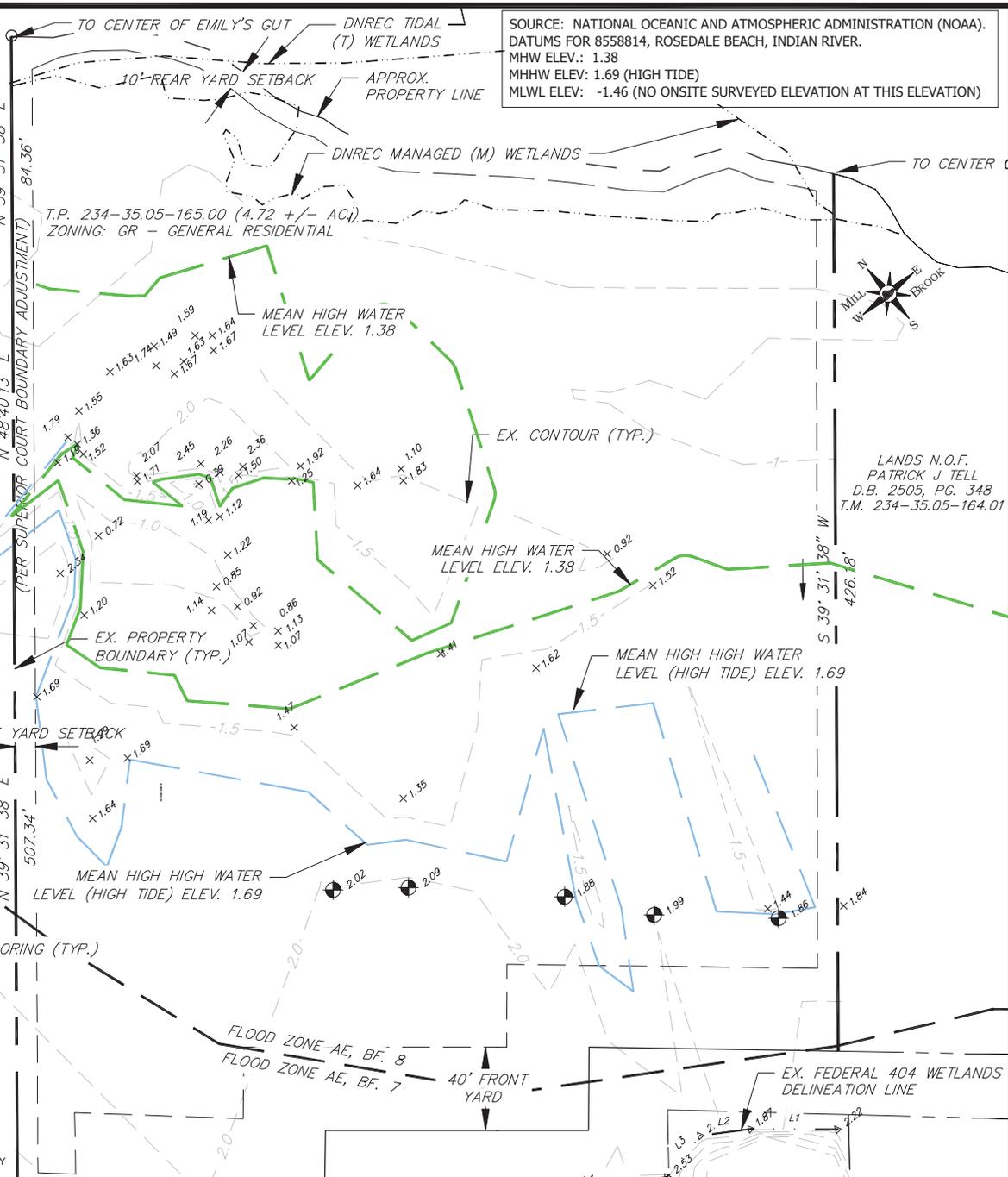
LANDS N.O.F.
 CHARLES E. CLARK, IV
 D.B. 68, PG. 496
 T.M. 2-34-34 P. 98

LANDS N.O.F.
 PATRICK J TELL
 D.B. 2505, PG. 348
 T.M. 234-35.05-164.01

SUPERIOR COURT CASE NO. 91C-04-024
 SURVEY BY ADAMS-KEMP ASSOCIATES, INC.
 FOR CHARLES E. CLARK, IV & DUANE F. PALMATEER, et al
 DATED: NOVEMBER 8, 1993

I, JAMES D. SENS, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

Digitally signed by James Sens
 DN: C=US, SERIALNUMBER=MAS20250227324 08, S=New Jersey, L=Warren, O=Control Point Associates, CN=James Sens, E=jsens@cpsurvey.com
 Date: 2025.09.02 11:18:57-04'00'



EXISTING WETLANDS LINE DATA		
LINE	BEARING	LENGTH
L1	N49°49'23"W	42.18'
L2	N57°51'06"W	24.64'
L3	S78°35'49"W	25.67'
L4	N60°09'13"W	76.43'
L5	N50°36'13"W	45.07'
L6	N43°49'54"W	50.43'
L7	N79°16'59"W	26.38'
L8	N69°15'52"W	26.59'
L9	N52°25'27"W	134.38'

LOT 52
 LANDS N.O.F.
 MICHAEL D CONTI
 D.B. 3187, PG. 237
 T.M. 234-35.05-13.00

CANNON ST.

EX. WETLANDS FLAG (TYP.)

LANDS N.O.F.
 KRISTIN HOELZLE
 D.B. 5700, PG. 110
 T.M. 234-35.05-15.00

BENCHMARK
 N: 218860.5433
 E: 726516.4955
 Z: 3.10
 MAG NAIL SET

LANDS N.O.F.
 CHRISTINE LEE GRIFFIN
 D.B. 6198, PG. 130
 T.M. 234-35.05-39.00

BASIN RD.

"BASIN COVE SITE"

CONTROL POINT ASSOCIATES, INC.
 30 INDEPENDENCE BOULEVARD, SUITE 100
 WARREN, NJ 07059
 908.668.0099
 WWW.CPASURVEY.COM

JAMES D. SENS PLS NO.: 0000785

MILL BROOK ENGINEERING, LLC

WETLANDS PLAN

TAX PARCEL
 234-35.05-165.00

MILLSBORO SUSSEX COUNTY DELAWARE

DATE: AUGUST 2025
 PROJECT #: HAYES-007

SHEET 1

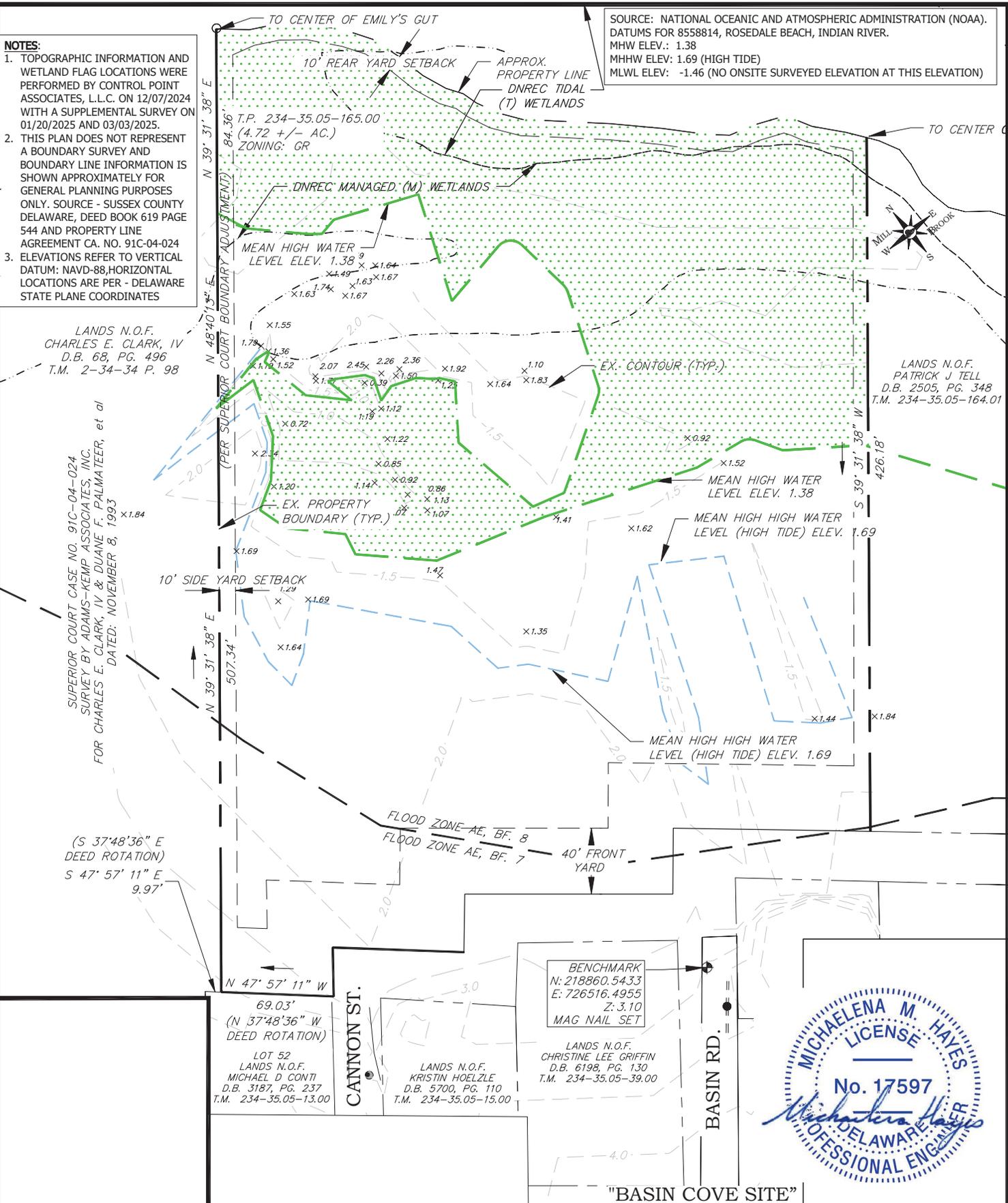
0 80'

SCALE: 1" = 80'

ENGINEER: MMH
 DESIGN BY: MMH
 DRAWN BY: EMB
 CHECKED BY: MB

- NOTES:**
1. TOPOGRAPHIC INFORMATION AND WETLAND FLAG LOCATIONS WERE PERFORMED BY CONTROL POINT ASSOCIATES, L.L.C. ON 12/07/2024 WITH A SUPPLEMENTAL SURVEY ON 01/20/2025 AND 03/03/2025.
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SOURCE: NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA).
 DATUMS FOR 8558814, ROSEDALE BEACH, INDIAN RIVER.
 MHW ELEV.: 1.38
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LANDS N.O.F.
 CHARLES E. CLARK, IV
 D.B. 68, PG. 496
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LANDS N.O.F.
 PATRICK J TELL
 D.B. 2505, PG. 348
 T.M. 234-35.05-164.01

SUPERIOR COURT CASE NO. 91C-04-024
 SURVEY BY ADAMS-KEMP ASSOCIATES, INC.
 FOR CHARLES E. CLARK, IV & DUANE F. PALMATEER, et al
 DATED: NOVEMBER 8, 1993

(S 37°48'36" E
 DEED ROTATION)
 S 47° 57' 11" E
 9.97'

69.03'
 (N 37°48'36" W
 DEED ROTATION)

LOT 52
 LANDS N.O.F.
 MICHAEL D CONTI
 D.B. 3187, PG. 237
 T.M. 234-35.05-13.00

CANNON ST.

LANDS N.O.F.
 KRISTIN HOELZLE
 D.B. 5700, PG. 110
 T.M. 234-35.05-15.00

BENCHMARK
 N: 218860.5433
 E: 726516.4955
 Z: 3.10
 MAG NAIL SET

LANDS N.O.F.
 CHRISTINE LEE GRIFFIN
 D.B. 6198, PG. 130
 T.M. 234-35.05-39.00

BASIN RD.



"BASIN COVE SITE"



WETLANDS PLAN - hatched

TAX PARCEL
 234-35.05-165.00
 MILLSBORO SUSSEX COUNTY DELAWARE

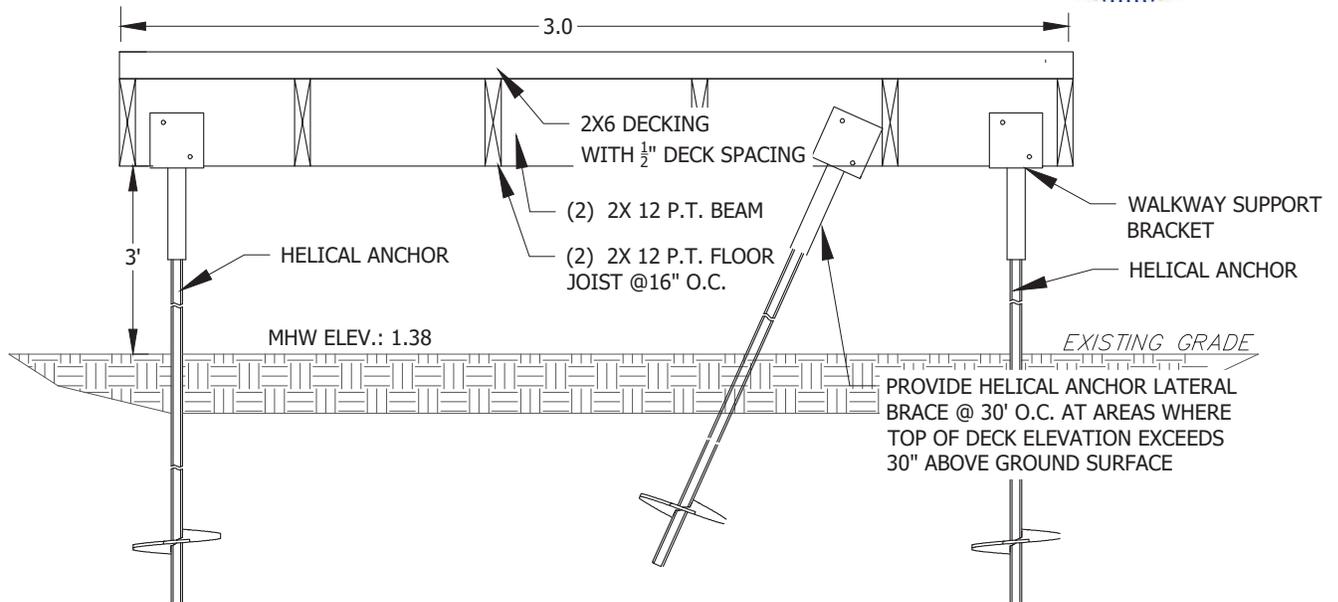
DATE: OCT 2025
 PROJECT #: HAYES-007

SHEET1a

ENGINEER: MMH
 DESIGN BY: MMH
 DRAWN BY: EMB
 CHECKED BY: MB

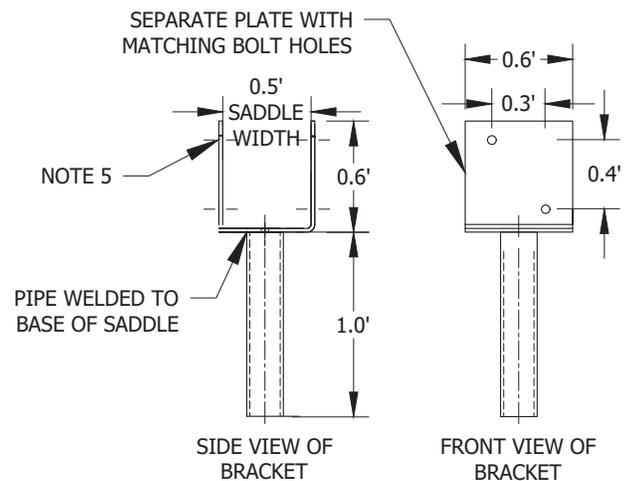


SCALE: 1" = 80'



NOTES:

1. HELICAL PIERS CAN BE EITHER SINGLE OR MULTI-HELIX. THE NUMBER AND SIZE OF HELIX PLATES VARY DEPENDING ON PIER LOAD AND SOIL CONDITIONS.
2. HELICAL PIERS ARE INSTALLED (SCREWED) TO A MINIMUM DEPTH AND TORQUE AS REQUIRED ON THE CONSTRUCTION PLANS.
3. HOT DIPPED GALVANIZED PER ASTM A-153.
4. MATERIAL FOR SADDLE: 1/2" THICK HOT ROLLED STEEL
5. BOLTS: 1/2" DIA. HEX HEAD, 7.5" LONG WITH NUT AND LOCKWASHER
6. 10,000 LB MAX LOAD COMPRESSION ONLY.
7. HELICAL ANCHORS PROVIDE
 - a. MINIMAL GROUND DISTURBANCE: HELICAL ANCHORS CAUSE MINIMAL DISRUPTION TO THE WETLAND SOIL, PRESERVING THE NATURAL HABITAT
 - b. CAN BE INSTALLED WITH HANDHELD EQUIPMENT, MAKING THEM SUITABLE FOR AREAS WITH LIMITED ACCESS.
 - c. NO SOIL EXCAVATION OR DRILL SPOILS, REDUCING THE IMPACT ON THE WETLAND ECOSYSTEM
 - d. HELICAL ANCHORS PROVIDE A STABLE FOUNDATION THAT CAN WITHSTAND VARYING WETLAND CONDITIONS
 - e. ELEVATED WALKWAYS PREVENT TRAMPLING OF VEGETATION, ALLOWING PLANTS TO THRIVE.
 - f. PROPERLY SPACED DECKING PLANKS ENHANCE WATER FLOW AND REDUCE SURFACE RUNOFF IMPACT, 1/2" SPACING REQUIRED.

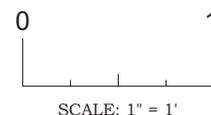


WALKWAY CROSS SECTION

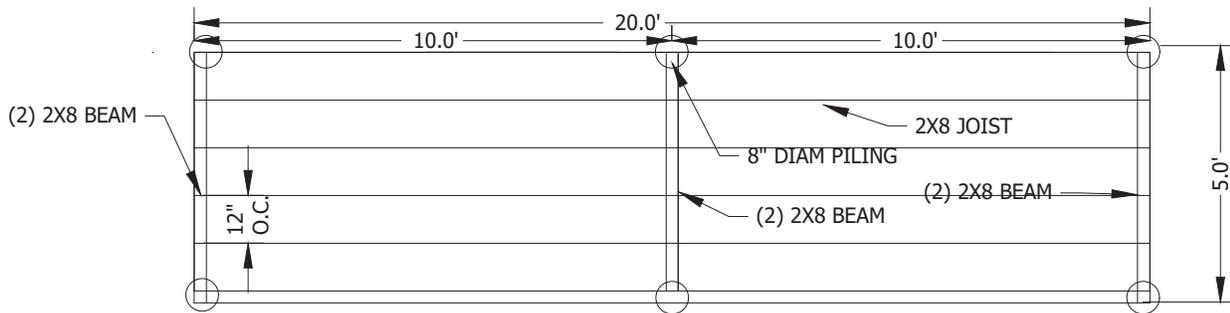
TAX PARCEL
234-35.05-165.00
MILLSBORO SUSSEX COUNTY DELAWARE

DATE: JAN 2026
PROJECT #:
HAYES-007

SHEET 4

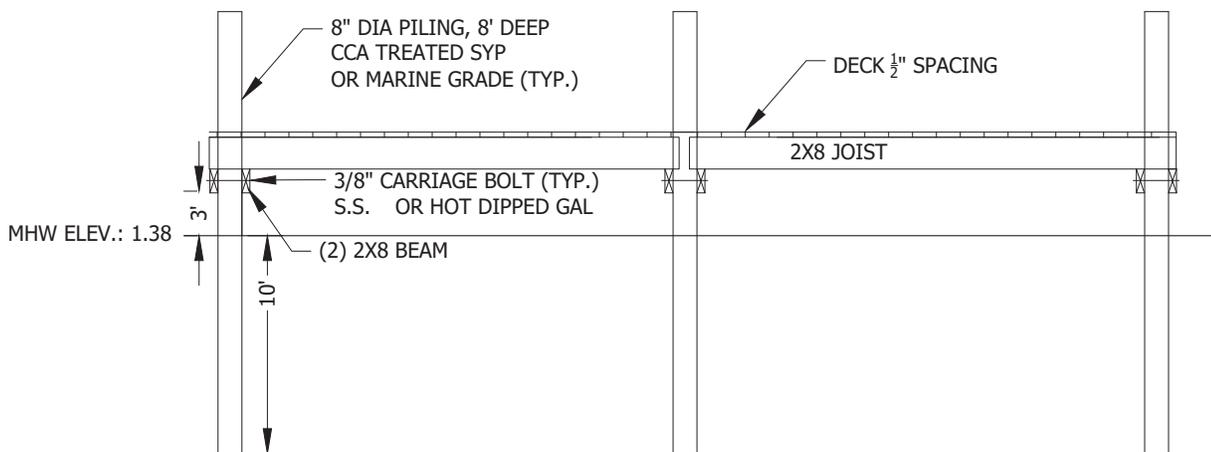


ENGINEER:
MMH
DESIGN BY:
MMH
DRAWN BY:
EMB
CHECKED BY:
MB



ALL DECKING MATERIALS
TO BE #2 SOUTHERN PINE
PRESSURE TREATED

OBSERVATION DOCK



WOOD PILING INSTALLATION

- OBSERVATION DOCK PILINGS ARE SPECIFIED AS 8-INCH DIAMETER, 8 FEET DEEP, CCA-TREATED SOUTHERN YELLOW PINE OR MARINE-GRADE WOOD.
- PILINGS WILL BE INSTALLED USING METHODS THAT COMPLY WITH GENERAL PERMIT DE SPGP-20 SPECIAL CONDITIONS:
 - DIAMETER WILL NOT EXCEED 24 INCHES.
 - STEEL PILINGS ARE NOT AUTHORIZED; ONLY TREATED WOOD WILL BE USED.
 - IF AN IMPACT HAMMER IS USED, A WOODEN CUSHION BLOCK WILL BE PLACED ATOP EACH PILE; OTHERWISE, A VIBRATORY HAMMER WILL BE USED.
 - A SOFT START METHOD WILL BE EMPLOYED FOR 15 MINUTES PRIOR TO FULL-FORCE PILE DRIVING.
 - PILINGS WILL NOT BE DRIVEN WITHIN 5 FEET OF THE WETLAND/OPEN WATER INTERFACE.

WETLAND PROTECTION MEASURES

- ELEVATED WALKWAYS AND OBSERVATION DOCK WILL MAINTAIN A MINIMUM 3-FOOT CLEARANCE ABOVE MHWL AS SHOWN.
- CONSTRUCTION EQUIPMENT OPERATING ON WETLANDS/MUDFLATS WILL BE SUPPORTED ON MATS.
- ANY DISTURBED WETLANDS/MUDFLATS WILL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS.
- DECKING WILL HAVE 1/2-INCH SPACING TO ALLOW WATER FLOW AND MINIMIZE RUNOFF IMPACT.

DOCK APPURTENANCES

- BENCHES AND TABLES, IF INSTALLED, WILL BE FASTENED USING STAINLESS STEEL OR HOT-DIPPED GALVANIZED CARRIAGE BOLTS.
- LADDER MATERIAL WILL BE MARINE-GRADE ALUMINUM OR STAINLESS STEEL TO RESIST CORROSION.

ADDITIONAL ENVIRONMENTAL CONSIDERATIONS

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE EROSION AND SEDIMENT CONTROL STANDARDS.



OBSERVATION DOCK DETAIL

DATE: JAN 2026
PROJECT #:
HAYES-007

SHEET 5

ENGINEER:
MMH

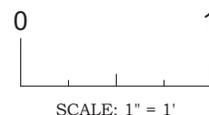
DESIGN BY:
MMH

DRAWN BY:
EMB

CHECKED BY:
MB

TAX PARCEL
234-35.05-165.00

MILLSBORO SUSSEX COUNTY DELAWARE



**BASIN COVE
PROPERTY DEED**

2-34 35.05 165.00
PREPARED BY & RETURN TO:
Sergovic Carmean Weidman
McCartney & Owens, P.A.
25 Chestnut Street
P.O. Box 751
Georgetown, DE 19947-0751
File No. RE-15185

THIS DEED, made this 6th day of December, 2024,

- BETWEEN -

SHARYN A. LUZIER and **SHARYN A. LUZIER, ATTORNEY-IN-FACT FOR DUANE F. PALMATEER, JR.**, of P.O. Box 968, Millsboro, DE 19966, parties of the first part,

- AND -

MICHAELENA HAYES, of 383 Hayes Road, Schaghticoke, NY 12154, as sole owner, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the second part, and her heirs and assigns:

ALL that certain piece, parcel or lot of land, lying and being situated at Oak Orchard, Indian River Hundred, Sussex County, State of Delaware, and lying on the Southwesterly side of Cove or Glade, leading into Indian River, bounded as follows, to wit:

BEGINNING at an iron pipe corner for land of Delaware Oyster Farms, Inc. and northeasterly side of Orchard Drive, and being 300 feet Northwesterly from the Northwest side of Mercer Avenue; thence with Northeast side of Orchard Drive N. 40 degrees 10' W. 396 feet to an iron driven in line of land of Chief Clark; thence with land of said Clark N. 48 Degrees 40' E. 523 feet to center of aforesaid Cove or Glade; thence down center of said Cove or Glade, Southeasterly 415 feet to a point corner for lands of Delaware Oyster Farms, Inc. S. 48 degrees 40' W. 440 feet to beginning, containing four and forty-eight hundredths (4 48/100) acres, more or less.

BEING the same lands conveyed to Sharyn A. Luzier and Duane F. Palmateer, Jr. by Deed of Sharyn A. Luzier A/K/A Sharon A. Luzier and Sharyn A. Luzier, Attorney-In-Fact for Duane F. Palmateer, Jr. dated December 12, 2023 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County at Georgetown, Delaware, in Deed Book 6022, page 78.

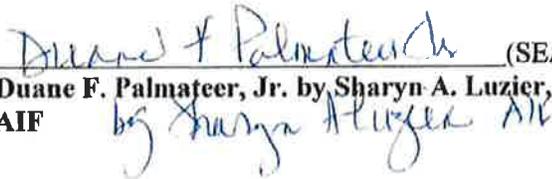
SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware.

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

Signed, Sealed and Delivered
in the presence of:



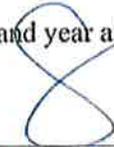
 (SEAL)
Sharyn A. Luzier

 (SEAL)
Duane F. Palmateer, Jr. by Sharyn A. Luzier,
AIF

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on December 06, 2024, personally came before me, the subscriber, Sharyn A. Luzier and Sharyn A. Luzier, Attorney-in-Fact for Duane F. Palmateer, Jr., parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

Given under my Hand and Seal of office the day and year aforesaid.



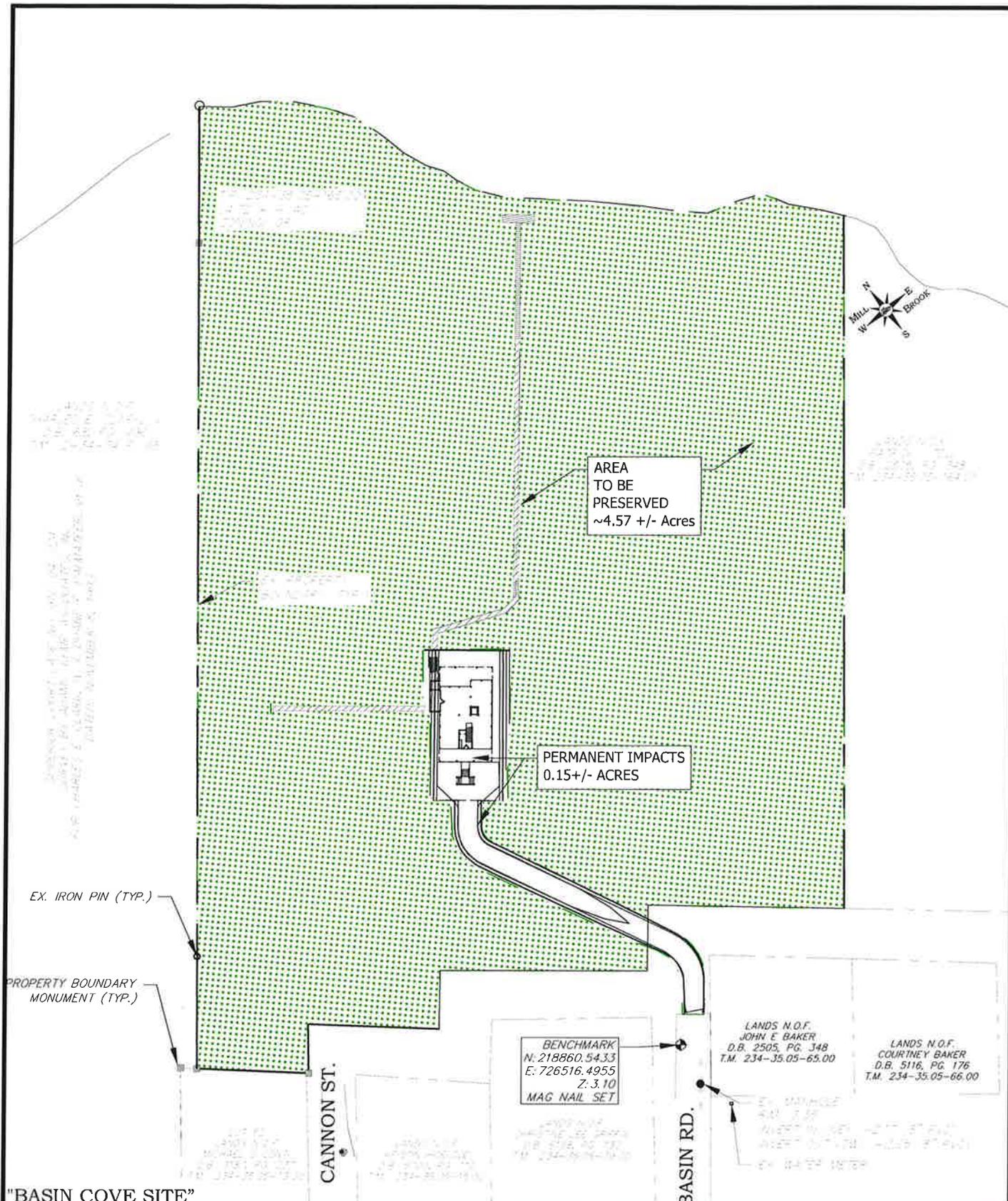
Notary Public
Printed Name: _____
My Commission Expires: _____

Shannon Carmean Burton
Attorney
Admitted to the Delaware Bar 12-15-03
Bar ID #004386
Uniform Law on Notarial Acts
Pursuant to 20 Del C Sec 4323(a)(3)

BASIN COVE

FIGURE 1

PRESERVATION AREA



PRESERVED AREA

TAX PARCEL
234-35.05-165.00

MILLSBORO SUSSEX COUNTY DELAWARE

DATE: JULY 2025
PROJECT #: HAYES-007

FIG-1

0 80'

SCALE: 1" = 80'

ENGINEER: MMH
DESIGN BY: MMH
DRAWN BY: EMB
CHECKED BY: MB