

November 14, 2025

ERI Project No. 0004-0477

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: Marina / Subaqueous Lands Permit & Lease for Minor Marina  
Henlopen Bluff Community Marina  
Tax Map Parcel 335-9.00-1.02  
Lewes-Rehoboth Hundred, City of Lewes, Sussex County, Delaware  
Waterway: Lewes Rehoboth Canal  
Applicant: Showfield, LLC.**

Dear Mr. Jones,

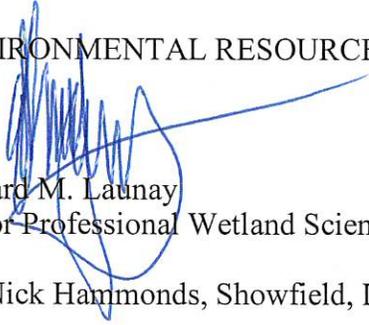
Environmental Resources, Inc. (ERI) is writing you on behalf of the applicant, Showfield, LLC. regarding a proposed 18 slip marina and community kayak launch dock to be located on the southerly shoreline of the Lewes Rehoboth Canal. The project site is located on Tax Map Parcel 335-9.00-1.02, Lewes-Rehoboth Hundred, City of Lewes, Sussex County, Delaware. The proposed marina will provide recreational water access for the future residents of the Henlopen Bluff residential community. This is a 78 lot single family home subdivision which has obtained preliminary land use approvals from the City of Lewes.

According to Sussex County land records, this portion of the Lewes Rehoboth Canal appears to be public subaqueous lands, so a Subaqueous Lands Lease will be required.

Upon your review of the enclosed application materials, please let me know if you or your staff need any additional information in support of this request. A pre-application meeting for the project will take place on November 20, 2025. On behalf of Showfield, LLC., 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: Nick Hammonds, Showfield, LLC.

# **WETLANDS AND SUBAQUEOUS LANDS SECTION PERMIT APPLICATION FORM**

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

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

**Wetlands and Subaqueous Lands Section**



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

**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: Showfield LLC. Telephone #: 302-227-3883  
 Mailing Address: 246 Rehoboth Ave. Fax #: \_\_\_\_\_  
Rehoboth Beach, DE 19971 E-mail: nhammonds@jlamre.com  
Attn. T. William Lingo
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 purpose is to install an 18 slip marina for the slipholders associated with the proposed Henlopen Bluff residential community. Slipholders will be owners of nine single family homes along Gills Neck Road opposite of the marina site. A kayak launch dock and launch ladder is also proposed for use by the entire Henlopen Bluff Community.
6. Check each Appendix that is enclosed with this application:

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

**Section 3: Project Location**

7. Project Site Address: None County:  N.C.  Kent  Sussex  
North side of Gills Neck Road. Approx. 40 feet southeast of Theodore Site owner name (if different from applicant): \_\_\_\_\_  
C Freeman Highway along Lewes & Rehoboth Canal Address of site owner: \_\_\_\_\_
8. Driving Directions: Heading North on Savannah Road, turn right on Gills Neck Rd. Continue on Gills Neck Road for approximately two miles and the site location will be on the right along the frontage of the Lewes & Rehoboth Canal.  
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 335-9.00-1.02 Subdivision Name: Henlopen Bluff

<b>WSLS Use Only:</b>		<b>Permit #s:</b> _____		_____		_____		_____	
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"/>
<b>Corps Permit:</b> SPGP 18 <input type="checkbox"/> 20 <input type="checkbox"/>		<b>Nationwide Permit #:</b> _____		<b>Individual Permit #</b> _____					
<b>Received Date:</b> _____		<b>Project Scientist:</b> _____							
<b>Fee Received?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		<b>Amt: \$</b> _____		<b>Receipt #:</b> _____					
<b>Public Notice #:</b> _____		<b>Public Notice Dates:</b> ON _____		<b>OFF</b> _____					

## Section 2, Item 5, Project Description

Henlopen Bluff is a proposed residential planned community located within the City of Lewes, Sussex County, Delaware. The Henlopen Bluff Community is located on either side of Gills Neck Road. The residential component of the proposed project consists of 78 single family home lots serviced by public sewer and water located on tax map parcels 335-8.00-52.00, 335-8.00-53.00 and 335-8.00-53.01. The proposed Community Marina is proposed on tax map parcel 335-9.00-1.02, which consists of uplands landward of the existing vinyl sheet pile bulkhead along the frontage of the Lewes-Rehoboth Canal located on the north side of Gills Neck Road.

The location of the proposed community marina will be located to the north side of Gills Neck Road sited at 38.772325 latitude and -75.131599 longitude. Since the proposed site is adjacent to navigable waters actively used for recreation and considering the extensive number of marinas and residential docking facilities to the northwest of the project site, recreational access to the waters of the Lewes-Rehoboth Canal is justified and is an essential recreational element of the Henlopen Bluff community.

The proposed Henlopen Bluff Community Marina will be constructed on two separate proposed open space areas (Open Space E and F). Open Space F will consist of the boat docking facility which are intended to serve nine (9) future residential single-family homes fronting Gills Neck Road opposite to the marina site. Each of these nine (9) homes will have first right access to a single pier with an open slip on one side and a 12,000 lbs boat lift slip on the other. The aluminum boat lifts will be mounted on four independent piles. The slipholders will have access to the proposed parking lot associated with this portion of the community marina. Nine (9) total parking spaces are proposed. Each of the nine proposed piers will measure 6 foot wide by 32 foot long. Should any of those nine homeowners not wish to have a pier, that pier will be made available to another community homeowner.

The community marina portion consisting of the proposed kayak launch facility will be located on Open Space E. The kayak launch facility will consist of a proposed 6 foot wide by 8 foot long pier extending channelward into the Lewes & Rehoboth Canal from the existing vinyl sheet pile bulkhead to a proposed 8 foot wide by 35 foot long dock where a kayak launch ladder (Dock Doctor KL-400-72L or equivalent) will be attached on the channelward end of the proposed dock. This portion of the community marina will serve all the future residents of the Henlopen Bluff Community. A proposed kayak rack located on the uplands of Open Space E will provide community members with convenient on-site storage of their kayaks.

The docks and piers will consist of salt treated timber and piles secured with galvanized or stainless steel hardware. Design will be typical marine construction.

The width across the Lewes-Rehoboth Canal at the proposed community marina site is 215 linear feet. The distance from the project shoreline to the active navigation channel is  $\pm$  50 feet. The

end of the proposed 32 foot long piers are a minimum of 8.0 feet from the 10 foot buffer bordering the federal navigational channel. The distance from the end of the kayak launch dock to the 10 foot buffer bordering the federal navigational channel is 39 feet. Therefore, no structure or vessel will encroach into the federal channel or the 10 foot buffer. There will be no impact on navigation. The project does comply with all DNREC Wetland and Waterway Section design standards and Corps of Engineers regulatory requirements. There are no other existing docks or piers in close proximity to the proposed community marina.

Project plans for the proposed Henlopen Bluff community marina are based upon the North American Vertical Datum of 1988 (NAVD 88). The range of local tides in relation to this datum is as follows:

Elevation	+ 1.5 feet	Mean High Water
Elevation	0.0 feet	(NAVD 88)
Elevation	- 1.2 feet	Mean Low Water

A detailed bathymetric survey for water depths at the Henlopen Bluff community marina was conducted by Davis, Bowen & Fridel, Inc. Water depths in the vicinity of the proposed piers are predominantly between elevation -3.0 feet to -6.0 feet NAVD 88 and water depths at the proposed kayak launch dock structure are between -2.0 feet to -6.0 feet NAVD 88. Bottom depths are relatively constant extending +/- 50 feet channelward of the existing bulkhead where the edge of the federal navigational channel exists.

**Section 3: Project Location (Continued)**

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

11. Is the waterbody:  Tidal  Non-tidal Waterbody width at mean low or ordinary high water +/- 215

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):

Delaware River and Bay Authority - PO Box 71, New Castle, DE 19720

Gills Neck Realty Company - PO Box 614, Lewes, DE 19958

United States of America (Lewes & Rehoboth Canal) - PO Box 518

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. List in excel format available upon request.

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

Michael Yost - USACOE

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? Scheduled November 20th

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):

Existing Bulkhead

\*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: November 3

Type of Permit: Individual DOA Permit Federal Permit or ID #: \_\_\_\_\_

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

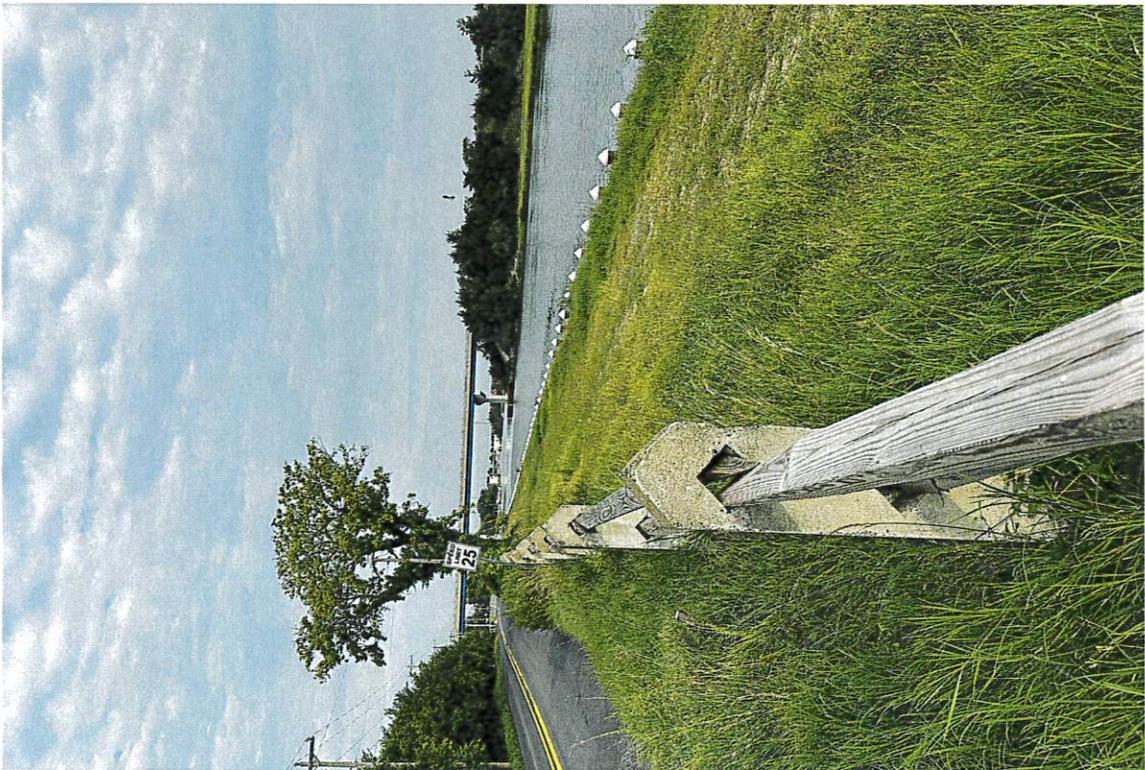
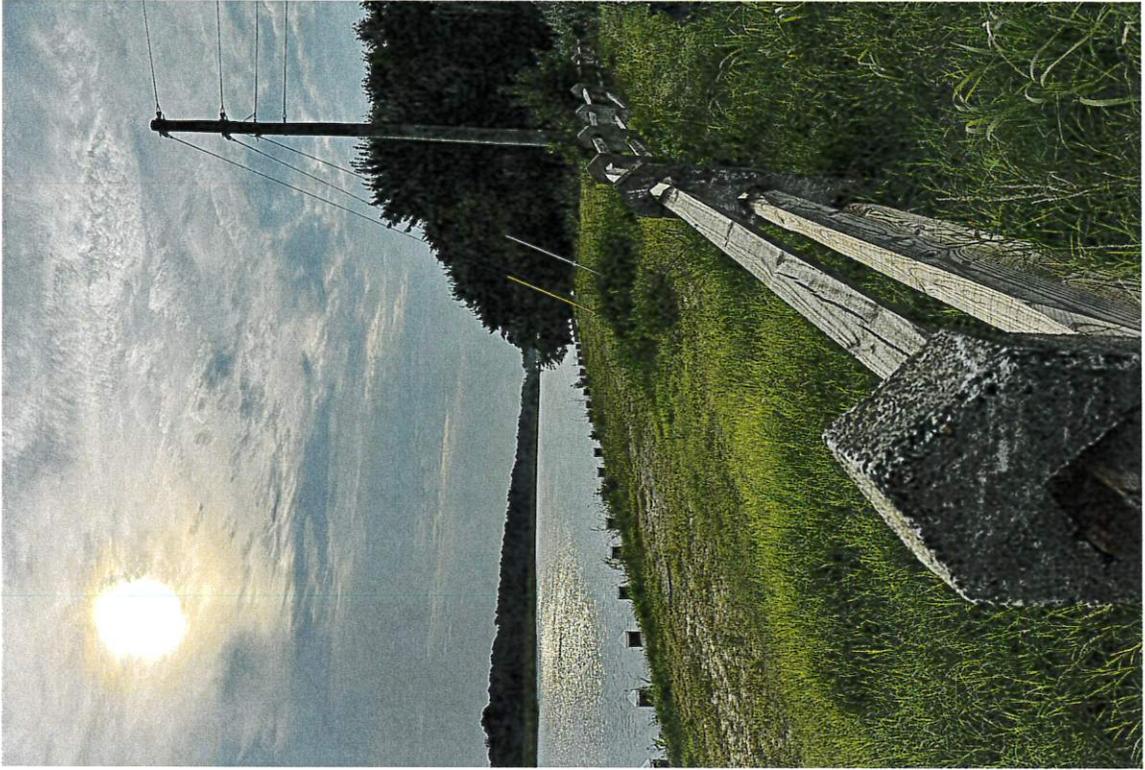
No  Pending  Issued  Denied Date: \_\_\_\_\_ Permit or ID #: \_\_\_\_\_

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

Other: \_\_\_\_\_

First Owner	Second Owner	Address Line 1	Address Line 2	Town	State	Zipcode
GILLS NECK REALTY COMPANY	-	PO BOX 614	-	LEWES	DE	19958
STATE OF DELAWARE	DNREC ENVIRONMENTAL CTRL DIV OF PARKS &	PO BOX 1401	-	DOVER	DE	19903
DELAWARE RIVER AND BAY AUTHORITY	-	PO BOX 71	-	NEW CASTLE	DE	19720
COMM OF LEWES	-	PO BOX 518	-	LEWES	DE	19958
ROBERT J KENNEDY III TTEE REV TR	-	123 HENLOPEN SHORES CIR	-	LEWES	DE	19958
STATE OF DELAWARE	-	PO BOX 778	-	DOVER	DE	19903
CITY OF LEWES	BOARD OF PUBLIC WORKS OF CITY OF LEWES	PO BOX 430	-	LEWES	DE	19958
UNITED STATES OF AMERICA	-	PO BOX 518	-	LEWES	DE	19958
GREGORY D LOOSE	CATHY T LOOSE	300 GILLS NECK ROAD	-	LEWES	DE	19958
BERNARD J CLARK III TEE	MARY ANNE MURRAY TTEE	222 GILLS NECK ROAD	-	LEWES	DE	19958
CANAL VIEW LLC	-	16171 GILLS NECK ROAD	-	LEWES	DE	19958
218 GILLS NECK LLC	-	200 AIRPORT ROAD	-	NEW CASTLE	DE	19720
VESSELS L RHODES III	-	PO BOX 666	-	LEWES	DE	19958
RUMCO LLC	-	11 BREAKWATER STREET	-	LEWES	DE	19958
JAN F EBBERT TTEE REV TR	PATRICIA A EBBERT TTEE	117 SCHLEY AVE	-	LEWES	DE	19958
CHERYL A STAFFIERI TTEE REV TR	-	1702 N PARK DR	-	WILMINGTON	DE	19806
COHEN STEVEN LEWIS TTEE MICHAEL VINCENT	MOLNAR TTEE OF COHEN-MOLNAR REV TR	121 SCHLEY AVE	UNIT 56	LEWES	DE	19958





**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						
Pier (9 total)	8 per pier (72)	6	32	6	32	New
Pier	4	6	8	6	8	New
Dock	12	8	35	8	35	New
Kayak Ladder	0	6.125	7	6.125	7	New
Boat Lift (9)	4 per lift (36)	10	15	10	15	New
Freestanding Pilings	Number					
	10					

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? +/- 215 ft. (measured from MLW to MLW)

4. What will be the mean low water depth at the most channelward end of the mooring facility? +/- 4 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 pilings and galvanized hardware. Dock Doctor Kayak Launch KL400-72L = Aluminum

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? +/- 18.5 ft.

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

Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____

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

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.

11. Is there currently a residence on the property? \_\_\_\_\_ Yes  No

12. Do you plan to reach the boat docking facility from your own upland property?  Yes \_\_\_\_\_ No If "No", explain your proposed means of access and provide documentation of easement or documentation authorizing access if you intend to cross someone else's property.

13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant? \_\_\_\_\_ Yes  No.

If yes, written permission of the underwater land owner must be provided with this application.

#### Corps of Engineers Real Estate License Required (Baltimore District)

14. What is the width of the waterfront property frontage adjacent to subaqueous lands? +/- 848 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.

**PRELIMINARY MARINA SCREENING CHECKLIST**

(To be submitted at least one week prior to the pre-application meeting)

\* Provide the following information and/or answer the following with regard to the proposed marina project:

- |                                                                                                                                                                         |                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 1. Applicant's (Property Owners) Name<br>Address: <u>Showfield LLC.</u><br><u>246 Rehoboth Ave.</u><br><u>Rehoboth Beach, DE 19971</u><br><u>Attn. T. William Lingo</u> | Telephone Number<br>Home ( ): _____<br>Work ( ): <u>302-227-3883</u> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|

Project Name: Henlopen Bluff Community Marina

2. Provide an aerial photograph of the site, if available.  
Provided
3. What are the existing land uses on the site?  
Maintained upland lot with a vinyl sheet pile bulkhead shoreline along the Lewes & Rehoboth Canal
4. What are the existing land uses on adjacent properties within 1000 feet of the proposed marina or marina alteration, including the opposite shore?  
Residential, Public trails, Agriculture, Marsh, Canal
5. Name and distance of nearest municipality.  
Project is located within the City of Lewes
6. Is the proposed project an open water or enclosed basin marina?  
 Open water       Enclosed basin
7. Is the marina on a creek, river, or open bay? Name of the water body?  
Lewes and Rehoboth Canal
8. Indicate the number of wet slips. Proposed 18 Existing 0
9. Indicate the number of dry stack spaces. Proposed 0 Existing 0
10. Will the proposed marina or marina alteration require dredging?  
 Yes  No  
If yes, approximate the amount in cubic yards. \_\_\_\_\_ cubic yards
11. If the project requires dredging, do you own or have access to an upland site for dredged material disposal? \_\_\_\_\_  
\_\_\_\_\_ Yes \_\_\_\_\_ No If yes, where is it located? Not Applicable
12. If not, how do you propose to dispose of your dredged material? Not Applicable
13. How many years of maintenance dredge spoil capacity does the spoil site possess?  
Not Applicable Years

14. Will the proposed project require the use of any State wetlands?  Yes  No If yes, approximate the amount of wetlands required in acres and the intended use.

15. What is the tide range at the marina site? Normal tide +/- 2.7 Neap tide +/- 2.2

What is the source of this information?

Site observations and tide correction based on NOAA Breakwater Harbor Station

16. What is the approximate MLW depth at the marina site? +/- 4 Ft.

What is the source of this information?

Bathymetric Survey

17. If the site includes residential development, indicate:

Number of units platted 78 single family homes

Length of shoreline owned +/- 848 feet

Acreage of upland property +/- 0.806

Indicate the number of on-site parking spaces for:

	cars	trailers	cars with trailers	oversize vehicles
Proposed	9 unmarked			
Existing	0			

18. What utilities will be provided on or in the marina or dock area proper? Be specific, e.g. fuel, electricity, sewage pump-out, water, etc.

Electric and water services

19. What additional shore-based facilities are included in the proposed marina or marina alteration? Be specific, e.g., boat or engine repairs, fuel, foods, etc.

No additional facilities - 9 parking spots, onsite emergency spill kit and marina signage

20. Will the marina project be available to the general public? If so, on what basis?

No, marina will serve the Henlopen Bluff community only, Boat docking facility is limited to the slipholders and the kayak launch is for the community

21. Are existing public facilities, services, and transportation adequate to accommodate the project and associated development impacts?  Yes  No If no, please describe the upgrades required:

Henlopen Bluff residential community is approved by the City of Lewes government.

22. Has a market study been completed for the project?  Yes  No

If so, please attach the study report.

23. If no market study has been completed, please describe briefly the intended market, particularly the types and sizes of boats anticipated to use the facility.

Only recreational vessels owned by Henlopen Bluff residents will occupy the marina.

**MARINAS**

Marina applicants must complete this appendix and any other appendices that may apply to the proposed project (see "List of Appendices").

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

1. Name of marina: Henlopen Bluff Community Marina
2. Complete mailing address for marina: Showfield LLC.  
246 Rehoboth Ave.  
Rehoboth Beach, DE 19971  
Attn. T. William Lingo

Telephone Number: 302-227-3883

3. Name and complete address for Harbormaster, if applicable:  
T. William Lingo - Showfield LLC.  
246 Rehoboth Ave.  
Rehoboth Beach, DE 19971

4. Check appropriate box:  New Marina  Alteration to Existing Marina

5. Number of Slips: Complete Appendix A for details of docking facilities.

	a. Wet Slips	Dry Storage Spaces
b. Existing	<u>0</u>	<u>0</u>
c. Proposed or Additional	<u>18</u>	<u>0</u>

- If this is an alteration to an existing marina, please be advised that the questions that follow pertain only to the altered portion(s) of the facility.

6. Shellfish Resources: Is any part of the marina located within or adjacent to a classified shellfish growing area? This information can be obtained from the Division of Watershed Stewardship, Watershed Assessment Section (302-739-9939)

Yes  No

If yes, how is the area currently classified?

Approved Area

Conditionally Restricted Area

Conditionally Approved Area

Prohibited Area

Restricted Area

7. Submerged Aquatic Vegetation (SAV): Are any SAV beds located within the marina basin or adjacent areas?  Yes  No

8. Critical Habitats: Is the marina located within or adjacent to an area classified as a critical habitat by the Department's Division of Parks and Recreation? Critical habitat areas are those that are included in the Natural Areas Inventory, or that provide habitat for species included in the State Endangered Species Act (7 Del. C., Chapter 6). To obtain the locations of these areas, contact the Division of Parks and Recreation at (302) 739-5285. \_\_\_\_\_ Yes  No

9. Dredging and Dredged material Disposal: Complete Appendices R and/or S. \_\_\_\_\_ Not applicable

10. Shoreline Protection Structures: Complete appropriate Appendices.

Not applicable, a vinyl sheet pile bulkhead exists

11. Water Supply: Describe the existing or proposed water supply facilities for the project.

Public water system. Identify: Lewes Board of Public Works

\_\_\_\_\_ Private well. If existing, include the DNREC Well Permit Number: \_\_\_\_\_

If there are plans to construct a new well, a permit must be obtained from the Department's Water Supply Section prior to well construction.

12. Wastewater Facilities:

a. How many restroom facilities are planned for the marina? 0

If none, please explain: Slipholders are residents of Henlopen Bluff and are expected to use their at home facilities.

b. How will the wastewater from the facility be handled?

\_\_\_\_\_ Public sewer, identify: \_\_\_\_\_

\_\_\_\_\_ On-site septic system

Other, describe: Slipholders will use facilities at their residence. Marina will have a marine pumpout agreement with Anglers Marina.

c. Identify the permit numbers for any treatment, storage or disposal permits that have been obtained for the proposed wastewater facilities, including name and permit number for any waste transporters who will be transporting wastewater or septage.

d. If permits for the wastewater facilities have not yet been obtained, have permit applications been submitted? \_\_\_\_\_ Yes  No

If Yes, show the date and to whom the application was mailed. If no, describe all proposed plans for wastewater handling. Attach additional sheets as necessary.

Wastewater disposal is not approved at marina. Marine pumpout agreement with Anglers Marina.

13. Parking:

How many parking spaces will be provided? 9

Does the proposed parking plan conform to:

Local planning codes or requirements; (Contact the County Planning Department and/or local municipal government offices for this information).  Yes \_\_\_\_\_ No

The 0.5 spaces/slip rebuttable presumption from the Marina Regulations  Yes \_\_\_\_\_ No

If no, please explain:

14. Stormwater Management: Describe in detail the plans to detain the first one-half inch of stormwater runoff from the disturbed portion of the site and release it over a 24 hour period. Attach additional sheets and drawings as necessary.

Project is subject to Sussex Conservation approval stormwater management plan.

15. Solid Waste Management:

How many trash receptacles/ recycling bins will be provided at the marina? 0

If trash receptacles will not be provided, what measures will be taken to ensure that solid wastes are properly disposed of? Slipholder takes trash home for disposal. Marina operates as a "take in/take out" policy.

16. Boat Maintenance Areas and Activities:

- a. Describe in detail how boat maintenance by-products, debris, residues, spills and run-off from maintenance areas will be controlled in accordance with the Marina Regulations. Attach separate sheets if necessary.

Boat maintenance will not be conducted at the facility

- b. Will special containers for waste oils and other maintenance wastes be provided?      Yes  
X No Explain:

Boat maintenance will not be conducted at the facility

- c. Describe in detail how materials used in maintenance and repair operations will be handled and stored. Materials of concern include, but are not limited to, paints, solvents, oils, greases, preservatives, pesticides, epoxies and corrosive cleaners. Indicate whether local fire codes or national Fire Protection Association (NFPA) standards have been used in developing the proposed handling and storage. Attach separate sheets if necessary.

Boat maintenance will not be conducted at the facility

17. Fuel Storage and Delivery Facilities/Spill Contingency Plan:

- a. Describe in detail all procedures for storage, handling and dispensing of fuel. Indicate whether local fire codes or National Fire Protection Association (NFPA) standards have been used in developing proposed procedures. A permit from the Department's Underground Storage Tank Branch may also be required. Attach separate sheets as necessary.

No fuel storage or dispensing facility exists and none are proposed.

- b. Describe in detail procedures that will be used to contain and clean any fuel spills that occur as a result of marina operations. Notification procedures should also be described. Attach separate sheets if necessary.

An emergency spill kit will be located on site at the marina signage with emergency contact numbers.

18. Fire Protection Systems: Describe the fire protection systems that are proposed for the facility. Indicate whether local fire codes or National Fire Protection Association (NFPA) standards have been used in choosing and designing the systems. Attach additional sheets as necessary.

There is an existing fire hydrant in close proximity to the marina facility located on the north side of Gills Neck Road. All piers are within hose access from existing hydrants. Additionally, slipholders are required to have an up to date and operational marine grade fire extinguisher aboard their vessel

19. Life Safety Equipment:

- a. For alterations to existing marinas: Does the alteration involve the addition of new water-based structures?  Yes  No If yes, complete 20 B. If no, skip to question 21.
- b. How many floatation devices will be provided around the marina and how far apart will they be located? One floatation device to be located at kayak launch dock.

20. Fish Waste:

Will fish cleaning stations be provided?  Yes  No

If yes, how many?  (Be sure to show their location on the engineering plans).

Will the marina provide a live bait concession?  Yes  No

21. Piers and Docks: Complete Appendix A. See Appendix A

22. **Drawing Requirements:** At a minimum, all marina applicants must submit at least the following drawings:

- a. Elevation or Section View
  - b. Vicinity Map
  - c. Plan View
- General Information for All Drawings: For all major structures, the structural dimensions and distance from the nearest property line, survey marker or permanent landmark should be shown.
  - Wherever possible, identify the materials used in construction. If dredging or filling is involved, show the volume and type of materials to be moved, and the grade to be used.
- a. Elevation or Section View

The elevation or section view includes the following, as applicable: (check those which apply). Pre-checked items must be included.

Mean high and low water lines;

Construction details for all water-based structures (e.g. piers docks, pilings);

Construction details for all bulkheads, rip-rap and other shoreline protection structures;

Intake and outfall structures

Boat Ramps

Channel or basin modifications (proposed dredging areas)

Other

- b. Vicinity Map

## c. Plan View

The plan view should be prepared on 8 1/2" x 11" paper, and in a standard blue print size and format, and contain the locations of the following features, as applicable (Check all those which apply to the project and include these items on the plan view drawing):

- Property boundaries
- Shoreline (Bulkheaded shoreline)
- Mean high and low water lines
- Direction of river flow/ebb and flow of tide
- Proposed channel
- Navigation Aids
- Piers, docks, pilings, bulkheads, moorings, anchorages, jetties, groins, breakwaters and other water-based structures
- Slips (Wet)
- Slips (Dry)
- Boat ramp(s)
- Buildings, other structures (identify each)
- Boat storage areas/facilities
- Boat maintenance area(s)
- Extent of roof coverage (e.g. over maintenance areas, boat storage areas, etc.)
- Roadways (identify surface, e.g. asphalt, gravel dirt, etc.)
- Parking areas (identify surface, e.g. asphalt, gravel, dirt, grass, etc.)
- Maintenance materials storage areas(s)
- Public telephone(s)
- Public restroom(s)
- Fish cleaning station(s)
- Life safety equipment station(s)
- Fuel dispensing pump(s) underground storage tank
- Septic tank
- Sewer connection/wastewater collection system
- Water supply well
- Portable fire extinguisher(s), fire hydrant(s)
- Spill containment equipment storage areas(s)
- Trash receptacle(s) waste oil - other waste receptacles
- Stormwater management facilities
- Compensation area for wetlands
- Other

~~8637~~  
~~BK: 3770 FG: 70~~  
9907

BK: 3774 FG: 93

Tax Parcel No.: Part of 3-35 9.00 1.00

**PREPARED BY AND RETURN TO:**

Robert L. Thomas, Esquire (GSHAN)  
Young Conaway Stargatt & Taylor, LLP  
1000 West Street, 17<sup>th</sup> Floor  
Wilmington, De 19899

**THIS QUITCLAIM DEED**, made this 25th day of March, 2010,

Between:

**GILLS NECK REALTY CO.**, a Delaware corporation, of P. O. Box 614,  
Lewes, DE 19958, party of the first part,

AND

**SHOWFIELD, LLC**, a Delaware limited liability company, c/o Jack Lingo, Inc.,  
246 Rehoboth Avenue, Rehoboth, DE 19971, party of the second part,

**WITNESSETH:**

That the 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 and other valuable consideration, the receipt whereof is hereby acknowledged, grants and conveys unto the party of the second part, its successors and assigns all of its rights, title and interest in and to:

**ALL THAT** certain lot, piece and parcel of land, lying and being situated in the City of Lewes, Sussex County, State of Delaware, being designated as Lands N.O.F. Gills Neck Realty Co. To Be Conveyed to Showfield, LLC, dated December 29, 2005, last revised December 1, 2009, prepared by Adams-Kemp Associates, Inc., professional land surveyors, recorded on December 30, 2009 in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Plot Book 141, Page 8 and being more particularly bounded and described as follows, to-wit:

**BEGINNING** at a set iron bar at the intersection of the northerly R.O.W. line of Gills Neck Road (at 15 feet from the centerline thereof) with the easterly R.O.W. line of Theodore C. Freeman Highway; said set iron bar being located south 63° 03' 06" east 82.68 feet from the intersection of the northerly R.O.W. line of Gills Neck Road with the centerline of Theodore C. Freeman Highway; thence along the easterly R.O.W. line of Theodore C. Freeman Highway, north 42° 57' 07" east 52.59 feet to a timber bulkhead along the south side of the Lewes and Rehoboth Canal, passing over a set iron bar at 47.59 feet from the beginning of this line; thence with the timber bulkhead along the south side of the Lewes and Rehoboth Canal, south 61° 11' 30" east 848.17 feet to a new division line; thence along the new division line along

a 24 inch diameter reinforced concrete pipe, south 33° 21' 15" west 71.60 feet to a set iron bar along the northerly R.O.W. line of Gills Neck Road, passing over a set iron bar at 5.00 feet from the beginning of this line; thence along the northerly R.O.W. line of Gills Neck Road the following two (2) courses and distances:

- 1) Following a curve turning to the left, with a radius of 528.10 feet, a delta angle of 24° 39' 14", an arc length of 227.24 feet, a chord length of 225.49 feet, a chord bearing of north 50° 43' 29" west to a set iron bar;
- 2) North 63° 03' 06" west 633.94 feet to the point and place of beginning.

Containing within described metes and bounds 35,116 square feet of land, be the same more or less.

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

**AND** each of the party of the first part and Hazell M. Smith, individually (who joins in the execution of this Deed) covenant, promise and agree, to and with the party of the second part, its successors and assigns, by these presents that neither the party of the first part nor Hazell M. Smith has done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are, shall, or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

**BEING** a part of the same lands and premises conveyed to the party of the first part by Deed from David P. Getchell, as Agent to Gills Neck Realty Co., a Delaware corporation, by Deed dated March 1, 1974 and recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 727, Page 903.

IN WITNESS WHEREOF, the party of the first part and Hazell M. Smith have, respectively, executed this indenture, under seal, as of the date first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

GILLS NECK REALTY CO.

[Signature]  
Witness

BY: Karen M. Parker (Seal)  
Karen M. Parker, President

[Signature]  
Witness

[Signature] (Seal)  
Hazell M. Smith

STATE OF DELAWARE )  
                                          ): S.S.  
COUNTY OF SUSSEX )

BE IT REMEMBERED, that on this 25<sup>th</sup> day of MARCH, 2010, came before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Karen M. Parker, President of Gills Neck Realty Co., a Delaware corporation, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed on behalf of the Corporation. GIVEN under my Hand and Seal of office, the day and year aforesaid.

ROBERT L. THOMAS  
NOTARY PUBLIC  
STATE OF DELAWARE  
Commission Expires Dec. 4, 2010

[Signature] (Seal)  
Notary Public or Notarial Officer  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

TOWN OF LEWES  
REALTY TRANSFER TAX  
Serial Number 094  
Amount of City Tax Exempt  
Date Recorded 3/26/10  
By [Signature]

STATE OF DELAWARE )  
 ) : S.S.  
COUNTY OF SUSSEX )

BE IT REMEMBERED, that on this 25<sup>th</sup> day of MARCH, 2010, came before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Hazell M. Smith, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed. GIVEN under my Hand and Seal of office, the day and year aforesaid.

ROBERT L. THOMAS  
NOTARY PUBLIC  
STATE OF DELAWARE  
My Commission Expires Dec. 4, 2010

  
\_\_\_\_\_(Seal)  
Notary Public or Notarial Officer  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Recorder of Deeds  
John F. Brady  
Apr 07, 2010 03:07P  
Sussex County  
Doc. Surcharge Paid

**RECEIVED**

APR 07 2010

**ASSESSMENT DIVISION  
OF SUSSEX COUNTY**

~~Recorder of Deeds  
John F. Brady  
Mar 26, 2010 03:09P  
Sussex County  
Doc. Surcharge Paid~~

*FAR*

**RECEIVED**

MAR 26 2010

**ASSESSMENT DIVISION  
OF SUSSEX COUNTY**

Consideration: 49,769.05

-----  
County 746.54  
State 746.54  
Town Total 1,493.08  
Received: Cindy R Mar 26, 2010

TOWN OF LEWES  
REALTY TRANSFER TAX  
Serial Number 803  
Amount of City Tax 746.54  
Date Recorded 4/10/2010  
By [Signature]

Consideration: 49,769.05

-----  
County .00  
State 746.54  
Town Total 746.54  
Received: Cindy R Apr 07, 2010

Breakwater  
Harbor

Lewes Beach

Pilottown

Lewes

SITE LOCATION

Delmarva  
Peninsula

Gills  
Neck

Gills  
Neck

LEWES QUADRANGLE



Date: JULY, 2025

Scale: 1" = 1500'

Dwn.By: KWW

Proj.No.: 2261G010

VICINITY MAP

Dwg.No.: 1

# HENLOPEN BLUFF COMMUNITY MARINA USGS TOPO. MAP

TMP: 335-9.00-1.02  
LEWES & REHOBOTH HUNDRED  
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

**ERI** ENVIRONMENTAL  
RESOURCE  
INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.

**SITE DATA:**

**OWNER:** SHOWFIELD, LLC.  
 246 REHOBOTH AVE.  
 REHOBOTH BEACH, DE 19971  
 T. WILLIAM LINGO  
 PHONE: (302) 227-3883  
 EMAIL: nhammonds@jlamre.com

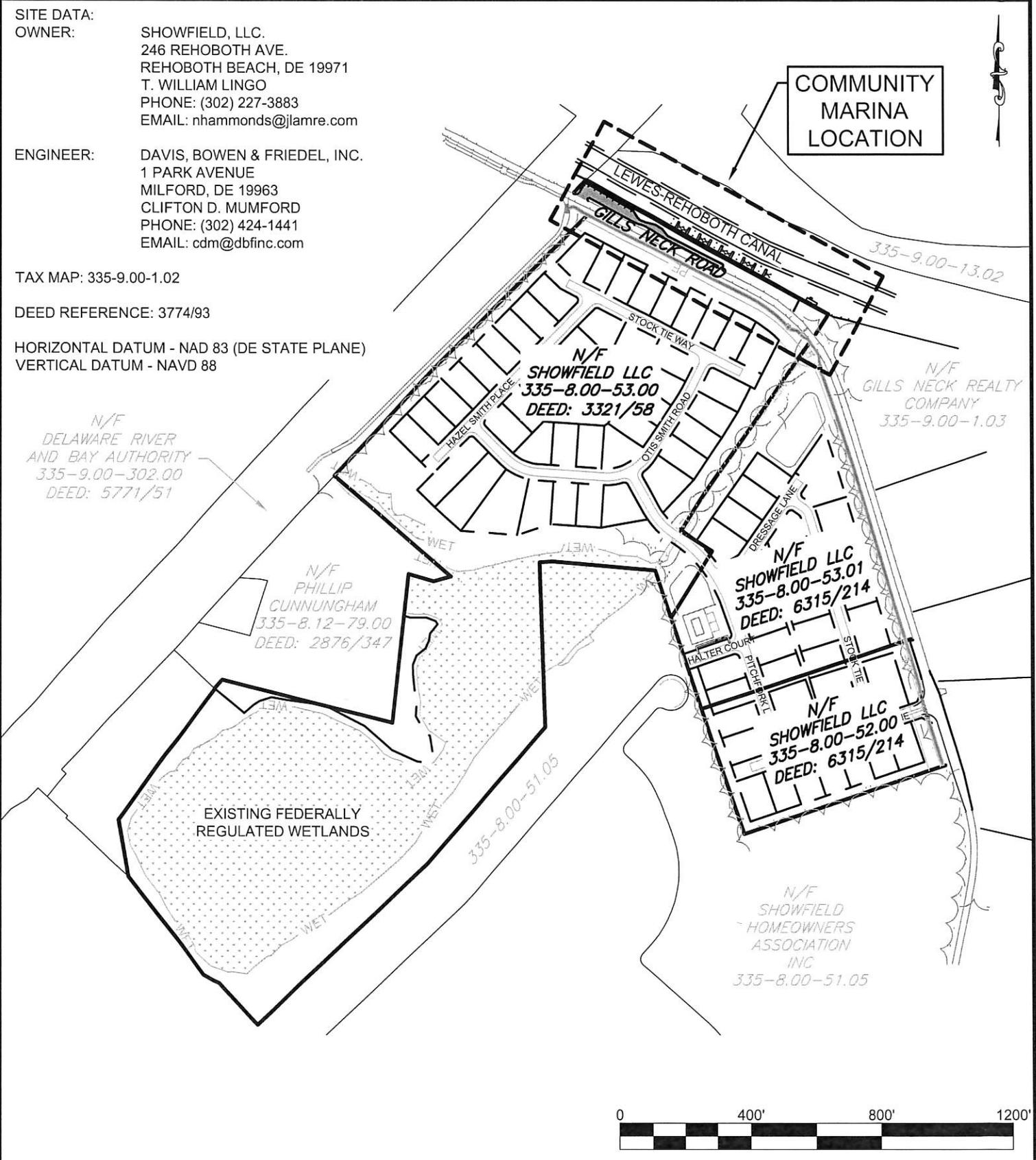
**ENGINEER:** DAVIS, BOWEN & FRIEDEL, INC.  
 1 PARK AVENUE  
 MILFORD, DE 19963  
 CLIFTON D. MUMFORD  
 PHONE: (302) 424-1441  
 EMAIL: cdm@dbfinc.com

TAX MAP: 335-9.00-1.02

DEED REFERENCE: 3774/93

HORIZONTAL DATUM - NAD 83 (DE STATE PLANE)  
 VERTICAL DATUM - NAVD 88

**COMMUNITY MARINA LOCATION**



Date:	JULY, 2025
Scale:	1" = 400'
Dwn.By:	KWW
Proj.No.:	2261G010
LOCATION MAP	
Dwg.No.:	2

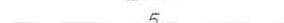
**HENLOPEN BLUFF  
 COMMUNITY MARINA  
 LEWES & REHOBOTH HUNDRED  
 CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

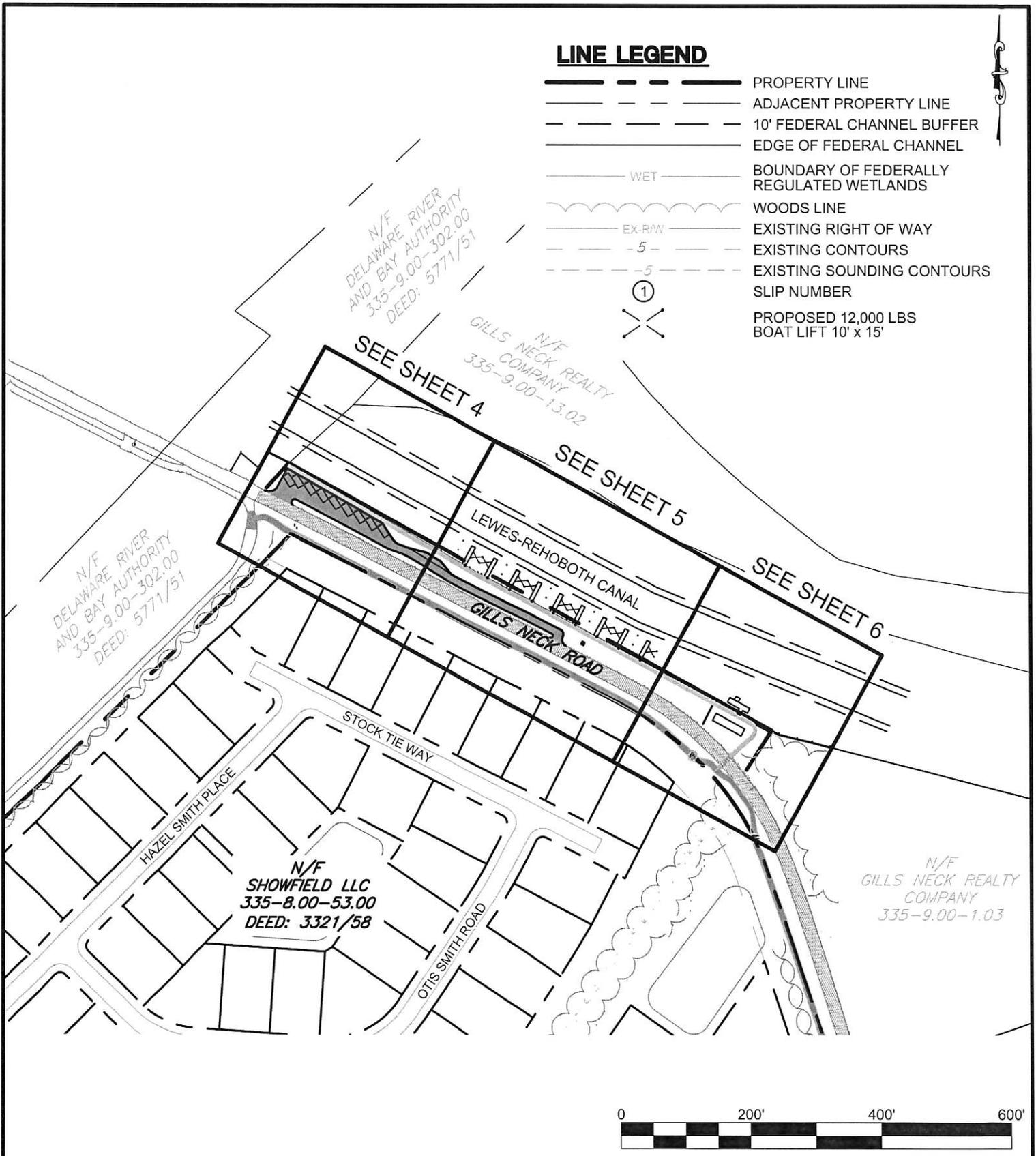
**DAVIS  
 BOWEN &  
 FRIEDEL, INC.**

ARCHITECTS • ENGINEERS • SURVEYORS

EASTON, MARYLAND 410.770.4744    MILFORD, DELAWARE 302.424.1441    SALISBURY, MARYLAND 410.543.9091

**LINE LEGEND**

-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  10' FEDERAL CHANNEL BUFFER
-  EDGE OF FEDERAL CHANNEL
-  WET
-  BOUNDARY OF FEDERALLY REGULATED WETLANDS
-  WOODS LINE
-  EX-R/W
-  EXISTING RIGHT OF WAY
-  EXISTING CONTOURS
-  EXISTING SOUNDING CONTOURS
-  SLIP NUMBER
-  PROPOSED 12,000 LBS BOAT LIFT 10' x 15'



Date:	JULY, 2025
Scale:	1" = 200'
Dwn.By:	KWW
Proj.No.:	2261G010
SITE PLAN KEY SHEET	
Dwg.No.:	3

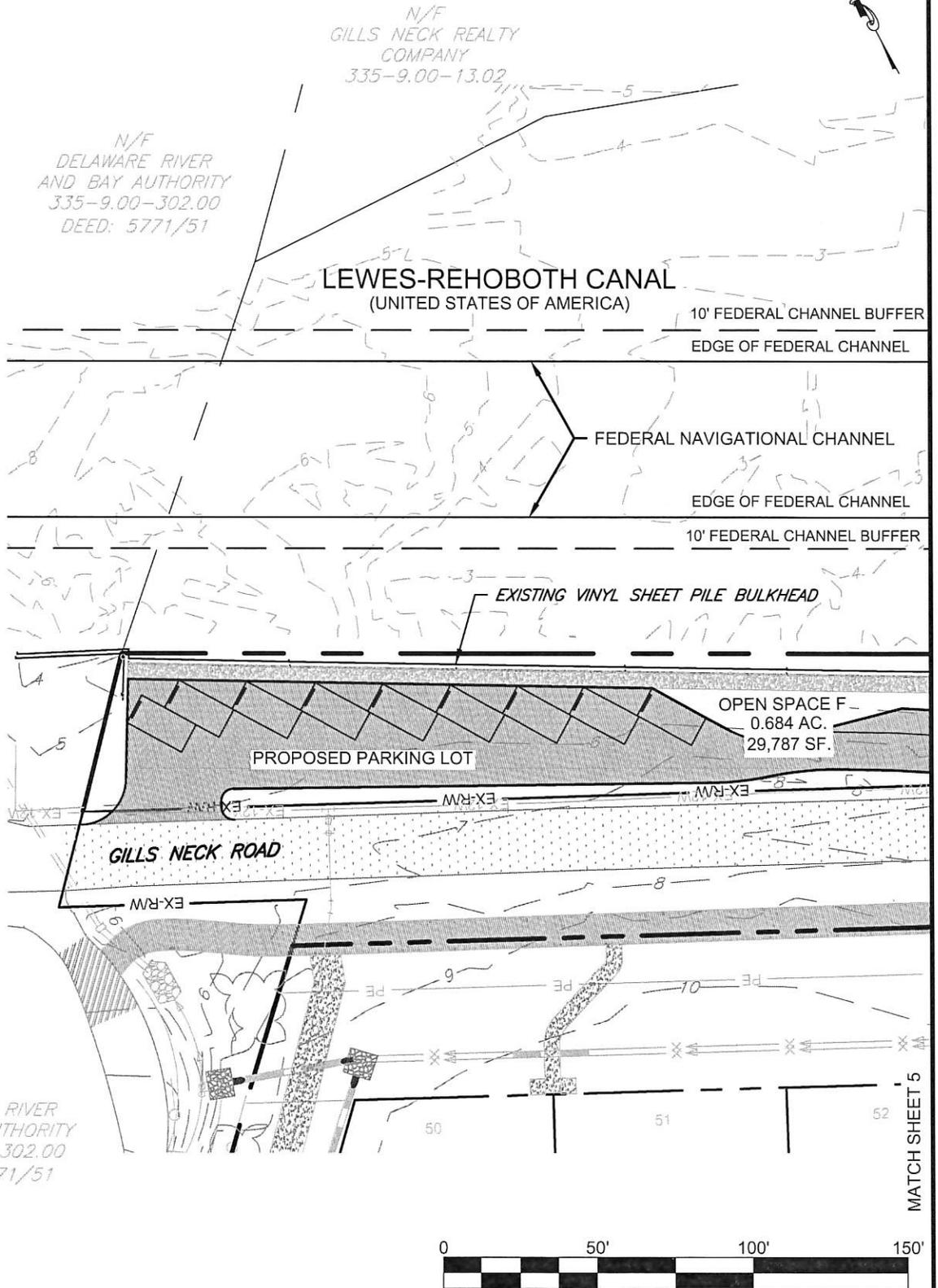
**HENLOPEN BLUFF**  
**COMMUNITY MARINA**  
**LEWES & REHOBOTH HUNDRED**  
**CITY OF LEWES, SUSSEX COUNTY, DELAWARE**



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Date:	JULY, 2025
Scale:	1" = 50'
Dwn.By:	KWW
Proj.No.:	2261G010
SITE PLAN	
Dwg.No.:	4

**HENLOPEN BLUFF  
 COMMUNITY MARINA  
 LEWES & REHOBOTH HUNDRED  
 CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

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410.770.4744

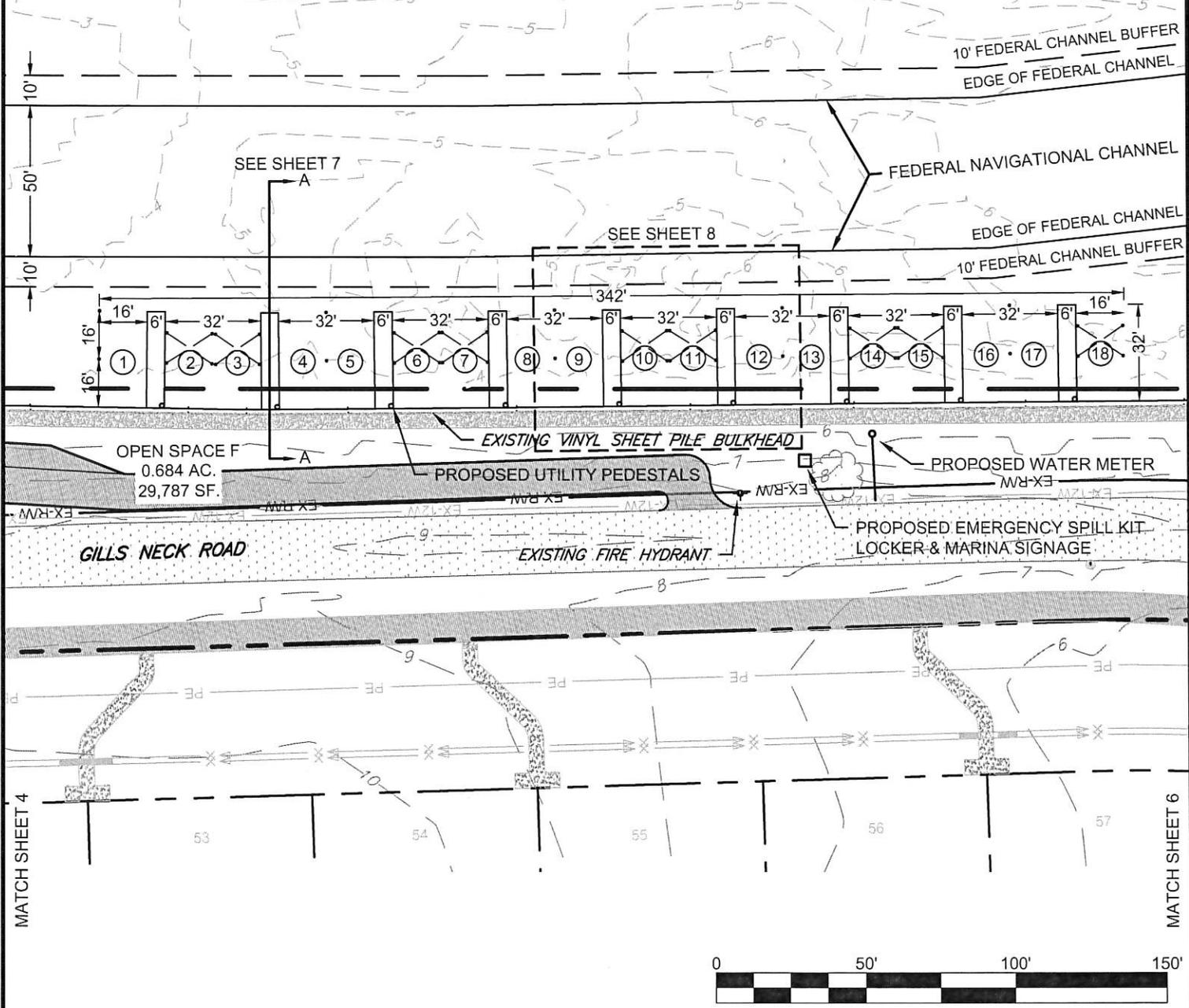
**MILFORD, DELAWARE**  
302.424.1441

**SALISBURY, MARYLAND**  
410.543.9091

NOTE: MEAN LOW WATER (MLW) & MEAN HIGH WATER (MHW)  
 ARE AT THE FACE OF THE EXISTING BULKHEAD.  
 MHW ELEV. = +1.5' (NAVD 88)  
 MLW ELEV. = -1.2' (NAVD 88)



**LEWES-REHOBOTH CANAL**  
 (UNITED STATES OF AMERICA)



Date:	JULY, 2025
Scale:	1" = 50'
Dwn.By:	KWW
Proj.No.:	2261G010
SITE PLAN	
Dwg.No.:	5

**HENLOPEN BLUFF  
 COMMUNITY MARINA  
 LEWES & REHOBOTH HUNDRED  
 CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

**DAVIS  
 BOWEN &  
 FRIEDEL, INC.**

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LEWES-REHOBOTH CANAL  
(UNITED STATES OF AMERICA)

10' FEDERAL CHANNEL BUFFER  
EDGE OF FEDERAL CHANNEL

FEDERAL NAVIGATIONAL CHANNEL  
EDGE OF FEDERAL CHANNEL

10' FEDERAL CHANNEL BUFFER

DOCK DOCTOR KL-400-72L  
KAYAK LAUNCH LADDER  
OR EQUIVALENT (6.125' x 7')

SEE  
SHEET 9

PROPOSED 8' x 35' DOCK

PROPOSED 6' x 8' PIER

EXISTING VINYL  
SHEET PILE  
BULKHEAD

OPEN SPACE F  
0.684 AC.  
29,787 SF.

PROPOSED KAYAK  
STORAGE RACK

OPEN SPACE E  
0.122 AC.  
5,332 SF.

GILLS NECK ROAD

N/F  
GILLS NECK REALTY  
COMPANY  
335-9.00-1.03

MATCH SHEET 5



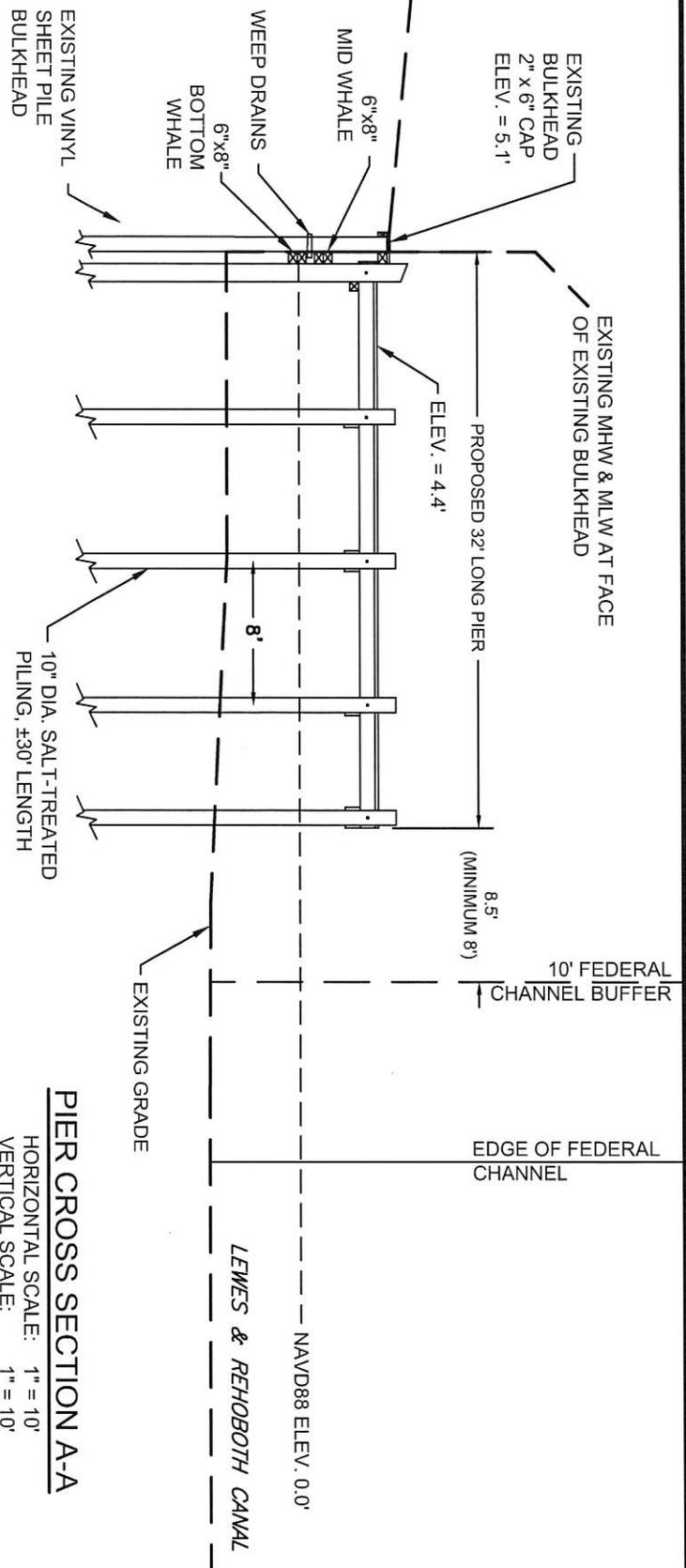
Date:	JULY, 2025
Scale:	1" = 50'
Dwn.By:	KWW
Proj.No.:	2261G010
SITE PLAN	
Dwg.No.:	6

**HENLOPEN BLUFF  
COMMUNITY MARINA  
LEWES & REHOBOTH HUNDRED  
CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

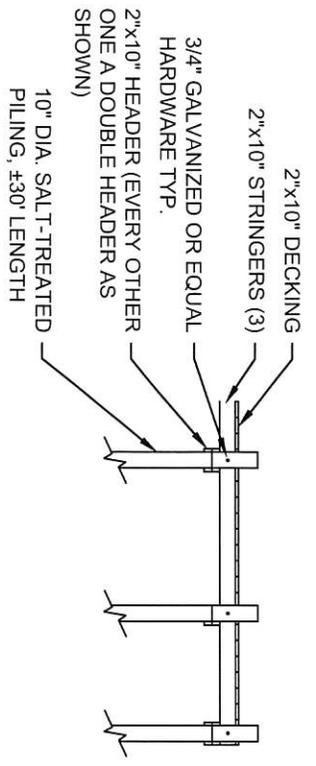
**DAVIS  
BOWEN &  
FRIEDEL, INC.**

ARCHITECTS • ENGINEERS • SURVEYORS

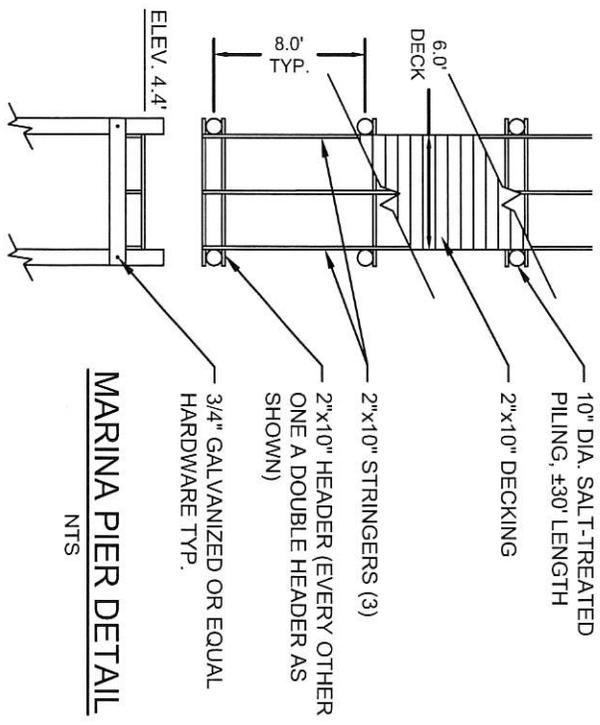
EASTON, MARYLAND 410.770.4744	MILFORD, DELAWARE 302.424.1441	SALISBURY, MARYLAND 410.543.9091
----------------------------------	-----------------------------------	-------------------------------------



**RANGE OF LOCAL TIDES:**  
 MEAN HIGH WATER = +1.5'  
 NAVD 88 = 0.00'  
 MEAN LOW WATER = -1.2'



**PIER CROSS SECTION A-A**  
 HORIZONTAL SCALE: 1" = 10'  
 VERTICAL SCALE: 1" = 10'



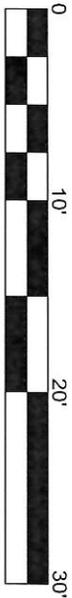
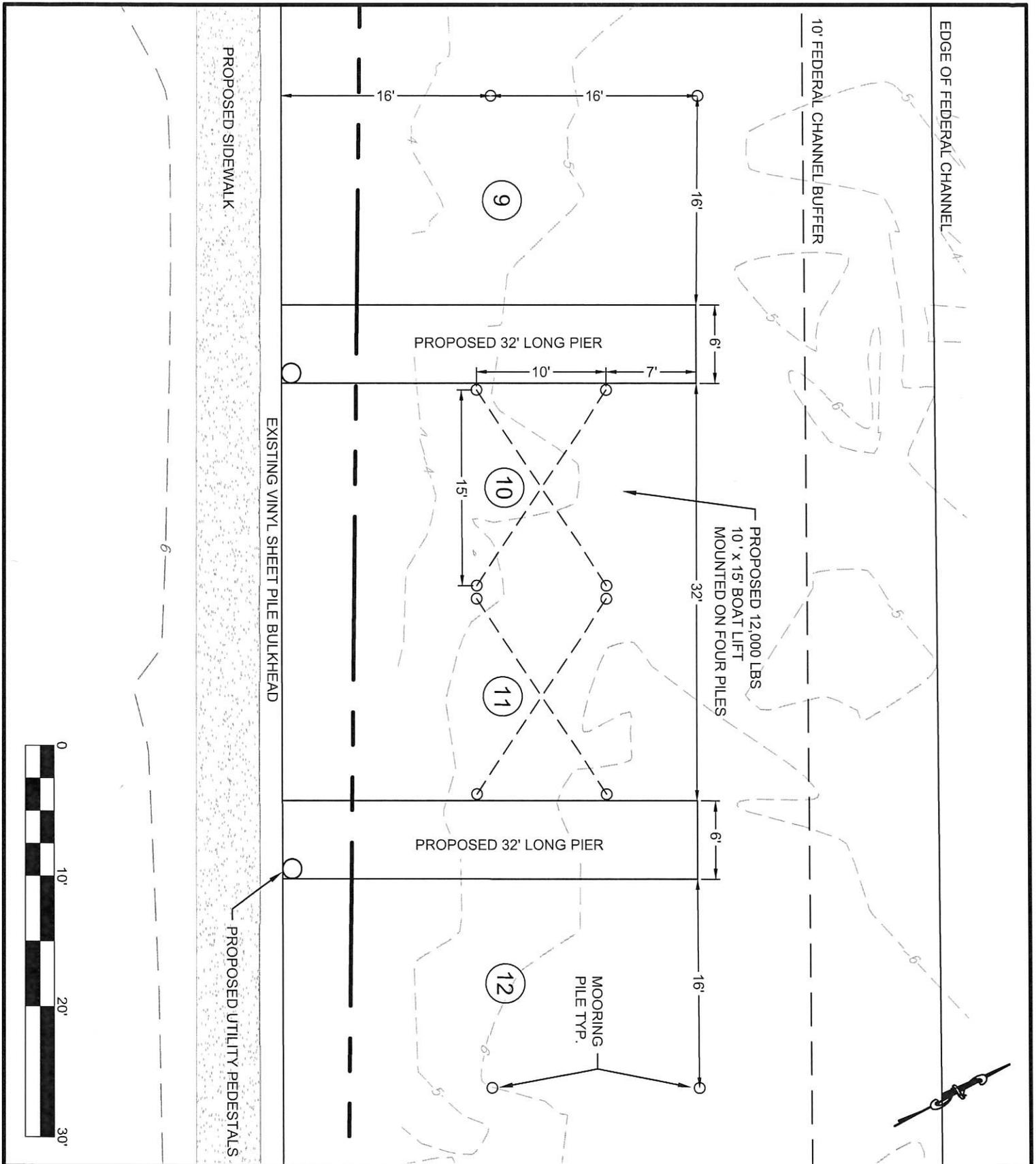
Date:	JULY, 2025
Scale:	AS NOTED
Dwn.By:	KWW
Proj.No.:	2261G010
PIER DETAILS	
Dwg.No.:	7

**HENLOPEN BLUFF  
 COMMUNITY MARINA  
 LEWES & REHOBOTH HUNDRED  
 CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

**DAVIS  
 BOWEN &  
 FRIEDEL, INC.**

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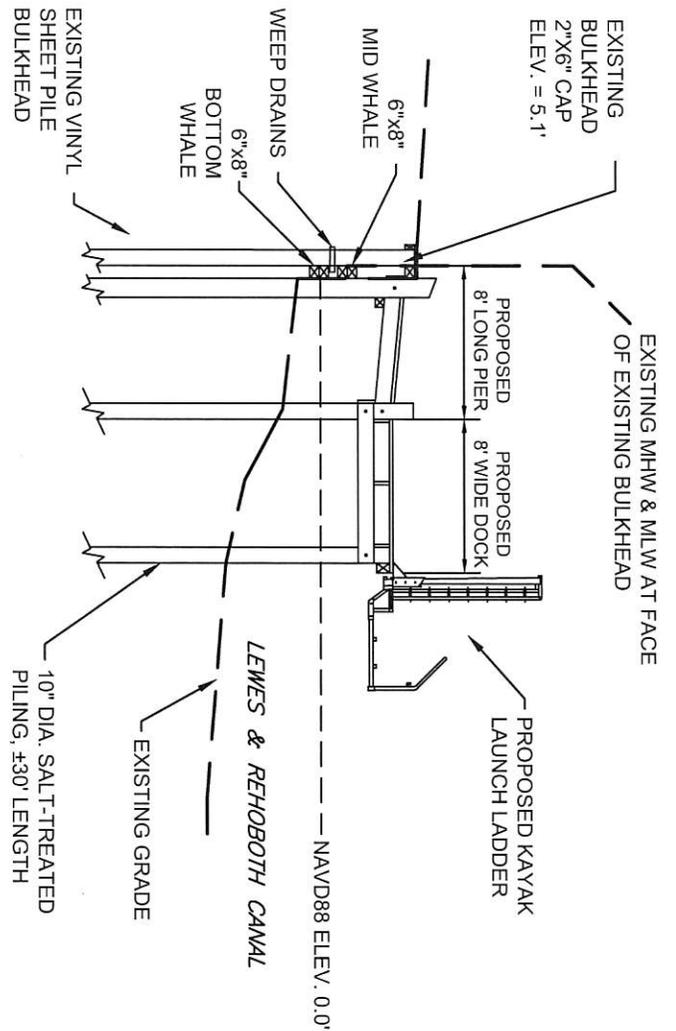
Date:	JULY, 2025
Scale:	1" = 10'
Dwn.By:	KWW
Proj.No.:	2261G010
BOAT LIFT DETAIL	
Dwg.No.:	8

**HENLOPEN BLUFF  
COMMUNITY MARINA  
LEWES & REHOBOTH HUNDRED  
CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

**DAVIS  
BOWEN &  
FRIEDEL, INC.**

ARCHITECTS • ENGINEERS • SURVEYORS

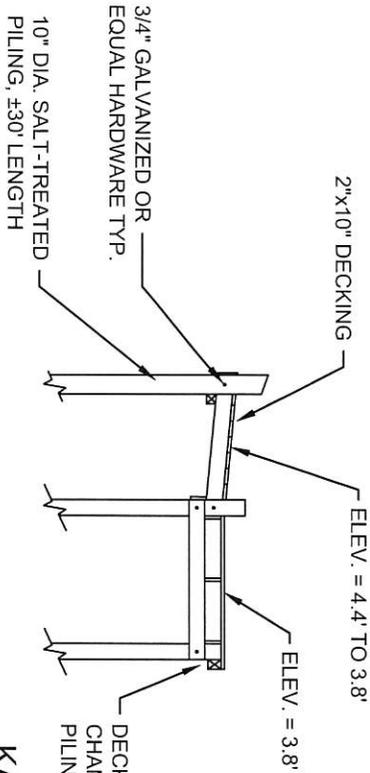
EASTON, MARYLAND 410.770.4744    MILFORD, DELAWARE 302.424.1441    SALISBURY, MARYLAND 410.543.9091



**DOCK CROSS SECTION B-B**

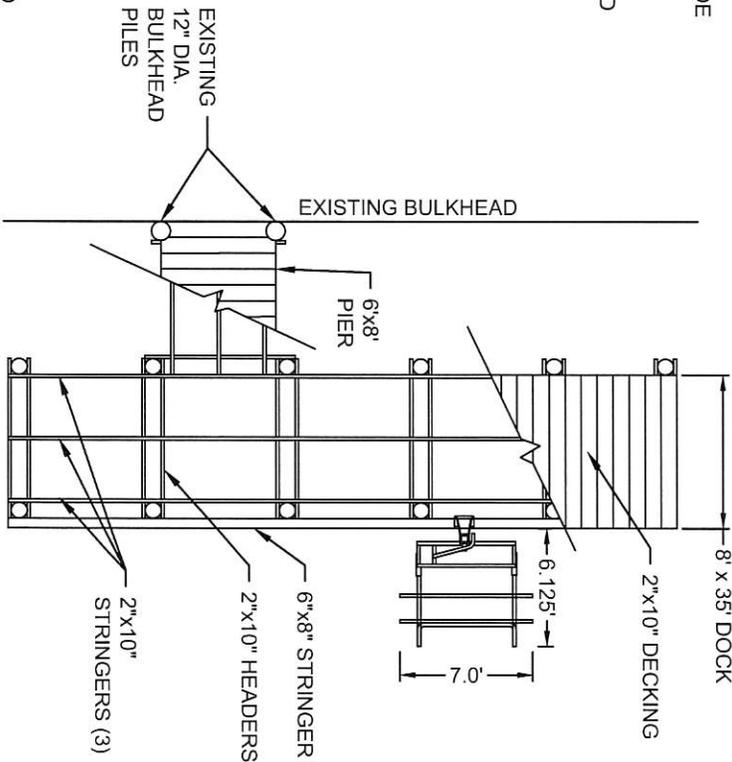
HORIZONTAL SCALE: 1" = 10'  
 VERTICAL SCALE: 1" = 10'

**RANGE OF LOCAL TIDES:**  
 MEAN HIGH WATER = +1.5'  
 NAVD 88 = 0.00'  
 MEAN LOW WATER = -1.2'



**KAYAK LAUNCH DOCK DETAILS**

NTS



Date:	JULY, 2025
Scale:	AS NOTED
Dwn.By:	KWW
Proj.No.:	2261G010
KAYAK LAUNCH DETAILS	
Dwg.No.:	9

**HENLOPEN BLUFF**  
**COMMUNITY MARINA**  
**LEWES & REHOBOTH HUNDRED**  
**CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

**DAVIS BOWEN & FRIEDEL, INC.**  
 ARCHITECTS • ENGINEERS • SURVEYORS

EASTON, MARYLAND 410.770.4744    MILFORD, DELAWARE 302.424.1441    SALISBURY, MARYLAND 410.543.9091

# Standard Operations and Maintenance Plan Information Sheet

All marinas in the state of Delaware are required to submit an Operations and Maintenance (O&M) Plan to the Department for review and approval. Completing this form and submitting it to the Department is one way of meeting the O&M Plan requirement. Once your plan is submitted and reviewed, the Department may request additional information or clarification as needed.

**To see if your facility qualifies to use this Standard O&M Plan Information Sheet, it must meet one of the following requirements:**

- ✓ Any existing marina with 50 slips or less which does not contain fueling or maintenance facilities
- ✓ Any new marina that qualifies for permitting status under 13.0 of the Marina Regulations,
  - It is a commercial, recreational, or public marina of more than 4 but not more than 25 slips.
  - It is a commercial or public boat ramp.
  - It is a recreational boat ramp in conjunction with more than 4 but not more than 25 slips.
  - It is a facility that has fewer than five slips, but is classified as a marina because one or more headboats are docked there.
- ✓ Facilities that have less than 5 slips, but provide dockage for one or more headboats,
- ✓ Public, commercial, and recreational boat ramps.

If the marina wishes to participate in Delaware's Clean Marina Program you may find information regarding that at <http://www.dnrec.delaware.gov/p2/Pages/CleanMarina.aspx>

## ⚓ General Marina Information:

**Marina Name: Henlopen Bluff Community Marina**

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**Owner Name: Showfield, LLC. Attn. T. William Lingo**

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**Mailing Address: 246 Rehoboth Avenue, Rehoboth Beach, DE 19971**

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**Site Address: North side of Gills Neck Road, 40' southeast of Freeman Highway (US Route 9)**

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**Tax Parcel #: 3-35-9.00-1.02**

---

**Waterbody: Lewes Rehoboth Canal**

---

**Primary Contact Name / Title: T. William Lingo - Harbormaster**

---

**Telephone #: 302-227-3883**

---

**Fax #: None**

---

**Email:** [nickhammonds@jlamre.com](mailto:nickhammonds@jlamre.com)

---

**Website:** To be determined

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**Associated Permits:** (A list of Wetlands and Subaqueous Lands Section Permits associated with the Marina)

Pending Subaqueous Lands Permit & Lease

---

◆ **Marina Design / Layout:**

Location*	Number of Boat Slips	Number of Boat Ramps	Number of Headboat Slips	Number of Dry Stack Slips	Number of Transient Slips	Individual Slip Dimensions	Number of Parking Spaces
Pier 1	2	0	0	0	0	16' x 32'	1 unmarked
Pier 2	2	0	0	0	0	16' x 32'	1 unmarked
Pier 3	2	0	0	0	0	16' x 32'	1 unmarked
Pier 4	2	0	0	0	0	16' x 32'	1 unmarked
Pier 5	2	0	0	0	0	16' x 32'	1 unmarked
Pier 6	2	0	0	0	0	16' x 32'	1 unmarked
Pier 7	2	0	0	0	0	16' x 32'	1 unmarked
Pier 8	2	0	0	0	0	16' x 32'	1 unmarked
Pier 9	2	0	0	0	0	16' x 32'	1 unmarked
Kayak Launch Ladder	0	0	0	0	0	-	0
<b>Total:</b>	18	0	0	0	0		9

\* Locations can be labeled and referenced in scaled plans

[Attach an appendix of scaled plans detailing the location of all property boundaries, slips, launching ramps, piers, docks, buildings, roadways, walks, parking areas, vessel storage facilities, extent of roof coverage, sanitation facilities including public restrooms, nearest pumpout/dump station, public telephones, and any ancillary facilities.]

◆ **Tidal Range:**

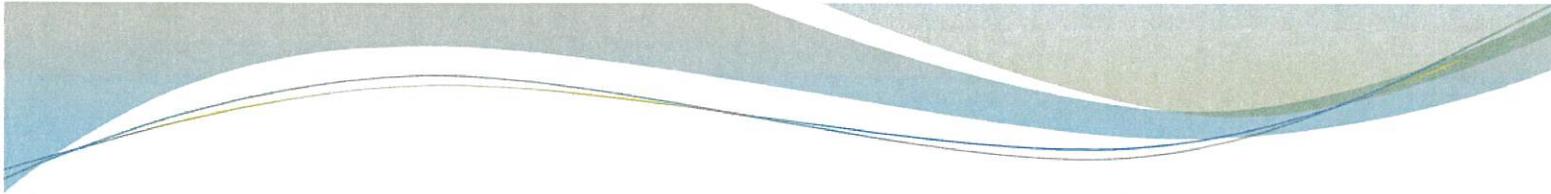
(Referenced using the National Geodetic Vertical Datum)

- ◆ Mean high water elevation: +1.5' based on actual measurement NAVD88)
- ◆ Mean low water elevation: -1.2' based on actual measurement NAVD88)

◆ **Water Depths:**

Mean low water depth in the following areas:

- ◆ Berthing: ± 2.5 to 5.0 feet
- ◆ Mooring: \_\_\_ N/A
- ◆ Maneuvering of vessels within the marina: 2.5 to 6.0 feet



## ⚓ Water Quality:

- I. Seasonal wet storage dates:
  - ◆ Autumn Vessel Removal: December 31<sup>st</sup> (optional)
  - ◆ Spring Launching: March 1<sup>st</sup> (optional)
- II. Number of vessels in water year-round: maximum 18
- III. Water quality monitoring: Pier owners are expected to reside at the residences directly across Gills Neck Road from the boat docking facility. Pier owners will be able to see the docking facility from their residence and can report any water quality issues that may occur to the harbormaster. Signage is located near the parking lot entrance of the docking facility portion and has appropriate emergency contact numbers. An emergency spill kit is kept on site at the marina signage location. Community members will have full access to the kayak launch ladder and dock structure. Community members can report water quality issues to the Harbormaster. A pumpout agreement with the nearby Anglers Marina will provide for pump out of any marine sanitation devices (MSD).

## ⚓ Stormwater Runoff:

- I. The parking area consists of compacted clam shells with nine (9) unmarked parking spots. Vegetation is maintained around the parking area to control direct run off into the surrounding water. Natural puddling, evaporation and absorption allow for evaporation of water. No boat maintenance activities are performed in the common parking area.

## ⚓ Storage and Handling of Materials used in Maintenance:

- I. There are no boat maintenance facilities in the marina. There is no storage of maintenance items in the marina area except those that a boat owner may keep on their boat for proper safety on the water. Minor boat maintenance can be performed by the owner or hired contractor/technician.
- II. Minor in water maintenance is allowed such as washing, polishing, and inboard repairs. It is the responsibility of the owner or owner's contractor to control any waste generated and not allow fuel, oil, solvents or other wastes to enter the Lewes and Rehoboth Canal waterway.

## ⚓ Storage, Handling and Disposal of Wastes:

- I. **Sewage:**
    - ◆ There are no waste storage facilities at the marina. If a vessel contained a portable head, it is the owners responsibility to dispose of the waste properly away from the marina area. Slipholders use facilities at their homes. The facility has a marine pumpout agreement with the nearby Anglers Marina for pumpout of any on board MSD.
    - ◆ **Sanitation Facilities:** No facilities exist in the Marina area – Community members live nearby and are expected to use their nearby home facilities.
- 

	Location	Type	Permit #'s (when applicable)
<b>Sewage Pumpout*</b>	Anglers Marina	Pumpout Agreement	
<b>Dump Station*</b>	None		
<b>Public Restrooms</b>	None		
<b>Wastewater Facilities</b>	None		

\*or location of nearest pumpout/dump station if not at Marina

- ◆ Number of live aboard vessels: None
- ◆ - If applicable, location of dedicated pumpout: Pumpout agreement with Anglers Marina

◆ **Inventory of sewage containment on board vessels berthed at the marina:**

It is estimated that up to 10-12 vessels may have portable marine toilets on board.

Number of the following:

- ◆ Type I MSDs: unknown
- ◆ Type II MSDs: unknown
- ◆ Type III MSDs: unknown
- ◆ Portable toilets: unknown

**II. Chemical and hazardous waste:**

There are no chemical or hazardous waste used or stored at the Marina location

**III. Trash/Recycling:**

The policy is carry-in, carry-out and is the responsibility of the boat owners and community members. No trash receptacles are located permanently in the marina area.

**IV. Fish waste:**

No cleaning of fish is allowed at the marina area. There are no fish cleaning tables at the marina. Owners will be required to remove fish and/or fish waste in plastic bags for disposal at their home.

**V. Bilge Water:**

No oily bilge water will be allowed to be dumped into the canal by the boat owners.

**⚓ Shoreline Structures Maintenance:**

- I. As required by law, permits will be obtained for any regulated maintenance work at the marina facility.



## ⚓ Emergency Operations:

### I. **Emergency Telephone Numbers:**

Harbormaster/Owner – T. William Lingo – 302-227-3883  
911- emergency services  
Police – Lewes Police Department - 302-645-6264  
Fire Department – Lewes - 302-645-6556  
DNREC Spill Contact – 1-800-662-8802  
U.S. Coast Guard Rehoboth - 302-227-2440

### II. **Fuel/Oil Spill Prevention and Containment Plan:**

If a fuel spill occurs, the person(s) must take immediate action to contain and minimize the impact of the spill. Some immediate spill response actions capturing the spill in containers and removing the water and sheen from the water, use of fuel/oil absorption pads or socks. Immediately notify the harbormaster, the Delaware Department of Natural Resource and Environmental Control (DNREC) and the U.S. Coast Guard of any spills. An emergency spill kit will be on site located with the marina signage and available for slipholder access.

### III. **Sewage Spill Prevention and Containment Plan:**

If sewage is spilled into the water, the offending party must immediately notify the Harbormaster and DNREC. There are no facilities for sewage containment at the marina so all sewage must be removed by the owner for proper disposal elsewhere. Marina signage contains information about Delaware code prohibiting the discharge of sewage into state waters. There is a marine pumpout agreement with Anglers Marina.

### IV. **Fire Emergency Plan:**

In the advent of a fire at the marina, the person(s) finding the fire will call 911 emergency services for assistance from local fire department. Harbormaster shall be notified.

### V. **Hurricane/Severe Weather Operation Plan:**

In the advent of severe weather, it is up to the opinion of the boat owner if they are going to leave their boat in the water or have it removed. Marina policy states that any damage caused by an owner's boat to the pier, pilings or surrounding boat is the responsibility of the boat owner.

Below is a list of good practices that should be considered by boat owners during severe weather conditions.

1. Removal of the boat from the slip and moving it to inland storage.
2. Additional lines from the boat to the dock and ensuring that lines are in good order not frayed and that they have sufficient scope to allow for expected tide and winds without hitting the pier, pilings or surrounding boats.

The Harbormaster or other community members can check on owner's boats during storm events and can re-tie lines if safe to do so, however, they have no liability for this task and all liability



for a boat's condition and safety is the responsibility of the boat owner.

If a vessel becomes unattended or derelict, the Harbormaster will contact the boat owner. Reasonable actions will be taken by the Harbormaster to stop a boat from sinking. If a boat does sink the owner will be contacted and has the responsibility to re-float the boat and correct the issues that caused the boat to sink.

Kayaks stored at the community kayak storage rack should be properly restrained or removed during severe weather conditions.

#### **VI. Sinking Vessel Plan:**

If a boat is determined to be sinking, reasonable actions will be taken by Harbormaster or other slipholders to pump out the boat. The Harbormaster or slipholders will assess if fuel or oil is getting into the water and inform the boat owner. Reasonable actions will be taken with no Harbormaster or outside slipholder liability. Boat owner will be contacted immediately.

### **⚓ Rules and Regulations for Marina Users:**

- I. Use will be as specified by this O&M Plan and slipholder user agreements.
- II. The boat docking facility will be restricted to the slipholders only. Community members will have full access to the kayak launch ladder and associated dock structure.

### **⚓ Posting of Approved Plans and Signage:**

- ◆ Approved Plans posted and distributed (check all that apply):
  - Harbormaster's office or other prominent place \_\_ (name of location) \_\_\_\_\_
  - X All Marina Tenants (full time slip users) – Marina rules, Slip owner rules, seniority list and current people who have boats in slips for that season will be provide online access to the O&M Plan.
  - X Other: Marina tenants will acknowledge O&M Plan as available on community website yearly.
- ◆ Signage posted (check all that apply):
  - Public Restroom – N/A
  - X Pumpout Facilities (with procedures and rules governing the use of these facilities) N/A
    - Or X location of nearest Anglers Marina
  - Dump Stations (with procedures and rules governing the use of these facilities) N/A
    - Or  location of nearest \_\_\_\_\_ (name of location) \_\_\_\_\_
  - X Other: Marina signage with emergency contact numbers and emergency spill kit is posted at the marina parking entrance.

### **⚓ Appendix:**

- I. **Owner/Slipholder Agreement Form:** [See attached form.]

- 
- II. Marina Design / Layout:** [Attach scaled plans detailing the location of all property boundaries, slips, launching ramps, piers, docks, buildings, roadways, walks, parking areas, vessel storage facilities, extent of roof coverage, sanitation facilities including public restrooms, nearest pumpout/dump station, public telephones, and any ancillary facilities.]
- III. Emergency Equipment:** [Attach plans siting the location of fire protection equipment, spill containment and cleanup materials station, life safety equipment, and any other safety or emergency equipment. See 8.5" x 11" Approved Permit Drawings.]



**⚓ Signatures:**

**Marina Owner / Manager:**

I hereby agree to uphold the Operations & Maintenance (O&M) Plan outlined above. I accept responsibility to ensure that marina personnel comply with all aspects of the O&M Plan; to provide copies of the O&M Plan to all marina tenants; and will take appropriate actions to deal with marina tenants who violate any provision of the O&M Plan.

T. William Lingo

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

11-13-25  
\_\_\_\_\_  
Date

**Wetlands & Subaqueous Lands Section (WSLS) Approval:**

This O&M Plan is subject to periodic review and re-approval every 3 years. Therefore, the plan should be kept updated as needed, and should be resubmitted to the WSLS on or before to be determined upon initial DNREC approval for review and re-approval.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Henlopen Bluff Homeowner's Association, Inc.  
2025 Marina Owner/Slipholder Agreement**

**General Provisions**

I have read, understand, and agree to abide by the current Henlopen Bluff Operation and Maintenance Plan (O&M Plan), which are incorporated herein by reference and on record at the HOA website. I agree to ensure that all of my family members and guests will also abide by such rules and regulations set forth in the O&M Plan. I understand that I will be held liable and accountable for any violations or negligence. I further understand that violation of the O&M Plan results in penalties which could involve the loss of rights to be a member of the community marina.

For each registered boat, I have provided to the Harbormaster copies of my Certificate of Liability insurance in effect which names the Henlopen Bluff HOA Inc. (HB HOA) as an additional named insured party, and a copy of our boat's current state registration card. I recognize that my failure to provide these documents and their renewal documents during the current boating season may result in penalties.

If the insurance or registration expires during the occupancy of a vessel at a pier, then renewal documentation must be provided to the Harbormaster at least 15 days before the expiration. Failure to comply with this requirement may result in the immediate removal of my boat from the marina.

**Sanitation Provisions:**

Carefully review and attest to the following by fully completing:

1.  I understand that discharge of untreated or inadequately treated vessel sewage into the marina basin or State waters is strictly prohibited and punishable by monetary fines pursuant to 7 Del. C., 60 §6013(h) and/or through an Administrative Penalty Assessment, pursuant to 7 Del. C., 60 §6005(b).

2.  I understand that all spills of sewage, oil or fuel must be reported immediately to DNREC to protect the environment and public health. In the event of a spill, contact the DNREC Emergency Response Line 800-662-8802 and the Watershed Assessment and Management Section 302-739-9939.

3. Describe the Vessel that will be berthed at the designated slip.

a. Vessel Length \_\_\_\_\_ feet

b. Is there an enclosed cabin area on the vessel?  Yes  No

4. Select the waste containment system on the vessel.

MSD Type III

Portable Toilet

No Marine Head/None

**Planned Slip Usage Provisions:**

With reference to the provisions of the Slip Sharing Policy for 2025, the periods that I intend to have my boat in the water at my slip during the 2025 boating season are set forth below: (Please be Specific- you may attach further sheets if necessary)

Beginning/Ending Date(s): \_\_\_\_\_

**Slipholder and Vessel Details:**

Owner Name \_\_\_\_\_ (Please Print)      Co-Owner Name \_\_\_\_\_ (Please Print)

Phones: \_\_\_\_\_

Emergency Contact Name/number: \_\_\_\_\_

Alternate Emergency Contact Name/number: \_\_\_\_\_

Boat Manufacturer, model(s) and length(s): \_\_\_\_\_

Color of Boat(s): \_\_\_\_\_

HIN Number(s): \_\_\_\_\_

Engine(s) Manufacturer \_\_\_\_\_ HP \_\_\_\_\_  
Outboard ( ) Inboard ( ) I/O ( )

State registration number(s): \_\_\_\_\_

**Attestation and Signatures**

I attest that I am the owner/slipholder or co-owner/slipholder of the boat(s) more fully described herein. I understand the requirements for documentation to be provided to the Henlopen Bluff Harbormaster in connection with being a user of a slip(s) in the marina, and I agree to the penalties provided herein if I fail to provide such documentation.

Signatures: \_\_\_\_\_

Owner/Slipholder

Co-Owner/Slipholder

**SITING AND DESIGN STUDY  
FOR  
HENLOPEN BLUFF COMMUNITY MARINA**

**Tax Map No.: 335-9.00, Parcel: 1.02  
Lewes and Rehoboth Canal  
City of Lewes, Sussex County, Delaware**

November 10, 2025

**Prepared for:**

Showfield, LLC.  
Attn. T. William Lingo  
246 Rehoboth Ave.  
Rehoboth Beach, DE 19971

**Prepared By:**

**ENVIRONMENTAL RESOURCE INSIGHTS**

Attn. Edward M. Launay  
1 Park Avenue  
Milford, DE 19963  
Phone: 302-424-1441

**SITING AND DESIGN STUDY  
FOR  
HENLOPEN BLUFF COMMUNITY MARINA**

LEWES AND REHOBOTH CANAL  
CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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Project Description & Alternative Analysis .....2

Environmental Setting.....2

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**List of Exhibits:**

- Exhibit 1:** Permit Drawings, “Henlopen Bluff”, prepared by Davis, Bowen & Friedel, Inc., Sheets 1 through 9, dated: July, 2025
- Exhibit 2:** Historic Water Quality Conditions – DEMAC Water Quality Portal  
-Lewes & Rehoboth Canal @ Rt. 9, Station ID: 305041
- Exhibit 3:** Agency Coordination Communications  
-USFWS

**List of Figures:**

- Figure 1:** Site Location Map

## **INTRODUCTION**

Henlopen Bluff is a proposed residential planned community located within the City of Lewes, Sussex County, Delaware. The Henlopen Bluff Community is located on either side of Gills Neck Road. The residential component of the proposed project consists of 78 single family home lots serviced by public sewer and water located on tax map parcels 335-8.00-52.00, 335-8.00-53.00 and 335-8.00-53.01. The proposed Community Marina is proposed on tax map parcel 335-9.00-1.02, which consists of uplands landward of the existing vinyl sheet pile bulkhead along the frontage of the Lewes-Rehoboth Canal located on the north side of Gills Neck Road.

The location of the proposed community marina will be located to the north side of Gills Neck Road sited at 38.772325 latitude and -75.131599 longitude. Since the proposed site is adjacent to navigable waters actively used for recreation and considering the extensive number of marinas and residential docking facilities to the northwest of the project site, recreational access to the waters of the Lewes-Rehoboth Canal is justified and is an essential recreational element of the Henlopen Bluff community.

The proposed Henlopen Bluff Community Marina will be constructed on two separate proposed open space areas (Open Space E and F). Open Space F will consist of the boat docking facility which are intended to serve nine (9) future residential single-family homes fronting Gills Neck Road opposite to the marina site. Each of these nine (9) homes will have first right access to a single pier with an open slip on one side and a 12,000 lbs boat lift slip on the other. The aluminum boat lifts will be mounted on four independent piles. The slipholders will have access to the proposed parking lot associated with this portion of the community marina. Nine (9) total parking spaces are proposed. Each of the nine proposed piers will measure 6 foot wide by 32 foot long. Should any of those nine homeowners not wish to have a pier, that pier will be made available to another community homeowner.

The community marina portion consisting of the proposed kayak launch facility will be located on Open Space E. The kayak launch facility will consist of a proposed 6 foot wide by 8 foot long pier extending channelward into the Lewes & Rehoboth Canal from the existing vinyl sheet pile bulkhead to a proposed 8 foot wide by 35 foot long dock where a kayak launch ladder (Dock Doctor KL-400-72L or equivalent) will be attached on the channelward end of the proposed dock. This portion of the community marina will serve all the future residents of the Henlopen Bluff Community. A proposed kayak rack located on the uplands of Open Space E will provide community members with convenient on-site storage of their kayaks.

The docks and piers will consist of salt treated timber and piles secured with galvanized or stainless steel hardware. Design will be typical marine construction.

The width across the Lewes-Rehoboth Canal at the proposed community marina site is 215 linear feet. The distance from the project shoreline to the active navigation channel is  $\pm$  50 feet. The end of the proposed 32 foot long piers are a minimum of 8.0 feet from the 10 foot buffer

bodering the federal navigational channel. The distance from the end of the kayak launch dock to the 10 foot buffer bordering the federal navigational channel is 39 feet. Therefore, no structure or vessel will encroach into the federal channel or the 10 foot buffer. There will be no impact on navigation. The project does comply with all DNREC Wetland and Waterway Section design standards and Corps of Engineers regulatory requirements. There are no other existing docks or piers in close proximity to the proposed community marina.

**PROJECT DESCRIPTION & ALTERNATIVES ANALYSIS**

The proposed design is the most efficient way of providing an on-site (minor) marina facility for the community as compared to all other possible layouts. The location selected accommodates this design approach as well. Docking layout is similar to other locations along the Lewes and Rehoboth Canal in Lewes. Adequate water depths exist and existing active navigation lanes are not impacted. Nearby communities and private properties are not impacted.

The upland area directly abutting the Lewes-Rehoboth Canal bulkheaded shoreline is large enough to provide parking for the boat docking facility, and the shoreside requirements of a minor marina will exist at this location. No wetland areas are present at this location.

This type of design would not have been possible at other potential community marina location sites on the property. A less desirable approach of long docks parallel to the shoreline would need to be used. This would result in far more structures over waters than currently proposed. A bathymetric survey was performed along the project shoreline and that survey found adequate and the deepest water depths present along the area where the marina pier is currently proposed. In order to have consistent adequate depth and to avoid impacting the federal channel or federal channel buffer, the proposed location is the preferred most appropriate location.

**ENVIRONMENTAL SETTING**

The proposed Henlopen Bluff Community Marina Piers will extend 32 feet into waters of the Lewes-Rehoboth Canal. The Lewes-Rehoboth Canal has a surface area of approximately 600 hectares. It is tidally connected at its southern boundary by the Rehoboth Bay through a long, linear man-made navigation canal, the Lewes-Rehoboth Canal. To the north, the canal is tidally connected to the Roosevelt Inlet leading to the Delaware Bay.

Project plans for the proposed Henlopen Bluff community marina are based upon the North American Vertical Datum of 1988 (NAVD 88). The range of local tides in relation to this datum is as follows:

Elevation	+ 1.5 feet	Mean High Water
Elevation	0.0 feet	(NAVD 88)
Elevation	- 1.2 feet	Mean Low Water

A detailed bathymetric survey for water depths at the Henlopen Bluff community marina was conducted by Davis, Bowen & Fridel, Inc. Water depths in the vicinity of the proposed piers are predominantly between elevation -3.0 feet to -6.0 feet NAVD 88 and water depths at the proposed kayak launch dock structure are between -2.0 feet to -6.0 feet NAVD 88. Bottom depths are relatively constant extending +/- 50 feet channelward of the existing bulkhead where the edge of the federal navigational channel exists.

Shoreline conditions in the vicinity of the proposed community marina consists of uplands protected by an existing vinyl sheet pile bulkhead. The proposed community marina piers will extend 32 feet channelward and the kayak launch docking facility will extend a total of 22 feet channelward of the bulkheaded shoreline and the mean high water line, thereby conforming to the Delaware Department of Natural Resources and Environmental Control (DNREC) Marina and Subaqueous Lands Regulation standards.

No dredging is required as adequate water depths ranging from  $\pm$  -1.0 to  $\pm$  -6.0 feet mean low water exists at the proposed marina location. Water depth at mooring locations are generally 4.0 feet NAVD 88 or better. The marina piers and kayak launch facility extends into the open canal where flushing conditions by tides and winds will be superior. It is not located within an embayment, cove or lagoon where flushing could be a concern. The site receives a good daily exchange of water given the close proximity to the Roosevelt Inlet and the Delaware Bay and the 2.7 feet of average tidal amplitude.

During sounding survey work, and site assessments beginning in June of 2023 through present, ERI determined that submerged aquatic vegetation is not present at the marina site. This is confirmed by existing mapping sources. Included in **Exhibit 3** is correspondence from the U.S. Fish and Wildlife Service. No threatened or endangered species or their critical habitats exist at the marina pier site. The Service advised of a potential candidate species, the Monarch Butterfly in their review. However, the project location is mowed and milkweed species that the butterfly depends upon does not occur at the site.

A summary of historic water quality data representative of conditions at the community marina site was obtained from the Delaware Environmental Monitoring and Analysis Center (DEMAC) Water Quality Portal is provided in **Exhibit 2** of this study. The applicable study point for the project site is "Lewes & Rehoboth Canal at Rt. 9" (Theodore C Freeman Highway, Station ID 305041), located just  $\pm$  450 feet northwest of the proposed community marina location.

Dissolved oxygen (DO) concentrations in Delaware's shallow inland bays and the area of the marina pier have dissolved oxygen levels that naturally cycle over 24 hours. During the day, plants and algae release oxygen into the water through photosynthesis. At night, plants, algae, and animals continue to respire and draw oxygen out of the water. Nutrient pollution can make these cycles extreme by fueling algal blooms. When the excessive algae respire at night, they can cause oxygen to drop below healthy levels. A healthy standard for DO levels in the inland bays is generally considered to be a DO of 4.0 mg/l.

The DE MAC data for dissolved oxygen found no instances when dissolved oxygen fell below 5.0 mg/L since June 28, 2017. Levels of Enterococcus bacteria were below the marine standard of 100 cfu/100mL 92% of the time since year 2000. No other water quality parameters indicate any water quality issues given the well flushed nature of the proposed community marina site.

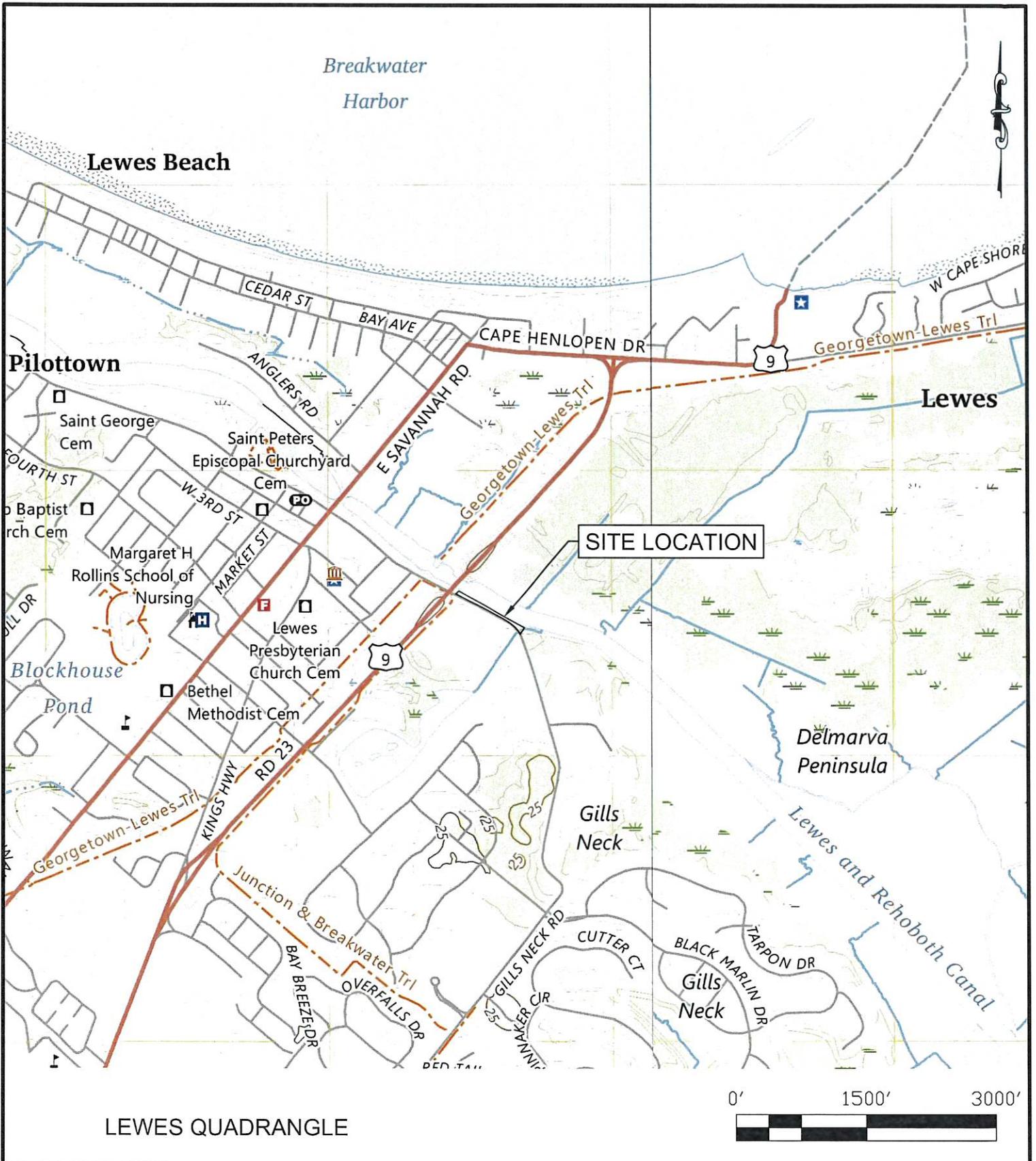
### **SITING AND DESIGN STUDY CONCLUSIONS**

The design of the Henlopen Bluff Community Marina meets all regulatory requirements and design standards of DNREC's Marina and Subaqueous Lands Regulations and the US Army Corps of Engineers. The proposed minor marina facility does not exceed 25 slips (18 proposed slips). The project will have no wetland impacts. Adequate water depths exist without the need for dredging, even on a long term basis. The project does not adversely impact boat navigation or any active navigable channels. No nearby piers or developments exist, therefore the facility has no impacts on neighboring properties. Current water quality standards including dissolved oxygen are suitable and with the proposed Operation and Maintenance Plan for the facility will ensure that existing water quality will not be adversely impacted.

No significant quantity of shellfish resources are present and no submerged aquatic vegetation exists at the marina pier location. The Lewes & Rehoboth Canal is currently closed for shellfishing. Water quality conditions at the marina facility are favorable and the marina will not result in a violation of state water quality standards. The marina will operate under an Operation and Maintenance Plan (O&M Plan) approved by DNREC Wetlands and Waterways Section. A marine pump-out agreement with the Angler's Marina, a full service marina, located approximately 3,500 feet northwest of the proposed community marina location. The marina site is served by public water and sanitary sewer. Fish cleaning at the facility is prohibited by the O&M Plan. The project will comply with all in water work time of year restrictions as required by DNREC and the Corps of Engineers. Lastly, federally listed endangered species or their critical habitat are not present at the project location. Based on this summary of conclusions, the proposed marina docking facility and kayak launch docking facility is properly sited and is not in conflict with the public interest.

**Exhibit 1:**

**Permit Drawings, “Henlopen Bluff”, prepared by Davis, Bowen & Friedel, Inc., Sheets 1 through 9, dated: July, 2025**



Date:	JULY, 2025
Scale:	1" = 1500'
Dwn.By:	KWW
Proj.No.:	2261G010
VICINITY MAP	
Dwg.No.:	1

**HENLOPEN BLUFF  
 COMMUNITY MARINA  
 USGS TOPO. MAP**  
 TMP: 335-9.00-1.02  
 LEWES & REHOBOTH HUNDRED  
 CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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

**SITE DATA:**

**OWNER:** SHOWFIELD, LLC.  
246 REHOBOTH AVE.  
REHOBOTH BEACH, DE 19971  
T. WILLIAM LINGO  
PHONE: (302) 227-3883  
EMAIL: nhammonds@jlamre.com

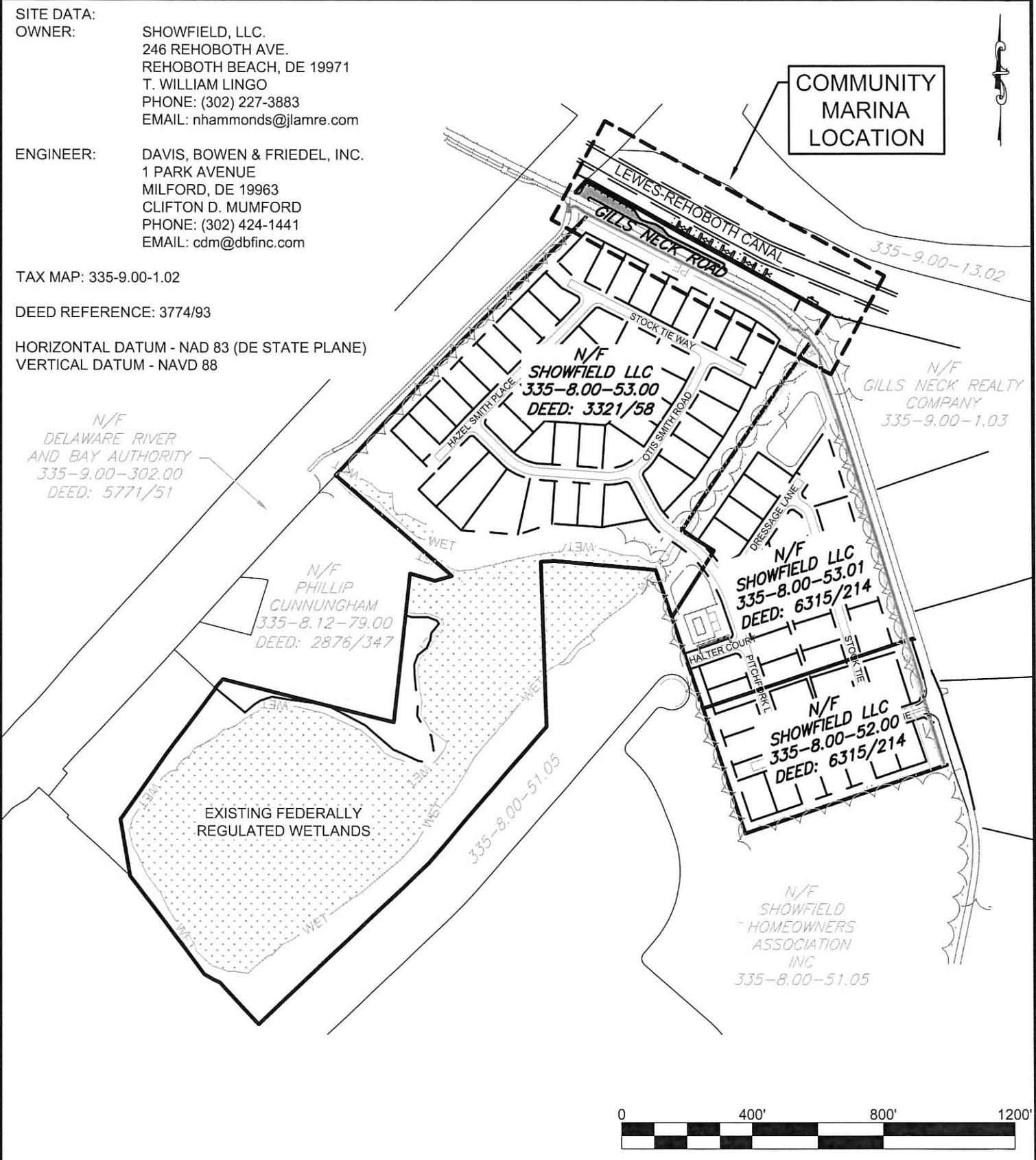
**ENGINEER:** DAVIS, BOWEN & FRIEDEL, INC.  
1 PARK AVENUE  
MILFORD, DE 19963  
CLIFTON D. MUMFORD  
PHONE: (302) 424-1441  
EMAIL: cdm@dbfinc.com

**TAX MAP:** 335-9.00-1.02

**DEED REFERENCE:** 3774/93

**HORIZONTAL DATUM - NAD 83 (DE STATE PLANE)**  
**VERTICAL DATUM - NAVD 88**

**COMMUNITY MARINA LOCATION**



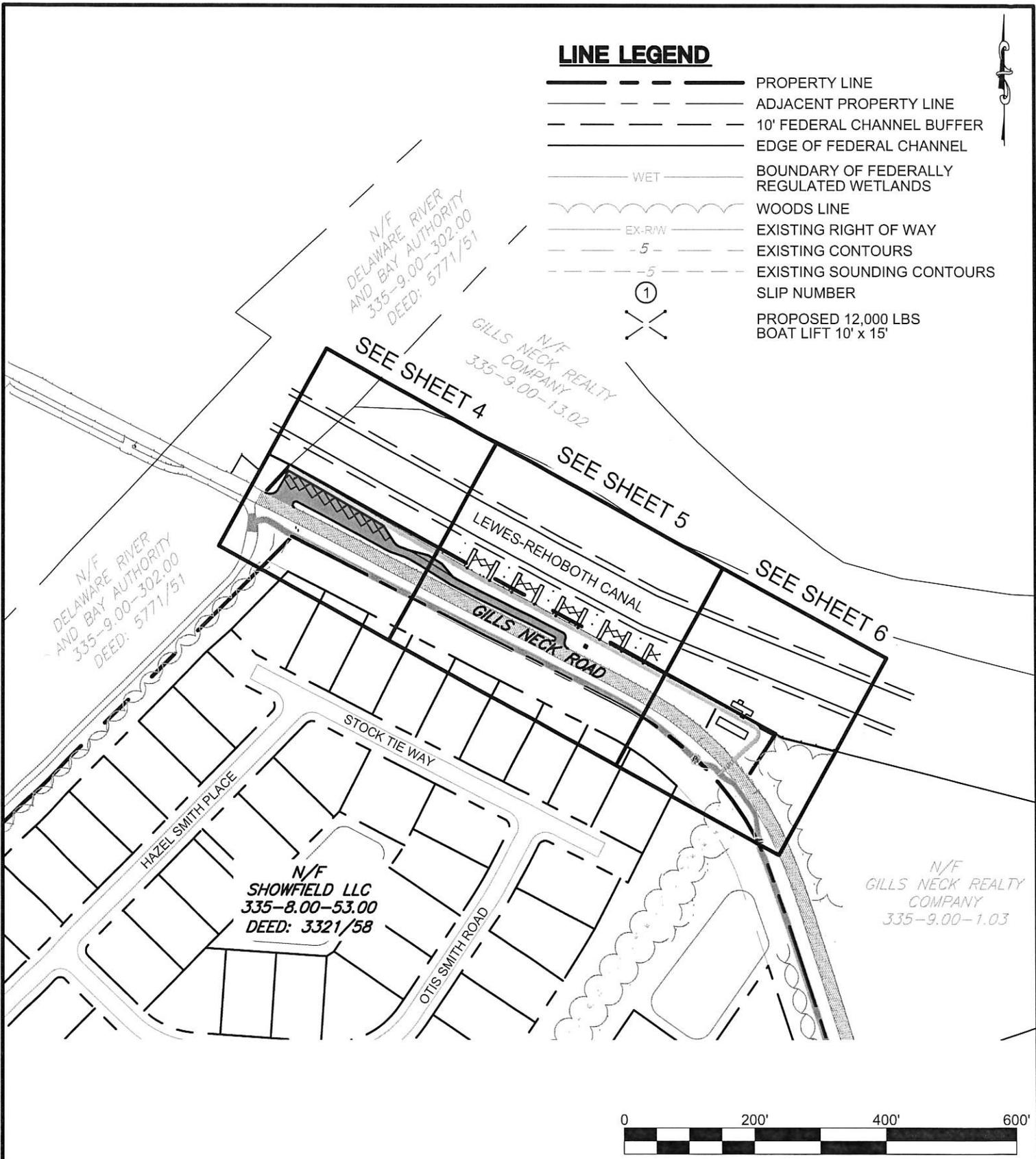
Date:	JULY, 2025
Scale:	1" = 400'
Dwn.By:	KWW
Proj.No.:	2261G010
LOCATION MAP	
Dwg.No.:	2

**HENLOPEN BLUFF  
COMMUNITY MARINA  
LEWES & REHOBOTH HUNDRED  
CITY OF LEWES, SUSSEX COUNTY, DELAWARE**


**DAVIS BOWEN & FRIEDEL, INC.**  
 ARCHITECTS • ENGINEERS • SURVEYORS  
 EASTON, MARYLAND 410.770.4744    MILFORD, DELAWARE 302.424.1441    SALISBURY, MARYLAND 410.543.9091

**LINE LEGEND**

-  PROPERTY LINE
-  ADJACENT PROPERTY LINE
-  10' FEDERAL CHANNEL BUFFER
-  EDGE OF FEDERAL CHANNEL
-  WET
-  BOUNDARY OF FEDERALLY REGULATED WETLANDS
-  WOODS LINE
-  EX-R/W
-  -5-
-  -5-
-  SLIP NUMBER
-  PROPOSED 12,000 LBS BOAT LIFT 10' x 15'

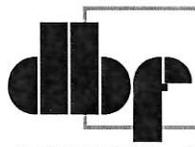


Date:	JULY, 2025
Scale:	1" = 200'
Dwn.By:	KWW
Proj.No.:	2261G010
SITE PLAN KEY SHEET	
Dwg.No.:	3

**HENLOPEN BLUFF  
COMMUNITY MARINA**

**LEWES & REHOBOTH HUNDRED**

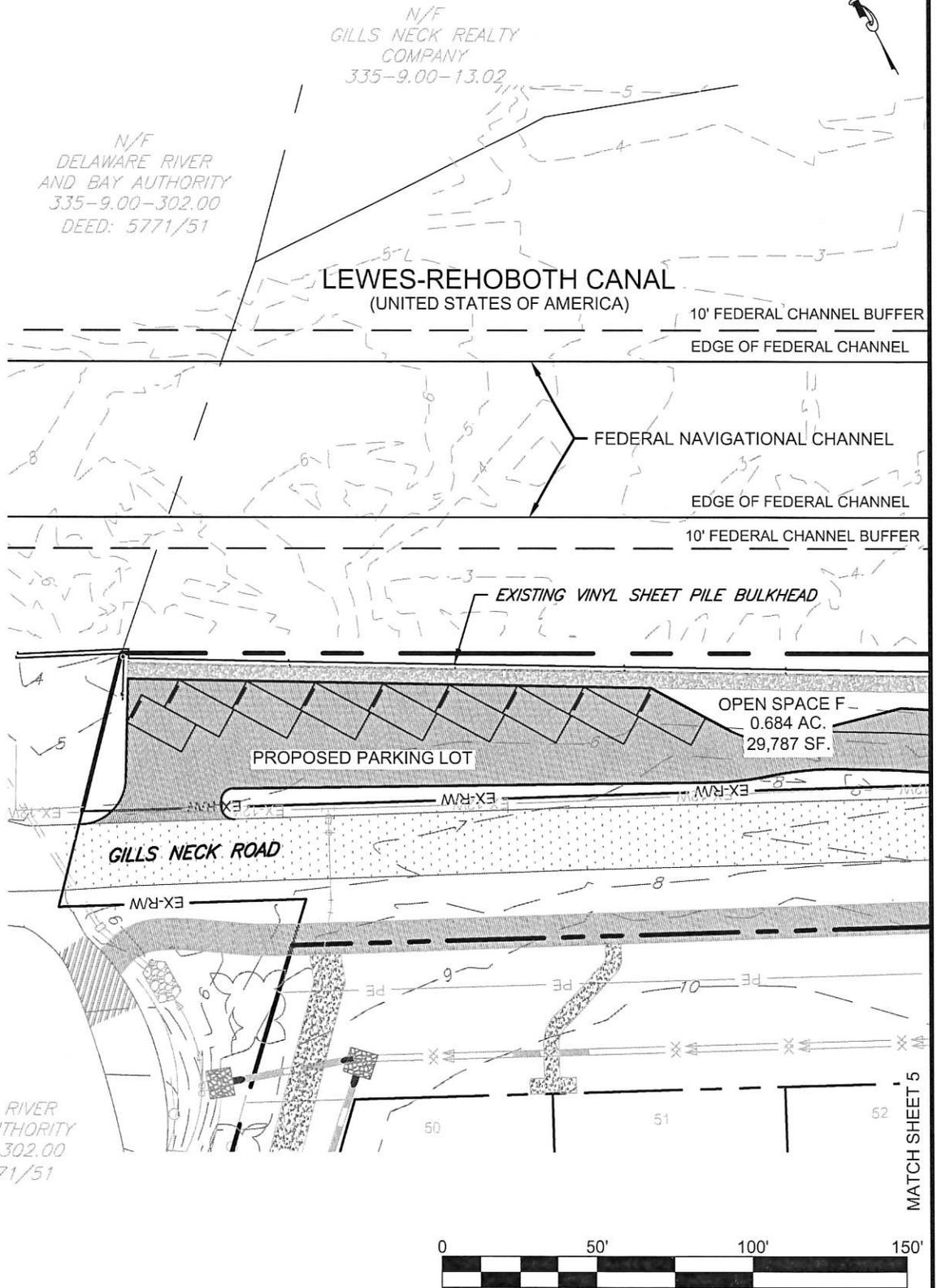
**CITY OF LEWES, SUSSEX COUNTY, DELAWARE**



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Date:	JULY, 2025
Scale:	1" = 50'
Dwn.By:	KWW
Proj.No.:	2261G010
SITE PLAN	
Dwg.No.:	4

**HENLOPEN BLUFF  
 COMMUNITY MARINA  
 LEWES & REHOBOTH HUNDRED  
 CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

**DAVIS  
BOWEN &  
FRIEDEL, INC.**

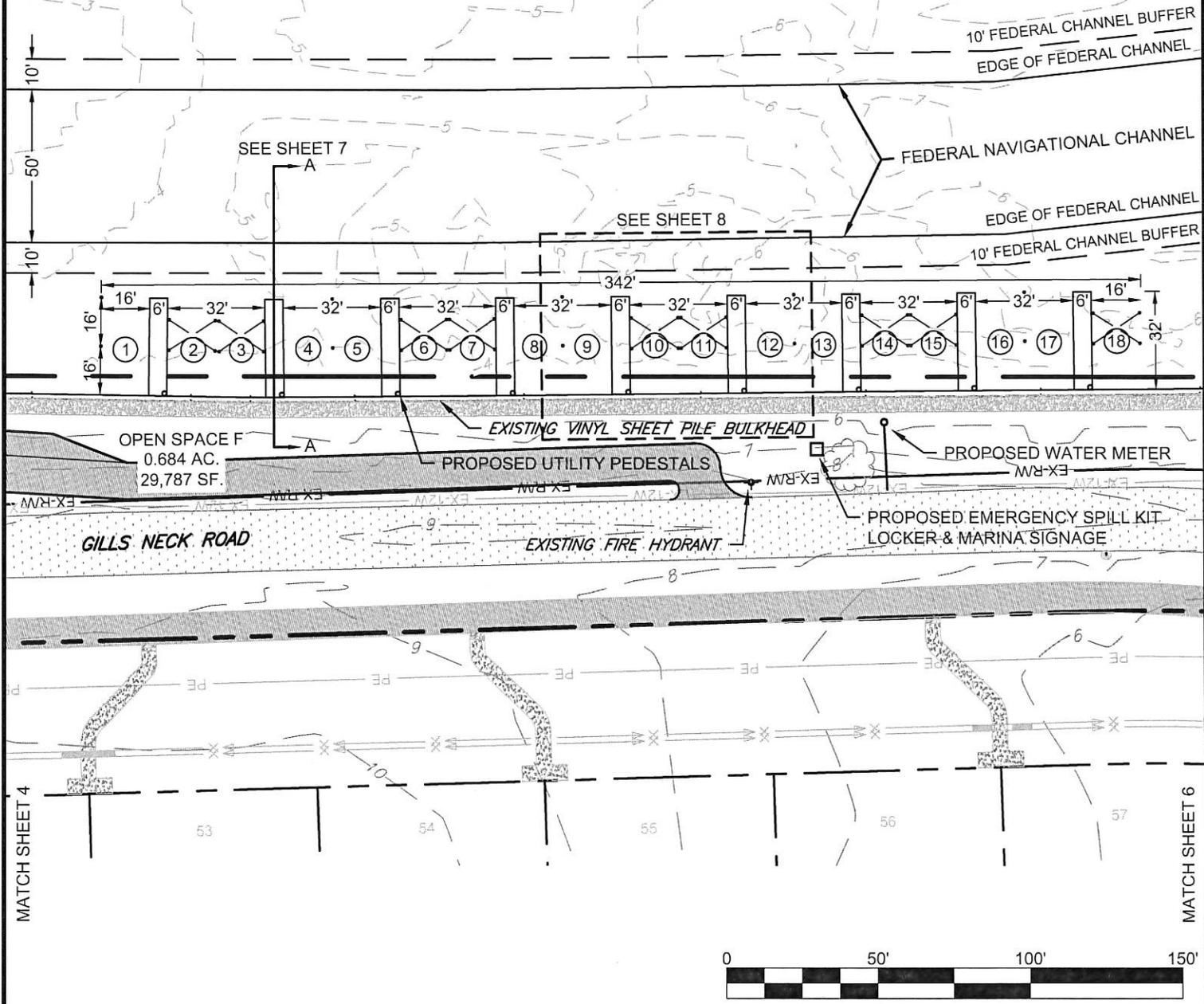
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NOTE: MEAN LOW WATER (MLW) & MEAN HIGH WATER (MHW)  
 ARE AT THE FACE OF THE EXISTING BULKHEAD.  
 MHW ELEV. = +1.5' (NAVD 88)  
 MLW ELEV. = -1.2' (NAVD 88)



LEWES-REHOBOTH CANAL  
 (UNITED STATES OF AMERICA)



Date:	JULY, 2025
Scale:	1" = 50'
Dwn.By:	KWW
Proj.No.:	2261G010
SITE PLAN	
Dwg.No.:	5

**HENLOPEN BLUFF  
 COMMUNITY MARINA**  
**LEWES & REHOBOTH HUNDRED**  
 CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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LEWES-REHOBOTH CANAL  
(UNITED STATES OF AMERICA)

10' FEDERAL CHANNEL BUFFER  
EDGE OF FEDERAL CHANNEL

FEDERAL NAVIGATIONAL CHANNEL

EDGE OF FEDERAL CHANNEL  
10' FEDERAL CHANNEL BUFFER

DOCK DOCTOR KL-400-72L  
KAYAK LAUNCH LADDER  
OR EQUIVALENT (6.125' x 7')

SEE  
SHEET 9

PROPOSED 8' x 35' DOCK

PROPOSED 6' x 8' PIER

EXISTING VINYL  
SHEET PILE  
BULKHEAD

18'

OPEN SPACE F  
0.684 AC.  
29,787 SF.

PROPOSED KAYAK  
STORAGE RACK

OPEN SPACE E  
0.122 AC.  
5,332 SF.

GILLS NECK ROAD

N/F  
GILLS NECK REALTY  
COMPANY  
335-9.00-1.03

MATCH SHEET 5

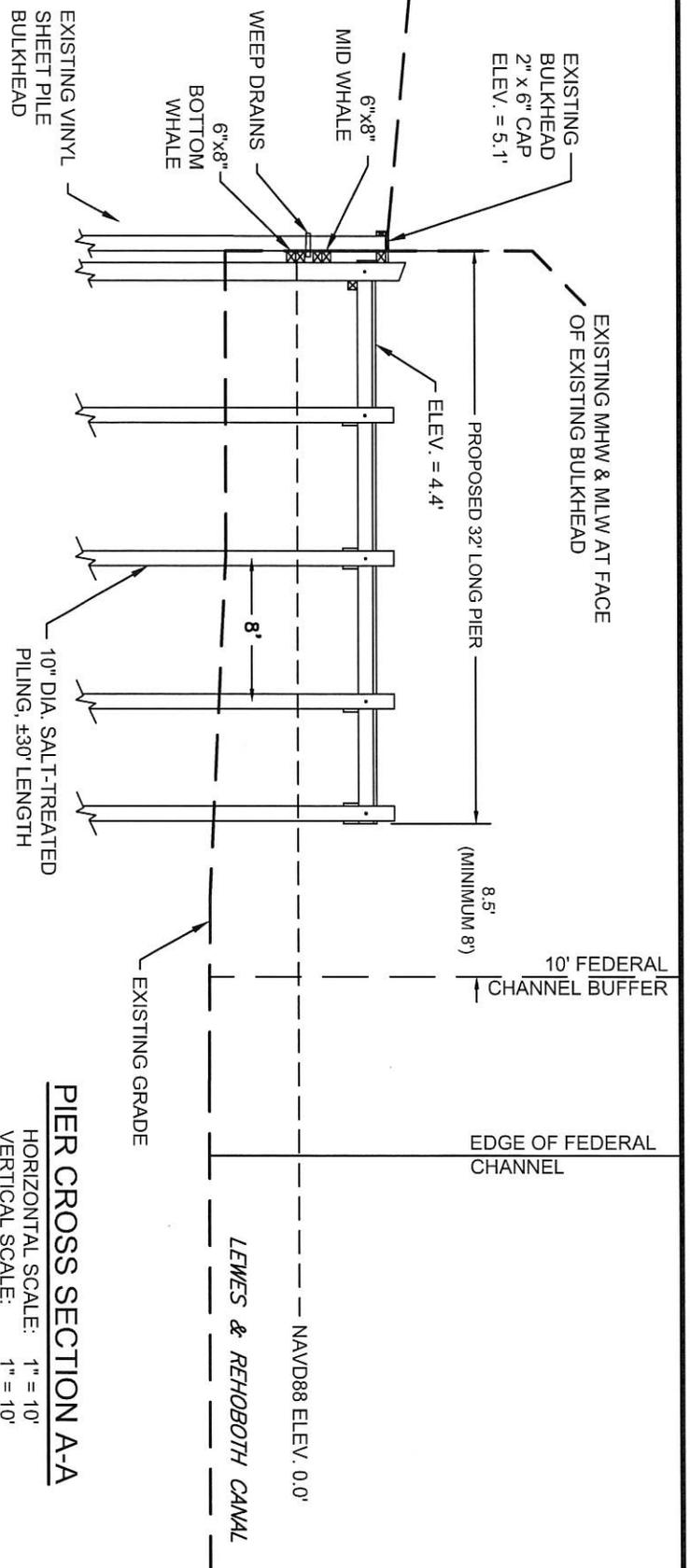


Date:	JULY, 2025
Scale:	1" = 50'
Dwn.By:	KWW
Proj.No.:	2261G010
SITE PLAN	
Dwg.No.:	6

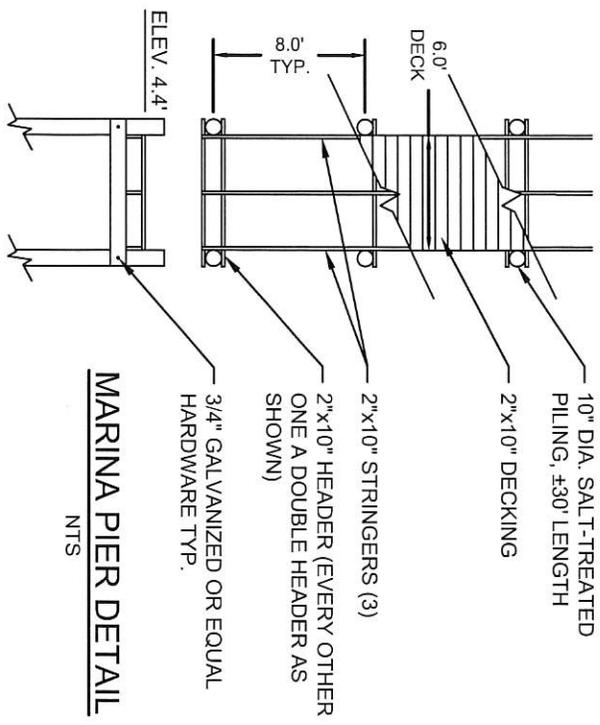
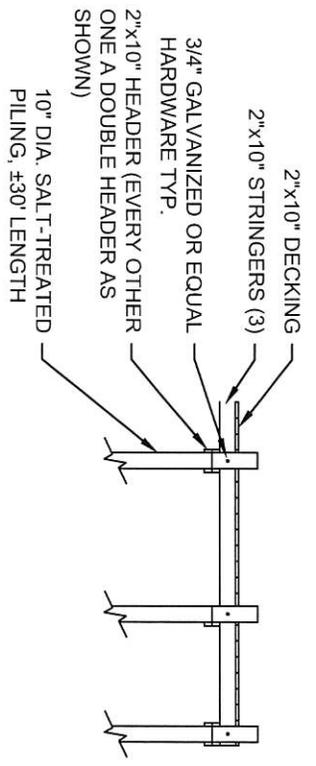
**HENLOPEN BLUFF  
COMMUNITY MARINA  
LEWES & REHOBOTH HUNDRED  
CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

**dbf** **DAVIS  
BOWEN &  
FRIEDEL, INC.**  
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----------------------------------	-----------------------------------	-------------------------------------



**RANGE OF LOCAL TIDES:**  
 MEAN HIGH WATER = +1.5'  
 NAVD 88 = 0.00'  
 MEAN LOW WATER = -1.2'



**PIER CROSS SECTION A-A**  
 HORIZONTAL SCALE: 1" = 10'  
 VERTICAL SCALE: 1" = 10'

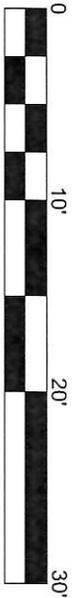
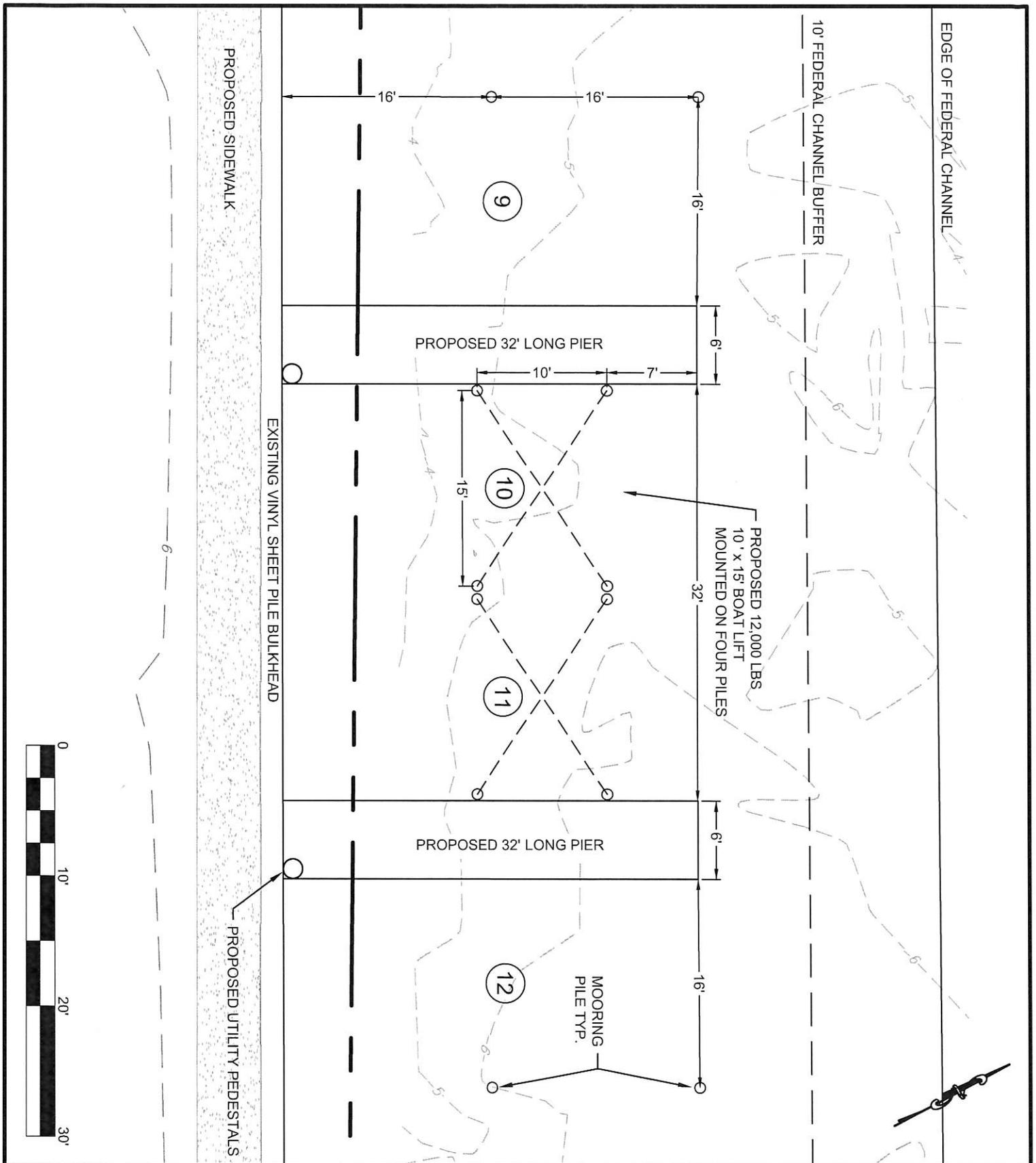
**MARINA PIER DETAIL**  
 NTS

Date:	JULY, 2025
Scale:	AS NOTED
Dwn.By:	KWW
Proj.No.:	2261G010
PIER DETAILS	
Dwg.No.:	7

**HENLOPEN BLUFF  
 COMMUNITY MARINA  
 LEWES & REHOBOTH HUNDRED  
 CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

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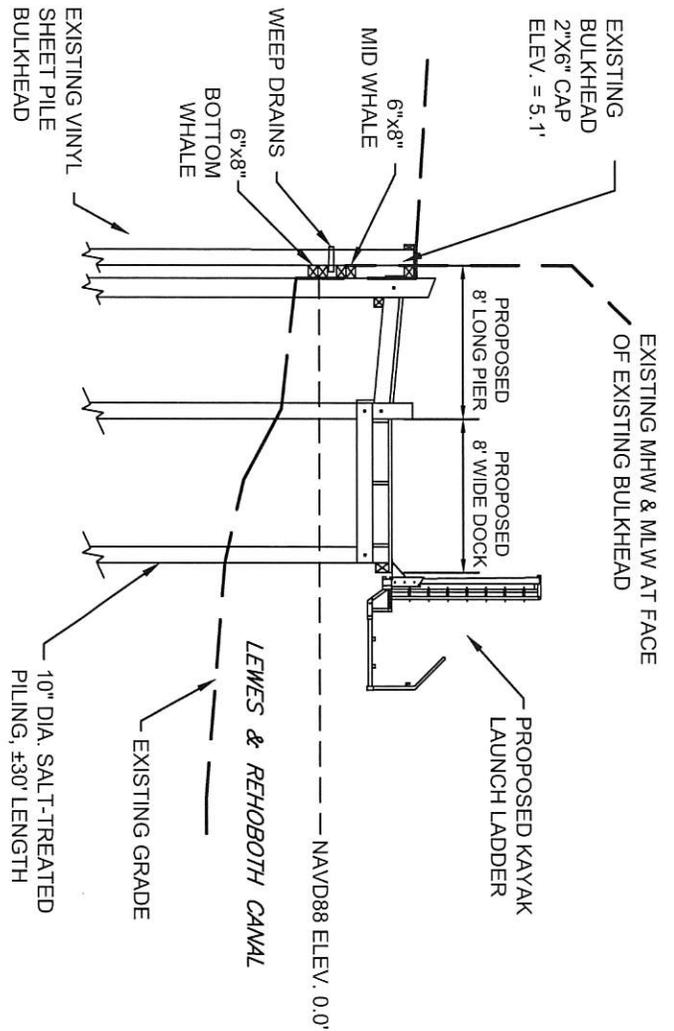
Date:	JULY, 2025
Scale:	1" = 10'
Dwn. By:	KWW
Proj. No.:	2261G010
BOAT LIFT DETAIL	
Dwg. No.:	8

**HENLOPEN BLUFF**  
**COMMUNITY MARINA**  
**LEWES & REHOBOTH HUNDRED**  
**CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

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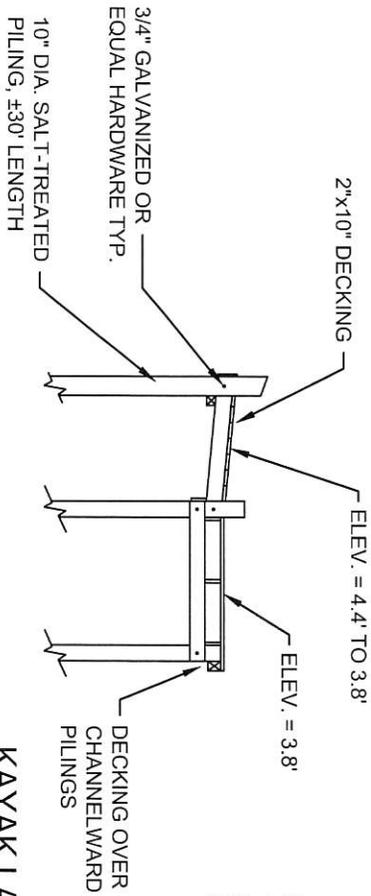
EASTON, MARYLAND 410.770.4744   
MILFORD, DELAWARE 302.424.1441   
SALISBURY, MARYLAND 410.543.9091



**DOCK CROSS SECTION B-B**

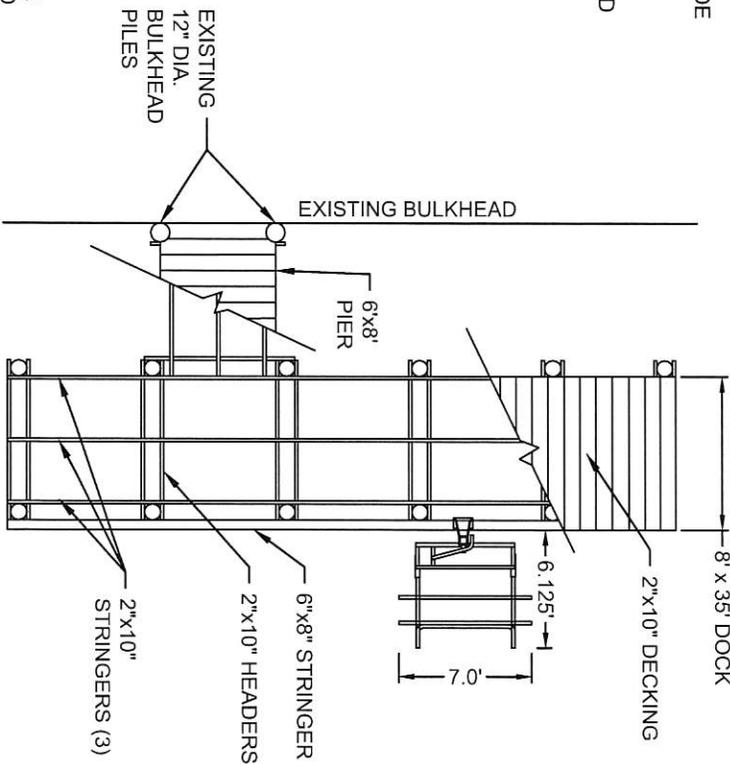
HORIZONTAL SCALE: 1" = 10'  
 VERTICAL SCALE: 1" = 10'

**RANGE OF LOCAL TIDES:**  
 MEAN HIGH WATER = +1.5'  
 NAVD 88 = 0.00'  
 MEAN LOW WATER = -1.2'



**KAYAK LAUNCH DOCK DETAILS**

NTS



Date:	JULY, 2025
Scale:	AS NOTED
Dwn.By:	KWW
Proj.No.:	2261G010
KAYAK LAUNCH DETAILS	
Dwg.No.:	9

**HENLOPEN BLUFF  
 COMMUNITY MARINA  
 LEWES & REHOBOTH HUNDRED  
 CITY OF LEWES, SUSSEX COUNTY, DELAWARE**

**DAVIS  
BOWEN &  
FRIEDEL, INC.**  
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**Exhibit 2:**

**Historic Water Quality Conditions – DEMAC Water Quality Portal  
-Lewes & Rehoboth Canal @ Rt. 9, Station ID: 305041**

# Lewes & Rehoboth Canal @ Rt. 9

## Station Information

FILTERS



Share

Period of Record: Mar 9, 2000 - Jan 23, 2025

Basin: Inland Bays

Watershed: Lewes-Rehoboth Canal



[View Historical Data](#)

[Download Station Data \(csv\)](#)

[Zoom to Station](#)

[Download Station Metadata](#)

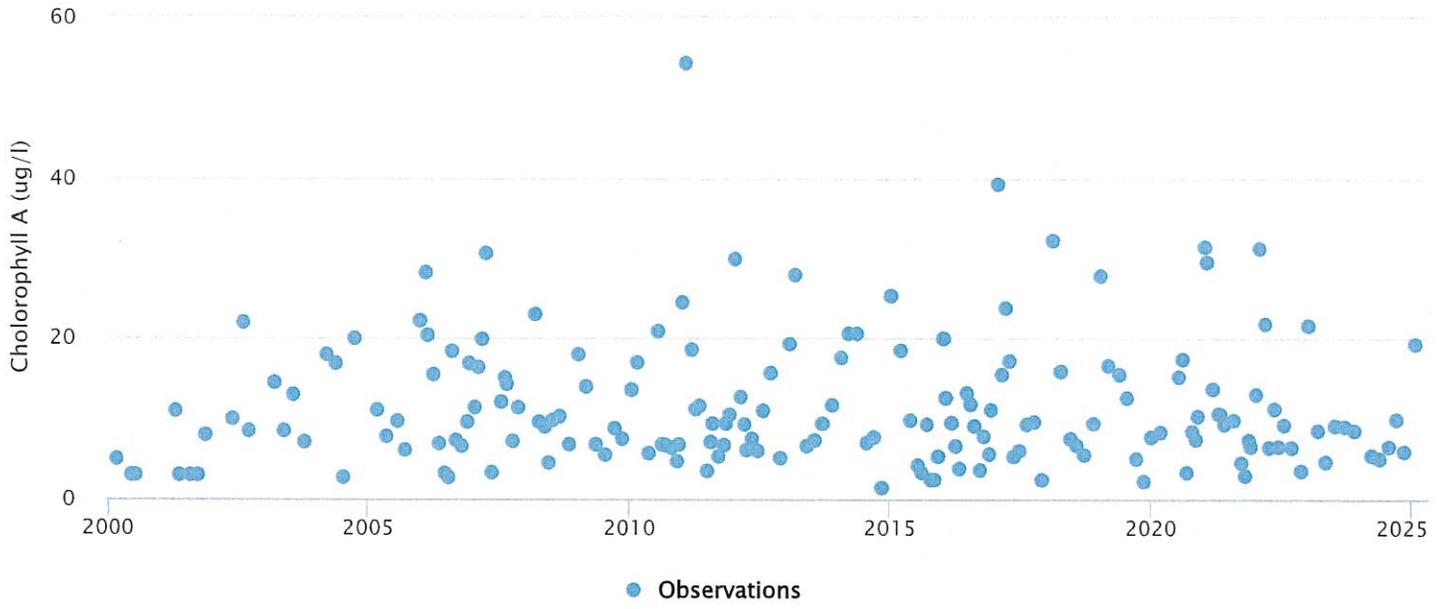
## Latest Water Quality Samples

Parameter	Value	Result Type	Date
Total Suspended Solids	39.1 mg/l	Actual	Jan 23, 2025

# Cholorophyll A



Lewes & Rehoboth Canal @ Rt. 9, Station ID: 305041

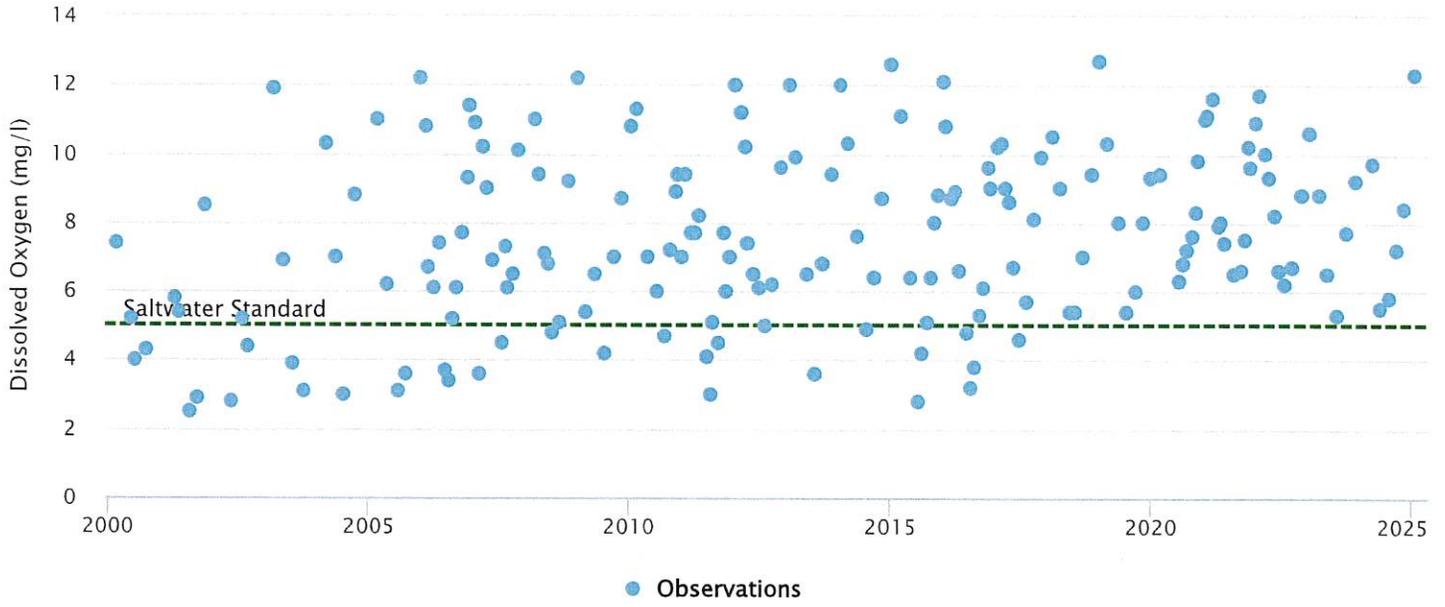


DNREC Surface Water Quality Monitoring Program

# Dissolved Oxygen



Lewes & Rehoboth Canal @ Rt. 9, Station ID: 305041

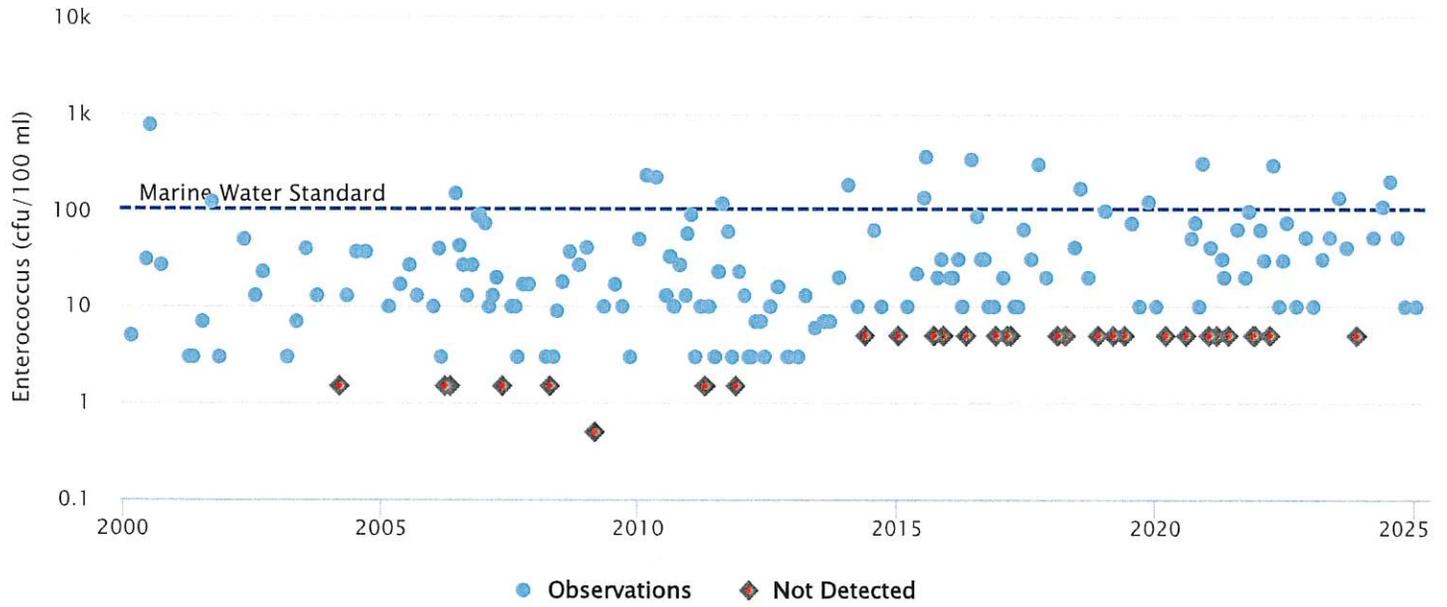


DNREC Surface Water Quality Monitoring Program

# Enterococcus



Lewes & Rehoboth Canal @ Rt. 9, Station ID: 305041

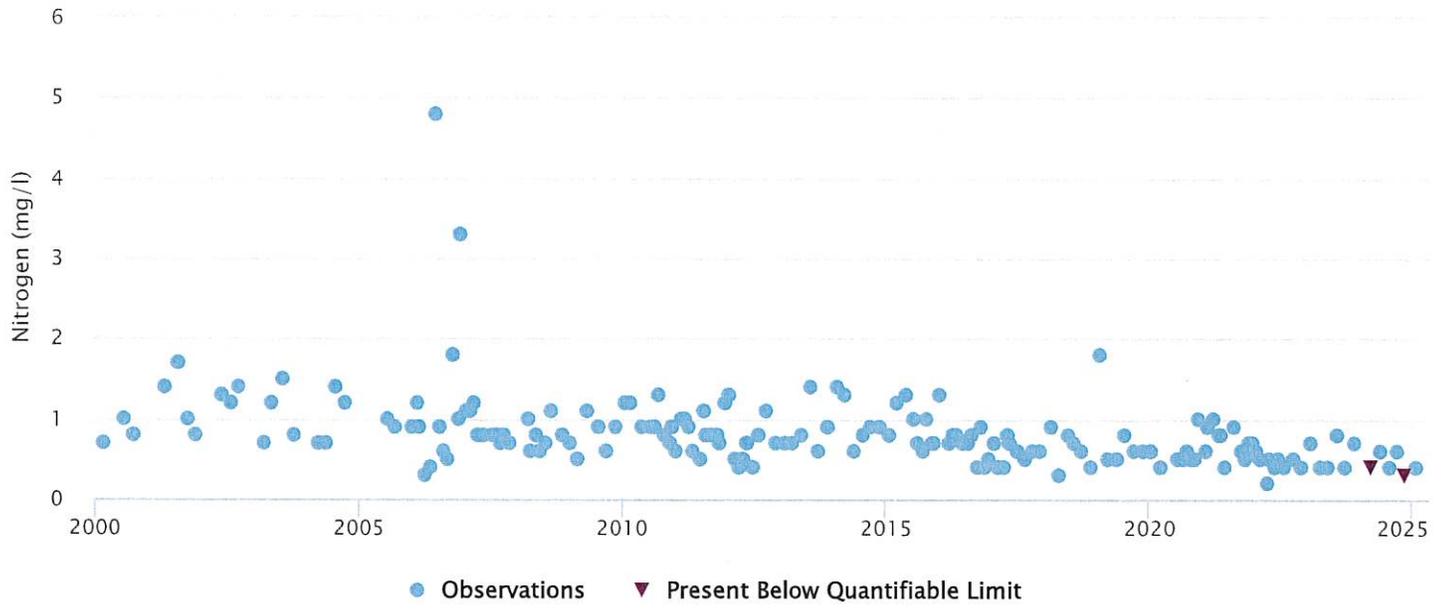


DNREC Surface Water Quality Monitoring Program

# Nitrogen



Lewes & Rehoboth Canal @ Rt. 9, Station ID: 305041

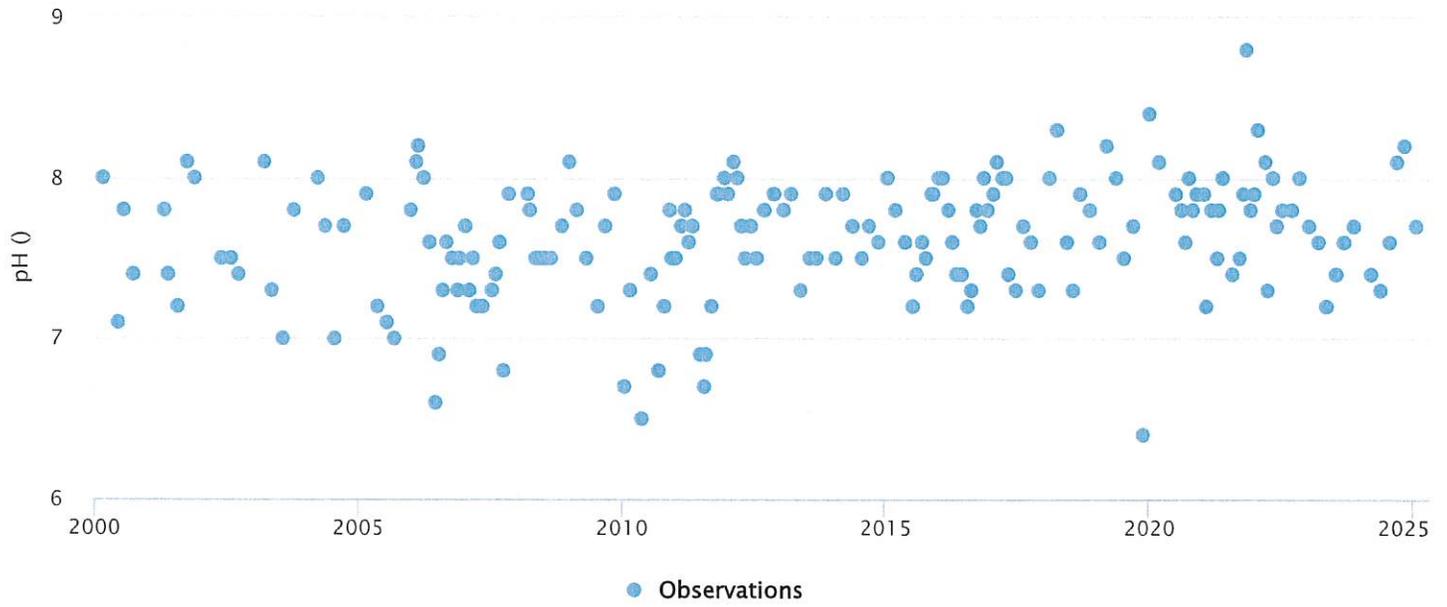


DNREC Surface Water Quality Monitoring Program

# pH



Lewes & Rehoboth Canal @ Rt. 9, Station ID: 305041

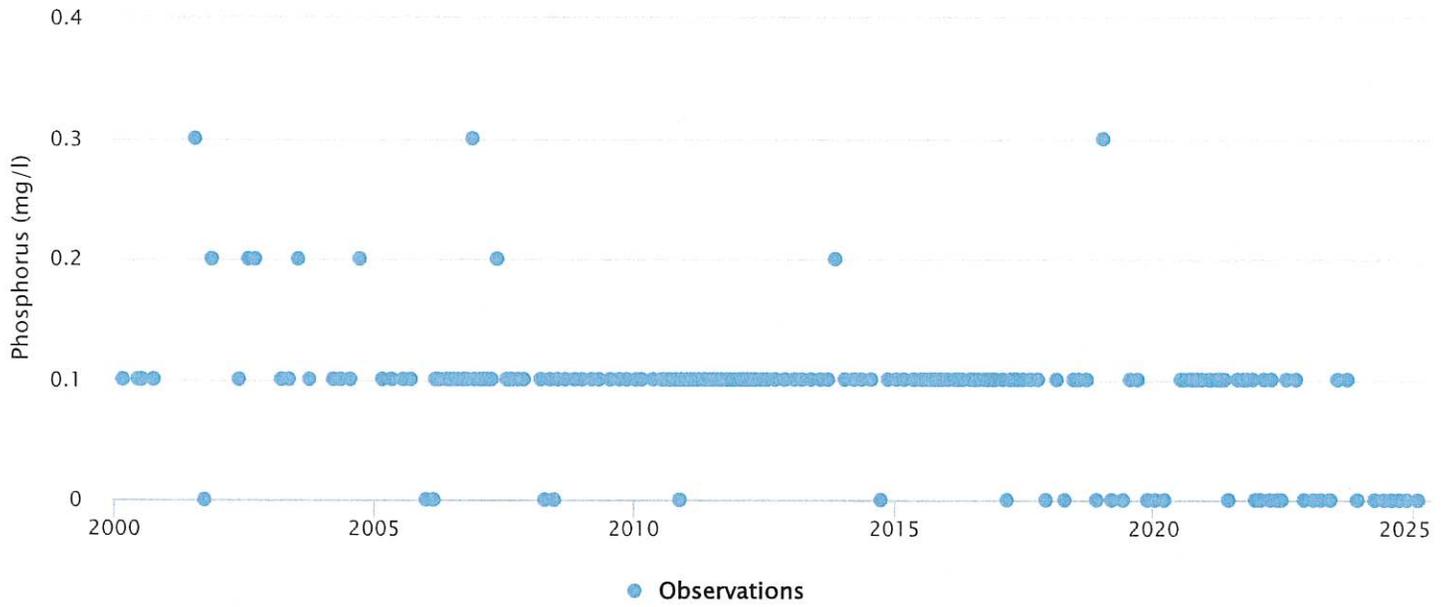


DNREC Surface Water Quality Monitoring Program

# Phosphorus



Lewes & Rehoboth Canal @ Rt. 9, Station ID: 305041

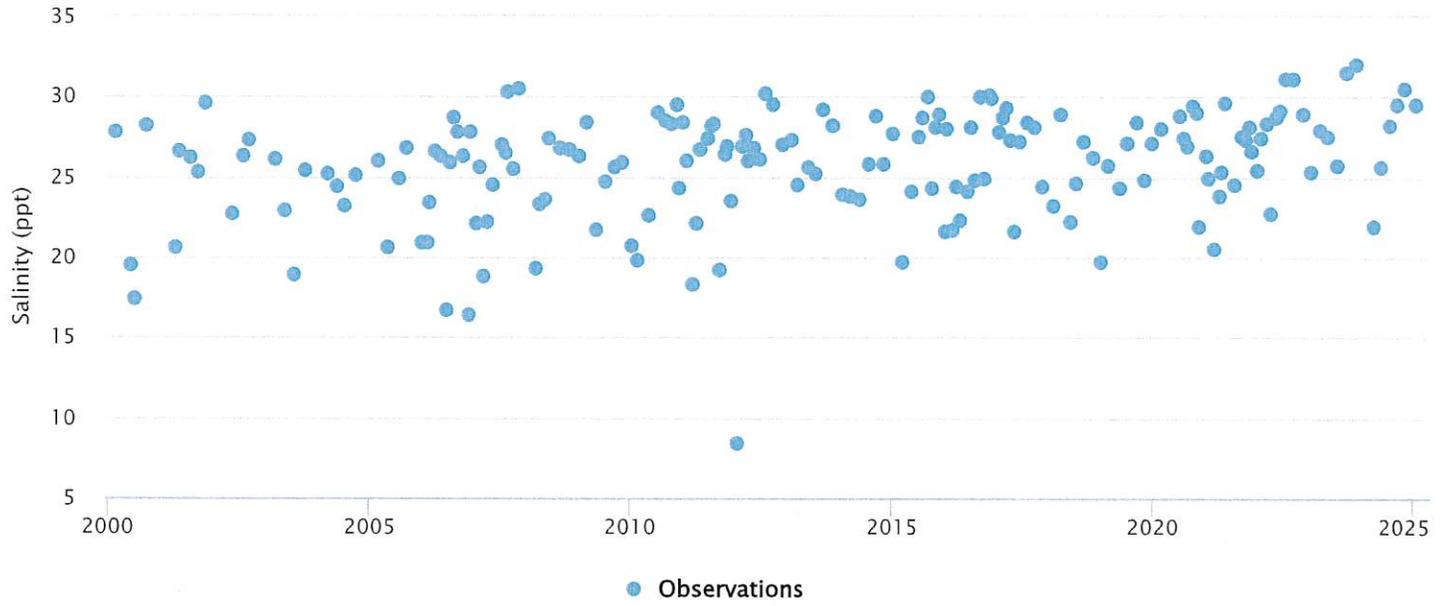


DNREC Surface Water Quality Monitoring Program

# Salinity



Lewes & Rehoboth Canal @ Rt. 9, Station ID: 305041

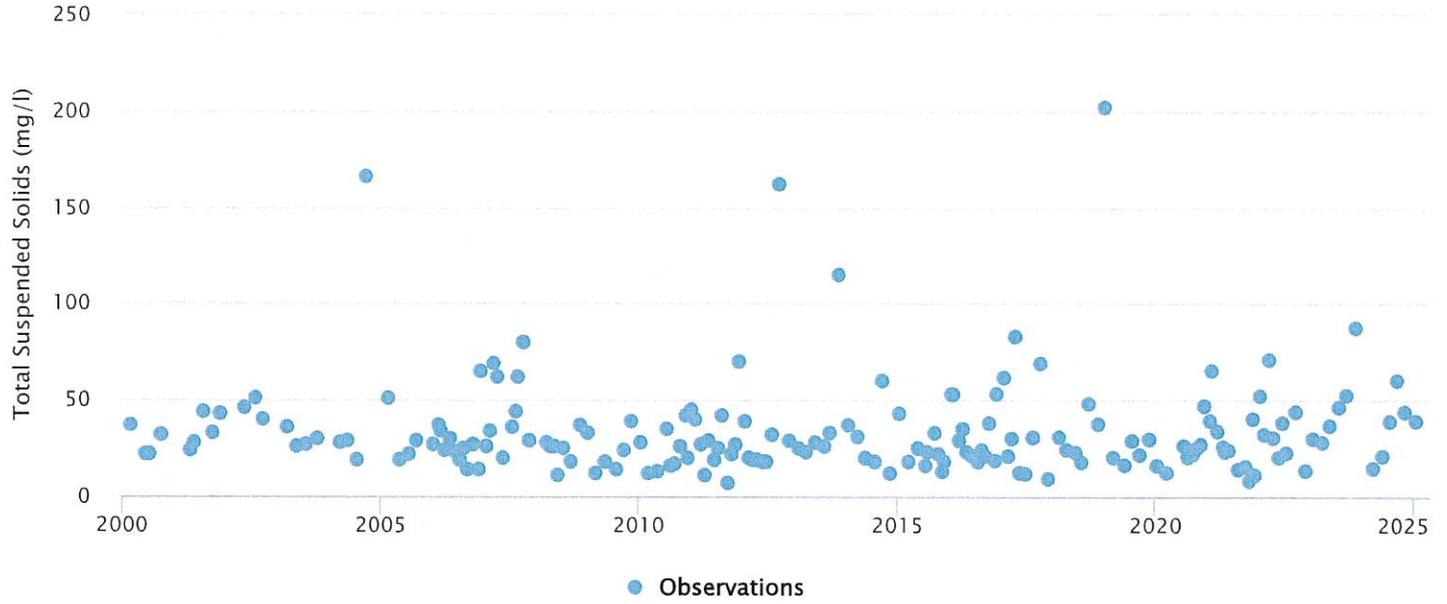


DNREC Surface Water Quality Monitoring Program

# Total Suspended Solids



Lewes & Rehoboth Canal @ Rt. 9, Station ID: 305041

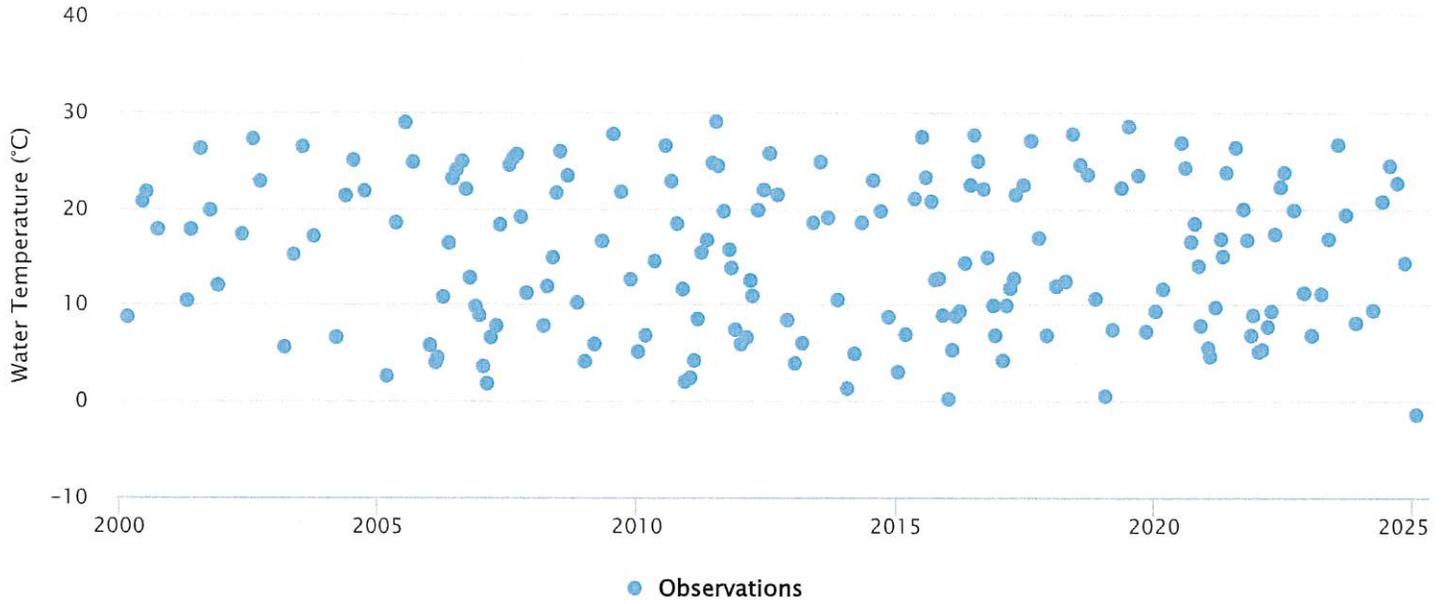


DNREC Surface Water Quality Monitoring Program

# Water Temperature



Lewes & Rehoboth Canal @ Rt. 9, Station ID: 305041



DNREC Surface Water Quality Monitoring Program

**Exhibit 3:**

**Agency Coordination Communications  
-USFWS**



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Chesapeake Bay Ecological Services Field Office  
177 Admiral Cochrane Drive  
Annapolis, MD 21401-7307  
Phone: (410) 573-4599 Fax: (410) 266-9127

In Reply Refer To:

11/03/2025 21:33:55 UTC

Project Code: 2026-0011795

Project Name: Henlopen Bluff Residential Community Docking Facility

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

- USFWS National Wildlife Refuges and Fish Hatcheries
- Coastal Barriers
- Wetlands

## OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Chesapeake Bay Ecological Services Field Office**  
177 Admiral Cochrane Drive  
Annapolis, MD 21401-7307  
(410) 573-4599

## PROJECT SUMMARY

Project Code: 2026-0011795

Project Name: Henlopen Bluff Residential Community Docking Facility

Project Type: Marina - New Construction

Project Description: Construction of nine docks 6foot wide docks extending 32 feet into the Lewes Rehoboth Canal & a community kayak launch dock (8 by 34 feet) fitted with a kayak launch ladder.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.7724646,-75.13192476303894,14z>



Counties: Sussex County, Delaware

## ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## MAMMALS

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10515">https://ecos.fws.gov/ecp/species/10515</a>	Proposed Endangered

## BIRDS

NAME	STATUS
Rufa Red Knot <i>Calidris canutus rufa</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/1864">https://ecos.fws.gov/ecp/species/1864</a>	Threatened

## INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Proposed Threatened

## CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

## COASTAL BARRIERS

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on Federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA](#)

[Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

## OTHERWISE PROTECTED AREA (OPA)

OPAs are denoted with a "P" at the end of the unit number. The only prohibition within OPAs is on Federal flood insurance. **CBRA consultation is not required for projects within OPAs.** However, agencies providing disaster assistance that is contingent upon a requirement to purchase flood insurance after the fact are advised to disclose the OPA designation and information on the restrictions on Federal flood insurance to the recipient prior to the commitments of funds.

UNIT	NAME	TYPE	SYSTEM UNIT ESTABLISHMENT DATE	FLOOD INSURANCE PROHIBITION DATE
DE-03P	Cape Henlopen	OPA	N/A	11/25/2025

## WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

### ESTUARINE AND MARINE DEEPWATER

- E1UBLx

## **IPAC USER CONTACT INFORMATION**

Agency: Private Entity

Name: Edward Launay

Address: Environmental Resource Insights, 1 Park Avenue

City: Milford

State: DE

Zip: 19963

Email: [elaunay@ericonsultants.com](mailto:elaunay@ericonsultants.com)

Phone: 3022363871

**Figure 1:**

**Site Location Map**

Breakwater  
Harbor

Lewes Beach

Pilottown

Lewes

SITE LOCATION

Delmarva  
Peninsula

Gills  
Neck

Gills  
Neck

Lewes and Rehoboth Canal

LEWES QUADRANGLE



Date:	JULY, 2025
Scale:	1" = 1500'
Dwn.By:	KWW
Proj.No.:	2261G010
VICINITY MAP	
Dwg.No.:	1

**HENLOPEN BLUFF  
COMMUNITY MARINA  
USGS TOPO. MAP**  
 TMP: 335-9.00-1.02  
 LEWES & REHOBOTH HUNDRED  
 CITY OF LEWES, SUSSEX COUNTY, DELAWARE

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