Section 1: Applicant Identification

1. Applicant's Name: Solitude on Whites Creek POA
   Mailing Address: c/o SeaScape Property Management
   17563 Nassau Commons Blvd, Suite
   Lewes, DE 19958
   Telephone #: 302-645-2222
   Fax #:
   E-mail:

2. Consultant's Name: Elizabeth Pfaff
   Mailing Address: 22222 Waterview Road
   Lewes, DE 19958
   Company Name: Tributaries, LLC
   Telephone #: 443-359-0092
   Fax #:
   E-mail: beth@coastaltributaries.com

3. Contractor's Name: Tributaries, LLC
   Mailing Address: 22222 Waterview Road
   Lewes, DE 19958
   Company Name: Tributaries, LLC
   Telephone #: 443-359-0092
   Fax #:
   E-mail: beth@coastaltributaries.com

Section 2: Project Description

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

5. Project Purpose (attach additional sheets as necessary):

See attached Project Description

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

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

Section 3: Project Location

7. Project Site Address:
terminus of Peaceful Lane
Ocean View, DE 19970
County: ☐ N.C. ☐ Kent ✓ Sussex
Site owner name (if different from applicant):
Address of site owner:

8. Driving Directions: See attached Location Map and Driving Directions

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

9. Tax Parcel ID Number: 134-12.00-170.00 Subdivision Name:

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

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

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

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Whites Creek waterbody is a tributary to: Indian River Bay

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

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

*If the project is on private subaqueous lands, provide the name of the subaqueous lands owner:
Solitude on Whites Creek POA
(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):
Todd Vickers - 31490 Banks Road, Ocean View, DE 19970

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):

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:
Michael Yost, ACOE Olivia Allread, DNREC

A. Have you had a State Jurisdictional Determination performed on the property? ☐ Yes ☑ No
B. Has the project been reviewed in a monthly Joint Permit Processing Meeting? ☑ Yes ☐ No
*If yes, what was the date of the meeting? June 18, 2026

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):
SL-455/16 MP-455/16

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

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

Type of Permit: NWP 13 - Bank Stabilization Federal Permit or ID #: _____

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

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

Other: _____

Section 5: Signature Page

19. Agent Authorization:

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

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

I wish to authorize an agent as indicated below ☑

I, BARBARA KEENAN, SOWC POA President, hereby designate and authorize ELIZABETH PFAFF
(Name of Applicant) (Name of Agent)
to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Elizabeth Pfaff
Mailing Address: Tributaries, LLC
22222 Waterview Road
Lewes, DE 19958

Telephone #: 443-359-0092
Fax #:
E-mail: beth@coastaltributaries.com

20. Agent's Signature:

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

Agent's Signature — Date: June 22, 2026

21. Applicant's Signature:

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

Applicant's Signature — Date: June 22, 2026

BARBARA KEENAN, SOWC POA President
Print Name

22. Contractor's Signature:

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

Contractor's Name — Date: June 22, 2026

Elizabeth Pfaff c/o Tributaries, LLC
Print Name

COIR LOGS

FILL

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

1. How many linear feet will the fill extend channelward of the:
   a. Tidal waters: mean high water line? 0.5 ft.
      mean low water line? 0 ft.
   b. Non-tidal waters: ordinary high water line? N/A ft.

2. What is the area of fill that will be located:
   a. on subaqueous land (channelward of mean high water) 1,875.3 sq. ft.
   b. on vegetated wetlands? 0 sq. ft.

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

   Purchased from Ferguson Supply in Georgetown

4. What is the total volume of fill? 73 cubic yards
   a. What is the total fill per running foot of shoreline? 73 cubic yards

5. What method will be used to place the fill?
   Manual labor

6. State the type and composition percentage of the fill material (e.g. sand 80%, silt 5%, clay 15%, etc.)
   100% coconut fiber

7. How will the fill be retained? Complete appropriate appendix.
   The coir logs will be anchored with 1 1/2" x 1 1/2" x 48" wooden stakes.

8. What type of vegetation or ground cover will be provided for the filled area(s) to prevent soil erosion and help keep sediment from reaching State waters?
   All work will be completed at low tide to minimize sediment disturbance.

9. Describe the type(s) of structure(s) to be erected on the filled area (if any). Complete appropriate appendix.
   If sediment accretion occurs overtime, the coir logs will be directly planted with Spartina alterniflora plugs. If no sediment accretion occurs, nothing will be implemented.

June 26, 2026

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

RE: Solitude on Whites Creek Proposed Living Shoreline Project
Tax Map Parcel 134-12.00-170.00
Baltimore Hundred, Sussex County, Delaware

Dear Mr. Jones, et al,

This letter is to confirm that I, Barbara Keenan, acting member of the Solitude on Whites Creek POA, has signatory authority for the POA for matters related to our community living shoreline project.

Elizabeth Pfaff with Tributaries LLC, is submitting an application to act as our agent.

Please let me know if you need any additional information.

Barbara Byrd Keenan

Sincerely,

Barbara Keenan, President Solitude on White Creek POA
The Solitude on Whites Creek community in Ocean View, DE 19970

TRIBUTARIES
ECOLOGICAL RESTORATION
www.coastaltributaries.com

Proposed Activity Agreement

We hereby grant permission to Tributaries, LLC employees and volunteers to access the Solitude on White Creek Proposed Bank Stabilization project area which is located in the residential community Common Area at the terminus of Peaceful Lane along the coastline of Whites Creek, Ocean View, Sussex County. Tax Map Parcel # 134-12.00-170.00

Furthermore, we grant permission to conduct all activities related to the proposed construction of the bank stabilization. These activities include, but are not limited to, the construction process, staging areas for materials, and monitoring efforts.

Barbara Byrd Keenan 6-22-26

Solitude on White Creek POA – Barbara Keenan Date

Solitude on White Creek POA
c/o SeaScape Property Management
17563 Nassau Commons Blvd
Suite 3
Lewes, DE 19958

Solitude on Whites Creek – Proposed Bank Stabilization Shoreline Project

Project Location: The community common area shoreline located at the terminus of Peaceful Lane along Whites Creek, Ocean View, Sussex County.

Tax Map Parcel: 134-12.00-170.00

38.553673 N, -75.097212 W **(FIGURE 1. Site Location and Directions)**

Problem: Shoreline erosion due to wave energy from boat wake and chronic tidal flows as well as storm tides/surges. **(Historic Photos_MLW Photos FOLDER)**

Goal: Shoreline Position - Stop further shoreline erosion from scarping and causing calving of existing vegetated shoreline. **(Evidence Photos FOLDER)**

Description of Proposed Activities: Bank Stabilization via Sill Technique

(FIGURE 2. Project Overview with Tidal Datum and all Lines)

Starting at the southern property boundary of the shoreline along Whites Creek, 41 coir logs are to be installed for approximately 410 feet parallel to the toe of the existing vegetation line and above the MLW (-1.29 ft) line of the shoreline moving north and east to the western side of the existing community boat ramp. On the eastern side of the community boat ramp, 100 coir logs are to be installed for approximately 1,000 feet parallel to the toe of the existing vegetation line and above the MLW (-1.29 ft) line of the shoreline moving east, southeast, north around the point, and west by northwest to the northern property boundary.

The coir logs are 10’ x 16” and will be tucked into the scarped edge, reenforcing the root mat to prevent further calving. **(FIGURE 3. Shoreline Coir Logs Placement cross-section)**

The coir logs will be anchored with 1 ½” x 1 ½” x 48” wooden stakes. Jute twine will be utilized to further secure the logs where applicable. (**FIGURE 4. Material cross-section**)

The composition of the submerged substrate is fine silt/mud between 3-6” deep with sand underneath.

Materials:

The total number of coir logs is 141.

The total number of stakes is 705.

Mitigation Methods:

The proposed stabilization materials are natural based compositions.

The proposed activity will take place during low biological reproductivity (September – February).

All work channelward of the MHW line will occur during the low tide cycle. The total anticipated duration of disturbance is 16 hours.

Staging Areas:

Materials will be placed along the upland edge and adjacent to the boat ramp pavement of the community.

Proposed Project Timeframe:

- Spring 2026 – Baseline Monitoring, Design, JPP meeting
- Summer 2026 – Permit Applications, Order Materials
- Winter 2026 – Installation of Coir Logs (* work to be done during low tide and may require multiple days during proper tidal cycles)
- Spring 2027 – Monitor for stability and placement of materials
- Summer/Winter 2027 – Monitor and Adaptive Management/Repair

OTHER:

FEMA – Site location within the FEMA 100 YR flood plain and Zone AE8 (BFE 8 feet relative to NAVD88).
Tidal Datum was obtained from VDATUM.NOAA < 0.7 nm from proposed project site.

Monitoring Plan:

Project Goal #1

Objective: Shoreline/Bank Stabilization

- Shoreline Stabilization does not recede further landward than the original position.

Metric: Horizontal position of vegetated edge

Method: Photo documentation and permanent marker measurements

Temporal Resolution: Quarterly and after a storm event

Spatial Resolution: Same angle from fixed photo locations

Analysis Question:

A- Has the vegetated marsh edge been stabilized?

FIGURE 3. CROSS SECTION OF SHORELINE COIR LOG PLACEMENT

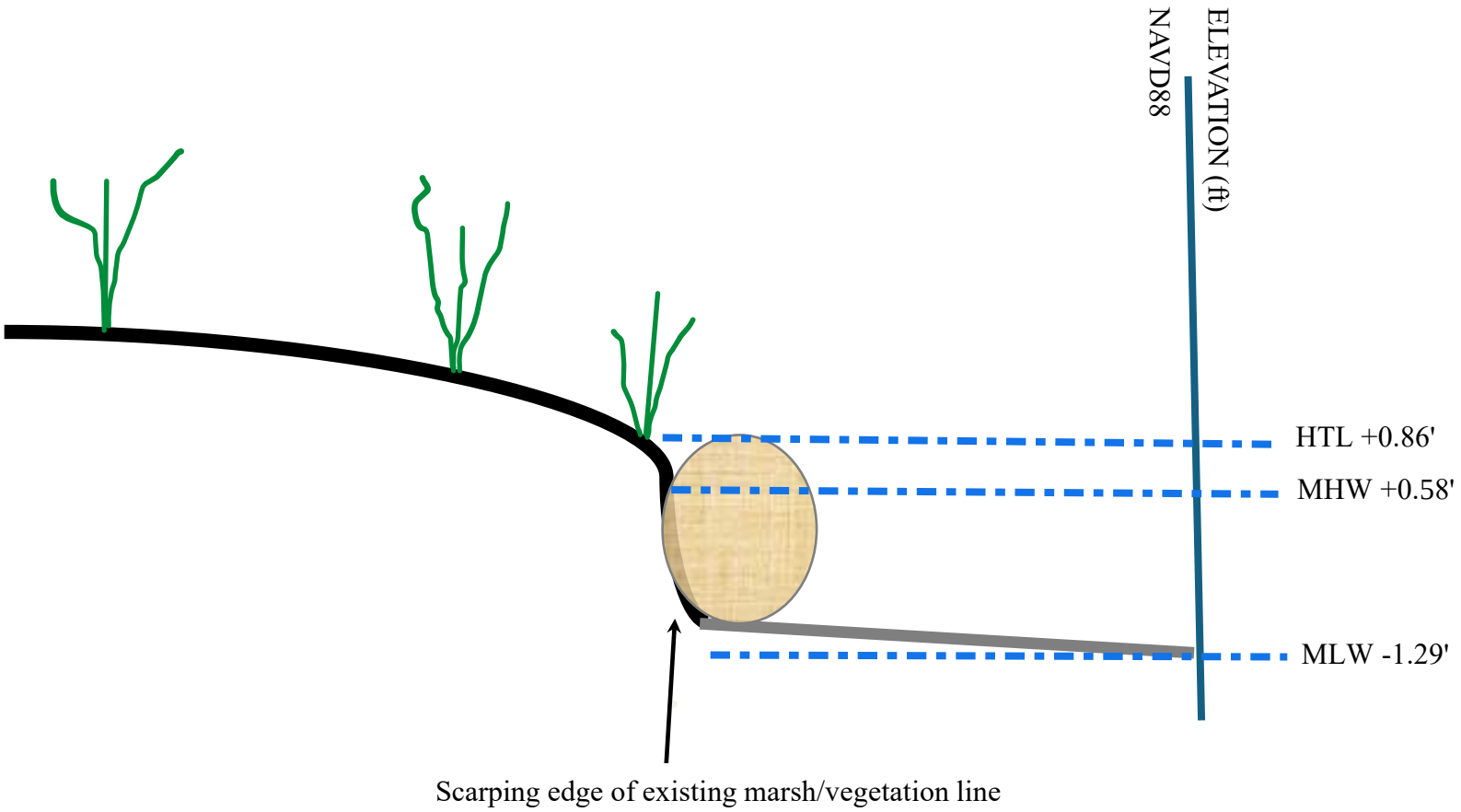
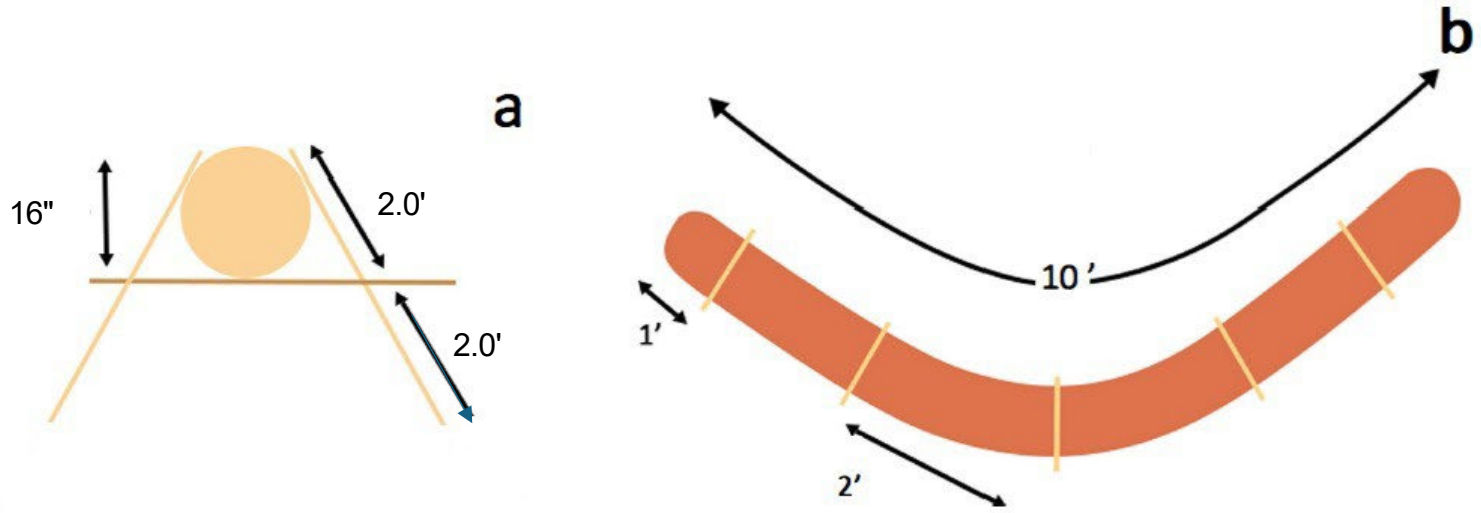


FIGURE 4.



Cross-section (a) and overhead (b) view of securing methods for the coir log structures. Log structures and oak stakes are represented by dark brown circles and light brown lines, respectively.

TRIBUTARIES
ECOLOGICAL RESTORATION
www.coastaltributaries.com

Adaptive Management Plan
Solitude on Whites Creek, Ocean View, DE

Performance Metrics/ Category

- **Physical Stability:** Shoreline position, sediment retention, log/sill integrity
- **Biological Success:** Percent cover of native marsh vegetation, survival rates, invasive species presence
- **Water Quality:** Turbidity reduction, nutrient uptake (optional if monitoring budget allows)

Monitoring Schedule: Frequency - Parameters

- **Year 1** – Quarterly – shoreline position, erosion, structural integrity
- **Year 2-3** – Biannually – vegetation survival/spread, invasive vegetation encroachment, sediment accretion
- **Year 4+** - Annually – long term trends, adaptive needs

Management Triggers

- **Structural Damage** (e.g., dislodged coir logs): Repair or replace with more durable materials
- **Invasive Species Encroachment** (>10% cover): Initiate targeted removal (e.g., hand-pulling, herbicide)

Management Actions

- **Structural Adjustments:** Reposition logs, secure with longer anchors and tie downs, or install additional materials if erosion persists
- **Invasive Control:** Follow BMPs for *Phragmites australis* if present

Electronically Recorded Document# 2025000027383 BK: 6343 PG: 97
Recorder of Deeds, Alexandra Reed Baker On 7/28/2025 at 1:20:13 PM Sussex County, DE
Consideration: $0.00 County/Town: $0.00 State: $0.00 Total: $0.00
Doc Surcharge Paid Town: SUSSEX COUNTY

TAX MAP #134-12.00-170.00

PREPARED BY/RETURN TO:
SCOTT and SHUMAN, P.A.
33292 Coastal Highway
Middlesex Plaza - Suite 3
Bethany Beach, DE 19930-3703
(302) 537-1147, (302) 537-1174 fax
KWS

NO TITLE OR LIEN SEARCH REQUESTED OR PERFORMED

DEED

THIS DEED is made as of the 23rd day of July, 2025, between **TAC BEACON I, LLC, a Delaware limited liability company,** of 2500 Wrangle Hill Road, Suite 101, Bear, Delaware 19701, party of the first part (hereinafter referred to as "Grantor") and **SOLITUDE ON WHITES CREEK PROPERTY OWNERS ASSOCIATION, INC., a Delaware corporation,** care of Seascape Property Management, Inc., 17563 Nassau Commons Blvd., Suite 3, Lewes, Delaware 19958, party of the second part (hereinafter referred to as "Grantee").

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part, and its successors and assigns, in fee simple, the following-described lands, situate, lying and being in **Sussex County**, State of Delaware:

ALL THOSE CERTAIN lots, pieces or parcels of land, situate in Baltimore Hundred, Sussex County and State of Delaware, said lots being known and designated as **OPEN SPACE** (consisting of 9.92 acres +/-), as shown on the Subdivision Plan entitled "SOLITUDE ON WHITES CREEK", prepared by LANDDESIGN Surveying/Landscape Architecture, dated April 28, 2016 (revised December 15, 2017), as filed for record in the Office of the Recorder of Deeds in and for Sussex County, at Georgetown, Delaware on December 18, 2017, in Plot Book 255 at page 68; and two small islands located in Whites Creek located east of the above lands.

Document# 2025000027383 BK: 6343 PG: 98
Recorder of Deeds, Alexandra Reed Baker On 7/28/2025 at 1:20:13 PM Sussex County, DE
Doc Surcharge Paid

BEING A PART of the lands conveyed unto TAC BEACON I, LLC, a Delaware limited liability company, by Deed dated January 14, 2015, of Land-Lock L.L.C., a Delaware limited liability company, as filed for record in the Office of the Recorder of Deeds, aforesaid, in Deed Book 4354 at page 201.

THIS CONVEYANCE IS MADE SUBJECT TO the Master Declaration of Covenants, Conditions, Easements and Restrictions for Solitude on Whites Creek, dated May 31, 2016, as filed for record in the Office of the Recorder of Deeds, aforesaid, on June 3, 2016, in Deed Book 4551 at page 40, as amended.

THIS CONVEYANCE IS FURTHER SUBJECT TO the Amended and Restated Bylaws for Solitude on Whites Creek Property Owners Association, Inc., as filed for record in the Office of the Recorder of Deeds, aforesaid, on March 6, 2023, in Deed Book 5865 at page 200, as amended.

THIS CONVEYANCE IS FURTHER SUBJECT TO any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds, aforesaid.

This site contains regulated wetlands or a resource with resource buffers governed by the Sussex County Zoning and Subdivision Codes. Activities within these wetlands may require a permit from the U.S. Army Corps of Engineers and/or the State of Delaware. Disturbance of a resource or resource buffer may be a violation of the Sussex County Zoning and Subdivision Codes, for which penalties and other remedies may be imposed by Sussex County.

This property is located in the vicinity of land used primarily for agricultural purposes on which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure, and other odors, the use of agricultural chemicals and nighttime farm operations. the use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

SIGNATURE PAGE FOLLOWS.

Document# 2025000027383 BK: 6343 PG: 99
Recorder of Deeds, Alexandra Reed Baker On 7/28/2025 at 1:20:13 PM Sussex County, DE
Doc Surcharge Paid

IN WITNESS WHEREOF, the said TAC BEACON I, LLC, has caused its name to be hereunto set, and its common and corporate seal to be hereunto affixed, duly attested, as of the day and year first above written.

WITNESS:

Loretta Catron

TAC BEACON I, LLC

By:_____(SEAL)
Robert L. Sipple, Jr., Manager

STATE OF Delaware :
: SS
COUNTY OF New Castle :

BE IT REMEMBERED, that on this 23 day of July, 2025, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Robert L. Sipple, Jr., Manager of TAC BEACON I, LLC, party to this Deed, known to me personally to be such, and acknowledged this Deed to be his act and deed, and the act and the deed of the said Company, and that the act of signing and sealing this Deed was first authorized by the said TAC BEACON II, LLC, and that the nominal consideration on the face of the Deed recited is supported by the actual consideration as reported on the transfer tax affidavits.

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

LORETTA L CATRON NOTARY PUBLIC STATE OF DELAWARE MY COMMISSION EXPIRES 3-2-2028

Notary Public

[Notary Seal] My Commission Expires: 3-2-2028

SPACE BELOW THIS LINE FOR RECORDER'S USE ONLY

FIGURE 1. Site Location & Driving Directions

SOLITUDE ON WHITES CREEK
From Route 1 head west on Route 26.
Turn right onto Road 351 in Millville.
Turn right onto Heavenly Way. At the stop sign, turn right onto Peaceful Lane and follow to the end.





NOTE:
1- VERTICAL REFERENCE: NAVD 88
2- HORIZONTAL REFERENCE: NAD83, DE STATE PLANE, US. FOOT
3- SOUNDINGS WERE OBTAINED USING AN UNABARA Z AXIS DEPTH SOUNDER @ 200kHz
4- SOUND VELOCITY OBTAINED USING AN UNABARA HYDROBAR
5- THE DATA ON THIS MAP REFRESENT THE GENERAL CONDITIONS EXISTING ON 05-14-2026.



VICINITY MAP SCALE 1"=1000'

SITE DATA		
1	TAX PARCEL	134-12.00-170.00
2	LOCATION	30727 PEACEFUL LN,OCEAN VIEW DE 19967
3	OWNER	SOLITUDE ON WHITES CREEK 17563 NASSAU COMMONS BLVD STE 3 LEWES, DE 19958
4	PRESENT ZONING	M-R MEDIUM DENSITY RESIDENTIAL DISTRICT
5	PRESENT LAND USE:	RESIDENTIAL
6	WETLAND FLAGS AVERAGE ELEV.	2.44'
7	VEGETATION LINE AVERAGE ELEV.	-0.78'

LEGEND	
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	EXISTING CONTOUR LINE
	WETLAND FLAG
WET	WETLANDS LINE
(MHW)	MEAN HIGH WATER (+0.58')
(MLW)	MEAN LOW WATER (-1.29')
(MHT)	HIGH TIDE LINE (+0.86')
	EXISTING VEG/COIR LOG LINE

EXISTING CONDITIONS BATHYMETRIC & SHORELINE SURVEY

REVISIONS

PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

EXISTING CONDITIONS
SOLITUDE OF WHITES CREEK
TAX MAP: 134-12.00-170.00
30727 PEACEFUL LN
OCEAN VIEW BALTIMORE HUNDRED SUSSEX COUNTY, DE

ROBERT PLITKO JR. LICENSE NO. 14093 DELAWARE PROFESSIONAL ENGINEER

GRAPHIC SCALE
1 inch = 40 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:	DATE 5/14/26
DRAWING:	
REVIEW: RP	

SHEET V100

EXISTING CONDITIONS.dwg