



March 26, 2021

C 2913-1

Laura Mensch, Regulatory Programs Director  
Delaware Coastal Management Program  
Delaware Department of Natural Resources and Environmental Control  
100 Water Street, Suite 7B  
Dover, Delaware 19904

**SUBJECT: COASTAL ZONE CONSISTENCY CERTIFICATION**

Dear Ms. Mensch:

I am submitting this completed Coastal Zone Management Act Federal Consistency Form plus attachments on behalf of our client, Riverview Industrial Park LLC. As of March 15, 2021, the State of Delaware will deny Coastal Zone Management (CZM) Consistency Concurrences for Nationwide Permit 39 (NWP-39). Water Quality Certifications (WQC) for NWP 39 are still issued for projects not in Critical Resource Waters. Our client owns a 32.75-acre property located at 314 Bay West Boulevard in New Castle County, Delaware. The subject property was previously developed as a business park by its former owners and during that time, unauthorized discharges of fill material was placed in Waters of the U.S. including wetlands. On December 9, 2020, a Notice of Violation was issued by the U.S. Army Corps of Engineers (USACE) to our client directing them to cease and desist from performing any further work in the areas subject to Federal jurisdiction until the violations are resolved.

The Notice of Violation acknowledged that the unauthorized fill was done prior to our client taking ownership and that our client and their representative was willing to resolve the violation and legalize the unauthorized fill. One of several options offered to our client was to remove a portion of the unauthorized fill and restore those areas to their former condition. Upon completion of this removal and restoration aspect, our client would have the opportunity to apply for an after-the-fact permit (NWP-39) to legalize the remaining unauthorized fill.

As a result of discussions and site meetings with the USACE enforcement agent and our client's representative, the historical and current wetland delineation lines were mutually agreed upon. From that point, it was discussed and mutually agreed upon that our client would remove 1.12 acres of historically-placed fill material from the emergent non-tidal wetlands and restore these areas to their former condition as non-tidal emergent wetlands. NWP-39 limits the amount of permanent wetland impacts to 0.50 acres so our client will create 0.56 acres of non-tidal emergent wetlands as compensation for previously-placed fill material that needs to remain in-place to provide vehicular access for tenants and users to the existing commercial structures in the vicinity of the unauthorized work to comply with the NWP-39 permissible limit.

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Laura Mensch, Regulatory Programs Director

March 26, 2021

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In order to accomplish these two goals, our firm has designed a plan to survey and field-locate specific historically-filled areas; excavate the unauthorized materials to the original depths; removal of excavated materials from the site; stabilize the earthen slopes; and plant and seed the excavated areas with native hydrophytic vegetation. In addition, this plan includes the excavation of on-site uplands to a depth suitable to retain shallow surface water and moisture necessary to sustain planted and naturally-occurring hydrophytic vegetation.

No State-regulated tidal wetlands or subaqueous lands were affected by the historical placement and proposed removal of the unauthorized fill material, so the Delaware Department of Natural Resources & Environmental Control (DNREC) Wetlands Section was not contacted for permit-related issues. However, the DNREC Site Investigation and Restoration Section (SIRS) was notified as the overall subject property is a Volunteer Cleanup Program (VCP) site where off-site transport of excavated soil materials must be sampled and analyzed, and then reviewed and approved.

No adjacent or nearby sites identified by the Delaware Cultural and Historic Resource Information System (CHRIS) will be affected by this project.

Pre-Construction Notifications have been submitted to DNREC Wetlands and Subaqueous Lands Section and Delaware Division of Fish & Wildlife. U.S. Fish & Wildlife Service (USFWS) concluded that no habitat was present in or adjacent to the designated project area.

Please contact me if you have any questions or require additional information.

Sincerely,



Craig S. Smith, PWS  
Environmental Scientist

Attachments: USFWS Response letter  
ENG FORM 6082 + Cover Letter  
State PCN Notification Letters  
Location Map  
Historical & Cultural Resources Map + Site Data  
Historic & Cultural Resources Map  
State Tidal Wetlands Map  
1992 Aerial Photo  
FEMA Floodplain Map  
Wetland Restoration and Creation Areas Plan



Initial Review: \_\_\_\_\_  
Updated On: \_\_\_\_\_  
Complete: \_\_\_\_\_  
Official Use Only

### Coastal Zone Management Act Federal Consistency Form

This document provides the Delaware Coastal Management Program (DCMP) with a Federal Consistency Determination or Certification for activities regulated under the Coastal Zone Management Act of 1972, as amended, and NOAA's Federal Consistency Regulations, 15 C.F.R. Part 930. Federal agencies and other applicants for federal consistency are not required to use this form; it is provided to applicants to facilitate the submission of a Consistency Determination or Consistency Certification. In addition, federal agencies and applicants are only required to provide the information required by NOAA's Federal Consistency Regulations.

**Project/Activity Name:** River View Industrial Park/NWP-39 (NAP-2019-00449)

**I. Federal Agency or Non-Federal Applicant Contact Information:**

Contact Name/Title: Craig S. Smith/Environmental Scientist (Applicant: River View Industrial Park LLC)

Federal Agency Contractor Name (if applicable): \_\_\_\_\_

Federal Agency: U.S. Army Corps of Engineers  
(either the federal agency proposing an action or the federal agency issuing a federal license/permit or financial assistance to a non-federal applicant)

Mailing Address: 200 Continental Drive; Suite 400

City: Newark State: Del. Zip Code: 19713

E-mail: craigs@landmark-se.com Telephone #: 302-444-0793

**II. Federal Consistency Category:**

- Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)
- Federal License or Permit Activity (15 C.F.R. Part 930, Subpart D)
- Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)
- Federal License or Permit Activity which occurs wholly in another state (interstate consistency activities identified in DCMP's Policy document)
- Federal Financial Assistance (15 C.F.R. Part 930, Subpart F)

**III. Detailed Project Description (attach additional sheets if necessary):**

The 32.75-acre subject property located at 314 Bay West Boulevard in New Castle, Del. was previously developed as a business park by its former owners and during that time, unauthorized discharges of fill material was placed in Waters of the U.S. including wetlands. On December 9, 2020, a Notice of Violation was issued by the U.S. Army Corps of Engineers (USACE) to our client, the current owner (River View Industrial Park LLC), directing them to cease and desist from performing any further work in the areas subject to Federal jurisdiction until the violations are resolved.

The Notice of Violation acknowledged that the unauthorized fill was done prior to our client taking ownership and that our client and their representative was willing to resolve the violation and legalize the unauthorized fill. Our client accepted the option to remove a portion of the unauthorized fill and restore those areas to their former condition. Upon completion of this removal and restoration aspect, our client would have the opportunity to apply for an after-the-fact permit (NWP-39) to legalize the remaining unauthorized fill.

The historical and current wetland delineation lines were mutually agreed upon after several discussions and site meetings with Mr. Todd Hoernemann, the USACE enforcement agent. It was then mutually agreed upon that our client would remove 1.12 acres of historically-placed fill material from the emergent non-tidal wetlands and restore these areas to their former condition as non-tidal emergent wetlands. NWP-39 limits the amount of permanent wetland impacts to 0.50 acres so our client will create 0.56 acres of non-tidal emergent wetlands as compensation for previously-placed fill material that needs to remain in-place to provide vehicular access for tenants and users to the existing commercial structures in the vicinity of the unauthorized work to comply with the NWP-39 permissible limit.

Our client intends to excavate the unauthorized materials to the original depths; remove the excavated materials from the site; stabilize the earthen slopes; and plant and seed the excavated areas with native hydrophytic vegetation. In addition, this plan includes the excavation of on-site uplands to a depth suitable to retain shallow surface water and moisture necessary to sustain planted and naturally-occurring hydrophytic vegetation in these wetland creation areas. See attachments for additional information.



**IV. General Analysis of Coastal Effects (attach additional sheets if necessary):**

The purpose of the proposed project is to rectify the non-permitted placement of fill materials in emergent non-tidal wetlands and in a mapped flood hazard zone by the previous land owner. The current owner plans to mechanically remove 1.12 acres of older fill material to the original depths, remove and transport the excavated materials off-site, and seed and plant the excavated area with hydrophytic vegetation in order to restore the areas as emergent wetlands with scattered woody vegetation, plus create an additional 0.56 acres of wetlands as a condition of the after-the-fact permit.

The subject property was identified as a Brownfields site and is presently a Volunteer Cleanup site, and soil samples will be collected and analyzed for presence of hazardous waste within the proposed wetland restoration and creation areas prior to any excavation activities. Excavated soils will be stockpiled and transported in accordance with the existing site-specific Contaminated Materials Management Plan and as approved by the DNREC Site Investigation and Restoration Section (SIRS).

Sediment and erosion controls will be placed and maintained throughout the duration of project-related excavation activities.

The wetland restoration areas and wetland creation areas will be subject to monitoring events to measure and determine the success of each area and all on-site emergent and forested wetlands will be permanently deed-restricted. An existing downstream tidal or sluice gate on the adjacent property at the outfall to Delaware River separates the subject property waters from coastal waters. This proposed project will not impact any state-regulated subaqueous lands or tidal wetlands.

No Biological Assessment is required at this time by U.S Fish & Wildlife Service. (see attached USFWS letter for details)

**V. Detailed Analysis of Consistency with DCMP Enforceable Policies (attach additional sheets if necessary):**

**Policy 5.1: Wetlands Management**

The proposed project is intended to rectify the non-permitted placement of fill materials in emergent non-tidal wetlands by the previous land owner. The current owner plans to mechanically remove 1.12 acres of older fill material to the original depths, remove and transport the excavated materials off-site, and seed and plant the excavated area with hydrophytic vegetation in order to restore the areas as emergent wetlands with scattered woody vegetation. In addition, the current owner plans to excavate adjacent upland areas to create 0.56 acres as a condition of the after-the-fact permit.

The subject property was identified as a Brownfields site and is presently a Volunteer Cleanup site. Thus, soil samples must be collected and analyzed for presence of hazardous waste within the proposed wetland restoration and creation areas prior to any excavation activities. Excavated soils will be stockpiled and transported in accordance with the existing site-specific Contaminated Materials Management Plan and as approved by the DNREC Site Investigation and Restoration Section (SIRS). The wetland restoration areas and wetland creation areas will be subject to semi-annual and annual monitoring events to measure and determine the success of each area. Any planted areas determined to require remedial action during the course of monitoring will be identified and corrected to the satisfaction of the U.S. Army Corps of Engineers (USACE) agent.

No state-regulated subaqueous lands or tidal wetlands will be impacted by this proposed project; No dredging or placement of fill materials in wetlands will occur during the course of the proposed project; The existing on-site Waters of the U.S including wetlands, plus all newly restored and created wetland areas will be protected in perpetuity by a recorded deed restriction. See attachments for details.

**Policy 5.2: Beach Management**

The proposed project will have no effect on beaches.

**Policy 5.3: Coastal Waters Management (includes wells, water supply, and stormwater management. Attach additional sheets if necessary)**

An existing stormwater management pond constructed in the past on the subject property intercepts a portion of the surface water runoff during storm events. This SWM pond will not be disturbed or modified by nearby excavations to restore previously-filled wetlands.

Sediment and erosion controls will be placed in down gradient and cross-gradient locations adjacent to all excavation areas prior to construction activities and maintained throughout the duration of project-related excavation activities to prevent silt and soil particles from entering the adjacent wetlands and pond.

Waters flowing from much of the subject property drain into a large pond at the southwestern corner before entering a drainage channel adjacent to the southeastern property line. This channel flows parallel to a large linear earthen berm that appears to have been constructed during site remediation activities on the adjacent property just to the south as observed on 1988-1992 historical aerial photos. This adjacent property remains listed as a contaminated site and identified as Denton Landfill (DE-0015). This drainage channel exits the subject property near the southern corner and appears to be controlled by a tidal gate or sluice adjacent to Delaware River.

See attachments for details.

**Policy 5.4: Subaqueous Land and Coastal Strip Management**

The proposed project will have no direct impacts to private or public subaqueous lands, or groundwater within the subject property. Sediment and erosion controls will be placed in down gradient and cross-gradient locations adjacent to all excavation areas prior to construction activities and maintained through the duration of project-related excavation activities to prevent silt and soil particles from entering the adjacent wetlands and pond. The restored and created emergent wetland areas are expected to increase wetland habitat, improve water quality, and decrease sediment transport.

An existing downstream tidal or sluice gate on the adjacent property at the outfall to Delaware River separates the subject property waters from coastal waters.

All excavated materials will be stored, handled, and transported in accordance with the on-site HMMP.

See attachments for details.

**Policy 5.5: Public Lands Management**

The proposed project will have no effect on public lands.



**Policy 5.6: Natural Lands Management**

The proposed project will have no effect on natural lands.

**Policy 5.7: Flood Hazard Areas Management**

The proposed project will restore the flood hazard areas affected by the earlier placement of fill materials in wetlands by previous land owner identified as Zone AE on FEMA Flood Map 10003C0163L (effective date 01/22/2020) In conjunction with the wetland restoration aspect. See attached map for details.

**Policy 5.8: Port of Wilmington**

The proposed project will have no effect on the Port of Wilmington.

**Policy 5.9: Woodlands and Agricultural Lands Management**

The large forested wetland area in the northwestern portion of the subject property will not be impacted and will be protected by a future deed restriction.

Some trees and scrub-shrub vegetation will be planted in the wetland restoration and creation areas along with the emergent vegetation.

**Policy 5.10: Historic and Cultural Areas Management**

One adjacent site was identified on the Delaware Division of Historical & Cultural Affairs (DHCA) Cultural & Historic Resource Information System (CHRIS) Map on the adjoining property to the southeast; Shore Lighthouse Keeper's House. The proposed project will have no effect on this mapped site or any other historic or cultural areas mapped on nearby locations. See attached Historical & Cultural Resources map for details.

**Policy 5.11: Living Resources**

The restoration of previously-filled wetlands plus the creation of additional wetland areas as part of the permit requirements will provide additional habitat areas for local wildlife.

A response letter from U.S Fish & Wildlife Service (attached) indicated that this project will have no effect on endangered, threatened, or candidate species identified in the IPaC search, that it is unlikely that these species will occur in the study area, and no Biological Assessment is required.

**Policy 5.12 Mineral Resources Management**

The proposed project will have no effect on mineral resources

**Policy 5.13: State Owned Coastal Recreation and Conservation**

The proposed project will have no effect on state-owned coastal recreation or conservation areas.

**Policy 5.14: Public Trust Doctrine**

The proposed project will have no effect on public trust doctrine.

**Policy 5.15: Energy Facilities**

The proposed project will have no effect on energy facilities.

**Policy 5.16: Public Investment**

The proposed project will have no effect on public investment.

**Policy 5.17: Recreation and Tourism**

The proposed project will have no effect on recreation and tourism.

**Policy 5.18: National Defense and Aerospace Facilities**

The proposed project will have no effect on national defense or aerospace facilities.

**Policy 5.19: Transportation Facilities**

The proposed project will have no effect on transportation facilities.

**Policy 5.20: Air Quality Management**

The proposed project will have no effect on air quality.

**Policy 5.21: Water Supply Management**

The proposed project will have no effect on water supply.

**Policy 5.22: Waste Disposal Management**

The proposed project will have no effect on waste disposal.

**Policy 5.23: Development**

The proposed project will have no effect on development.

**Policy 5.24: Pollution Prevention**

The proposed project will have no effect on pollution prevention.

**Policy 5.25: Coastal Management Coordination**

The proposed project will have no effect on coastal management coordination.

**VI. JPP and RAS Review (Check all that apply):**

Has the project been reviewed in a monthly Joint Permit Processing and/or Regulatory Advisory Service meeting?

JPP

RAS

None

\*If yes, provide the date of the meeting(s): \_\_\_\_\_



**VII. Statement of Certification/Determination and Signature** (Check one and sign below):

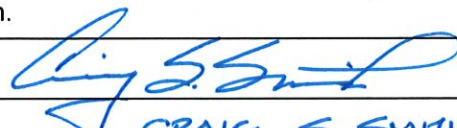
**FEDERAL AGENCY CONSISTENCY DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity is consistent to the maximum extent practicable with the enforceable policies of the Delaware Coastal Management Program.

OR

**FEDERAL AGENCY NEGATIVE DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity will not have any reasonably foreseeable effects on Delaware's coastal uses or resources (Negative Determination) and is therefore consistent with the enforceable policies of the Delaware Coastal Management Program.

OR

**NON-FEDERAL APPLICANT'S CONSISTENCY CERTIFICATION.** Based upon the information, data, and analysis included herein, the non-federal applicant for a federal license or permit, or state or local government agency applying for federal funding, listed in (I) above, finds that this proposed activity complies with the enforceable policies of the Delaware Coastal Management Program and will be conducted in a manner consistent with such program.

Signature:		
Printed Name:	CRAIG S. SMITH	Date: MAR. 26, 2021

Pursuant to 15 C.F.R. Part 930, the Delaware Coastal Management Program must provide its concurrence with or objection to this consistency determination or consistency certification in accordance with the deadlines listed below. Concurrence will be presumed if the state's response is not received within the allowable timeframe.

**Federal Consistency Review Deadlines:**

Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)	60 days with option to extend an additional 15 days or stay review (15 C.F.R. § 930.41)
Federal License or Permit (15 C.F.R. Part 930, Subpart D)	Six months, with a status letter at three months. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.63)
Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)	Six months, with a status letter at three months. If three month status letter not issued, then concurrence presumed. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.78)
Federal Financial Assistance to State or Local Governments (15 C.F.R. Part 930, Subpart F)	State Clearinghouse schedule

**OFFICIAL USE ONLY:**

Reviewed By:	Fed Con ID:	Date Received:
Public notice dates: _____ to _____	Comments Received: <input type="checkbox"/> NO <input type="checkbox"/> YES <i>[attach comments]</i>	
Decision type: <small>(objections or conditions attach details)</small>	Decision Date: _____	

**ATTACHED CORRESPONDENCE**



# United States Department of the Interior



## FISH AND WILDLIFE SERVICE

Chesapeake Bay Field Office  
177 Admiral Cochrane Drive  
Annapolis, Maryland 21401  
<http://www.fws.gov/chesapeakebay>

March 10, 2021

Landmark Science & Engineering  
200 Continental Drive  
Suite 400  
Newark, DE 19713

*RE: SLI 0689 River View Business Park*

Dear Craig Smith:

This responds to your letter, received February 17, 2021, requesting information on the presence of species which are federally listed or proposed for listing as endangered or threatened within the above referenced project area. We have reviewed the information you enclosed and are providing comments in accordance with section 7 of the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.).

This project as proposed will have “no effect” on the endangered, threatened, or candidate species listed on your IPaC species list because while the project is within the range of the species, it is unlikely that the species would occur within the project area that was submitted. Therefore, no Biological Assessment or further Section 7 Consultation with the U.S. Fish and Wildlife Service is required. Should project plans change, or if additional information on the distribution of listed or proposed species becomes available, this determination may be reconsidered.

This response relates only to federally protected threatened or endangered species under our jurisdiction. For information on the presence of other rare species, you should contact the Delaware Division of Fish and Wildlife's Species Conservation and Research Program at [DNREC\\_EnvReview@delaware.gov](mailto:DNREC_EnvReview@delaware.gov) or (302) 735-3600 ext. 2. You may also obtain information on how to make such a request by visiting the Program website at <https://dnrec.alpha.delaware.gov/fish-wildlife/conservation/reviews/>.

An additional concern of the Service is wetlands protection. The Service's wetlands policy has the interim goal of no overall net loss of Delaware Bay's remaining wetlands, and the long term goal of increasing the quality and quantity of the Basin's wetlands resource base. Because of this policy and the functions and values wetlands perform, the Service recommends avoiding wetland impacts. All wetlands within the project area should be identified, and if construction in wetlands is proposed, the U.S. Army Corps of Engineers, Philadelphia District should be contacted for permit requirements. They can be reached at (215) 656-6728.





We appreciate the opportunity to provide information relative to fish and wildlife issues, and thank you for your interest in these resources. If you have any questions or need further assistance, please contact Kathleen Cullen at (410) 573-4579.

Sincerely,



Genevieve LaRouche  
Supervisor



March 17, 2021

C 2913

Todd Schaible, Chief  
U.S. Army Corps of Engineers  
Regulatory Branch  
100 Penn Square East; Wanamaker Building  
Philadelphia, Pennsylvania 19107-3390

**SUBJECT: NATIONWIDE PERMIT 39**

Dear Mr. Schaible:

I am writing to you on behalf of our client, Riverview Industrial Park LLC. Our client owns a 32.75-acre property located at 314 Bay West Boulevard in New Castle County, Delaware. The subject property was previously developed as a business park by its former owners and during that time, unauthorized discharges of fill material was placed in Waters of the U.S. including wetlands. On December 9, 2020, a Notice of Violation was issued by your office to our client directing them to cease and desist from performing any further work in the areas subject to Federal jurisdiction until the violations are resolved.

The Notice of Violation acknowledged that the unauthorized fill was done prior to our client taking ownership and that our client and their representative was willing to resolve the violation and legalize the unauthorized fill. One of several options offered to our client was to remove a portion of the unauthorized fill and restore those areas to their former condition. Upon completion of this removal and restoration aspect, our client would have the opportunity to apply for an after-the-fact permit (NWP-39) to legalize the remaining unauthorized fill.

As a result of discussions and site meetings with Mr. Todd Hoernemann from your office and our client's representative, the historical and current wetland delineation lines were mutually agreed upon. From that point, it was discussed and mutually agreed upon that our client would remove 1.12 acres of historically-placed fill material from the emergent non-tidal wetlands and restore these areas to their former condition as non-tidal emergent wetlands. NWP-39 limits the amount of permanent wetland impacts to 0.50 acres so our client will create 0.56 acres of non-tidal emergent wetlands as compensation for previously-placed fill material that needs to remain in-place to provide vehicular access for tenants and users to the existing commercial structures in the vicinity of the unauthorized work to comply with the NWP-39 permissible limit.

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Landmark Science & Engineering

Corporate Headquarters

Christiana Executive Campus, 200 Continental Drive, Suite 400, Newark, DE 19713 | [info@landmark-se.com](mailto:info@landmark-se.com) | [www.landmark-se.com](http://www.landmark-se.com)  
Maryland Branch  
Aberdeen, Maryland | 410.939.2144

Corporate Headquarters  
Newark, Delaware | 302.323.9377

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Todd Schaible, Chief  
March 17, 2021  
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In order to accomplish these two goals, our firm has designed a plan to survey and field-locate specific historically-filled areas; excavate the unauthorized materials to the original depths; removal of excavated materials from the site; stabilize the earthen slopes; and plant and seed the excavated areas with native hydrophytic vegetation. In addition, this plan includes the excavation of on-site uplands to a depth suitable to retain shallow surface water and moisture necessary to sustain planted and naturally-occurring hydrophytic vegetation.

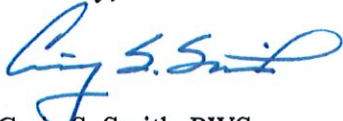
No State-regulated tidal wetlands or subaqueous lands were affected by the historical placement and proposed removal of the unauthorized fill material so the Delaware Department of Natural Resources & Environmental Control (DNREC) Wetlands Section was not contacted for permit-related issues. However, the DNREC Site Investigation and Restoration Section (SIRS) was notified as the overall subject property is a Volunteer Cleanup Program (VCP) site where off-site transport of excavated soil materials must be sampled and analyzed, and then reviewed and approved.

Two nearby sites were identified on the Delaware Cultural and Historic Resource Information System (CHRIS) which will not be affected by this project.

With respect to General and Regional Conditions; beginning on March 15, 2021 the State of Delaware will deny Coastal Zone Management (CZM) Consistency Concurrences for NWP-39 so a CZM consistency application will be submitted to the DNREC Delaware Coastal Management Program; Water Quality Certifications (WQC) for NWP 39 are still issued for projects not in Critical Resource Waters. PCN packages will be submitted to DNREC Wetlands and Subaqueous Lands Section and Delaware Division of Fish & Wildlife. A formal IPaC review from U.S. Fish & Wildlife Service (USFWS) concluded that no habitat was present in or adjacent to the designated study area (attached).

Please contact me if you have any questions or require additional information.

Sincerely,



Craig S. Smith, PWS  
Environmental Scientist

Attachments: ENG FORM 6082  
Location Map  
USFWS IPaC response letter  
State PCN Notification Letters  
Historical & Cultural Resources Map + Site Data  
Wetland Restoration and Creation Areas Plan









23. List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. (see instructions)

24. If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and requires pre-construction notification, explain how the compensatory mitigation requirement in paragraph (c) of general condition 23 will be satisfied, or explain why the adverse environmental effects are no more than minimal and why compensatory mitigation should not be required for the proposed activity.

The applicant intends to excavate 0.56 acres of on-site uplands to a depth suitable to retain shallow surface water and moisture necessary to sustain planted and naturally-occurring hydrophytic vegetation. These wetland creation areas will be situated adjacent to existing on-site emergent and forested non-tidal wetland areas and proposed wetland restoration areas. These wetland creation areas are to compensate for historically-placed fill that must remain in-place on the site for access purposes.

25. Is any portion of the nationwide permit activity already complete?  Yes  No If Yes, describe the completed work:

1.34 acres of emergent non-tidal wetlands were historically filled with compacted earthen material by a previous landowner.

26. List the name(s) of any species listed as endangered or threatened under the Endangered Species Act that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. (see instructions)

An IPaC database search and information request was submitted to the U.S. Fish & Wildlife Service for threatened and endangered species that may occur in the project area. Their response dated February 17, 2021 stated that no critical habitats are within the project area under their jurisdiction and no refuge lands or fish hatcheries are within the project area.

27. List any historic properties that have the potential to be affected by the proposed NWP activity or include a vicinity map indicating the location of the historic property or properties. (see instructions)

None

28. For a proposed NWP activity that will occur in a component of the National Wild and Scenic River System, or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status, identify the Wild and Scenic River or the "study river":

None

29. If the proposed NWP activity also requires permission from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a U.S. Army Corps of Engineers federally authorized civil works project, have you submitted a written request for section 408 permission from the Corps district having jurisdiction over that project?  Yes  No

If "yes", please provide the date your request was submitted to the Corps district:

30. If the terms of the NWP(s) you want to use require additional information to be included in the PCN, please include that information in this space or provide it on an additional sheet of paper marked Block 30. (see instructions)

It was calculated that 1.34 acres of emergent non-tidal wetlands were historically filled by a previous landowner based on old record site plans, historical photographs, previous wetland delineations, other supporting documentation, and physical observations made during site investigations.

The applicant has agreed to remove 1.12 acres of historically-placed fill material from areas determined to have been emergent non-tidal wetlands, leaving 0.22 acres of previously-placed fill material in order to maintain vehicular access for tenants and users of several existing commercial structures.

Fill material to remain is earthen material.

31. Pre-construction notification is hereby made for one or more nationwide permit(s) to authorize the work described in this notification. I certify that the information in this pre-construction notification is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF AGENT

DATE



The pre-construction notification must be signed by the person who desires to undertake the proposed activity (applicant) and, if the statement in Block 11 has been filled out and signed, the authorized agent.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

**Instructions for Preparing a  
Department of the Army  
Nationwide Permit (NWP) Pre-Construction Notification (PCN)**

**Blocks 1 through 4.** To be completed by the Corps of Engineers.

**Block 5. Applicant's Name.** Enter the name and the e-mail address of the responsible party or parties. If the responsible party is an agency, company, corporation, or other organization, indicate the name of the organization and responsible officer and title. If more than one party is associated with the preconstruction notification, please attach a sheet of paper with the necessary information marked Block 5.

**Block 6. Address of Applicant.** Please provide the full address of the party or parties responsible for the PCN. If more space is needed, attach an extra sheet of paper marked Block 6.

**Block 7. Applicant's Telephone Number(s).** Please provide the telephone number where you can usually be reached during normal business hours.

**Blocks 8 through 11.** To be completed, if you choose to have an agent.

**Block 8. Authorized Agent's Name and Title.** Indicate name of individual or agency, designated by you, to represent you in this process. An agent can be an attorney, builder, contractor, engineer, consultant, or any other person or organization. Note: An agent is not required.

**Blocks 9 and 10. Agent's Address and Telephone Number.** Please provide the complete mailing address of the agent, along with the telephone number where he / she can be reached during normal business hours.

**Block 11. Statement of Authorization.** To be completed by the applicant, if an agent is to be employed.

**Block 12. Proposed Nationwide Permit Activity Name or Title.** Please provide a name identifying the proposed NWP activity, e.g., Windward Marina, Rolling Hills Subdivision, or Smith Commercial Center.

**Block 13. Name of Waterbody.** Please provide the name (if it has a name) of any stream, lake, marsh, or other waterway to be directly impacted by the NWP activity. If it is a minor (no name) stream, identify the waterbody the minor stream enters.

**Block 14. Proposed Activity Street Address.** If the proposed NWP activity is located at a site having a street address (not a box number), please enter it in Block 14.

**Block 15. Location of Proposed Activity.** Enter the latitude and longitude of where the proposed NWP activity is located. Indicate whether the project location provided is the center of the project or whether the project location is provided as the latitude and longitude for each of the "corners" of the project area requiring evaluation. If there are multiple sites, please list the latitude and longitude of each site (center or corners) on a separate sheet of paper and mark as Block 15.

**Block 16. Other Location Descriptions.** If available, provide the Tax Parcel Identification number of the site, Section, Township, and Range of the site (if known), and / or local Municipality where the site is located.

**Block 17. Directions to the Site.** Provide directions to the site from a known location or landmark. Include highway and street numbers as well as names. Also provide distances from known locations and any other information that would assist in locating the site. You may also provide a description of the location of the proposed NWP activity, such as lot numbers, tract numbers, or you may choose to locate the proposed NWP activity site from a known point (such as the right descending bank of Smith Creek, one mile downstream from the Highway 14 bridge). If a large river or stream, include the river mile of the proposed NWP activity site if known. If there are multiple locations, please indicate directions to each location on a separate sheet of paper and mark as Block 17.

**Block 18. Identify the Specific Nationwide Permit(s) You Propose to Use.** List the number(s) of the Nationwide Permit(s) you want to use to authorize the proposed activity (e.g., NWP 29).

**Block 19. Description of the Proposed Nationwide Permit Activity.** Describe the proposed NWP activity, including the direct and indirect adverse environmental effects the activity would cause. The description of the proposed activity should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal. Identify the materials to be used in construction, as well as the methods by which the work is to be done.

Provide sketches when necessary to show that the proposed NWP activity complies with the terms of the applicable NWP(s). Sketches usually clarify the activity and result in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed NWP activity (e.g., a conceptual plan), but do not need to be detailed engineering plans.

The written descriptions and illustrations are an important part of the application. Please describe, in detail, what you wish to do. If more space is needed, attach an extra sheet of paper marked Block 19.

**Block 20. Description of Proposed Mitigation Measures.** Describe any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed NWP activity. The description of any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or additional mitigation measures.

**Block 21. Purpose of Nationwide Permit Activity.** Describe the purpose and need for the proposed NWP activity. What will it be used for and why? Also include a brief description of any related activities associated with the proposed project. Provide the approximate dates you plan to begin and complete all work.

**Block 22. Quantity of Wetlands, Streams, or Other Types of Waters Directly Affected by the Proposed Nationwide Permit Activity.** For discharges of dredged or fill material into waters of the United States, provide the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained by the proposed NWP activity. For structures or work in navigable waters of the United States subject to Section 10 of the Rivers and Harbors Act of 1899, provide the amount of navigable waters filled, dredged, or occupied by one or more structures (e.g., aids to navigation, mooring buoys) by the proposed NWP activity.

For multiple NWPs, or for separate and distant crossings of waters of the United States authorized by NWPs 12 or 14, attach an extra sheet of paper marked Block 21 to provide the quantities of wetlands, streams, or other types of waters filled, flooded, excavated, or drained (or dredged or occupied by structures, if in waters subject to Section 10 of the Rivers and Harbors Act of 1899) for each NWP. For NWPs 12 and 14, include the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained for each separate and distant crossing of waters or wetlands. If more space is needed, attach an extra sheet of paper marked Block 22.

**Block 23. Identify Any Other Nationwide Permit(s), Regional General Permit(s), or Individual Permit(s) Used to Authorize Any Part of Proposed Activity or Any Related Activity.** List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. For linear projects, list other separate and distant crossings of waters and wetlands authorized by NWPs 12 or 14 that do not require PCNs. If more space is needed, attach an extra sheet of paper marked Block 23.

**Block 24. Compensatory Mitigation Statement for Losses of Greater Than 1/10-Acre of Wetlands When Pre-Construction Notification is Required.** Paragraph (c) of NWP general condition 23 requires compensatory mitigation at a minimum one-for-one replacement ratio will be required for all wetland losses that exceed 1/10-acre and require pre-construction notification, unless the district engineer determines in writing that either some other form of mitigation is more environmentally appropriate or the adverse environmental effects of the proposed NWP activity are no more than minimal without compensatory mitigation, and provides an activity-specific waiver of this requirement. Describe the proposed compensatory mitigation for wetland losses greater than 1/10 acre, or provide an explanation of why the district engineer should not require wetland compensatory mitigation for the proposed NWP activity. If more space is needed, attach an extra sheet of paper marked Block 24.

**Block 25. Is Any Portion of the Nationwide Permit Activity Already Complete?** Describe any work that has already been completed for the NWP activity.

**Block 26. List the Name(s) of Any Species Listed As Endangered or Threatened under the Endangered Species Act that Might be Affected by the Nationwide Permit Activity.** If you are not a federal agency, and if any listed species or designated critical habitat might be affected or is in the vicinity of the proposed NWP activity, or if the proposed NWP activity is located in designated critical habitat, list the name(s) of those endangered or threatened species that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 7 of the Endangered Species Act.

**Block 27. List Any Historic Properties that Have the Potential to be Affected by the Nationwide Permit Activity.** If you are not a Federal agency, and if any historic properties have the potential to be affected by the proposed NWP activity, list the name(s) of those historic properties that have the potential to be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

**Block 28. List the Wild and Scenic River or Congressionally Designated Study River if the Nationwide Permit Activity Would Occur in such a River.** If the proposed NWP activity will occur in a river in the National Wild and Scenic River System or in a river officially designated by Congress as a "study river" under the Wild and Scenic Rivers Act, provide the name of the river. For a list of Wild and Scenic Rivers and study rivers, please visit <http://www.rivers.gov/>.

**Block 29. Nationwide Permit Activities that also Require Permission from the Corps Under 33 U.S.C. 408.** If the proposed NWP activity also requires permission from the Corps under 33 U.S.C. 408 because it will temporarily or permanently alter, occupy, or use a Corps federal authorized civil works project, indicate whether you have submitted a written request for section 408 permission from the Corps district having jurisdiction over that project.

**Block 30. Other Information Required For Nationwide Permit Pre-Construction Notifications.** The terms of some of the Nationwide Permits include additional information requirements for preconstruction notifications:

- \* NWP 3, Maintenance –Information regarding the original design capacities and configurations of the outfalls, intakes, small impoundments, and canals.
- \* NWP 31, Maintenance of Existing Flood Control Facilities –a description of the maintenance baseline and the dredged material disposal site.
- \* NWP 33, Temporary Construction, Access, and Dewatering –a restoration plan showing how all temporary fills and structures will be removed and the area restored to pre-project conditions.
- \* NWP 44, Mining Activities –If reclamation is required by other statutes, then a copy of the final reclamation plan must be submitted with the pre-construction notification.
- \* NWP 45, Repair of Uplands Damaged by Discrete Events –documentation, such as a recent topographic survey or photographs, to justify the extent of the proposed restoration.
- \* NWP 48, Commercial Shellfish Aquaculture Activities –(1) a map showing the boundaries of the project area, with latitude and longitude coordinates for each corner of the project area; (2) the name(s) of the species that will be cultivated during the period this NWP is in effect; (3) whether canopy predator nets will be used; (4) whether suspended cultivation techniques will be used; and (5) general water depths in the project area (a detailed survey is not required).
- \* NWP 49, Coal Remining Activities –a document describing how the overall mining plan will result in a net increase in aquatic resource functions must be submitted to the district engineer and receive written authorization prior to commencing the activity.
- \* NWP 50, Underground Coal Mining Activities –if reclamation is required by other statutes, then a copy of the reclamation plan must be submitted with the pre-construction notification.

If more space is needed, attach an extra sheet of paper marked Block 30.

**Block 31. Signature of Applicant or Agent.** The PCN must be signed by the person proposing to undertake the NWP activity, and if applicable, the authorized party (agent) that prepared the PCN. The signature of the person proposing to undertake the NWP activity shall be an affirmation that the party submitting the PCN possesses the requisite property rights to undertake the NWP activity (including compliance with special conditions, mitigation, etc.).

#### **DELINEATION OF WETLANDS, OTHER SPECIAL AQUATIC SITES, AND OTHER WATERS**

Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current wetland delineation manual and regional supplement published by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. The 45 day PCN review period will not start until the delineation is submitted or has been completed by the Corps.

#### **DRAWINGS AND ILLUSTRATIONS**

##### **General Information.**

Three types of illustrations are needed to properly depict the work to be undertaken. These illustrations or drawings are identified as a Vicinity Map, a Plan View or a Typical Cross-Section Map. Identify each illustration with a figure or attachment number. For linear projects (e.g. roads, subsurface utility lines, etc.) gradient drawings should also be included. Please submit one original, or good quality copy, of all drawings on 8½x11 inch plain white paper (electronic media may be substituted). Use the fewest number of sheets necessary for your drawings or illustrations. Each illustration should identify the project, the applicant, and the type of illustration (vicinity map, plan view, or cross-section). While illustrations need not be professional (many small, private project illustrations are prepared by hand), they should be clear, accurate, and contain all necessary information.

#### **ADDITIONAL INFORMATION AND REQUIREMENTS**

For proposed NWP activities that involve discharges into waters of the United States, water quality certification from the State, Tribe, or EPA must be obtained or waived (see NWP general condition 25). Some States, Tribes, or EPA have issued water quality certification for one or more NWPs. Please check the appropriate Corps district web site to see if water quality certification has already been issued for the NWP(s) you wish to use. For proposed NWP activities in coastal states, state Coastal Zone Management Act consistency concurrence must be obtained, or a presumption of concurrence must occur (see NWP general condition 26). Some States have issued Coastal Zone Management Act consistency concurrences for one or more NWPs. Please check the appropriate Corps district web site to see if Coastal Zone Management Act consistency concurrence has already been issued for the NWP(s) you wish to use.





March 17, 2021

C 2913

Delaware DNREC  
Division of Water  
Wetlands and Subaqueous Lands Section  
89 Kings Highway  
Dover, Delaware 19901

**SUBJECT: PRE-CONSTRUCTION NOTIFICATION FOR  
RIVER VIEW BUSINESS PARK  
NEW CASTLE COUNTY, DELAWARE**

Dear Reviewer:

On behalf of our client, the applicant, we are submitting this Pre-Construction Notification (PCN) with attachments. Our client, Riverview Industrial Park LLC, owns a 32.75-acre property located at 314 Bay West Boulevard in New Castle County, Delaware. The subject property was previously developed as a business park by its former owners and during that time, unauthorized discharges of fill material was placed in Waters of the U.S. including wetlands. On December 9, 2020, a Notice of Violation was issued by the U.S. Army Corps of Engineers (USACE) to our client directing them to cease and desist from performing any further work in the areas subject to Federal jurisdiction until the violations are resolved.

The Notice of Violation acknowledged that the unauthorized fill was done prior to our client taking ownership and that our client and their representative was willing to resolve the violation and legalize the unauthorized fill. Our client accepted the option to remove a portion of the unauthorized fill and restore those areas to their former condition. Upon completion of this removal and restoration aspect, our client would have the opportunity to apply for an after-the-fact permit (NWP-39) to legalize the remaining unauthorized fill.

The historical and current wetland delineation lines were mutually agreed upon after several discussions and site meetings with our client's representative, and Mr. Todd Hoernemann, the USACE enforcement agent. From that point, it was discussed and mutually agreed upon that our client would remove 1.12 acres of historically-placed fill material from the emergent non-tidal wetlands and restore these areas to their former condition as non-tidal emergent wetlands. NWP-39 limits the amount of permanent wetland impacts to 0.50 acres so our client will create 0.56 acres of non-tidal emergent wetlands as compensation for previously-placed fill material that needs to remain in-place to provide vehicular access for tenants and users to the existing commercial structures in the vicinity of the unauthorized work to comply with the NWP-39 permissible limit.

---

Landmark Science & Engineering  
Corporate Headquarters

Christiana Executive Campus, 200 Continental Drive, Suite 400, Newark, DE 19713 | [info@landmark-se.com](mailto:info@landmark-se.com) | [www.landmark-se.com](http://www.landmark-se.com)  
Maryland Branch  
Aberdeen, Maryland | 410.939.2144

Corporate Headquarters  
Newark, Delaware | 302.323.9377

C 2913  
Delaware DNREC  
March 17, 2021  
Page Two

In order to accomplish these two goals, our client intends to survey and field-locate specific historically-filled areas; excavate the unauthorized materials to the original depths; remove the excavated materials from the site; stabilize the earthen slopes; and plant and seed the excavated areas with native hydrophytic vegetation. In addition, this plan includes the excavation of on-site uplands to a depth suitable to retain shallow surface water and moisture necessary to sustain planted and naturally-occurring hydrophytic vegetation.

The DNREC Site Investigation and Restoration Section (SIRS) was notified as the overall subject property is a Volunteer Cleanup Program (VCP) site where off-site transport of excavated soil materials must be reviewed and approved. A Contaminated Materials Management Plan for the subject property was previously developed by others.

No State-regulated tidal wetlands or subaqueous lands were affected by the historical placement and proposed removal of the unauthorized fill material.

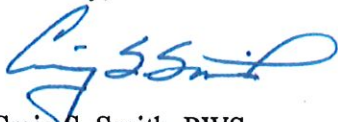
Two nearby sites were identified on the Delaware Cultural and Historic Resource Information System (CHRIS) which will not be affected by this project.

The State of Delaware has issued a Quality Certification (WQC) for NWP 39 except for projects in Critical Resource Waters. The State has denied Coastal Zone Management (CZM) Consistency Concurrences for NWP-39 as of March 15, 2021 so a CZM consistency application will be submitted to DNREC Delaware Coastal Management Program.

A formal IPaC review from U.S. Fish & Wildlife Service (USFWS) concluded that no habitat was present in or adjacent to the designated study area (attached); and mitigation will be required for the 0.50-acre fill that is to remain.

Please contact me if you have any questions or require additional information.

Sincerely,



Craig S. Smith, PWS  
Environmental Scientist

Attachments: ENG FORM 6082  
Location Map  
USFWS IPaC response letter  
Historical & Cultural Resources Map + Site Data  
Wetland Restoration and Creation Areas Plan  
Contaminated Materials Management Plan





March 17, 2021

C 2913

Environmental Review Coordinator  
Wildlife Species Conservation and Research Program  
Delaware Division of Fish and Wildlife  
6180 Hay Point Landing Road  
Smyrna, Delaware 19977

**SUBJECT: PRE-CONSTRUCTION NOTIFICATION FOR  
RIVER VIEW BUSINESS PARK, NEW CASTLE COUNTY, DELAWARE**

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Corporate Headquarters

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C 2913  
Wildlife Species Conservation and Research Program  
March 17, 2021  
Page Two

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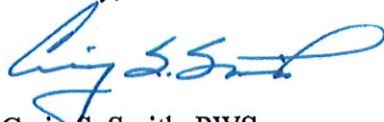
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Craig S. Smith, PWS  
Environmental Scientist

Attachments: ENG FORM 6082  
USFWS IPaC response letter  
Location Map  
Historical & Cultural Resources Map + Site Data  
Wetland Restoration and Creation Areas Plan

## **ATTACHED MAPS**





**Legend**

Parcel

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**Figure 1**  
**Riverview Industrial Park**  
**Location Map**

0 1,000 2,000 4,000 Feet

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 302-323-9377







Dwelling Complex

In-Shore  
Light House

Tavern and  
Dwelling Complex

Dwelling Complex

Dwelling Complex

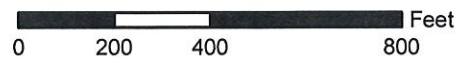
Dwelling Complex

Shore Lighthouse  
Keeper's House



**Figure 1**

**Riverview Industrial Park  
Historic and Cultural Resources**



**Legend**

CHRIS

Parcel

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302-323-9377







**Legend**

Parcel

**State Wetlands Mapping Project**

<all other values>

**CATEGORY**

- Agriculture
- Estuarine Non-Vegetated
- Estuarine Vegetated
- Lacustrine
- Marine Non-vegetated
- Palustrine Emergent
- Palustrine Forested
- Palustrine Forested Deciduous
- Palustrine Forested Evergreen
- Palustrine Open Water/ Flats
- Palustrine Open Water/Flats
- Palustrine Scrub/Shrub
- Palustrine Scrub/shrub
- Palustrine Tidal Emergent
- Palustrine Tidal Forested
- Palustrine Tidal Forested
- Palustrine Tidal Scrub/Shrub
- Riverine Non-vegetated
- Riverine Vegetated



**Figure 2**  
**Riverview Industrial Park**  
**Tidal Wetlands Map**



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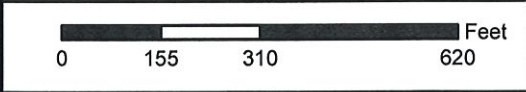


**Legend**

 Parcel

Source: Layer: Credits: Data: Photo: Science, Inc.

**Figure 3**  
**Riverview Industrial Par**  
**1992 Aerial Imagry**



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# FEMA Flood Map Service Center: Search By Address

Enter an address, place, or coordinates: [?](#)

314 Bay West Blvd., New Castle DE

Search

Whether you are in a high risk zone or not, you may need [flood insurance](https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take](https://www.fema.gov/what-mitigation) to reduce flood risk damage.

## Search Results—Products for NEW CASTLE COUNTY UNINCORPORATED AREAS [Show ALL Products »](https://msc.fema.gov)

The flood map for the selected area is number **10003C0163L**, effective on **01/22/2020**

### DYNAMIC MAP



PRINT MAP/  
FIRMette

### MAP IMAGE



DOWNLOAD  
FIRM PANEL

### Changes to this FIRM [?](#)

- Revisions (0)
- Amendments (0)
- Revalidations (2)

<https://msc.fema.gov/portal/downloadProduct?>

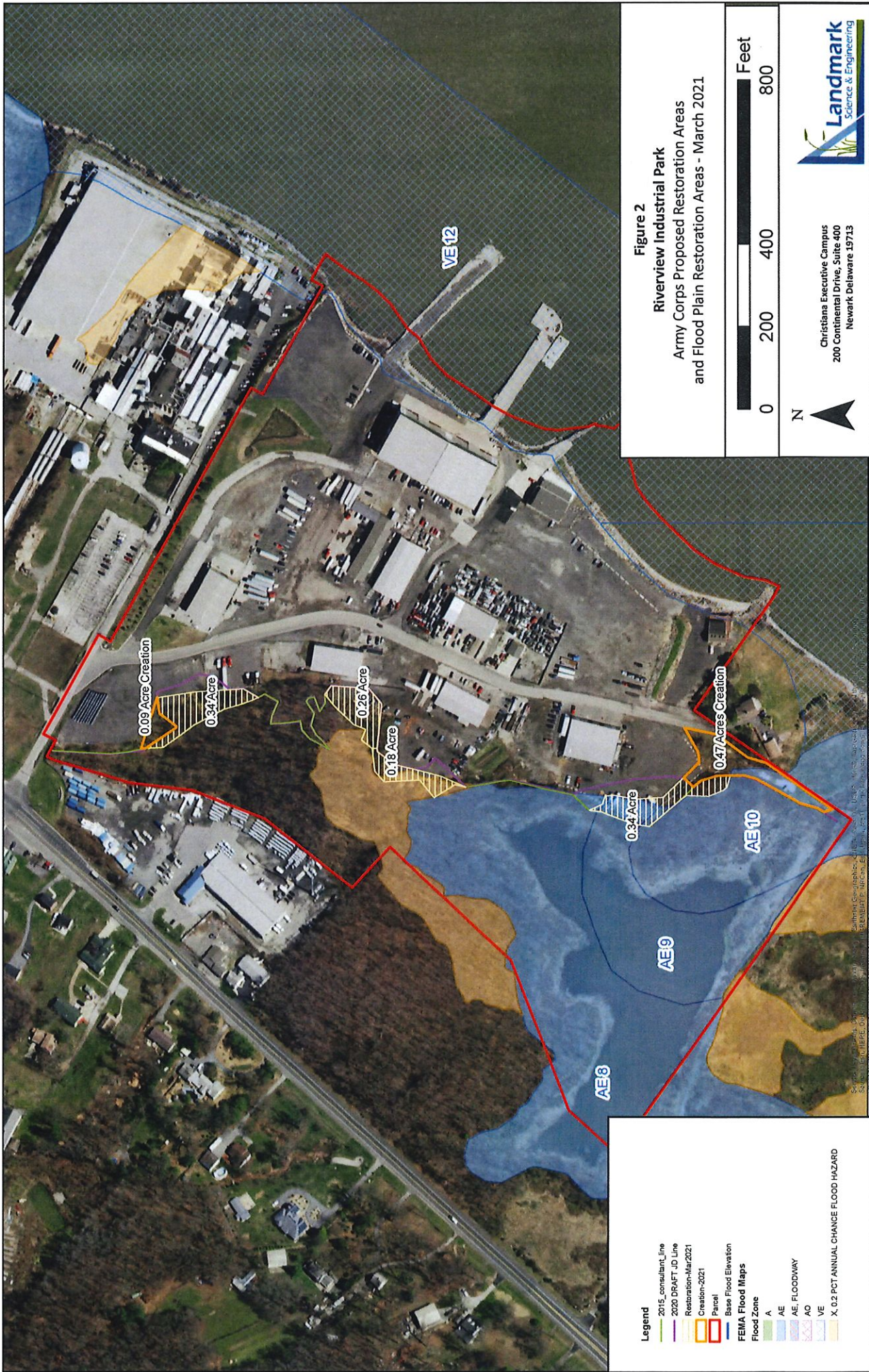
[filepath=/10/P/Firm/10003C0163L.png&productTypeID=FINAL\\_PRODUCT&productSubTypeID=FIRM\\_PANEL&pro](https://msc.fema.gov/portal/downloadProduct?filepath=/10/P/Firm/10003C0163L.png&productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&pro)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist (<https://msc.fema.gov/portal/resources/contact>).

[Go To NFHL Viewer »](https://hazards-fe)







**Figure 2**  
**Riverview Industrial Park**  
**Army Corps Proposed Restoration Areas**  
**and Flood Plain Restoration Areas - March 2021**



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 Newark Delaware 19713

- Legend**
- 2015 Consultant Line
  - 2020 DRAFT JD Line
  - Restoration-Mar2021
  - Creation-2021
  - Parcel
  - Base Flood Elevation
- FEMA Flood Maps**
- Flood Zone
  - A
  - AE
  - AE FLOODWAY
  - AO
  - VE
  - X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Source: US Army Corps of Engineers, Vicksburg District, Vicksburg, Mississippi, USA. Data: US Army Corps of Engineers, Vicksburg District, Vicksburg, Mississippi, USA. Data: US Army Corps of Engineers, Vicksburg District, Vicksburg, Mississippi, USA. Data: US Army Corps of Engineers, Vicksburg District, Vicksburg, Mississippi, USA.