

Figure 4. Site location on USGS topographic map, Frankford, Delaware quadrangle. Site is adjacent to Warwick Cove, Indian River. Scale: 1" = 2,000'.

**E-1**

2016-1077



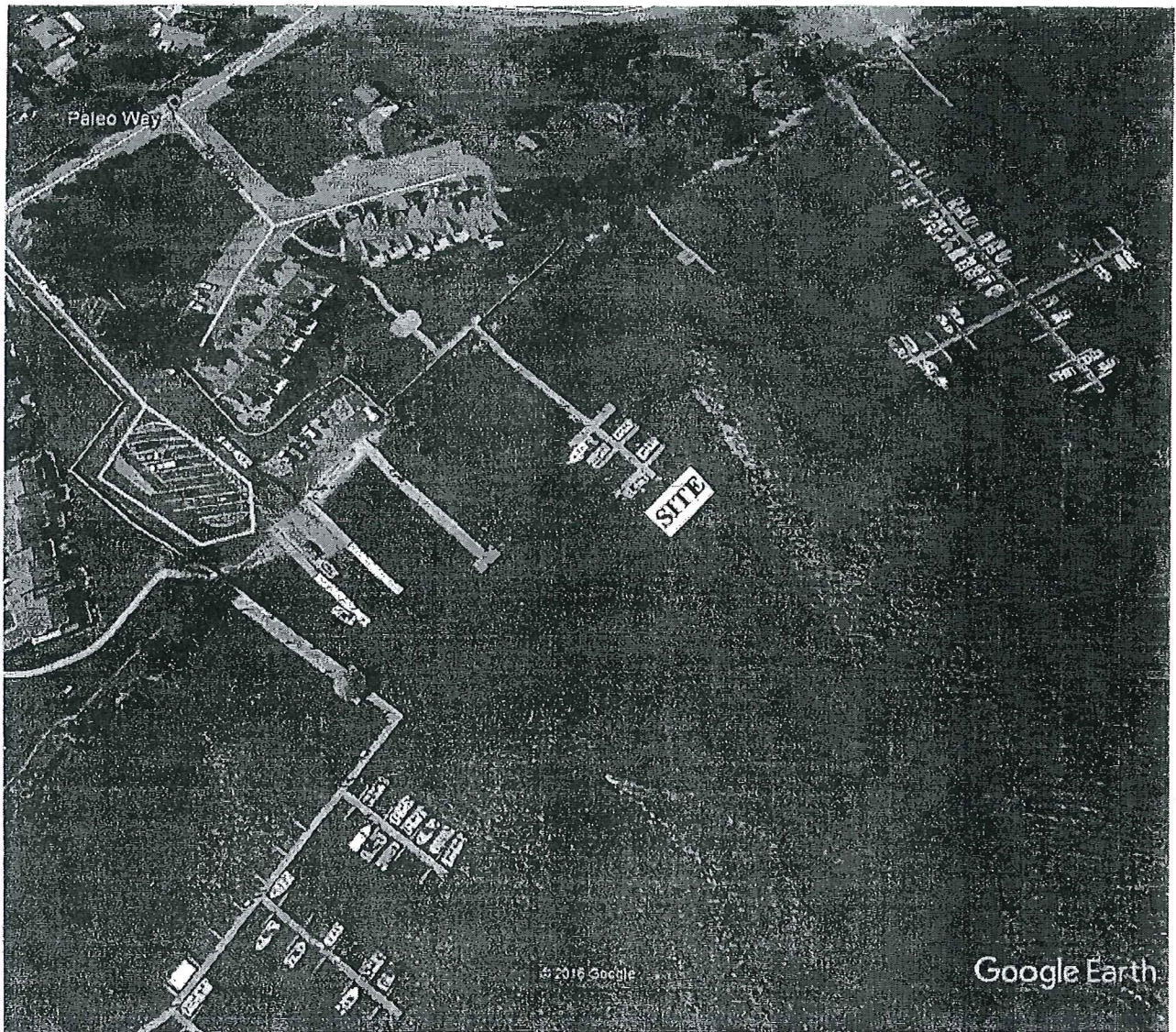
**PROPOSED 30' X 6' FLOATING PIER EXTENSION;  
TWO NEW 24' X 4' FLOATING FINGER PIERS;  
AND FOUR MOORING PILINGS**

IN: Warwick Cove, Indian River

AT: Warwick Cove Marina, Paleo Way  
Rosedale Beach, Millsboro, Sussex Co., DE 19966  
Tax Map Parcel #2-34-34.09-9.00

APPLICANT: Warwick Cove LLC, c/o Mike Porro

DATE: November 15, 2016



Google Earth



Figure 6. GoogleEarth© 2015 aerial photograph of site, Warwick Cove Marina, Warwick Cove, Indian River at Paleo Way, Millsboro, Sussex County, Delaware. Width of waterway at project site = 5,200'+. Applicant proposes to add a 30' x 6' floating pier section to the main pier, and to add two 24' x 4' floating finger piers and four mooring pilings. Purpose is to provide four additional slips for residents of Warwick Cove. Note similar (and larger) structures in vicinity.

E-2

2016-1077



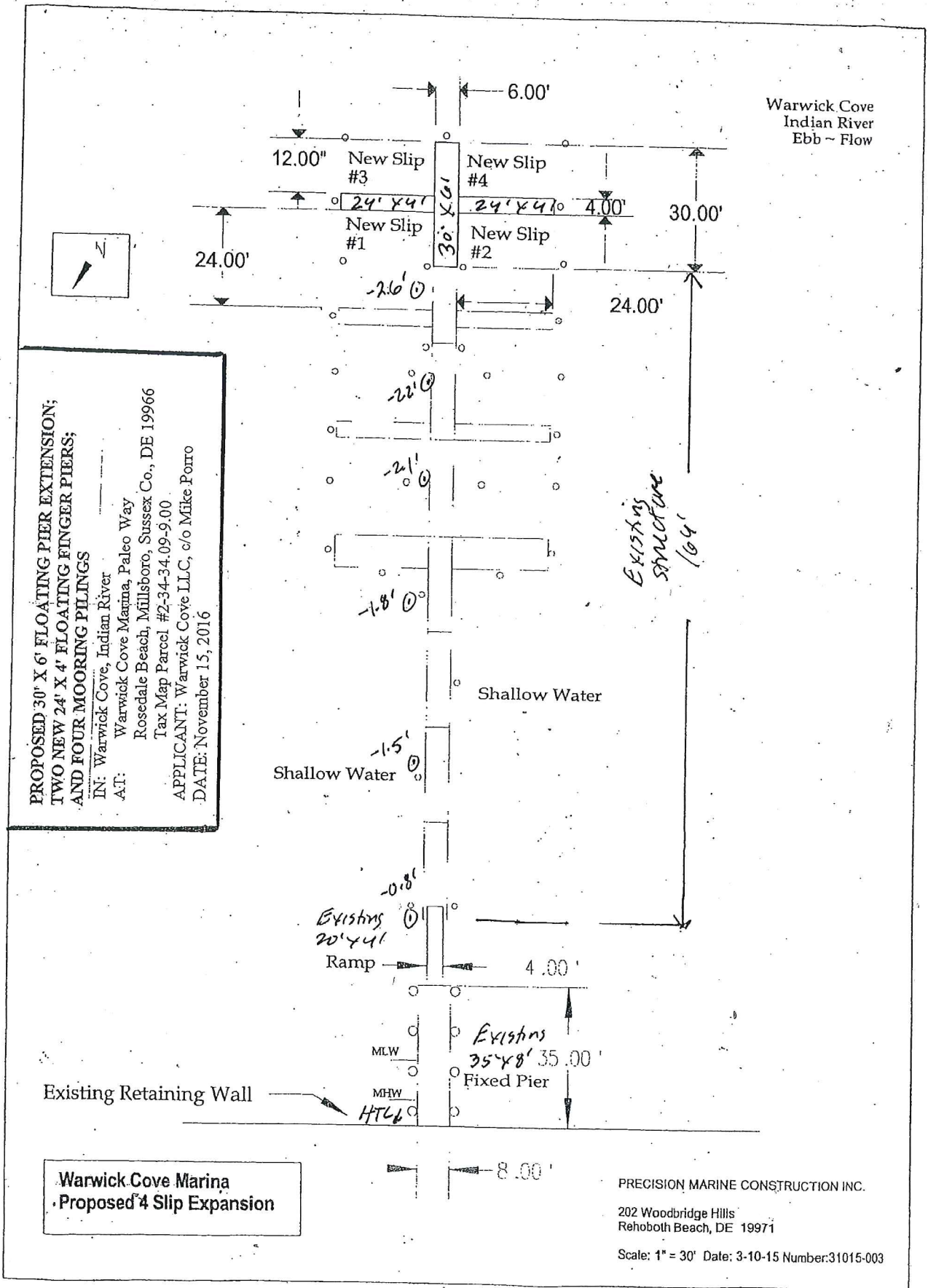


Figure 8. Plan view of proposed project (prepared by Rob Whitford, Precision Marine Construction, Inc.)

E-3

2016-1077



**US Army Corps  
of Engineers**  
Philadelphia District

Wanamaker Building  
100 Penn Square East  
Philadelphia, PA 19107-3390  
ATTN: CENAP-OP-R

# Public Notice

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Public Notice No.  
**CENAP-OP-R-2016-1077**

Date

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Application No.  
**CENAP-OP-R-2016-1077**

File No.  
**CENAP-OP-R-2016-1077-23**

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In Reply Refer to:  
**REGULATORY BRANCH**

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This District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).

The purpose of this notice is to solicit comments and recommendations from the public concerning issuance of a Department of the Army permit for the work described below.

**APPLICANT:** Warwick Cove LLC, 1301 North Scott Street, Wilmington, DE 19806

**AGENT:** Evelyn Maurmeyer, CER, Incorporated

**WATERWAY:** Indian River

**LOCATION:** Warwick Cove Townhomes, adjacent to Warwick Cove on the Indian River at Paleo Way, Tax Map Parcel 2-34-34.09-9.00, Millsboro, Sussex County, Delaware.

**ACTIVITY:** Warwick Cove LLC has applied for a Department of the Army permit to expand an existing ten slip marina by the addition of a 30' x 6' floating pier section to the main pier, and the addition of two 24' x 4' floating finger piers and four mooring pilings to create four additional slips at Warwick Cove Townhomes, adjacent to Warwick Cove on the Indian River at Paleo Way, Tax Map Parcel 2-34-34.09-9.00, Millsboro, Sussex County, Delaware. The proposed action involves the construction of structures only and does not involve the discharge of dredged or fill material into waters of the United States.

The original marina structures and subsequent additions were authorized by the Corps of Engineers under permits CENAP-OP-R-2005-1427 and CENAP-OP-R-2009-38.

**PURPOSE:** The stated purpose of the project is to add four berthing slips to an existing 10-slip private recreational marina.

On April 10, 2008, the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency published a *Final Rule on Compensatory Mitigation for the Losses of Aquatic Resources* (33 CFR 325 and 332 and 40 CFR 230). The rule took effect on June 9, 2008. In accordance with 33 CFR Part 325.1(d)(7) of the rule, the applicant has stated that the proposed project has been designed to avoid and minimize adverse effects on the aquatic environment to the maximum extent practicable, and has further documented that compensatory mitigation is not necessary. The following aspects and features of the project demonstrate the applicant's efforts in this regard.

The project cannot be avoided entirely because it is, by its nature, a water-dependent activity. The project has been designed not only to entirely avoid dredging and discharges of dredged or fill material into waters of the United States, but also has been designed to avoid impacts to wetlands and submerged aquatic vegetation. Though there are 14 residents living at Warwick Cove, the existing marina has 10 slips only. Consequently, Warwick Cove hopes to construct four slips to allow each resident to utilize a marina slip. In addition, the structures have been designed to the minimum sizes necessary to support the vessel to be moored at the facility. The length of the pier (30') is designed to accommodate the four proposed slips. The lengths of the finger piers (24') is designed to accommodate the types and sizes of boats anticipated to be moored in the slips (power boats and pontoon boats, 22-25 feet in length). Because no wetlands or other special aquatic sites would be impacted by the project, the applicant is not proposing to conduct any compensatory mitigation for the work.

A preliminary review of this application indicates that the proposed work would not affect listed species or their critical habitat pursuant to Section 7 of the Endangered Species Act as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

The decision whether to issue a permit will be based on an evaluation of the activity's probable impact including its cumulative impacts on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs and welfare of the people. A Department of the Army permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**Comments on the proposed work should be submitted, in writing, within 15 days** to the District Engineer, U.S. Army Corps of Engineers, Philadelphia District, Wanamaker Building, 100 Penn Square East, Philadelphia, Pennsylvania 19107-3390.

Review of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion therein are located within the permit area of the work.

The Philadelphia District has determined that the proposed project is of such limited nature and scope that little likelihood exists for the proposed action to impact an historic property. The District has determined that the project will have no effect on properties eligible for or listed in the National Register of Historic Places.

Essential Fish Habitat: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act 1996 (Public Law 104-267), requires all Federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency that may adversely effect Essential Fish Habitat (EFH).

Effects of the Project: The project is located in Essential Fish Habitat identified on sheet 80 of the Guide to Essential Fish Habitat Designations in the Northeastern United States, Volume IV: New Jersey and Delaware, dated March 1999. The following managed species of fish have been listed in the guide as occurring in the vicinity of the project: winter flounder (*Pleuronectes americanus*), windowpane flounder (*Scophthalmus aquosus*), red hake (*Urophycis chuss*), bluefish (*Pomatomus saltatrix*), Atlantic sea herring (*Clupea harengus*), long finned squid (*Loligo pealei*), short finned squid (*Illex illecebrosus*), Atlantic butterfish (*Peprilus triacanthus*), summer flounder (*Paralichthys dentatus*), scup (*Stenotomus chrysops*), black sea bass (*Centropristus striata*), surf clam (*Spisula solidissima*), ocean quahog (*Artica islandica*), spiny dogfish (*Squalus acanthias*), Atlantic mackerel (*Scomber scombrus*), king mackerel (*Scomberomerus cavalla*), Spanish mackerel (*Scomberomerus maculatus*), cobia (*Rachycentron canadum*), sandbar shark (*Carcharhinus obscurus*), sand tiger shark (*Odontaspis Taurus*), and dusky shark (*Carcharhinus plumbeus*).

Analysis of the Effects: The proposed work would affect a relatively small area of the waters of the Indian River in an area of substantial seasonal boating activity. Such circumstances make it unlikely that the work site would provide spawning or nursery opportunities for the managed species. Consequently, concentrations of the sessile life stages (eggs and larva) of the listed species are not expected to be within the work area. The proposed work is limited to the installation of minor structures, but would not involve any discharges of dredged or fill material into the waterway, wetlands or other special aquatic sites. For these reasons the work is not expected to disrupt spawning activities of the managed species. In addition, the pelagic adults and juveniles of the listed species are highly mobile and capable of avoiding impacts associated with the work.

Corps of Engineers View: Based upon the above analysis, the Corps of Engineers has determined that the proposed project would not have substantial direct, indirect, site-specific, or habitat-wide impacts on EFH, or upon the managed species and their life stages listed in the above referenced EFH guide, either individually, cumulatively or synergistically. The proposed project would not eliminate, diminish, nor disrupt the functions of EFH.

Proposed Mitigation: Because the impacts of the proposed work on EFH have been determined to be minor, the Corps of Engineers has determined that mitigation measures are not necessary.

In accordance with Section 307(c) of the Coastal Zone Management Act of 1972, applicants for Federal Licenses or Permits to conduct an activity affecting land or water uses in a State's coastal zone must provide certification that the activity complies with the State's Coastal Zone Management Program. The applicant has stated that the proposed activity complies with and will be conducted in a manner that is consistent with the approved State Coastal Zone Management (CZM) Program. No permit will be issued until the State has concurred with the applicant's certification or has waived its right to do so. Comments concerning the impact of the proposed and/or existing activity on the State's coastal zone should be sent to this office, with a copy to the State's Office of Coastal Zone Management.

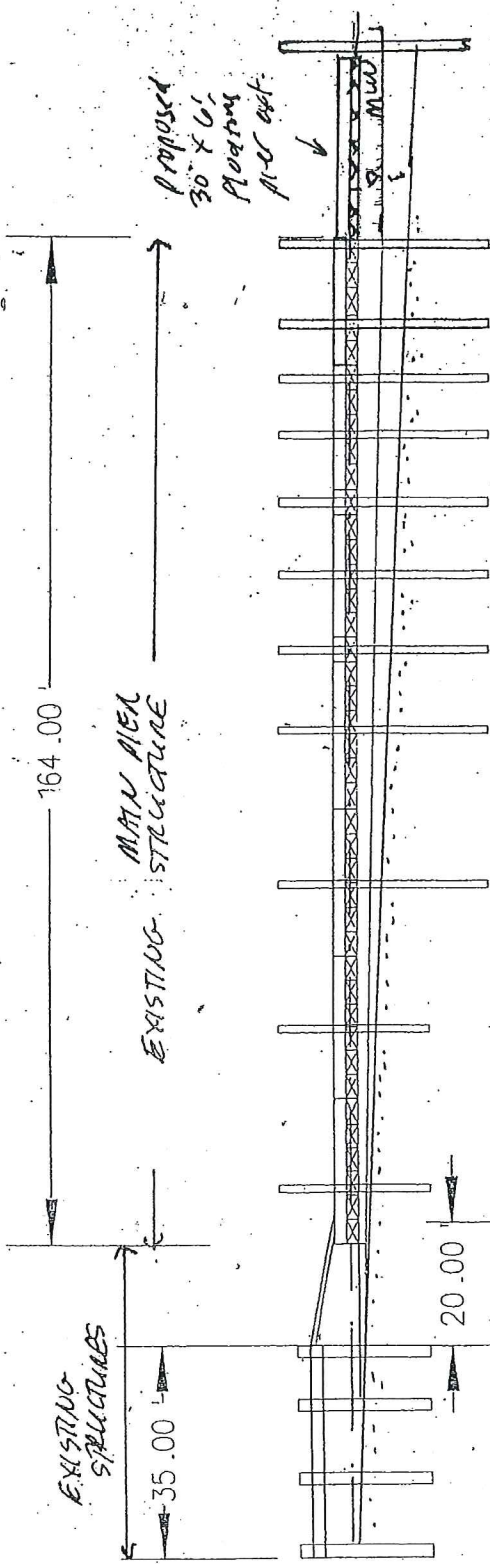
Any person may request, in writing, to the District Engineer, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state in writing, with particularity, the reasons for holding a public hearing.

Additional information concerning this permit application may be obtained by calling John Brundage at 302-736-9763 between the hours of 1:00 and 3:30 p.m. or writing this office at the above address.

Edward E. Bonner  
Chief, Regulatory Branch

PROPOSED 30' X 6' FLOATING PIER EXTENSION;  
 TWO NEW 24' X 4' FLOATING FINGER PIERS;  
 AND FOUR MOORING PILING  
 IN: Warwick Cove, Indian River  
 AT: Warwick Cove Marina, Paleo Way  
 Rosedale Beach, Millsboro, Sussex Co., DE 19966  
 Tax Map Parcel #2-34-34.09-9.00  
 APPLICANT: Warwick Cove LLC, c/o Mike Porro  
 DATE: November 16, 2016

WARWICK COVE INDIAN RIVER



Warwick Cove Marina  
 Proposed 4 Slip Expansion

PRECISION MARINE CONSTRUCTION  
 2 Woodbridge Hillis  
 Rehoboth Beach, DE 19971  
 Scale: 1" = 30'

E-4

2016-1077

Figure 9. Cross-section sketch of proposed project (prepared by Rob Whitford, Precision Marine Construction, Inc.).