

PROPOSED REPAIR/REPLACEMENT OF EXISTING ACCESS STEPS
(LANDWARD OF MHW) AND A 20' LONG X 4' WIDE PIER;
REPAIR/REPLACEMENT/ENLARGEMENT OF AN EXISTING
40' LONG x 5' WIDE DOCK TO 50' LONG x 6' WIDE; ADDITION
OF A 10K SIDE-MOUNT BOAT LIFT, AND A 12' LONG x 6' WIDE
FLOATING KAYAK DOCK WITH FIXED ACCESS LADDER

IN: Lewes & Rehoboth Canal
AT: 73 Tidewaters, Henlopen Acres
Sussex County, DE
Tax Map Parcel #334-13.12-2.01

APPLICANTS: Dr. Blair and Melissa Jones
DATE: June, 2024

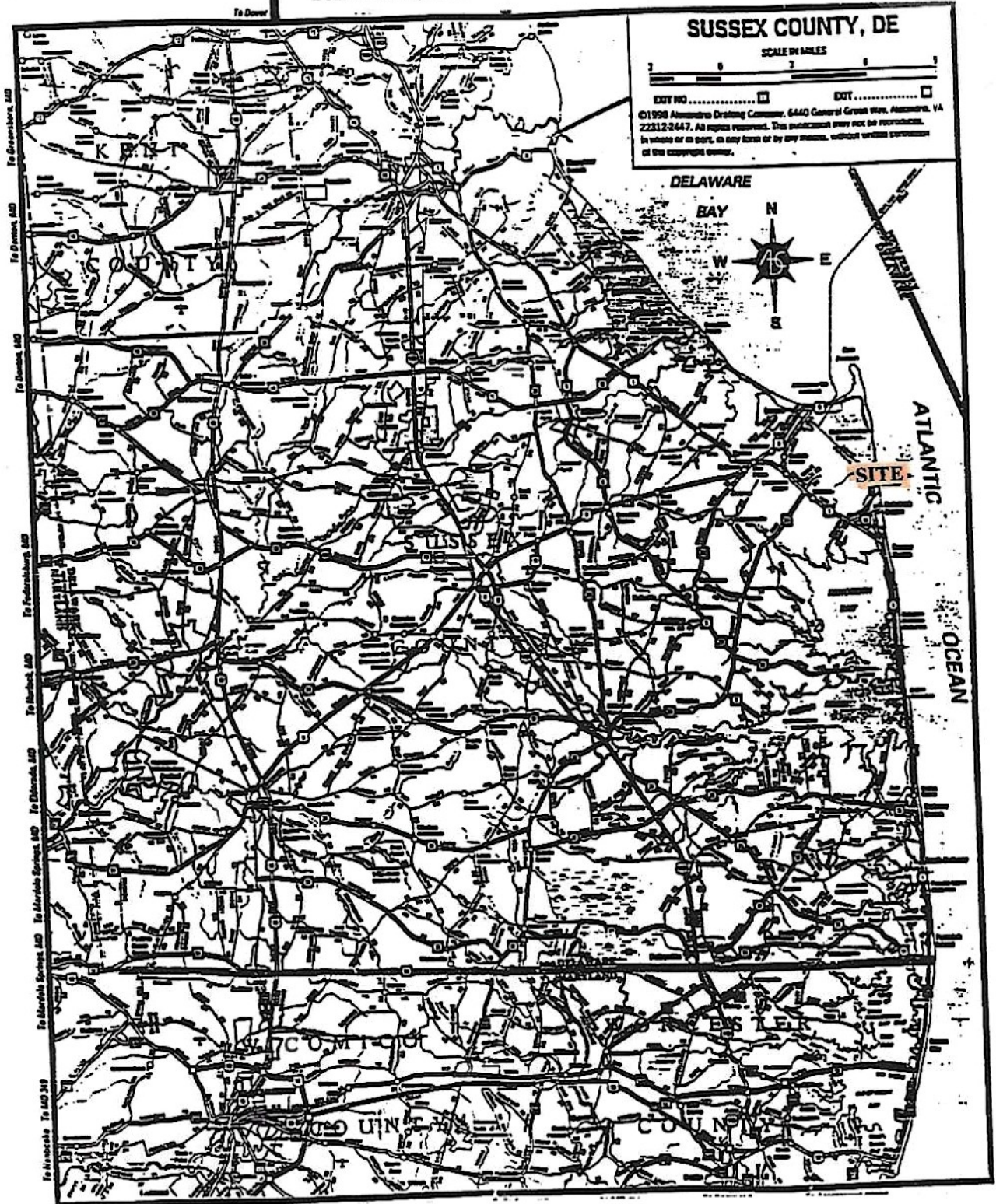


Figure 1. Map of Sussex County, Delaware, showing site location, Henlopen Acres. Scale as shown.

PROPOSED REPAIR/REPLACEMENT OF EXISTING ACCESS STEPS (LANDWARD OF MHW) AND A 20' LONG X 4' WIDE PIER; REPAIR/REPLACEMENT/ENLARGEMENT OF AN EXISTING 40' LONG X 5' WIDE DOCK TO 50' LONG X 6' WIDE; ADDITION OF A 10K SIDE-MOUNT BOAT LIFT, AND A 12' LONG X 6' WIDE FLOATING KAYAK DOCK WITH FIXED ACCESS LADDER

IN: Lewes & Rehoboth Canal
 AT: 73 Tidewater, Henlopen Acres
 Sussex County, DE
 Tax Map Parcel #334-13.12-2.01
 APPLICANTS: Dr. Blair and Melissa Jones
 DATE: June, 2024

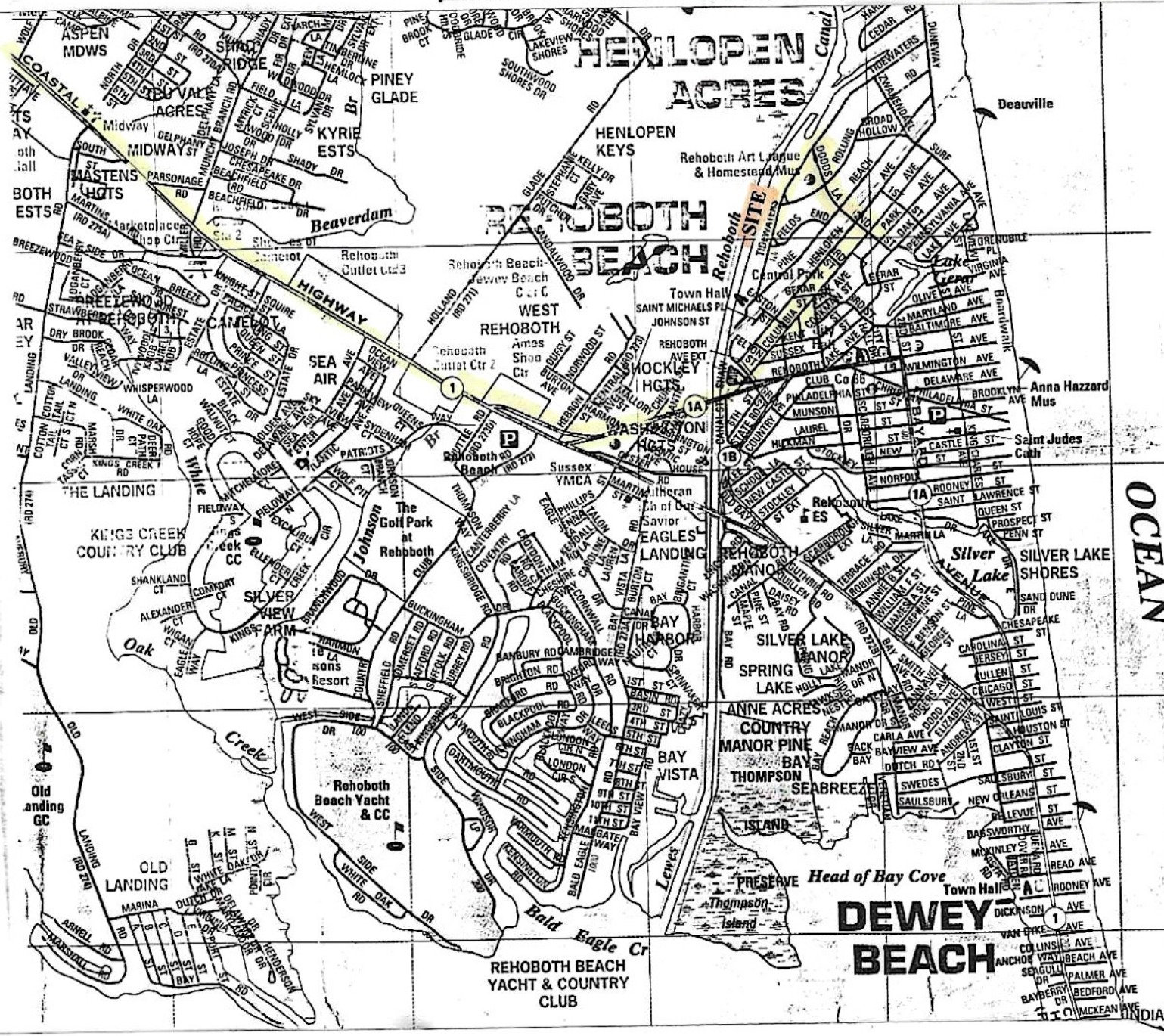


Figure 2. Map of Henlopen Acres, Rehoboth Beach area showing site location, 73 Tidewater Road, Henlopen Acres. Directions to project site (from Dover, DE): Route 1 southbound to Rehoboth Beach; left at traffic signal onto Route 1A (Rehoboth Avenue extended) into Rehoboth Beach; 270° around traffic circle onto Columbia Avenue; left onto 2nd Street; enter Henlopen Acres on Dodds Lane); left onto Tidewater Road, continue to site, on right at 73 Tidewater Road (Also see Figures 3 and 4.)

PROPOSED REPAIR/REPLACEMENT OF EXISTING ACCESS STEPS (LANDWARD OF MHW) AND A 20' LONG X 4' WIDE PIER; REPAIR/REPLACEMENT/ENLARGEMENT OF AN EXISTING 40' LONG X 5' WIDE DOCK TO 50' LONG X 6' WIDE; ADDITION OF A 10K SIDE-MOUNT BOAT LIFT, AND A 12' LONG X 6' WIDE FLOATING KAYAK DOCK WITH FIXED ACCESS LADDER

IN: Lewes & Rehoboth Canal
 AT: 73 Tidewaters, Henlopen Acres
 Sussex County, DE
 Tax Map Parcel #334-13.12-2.01
 APPLICANTS: Dr. Blair and Melissa Jones
 DATE: June, 2024

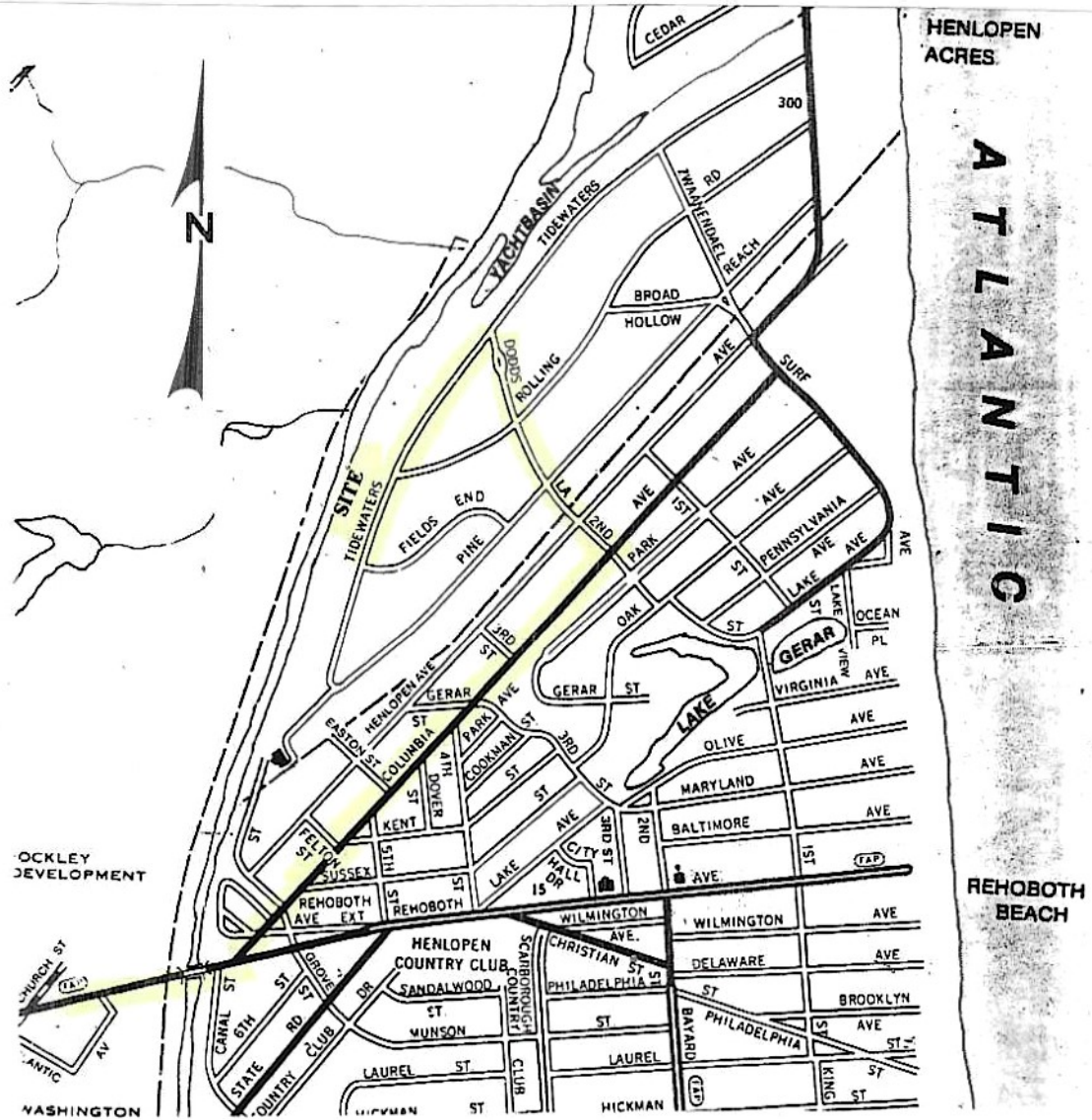


Figure 3. Map of Henlopen Acres, Sussex County, Delaware, showing site location, 73 Tidewaters.

**PROPOSED REPAIR/REPLACEMENT OF EXISTING ACCESS STEPS
(LANDWARD OF MHW) AND A 20' LONG X 4' WIDE PIER;
REPAIR/REPLACEMENT/ENLARGEMENT OF AN EXISTING
40' LONG x 5' WIDE DOCK TO 50' LONG x 6' WIDE; ADDITION
OF A 10K SIDE-MOUNT BOAT LIFT, AND A 12' LONG x 6' WIDE
FLOATING KAYAK DOCK WITH FIXED ACCESS LADDER**

IN: Lewes & Rehoboth Canal
 AT: 73 Tidewaters, Henlopen Acres
 Sussex County, DE
 Tax Map Parcel #334-13.12-2.01
 APPLICANTS: Dr. Blair and Melissa Jones
 DATE: June, 2024

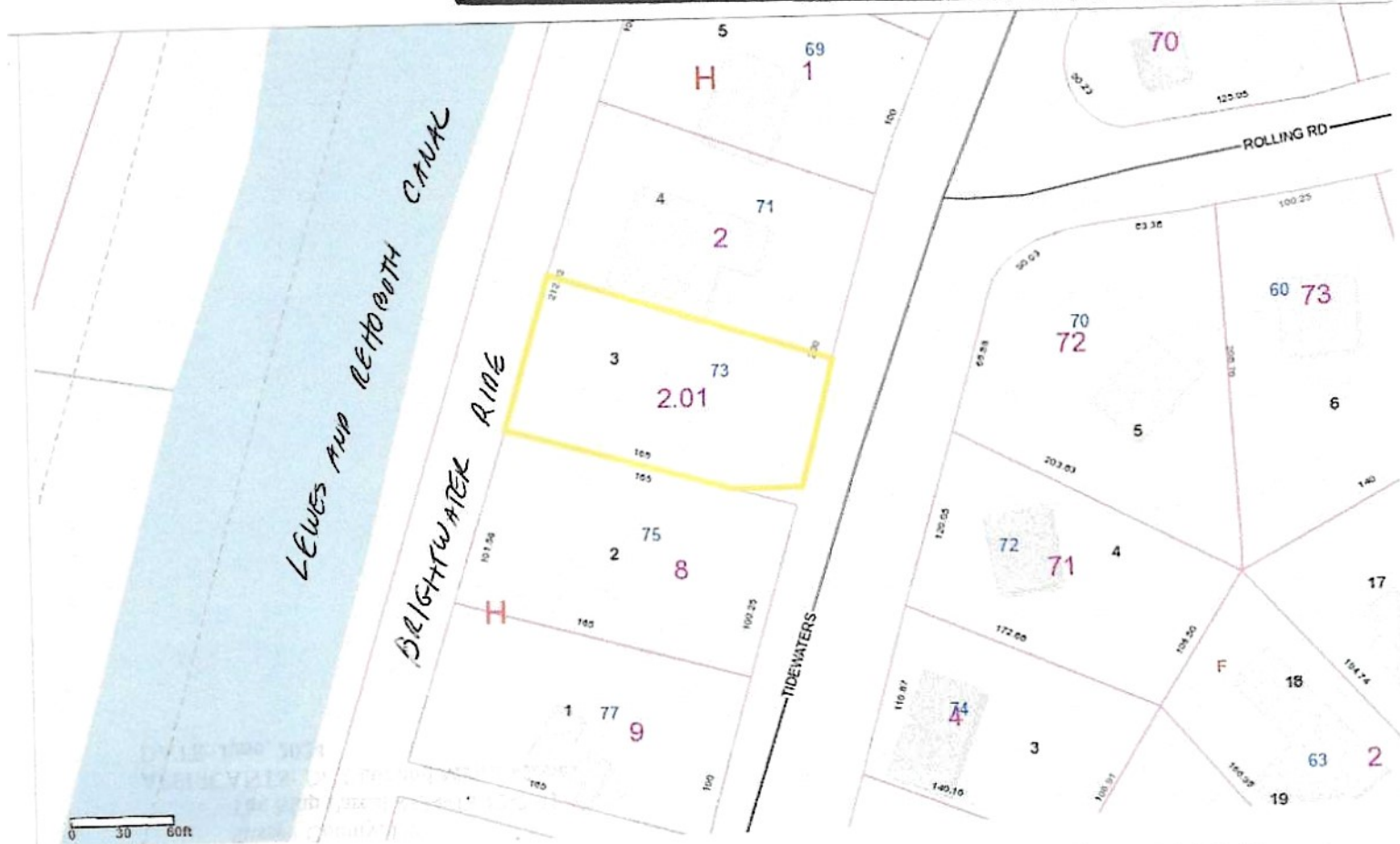


Figure 4. Map of Henlopen Acres showing project site, Tax Map Parcel #334-13.12-2.01 (73 Tidewater Road, Henlopen Acres, Sussex County, Delaware). Names and addresses of adjacent property owners:

- | | |
|---------------------|---|
| #334-13.12-2.00 | Nancy and Mark Duber, 71 Tidewaters,
Henlopen Acres DE 19971 |
| #334-13.12-8.00 | R. Croft LLC, 102 West Pennsylvania Ave.,
Towson MD 21202 |
| Bright Water Ride: | Town of Henlopen Acres, 104 Tidewaters,
Henlopen Acres, DE 19971 |
| #3-34-19.00-173.00: | Lewes and Rehoboth Canal, USA, PO Box 2000,
Georgetown DE 19947 |

PROPOSED REPAIR/REPLACEMENT OF EXISTING ACCESS STEPS (LANDWARD OF MHW) AND A 20' LONG X 4' WIDE PIER; REPAIR/REPLACEMENT/ENLARGEMENT OF AN EXISTING 40' LONG x 5' WIDE DOCK TO 50' LONG x 6' WIDE; ADDITION OF A 10K SIDE-MOUNT BOAT LIFT, AND A 12' LONG x 6' WIDE FLOATING KAYAK DOCK WITH FIXED ACCESS LADDER

IN: Lewes & Rehoboth Canal
 AT: 73 Tidewaters, Henlopen Acres
 Sussex County, DE
 Tax Map Parcel #334-13.12-2.01
 APPLICANTS: Dr. Blair and Melissa Jones
 DATE: June, 2024

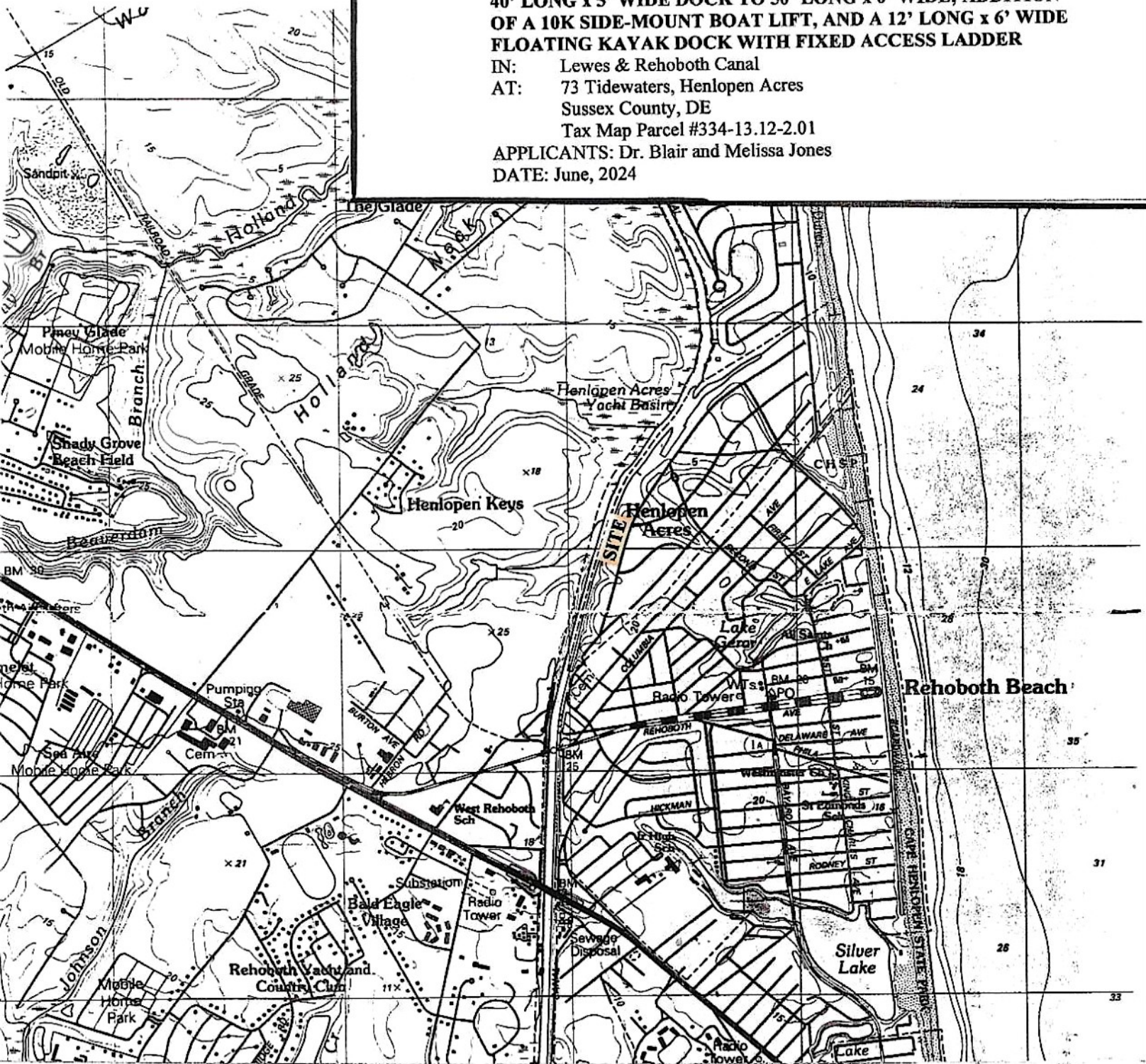


Figure 5. Site location on U.S.G.S. topographic map, Rehoboth Beach, Delaware quadrangle. Site is adjacent to Lewes and Rehoboth Canal. Scale: 1" = 2,000'.

**PROPOSED REPAIR/REPLACEMENT OF EXISTING ACCESS STEPS
(LANDWARD OF MHW) AND A 20' LONG X 4' WIDE PIER;
REPAIR/REPLACEMENT/ENLARGEMENT OF AN EXISTING
40' LONG x 5' WIDE DOCK TO 50' LONG x 6' WIDE; ADDITION
OF A 10K SIDE-MOUNT BOAT LIFT, AND A 12' LONG x 6' WIDE
FLOATING KAYAK DOCK WITH FIXED ACCESS LADDER**

IN: Lewes & Rehoboth Canal

AT: 73 Tidewaters, Henlopen Acres
Sussex County, DE

Tax Map Parcel #334-13.12-2.01

APPLICANTS: Dr. Blair and Melissa Jones

DATE: June, 2024

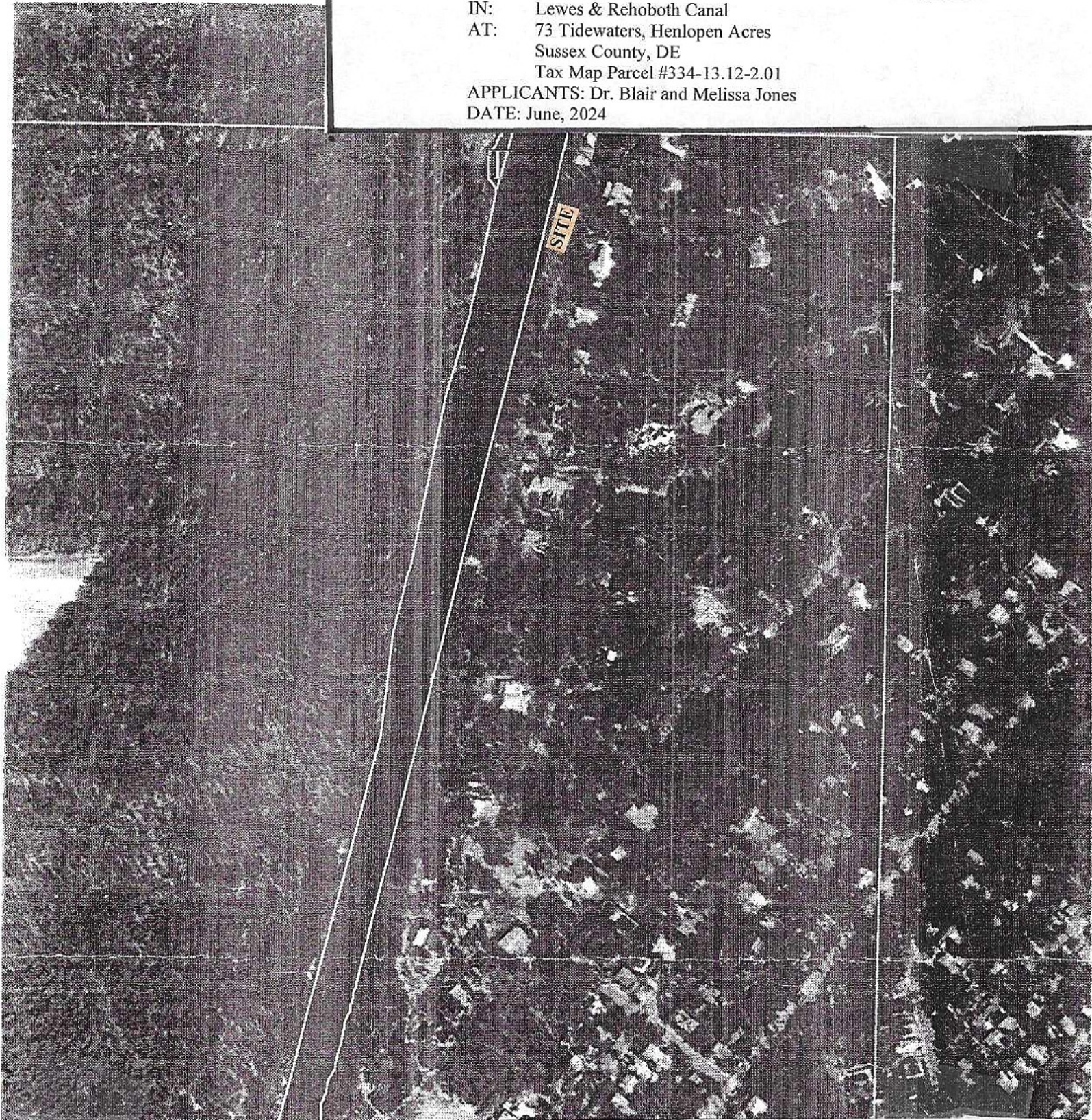


Figure 6. Site location on State of Delaware Wetlands Map #DNR035 (1988 photobase). Site is mapped W (water), adjacent to O (other, uplands or non-tidal wetlands less than 400 acres). No DNREC-regulated wetlands mapped on site. Scale: 1" = 300'.

PROPOSED REPAIR/REPLACEMENT OF EXISTING ACCESS STEPS (LANDWARD OF MHW) AND A 20' LONG X 4' WIDE PIER; REPAIR/REPLACEMENT/ENLARGEMENT OF AN EXISTING 40' LONG X 5' WIDE DOCK TO 50' LONG X 6' WIDE; ADDITION OF A 10K SIDE-MOUNT BOAT LIFT, AND A 12' LONG X 6' WIDE FLOATING KAYAK DOCK WITH FIXED ACCESS LADDER

IN: Lewes & Rehoboth Canal
AT: 73 Tidewaters, Henlopen Acres
Sussex County, DE
Tax Map Parcel #334-13.12-2.01
APPLICANTS: Dr. Blair and Melissa Jones
DATE: June, 2024



Figure 7.

Aerial photograph of site and vicinity, 73 Tidewater Road, Henlopen Acres, Sussex County, Delaware (Tax Map Parcel #334-13.12-2.01) adjacent to the Lewes and Rehoboth Canal, showing existing structures, access steps (landward of MHW); a 20' long x 4' wide pier and a 40' long x 5' wide dock (authorized by SL-351/04 and CENAP-OP-R-200601253-23). Rip-rap (present but not shown) also authorized. Applicants propose to repair/replace existing steps and 20' long x 4' wide pier; to repair/replace/enlarge existing 40' long x 5' wide dock to 50' long x 6' wide to accommodate installation of a new 10K Side-Mount Boat Lift, and to install a 12' long x 6' wide floating kayak dock with fixed ladder. See Figure 9 for plan view and cross-section.

**PROPOSED REPAIR/REPLACEMENT OF EXISTING ACCESS STEPS
(LANDWARD OF MHW) AND A 20' LONG X 4' WIDE PIER;
REPAIR/REPLACEMENT/ENLARGEMENT OF AN EXISTING
40' LONG x 5' WIDE DOCK TO 50' LONG x 6' WIDE; ADDITION
OF A 10K SIDE-MOUNT BOAT LIFT, AND A 12' LONG x 6' WIDE
FLOATING KAYAK DOCK WITH FIXED ACCESS LADDER**

IN: Lewes & Rehoboth Canal
AT: 73 Tidewaters, Henlopen Acres
Sussex County, DE
Tax Map Parcel #334-13.12-2.01
APPLICANTS: Dr. Blair and Melissa Jones
DATE: June, 2024

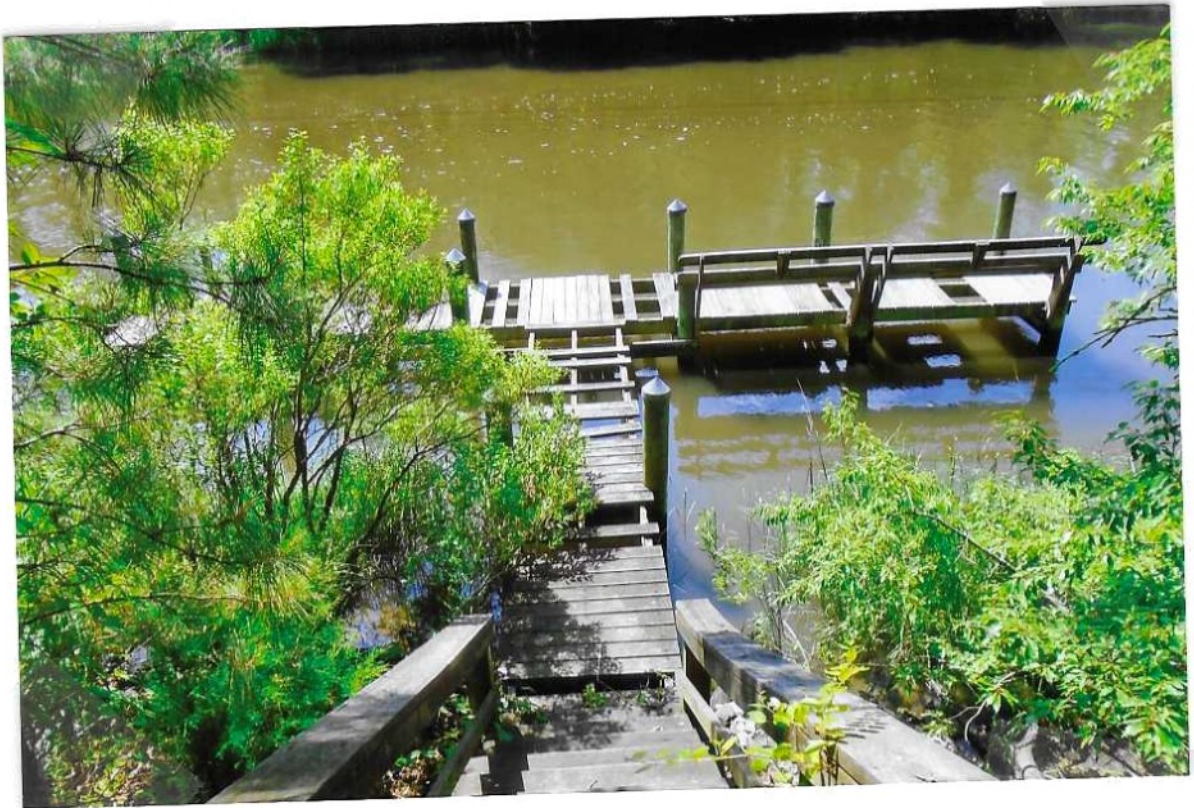


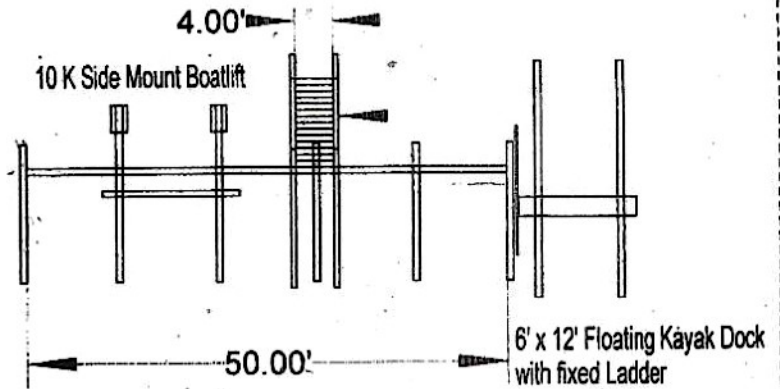
Figure 8. Photograph of project site, 73 Tidewater Road, Henlopen Acres, Sussex County, Delaware (Tax Map Parcel #334-13.12-2.01) adjacent to the Lewes and Rehoboth Canal, showing existing structures, access steps (landward of MHW); a 20' long x 4' wide pier and a 40' long x 5' wide dock (authorized by SL-351/04 and CENAP-OP-R-200601253-23). Rip-rap (present but not shown) also authorized. Applicants propose to repair/replace existing steps and 20' long x 4' wide pier; to repair/replace/enlarge existing 40' long x 5' wide dock to 50' long x 6' wide to accommodate installation of a new 10K Side-Mount Boat Lift, and to install a 12' long x 6' wide floating kayak dock with fixed ladder. See Figure 9 for plan view and cross-section.

PROPOSED REPAIR/REPLACEMENT OF EXISTING ACCESS STEPS (LANDWARD OF MHW) AND A 20' LONG X 4' WIDE PIER; REPAIR/REPLACEMENT/ENLARGEMENT OF AN EXISTING 40' LONG X 5' WIDE DOCK TO 50' LONG X 6' WIDE; ADDITION OF A 10K SIDE-MOUNT BOAT LIFT, AND A 12' LONG X 6' WIDE FLOATING KAYAK DOCK WITH FIXED ACCESS LADDER

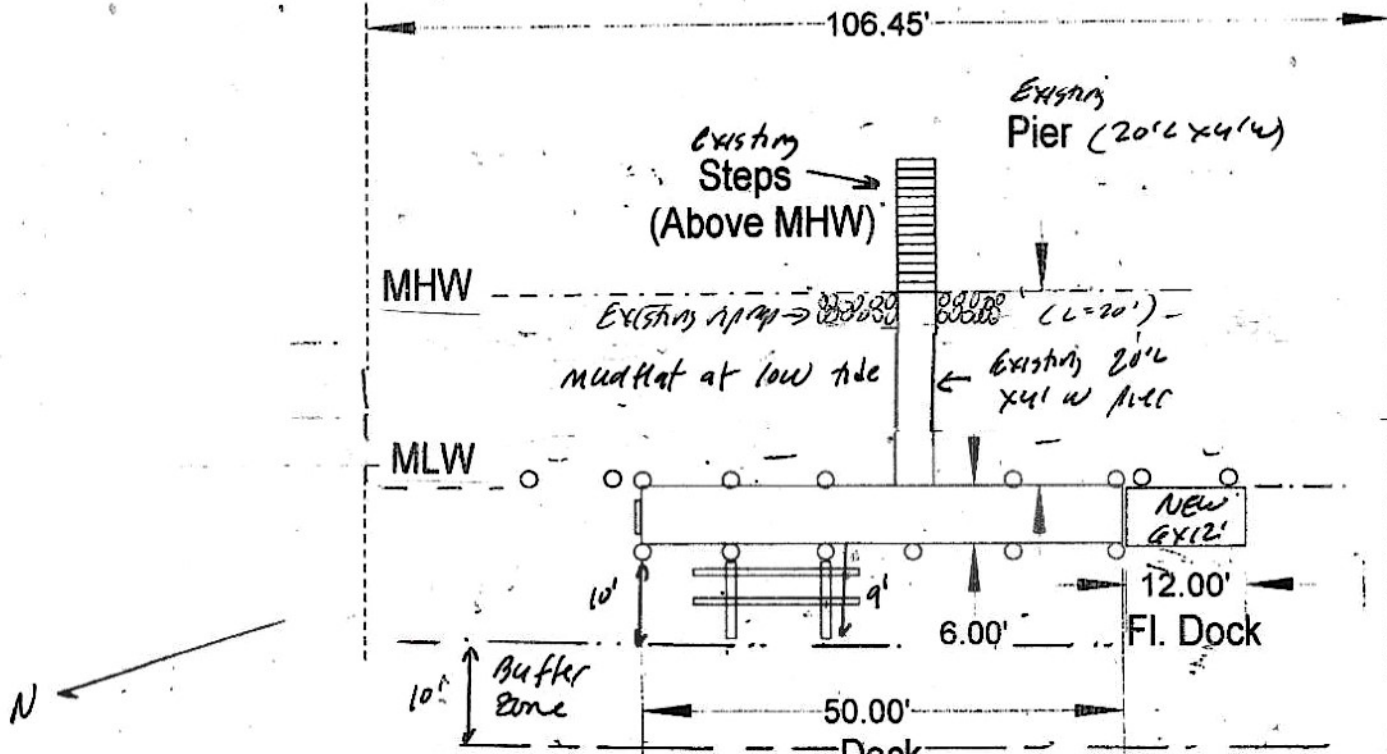
IN: Lewes & Rehoboth Canal
 AT: 73 Tidewaters, Henlopen Acres
 - Sussex County, DE
 Tax Map Parcel #334-13.12-2.01

APPLICANTS: Dr. Blair and Melissa Jones
 DATE: June, 2024

(a) Longitudinal Cross Section (1" = 20' ±)



(b) Plan view (1" = 20' ±)



Proposed Steps, Pier, Dock, Kayak Dock and Boatlift
 Blair & Melissa Jones
 Lot 3 Block H Henlopen Acres
 Rehoboth Beach, DE 19971
 In the L & R Canal

LEWES AND
 REHOBOTH CANAL
 Flood → Ebb

PRECISION MARINE CONSTRUCTION INC.
 202 Woodbridge Hills
 Rehoboth Beach, DE 19971
 Scale: 1" = 20' Date: 04-19-24

Figure 9. Plan view and cross-section of existing and proposed project (prepared by Precision Marine Construction, Inc.).

LEWIS & REHOBOTH CANAL



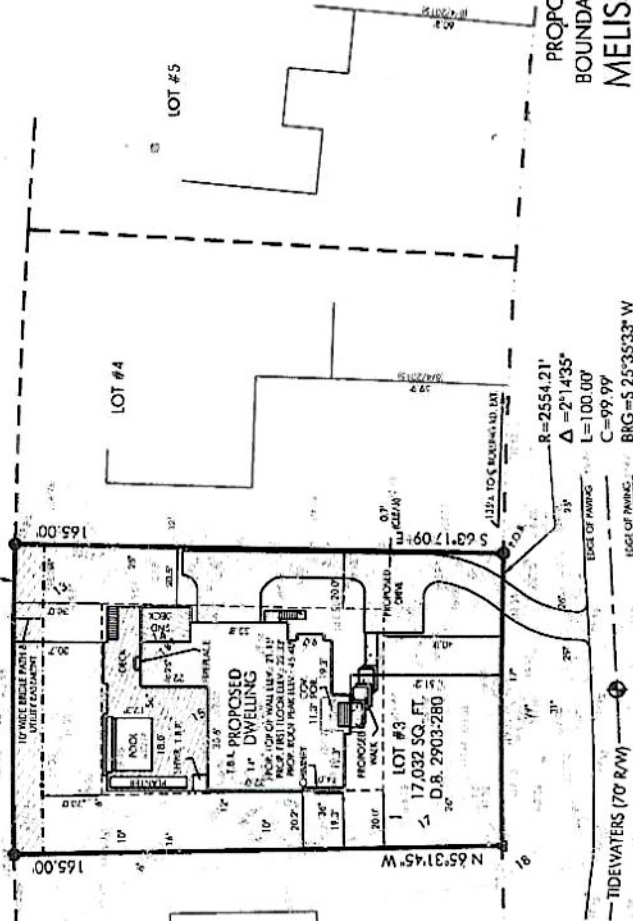
OPEN AREAS SETBACK TABLE:

LOT #	TYPE OF STRUCTURE	SETBACK TO ADJACENT LOT
1	CONCRETE	4.0'
2	BUILDING WALL	3.0'
3	BUILDING WALL	3.0'
4	BUILDING WALL	3.0'
5	BUILDING WALL	3.0'

AVERAGE SETBACK: 34.0'

R=2719.21'
Δ=2°14'35"
L=106.46'
C=106.45'
BRG=N 25°33'33" E

PROPOSED CONDITIONS
BOUNDARY SURVEY PLAN FOR
MELISSA W. JONES



SUBDIVISION	LOT #3, BLOCK #1 OF HENLOPEN ACRES	DATE	MARCH 13, 2022
COUNTY	SUSSEX	DRAWN BY	D.M.S.
STATE	DELAWARE	DATE	3-31-13, 12-2, 01
DATE	P.B. 2-1	SURVEY CLASS.	SUB. IRREG.

DATE	REVISION
8/4/2015	TOPOGRAPHIC POINTS
8/24/2021	ADDED TREE & ADDITIONAL PHOTO
3/10/2022	ADDITIONAL TREES & PROPOSED CHANGING
3/17/2022	ADJUSTED DWELLING POSITION & CALCULATE COVERAGE



FOR SIGHT SERVICES
Surveying & Precision Measurement

95124 25th Ave. 302 224 2215 • 2104 Greenway • Dover, DE 19701

PROPOSED LOT COVERAGE
4.4% (39.77% DWELLING, 0.61% POOL,
30.2% PORCHES & PATIO, 1.8% DRIVEWAY)
1,397.50 SQ. FT. (11.0% IMPROVED STREET WALK)
TOTAL COVERAGE: 6.50% (8.27%
IMPROV. AREA: 10,527.01 SQ. FT.)

- NOTES:
- THE PHOENIX BUILDING ZONE, 22 NO. 64 E. 117th ST. 100% (2022), MARCH 14, 2023.
 - ALL SETBACKS ARE THE RESPONSIBILITY OF THE OWNER AND NOT THE SURVEYOR.
 - THE SURVEYOR HAS VISITED THE AREA OF THE LOT AND HAS FOUND THE STRUCTURES ON THE SAME SIZE OF THE STREET CORNERING TWO LOTS ON THE SAME SIDE.
 - FRONT SETBACK FROM 100' - 40'
 - REAR SETBACK 30'
 - THE SUM OF THE REAR YARD AND THE FRONT YARD SHALL BE AT LEAST 50 FEET.
 - DATA COLLECTED ON 8/4/2015.
 - THE SURVEYOR HAS VISITED THE LOT AND HAS FOUND THE STRUCTURES ON THE SAME SIZE OF THE STREET CORNERING TWO LOTS ON THE SAME SIDE.
 - NO TREE SEARCH REQUIRED OR INSTALLED.
 - SURVEY CLASS: SUB. IRREG.

- LEGEND:
- IRON PIPE FOUND
 - ▲ IRON ROD IN CONCRETE FOUND
 - EXISTING ELEVATION SPOT SHOT
 - 99 EXISTING ELEVATION CONTOUR
 - DECEADUOUS TREE W/ DIA
 - CONIFEROUS TREE W/ DIA
 - PINE TREE W/ DIA
 - HOLLY TREE W/ DIA
 - SAWING
 - MULTI-TRUNK CHAPE MYRTLE