

Section 1: Applicant Identification

1. Applicant's Name: MICHAEL S. KAPPENHAUER Telephone #: _____
 Mailing Address: 162 EAST SIDE DR. Fax #: _____
REHOBOTH BEACH, DE E-mail: _____
19971
2. Consultant's Name: _____ Company Name: _____
 Mailing Address: PRECISION MARINE Telephone #: _____
202 WOODBRIDGE HILLS Fax #: _____
REHOBOTH BEACH, DE 19971 E-mail: _____
3. Contractor's Name: _____ Company Name: _____
 Mailing Address: PRECISION MARINE Telephone #: 302-227-2711
202 WOODBRIDGE HILLS Fax #: _____
REHOBOTH BEACH, DE 19971 E-mail: BRE.PRECISIONMARINE@GMAIL.COM

Section 2: Project Description

4. Check those that apply:
☐ New Project/addition to existing project? ☐ Repair/Replace existing structure? (If checked, must answer #16)
5. Project Purpose (attach additional sheets as necessary):
ADD AN ADDITIONAL 6'X12' FLOATING KAYAK DOCK
6. Check each Appendix that is enclosed with this application:

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

Section 3: Project Location

7. Project Site Address: 162 EAST SIDE DR. County: ☐ N.C. ☐ Kent ☒ Sussex
REHOBOTH, DE Site owner name (if different from applicant): _____
19971 Address of site owner: _____
8. Driving Directions: SEE ATTACHED
- (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 334-19.00-275.00 Subdivision Name: RB4CC

WSLS Use Only:		Permit #s: _____	
Type	SP <input type="checkbox"/> SL <input type="checkbox"/> SU <input type="checkbox"/> WE <input type="checkbox"/> WQ <input type="checkbox"/> LA <input type="checkbox"/> SA <input type="checkbox"/> MP <input type="checkbox"/> WA <input type="checkbox"/>		
Corps Permit: SPGP 18 <input type="checkbox"/> 20 <input type="checkbox"/> Nationwide Permit #: _____		Individual Permit # _____	
Received Date: _____		Project Scientist: _____	
Fee Received? Yes <input type="checkbox"/> No <input type="checkbox"/> Amt: \$ _____		Receipt #: _____	
Public Notice #: _____		Public Notice Dates: ON _____ OFF _____	



Dover, DE 19901 to 162 East Side Dr, Rehoboth Beach, DE 19971

Drive 47.3 miles, 58 min

Dover, DE 19901


Take DE-9 S to DE-1 S

- ↑ 1. Head northwest toward Donas Landing Rd 14 min (9.2 mi)
- ↶ 2. Turn left onto Donas Landing Rd 0.1 mi
- ⤴ 3. Merge onto Savannah Rd 1.4 mi
- ↶ 4. Turn left onto DE-9 S 0.2 mi
- 7.5 mi

Continue to Sussex County

- ⤴ 5. Merge onto DE-1 S 33 min (33.1 mi)
- ➞ 6. Keep right to continue on US-9 E 32.3 mi
- 0.7 mi

Follow DE-1 S to Rd 273/East Side Dr

- ↑ 7. Continue straight onto DE-1 S 12 min (5.1 mi)
- ↗ 8. Slight right toward Shuttle Rd 3.3 mi
- ↗ 9. Slight right onto Shuttle Rd 157 ft
- ↑ 10. Continue onto Rd 273/Country Club Rd 0.3 mi
- ⤿ 11. At the traffic circle, take the 3rd exit onto Rd 273/East Side Dr 0.9 mi
-  Destination will be on the right
- 0.6 mi

162 East Side Dr
Rehoboth Beach, DE 19971

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Bald Eagle Creek waterbody is a tributary to: Redbreast 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:

(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):

SEE ATTACHED LIST

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:

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? _____

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 277/12 (T-1) ATTACHED

*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: _____

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: _____

Adjacent Property Owners

FULLNAME BOLTON ROBERT G
Second_Owner_Name EVE K BOLTON
MAILINGADDRESS 160 EAST SIDE DRIVE
CITY REHOBOTH BEACH
STATE DE 19971

FULLNAME BAUMEISTER ELIZABETH D TTEE REV
TR
Second_Owner_Name ROBERT L BAUMEISTER SR TTEE
LIVING TR
MAILINGADDRESS 164 E SIDE DR
CITY REHOBOTH BEACH
STATE DE 19971

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, MICHAEL S. KOPPELMAN, hereby designate and authorize PRECISION MARINE
(Name of Applicant) 202 WOODBRIDGE HILLS
REHOBOTH BEACH, DE 19971
(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: _____ Telephone #: _____
Mailing Address: PRECISION MARINE Fax #: _____
202 WOODBRIDGE HILLS
REHOBOTH BEACH, DE 19971 E-mail: _____

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.

[Signature]
Agent's Signature

11/5/24
Date

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.

[Signature]
Applicant's Signature

11/5/24
Date

MICHAEL S. KOPPELMAN
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 PRECISION MARINE
202 WOODBRIDGE HILLS
REHOBOTH BEACH, DE 19971

11/5/24
Date

Print Name _____



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES &
ENVIRONMENTAL CONTROL
DIVISION OF WATER
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

WETLANDS & SUBAQUEOUS
LANDS SECTION

TELEPHONE (302) 739-9943
FAX (302) 739-6304

Michael S. Koppenhaver
162 East Side Drive
Rehoboth Beach, DE 19971
Tax Parcel No: 334-19.00-275.00

Transferred Lease: SL-277/12 (T1)
Authorization Date: 10/11/16
Original Lease Issuance: May 8, 2013
Lease Expiration Date: January 23, 2026

AUTHORIZATION OF LEASE TRANSFER

GRANTED TO:

Michael Koppenhaver

TO UTILIZE AND MAINTAIN:

A 3 foot wide by 32 foot long pier
A 5 foot wide by 4 foot long pier
An 8 foot wide by 40 foot long dock
A boatlift with 2 associated pilings
Two PWC lifts with 1 associated piling each
A 6 foot wide by 12 foot long floating kayak dock

OCCUPYING PUBLIC SUBAQUEOUS LANDS TOTALING:

452 square feet

ORIGINALLY ISSUED TO:

Robert and Nedra Wilson
Subsequently transferred to Robert Wilson and
Subsequently transferred Michael and Carey Koppenhaver

LOCATED:

**In Bald Eagle Creek
At 162 East Side Drive,
In the Rehoboth Beach Yacht and Country Club
Rehoboth Beach, Sussex County Delaware**

Pursuant to the provisions of 7 Del. C., §7203 and the Department's Regulations Governing the Use of Subaqueous Lands, permission is hereby granted on this 14th day of October A.D. 2016 to transfer the above-referenced lease between the parties listed above.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of the Bald Eagle Creek; and

Delaware's good nature depends on you!

WHEREAS, on March 2, 2007, the State of Delaware issued a lease renewal (SL-369/06) to Robert Wilson valid through January 24, 2026; and

WHEREAS, on May 8, 2013, the State of Delaware issued a transference of the current lease (SL-369/06) and issued a new lease (SL-277/12) to Michael and Carey Koppenhaver valid through January 23, 2026; and

WHEREAS, on November 11, 2014, Michael Koppenhaver became the sole owner of the associated riparian property (Parcel 334-19.00-275.00).

NOW THEREFORE, based on the above-presented information,

THE above-referenced Subaqueous Lands Lease is hereby transferred to **Michael Koppenhaver** subject to the conditions herein set forth:

1. This Lease Transfer is transference of the original Subaqueous Lands Lease (SL-277/12) granted to Michael and Carey Koppenhaver. This authorization shall be attached thereto and made part thereof;
2. This Lease Transfer only authorizes the continued use and maintenance of the structures authorized in the original lease (SL-277/12) as identified on Page One. Any deviations from the previously-approved configuration are the responsibility of the current lease holder;
3. The authorized area of structure over public subaqueous lands is 452 square feet, represented by a 3 by 12 foot long section of pier, 5 by 4 foot long pier, 8 by 40 foot long dock, boatlift with 2 associated pilings, 2 PWC lifts with 2 associated pilings and a 6 by 12 foot long floating kayak dock.
4. All terms and conditions of the original Subaqueous Lands Lease (SL-277/12), including the **January 23, 2026** expiration, remain intact and are conveyed with this Lease Transfer;
5. This Lease Transfer shall not be considered valid until it has been duly recorded in the office for the Recorder of Deeds in and for the appropriate County and a copy of the recorded Lease is returned to, and has been received by, the Department.

IN WITNESS WHEREOF, I, The sole property owner Michael Koppenhaver, have caused this instrument to be executed on this 3rd day of October, 2016.



By: [Signature]
Michael Koppenhaver

Sworn and Subscribed before me on
this 8th day of October, 2016

[Signature]
Notary

IN WITNESS WHEREOF, I, Steven M. Smailer, the duly authorized representative of David S. Small, Secretary of the Department of Natural Resources and Environmental Control, have hereunto set my hand this 14th day of October, 2016.

[Signature]
By Steven M. Smailer, Section Manager
the duly authorized representative of the Secretary of the
Department of Natural Resources and Environmental Control

BOAT DOCKING FACILITIES

Any boat docking facility for more than four (4) vessels is considered a marina facility (see definitions and explanations section) and requires the applicant to complete Appendices N and O, and make application to the U. S. Army Corps of Engineers for approval.

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

1. Briefly describe the project. (Attach additional sheets as necessary.)

ADD AN ADDITIONAL 6' X 12' KAYAK DOCK

2. Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
Dock, Pier, Lift, gangway		Width ft. ____	Length ft. ____	Width ft. ____	Length ft. ____	
KAYAK DOCK	2	6	12	6	12	new
Freestanding Pilings	Number					

Mooring Buoy: How many moorings will be installed? _____
 What will be used for the anchor(s)? _____
 Anchor/Mooring Block Weight _____
 Anchor Line Scope (Length or Ratio) _____
 Water Depth at Mooring Location _____

3. Approximately how wide is the waterway at this project site? 175 ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? 2 ft.
5. What type of material(s) will be used for construction of the mooring facility (e.g. salt treated wood, aluminum, fiberglass floats, etc.) Use of creosote-treated wood is prohibited.
6. Circle any of the following items that are proposed over subaqueous lands:
 Fish Cleaning Stations/Benches/Ladders/Water Lines/ Satellite/Electric Lines/ Handrails/Other (Describe)

If any of the items are circled above, include their dimensions and location on the application drawings.

7. What will be the distance from the most channelward end of the docking facility to the edge of any natural or man-made channel? 50+ ft.
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.
- | | | | | | | | |
|------------|------------|--------|-------------------|-------|---------|-------|---------|
| Make/model | <u>N/A</u> | length | <u>KAYAK DOCK</u> | width | <u></u> | draft | <u></u> |
| Make/model | <u></u> | length | <u></u> | width | <u></u> | draft | <u></u> |
| Make/model | <u></u> | length | <u></u> | width | <u></u> | draft | <u></u> |
| Make/model | <u></u> | length | <u></u> | width | <u></u> | draft | <u></u> |
9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above.
10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility.
11. Is there currently a residence on the property? X Yes No ACROSS STREET
12. Do you plan to reach the boat docking facility from your own upland property? X Yes No If "No", explain your proposed means of access and provide documentation of easement or documentation authorizing access if you intend to cross someone else's property.
13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant? Yes X No.
If yes, written permission of the underwater land owner must be provided with this application.
14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 100 ft.
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
 Yes X No
If yes, a letter of no objection from the adjacent property owner must be included with this application.

BALD EAGLE CREEK



DOCK EXTENDS

EXISTING DOCK

NEW FLOATING KAYAK DOCK
AND PILES

MLW

MHW

NEW FLOATING KAYAK DOCK AND PILES

EXISTING DOCK

MHW

MLW

Proposed Additional Floating KAYAK Dock
Michael Koppenhaver
162 East Side Dr.
Rehoboth Beach, De 19971

PRECISION MARINE CONSTRUCTION INC.
202 Woodbridge Hills
Rehoboth Beach, DE 19971
Scale: 1" = 12' Date: 01-05-2024

LANDS OF RENOBOTH BEACH COUNTRY CLUB, INC.
SUSSEX COUNTY TAX MAP 3-34-19.00-275.00

(11/2, 05) 31/210

NOTE: IN-GROUND WOOD BULKHEAD
GENERALLY FOLLOWS ALONG AND
WITHIN 1' OF 404 WESTLANDS
LINE (ON WILKINS SIDE OF)

① FOUND 1/2" PIPE
② FOUND 3/4" PIPE

NO TITLE SEARCH, RIGHTS-OF-WAY
OR EASEMENTS PROVIDED.

SUBURBAN SURVEY (DEED REF: 2203 PG. 127)

BOUNDARY SURVEY PLAN
prepared for
MICHAEL & CAREY KOPPENHAVER
LOT #40, BLOCK #14, SECTION "C"
(KNOWN AS 162 EAST SIDE DRIVE),
REHOBOTH BEACH YACHT & COUNTRY CLUB,
LEWES & REHOBOTH HUNDRED,
SUSSEX COUNTY, DELAWARE
WINGATE & ESCHENBACH, LLC, REGISTERED SURVEYORS
P.O. BOX 142, REHOBOTH BEACH, DE 19712
19 JUNE 2012

~~SCALE: 1" = 20'~~

19 JUNE 2012

Tax Parcel # 3-34 19.00 275.00

Prepared by and Return To
Schmittinger & Rodriguez
414 S. State Street
Dover, Delaware 19901
14-256FT

THIS DEED, made this 11th day of November, 2014

BETWEEN **Carey M. Koppenhaver**, party of the first part

And

Michael S. Koppenhaver, party of the second part

Grantee Address: 162 East Side Drive , Rehoboth Beach, DE 19971

WITNESSETH, that the said party of the first part in and for the consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, his heirs and assigns, all of her right, title and interest in and to,

ALL that certain tract, piece or parcel of land located in the subdivision known as Rehoboth Beach Yacht & Country Club, Lewes and Rehoboth Hundred, Sussex County, Delaware and being more particularly described as follows:

Lot No. 40, Block Number 14, Section C, fronting on East Side Drive, as shown on the Final Plot of a portion of Section C, Rehoboth Beach Yacht & Country Club, dated September 29, 1992, and recorded in the Sussex County Recorder of Deeds Office in Plot Book 49, Page 298, as modified by a revised Page 1 of said Final Plot, dated as revised on April 29, 1993, said revised Page 1 having been recorded on May 4, 1993, in Plot Book 50, Page 129, and as further modified by a Revised Final Plot, dated March 31, 1995, the same having been recorded on April 21, 1995, in Plot Book 54, Pages 118 and 119.

BEING the same land conveyed unto Michael S. Koppenhaver and Carey M. Koppenhaver, by deed of Robert F. Wilson and Nedra A. Wilson, dated September 17, 2012 and recorded in the office of the Recorder of Deeds in and for Sussex County in Deed Record Book 4053, Page 142.

Grantee, by accepting and recording this deed, agrees to become a member of a Homeowners Association, which will have responsibility for maintaining and controlling the private streets and drainage areas, which are shown on the Plots of record for the Rehoboth Beach Yacht & Country Club Subdivision, Portion of Section C. filed for record in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Plot Book 49, Page 298-299 and Plot Book 50, Page 129, as

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well as any storm water retention/detention basins located within the confines of the above-referenced plots. The Grantee, by accepting this Deed, recognizes and understands that the road upon which the above-described property fronts is a private road and that the Grantee will be responsible for his proportionate cost of the maintenance of said private roads as assessments are levied for such maintenance by the Homeowners Association and that said roads will not be maintained by the State of Delaware.

Grantee further acknowledges by accepting and recording this deed, that he will be required, regardless of whether they earlier connect to a community central septic system, to connect to any municipality, county or privately constructed central sanitary sewage disposal system that becomes available to service their lot. Grantee further agree to pay whatever charges may be imposed by such municipal, county or privately constructed central sanitary sewer system, including any capitalization or impact fees, EDU charges, front footage assessments, connection fees or operating and maintenance charges. This covenant shall run with the land and be binding upon purchaser, his heirs, successors and assigns.

The above lands and premises are conveyed subject to covenants, conditions and restrictions of record, if any; such state of facts as an accurate survey and/or inspection of the lands and premises will disclose; the operation and effect of any zoning laws, and building restrictions imposed by public authority; and easements and public utility grants of record.

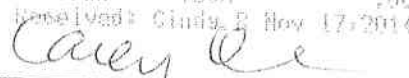
IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year aforesaid.

Sealed and delivered
in the presence of



Consideration: .00

County .00
State .00
Town Total .00
Received: Cindy B. Nov 17, 2014

 (SEAL)
Carey M. Koppenhaver

STATE OF DELAWARE, County of Sussex:

BE IT REMEMBERED, that on this 11 day of November, 2014, personally came before me, the subscriber, a Notary Public in and for the State and County aforesaid, **Carey M. Koppenhaver**, party to this Indenture, known to me personally to be such and acknowledged this Indenture to be his/her/their act and deed.

GIVEN under my hand and seal the day and year aforesaid.

Recorder of Deeds
Scott Bailey
Nov 17, 2014 02:59P
Sussex County
Doc. Surcharge Paid

RECEIVED

NOV 17 2014

ASSESSMENT DIVISION
OF SUSSEX COUNTY

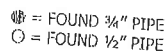




Notary Public:

Commission Expiration: 9/6/15

Printed Name: VICTORIA KOPUNEX



NO TITLE SEARCH, RIGHTS-OF-WAY
OR EASEMENTS PROVIDED.

19 JUNE 2012

11 = 4/10'