

January 30, 2025

ERI Project No. 0004-0552

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

**RE: Renewal & Transfer of Subaqueous Land Lease SL-176/05(T-1) &
Marina Permit Including a Boat Lift for Slip Unit No. 6
Tax Map Parcel 335-4.14-100.00
Lewes Rehoboth Hundred, Lewes, Sussex County, Delaware
Applicant: Waterfront 624 LLC**

Dear Mr. Jones,

Waterfront 624 LLC (Attn Mr. Cal Hurtt) acquired Sussex County Tax Map Parcel 335-4.14-100.00 from Burke & Rutecki LLC on August 6, 2024. The subject property operated as a six slip docking facility located in the City of Lewes on the southwest side of the Lewes-Rehoboth Canal. The Subaqueous Lands Lease associated with the property is SL-176/05 (T1) and Waterfront 624 LLC requested transfer of the Subaqueous Lands Lease from the Wetlands and Waterways Section (WWS) after the sale.

Environmental Resource Insights (ERI) has been retained by Waterfront 624 LLC to act as their agent to assist in the matter of lease renewal and the addition of a 12,000 lb. boat lift on slip unit No. 6. After consultation with the WWS about this matter, ERI was advised that SL-176/05 (T1) as originally issued only allowed for mooring of four vessels presumably at the central portion of the facility, without mooring on what is now Slip Unit No. 1 and Slip Unit No. 6. After discussion with WWS, it was determined that Waterfront 624 LLC should apply for a Marina Permit authorizing the six mooring slips as the infrastructure for that number of boats already exists. A new Subaqueous Lands Lease would then be issued along with a Marina Permit. This would include the approval for a 12,000 lbs. boat lift for Slip Unit No. 6. An existing boat lift occupies Slip Unit No. 5. A draft Operation & Maintenance Plan should also be submitted when that application is filed.

The boat lift for Slip Unit No. 6 will be supported by four 12 inch diameter piles arranged in a 10 foot by 12.5 foot box in the center of the slip. Installation of the boat lift was approved by the Corps of Engineers (Letter of Authorization CENAP-2024-00497-85) and that approval has been transferred to Waterfront 624 LLC.

The overall facility consists of three 6 foot wide by 24 foot long finger piers and associated mooring piles along 110 feet of riprap stabilized shoreline. A pile supported 10 foot wide dock overtop the riprap exists, with approximately 8.5 feet of dock channelward of the existing mean high waterline.

Consistent with requirements for a marina, signage with emergency contact numbers and operating procedures will be posted at the dock and an emergency spill kit will be available. Slipholders live nearby within walking distance and there is an area for parking of six vehicles on the lawn area between the dock and Pilottown Road. The facility will maintain a marine pump-out agreement with Anglers Marina, a nearby full service commercial facility.

Upon your review of these materials, please let me know if you or your staff need any additional information in support of this request. On behalf of the applicant thank you in advance for your time and attention to this request.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS



Edward M. Launay, Principal

Cc: Mr. Cal Hurt, Waterfront 624 LLC



Lease Renewal Application

for Structures/Fill in Public Subaqueous Lands



In order to ensure that your lease renewal application is processed in a timely manner, please be sure to provide complete, accurate, and current information for each of the questions below. Incomplete applications may be returned for additional information which will delay the renewal process. This application will be placed on public notice with a 20 day public comment period following publication. Remember that a valid lease is required to continue to maintain your structures/fill on public land. If you need assistance or have any questions about this application or the renewal process, please don't hesitate to contact the Wetlands and Subaqueous Lands Section at 302/739-9943.

1. Applicant Information (mailing address and contact information)

Name: Waterfront 624 LLC Attn: William C. Hurtt	Telephone: 302-528-9010
Address: 624 Pilottown Rd	
City/Zip: Lewes 19958	Email: churtt@gmail.com

2. Existing Authorized Structures/Fill

Please fill in the dimensions for all of your leased structures/fill (i.e. docks, piers, boatlifts, boat ramps, etc.). The dimensions identified below should describe the structures/fill as they exist today. If the list below does not include your authorized structure, please identify the structure(s) in the blank space provided or on a separate page.

Object	Length	Width	Linear Object	Linear Feet	Diameter
Shoreline Dock	110'	10'			
Finger Pier	32'	6'			
Finger Pier	32'	6'			
Finger Pier	32'	6'			
Boat Lift (Slip 5)	12.5'	10'			
Boat Lift (Slip 6)	12.5'	10'			
Freestanding Piles	Quantity: 4		Boat/PWC Lifts	Quantity:	

3. Please provide the distance between the point on your structure which is the farthest channelward and the nearest navigation channel, whether the channel is marked or not:

+/- 13 feet.

4. Project Location/Address (so that we can find the property)

Street Address Tax Parcel: 335-4.14-100.00	
<i>(Please do not use a PO Box or Lot # unless that number is visible somewhere on the property.)</i>	
City/Zip: Lewes, Delaware 19958	Subdivision: N/A
Waterbody: Lewes and Rehoboth Canal	

5. Please provide directions from the nearest State or county roads (for example, 1.3 miles north of State Route 99 on county road 999). List a permanent landmark if one is nearby.

Heading northeast on DE-1, merge right onto Wescoats Rd. After approximately 500 feet, turn Left onto Savannah Rd. After 0.8 miles, turn right onto Old Orchard Rd, and take a right on New Road after 0.3 miles. At the end of New Road, turn left onto Pilottown road where the property Will be located on the right side.

6. Please list the name and complete mailing address of the adjacent property owners contiguous to your parcel on all sides (attach extra sheets if necessary).

Name: Christopher M Corrado	Name: Ralph & Mary Scott
Street Address: PO Box 105	Street Address: 618 Pilottown Rd
City/Zip: Milford, DE 19963	City/Zip: Lewes, DE 19958

7. Please describe the purpose/use of the structure. If it is a dock and/or pier, identify the number of vessels typically berthed there.

Private Marina consisting of 6 boat slips.

8. Please fill in your County Tax Parcel Number. If you do not know the number contact your County's Recorder of Deeds at the phone numbers provided or find the information online from your counties website. See the example, below.

Example based on the fictitious tax parcel identification number "1-51-37-26.1" from Sussex County:

1 - 5 1 - 3 7 . 0 0 - 0 0 2 6 . 0 1 - 0 0 0 0

←---district---→ ←-----map-----→ ←-----parcel-----→ ←-----unit-----→

New Castle County: (302) 395-7700

<http://www.nccde.org/parcelview/>

- . - . -

←district→ ←-----map page number-----→ ←-----parcel number-----→ ←-----subparcel-----→
required *required* *required* *if relevant*

Kent County: (302) 744-2300

<http://400.co.kent.de.us/PropInfo/PIMap.HTM>

. - - - - .

←---map page number---→ ←-hundred-→ ←-town-→ ←block→ ←-----lot number-----→
required *required* *if relevant* *required* *required*

Sussex County: (302) 855-7600

<http://www.sussexcountyde.gov/e-service/propertytaxes/>

3 - 3 5 - 0 4 . 1 4 - 0 1 0 0 . 0 0 -

←---district---→ ←-----map-----→ ←-----parcel-----→ ←-----unit-----→
required *required* *required* *if relevant*

9. Applicant Signature and Certification

I hereby certify that the information on this form and the attached plans are true and accurate to the best of my knowledge. I understand that DNREC may request additional information as necessary to consider this application. I grant permission for the authorized DNREC representative(s) to enter upon the premises for the purpose of inspecting the leased structures during working hours. I will abide by all conditions of the reauthorized lease.

William C. Hurtt
Applicant Signature

Feb. 2, 2025
Date

Waterfront 624 LLC. – Attn. William C. Hurtt
Applicant Name (Printed or Typed)

Co-Applicant Signature

Date

Co-Applicant Name (Printed or Typed)

10. Agent Authorization

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

I, Waterfront 624 LLC., hereby designate and authorize Edward M. Launay, ERI
Applicant Name of Agent

to act on my behalf in the processing of the application and to furnish any information that is requested.

William C. Hurtt
Applicant Signature

Date

Feb 2, 2025

[Signature]
Agent Signature

Date

2/5/2025

FINAL CHECKLIST

Please include 2 copies of the following items to complete your application:

1. A copy of your property deed and property survey showing all legal boundaries that abut the leased structure(s)/fill.
2. A scaled drawing of the existing structure(s)/fill location. Include the current configuration with all dimensions, piling, and other significant features. Indicate the approximate location of the mean high tide line and the mean low tide line on your drawing.
3. All pages of this renewal form, after completing and signing (be sure to include the original form with original signatures and a copy).
4. The application fee of \$225.00. Checks should be made payable to the State of Delaware.

Return this application with the above information and fee to the following address:

**DNREC
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

WETLANDS AND SUBAQUEOUS LANDS SECTION PERMIT APPLICATION FORM

**For Subaqueous Lands, Wetlands, Marina and
401 Water Quality Certification Projects**

**State of Delaware
Department of Natural Resources and Environmental Control
Division of Water**

Wetlands and Subaqueous Lands Section



**APPLICATION FOR APPROVAL OF
SUBAQUEOUS LANDS, WETLANDS, MARINA
AND WATER QUALITY CERTIFICATION PROJECTS**

PLEASE READ THE FOLLOWING INSTRUCTIONS CAREFULLY**Application Instructions:**

1. Complete each section of this basic application and appropriate appendices as thoroughly and accurately as possible. Incomplete or inaccurate applications will be returned.
2. All applications must be accompanied by a scaled plan view and cross-section view plans that show the location and design details for the proposed project. Full construction plans must be submitted for major projects.
3. All applications must have an original signature page and proof of ownership or permitted land use agreement.
4. Submit an original and two (2) additional copies of the application (total of 3) with the appropriate application fee and public notice fee* (prepared in separate checks) to:

**Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901**

*Application and public notice fees are non-refundable regardless of the Permit decision or application status.

5. No construction may begin at the project site before written approval has been received from this office.

Helpful Information:

1. Tax Parcel Information:

New Castle County	(302) 395-5400
Kent County	(302) 736-2010
Sussex County	(302) 855-7878
2. Recorder of Deeds:

New Castle County	(302) 571-7550
Kent County	(302) 744-2314
Sussex County	(302) 855-7785
3. A separate application and/or approval may be required through the Army Corps of Engineers. Applicants are strongly encouraged to contact the Corps for a determination of their permitting requirements. For more information, contact the Philadelphia District Regulator of the Day at (215) 656-6728 or visit their website at: <http://www.nap.usace.army.mil/Missions/Regulatory.aspx>.
4. For questions about this application or the Wetlands and Subaqueous Lands Section, contact us at (302) 739-9943 or visit our website at:
<http://www.dnrec.delaware.gov/wr/Services/Pages/WetlandsAndSubaqueousLands.aspx>.
Office hours are Monday through Friday 8:00 AM to 4:30 PM, except on State Holidays.

APPLICANT'S REVIEW BEFORE MAILING

DID YOU COMPLETE THE FOLLOWING?

<u> X </u> Yes	BASIC APPLICATION
<u> X </u> Yes	SIGNATURE PAGE (Page 3)
<u> X </u> Yes	APPLICABLE APPENDICES
<u> X </u> Yes	SCALED PLAN VIEW
<u> X </u> Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
<u> X </u> Yes	VICINITY MAP
<u> X </u> Yes	COPY OF THE PROPERTY DEED & SURVEY
<u> X </u> Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
<u> X </u> Yes	APPROPRIATE APPLICATION FEE & PUBLIC NOTICE FEE (Separate checks made payable to the State of Delaware)

Submit 3 complete copies of the application packet to:

Department of Natural Resources and Environmental Control
Wetlands and Subaqueous Lands Section
89 Kings Highway
Dover, Delaware 19901

Before signing and mailing your application packet, please read the following:

The Department requests that the contractor or party who will perform the construction of your proposed project, if other than the applicant, sign the application signature page along with the applicant in the spaces provided. When the application is signed by the contractor as well as the applicant, the Department will issue the Permit to both parties. For Leases, the contractor will receive a separate construction authorization that will make them subject to all of the terms and conditions of the Lease relating to the construction

Section 1: Applicant Identification

1. Applicant's Name: Waterfront 624 LLC. Attn. William C. Hurtt Telephone #: 302-528-9010
 Mailing Address: 624 Pilottown Rd, Lewes, DE 19958 Fax #: _____
 E-mail: churtt@gmail.com
2. Consultant's Name: Edward M. Launay Company Name: Environmental Resource Insights
 Mailing Address: 1 Park Ave. Milford, DE 19963 Telephone #: 302-436-9637
 Fax #: 302-424-0430
 E-mail: elaunay@ericonsultants.com
3. Contractor's Name: Unknown Company Name: _____
 Mailing Address: _____ Telephone #: _____
 Fax #: _____
 E-mail: _____

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):

As requested by the Wetlands and Waterways Section, the applicant is filing a marina permit to retain the use of six mooring slips, including renewal and transfer of the current subaqueous lands lease. The installation of a boat lift at slip unit 6 is also proposed.

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

<input checked="" type="checkbox"/>	A. Boat Docking Facilities	<input type="checkbox"/>	G. Bulkheads	<input checked="" type="checkbox"/>	N. Preliminary Marina Checklist
<input type="checkbox"/>	B. Boat Ramps	<input type="checkbox"/>	H. Fill	<input checked="" 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: 624 Pilottown Rd, Lewes, DE 19958 County: ☐ N.C. ☐ Kent ☒ Sussex
Lewes Rehoboth Canal Site owner name (if different from applicant): _____
 Address of site owner: _____

8. Driving Directions: Heading northwest on DE-1 merge right onto Wescoats Rd. After approximately 500 feet, turn left onto Savannah Rd. After 0.8 miles turn right onto Old Orchard Rd, and take a right on New Rd after 0.3 miles. At the end of New Rd, turn left onto Pilottown Rd and the property will be on the right side.
 (Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 335-4.14-100.00 Subdivision Name: None

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 _____					

Section 2a. Item 5, Project Description

Waterfront 624 LLC (Attn Mr. William C. Hurtt) acquired Sussex County Tax Map Parcel 335-4.14-100.00 from Burke & Rutecki LLC on August 6, 2024. The subject property operated as a six slip docking facility located in the City of Lewes on the southwest side of the Lewes-Rehoboth Canal. The Subaqueous Lands Lease associated with the property is SL-176/05 (T1) and Waterfront 624 LLC requested transfer of the Subaqueous Lands Lease from the Wetlands and Waterways Section (WWS) after the sale.

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The overall facility consists of three 6 foot wide by 24 foot long finger piers and associated mooring piles along 110 feet of riprap stabilized shoreline. A pile supported 10 foot wide dock overtop the riprap exists, with approximately 8.5 feet of dock channelward of the existing mean high waterline.

Consistent with requirements for a marina, signage with emergency contact numbers and operating procedures will be posted at the dock and an emergency spill kit will be available. Slipholders live nearby within walking distance and there is an area for parking of six vehicles on the lawn area between the dock and Pilottown Road. The facility will maintain a marine pump-out agreement with Anglers Marina, a nearby full service commercial facility.

First Owner	Second Owner	Address Line 1	Address Line 2	Town	State	Zipcode
TOWN OF LEWES	-	DE VRIES MONUMENT	-	LEWES	DE	19958
CHURCH REC	-	222 SOUTH CHAPEL STREET	-	LEWES	DE	19958
UNIVERSITY OF DELAWARE	-	35246 LEESBURG PIKE	STE 200	NEWARK	DE	19713
ROOSEVELT LANDING LLC	-	220 HULLIHEN HALL	-	NEWARK	VA	20141
UNIVERSITY OF DELAWARE	-	4142 OLGETOWN-STANTON RD	-	NEWARK	DE	19716
PILOTOWN 648 REV TR	-	3 BRITTANY LN	-	NEWARK	DE	19713
MMW INVESTMENTS LLC	-	632 PILOTOWN RD	-	LEWES	DE	19958
WILLIAM E & PATTI D ZIMMERMAN	-	630 PILOTOWN RD	-	LEWES	DE	19958
DANIEL M ZACHEM TTEE	-	628 PILOTOWN RD	-	LEWES	DE	19958
MICHAEL T DANYLO	-	PO BOX 105	-	MILFORD	DE	19958
CHRISTOPHER CORRADO	-	618 PILOTOWN RD	-	LEWES	DE	19963
RALPH L SCOTT JR TRUSTEE	-	612 PILOTOWN RD	-	LEWES	DE	19958
SUSAN H MAEDLER TRUSTEE	-	608 PILOTOWN RD	-	LEWES	DE	19958
JOHN T KIKER	-	1221 GALWAY CT	-	LEWES	DE	19958
DAVID H KLINGER TTEE	-	635 S BANCROFT PKWY	-	HUMMELSTOWN	PA	17036
ROBERT J STEARN JR	-	131 E MARSHALL ST	-	WILMINGTON	DE	19805
PATRICK M MCCOY	-	110 RODNEY AVE	-	WEST CHESTER	PA	19380
DOUGLAS E ROCK	-	112 RODNEY AVE	-	LEWES	DE	19958
JANICE M PINTO	-	114 RODNEY AVE	-	LEWES	DE	19958
JOHN S SARIK	-	122 TURNBERRY DR	-	LEWES	DE	19958
JASON C SMITH	-	408 PAYNTER AVE	-	AVONDALE	PA	19311
ISOLA MARIE S JEROME J	-	442 FORREST AVE	-	LEWES	DE	19958
RYAN REGINA & STEVEN L KRYMSKI	-	122 RODNEY AVE	-	DREXEL HILL	PA	19026
SPITZBOURG RICHARD & J BLAINE BONHAM	-	20184 PHILLIPS ST	-	LEWES	DE	19958
FISHERS COVE LLC	-	114 EAST THIRD ST	-	REHOBOTH BEACH	DE	19958
CITY OF LEWES	-	616 DANE CT	-	LEWES	DE	19958
DANA L NEWSWANGER	-	22771 KEEL CT	-	NEW CASTLE	DE	19720
SKY COMMERCIAL REALITY LLC	-	PO BOX 485	-	REHOBOTH BEACH	DE	19971
JEFFERY ALLEN HAMER	-	20560 COURTNEY WAY	-	REHOBOTH BEACH	DE	19971
MAZDA VENTURES LLC	-	39050 BEACON DR	-	REHOBOTH BEACH	DE	19971
FERRANTO LAWRENCE TTEE	-	29 BAY REACH	-	FENWICK ISLAND	DE	19944
RJH AND TT DOCK LLC	-	706 HERCULES RD	-	REHOBOTH BEACH	DE	19971
CHRISTOPHER A NOWELL	-	629 PLUM RUN DR	-	WILMINGTON	DE	19808
JOELLEN M JORDAN	-	619 HALSTEAD RD	-	WEST CHESTER	PA	19380
ANDREW C WHITE	-	115 RODNEY AVE	-	WILMINGTON	DE	19803
HARRY BRENT MOORE	-	588 PILLOTTOWN RD	-	LEWES	DE	19958
TERRY H BURCHENAL	-	586 PILOTOWN RD	-	LEWES	DE	19958
SACKETT HOLDINGS LLC	-	632 HORSESHOE HILL RD	-	LEWES	DE	19958
JOAN MADELINE LEWIS TRUSTEE	-	588 PILLOTTOWN RD	-	LEWES	DE	19958
JEAN S & ROBERT G PATTERSON	-	582 PILOTOWN RD	-	LEWES	DE	19958
ROBERT A COGOMO	-	125 DEWBERRY DR	-	LEWES	DE	19958
JOSEPH R SLIGHTS III	-	1465 OAKHURST AVE	-	HOCKESSIN	DE	19707
ALVIN FEI QUEN CHAN	-	1429 SWANN ST NW	-	SAN CARLOS	CA	94070
JEFFREY S MURRAY TRUSTEE	-	6 HOORNKILL AVE	-	WASHINGTON	DC	20009
NANCY J GRASING	-	8 HOORNKILL AVE	-	LEWES	DE	19958
EUENCE F HENDERSON	-	1292 BOHEMIA MILL RD	-	LEWES	DE	19958
JOSEPH CASAPULLA	-	1 HOORNKILL AVE	-	MIDDLETOWN	DE	19709
MATTHEW G ASH TTEE	-	570 PILOTOWN RD	-	LEWES	DE	19958
STEVEN K SOBOCZENSKI TTEE	-	558 PILOTOWN RD	-	LEWES	DE	19958
SUMNER MCKNIGHT CROSBY III	-	554 PILOTOWN RD	-	LEWES	DE	19958
GEOFFREY CHARLES WAGNER	-	570 PILOTOWN RD	-	LEWES	DE	19958
PILOTOWN QUAY LLC	-	125 DEWBERRY DR	-	HOCKESSIN	DE	19707
580 PILOTOWN LLC	-	462 SEASHORE RD	-	CAPE MAY	NJ	8204
KENNETH M GOMEZ	-	3150 WATER CRESS LN	-	JACKSON	WY	83001
SCOTT M SIPPRELLE	-	133 CENTER MILL RD	-	CHADDS FORD	PA	19317
2 CHARLES MASON LLC	-	6 CHARLES MASON WAY	-	LEWES	DE	19958
MICHAEL T FILIPPONE	-	6 VIREO DR	-	WYOMISSING	PA	19610
MARK A MAGGS	-	10 C H MASON WAY	-	LEWES	DE	19958
ROBERT M HUNSBERGER TTEE	-	11 DODDS LANE	-	REHOBOTH BEACH	DE	19971
WILLIAM T & JANICE M LINGO	-	PO BOX 518	-	LEWES	DE	19958
LEWES COMM OF	-	10 KINGS HWY	-	DOVER	DE	19901
KAREN A YOUNG	-	9 CHARLES MASON WAY	-	LEWES	DE	19958
ROBERT M LIPPINCOTT TTEE	-	6906 RAVEN LN	-	COLUMBIA	MD	21044
WILLIAM P & MONICA R PABRI	-	15287 S DUPONT HWY	-	HARRINGTON	DE	19952
GREGORY B SMITH	-	1200 OLD VINE BLVD	APT 305	LEWES	DE	19958
AUTH GANGADHAR KUMAR	-	10 WILKINS RD	-	HAINESPORT	NJ	8036
MARY ANN EVANS	-	2101 CEDAR ST	-	LEWES	DE	19958
FRANCES ANN RESHESKE	-	12310 CAROL DR	-	FULTON	MD	20759
2102 CEDAR LLC	-	12310 CAROL DR	-	FULTON	MD	20759
KEITH J MOYNIHAN	-		-			

Section 3: Project Location (Continued)10. Name of waterbody at Project Location: Lewes Rehoboth Canal waterbody is a tributary to: Broadkill River11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water +/-200'12. 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):

Christopher M Corrado - PO Box 105, Milford, DE 19963Ralph L Scott Jr & Mary Louise Scott Trustee - 618 Pilottown Rd, Lewes, DE 19958

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):

See Attached Sheet - Excel owners list available on request.

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:

Michael Yost - USACE

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-176/05

*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: DOA Boat Lift PermitFederal Permit or ID #: NAP-2024-00497-85

18. Have you applied for permits from other Sections within DNREC?

☒ No☐ Pending☐ Issued☐ Denied

Date: _____ Permit or ID #: _____

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

Other: _____

Section 5: Signature Page**19. Agent Authorization:**

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

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

I wish to authorize an agent as indicated below ☒

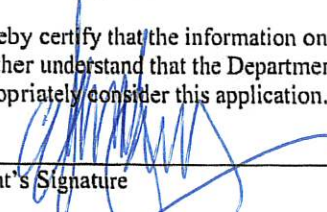
I, Waterfront 624 LLC. Attn. Cal Hurtt, hereby designate and authorize Environmental Resource Insights
(Name of Applicant) (Name of Agent)
to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Edward M. Launay
Mailing Address: 1 Park Ave. Milford, DE 19963

Telephone #: 302-436-9837
Fax #: 302-424-0430
E-mail: elaunay@ericonsultants.com

20. Agent's Signature:

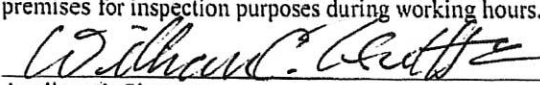
I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.


Agent's Signature

2/5/2025
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.


Applicant's Signature

Feb. 2, 2025
Date

Waterfront 624 LLC. Attn. William C. Hurtt
Print Name

22. Contractor's Signature:

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

Contractor's Name

Date

Print Name

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.)

See basic application (Section 2, Item 5, Project Description)

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.	
DOCK	13	9	110	6	110	REMAIN
FINGER PIER	6	6	32	6	32	REMAIN
FINGER PIER	6	6	32	6	32	REMAIN
FINGER PIER	6	6	32	6	32	REMAIN
BOAT LIFT	4	10	12.5	10	12.5	REMAIN
BOAT LIFT	4	10	12.5	10	12.5	NEW
Freestanding Pilings	Number					
	4					

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? +/- 200 ft. (measured from MLW to MLW)
4. What will be the mean low water depth at the most channelward end of the mooring facility? +/- 3 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.
 Salt treated timber pilings and galvanized hardware
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? +/- 13 ft.

8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.

Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____
Make/model _____	length _____	width _____	draft _____

9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above. Not Applicable

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. Not Applicable

11. Is there currently a residence on the property? Yes X No

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? +/- 112 ft.
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
 X Yes No

If yes, a letter of no objection from the adjacent property owner must be included with this application.

Slip Unit No. 6 exists and a boat lift will be added. Slip 6 borders slip space owned by Christopher Corrado (TM 335-4.14-104.10).

PRELIMINARY MARINA SCREENING CHECKLIST

(To be submitted at least one week prior to the pre-application meeting)

* Provide the following information and/or answer the following with regard to the proposed marina project:

1. Applicant's (Property Owners) Name	Telephone Number
Address: <u>Waterfront 624 LLC.</u>	Home (): <u>302-528-9010</u>
<u>Attn. William C. Hurtt</u>	Work (): _____
<u>624 Pilottown Rd, Lewes, DE 19958</u>	

Project Name: Waterfront 624 LLC.

2. Provide an aerial photograph of the site, if available.

3. What are the existing land uses on the site?

A marina is currently in use and a new lease and associated Appendices are being submitted to become in compliance

4. What are the existing land uses on adjacent properties within 1000 feet of the proposed marina or marina alteration, including the opposite shore?

Recreational marinas/docking facilities, residential uses, and marshland

5. Name and distance of nearest municipality.

Within the City of Lewes

6. Is the proposed project an open water or enclosed basin marina?

X Open water _____ Enclosed basin

7. Is the marina on a creek, river, or open bay? Name of the water body?

Lewes and Rehoboth Canal

8. Indicate the number of wet slips. Proposed 0 Existing 6

9. Indicate the number of dry stack spaces. Proposed 0 Existing 0

10. Will the proposed marina or marina alteration require dredging?

_____ Yes X No

If yes, approximate the amount in cubic yards. _____ cubic yards

11. If the project requires dredging, do you own or have access to an upland site for dredged material disposal? _____
 _____ Yes _____ No If yes, where is it located? _____
 Not Applicable

12. If not, how do you propose to dispose of your dredged material?
 Not Applicable

13. How many years of maintenance dredge spoil capacity does the spoil site possess?
 _____ Years Not Applicable

14. Will the proposed project require the use of any State wetlands? ____ Yes ☒ No If yes, approximate the amount of wetlands required in acres and the intended use.

15. What is the tide range at the marina site? Normal tide 3.6' Neap tide 3.0'

What is the source of this information?

Observation of local tides

16. What is the approximate MLW depth at the marina site? 3 Ft.

What is the source of this information?

Measurement at low tide condition.

17. If the site includes residential development, indicate:

Number of units platted 0

Length of shoreline owned +/- 112

Acreage of upland property +/-0.20

Indicate the number of on-site parking spaces for:

	cars	trailers	cars with trailers	oversize vehicles
Proposed				
Existing	6 unmarked			

18. What utilities will be provided on or in the marina or dock area proper? Be specific, e.g. fuel, electricity, sewage pump-out, water, etc. Electricity and water

19. What additional shore-based facilities are included in the proposed marina or marina alteration? Be specific, e.g., boat or engine repairs, fuel, foods, etc. None

20. Will the marina project be available to the general public? If so, on what basis?

Slips are available for long-term lease when vacancy occurs.

21. Are existing public facilities, services, and transportation adequate to accommodate the project and associated development impacts? ☒ Yes ____ No If no, please describe the upgrades required:

22. Has a market study been completed for the project? ____ Yes ☒ No
If so, please attach the study report.

23. If no market study has been completed, please describe briefly the intended market, particularly the types and sizes of boats anticipated to use the facility.

Marina is already existing and functional as a fully occupied private establishment.

MARINAS

Marina applicants must complete this appendix and any other appendices that may apply to the proposed project (see "List of Appendices").

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

1. Name of marina: Waterfront 624 LLC.

2. Complete mailing address for marina: Waterfront 624 LLC.
Attn. William C. Hurtt
624 Pilottown Rd, Lewes, DE 19958

Telephone Number: 302-528-9010

3. Name and complete address for Harbormaster, if applicable:

William C. Hurtt
624 Pilottown Rd, Lewes, DE 19958

4. Check appropriate box: ☐ New Marina ☒ Alteration to Existing Marina

5. Number of Slips: Complete Appendix A for details of docking facilities.

	a. Wet Slips	Dry Storage Spaces
b. Existing	<u>6</u>	<u>0</u>
c. Proposed or Additional	<u>0</u>	<u>0</u>

- If this is an alteration to an existing marina, please be advised that the questions that follow pertain only to the altered portion(s) of the facility.

6. Shellfish Resources: Is any part of the marina located within or adjacent to a classified shellfish growing area? This information can be obtained from the Division of Watershed Stewardship, Watershed Assessment Section (302-739-9939)

X Yes No

If yes, how is the area currently classified?

 Approved Area Conditionally Restricted Area
 Conditionally Approved Area X Prohibited Area
 Restricted Area

7. Submerged Aquatic Vegetation (SAV): Are any SAV beds located within the marina basin or adjacent areas? Yes X No

8. Critical Habitats: Is the marina located within or adjacent to an area classified as a critical habitat by the Department's Division of Parks and Recreation? Critical habitat areas are those that are included in the Natural Areas Inventory, or that provide habitat for species included in the State Endangered Species Act (7 Del. C., Chapter 6). To obtain the locations of these areas, contact the Division of Parks and Recreation at (302) 739-5285. ____ Yes ☒ No

9. Dredging and Dredged material Disposal: Complete Appendices R and/or S.

10. Shoreline Protection Structures: Complete appropriate Appendices.

11. Water Supply: Describe the existing or proposed water supply facilities for the project.

☒ Public water system. Identify: City of Lewes

____ Private well. If existing, include the DNREC Well Permit Number: _____

If there are plans to construct a new well, a permit must be obtained from the Department's Water Supply Section prior to well construction.

12. Wastewater Facilities:

a. How many restroom facilities are planned for the marina? 0

If none, please explain: Slipholders will use facilities at their residence. Marina has a pumpout agreement with Anglers. Marine

b. How will the wastewater from the facility be handled?

____ Public sewer, identify: _____

____ On-site septic system

____ Other, describe: _____

c. Identify the permit numbers for any treatment, storage or disposal permits that have been obtained for the proposed wastewater facilities, including name and permit number for any waste transporters who will be transporting wastewater or septage.

Not Applicable

d. If permits for the wastewater facilities have not yet been obtained, have permit applications been submitted? ____ Yes ____ No Not Applicable

If Yes, show the date and to whom the application was mailed. If no, describe all proposed plans for wastewater handling. Attach additional sheets as necessary.

13. Parking:

How many parking spaces will be provided? 6 unmarked

Does the proposed parking plan conform to:

Local planning codes or requirements; (Contact the County Planning Department and/or local municipal government offices for this information). ☒ Yes ____ No

The 0.5 spaces/slip rebuttable presumption from the Marina Regulations ☒ Yes ____ No

If no, please explain:

14. Stormwater Management: Describe in detail the plans to detain the first one-half inch of stormwater run-off from the disturbed portion of the site and release it over a 24 hour period. Attach additional sheets and drawings as necessary.

Not Applicable, Marina is currently in use and does not require additional stormwater management.

15. Solid Waste Management:

How many trash receptacles/ recycling bins will be provided at the marina? 0

If trash receptacles will not be provided, what measures will be taken to ensure that solid wastes are properly disposed of? Slipholders are responsible for their trash and proper disposal of trash offsite

16. Boat Maintenance Areas and Activities:

- a. Describe in detail how boat maintenance by-products, debris, residues, spills and run-off from maintenance areas will be controlled in accordance with the Marina Regulations. Attach separate sheets if necessary.

No maintenance is performed at the facility

- b. Will special containers for waste oils and other maintenance wastes be provided? Yes
X No Explain: No maintenance is performed at the facility

- c. Describe in detail how materials used in maintenance and repair operations will be handled and stored. Materials of concern include, but are not limited to, paints, solvents, oils, greases, preservatives, pesticides, epoxies and corrosive cleaners. Indicate whether local fire codes or national Fire Protection Association (NFPA) standards have been used in developing the proposed handling and storage. Attach separate sheets if necessary.

No maintenance is performed at the facility

17. Fuel Storage and Delivery Facilities/Spill Contingency Plan:

- a. Describe in detail all procedures for storage, handling and dispensing of fuel. Indicate whether local fire codes or National Fire Protection Association (NFPA) standards have been used in developing proposed procedures. A permit from the Department's Underground Storage Tank Branch may also be required. Attach separate sheets as necessary.

No fuel storage or dispensing facility exists and none is proposed.

- b. Describe in detail procedures that will be used to contain and clean any fuel spills that occur as a result of marina operations. Notification procedures should also be described. Attach separate sheets if necessary.

An emergency spill kit will be kept in a shoreside dock box available to slipholders. Signage with emergency contact numbers will be at the entrance of the marina pier.

18. Fire Protection Systems: Describe the fire protection systems that are proposed for the facility. Indicate whether local fire codes or National Fire Protection Association (NFPA) standards have been used in choosing and designing the systems. Attach additional sheets as necessary.

Slipholder will have fire extinguisher on board vessel. Dock can be accessed directly by firetruck.

19. Life Safety Equipment:

- a. For alterations to existing marinas: Does the alteration involve the addition of new water-based structures? ____ Yes X No If yes, complete 20 B. If no, skip to question 21.
- b. How many floatation devices will be provided around the marina and how far apart will they be located?

Life ring located on marina dock

20. Fish Waste:

Will fish cleaning stations be provided? ____ Yes X No

If yes, how many? ____ (Be sure to show their location on the engineering plans).

Will the marina provide a live bait concession? ____ Yes X No

21. Piers and Docks: Complete Appendix A.

22. **Drawing Requirements:** At a minimum, all marina applicants must submit at least the following drawings:

- a. Elevation or Section View
 - b. Vicinity Map
 - c. Plan View
- General Information for All Drawings: For all major structures, the structural dimensions and distance from the nearest property line, survey marker or permanent landmark should be shown.
 - Wherever possible, identify the materials used in construction. If dredging or filling is involved, show the volume and type of materials to be moved, and the grade to be used.
- a. Elevation or Section View

The elevation or section view includes the following, as applicable: (check those which apply). Pre-checked items must be included.

X Mean high and low water lines;

X Construction details for all water-based structures (e.g. piers docks, pilings);

____ Construction details for all bulkheads, rip-rap and other shoreline protection structures;

____ Intake and outfall structures

____ Boat Ramps

____ Channel or basin modifications (proposed dredging areas)

____ Other

- b. Vicinity Map

c. Plan View

The plan view should be prepared on 8 1/2" x 11" paper, and in a standard blue print size and format, and contain the locations of the following features, as applicable (Check all those which apply to the project and include these items on the plan view drawing):

- ☒ Property boundaries
- ☒ Shoreline
- ☒ Mean high and low water lines
- ☐ Direction of river flow/ebb and flow of tide
- ☐ Proposed channel
- ☐ Navigation Aids
- ☒ Piers, docks, pilings, bulkheads, moorings, anchorages, jetties, groins, breakwaters and other water-based structures
- ☒ Slips (Wet)
- ☐ Slips (Dry)
- ☐ Boat ramp(s)
- ☐ Buildings, other structures (identify each)
- ☐ Boat storage areas/facilities
- ☐ Boat maintenance area(s)
- ☐ Extent of roof coverage (e.g. over maintenance areas, boat storage areas, etc.)
- ☐ Roadways (identify surface, e.g. asphalt, gravel dirt, etc.)
- ☒ Parking areas (identify surface, e.g. asphalt, gravel, dirt, grass, etc.)
- ☐ Maintenance materials storage areas(s)
- ☐ Public telephone(s)
- ☐ Public restroom(s)
- ☐ Fish cleaning station(s)
- ☐ Life safety equipment station(s)
- ☐ Fuel dispensing pump(s) underground storage tank
- ☐ Septic tank
- ☐ Sewer connection/wastewater collection system
- ☐ Water supply well
- ☐ Portable fire extinguisher(s), fire hydrant(s)
- ☐ Spill containment equipment storage areas(s)
- ☐ Trash receptacle(s) waste oil - other waste receptacles
- ☐ Stormwater management facilities
- ☐ Compensation area for wetlands
- ☐ Other



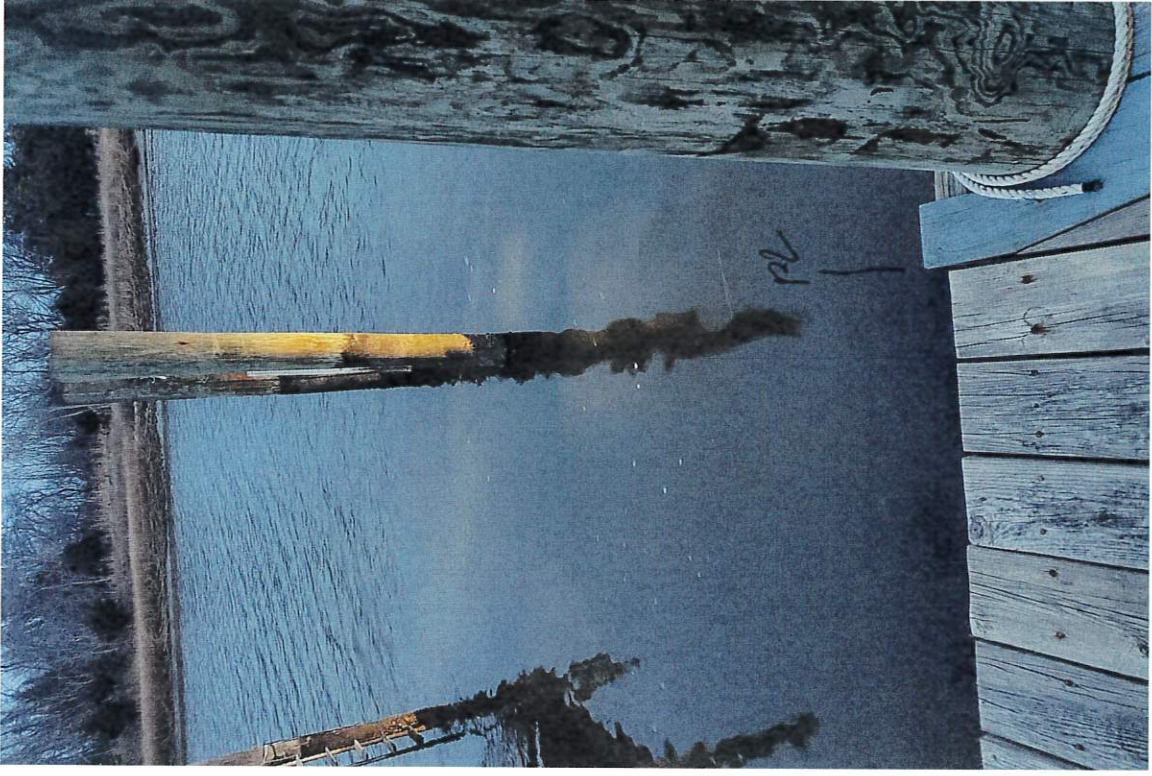
West side dock & pier view



East side dock & pier view



West Side ^{VIEW} showing moving
pile on 624 Pilotown LLC
property



East Side view showing moving pile
on 624 Pilotown LLC property

Parcel #335-4.14-100.00
Prepared by & Return to:
Fuqua, Willard & Schab, PA
26 The Circle
Georgetown, DE 19947
File No. 240173

THIS DEED is made this 10 day of August, 2024, between:

Burke and Rutecki, LLC, a Delaware limited liability company, of 20184 Phillips Street, Rehoboth Beach, DE 19971, party of the first part,

and

Waterfront 624 LLC, a Delaware limited liability company, of 624 Pilottown Rd., Lewes, DE 19958, party of the second part.

WITNESSETH: That the party of the first part, for and in consideration of the sum of One and 00/100 Dollars (\$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, the following described lands, situate, lying and being in Sussex County, State of Delaware;

ALL that certain lot, piece or parcel of land with the improvements thereon erected, situated in the City of Lewes, Sussex County, State of Delaware, lying on the east side of Pilottown Road a short distance north of Rodney Avenue, being bounded on the north by lands now or formerly of Christopher Corrado, on the east by the Lewes and Rehoboth Canal, on the south by lands now or formerly of Ralph and Mary Scott, Trustees, and on the west by Pilottown Road, and being more particularly described in accordance with a survey by Richard Vetter P.E., dated July 24, 2024, as follows, to wit:

BEGINNING at a found concrete monument in the east line of Pilottown Road at a corner for this lot and lands now or formerly of said Scott; thence running from said point of beginning with the east line of Pilottown Road, North 22 degrees 02 minutes 02 seconds West, 116.65 feet to a found iron pin at a corner for this and lands now or formerly of said Corrado; thence turning and running with said Corrado lands, North 60 degrees 21 minutes 30 seconds East, passing over a found iron pipe at 68.52 feet, a total distance of 79.53 feet to a point in the west line of a dock at a corner for this lot in the line of said Canal; thence turning and running with said Canal and the west line of said dock, South 21 degrees 08 minutes 51 seconds East, 112.35 feet to a point in the west line of said dock at a corner for this lot and said Scott lands; thence turning and running with said Scott lands, South 57 degrees 04 minutes 16 seconds West, passing over a found concrete monument at 13.37


feet, a total distance of 78.51 feet to the point and place of beginning, and containing 8,915 square feet of land, be the same more or less.

BEING part of the same land conveyed unto Burke and Rutecki, LLC, by Deed of Michael A. Corrado, individually and as Co-Trustee of the Michael A. Corrado Revocable Trust dated February 3, 1998 and any amendments thereto, Theda M. Corrado, individually and as Co-Trustee of the Michael A. Corrado Revocable Trust dated February 3, 1998 and any amendments thereto and Leslie K. Corrado (n/k/a Leslie Corrado Stillwagon), individually and as Co-Trustee of the Michael A. Corrado Revocable Trust dated February 3, 1998 and any amendments thereto, dated October 5, 2018, and recorded October 12, 2018, with the Recorder of Deeds, Georgetown, Delaware in Deed Book 4962, Page 170.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record with the same Recorder of Deeds, Georgetown, Delaware.


SUBJECT ALSO to the Declaration of Parking and Access Easement executed by Burke and Rutecki, LLC on August 6, 2024, and recorded with the same Recorder of Deeds in Deed Book 448, Page 72.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal the day and year written below.



Witness

BURKE AND RUTECKI, LLC

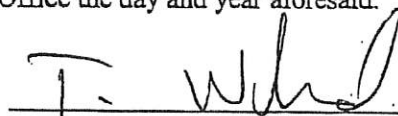


Gregory Tobias, Manager (SEAL)

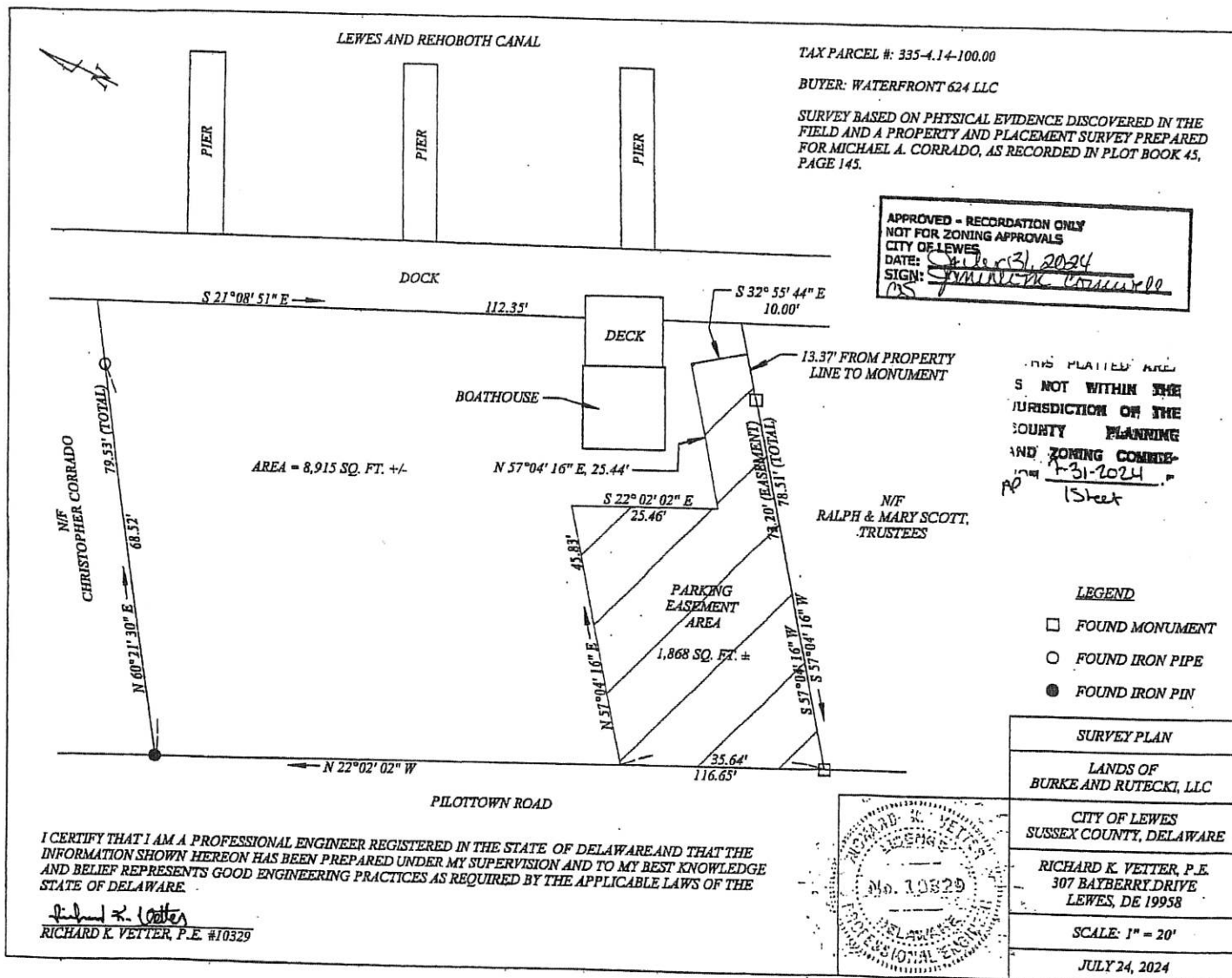
State of Delaware :
 : S.S.
County of Sussex :

BE IT REMEMBERED, that on this 6 day of August, 2024, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Gregory Tobias, Manager of Burke and Rutecki, LLC, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed and the act and deed of the Limited Liability Company.

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



Notary Public
Printed Name: TIMOTHY G. WILLARD
My Commission Expires ATTORNEY AT LAW
NOTARIAL AUTHORITY
STATE OF DELAWARE
PER 29 DEL C§4323(A)(3)



Selected Best Management Practices (BMPs) to Minimize Impacts to Shellfish Resources

The Waterfront 624 LLC Marina has selected best management practices to preserve water quality and minimize contamination of approved shellfish harvest areas. Check all that apply.

- ☐ Annual reporting of the number and types of vessel waste containment systems.
- ☒ The presence, availability and documented use of a pumpout facility and/or dump station located at the marina.
PUMP OUT AGREEMENT WITH ANGLEYS MARINA
- ☐ Providing year-round access to a pumpout facility and/or dump station located at the marina.
- ☐ Allowing the public access and to use the shoreside pumpout and/or dump stations located at the marina.
- ☐ The use of written legal agreements permitting only vessels with no marine head OR MSD Type III with holding tanks only capable of being discharged into a pump out unit.
- ☒ The adherence to the seasonal time frame for storage of vessels. Vessels must be removed from the water from December 1st through April 15th.
- ☐ Providing adequate shoreside restroom facilities properly placed on the marina grounds, conveniently located and with adequate capacity to properly dispose of all sanitary waste.
- ☐ Allowing the public access and to use shoreside public restrooms located at the marina.
- ☐ The routine use of EPA approved dye tablets as a tool to identify leaky tanks in vessels with MSD Type I and MSD Type II and to detect and trace illegal sewage discharge events.
- ☒ The maintenance of required signs for the operation of the marina.
- ☐ Distributing DNREC approved educational literature with the slip agreements to marina users on fecal pollution and related environmental and human health concerns.
- ☐ Manage pet waste by providing stations with plastic bags and attached waste bins that are routinely emptied.
- ☐ Other: DNREC acknowledges that there may be other eligible best management practices that are intended to reduce fecal pollution and allows the marina to suggest an alternative BMP for consideration. Attach the proposed BMP and any supplemental material.

The Waterfront 624 LLC Marina hereby certifies to operate the marina in accordance with the selected best management practices outlined above and accepts responsibility to adhere to the reporting requirements as required by the Department.

William C. Artf
Signature

Feb 2, 2025
Date

Standard Operations and Maintenance Plan Information Sheet

All marinas in the state of Delaware are required to submit an Operations and Maintenance (O&M) Plan to the Department for review and approval. Completing this form and submitting it to the Department is one way of meeting the O&M Plan requirement. Once your plan is submitted and reviewed, the Department may request additional information or clarification as needed.

To see if your facility qualifies to use this Standard O&M Plan Information Sheet, it must meet one of the following requirements:

- ✓ Any existing marina with 50 slips or less which does not contain fueling or maintenance facilities
- ✓ Any new marina that qualifies for permitting status under 13.0 of the Marina Regulations,
 - It is a commercial, recreational, or public marina of more than 4 but not more than 25 slips.
 - It is a commercial or public boat ramp.
 - It is a recreational boat ramp in conjunction with more than 4 but not more than 25 slips.
 - It is a facility that has fewer than five slips, but is classified as a marina because one or more headboats are docked there.
- ✓ Facilities that have less than 5 slips, but provide dockage for one or more headboats,
- ✓ Public, commercial, and recreational boat ramps.

If the marina wishes to participate in Delaware's Clean Marina Program you may find information regarding that at <http://www.dnrec.delaware.gov/p2/Pages/CleanMarina.aspx>

⚓ General Marina Information:

Marina Name: Waterfront 624 LLC.

Owner Name: Waterfont 624 LLC. – Attn. William C. Hurtt

Mailing Address: 624 Pilottown Rd. Lewes, DE 19958

Site Address: 624 Pilottown Rd, Lewes, DE 19958, Lewes Rehoboth Canal

Tax Parcel #: 3-35-4.14-100.00

Waterbody: Lewes Rehoboth Canal

Primary Contact Name / Title: William C. Hurtt - Harbormaster

Telephone #: 302-528-9010 cell

Fax #: None

Email: churtt@gmail.com

Website: none

Associated Permits: (A list of Wetlands and Subaqueous Lands Section Permits associated with the Marina)

SL-176/05, SL-176/05(T1)

◆ Marina Design / Layout:

Location*	Number of Boat Slips	Number of Boat Ramps	Number of Headboat Slips	Number of Dry Stack Slips	Number of Transient Slips	Individual Slip Dimensions	Number of Parking Spaces
Dock	6	0	0	0	0	±15' x 24'	6 unmarked
Total:	6	0	0	0	0		6

* Locations can be labeled and referenced in scaled plans

[Attach an appendix of scaled plans detailing the location of all property boundaries, slips, launching ramps, piers, docks, buildings, roadways, walks, parking areas, vessel storage facilities, extent of roof coverage, sanitation facilities including public restrooms, nearest pumpout/dump station, public telephones, and any ancillary facilities.]

◆ Tidal Range:

(Referenced using the National Geodetic Vertical Datum)

- ◆ Mean high water elevation: +1.8' based on actual measurement NAVD88)
- ◆ Mean low water elevation: -1.8' based on actual measurement NAVD88)

◆ Water Depths:

Mean low water depth in the following areas:

- ◆ Berthing: 2.5 to 3.0 feet
- ◆ Mooring: N/A
- ◆ Maneuvering of vessels within the marina: 2.5 to 3.0 feet

⚓ Water Quality:

I. Seasonal wet storage dates:

- ◆ Autumn Vessel Removal: December 31st
- ◆ Spring Launching: March 1st

II. Number of vessels in water year-round: maximum 6

III. Water quality monitoring: Harbormaster lives across the street (TM 335-4.14-103.00) from the marina location. When on-site he and other full time community members walk the dock daily and check on community members boats. Any water quality issues that may occur are communicated to harbormaster. Signage at marina dock entrance has emergency contact number. An emergency spill kit is kept on site.

⚓ Stormwater Runoff:

- I. The parking area is a maintained lawn area. Vegetation is maintained around the parking area to control direct run off into the surrounding water. Natural puddling, evaporation and absorption allow for evaporation of water. No boat maintenance activities are performed in the common parking area.

⚓ Storage and Handling of Materials used in Maintenance:

- I. There are no boat maintenance facilities in the dock area. There is no storage of maintenance items in the dock area except those that a boat owner may keep on their boat for proper safety on the water. Minor boat maintenance can be performed by the owner or hired contractor/technician.
- II. Minor in water maintenance is allowed such as washing, polishing, and inboard repairs. It is the responsibility of the owner or owners contractor to control any waste generated and not allow fuel, oil, solvents or other wastes to enter the Lewes and Rehoboth Canal waterway.

⚓ Storage, Handling and Disposal of Wastes:

I. Sewage:

- ◆ There are no waste storage facilities at the dock. If a vessel contained a portable head, it is the owners responsibility to dispose of the waste properly away from the dock/marina area. Slipholders use facilities at their homes. The facility has a marine pumpout agreement with the nearby Angler Marina.
- ◆ **Sanitation Facilities: No facilities exist in the dock/Marina area** – Slipholder live nearby and they use at home facilities

	Location	Type	Permit #'s (when applicable)
Sewage Pumpout*	Anglers Marina		
Dump Station*	None		
Public Restrooms	None		
Wastewater Facilities	None		

*or location of nearest pumpout/dump station if not at Marina

- ◆ Number of live aboard vessels: ____None
- ◆ - If applicable, location of dedicated pumpout: ____Pumpout agreement with Anglers Marina

◆ **Inventory of sewage containment on board vessels berthed at the marina:**

It is estimated that 6-8 vessels have portable marine toilets on board.

Number of the following:

- ◆ Type I MSDs: unknown
- ◆ Type II MSDs: unknown
- ◆ Type III MSDs: unknown
- ◆ Portable toilets: unknown

II. Chemical and hazardous waste:

There are no chemical or hazardous wastes used or stored at the Marina/Dock location

III. Trash/Recycling:

The policy is carry-in, carry-out and is the responsibility of the boat owners and dock visitors. No trash receptacles are located permanently in the dock area.

IV. Fish waste:


No cleaning of fish is allowed at the dock area. There are no fish cleaning tables at the dock. Owners will be required to remove fish waste in plastic bags for disposal at their home.

V. Bilge Water:

No oily bilge water will be allowed to be dumped into the canal by the boat owners.

⚓ Shoreline Structures Maintenance:

- I. As required by law permits will be obtained for any regulated maintenance work at the marina facility.



Emergency Operations:

I. Emergency Telephone Numbers:

Harbormaster/Owner – William C. Hurtt – 302-528-9010
911- emergency services
Police – Lewes Police Department - 302-645-6264
Fire Department – Lewes - 302-645-6556
DNREC Spill Contact - 302-395-2600
U.S. Coast Guard Rehoboth - 302-227-2440

II. Fuel/Oil Spill Prevention and Containment Plan:

If a fuel spill occurs the person must take immediate action to contain and minimize the impact of the spill. Some immediate spill response actions capturing the spill in containers and removing the water and sheen from the water, use of fuel/oil absorption pads or socks. Notify the harbormaster. If the spill is significant and cannot be contained then we will notify the Delaware Department of Natural Resource and Environmental Control (DNREC), notifying the U.S. Coast Guard anytime a spill produces a sheen on the water and properly containing and cleaning up spills in a timely and diligent manner. An emergency spill kit in a shoreline dock box will be on site and available for slipholder access.

III. Sewage Spill Prevention and Containment Plan:

If sewage is spilled into the water the offending party must notify the Harbormaster. There are no facilities for sewage containment at the marina/dock so all sewage must be removed by the owner for disposal elsewhere. Marina signage contains information about Delaware code prohibiting the discharge of sewage into state waters. There is a marine pumpout agreement with Anglers Marina.

IV. Fire Emergency Plan:


In the advent of a fire at the dock the person finding the fire will call 911 emergency services for assistance from local fire department.

V. Hurricane/Severe Weather Operation Plan:

In the advent of severe weather it is up to the opinion of the boat owner if they are going to leave their boat in the water or have it removed. Dock policy states that any damage caused by an owners boat to the dock, pilings or surrounding boat is the responsibility of the boat owner. Below is a list of good practices that should be considered by boat owners.

1. Removal of the boat from the dock and moving it to inland storage.
2. Additional lines from the boat to the dock and ensuring that lines are in good order not frayed and that they have sufficient scope to allow for expected tide and winds without hitting dock, pilings or surrounding boats.

Harbormaster or other community members check on owners boats during storms and will re-tie lines if safe to do so however they have no liability for this task and all liability for a boats condition and safety is the responsibility of the boat owner.



If a vessel becomes unattended or derelict the Harbormaster will contact the boat owner. Reasonable actions will be taken by Harbormaster to stop a boat from sinking. If a boat does sink the owner will be contacted and has the responsibility to re-float the boat and correct the issues that caused the boat to sink.

VI. Sinking Vessel Plan:

If a boat is determined to be sinking reasonable actions will be taken by Harbormaster or other slipholders to pump out the boat. Harbormaster or slipholders will assess if fuel or oil is getting into the water and inform the boat owner. Reasonable actions will be taken with no Harbormaster or outside slipholder liability. Boat owner will be contacted immediately.

⚓ Rules and Regulations for Marina Users:

- I. Use will be as specified by this O&M Plan and slipholder lease agreements.

⚓ Posting of Approved Plans and Signage:

- ◆ Approved Plans posted and distributed (check all that apply):
 - ☐ Harbormaster's office or other prominent place __ (name of location) _____
 - X ☐ All Marina Tenants (full time slip renters) – Dock rules, Slip owner rules, seniority list and current people who have boats in slips for that season.
 - ☐ Other _____
- ◆ Signage posted (check all that apply):
 - ☐ Public Restroom – N/A
 - X Pumpout Facilities (with procedures and rules governing the use of these facilities) N/A
 - Or ☐ location of nearest Anglers Marina
 - ☐ Dump Stations (with procedures and rules governing the use of these facilities) N/A
 - Or ☐ location of nearest _____ (name of location) _____
 - X Other: Marina signage with emergency contact numbers posted at marina pier entrance.

⚓ Appendix:

- I. **Slip Rental Agreement Form:** [If applicable, attach this form.]
- II. **Marina Design / Layout:** [Attach scaled plans detailing the location of all property boundaries, slips, launching ramps, piers, docks, buildings, roadways, walks, parking areas, vessel storage facilities, extent of roof coverage, sanitation facilities including public restrooms, nearest pumpout/dump station, public telephones, and any ancillary facilities.]
- III. **Emergency Equipment:** [Attach plans siting the location of fire protection equipment, spill containment and cleanup materials station, life safety equipment, and any other safety or emergency equipment.]

⚓ Signatures:

Marina Owner / Manager:

I hereby agree to uphold the Operations & Maintenance (O&M) Plan outlined above.
I accept responsibility to ensure that marina personnel comply with all aspects of the O&M Plan; to provide copies of the O&M Plan to all marina tenants; and will take appropriate actions to deal with marina tenants who violate any provision of the O&M Plan.

Waterfront 624 LLC
William C. Hurst

Print Name

William C. Hurst

Signature

Feb. 2. 2025

Date

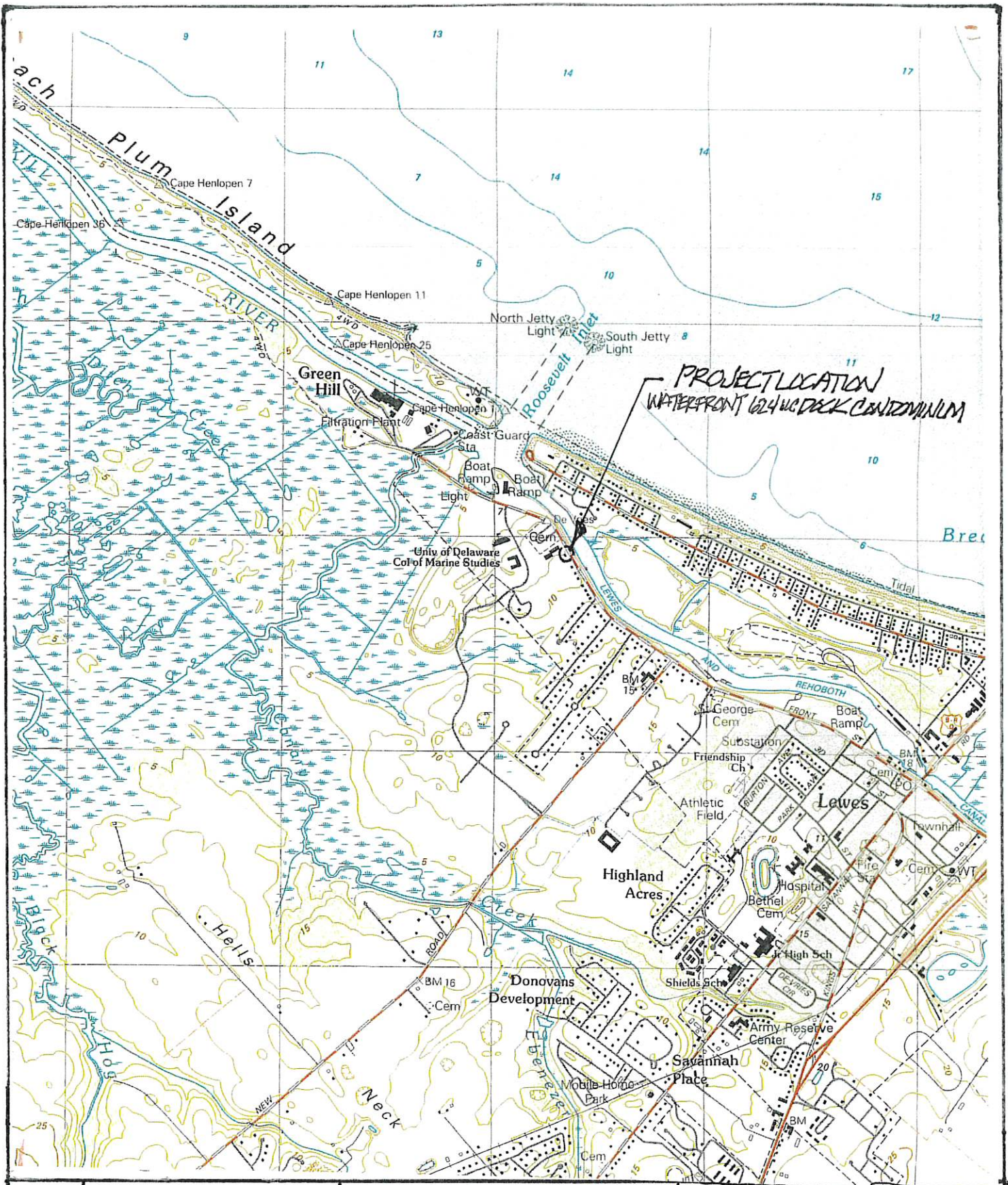
Wetlands & Subaqueous Lands Section (WSLS) Approval:

This O&M Plan is subject to periodic review and re-approval every 3 years. Therefore, the plan should be kept updated as needed, and should be resubmitted to the WSLS on or before to be determined upon initial DNREC approval for review and re-approval.

Print Name

Signature

Date



SCALE 1" = 2000 FEET

LEWES QUADRANGLE
LOCATION MAP
USGS TOPOGRAPHIC

PROPOSED BOAT LIFT FOR SLIP
UNIT No. 6 WATERFRONT 624 UG DECK
CONDOMINIUM. LEWES, DE
TAX MAP PAGE L 335-414-106

ERI ENVIRONMENTAL
RESOURCES, INC.

Date: MAY 26, 2024

Dwn.By: JRW

SHEET:

Revisions:

Proj.No.: 004# 552

1

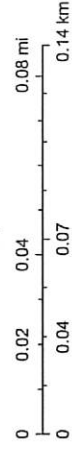
Sussex County



May 26, 2024

- ☐ Override 1
- ☐ Tax Parcels
- ☐ Streets
- ☐ Override 1
- ☐ 911 Address
- ☐ County Boundaries

1:2,257



Delaware Department of Education, Wetland mapping is supported with funding provided by the Environmental Protection Agency, Delaware Geological Survey, U.S. Geological Survey, Microsoft, Delaware Public Service Commission, FEMA, DPRE, Division of Watershed Stewardship, Drainage Program.

LOCATION MAP & AERIAL PHOTO
SUBSEQUENT LAND LEASE RENEWAL BOAT LIFT
TAX MAP 335-4.14-100.00 LENOES
LENOES REHOBOTH HUNDRED, SUSSEX CO. DE

MAY 26 2024

SHEET 2

P/O Tax Map 335-4.14-104.00
Lands n/f of
Christopher M. Corrado

ROAD

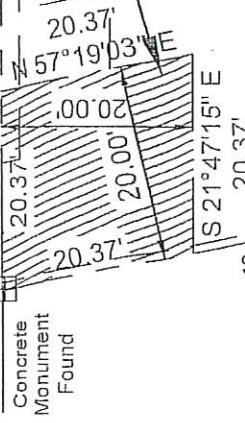
N 21° 47' 15" W 116.65'

Easement for Boat Slip
Owner Parking
407 Sq. Ft. ±

Common Area
TM# 335 - 4.14 - 100.00
LANDS OF WATERFRONT 624 LLC.

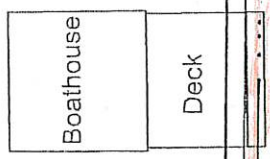
Common Area
for Parking

PILOTTOWN



Tax Map 335-4.00-15.02
Lands n/f of
Ralph L. Scott Jr.

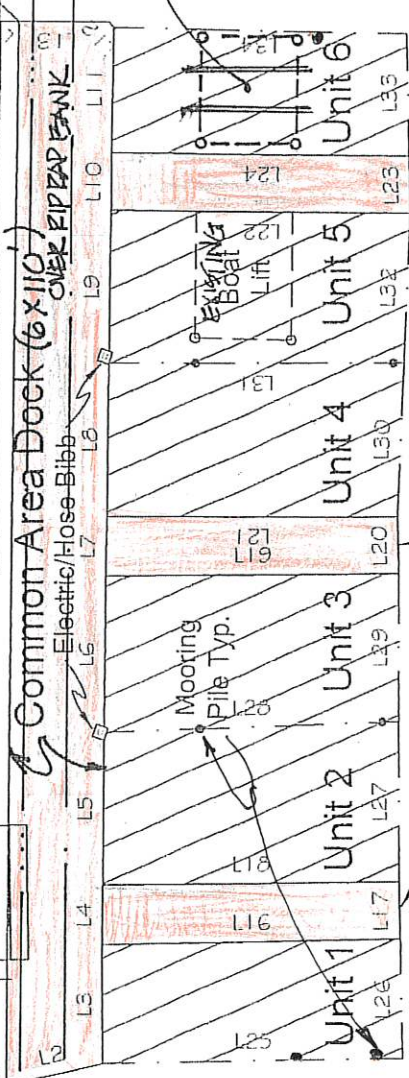
Concrete Monument Found



Iron Pipe Found

N 60° 29' 33" E 79.42'
68.52'

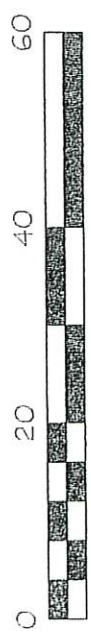
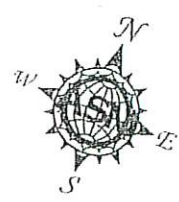
MEAN HIGH WATER
MEAN LOW WATER
PROPOSED
12,000 LBS
BOAT LIFTON
(4) 12" DIAM. PILES
10' x 12.5'



EDGE OF 10' BUFFER
OF FEDERAL NAVIGATION
CHANNEL

Piers
6' x 32'

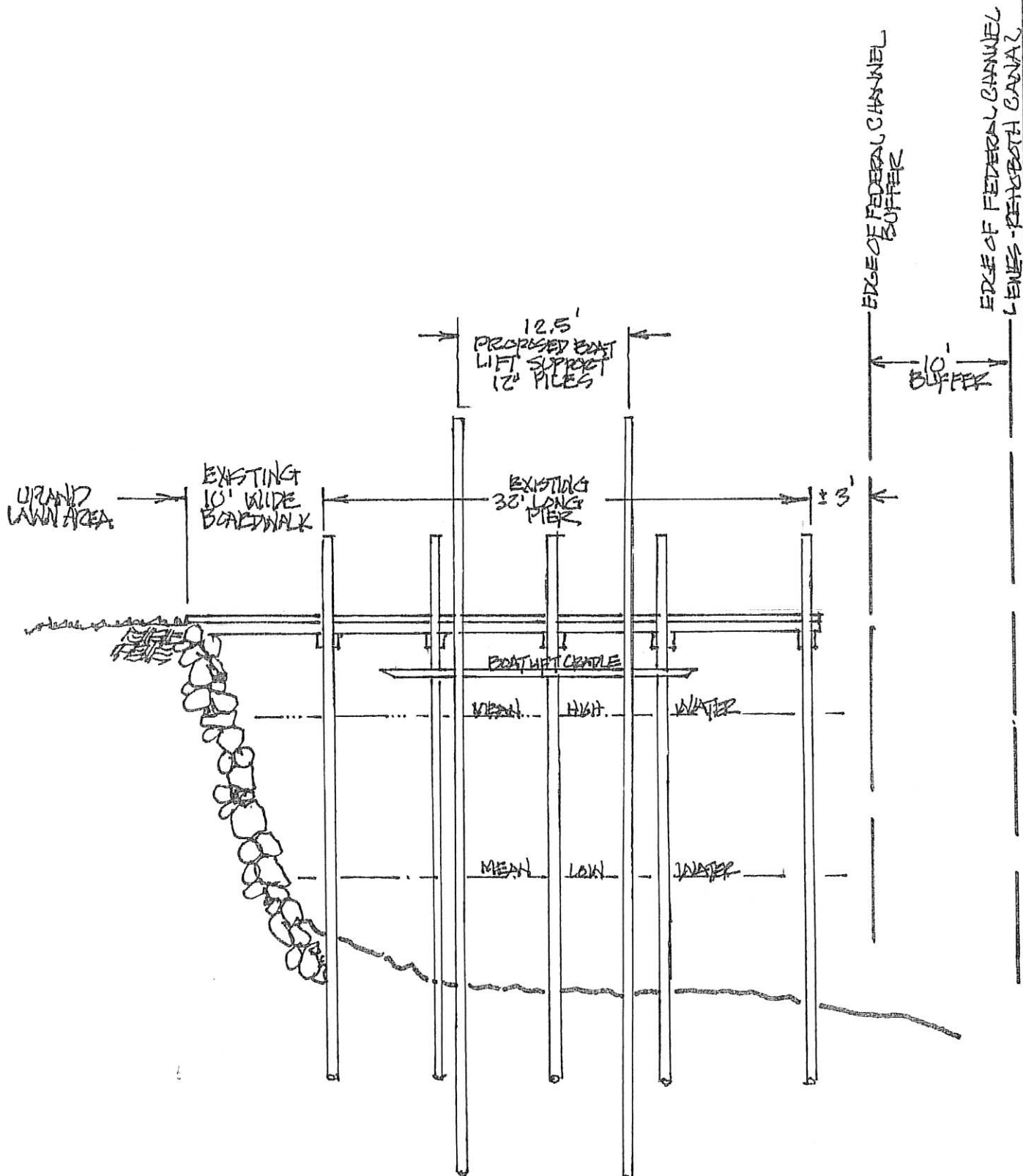
Lewes and Rehoboth Canal



SITE PLAN
WATERFRONT 624 DOCK CONDOMINIUM
TAX MAP PARCEL 335 - 4.14 - 100.00
LEWES REHOBOTH HUNDRED
LEWES, SUSSEX COUNTY DELAWARE

MAY 26 2024

SHEET 3



HORIZONTAL SCALE 1" = 10 FEET
 VERTICAL SCALE 1" = 3 FEET

CROSS SECTION
 PROPOSED BOAT LIFT SLIP UNIT No. 6
 WATERFRONT 624 DOCK CONDOMINIUM
 TAX MAP PARCEL 335-4.14-100.00
 LEWES, SUSSEX COUNTY, DELAWARE

MAY 26 2024

SHEET 4