



June 25, 2025

ERI Project No. 0004-0510

Mr. Matthew Jones, Program Manager  
Department of Natural Resources & Environmental Control  
Wetlands & Subaqueous Lands Section  
89 Kings Highway  
Dover, Delaware 19901-7305

**Re: Relocation and Reconstruction of Existing Dock**  
Subaqueous Lands Lease No. SL-057/01 – John N. Guy  
Tax Map Parcel: 234-12.00-22.06  
Love Creek, Indian River Hundred, Sussex County, Delaware

Dear Mr. Jones,

Environmental Resource Insights (ERI) is contacting the Department on behalf of John Guy, who is an owner of 22255 Waterview Road, Lewes, DE 19958 to request authorization to relocate and reconstruct an existing docking facility. The existing pier and dock, which I believe were constructed in 1987, are in serviceable condition and configured as shown on attached plans taken from the lease document attached with this application.

I filed a Subaqueous Lands Lease Permit request with the Department on Mr. Guy's behalf on October 25, 2021. During discussions with Ms. Julie Molina, formerly with the Wetland and Waterways Section (WWS), about the intent to file this application, she indicated the WWS would defer the action on the SL-057/01 Lease Renewal request in anticipation of the receipt of the enclosed application.

Should you or your staff need any additional information in support of this request, I am available at your convenience.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS

Edward M. Launay  
Senior Professional Wetland Scientist No. 875

Enclosures: Subaqueous Lands Application & Plans  
Deed  
Lease SL-057/01

# **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?

<input checked="" type="checkbox"/>	Yes	BASIC APPLICATION
<input checked="" type="checkbox"/>	Yes	SIGNATURE PAGE (Page 3)
<input checked="" type="checkbox"/>	Yes	APPLICABLE APPENDICES
<input checked="" type="checkbox"/>	Yes	SCALED PLAN VIEW
<input checked="" type="checkbox"/>	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
<input checked="" type="checkbox"/>	Yes	VICINITY MAP
<input checked="" type="checkbox"/>	Yes	COPY OF THE PROPERTY DEED & SURVEY
<input checked="" type="checkbox"/>	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
<input checked="" type="checkbox"/>	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: John Guy  
Mailing Address: 1104 Hounds Run  
Saftey Harbor, FL 34695
  
2. Consultant's Name: Edward M. Launay  
Mailing Address: 1 Park Ave. Milford, DE 19963
  
3. Contractor's Name: Unknown  
Mailing Address: \_\_\_\_\_

Telephone #: 347-645-3592  
Fax #: \_\_\_\_\_  
E-mail: [nat@sunnyhq.com](mailto:nat@sunnyhq.com)

Company Name: Environmental Resource Insights  
Telephone #: 302-236-3871  
Fax #: 302-424-0430  
E-mail: [elaunay@ericonsultants.com](mailto:elaunay@ericonsultants.com)

Company Name: \_\_\_\_\_  
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):

The project purpose is to construct a new docking facility channelward of the mean low water line in place of an existing docking structure to a better design allowing for the installation of four new boat lifts and to allow for water access at a better depth. The project also involves the issuance of a new Subaqueous Lands Lease to replace the current lease scheduled to expire (see attached sheet).

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

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

### Section 3: Project Location

7. Project Site Address: 22255 Waterview Road  
Lewes, DE 19958

County:  N.C.  Kent  Sussex  
Site owner name (if different from applicant): \_\_\_\_\_  
Address of site owner:

8. Driving Directions: Starting at the intersection of DE-24 E (John J Williams HWY) and Camp Arrowhead Rd, continue on Camp Arrowhead Road for 0.9 miles. Then turn left onto Waterview Rd/Rd279A. After 0.8 miles take a left onto the private lane and follow the left lane to the existing homesite along Love Creek (Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 234-12.00-22.06

Subdivision Name: Guy Subdivision #2

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 2, Item 5, Project Description

The proposed project is located at 22255 Waterview Road, Lewes, DE 19958 within the Indian River Hundred, Sussex County, Delaware. The property consists of approximately 378 feet of existing natural shoreline along the frontage of Love Creek, a tributary to Rehoboth Bay. The property is identified as Sussex County tax map parcel 234-12.00-22.06.

The proposed boat docking facility will replace the existing dock and pier channelward of the mean low water line. The proposed boat docking structure will allow for the installation of four boat lifts at a location with more desirable water depth. The existing dock structure is accessible from uplands by the existing three foot-wide by 40 foot-long walkway over federally regulated nontidal wetlands continuing to the section of walkway over state regulated wetlands measuring three foot-wide by 572 foot-long to the mean low water line. Starting channelward of the mean low water line, the proposed pier will consist of an eight foot-long transition from three feet to four feet wide above waters of the United States only. Following the pier transition, the proposed pier will continue channelward measuring four foot-wide and 88 foot-long. The proposed dock will measure six foot-wide and 64 foot-long with four 10 foot-wide by 14 foot-long pile supported boat lifts.

The proposed docking facility will be constructed with typical marine construction consisting of salt treated piles and timbers secured with galvanized or stainless steel hardware. Water and electric service to the docking facility is proposed.

**Section 3: Project Location (Continued)**10. Name of waterbody at Project Location: Love Creek waterbody is a tributary to: Rehoboth Bay11. Is the waterbody:  Tidal  Non-tidal Waterbody width at mean low or ordinary high water 740'12. 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):

Charles H Guy IV & John Guy - 1104 Hounds Run, Safety Harbor, FL 34695Jonathan & Mary K Horner - 22261 Waterview Road, 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):

Not applicable

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-057/01SL-0304/87S\*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: 02/07/2025Type of Permit: General Permit Federal Permit or ID #: SPGP-20

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

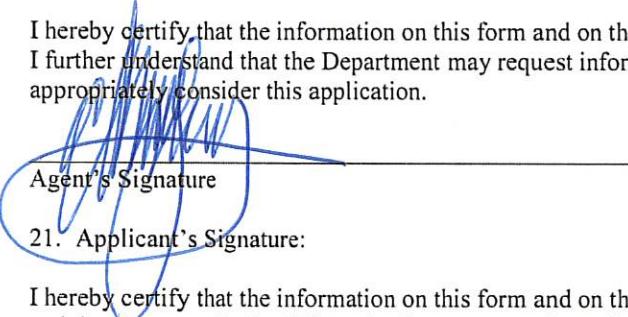
I, John Guy (Name of Applicant), hereby designate and authorize Environmental Resource Insights - Edward Launay (Name of Agent) to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

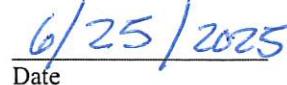
Authorized Agent's Name: Edward M. Launay  
Mailing Address: 1 Park Ave. Milford, DE 19963  
\_\_\_\_\_  
\_\_\_\_\_

Telephone #: 302-236-3871  
Fax #: 302-424-0430  
E-mail: elaunay@ericonsultants.com

**20. Agent's Signature:**

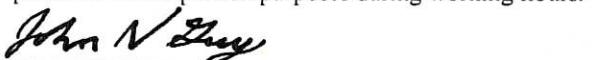
I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.

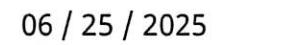
  
\_\_\_\_\_  
Agent's Signature

  
\_\_\_\_\_  
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

  
\_\_\_\_\_  
Date

John Guy

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.

Unknown  
\_\_\_\_\_  
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	16	6	64	6	64	New
Pier	22	4	88	4	88	New
Pier Transition	4	3-4	8	0	0	New
Boat Lift (x4)	16 total (4/lift)	10	14	10	14	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? 740' \_\_\_\_\_ ft. (measured from MLW to MLW)

4. What will be the mean low water depth at the most channelward end of the mooring facility? -2.4 \_\_\_\_\_ 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 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? 65 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.

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

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.

The existing 3' wide walkway over wetlands will be utilized to access the proposed docking facility.

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? 378 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.

Tax Number: 234-12.00-22.06  
PREPARED BY & RETURN TO:

30 E. Pine Street  
Georgetown, DE  
File No. DO5019/

NO TITLE SEARCH REQUESTED  
NO TITLE SEARCH PERFORMED  
NO TITLE GUARANTEE  
DEED PREPARATION ONLY

THIS DEED, made this 14<sup>th</sup> day of November, 2024,

- BETWEEN -

MARY KATHERINE HORNER and JONATHAN HORNER, of 22261  
Waterview Road, Lewes, DE 19958, parties of the first part, as to an undivided fifty  
percent (50%) tenants in common interest,

- AND -

JOHN NATHANIEL GUY, of 1104 Hounds Run, Saftey Harbor, FL 34695, as  
sole owner, party of the second part.

WITNESSETH: That the said party of the first part, for and in 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, and its successors and assigns, in fee simple, a fifty percent (50%) tenants in common  
interest in the following described lands, situate, lying and being in Sussex County, State  
of Delaware:

ALL that certain tract, piece or parcel of land lying and being situated in the Indian  
River Hundred of Sussex County Delaware; and being located off of Waterview Road and  
being more particularly described, as follows, to wit:

All that certain lot, piece, tract or parcel of land identified as Lot 3 in that certain  
plan of record entitled "Guy Subdivision #2" as prepared by Miller-Lewis, Inc. dated  
November 21, 2006 and recorded in the Recorder of Deeds in and for Sussex County,  
Delaware in Plot Book 110, Page 134.

CONTAINING: 14.72 Acres of land more or less

**BEING** the same lands conveyed from Charles H. Guy IV to Jonathan E. Horner and Mary Katherine Horner by Deed dated January 10<sup>th</sup> 2024, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware on January 12, 2024, in Deed Book 6037, page 270.

**SUBJECT** to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

Julia Blakeman  
Witness

Julia Blakeman  
Witness

Mary Katherine Horner (SEAL)  
Mary Katherine Horner

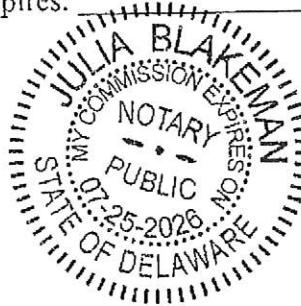
Jonathan Horner (SEAL)  
Jonathan Horner

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on Nov. 14, 2024, personally came before me, the subscriber, Mary Katherine Horner and Jonathan Horner, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

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

Julia Blakeman  
Notary Public  
My Commission Expires:





Existing dock and pier section per  
SL - 057/01 E associated wetland  
walkway (to remain)



Existing dock SL - 057/01 to be  
removed and replaced channelward

78904

02637 216



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

WETLANDS & SUBAQUEOUS  
LANDS SECTION

TELEPHONE (302) 739-4691  
FACSIMILE (302) 739-6304

Subaqueous Lands Lease No.: SL-057/01

Renewal of Lease No.: SL-0304/87S

Date of Issuance: 8/8/01

Amended Date:

Tax Parcel No.: 2-34-12.00-00.22.00

#### SUBAQUEOUS LANDS LEASE

GRANTED TO CHARLES AND JOHN GUY TO RENEW A LEASE TO  
MAINTAIN A 4 FOOT WIDE BY 30 FOOT LONG PIER AND A 4 FOOT  
WIDE BY 40 FOOT LONG DOCK IN LOVE CREEK, RR 3 BOX 190G,  
LEWES, SUSSEX COUNTY, DELAWARE

Ret:

Charles and John Guy  
RR 3 Box 190G  
Lewes, DE 19958  
X-2-01

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 8/8/01 day of August A.D. 2001, to maintain the above-referenced project in accordance with the approved plans for this lease (1 sheet) as approved on 5/30/01, and received by this Division on 2/8/01; and application dated 2/5/01, and received by this Division on 2/8/01.

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

WHEREAS, Charles and John Guy, owners of certain adjoining lands to Love Creek, have applied for permission to maintain a pier and dock; and

WHEREAS, pursuant to the provisions of 7 Del. C. 7203, the Secretary of the Department of Natural Resources and Environmental Control through his duly authorized representative finds that it is not contrary to the public interest if this project is approved subject to the terms and conditions herein set forth.

*572*  
*Delaware's good nature depends on you!*

Charles and John Guy

SL057/01

Page 2 of 5

This approval is in accordance with plans and application submitted to Department of Natural Resources and Environmental Control, a copy of which is attached hereto and made a part hereof.

This Lease shall be continued for a period of twenty (20) years or so long as the conditions attached to the Lease are adhered to, whichever is the shorter in time. Upon the expiration of the twenty-year term, this Lease shall expire and become null and void, unless prior thereto the lessee shall have applied for and received a renewal of this Lease. A renewal may be denied if the State determines that the Lease is no longer in the public interest.

THIS Lease is issued subject to the following conditions:

#### **SPECIAL CONDITIONS**

1. The conditions contained herein shall be included as part of the main body of the construction contract and other ancillary documents associated with earth disturbance and any other activities directly or indirectly associated with construction or maintenance which may impact subaqueous lands associated with this project.
2. The current leased area of structure over public subaqueous lands is 250 square feet represented by the 3 foot by 30 foot pier and 4 foot by 40 foot dock constructed channelward of the mean low water line.
3. This Lease authorizes the lessee to maintain the approved structure on public subaqueous land from August 29, 2001 through August 28, 2021.
4. This Lease 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.
5. This lease represents a renewal of Subaqueous Lands Lease No. SL-0304/87S granted Charles and John Guy. All special and general conditions contained in this Lease renewal shall supersede conditions set forth in Subaqueous Lands Lease No. SL-304/87S, which shall become null and void.
6. Maintenance shall be conducted so as not to violate the State of Delaware Department of Natural Resources and Environmental Control, "Surface Water Quality Standards" dated August 11, 1999.
7. The leased structure shall be maintained in a manner so as not to impair water access.

Charles and John Guy  
SL-057/01  
Page 3 of 5

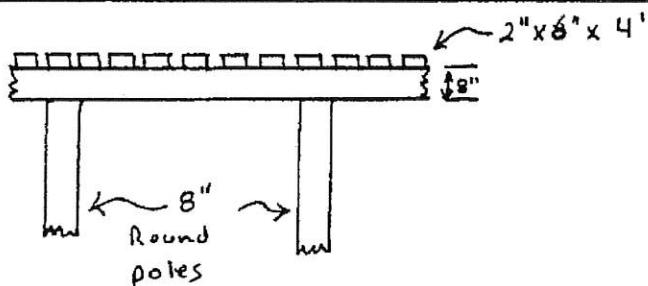
8. This Lease does not authorize any repairs, additions, or modifications to the existing structures authorized herein. Such activities require separate written authorization from the Department of Natural Resources and Environmental Control.
9. All debris, excavated material, brush, rocks, and refuse incidental to maintenance of the leased structure shall be placed above the influence of surface waters.
10. The structures on/or adjacent to subaqueous lands shall be for the explicit purpose of berthing 1 vessel as stated in the application.

#### **GENERAL CONDITIONS**

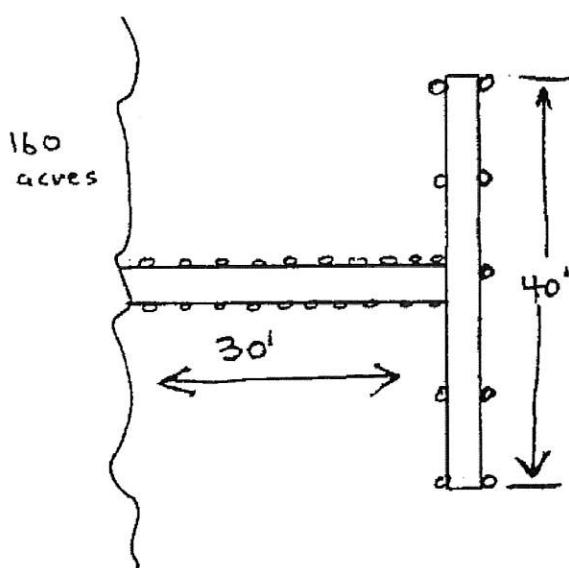
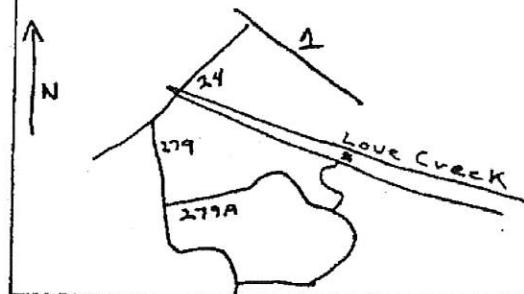
1. The project is to be undertaken in accordance with the plans submitted and attached hereto. Any activities not specifically authorized herein may require a supplemental approval from this office prior to the initiation of construction. A determination on the need for a supplemental approval will be made by this office pursuant to the lessee submitting written notification and revised plans indicating project changes to this office.
2. Representatives of the Department of Natural Resources and Environmental Control may inspect the leased structure and may collect any samples or conduct any tests that are deemed necessary.
3. This Lease does not cover the structural stability of the project units.
4. Prior to the expiration of this Lease, the lessee shall remove all structures covered under this Lease unless the Lease has been renewed in accordance with its terms.
5. Any actions, operations or installations which are considered by the Department to be contrary to the best interests of the public shall constitute reason for the discontinuance and/or removal of said action, operation or installation.
6. The lessee shall maintain any structure on public subaqueous lands in good and safe condition and will protect and save the State of Delaware harmless from any loss, cost or damage by reason of said structures.
7. The issuance of this Lease does not imply approval of any other part, phase, or portion of any overall project the lessee may be contemplating.
8. This Lease shall not be construed to grant or confer any right, title, easement, or interest in, to, or over any land belonging to the State of Delaware other than that of a tenant.

Charles and John Guy  
SL-057/01  
Page 4 of 5

9. This Lease is subject to the terms and conditions contained in any easement, license or lease that may have been granted by the State or any political subdivision, board, commission or agency of the State in the vicinity of the leased premises.
10. This Lease and authorization are granted for the purposes as stated herein. Any other use without prior approval shall constitute reason for this Lease being revoked.
11. This Lease is personal and may not be transferred without the prior written consent of the Department. Prior to the transfer of the adjacent upland property, the lessee shall obtain the written consent of the Department to transfer this Lease to the new upland property owner. Failure to obtain such written consent may result in the revocation of this Lease and the removal of all structures authorized by this Lease at the expense of the lessee.
12. The lessee shall at all times comply with all applicable laws and regulations of the Department of Natural Resources and Environmental Control.
13. The issuance of this Lease does not constitute approval for any of the activities as may be required by any other local, state or federal governmental agency.
14. Application for renewal must be submitted six (6) months prior to the expiration date of this Lease.
15. This Lease may be revoked upon violation of any of the above conditions.

MARCH 2001  
WETLANDS AND UNDERWATER LANDS  
BRANCH

Location Map



Love Creek (750' across creek to NE side)  
MLW Depth 2.5'

W.S.L.S.

**APPROVED PLANS**PERMIT # SC 057101DATE 5/30/01 *fw*

(SEE PERMIT CONDITIONS)

Materials: Salt treated lumber

Applicant: Frances W Guy

Adjoining property owners: Doug Lovett

Activity: Dock

Nearest property owner is  
500 feet South East

Oak Grove Motel

Date: 3/20/87

Rehoboth Ave

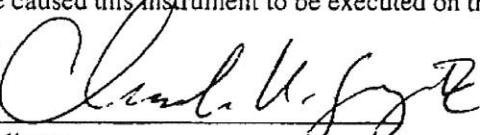
Rehoboth Beach, Del

19971

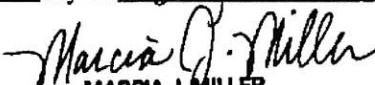
Edward Perry  
807 Scrubgrass Rd  
Wamawor, Pa 15243

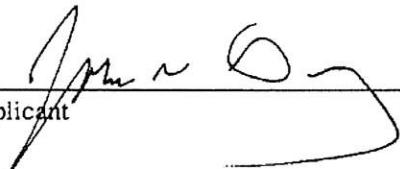
Charles and John Guy  
SL-057/01  
Page 5 of 5

IN WITNESS WHEREOF, I, Charles Guy, have caused this instrument to be executed on this  
2nd day of August, 2001.

  
Charles U. Guy  
Applicant

IN WITNESS WHEREOF, I, John Guy, have caused this instrument to be executed on this  
30 day of July, 2001.

  
Marcia J. Miller  
MARCIA J. MILLER  
Notary Public, State of New York  
No. 24-4951348  
Qualified in Kings County  
Comm. Expires 5/22/18 →  
2003

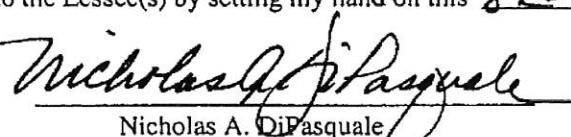
  
John Guy  
Applicant

  
Deborah K. Shrubb

Notary  
DEBORAH K. SHRUBB  
My commission expires: NOTARY PUBLIC, STATE OF DELAWARE  
MY COMMISSION EXPIRES JANUARY 28, 2002

(Notary Seal)

By the authority invested in me under 7 Del. C. §7203(a), I hereby grant this Lease for the use of the State owned subaqueous lands to the Lessee(s) by setting my hand on this 8th day of August, 2001.

  
Nicholas A. DiPasquale  
Secretary, Department of Natural Resources  
and Environmental Control

RECORD OF DEEDS  
SUSSEX COUNTY, DE.

01 OCT 10 AM 9:03

SUSSEX COUNTY  
DOC. SURCHARGE PAID

Received

OCT 11 2001

ASSESSMENT DIVISION  
OF SUSSEX CTY.



Date: MAY, 2025

Scale: 1" = 1500'

Dwn.By: KWW

Proj.No.: 0004-0510

FAIRMONT QUAD.

Dwg.No.: 1

**GUY BOAT DOCKING  
FACILITY**  
**USGS TOPO MAP**  
TMP: 234-12.00-22.06  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE

**ERI** ENVIRONMENTAL  
RESOURCE  
INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.

## LOVE CREEK

N/F  
CHARLES H. GUY IV  
& JOHN GUY  
234-12.00-22.07

EXISTING 3' WIDE —  
WALKWAY OVER  
STATE REGULATED  
WETLANDS ( $\pm$  572')

JOHN N. GUY  
234-12.00-22.06

N/F  
JONATHAN &  
MARY HORNER  
234-12.00-22.05

N/F  
JONATHAN &  
MARY HORNER  
234-12.00-22 04

BOUNDARY OF  
FEDERALLY  
REGULATED  
WETLANDS

EXISTING  
DWELLING  
& SHED

- DNREC STATE  
REGULATED WETLANDS  
PER DNR-070

- WE-

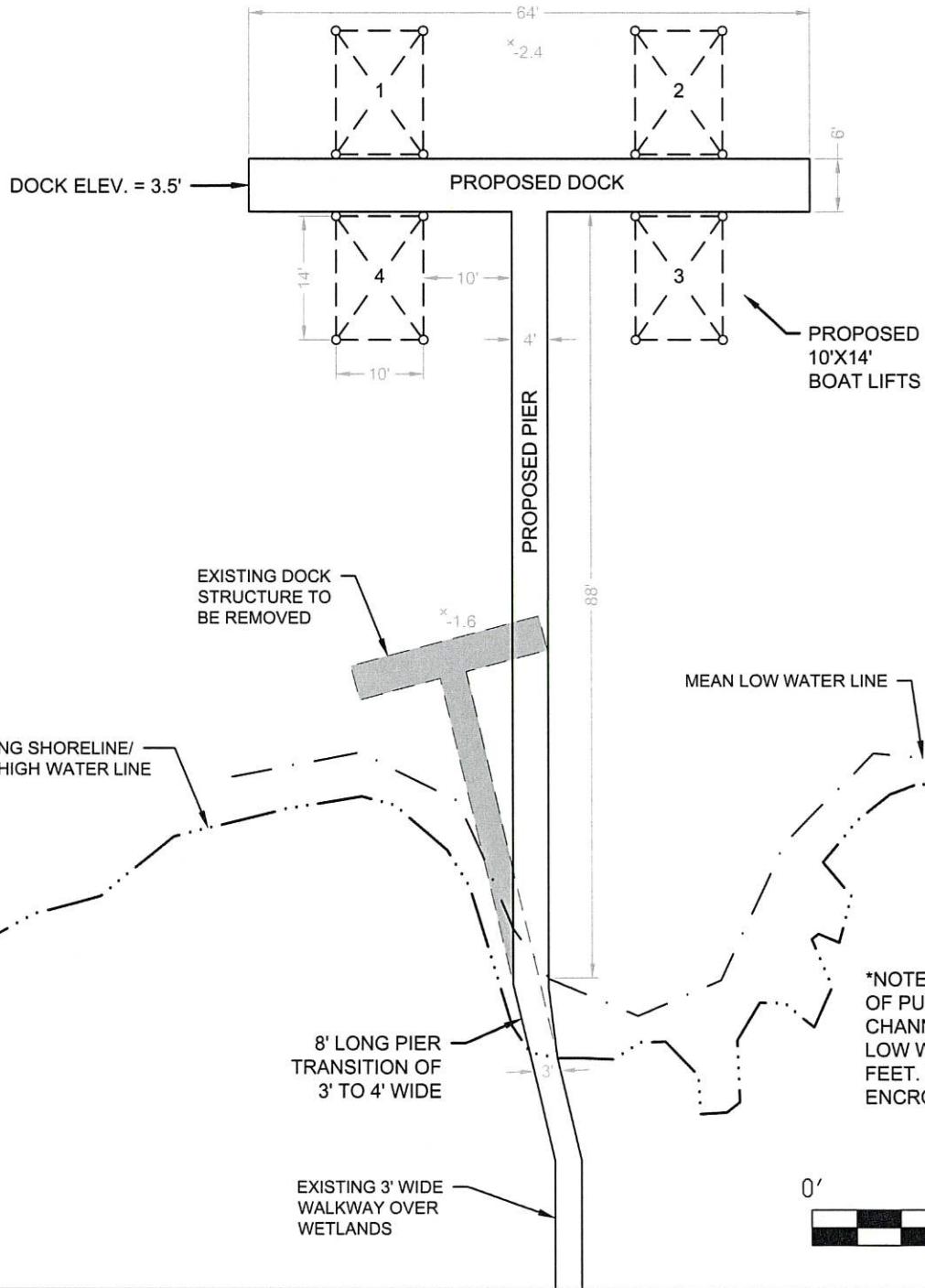
0' 100' 200'

Date: MAY, 2025  
Scale: 1" = 100'  
Dwn.By: KWW  
Proj.No.: 0004-0510  
SITE PLAN  
Dwg.No.: 2

# **GUY BOAT DOCKING FACILITY SITE PLAN**

The logo for Environmental Resource Insights (ERI) features a stylized, blocky lowercase 'er' and 'i' on the left, followed by the company name 'ENVIRONMENTAL RESOURCE INSIGHTS' in a serif font, and 'A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.' in a smaller, all-caps sans-serif font at the bottom.

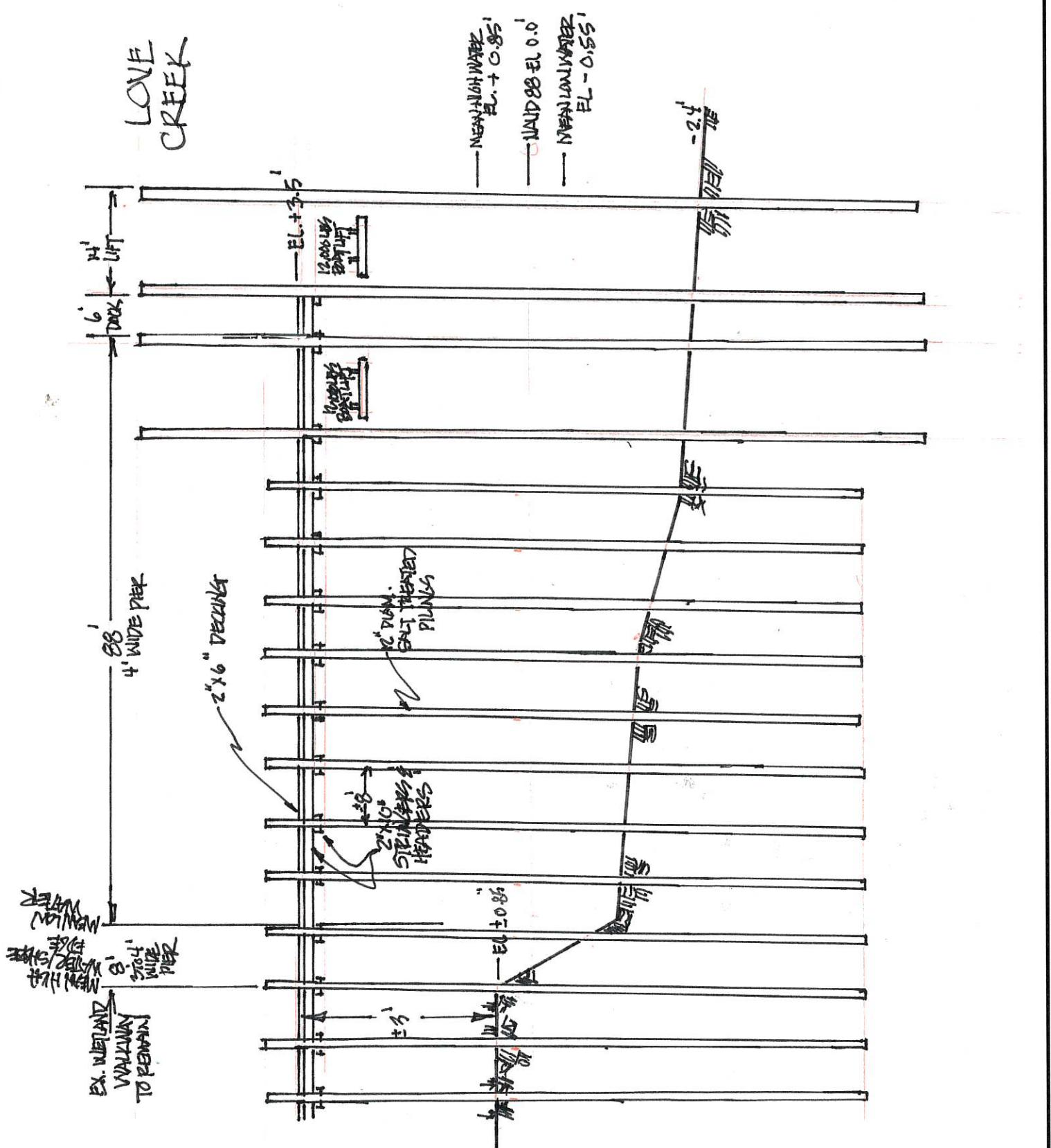
# LOVE CREEK



Date:	MAY, 2025
Scale:	1" = 20'
Dwn.By:	KWW
Proj.No.:	0004-0510
DOCK DETAIL	
Dwg.No.:	3

## GUY BOAT DOCKING FACILITY DOCK DETAIL SUSSEX COUNTY, DELAWARE

**ERI** ENVIRONMENTAL  
RESOURCE  
INSIGHTS  
A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.



Date:	MAY, 2025
Scale:	
Dwn.By:	EML
Proj.No.:	0004-0510
CROSS SECTION	
Dwg.No.:	4

**GUY BOAT DOCKING  
FACILITY  
DOCK CROSS SECTION  
SUSSEX COUNTY, DELAWARE**



ENVIRONMENTAL  
RESOURCE  
INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.