Marine Permitting & Consulting, LLC
9 Creek Dr.
Millsboro, DE 19966
302-853-5928
marinepermit@outlook.com

Cover Letter

Kelly and David Pedersen

Marine Permitting & Consulting, LLC is pleased to apply for the construction of a new wetland walkway and a dock on behalf of Kelly and David Pedersen. Two application packages are being submitted, one requesting a wetlands permit for the wetland walkway, which includes the 1000 foot radius spreadsheet for public notice, and one requesting a subaqueous permit for the dock. The walkway and dock will be constructed on property owned by the Layton Family Trust. A letter of permission to construct on the property from Laurence Burke is included in the application package.

The application package contains the following:

Basic Application

Boat Docking Appendix

Scaled Construction Drawings

Site Aerial Photograph

Sussex County Parcel Layer

Vicinity Map

Property Survey and Deed

Vessel Registration

Site Photo

I am requesting the authorization be sent to me for distribution.

Sincerely,
Kelly Louise Figurski

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

Last Revised on: March 28, 2017

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?

X	Yes	BASIC APPLICATION
X	Yes	SIGNATURE PAGE (Page 3)
X	Yes	APPLICABLE APPENDICES
X	Yes	SCALED PLAN VIEW
X	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
X	Yes	VICINITY MAP
X	Yes	COPY OF THE PROPERTY DEED & SURVEY
X	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
X	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: David and Kelly Pedersen
Mailing Address: 2849 S. Bayshore Drive
Milton, DE 19968
Telephone #: 717-870-7855
Fax #: N/A
E-mail: drpedersen626@gmail.com

2. Consultant's Name: Kelly Figurski
Mailing Address: 9 Creek Drive, Millsboro, DE 19966
Company Name: Marine Permitting & Consulting, LLC
Telephone #: 302-853-5928
Fax #: N/A
E-mail: marinepermit@outlook.com

3. Contractor's Name: Mark Droney
Mailing Address: 31322 Railway Road, Millville, DE 19967
Company Name: Droney Marine Construction, Inc.
Telephone #: 302-537-2305
Fax #: N/A
E-mail: markdeere324@yahoo.com

Section 2: Project Description

4. Check those that apply:
☒ New Project/addition to existing project? ☐ Repair/Replace existing structure? (If checked, must answer #16)

5. Project Purpose (attach additional sheets as necessary):
Construct a 3' by 35' wetland walkway (37' walkway over federal wetlands) and a 5' by 25' dock to berth a 23' pontoon boat in Deep Hole Creek.

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: 2849 S. Bayshore Drive
Milton, DE 19968
County: ☐ N.C. ☐ Kent ☒ Sussex
Site owner name (if different from applicant): _____
Address of site owner: _____

8. Driving Directions: From Dover, South on Rt. 1, turn left onto Broadkill Road (Rt. 16), travel to the terminus, turn right onto South Bayshore Drive, travel 1.8 miles to 2849 which will be on the right.
(Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 235-10.00-52.00 Subdivision Name: N/A

WSLS Use Only: **Permit #s:** _____ _____ _____ _____
Type **SP** ☐ **SL** ☐ **SU** ☐ **WE** ☐ **WQ** ☐ **LA** ☐ **SA** ☐ **MP** ☐ **WA** ☐

Corps Permit: SPGP 18 ☐ **20** ☐ **Nationwide Permit #:** _____ **Individual Permit #**_____
Received Date: _____ **Project Scientist:** _____
Fee Received? Yes ☐ **No** ☐ **Amt: $**_____ **Receipt #:** _____
Public Notice #: _____ **Public Notice Dates: ON** _____ **OFF**_____

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Deep Hole Creek waterbody is a tributary to: Broadkill River

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 58 Feet

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:
Layton Family Trust
(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):
John H. Temm, Jr. and Elsa Richardson Temm, 404 Thayer Avenue, Silver Spring, MD 20910
Kevin and Nichole Cook, 1020 Belle Vista Drive, Enola, PA 17025

B. For wetlands and marina projects, list the names and complete mailing addresses of property owners within a 1,000 foot radius of the project (attach additional sheets as necessary):

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:
Applicant spoke to Matt Jones
Applicant email with Rebecca Bobola
Michael Yost, Corps of Engineers

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):

*If no, were structures and/or fill in place prior to 1969? ☐ Yes ☐ No

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?
☒ No ☐ Pending ☐ Issued ☐ Denied Date: _____

Type of Permit: _____ Federal Permit or ID #: _____

18. Have you applied for permits from other Sections within DNREC?
☒ No ☐ Pending ☐ Issued ☐ Denied Date: _____ Permit or ID #: _____

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

Other: _____

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, Kelly Pedersen, hereby designate and authorize Kelly L. Figurski
(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: Kelly L. Figurski
Mailing Address: 9 Creek Drive, Millsboro, DE 19966

Telephone #: 302-853-5928
Fax #: N/A
E-mail: marinepermit@outlook.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.

Kelly Figurski
Agent's Signature

11/28/25
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.

Kelly Pedersen David Pedersen
Applicant's Signature

11/28/25
Date

Kelly Pedersen
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.

Mark Droney
Contractor's Name

11/29/25
Date

Mark Droney
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.)

   Install a wetland walkway and a dock for the purpose of berthing a vessel in Deep Hole Creek

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	5	25	5	25	New
Freestanding Pilings	Number					
	0					

Mooring Buoy: How many moorings will be installed? 0_____
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? ___58____ ft. (measured from MLW to MLW)

4. What will be the mean low water depth at the most channelward end of the mooring facility? 2'1"___ 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.
   Marine grade treated lumber

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)

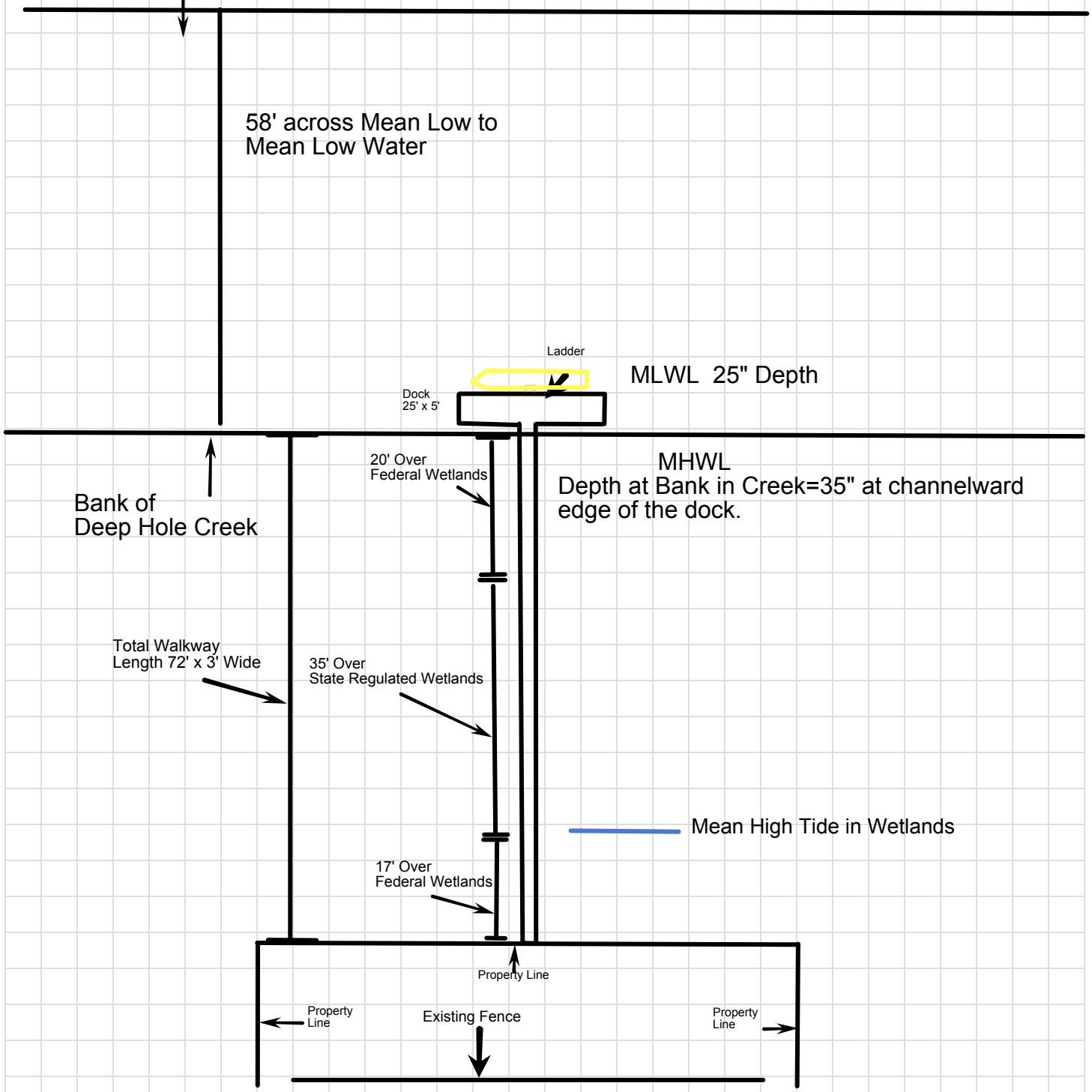
   If any of the items are circled above, include their dimensions and location on the application drawings.

Plan View
Scale 1/4'=5'

Legend

Blue = Water
Yellow = Vessel Depiction
Green = Wetlands
Black = As Labeled

Doug & Kelly Pederson
2849 S. Bayshore Dr.
Milton, DE 19968

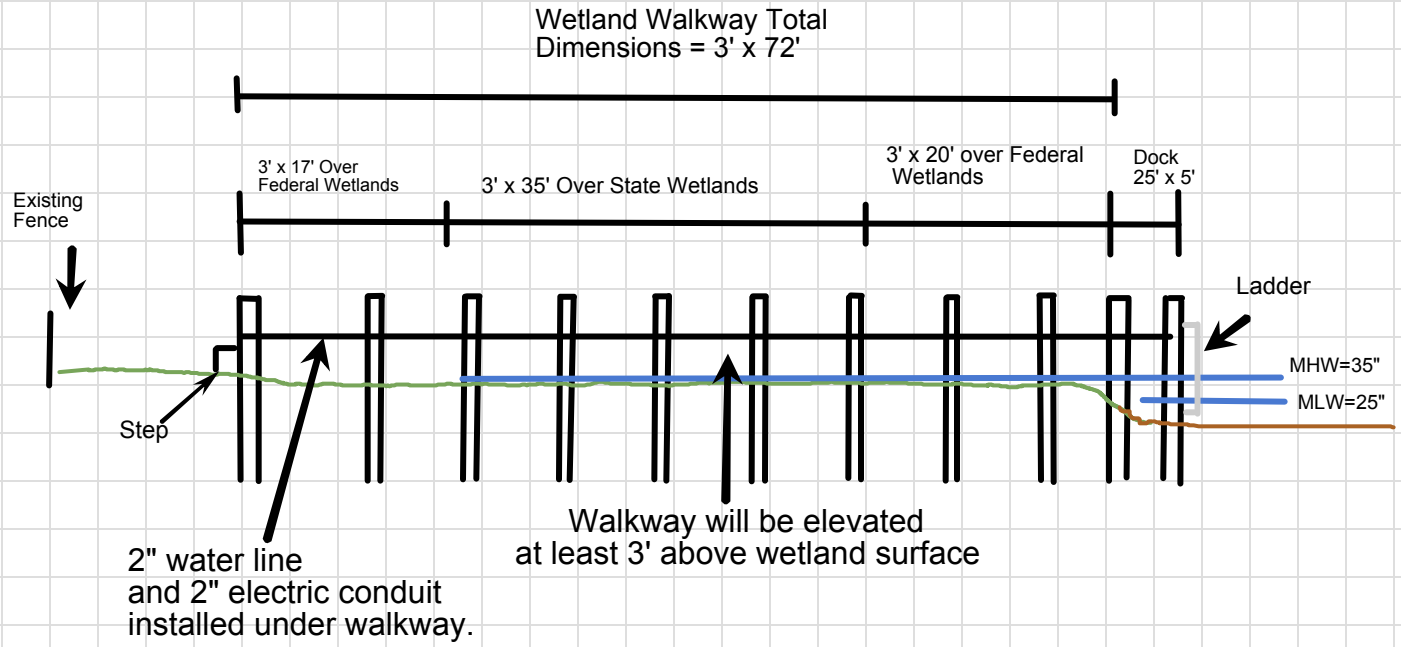


PrintFreeGraphPaper.com

PrintFreeGraphPaper.com

Cross Sectional
Scale 1/4" = 4'

Doug & Kelly Pederson
2849 S. Bayshore Dr.
Milton, DE 19968



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? 17 ft.

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

Make/model Avalon	length 23'	width 8'6"	draft 16"
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. Vessel registration attached.

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. None, vessle does not have a faclility onboard.

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? _____ Yes X 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. Please see attached letter of permission from The Layton Family Trust.

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? X Yes _____No.
    If yes, written permission of the underwater land owner must be provided with this application.
    Please see attached letter of permission from The Layton Family Trust.

14. What is the width of the waterfront property frontage adjacent to subaqueous lands? 75 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.

Date: 3/26/25

To: Matt Jones

Subject: Letter of Permission

Matt

It is my understanding that the Pedersen's have applied for a dock at 2849 S Bayshore Dr. The dock will cross over marsh and subaqueous lands my family owns. The Layton Family Trust is the owner of the marsh and Deep Hole Creek in this location of Broadkill Beach.

The Layton Family Trust has a agreement with the Pedersen's which allows them to build the dock as submitted.

The Layton Family Trust support the Pedersen's application.

Deep Hole Creek Associates support the Pedersen's application.

I Laurence Burke support the application.

If I can be of any assistance, please reach out to me.

Laurence

302 725 7040

Sent from my iPhone

Document# 2020000002940 BK: 5188 PG: 89
Recorder of Deeds, Scott Dailey On 1/21/2020 at 1:40:56 PM Sussex County, DE
Consideration: $661,000.00 County/Town: $9,915.00 State: $16,525.00 Total: $26,440.00
Doc Surcharge Paid Town: SUSSEX COUNTY

Parcel No.: 2-35 10.00 52.00
Prepared By:
Ward & Taylor, LLC
37212 Rehoboth Avenue Ext
Rehoboth, DE 19971
2019-6864

Return To:
Kelly M. Pedersen and David R. Pedersen
13529 Blymire Hollow Road
Stewartstown, PA 17363

THIS DEED, made this 15th day of January, in the year Two Thousand Twenty, (2020)

BETWEEN **Edward Joseph Hillings, Trustee of the Edward Joseph Hillings Trust dated 2/14/95 and Yvonne H. Hillings, Trustee of the Yvonne H. Hillings Trust dated 2/14/95,** of Wake County and the State of North Carolina, parties of the first part,

AND

Kelly M. Pedersen and David R. Pedersen, of County and the State of Pennsylvania, parties of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND 00/100 DOLLARS ($10.00) and other good and valuable consideration, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby and unto the said parties of the second part, their heirs and assigns, Tenants by the Entirety, in fee simple:

ALL that certain tract, piece or parcel of land, situate, lying and being in Broadkill Hundred, Sussex County, State of Delaware, known as 2849 S. Bayshore Drive, and being all of LOT 46, as shown upon a plot of Old Inlet Beach, Section III, Broadkill Beach, as the same appears of record in the Office of the Recorder of Deeds at Georgetown, Delaware, in Plot Book 15, Page 239, as shown on a survey by True North Land Surveying, dated December 20, 2019, and being more particularly described as follows, to wit:

BEGINNING at an iron pipe found lying on the westerly side of a right-of-way to Bay Shore Drive; thence continuing on by and with said right-of-way South 22 degrees 02 minutes 26 seconds East for a distance of 75.00 feet to an iron pipe found; thence turning and running by and with a common boundary line for this land and lands now or formerly of Jennie H. J. Layton, South 67 degrees 57 minutes 34 seconds West for, a distance of 238.00 feet to an iron pipe found (234.00 feet to a 20 foot drainage and maintenance easement); thence turning and running by and

Document# 2020000002940 BK: 5188 PG: 90
Recorder of Deeds, Scott Dailey On 1/21/2020 at 1:40:56 PM Sussex County, DE
Doc Surcharge Paid

(234.00 feet to a 20 foot drainage and maintenance easement); thence turning and running by and with a common boundary line for this land and Deep Hole Creek, North 21 degrees 39 minutes 31 seconds West, 75.00 feet to a point; thence turning and running by and with a common boundary line for this land and Lot 45, North 67 degrees 51 minutes 34 seconds East for a distance of 237.50 feet (reserving 3.00 feet for the drainage and maintenance easement) home to the place of beginning.

SUBJECT TO ALL covenants, conditions, restrictions and easements of record.

BEING the same lands and premises which Edward Joseph Hillings and Yvonne F. Hillings, by Deed dated March 17, 1995, and recorded March 24, 1995, in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Book 2040, Page 277, did grant and convey unto Edward Joseph Hillings, as Trustee of the Edward Joseph Hillings Trust dated 2/14/95, as to an undivided 1/2 interest in the whole, and Yvonne H. Hillings, as Trustee of the Yvonne H. Hillings Trust dated 2/14/95, as to an undivided 1/2 interest in the whole, in fee.

GRANTEE'S ADDRESS:
13529 Blymire Hollow Road
Stewartstown, PA 17363

Document# 2020000002940 BK: 5188 PG: 91
Recorder of Deeds, Scott Dailey On 1/21/2020 at 1:40:56 PM Sussex County, DE
Doc Surcharge Paid

IN WITNESS WHEREOF, the Grantors have set their hands and seals the day and year first above written.

Witness

(SEAL)
Edward Joseph Hillings, Trustee of the Edward Joseph Hillings Trust dated 2/14/95

Witness

Yvonne H. Hillings (SEAL)
Yvonne H. Hillings, Trustee of the Yvonne H. Hillings Trusted dated 2/14/95

State of NC)
)SS.
County of WAKE)

The foregoing Deed was acknowledged before me this 9TH day of JANUARY, 2020, by Edward Joseph Hillings, Trustee of the Edward Joseph Hillings Trust dated 2/14/95 and Yvonne H. Hillings, Trustee of the Yvonne H. Hillings Trust dated 2/14/95.

DAVID AMATO NOTARY My Comm. Exp. 07-31-2023 PUBLIC WAKE COUNTY, N.C.

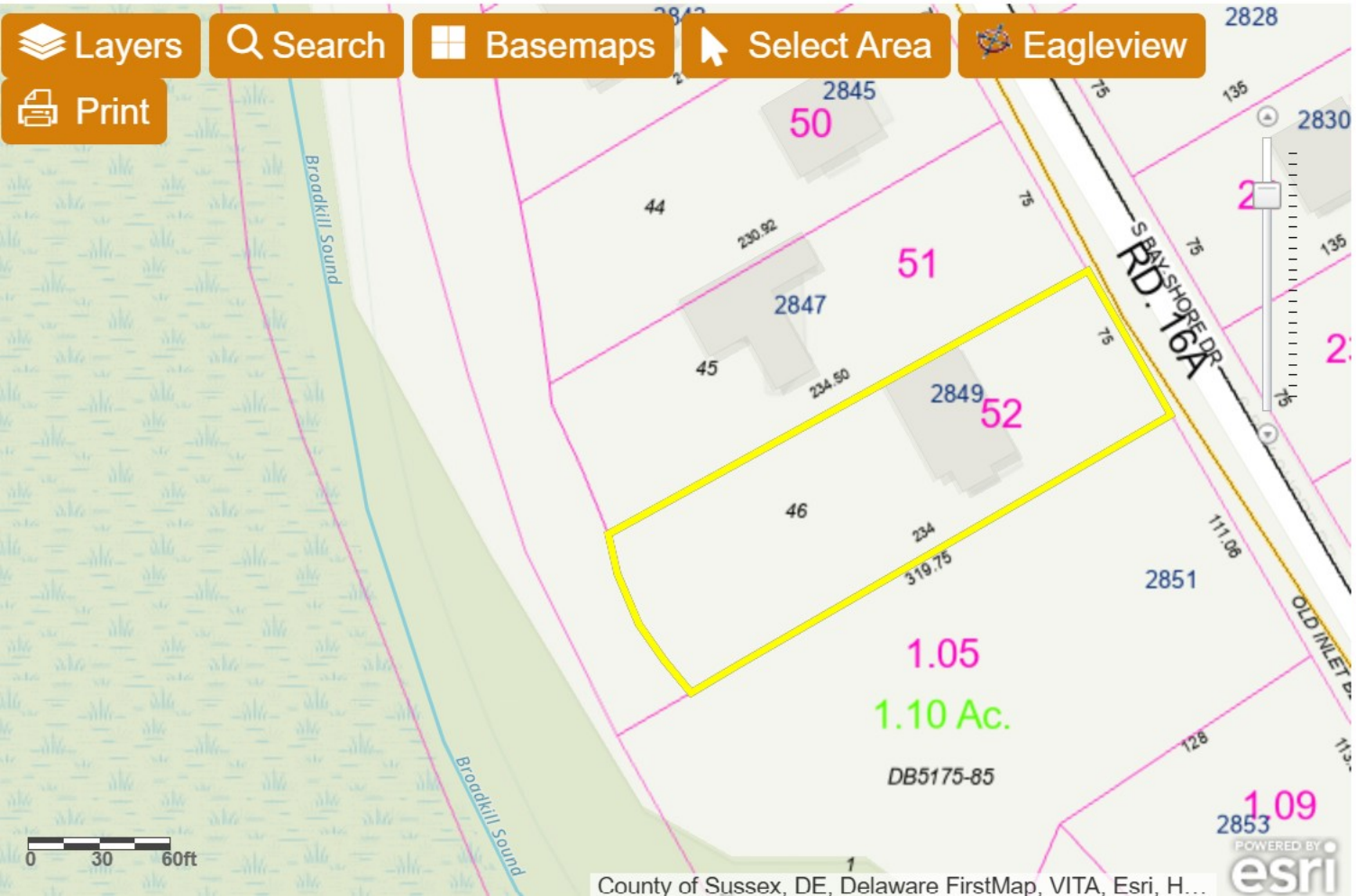
Notary Public
Printed Name: DAVID AMATO
My commission expires: 07/31/2023

DAVID AMATO NOTARY My Comm. Exp. 07-31-2023 PUBLIC WAKE COUNTY, N.C.

SUSSEX COUNTY
DELAWARE

Help

Layers | Search | Basemaps | Select Area | Eagleview | Print



Eagleview | Search Results

Selected Features: Parcels (1)

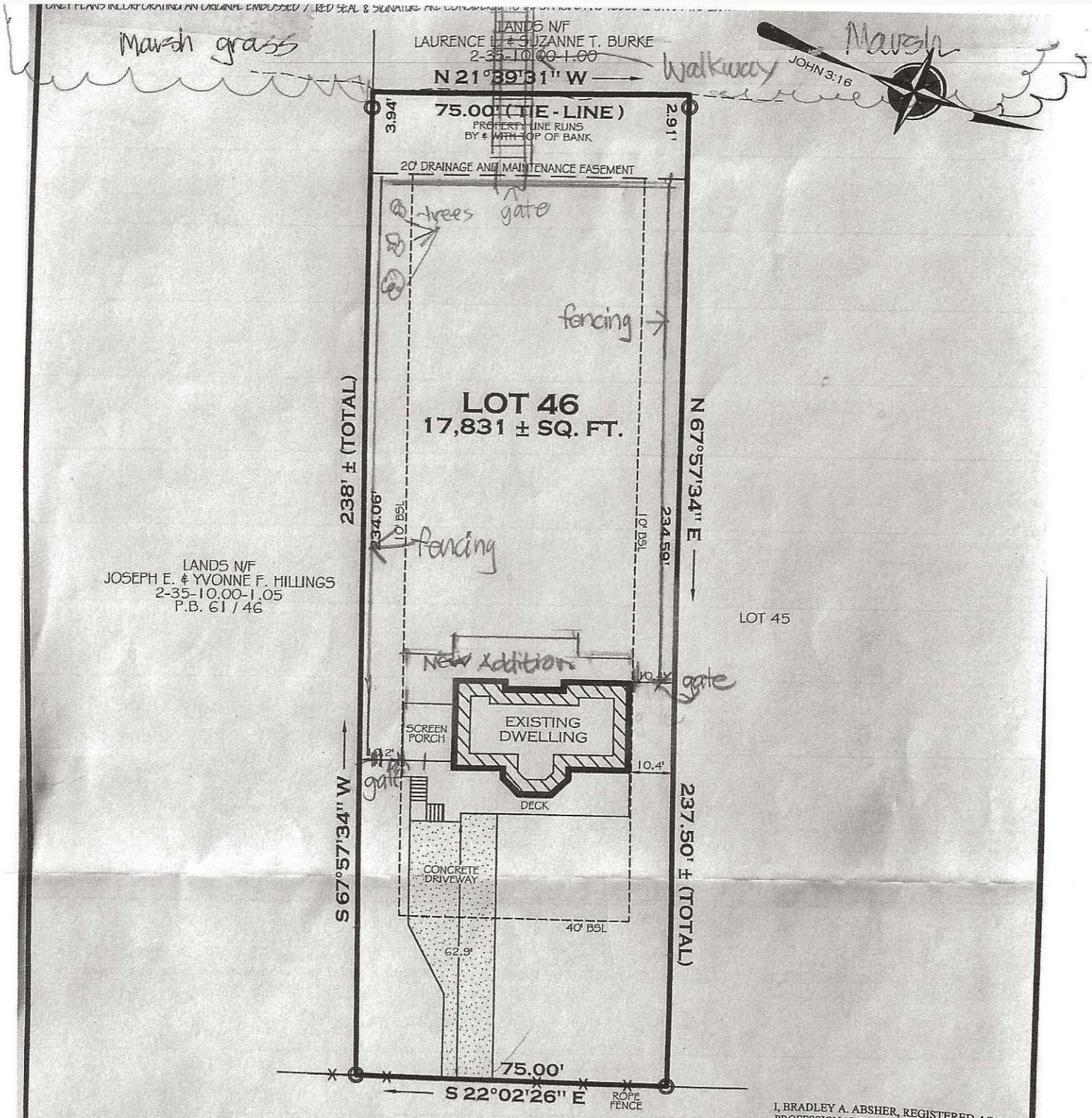
1) 235-10.00-52.00 Zoom

BOOK	5188
PAGE	89
FULLNAME	PEDERSEN KELLY M
Second_Owner_Name	DAVID R PEDERSEN
MAILINGADDRESS	2849 SOUTH BAY SHORE DR
CITY	MILTON
STATE	DE
DESCRIPTION	OLD INLET BEACH
DESCRIPTION2	LOT 46 SEC 3
LUC	101
SCHOOL	6

Selected Features (1)

Clear Selected

ONLY PLANS INCORPORATING AN ORIGINAL EMBOSSED / RED SEAL & SIGNATURE ARE CONSIDERED TO BE OFFICIAL ISSUED & SURVEYS.



SOUTH BAY SHORE DRIVE
50' RIGHT OF WAY

NOTES

1. CLASSIFICATION OF SURVEY: SUBURBAN
2. ZONE: GR
3. BUILDING SETBACK LINES (BSL)

FRONT	40'	S
SIDE	10'	
REAR	10'	

ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER SUSSEX COUNTY & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS.

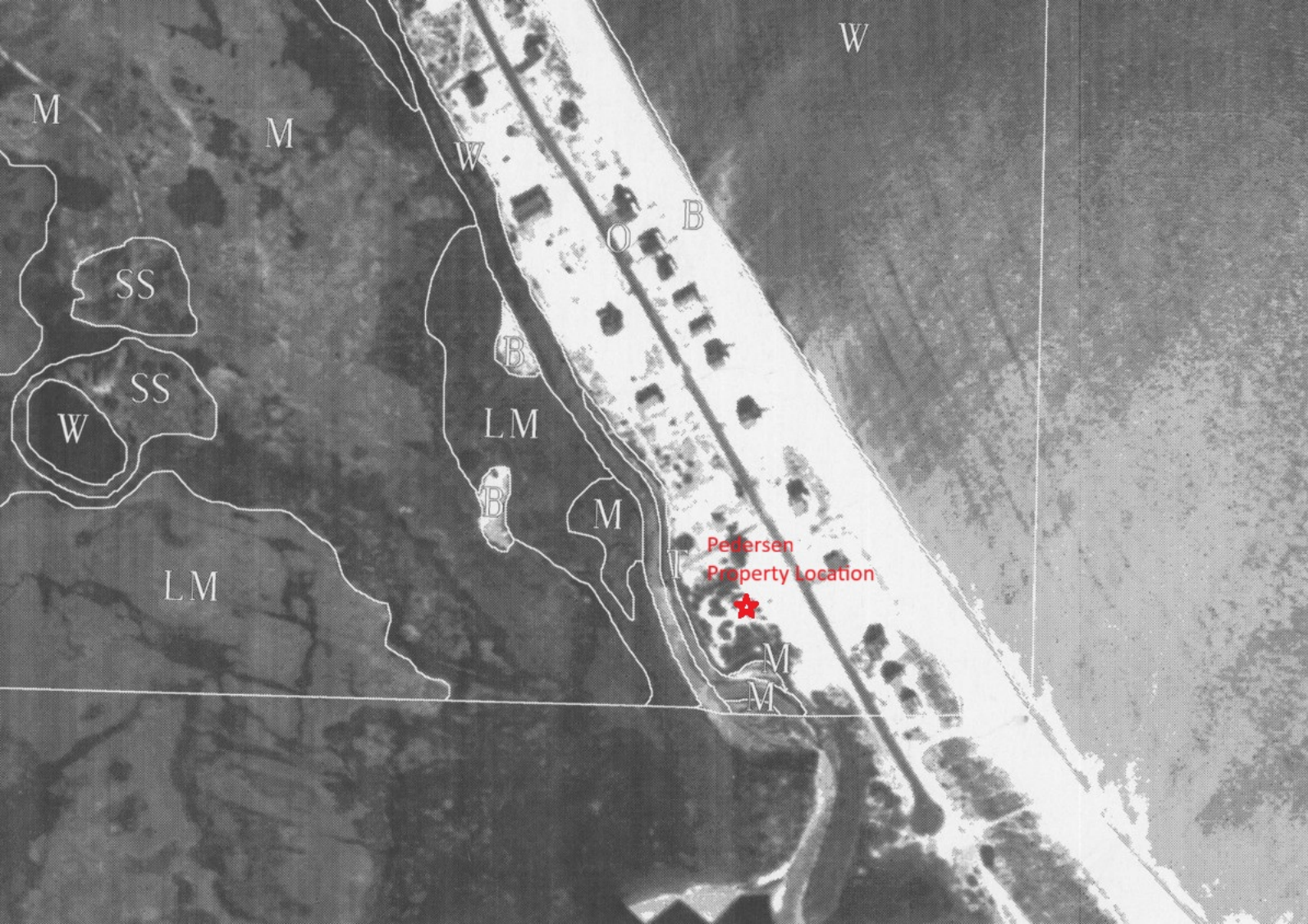
4. NO TITLE REPORT WAS PROVIDED FOR

I, BRADLEY A. ABSHER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

BRADLEY A. ABSHER, DE PLS # 735
DATE 12-20-19

https://mail.google.com/mail/u/0/#search/2849+s+bayshore+dr+survey/QgrcJHsBqLkMfdKMQWwPsDtPGQgGZJZbCVQ?projector=1&messagePartId... 1/1

Prime Hook National Wildlife Refuge
BROADKILL BEACH
Wiltbank Landing
2849 S Bayshore Dr
16
The Rookery Golf Course
1
Steamboat Landing
Beach Pl
Great Marsh
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2025 Airbus
Goog


W
M
M
W
O
B
SS
SS
W
B
LM
B
M
T
Pedersen
Property Location
LM
M
M

FOR REMOVAL OF DECALS FOLD HERE AND PEEL BACK
PLEASE READ INSTRUCTIONS FOR DECAL APPLICATIONS ON THE BACK

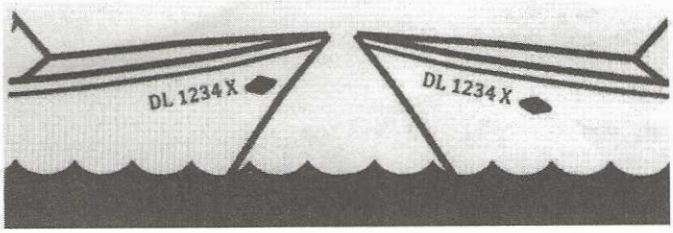
Use the form on back for reporting a CHANGE IN STATUS pertaining to the boat described below.
Please include your mailing address (if different) and phone number should we need to contact you.

Division of Fish & Wildlife
Boat Registration Office
89 Kings Hwy
Dover, DE 19901
(302) 739-9916

No boat may be operated on the waters of this State without a current signed certificate of registration on board. Anyone using a vessel on the waters of this State shall present the certificate to any Federal, State, or Local Law Enforcement Officer for inspection at the Officer's request. No other numbers, letters, or pictures may be displayed on the forward half of the hull, or in the area of the registration numbers.

$41.00

DAVID PEDERSEN
2849 S. BAY SHORE DRIVE
MILTON, DE 19968



NOTE: The illustration shows the proper placement of decals.

REPORT BOATING ACCIDENTS

Stop and render assistance if you are involved in a boating accident. You are required to report all accidents to the Delaware Natural Resources Police, Fish & Wildlife upon the following circumstances: (1) a person dies; (2) a person is injured and requires medical treatment beyond first aid; (3) damage to the vessel and other property totals more than $500; or (4) a person disappears from the vessel under circumstances that indicate death or injury.

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
DVN94493K819	DL3322AM	AVALON & TAHOE MFG	2019
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
23' 0"	Aluminum	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Pontoon Boat	Gasoline	Outboard	2025
OWNER	BOAT NAME		

DAVID R PEDERSEN Or
KELLY M PEDERSEN

2849 S BAY SHORE DRIVE
MILTON, DE 19968

BDCB 71197

Marine Permitting & Consulting, LLC
9 Creek Dr.
Millsboro, DE 19966
302-853-5928
marinepermit@outlook.com

Cover Letter

Kelly and David Pedersen

Wetland Walkway

Marine Permitting & Consulting, LLC is pleased to apply for the construction of a new wetland walkway and a dock on behalf of Kelly and David Pedersen. Two application packages are being submitted, one requesting a wetlands permit for the wetland walkway, which includes the 1000 foot radius spreadsheet for public notice, and one requesting a subaqueous permit for the dock. The walkway and dock will be constructed on property owned by the Layton Family Trust. A letter of permission to construct on the property from Laurence Burke is included in the application package.

The application package contains the following:

Basic Application

Construction in State Wetlands Appendix

Scaled Construction Drawings

Site Aerial Photograph

Sussex County Parcel Layer

Vicinity Map

Property Survey and Deed

Site Photo

Vessel Registration

Marine Permitting & Consulting, LLC
9 Creek Dr.
Millsboro, DE 19966
302-853-5928
marinepermit@outlook.com

I am requesting the authorization be sent to me for distribution.

Sincerely,
Kelly Louise Figurski

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

Last Revised on: March 28, 2017

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?

X	Yes	BASIC APPLICATION
X	Yes	SIGNATURE PAGE (Page 3)
X	Yes	APPLICABLE APPENDICES
X	Yes	SCALED PLAN VIEW
X	Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
X	Yes	VICINITY MAP
X	Yes	COPY OF THE PROPERTY DEED & SURVEY
X	Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
X	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: David and Kelly Pedersen
Mailing Address: 2849 S. Bayshore Drive
Milton, DE 19968
Telephone #: 717-870-7855
Fax #: N/A
E-mail: drpedersen626@gmail.com

2. Consultant's Name: Kelly Figurski
Mailing Address: 9 Creek Drive, Millsboro, DE 19966
Company Name: Marine Permitting & Consulting, LLC
Telephone #: 302-853-5928
Fax #: N/A
E-mail: marinepermit@outlook.com

3. Contractor's Name: Mark Droney
Mailing Address: 31322 Railway Road, Millville, DE 19967
Company Name: Droney Marine Construction, Inc.
Telephone #: 302-537-2305
Fax #: N/A
E-mail: markdeere324@yahoo.com

Section 2: Project Description

4. Check those that apply:
☒ New Project/addition to existing project? ☐ Repair/Replace existing structure? (If checked, must answer #16)

5. Project Purpose (attach additional sheets as necessary):
Construct a 3' by 35' wetland walkway (37' walkway over federal wetlands) and a 5' by 25' dock to berth a 23' pontoon boat in Deep Hole Creek.

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

	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	X	M. Activities in State Wetlands		S. New Dredging

Section 3: Project Location

7. Project Site Address: 2849 S. Bayshore Drive
Milton, DE 19968
County: ☐ N.C. ☐ Kent ☒ Sussex
Site owner name (if different from applicant): _____
Address of site owner: _____

8. Driving Directions: From Dover, South on Rt. 1, turn left onto Broadkill Road (Rt. 16), travel to the terminus, turn right onto South Bayshore Drive, travel 1.8 miles to 2849 which will be on the right.
(Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 235-10.00-52.00 Subdivision Name: N/A

WSLS Use Only: **Permit #s:** _____ _____ _____ _____
Type **SP** ☐ **SL** ☐ **SU** ☐ **WE** ☐ **WQ** ☐ **LA** ☐ **SA** ☐ **MP** ☐ **WA** ☐

Corps Permit: SPGP 18 ☐ **20** ☐ **Nationwide Permit #:** _____ **Individual Permit #**_____
Received Date: _____ **Project Scientist:** _____
Fee Received? Yes ☐ **No** ☐ **Amt: $**_____ **Receipt #:** _____
Public Notice #: _____ **Public Notice Dates: ON** _____ **OFF**_____

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Deep Hole Creek waterbody is a tributary to: Broadkill River

11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 58 Feet

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:
Layton Family Trust
(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):

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):
Please see associated spreadsheet.

15. Provide the names of DNREC and/or Army Corps of Engineers representatives whom you have discussed the project with:
Applicant spoke to Matt Jones Applicant email with Rebecca Bobola Michael Yost, Corps of Engineers

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):

*If no, were structures and/or fill in place prior to 1969? ☐ Yes ☐ No

17. Have you applied for or obtained a Federal permit from the Army Corps of Engineers?
☒ No ☐ Pending ☐ Issued ☐ Denied Date: _____

Type of Permit: _____ Federal Permit or ID #: _____

18. Have you applied for permits from other Sections within DNREC?
☒ No ☐ Pending ☐ Issued ☐ Denied Date: _____ Permit or ID #: _____

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

Other: _____

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, Kelly Pedersen, hereby designate and authorize Kelly L. Figurski
(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: Kelly L. Figurski
Mailing Address: 9 Creek Drive, Millsboro, DE 19966

Telephone #: 302-853-5928
Fax #: N/A
E-mail: marinepermit@outlook.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.

Kelly Figurski
Agent's Signature

11/28/25
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.

Kelly Pedersen David Pedersen
Applicant's Signature

11/28/25
Date

Kelly Pedersen
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.

Mark Droney
Contractor's Name

11/29/25
Date

Mark Droney
Print Name

Pedersen
Residence

ACTIVITIES IN STATE WETLANDS

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

1. Project description and explanation of need.

The Pedersens are requesting to construct a 3' wide 3' high, by 35' long wetland walkway across state regulated wetlands, and a 3'wide by 37 foot long walkway over federally regulated wetlands to access a 5'wide by 25' long dock which will be used to berth their 23' long pontoon boat in Deep Hole Creek.

2. What is area of impact for each activity in state wetlands?

Wetlands Walkways/Other Structures:
Length 35 ft. Width 3 ft.
Piles 10 Height 3 ft. over marsh

3. What is volume of fill or excavated material involved in this project?

Fill 0 cubic yards
Excavation 0 cubic yards

4. Map number of state wetland map where project is located: DNR # 88

ENVIRONMENTAL SUMMARY - PLEASE SUBMIT AN EVALUATION OF IMPACT OF THE PROPOSED ACTIVITY (ATTACH ADDITIONAL SHEETS AS NEEDED):

5. State reasons that structures cannot feasibly be located on lands other than wetlands.

There is a 35 foot wide fringe of state-regulated wetlands, and 37 foot fringe of federally regulated wetlands between the Pederson's property and Deep Hole Creek. There is no alternative route to access the creek other than building a walkway across the wetlands.

6. Detail temporary and permanent changes which would be caused by the proposed project and the impact of these changes on the project area and adjacent areas.

Temporary impacts will involve a small excavator traversing the wetlands while during construction and a construction crew performing the construction. Permanent impacts will be a walkway installed in the wetland fringe.

7. Describe alternatives to the proposed action which would reduce or avoid environmental damage.

The Pedersen's purchased their property with the intent of constructing a dock to berth their vessel. There is no other option to berth thier vessel without constructing a walkway.

8. Describe all measures to be taken during and after the completion of the proposed project to reduce detrimental effects.

The equipment used in the wetlands during construction will be supported with mats. The walkway will be built at least 3 feet above the wetland surface allowing wildlife to pass under and vegetation to continue growing.

9. Describe all permanent environmental impacts which cannot be avoided.

The contractor understands the improtance of wetlands and will use methods to minimize impacts such as using mats to traverse the wetlands, piles will be vibrated into the ground, no excavating will take place. The mats and equipment will be removed immediatley upon construction completion and construction debris will be cleaned daily.

10. Submit detailed evaluation of impact of the proposed project on the following:

a. Value of tidal ebb and flow

i. Production Value: carrying organic matter to adjacent estuaries and coastal waters which serve as breeding areas for certain animal species (especially fish and shellfish).
ii. Value as a natural protective system of absorption of storm wave energy, flood waters, and heavy rainfall, thereby decreasing flood and erosion damage.
iii. The prevention of silting in certain harbors and inlets thereby reducing dredging.
iv. Removal and recycling of inorganic nutrients.
v. Effect on the estuarine waters.

Please see attached sheet.

b. Habitat Value

i. Habitat for resident species of wildlife including furbearers, invertebrates, finfish.
ii. Habitat for migratory wildlife species including waterfowl, wading birds, shorebirds, shorebirds, passerines, finfish, shrimp.
iii. Rearing area, nesting area, breeding grounds for various species.
iv. Habitat for rare or endangered plants.
v. Presence of plants or animals known to be rare generally, or unique to the particular location.
vi. Presence of plants or animals near the limits of their territorial range.
vii. Presence of unique geological or wetland features.

Please see attached sheet.

c. Aesthetic Effect - Consideration of the aesthetic effect may include:

i. Presence of plants or animals of a high visual quality.
ii. The presence of an associated water body.
iii. Wetland type of topographic diversity.

Please see attached sheet.

d. Impact of Supporting Facilities

The supporting facilities to be considered include any public or private construction, whether or not the construction occurs in the wetlands, which would be required for construction or operation of the proposed wetlands activity, such as roads, sewage disposal facilities, electric lines, water supply systems, and schools. Effects shall be separately determined for the lands neighboring such facilities.

Please see attached sheet.

e. Effect on Neighboring Land Uses
   i. The effects of the proposed wetland activity on neighboring land use are to be considered whether or not the neighboring lands are wetlands.
   ii. The environmental, aesthetic and economic effects of the proposed wetlands activity on land uses neighboring the lands on which supporting facilities will be located may be considered.

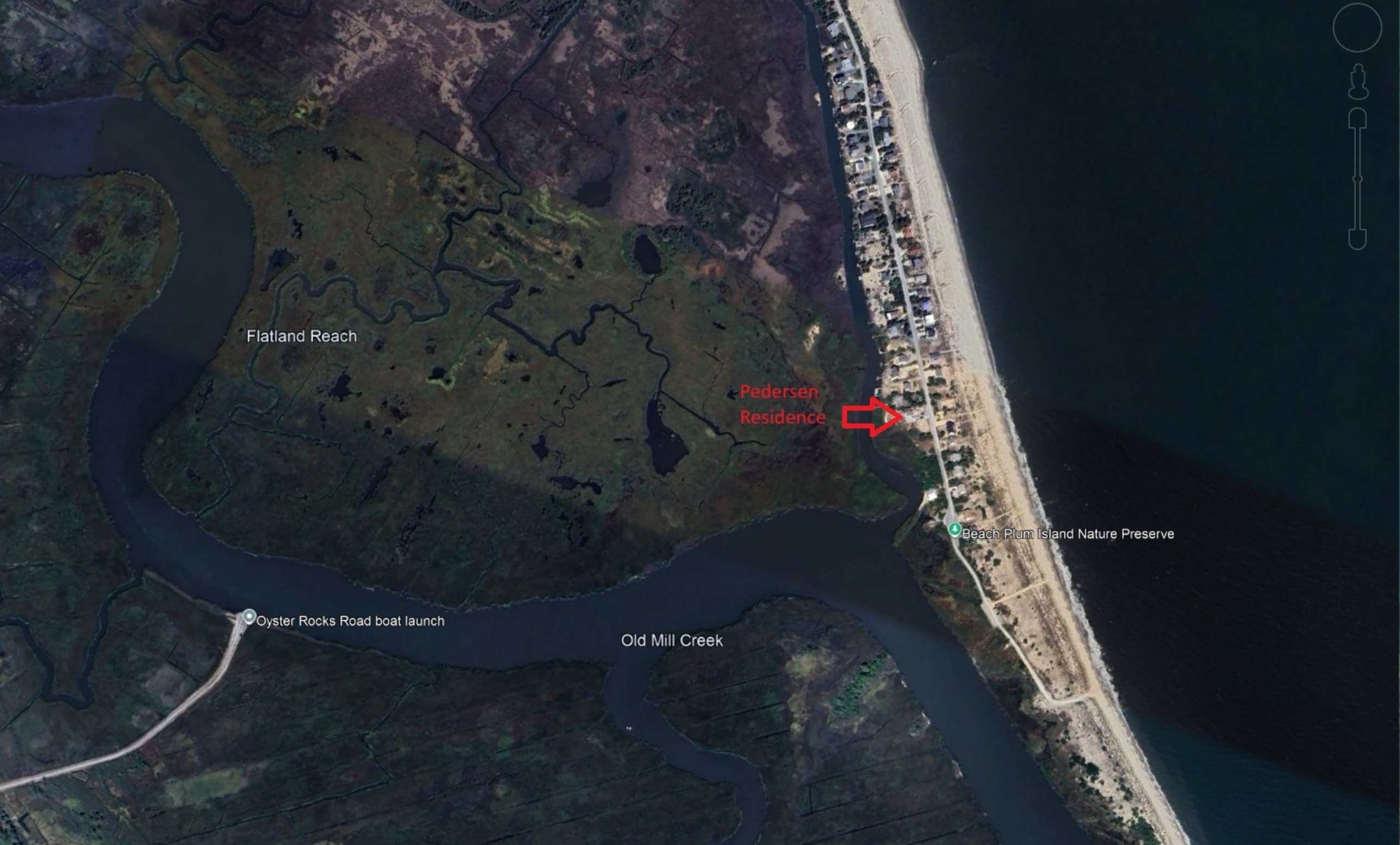
Please see attached sheet.

f. Federal, State, Regional, County and Municipal Comprehensive Plans.
   Compliance of the proposed activities with the plans of the jurisdiction in which it is proposed to take place, and its impact on the plans of other affected jurisdictions.

Please see attached sheet.

g. Economic Impact
   Economic Impact shall include a short and long-term evaluation of the following factors to the extent the effect is directly attributable to the proposed activity:
   i. Jobs created or lost and the net income effect of jobs.
   ii. Increases in revenues to or increases in expenditure by State, County and local governments (e.g., increased taxes from an increased tax base and increased expenditure for maintaining supporting facilities).
   iii. Increases or decreases in the value attributable to the wetland as a source of nutrients to finfish, crustacea and shellfish and as habitats of such species or other flora or fauna of significant actual or potential economic value.
   iv. Increases or decreases in the value of the land as a recreational area.
   v. Increases or decreases in the cost of flood control or expected flood damage which might be caused by the effect of the activity on the natural capacity of the wetland to reduce flood damage.
   vi. Increases or decreases the costs of maintaining navigable harbors and waterways which would result from altering the capacity of the wetlands to absorb silt.
   vii. The net economic effect, both public and private, or any contemplated supporting facilities.
   viii. The net economic effect, both public and private, of the proposed activity on neighboring land uses.

Please see attached sheet.


Flatland Reach
Pedersen
Residence
Beach Plum Island Nature Preserve
Oyster Rocks Road boat launch
Old Mill Creek

Appendix M Attachment

Submit detailed evaluation of impact of the proposed project on the following:

a. Value of tidal ebb and flow

i. Production Value: carrying organic matter to adjacent estuaries and coastal waters which serve as breeding areas for certain animal species (especially fish and shellfish).
The walkway will have very little impact on production value and the carrying of organic matter, the pilings will be spaced eight feet apart leaving plenty of space for natural ebb and flow.

ii. Value as a natural protective system of absorption of storm wave energy, flood waters, and heavy rainfall, thereby decreasing flood and erosion damage.
The walkway will protect the vegetation underneath from driving rain, the pilings will absorb wave energy, and the structure will help protect vegetation from the wind.

iii. The prevention of silting in certain harbors and inlets thereby reducing dredging.
The pilings could help stabilize sediments from migrating into the creek thus reducing dredging. The structure could protect sediment erosion due to driving rain.

iv. Removal and recycling of inorganic nutrients.
The structure will be comprised of modern marine grade treated lumber which will minimize leachates. The structure will have little effect on the ability of the surrounding wetlands to provide nutrient removal, volatilization, and sorption. The natural chemical processes including transformations of nutrient forms and chemical precipitation, and main biological processes such as uptake by plants, algae, and bacteria and transformation processes conducted by microbes will remain mostly unaffected.

v. Effect on the estuarine waters.

The structure will only slightly change the existing conditions of the estuarine waters. However, many estuarine fauna will quickly adapt to the presence of the structure and some, especially avian, will use it for resting and scouting. The walkway's small footprint will not affect the natural movement of waters on the landscape.

b. Habitat Value i. Habitat for resident species of wildlife including furbearers, invertebrates, finfish.

The small footprint of the structure in relation to the surrounding wetlands will have little impact to wildlife habitat. Furbearers can still traverse the wetlands under the walkway or utilize the walkway. Invertebrates can also freely maneuver around the structure and may even use it for protection. The same for finfish, they can move freely around the elevated structure and may use it for protection.

ii. Habitat for migratory wildlife species including waterfowl, wading birds, shorebirds, passerines, finfish, shrimp.

The species listed above will still be able to utilize the surrounding wetlands for habitat and birds may use the structure for resting and scouting.

iii. Rearing area, nesting area, breeding grounds for various species.

The walkway will occupy 216 square feet of space so it will minimally impact available ground-level nesting, however, no nesting areas were observed during the site visit. Swallows will sometimes use dock, pier, and walkway structures for nesting.

iv. Habitat for rare or endangered plants.

No rare or endangered plants were observed within the path of the walkway during the site visit. The area is dominated by spartina alterniflora; however, there will be plenty of habitat area remaining for rare or endangered plants to colonize.

v. Presence of plants or animals known to be rare generally, or unique to the particular location.

During the site visit, this area of wetlands was observed to be typical of coastal, tidal wetlands. The presence of plants or animals known to be rare generally or unique to the location were not observed nor has any recent siting been made to my knowledge.

vi. Presence of plants or animals near the limits of their territorial range.

I conducted research regarding plants and animals at the edge of their territorial range in the Broadkill area. The Edward H. McCabe Preserve in Milton was the most mentioned area containing diverse habitats and species. The Broadkill area has many migratory bird species that pass through each season. But no definitive literature or comments was found regarding species at their territorial limits in this particular area.

vii. Presence of unique geological or wetland features.

The area contains a typical tidal wetland landscape, the presence of any unique geological or wetland features was not observed during the site visit.

c. Aesthetic Effect - Consideration of the aesthetic effect may include: i. Presence of plants or animals of a high visual quality.

The area where the walkway needs to be constructed is dominated by spartina alterniflora, the walkway will not impede the visual quality of plants or animals of high visual quality

ii. The presence of an associated water body.

The walkway will not impede the observation of the associated waterbody. The walkway will allow the property owner and guests the opportunity to observe the wetlands and waterbody from a closer perspective than currently is possible. The walkway will be constructed of wood materials; therefore, it will fit in with the current landscape of grasses and trees

iii. Wetland type of topographic diversity.

The walkway will not impact the observation of a wetland of topographic diversity. The associated wetland is very typical of Delaware's coastal wetlands which is already transected by other walkways which allows this walkway to blend into the current landscape.

d. Impact of Supporting Facilities

The supporting facilities to be considered include any public or private construction, whether or not the construction occurs in the wetlands, which would be required for construction or operation of the proposed wetlands activity, such as roads, sewage disposal facilities, electric lines, water supply systems, and schools. Effects shall be separately determined for the lands neighboring such facilities.

The walkway will have no effect on the items listed above. The site will be accessed by a public road, and then the applicant's property and all utilities are already in place. There are no schools nearby and none will be affected. No sewage lines will be utilized. A 110 electric line and a 2" water line will be run to the dock for the private use of the applicant.

e. Effect on Neighboring Land Uses i. The effects of the proposed wetland activity on neighboring land use are to be considered whether or not the neighboring lands are wetlands.

ii. The environmental, aesthetic and economic effects of the proposed wetlands activity on land uses neighboring the lands on which supporting facilities will be located may be considered.

There are existing docking facilities with wetland walkways on neighboring properties; therefore, the walkway and associated dock will fit in with existing neighboring land uses and will appear similar. A single-family home exists on the subject property which is consistent the adjacent community. The construction of the wetland walkway and dock will have no negative environmental, economic, or aesthetic effects on neighboring properties.

f. Federal, State, Regional, County and Municipal Comprehensive Plans.

Compliance of the proposed activities with the plans of the jurisdiction in which it is proposed to take place, and its impact on the plans of other affected jurisdictions.

There are many existing single-family homes with associated boat docking facilities in the area. This project is very similar to the existing homes and docking structures and will comply with federal, state, regional, county and municipal comprehensive plans and will be constructed in compliance with the appropriate permit issued on behalf of the Army Corps of Engineers.

g. Economic Impact

Economic Impact shall include a short and long-term evaluation of the following factors to the extent the effect is directly attributable to the proposed activity:

i. Jobs created or lost and the net income effect of jobs.

The construction of this walkway, pier, and dock will create temporary work for five marine contractor employees and the potential for future work through repairs and maintenance. There will be a vessel berthed at the associated dock. Local marinas will be utilized for fuel and other boating needs which will have a positive economic value

ii. Increases in revenues to or increases in expenditure by State, County and local governments (e.g., increased taxes from an increased tax base and increased expenditure for maintaining supporting facilities).
This project will add value to the property which may increase its tax base at some point in the future. No additional state, county, or local government expenditures will be incurred.

iii. Increases or decreases in the value attributable to the wetland as a source of nutrients to finfish, crustacea and shellfish and as habitats of such species or other flora or fauna of significant actual or potential economic value.
Due to the small footprint of the walkway and its purpose, no change in the value attributable to the wetland as a source of nutrients is anticipated.

iv. Increases or decreases in the value of the land as a recreational area.
The walkway and associated dock will increase the value of the property as a recreational area.

v. Increases or decreases in the cost of flood control or expected flood damage which might be caused by the effect of the activity on the natural capacity of the wetland to reduce flood damage.
The installation, presence, and maintenance of the walkway is anticipated to have no effect on the cost of flood control or expected flood damage.

vi. Increases or decreases the costs of maintaining navigable harbors and waterways which would result from altering the capacity of the wetlands to absorb silt.
Due to the small footprint of the walkway and its height above the wetland surface, no effect on the ability of the wetland to absorb silt is anticipated; therefore, no anticipated increase or decrease in the costs of maintaining navigable harbors or waterways is anticipated.

vii. The net economic effect, both public and private, or any contemplated supporting facilities.
There is no direct support facilities needed for the installation and maintenance of the wetland walkway. There will be no effect on public or private facilities.

viii. The net economic effect, both public and private, of the proposed activity on neighboring land uses.

There may be a positive economic effect on private neighboring land uses by increasing property values since the value of the applicant's property is anticipated to increase with the installation of the walkway and associated dock. There is anticipated to be no economic effect on neighboring public land uses.

Date: 3/26/25

To: Matt Jones

Subject: Letter of Permission

Matt

It is my understanding that the Pedersen's have applied for a dock at 2849 S Bayshore Dr. The dock will cross over marsh and subaqueous lands my family owns. The Layton Family Trust is the owner of the marsh and Deep Hole Creek in this location of Broadkill Beach.

The Layton Family Trust has a agreement with the Pedersen's which allows them to build the dock as submitted.

The Layton Family Trust support the Pedersen's application.

Deep Hole Creek Associates support the Pedersen's application.

I Laurence Burke support the application.

If I can be of any assistance, please reach out to me.

Laurence

302 725 7040

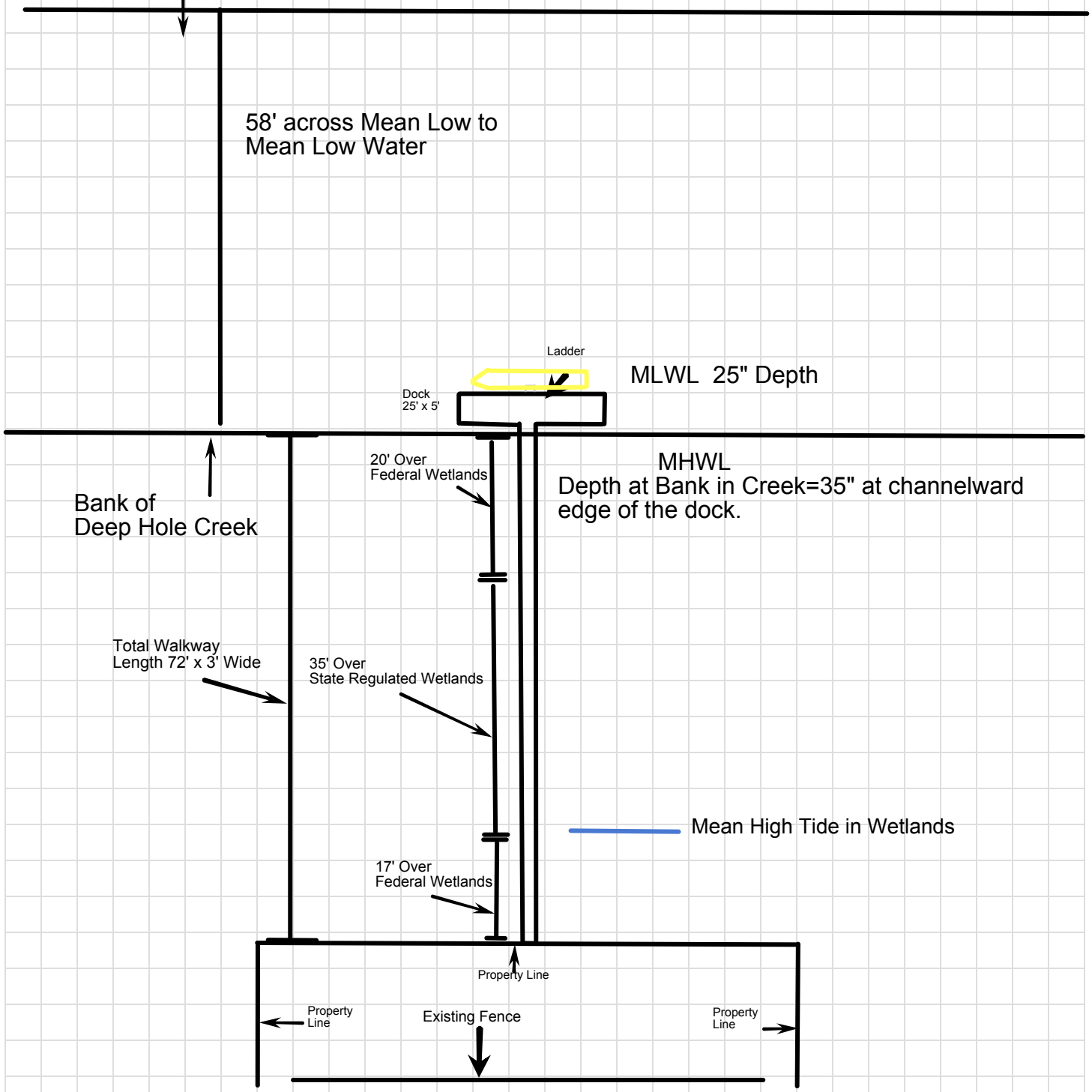
Sent from my iPhone

Plan View
Scale 1/4'=5'

Legend

Blue = Water
Yellow = Vessel Depiction
Green = Wetlands
Black = As Labeled

Doug & Kelly Pederson
2849 S. Bayshore Dr.
Milton, DE 19968

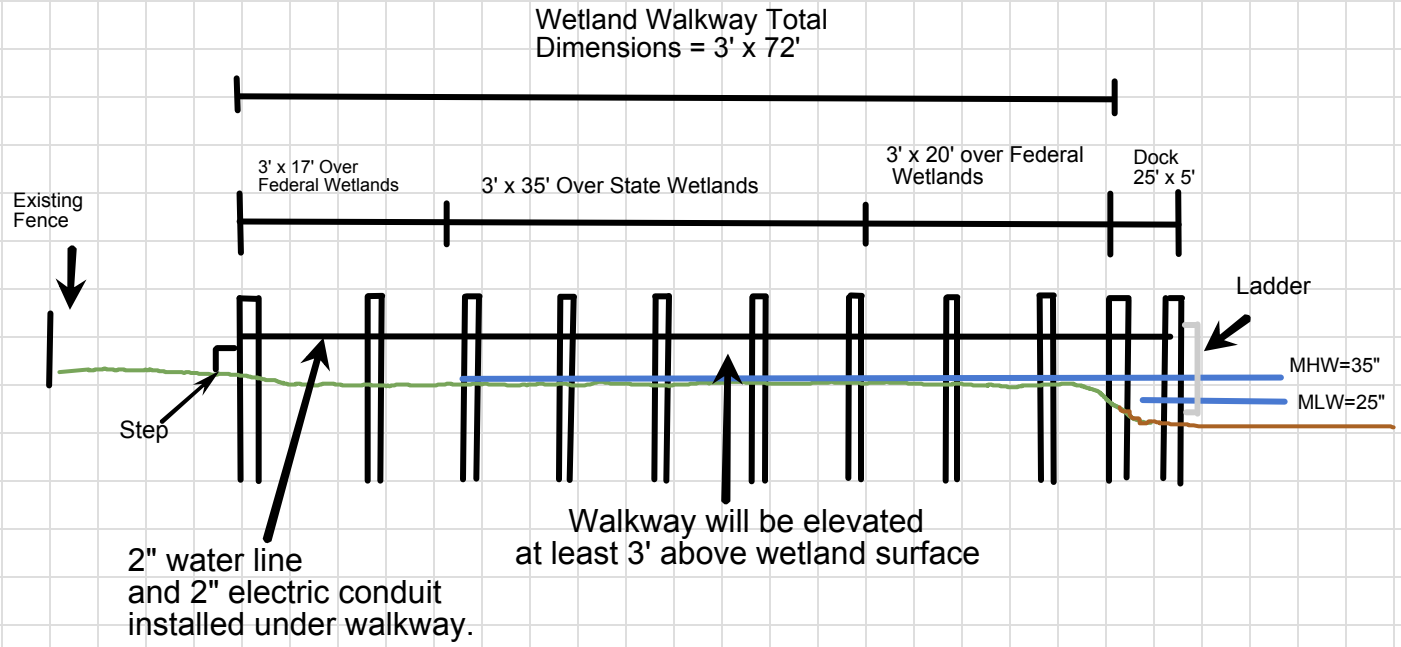


PrintFreeGraphPaper.com

PrintFreeGraphPaper.com

Cross Sectional
Scale 1/4" = 4'

Doug & Kelly Pederson
2849 S. Bayshore Dr.
Milton, DE 19968



Document# 2020000002940 BK: 5188 PG: 89
Recorder of Deeds, Scott Dailey On 1/21/2020 at 1:40:56 PM Sussex County, DE
Consideration: $661,000.00 County/Town: $9,915.00 State: $16,525.00 Total: $26,440.00
Doc Surcharge Paid Town: SUSSEX COUNTY

Parcel No.: 2-35 10.00 52.00
Prepared By:
Ward & Taylor, LLC
37212 Rehoboth Avenue Ext
Rehoboth, DE 19971
2019-6864

Return To:
Kelly M. Pedersen and David R. Pedersen
13529 Blymire Hollow Road
Stewartstown, PA 17363

THIS DEED, made this 15th day of January, in the year Two Thousand Twenty, (2020)

BETWEEN **Edward Joseph Hillings, Trustee of the Edward Joseph Hillings Trust dated 2/14/95 and Yvonne H. Hillings, Trustee of the Yvonne H. Hillings Trust dated 2/14/95,** of Wake County and the State of North Carolina, parties of the first part,

AND

Kelly M. Pedersen and David R. Pedersen, of County and the State of Pennsylvania, parties of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND 00/100 DOLLARS ($10.00) and other good and valuable consideration, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby and unto the said parties of the second part, their heirs and assigns, Tenants by the Entirety, in fee simple:

ALL that certain tract, piece or parcel of land, situate, lying and being in Broadkill Hundred, Sussex County, State of Delaware, known as 2849 S. Bayshore Drive, and being all of LOT 46, as shown upon a plot of Old Inlet Beach, Section III, Broadkill Beach, as the same appears of record in the Office of the Recorder of Deeds at Georgetown, Delaware, in Plot Book 15, Page 239, as shown on a survey by True North Land Surveying, dated December 20, 2019, and being more particularly described as follows, to wit:

BEGINNING at an iron pipe found lying on the westerly side of a right-of-way to Bay Shore Drive; thence continuing on by and with said right-of-way South 22 degrees 02 minutes 26 seconds East for a distance of 75.00 feet to an iron pipe found; thence turning and running by and with a common boundary line for this land and lands now or formerly of Jennie H. J. Layton, South 67 degrees 57 minutes 34 seconds West for, a distance of 238.00 feet to an iron pipe found (234.00 feet to a 20 foot drainage and maintenance easement); thence turning and running by and

Document# 2020000002940 BK: 5188 PG: 90
Recorder of Deeds, Scott Dailey On 1/21/2020 at 1:40:56 PM Sussex County, DE
Doc Surcharge Paid

(234.00 feet to a 20 foot drainage and maintenance easement); thence turning and running by and with a common boundary line for this land and Deep Hole Creek, North 21 degrees 39 minutes 31 seconds West, 75.00 feet to a point; thence turning and running by and with a common boundary line for this land and Lot 45, North 67 degrees 51 minutes 34 seconds East for a distance of 237.50 feet (reserving 3.00 feet for the drainage and maintenance easement) home to the place of beginning.

SUBJECT TO ALL covenants, conditions, restrictions and easements of record.

BEING the same lands and premises which Edward Joseph Hillings and Yvonne F. Hillings, by Deed dated March 17, 1995, and recorded March 24, 1995, in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Book 2040, Page 277, did grant and convey unto Edward Joseph Hillings, as Trustee of the Edward Joseph Hillings Trust dated 2/14/95, as to an undivided 1/2 interest in the whole, and Yvonne H. Hillings, as Trustee of the Yvonne H. Hillings Trust dated 2/14/95, as to an undivided 1/2 interest in the whole, in fee.

GRANTEE'S ADDRESS:
13529 Blymire Hollow Road
Stewartstown, PA 17363

Document# 2020000002940 BK: 5188 PG: 91
Recorder of Deeds, Scott Dailey On 1/21/2020 at 1:40:56 PM Sussex County, DE
Doc Surcharge Paid

IN WITNESS WHEREOF, the Grantors have set their hands and seals the day and year first above written.

Witness

(SEAL)
Edward Joseph Hillings, Trustee of the Edward Joseph Hillings Trust dated 2/14/95

Witness

Yvonne H. Hillings (SEAL)
Yvonne H. Hillings, Trustee of the Yvonne H. Hillings Trusted dated 2/14/95

State of NC)
)SS.
County of WAKE)

The foregoing Deed was acknowledged before me this 9TH day of JANUARY, 2020, by Edward Joseph Hillings, Trustee of the Edward Joseph Hillings Trust dated 2/14/95 and Yvonne H. Hillings, Trustee of the Yvonne H. Hillings Trust dated 2/14/95.

DAVID AMATO NOTARY My Comm. Exp. 07-31-2023 PUBLIC WAKE COUNTY, N.C.

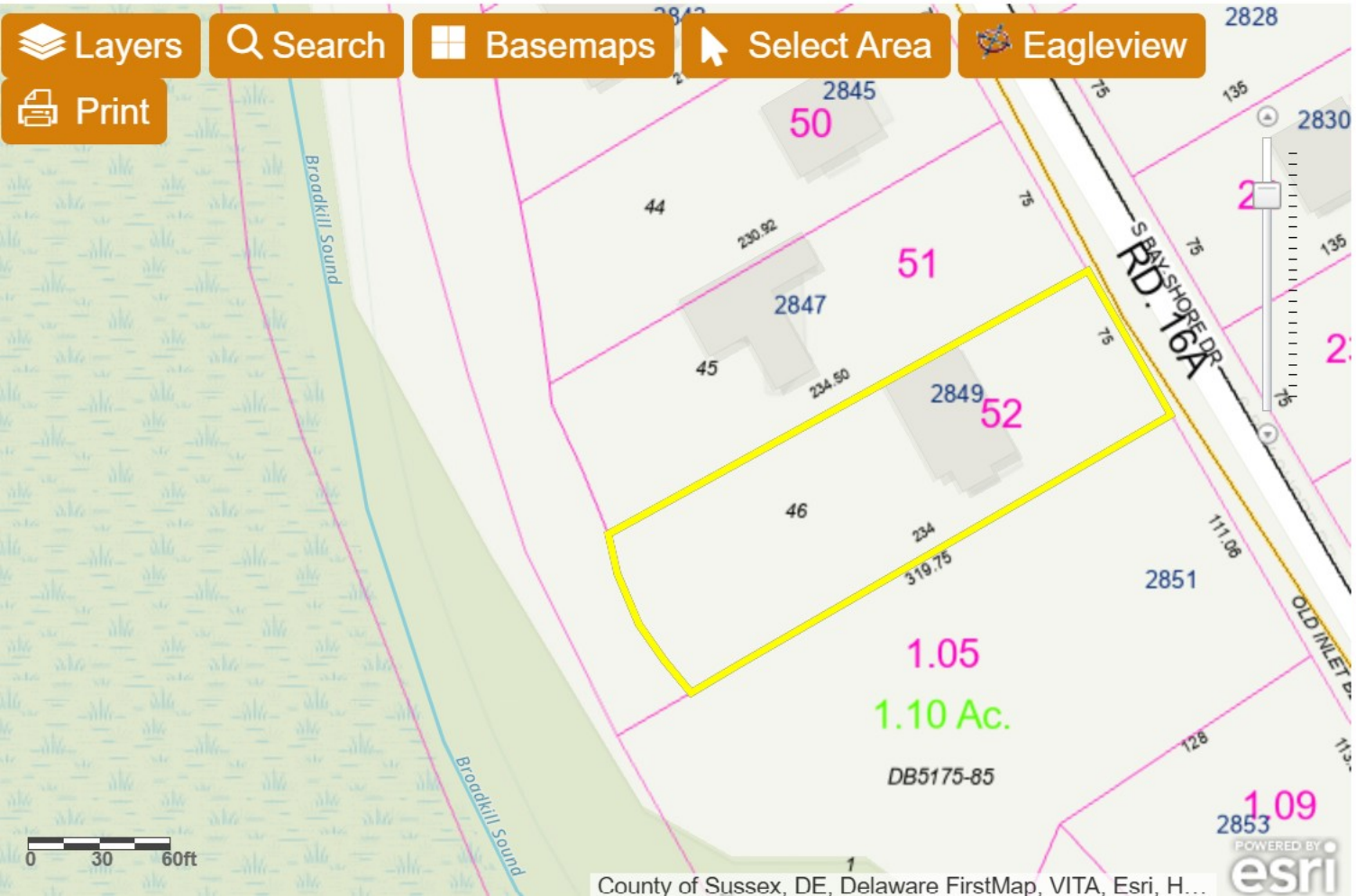
Notary Public
Printed Name: DAVID AMATO
My commission expires: 07/31/2023

DAVID AMATO NOTARY My Comm. Exp. 07-31-2023 PUBLIC WAKE COUNTY, N.C.

SUSSEX COUNTY
DELAWARE

Help

Layers | Search | Basemaps | Select Area | Eagleview | Print



Eagleview | Search Results

Selected Features: Parcels (1)

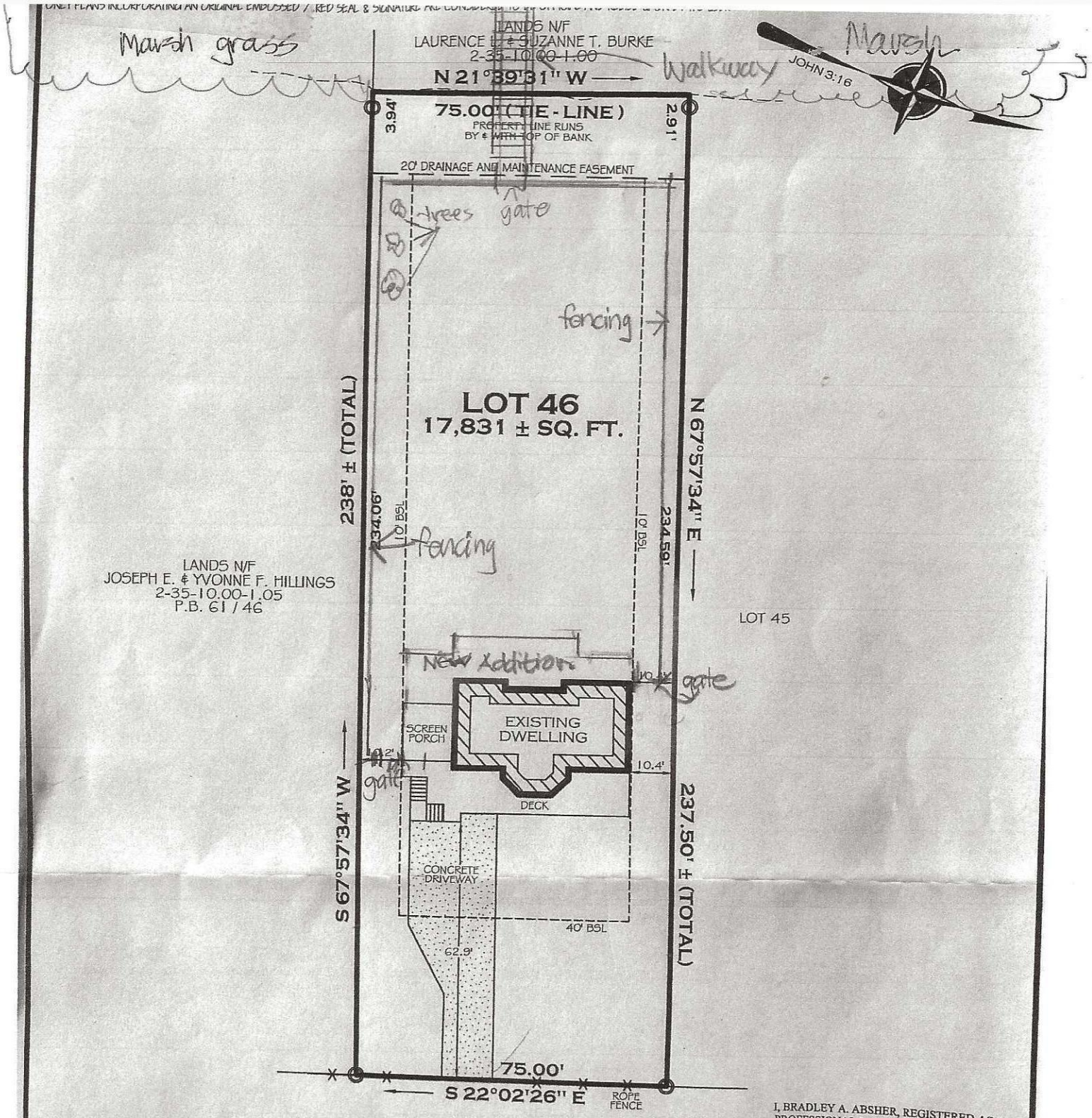
1) 235-10.00-52.00 Zoom

BOOK	5188
PAGE	89
FULLNAME	PEDERSEN KELLY M
Second_Owner_Name	DAVID R PEDERSEN
MAILINGADDRESS	2849 SOUTH BAY SHORE DR
CITY	MILTON
STATE	DE
DESCRIPTION	OLD INLET BEACH
DESCRIPTION2	LOT 46 SEC 3
LUC	101
SCHOOL	6

Selected Features (1)

Clear Selected

ONLY PLANS INCORPORATING AN ORIGINAL EMBOSSED / RED SEAL & SIGNATURE ARE CONSIDERED TO BE OFFICIAL ISSUED & SURVEYS.



SOUTH BAY SHORE DRIVE
50' RIGHT OF WAY

NOTES

1. CLASSIFICATION OF SURVEY: SUBURBAN
2. ZONE: GR
3. BUILDING SETBACK LINES (BSL)

FRONT	40'	S
SIDE	10'	
REAR	10'	

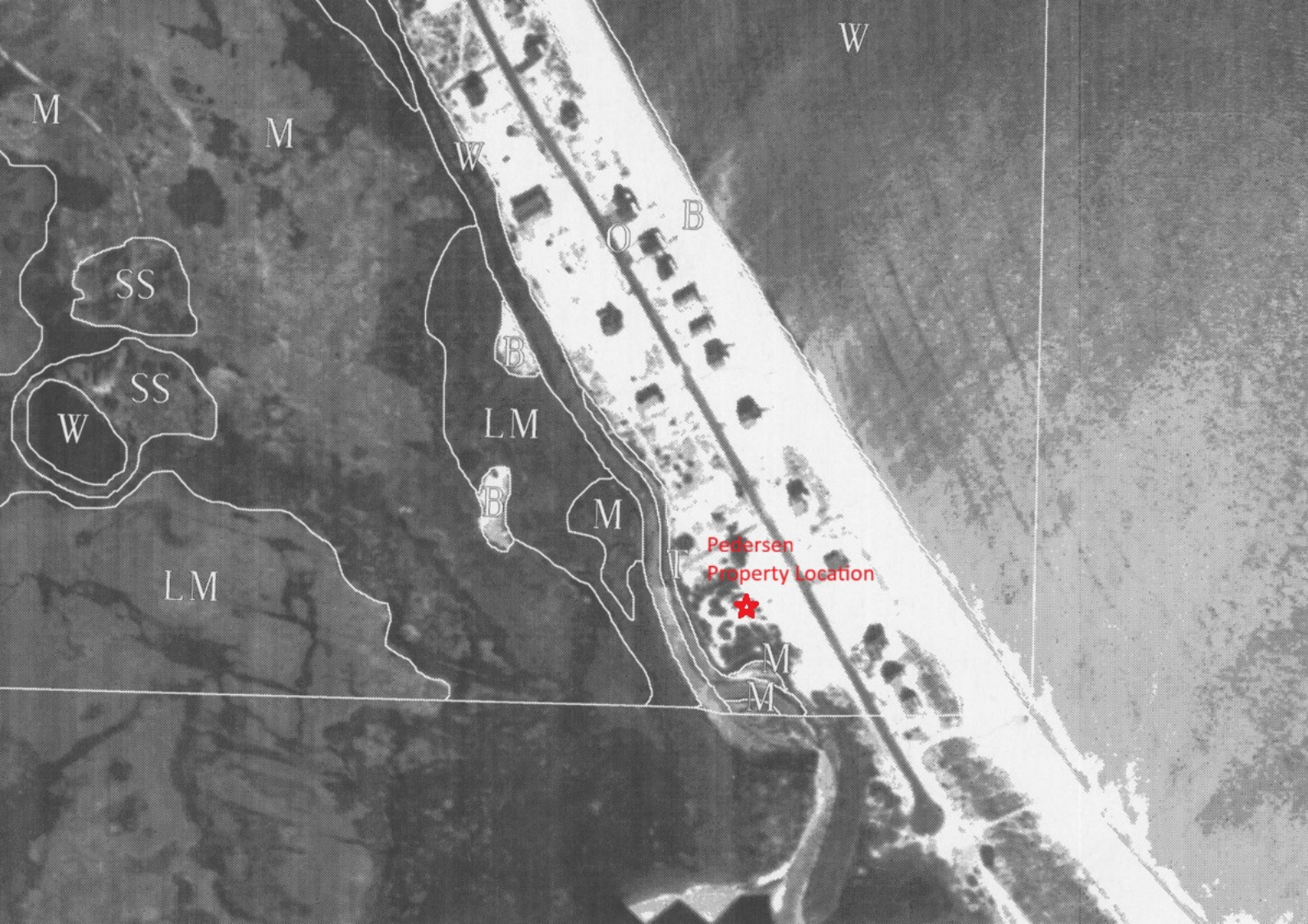
ALL SETBACKS ARE THE RESPONSIBILITY OF THE HOME OWNER AND/OR GENERAL CONTRACTOR. SETBACKS SHOWN AS PER SUSSEX COUNTY & MAY DIFFER FROM THE HOME OWNERS ASSOCIATION (HOA) SETBACKS. ANY USER OF SAID INFORMATION IS URGED TO DIRECTLY CONTACT THE LOCAL AGENCY AND HOA, IF APPLICABLE, TO VERIFY IN WRITING ALL SETBACKS & REQUIREMENTS.

4. NO TITLE REPORT WAS PROVIDED FOR

I, BRADLEY A. ABSHER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

BRADLEY A. ABSHER, DE PLS # 735
DATE 12-20-19

https://mail.google.com/mail/u/0/#search/2849+s+bayshore+dr+survey/QgrcJHsBqLkMfdKMQWwPsDtPGQgGZJZbCVQ?projector=1&messagePartId... 1/1


W
M
M
W
O
B
SS
SS
W
B
LM
B
M
T
Pedersen
Property Location
LM
M
M

FOR REMOVAL OF DECALS FOLD HERE AND PEEL BACK
PLEASE READ INSTRUCTIONS FOR DECAL APPLICATIONS ON THE BACK

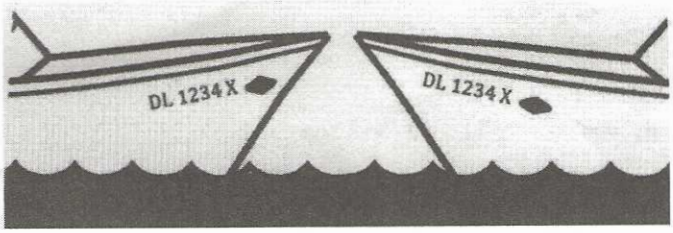
Use the form on back for reporting a CHANGE IN STATUS pertaining to the boat described below.
Please include your mailing address (if different) and phone number should we need to contact you.

Division of Fish & Wildlife
Boat Registration Office
89 Kings Hwy
Dover, DE 19901
(302) 739-9916

No boat may be operated on the waters of this State without a current signed certificate of registration on board. Anyone using a vessel on the waters of this State shall present the certificate to any Federal, State, or Local Law Enforcement Officer for inspection at the Officer's request. No other numbers, letters, or pictures may be displayed on the forward half of the hull, or in the area of the registration numbers.

$41.00

DAVID PEDERSEN
2849 S. BAY SHORE DRIVE
MILTON, DE 19968



NOTE: The illustration shows the proper placement of decals.

REPORT BOATING ACCIDENTS

Stop and render assistance if you are involved in a boating accident. You are required to report all accidents to the Delaware Natural Resources Police, Fish & Wildlife upon the following circumstances: (1) a person dies; (2) a person is injured and requires medical treatment beyond first aid; (3) damage to the vessel and other property totals more than $500; or (4) a person disappears from the vessel under circumstances that indicate death or injury.

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
DVN94493K819	DL3322AM	AVALON & TAHOE MFG	2019
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
23' 0"	Aluminum	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Pontoon Boat	Gasoline	Outboard	2025
OWNER	BOAT NAME		

DAVID R PEDERSEN Or
KELLY M PEDERSEN

2849 S BAY SHORE DRIVE
MILTON, DE 19968

BDCB 71197