

9-10-2025

Kaylee Groce
Environmental Scientist II
DNREC
Wetlands and Waterways Section
89 Kings Highway SW, Dover DE 19901

Re: Welch Dock & Pier Subaqueous Lands Lease Renewal

Kaylee,

I believe I have included all of the required documents for the Permit Application for the Subaqueous Lands Lease Renewal.

I wanted to note that we acquired the existing Dock & Pier when we purchased the Lot our house was built on. We filed to have the Lease changed in our names and it was granted and processed. As I was going through the original documents I noticed an inconsistency in the TO MAINTAIN AND UTILIZE portion of the Lease cover page.

It indicates a "4 foot wide by 35 foot long pier" however, when I measured the dock and pier to complete the enclosed drawing I measured a 4 foot wide by 41 foot long pier.

We were granted a 4 foot wide by 10 foot long pier upland extension and I show that on the enclosed drawing.

Please do not hesitate to contact me should additional information be required.

Thank you,

Patrick Welch

Patrick Welch

Section 1: Applicant Identification

1. Applicant's Name: PATRICK AND MAJA WELCH Telephone #: 301-343-7905
 Mailing Address: _____ Fax #: _____
37404 MERRYMAN LANE E-mail: PATWELCH@CONWATER.COM
FRANKFORD DE 19945
2. Consultant's Name: N/A Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____
3. Contractor's Name: N/A Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____

Section 2: Project Description

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

5. Project Purpose (attach additional sheets as necessary):

I'M SUBMITTING THIS APPLICATION FOR THE RENEWAL OF MY SUBAQUEOUS LANDS LEASE THAT EXPIRED NOVEMBER 23, 2024. I WAS TOLD THAT A NOTIFICATION WOULD BE SENT VIA EMAIL WHEN THE PERMIT WAS UP FOR RENEWAL BUT I DONT RECALL RECEIVING ANY NOTIFICATION AND IT MAY HAVE BEEN BLOCKED ON MY END.

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

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

Section 3: Project Location

7. Project Site Address: 37404 MERRYMAN LANE County: N.C. Kent Sussex
FRANKFORD DE 19945 Site owner name (if different from applicant): _____
 Address of site owner: _____
8. Driving Directions: TAKE RD 365/PEPPERS CORNER ROAD TO DOUBLE BRIDGES ROAD, TAKE RD 364/CAMP BARNES ROAD TO MILLERS NECK RD
TAKE MILLERS NECK ROAD TO DIRICKSON CREEK ROAD AND TURN RIGHT ONTO MERRYMAN LANE.
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 1-34-21.00-41.00 Subdivision Name: DIRICKSON COVE

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 3: Project Location (Continued)

10. Name of waterbody at Project Location: DIRICKSON CREEK waterbody is a tributary to: LITTLE ASSAWOMEN BAY

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water APPROX. 300'

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):

GLORIA MERRYMAN P.O. BOX 539 BETHANY BEACH DE 19930 (LOT 7)

GEORGE HAMMOND 36504 PINE GROVE LANE OCEAN VIEW DE 19970 (LOT 5)

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):

N/A

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

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-330/12 (S3)

*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, N/A, hereby designate and authorize N/A
 (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: N/A Telephone #: N/A
 Mailing Address: N/A Fax #: _____
 _____ E-mail: _____

20. Agent's Signature:

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

 Agent's Signature N/A
 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.

Patrick Welch Maja Welch 11-4-2025
 Applicant's Signature Date

PATRICK WELCH Maja Welch
 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.

N/A N/A
 Contractor's Name Date

N/A
 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.)

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
		Width ____ ft.	Length ____ ft.	Width ____ ft.	Length ____ ft.	
DOCK, Pier, Lift, gangway						
PEER-ACCESS	4	4'	10'			MAINTAIN
PIER	12	4'	41'			MAINTAIN
DOCK TO PLATFORM	0	4'	8'			MAINTAIN
DOCK	9	5'	35'			MAINTAIN
LIFT - BOAT	4	12'	12'			MAINTAIN
LIFT - PLATFORM	4	12'	12'			MAINTAIN
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? 300' 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'-3' ft.
5. What type of material(s) will be used for construction of the mooring facility (e.g. salt treated wood, aluminum, fiberglass floats, etc.) Use of creosote-treated wood is prohibited. SALT TREATED
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? 40 ft.
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.
- | | | | | | | | |
|------------|---|--------|----------------|-------|--------------|-------|--|
| Make/model | <u>HURRICANE</u>
<u>CENTER CONSOLE</u> | length | <u>18' 10"</u> | width | <u>8' 5"</u> | draft | <u>DRAFT DRIVE DOWN 30</u>
<u>DRAFT DRIVE UP 13</u> |
| 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? Yes No
12. Do you plan to reach the boat docking facility from your own upland property? Yes No If "No", explain your proposed means of access and provide documentation of easement or documentation authorizing access if you intend to cross someone else's property.
13. Will any portion of the structure be located in privately owned underwater land (such as a pond or lagoon) owned by someone other than the applicant? Yes 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? 153.33 ft.
Will any portion of the structure or any vessel be placed within 10 feet of your neighbor's property line?
 Yes No
If yes, a letter of no objection from the adjacent property owner must be included with this application.

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
GDY35887E616	DL2051AL	HURRICANE	2015
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
18' 10"	Fiberglass	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Open Motorboat	Gasoline	Outboard	2028
OWNER	BOAT NAME		
PATRICK WELCH And MAJA WELCH			
37404 MERRYMAN LANE FRANKFORD, DE 19945			

37404 MERRYMAN LANE

WORK SHEET

Project FRANKFORD DE

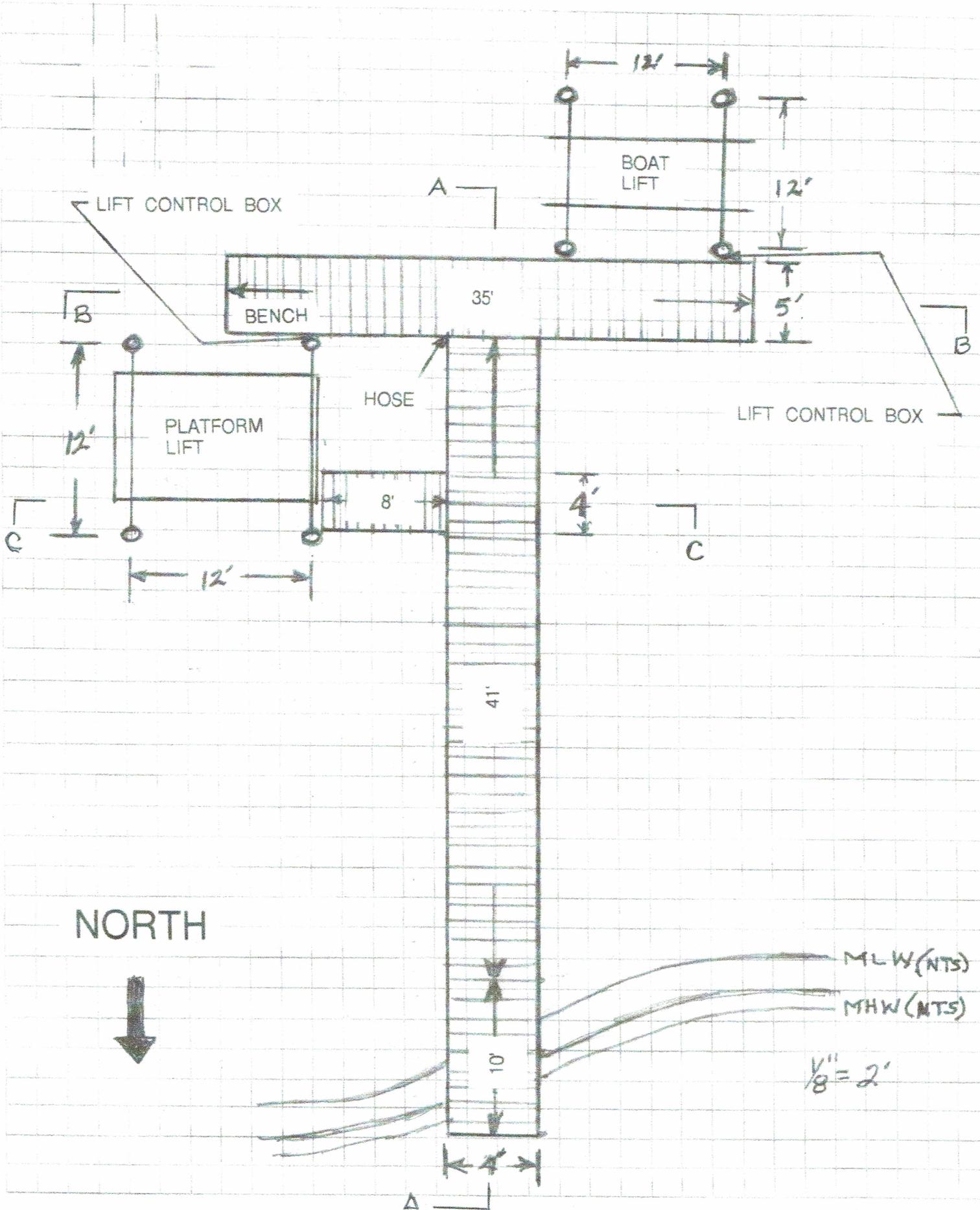
By PATRICK WELCH

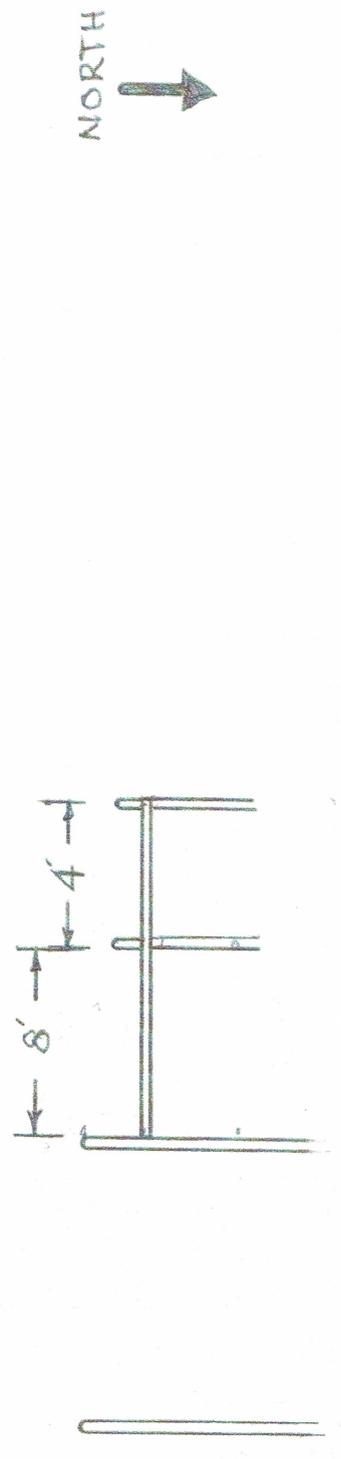
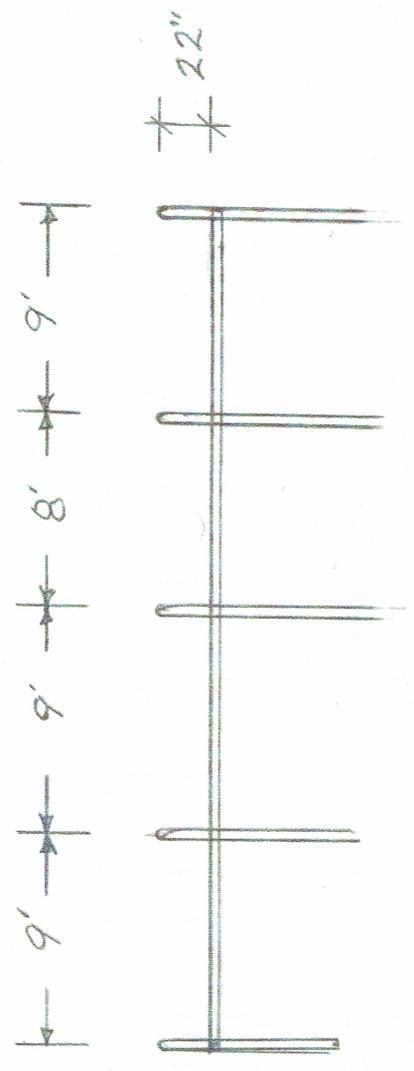
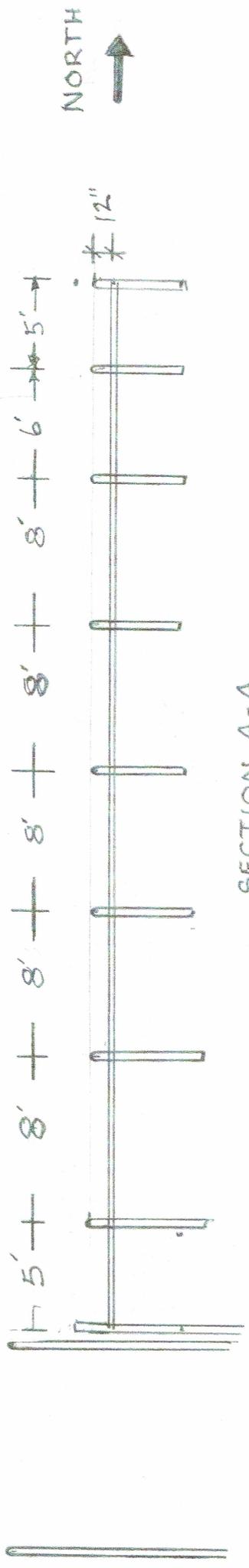
Job No. N/A

Item DOCK & PIER LAYOUT

Date 10-9-2025

Sheet No. 1 of 2

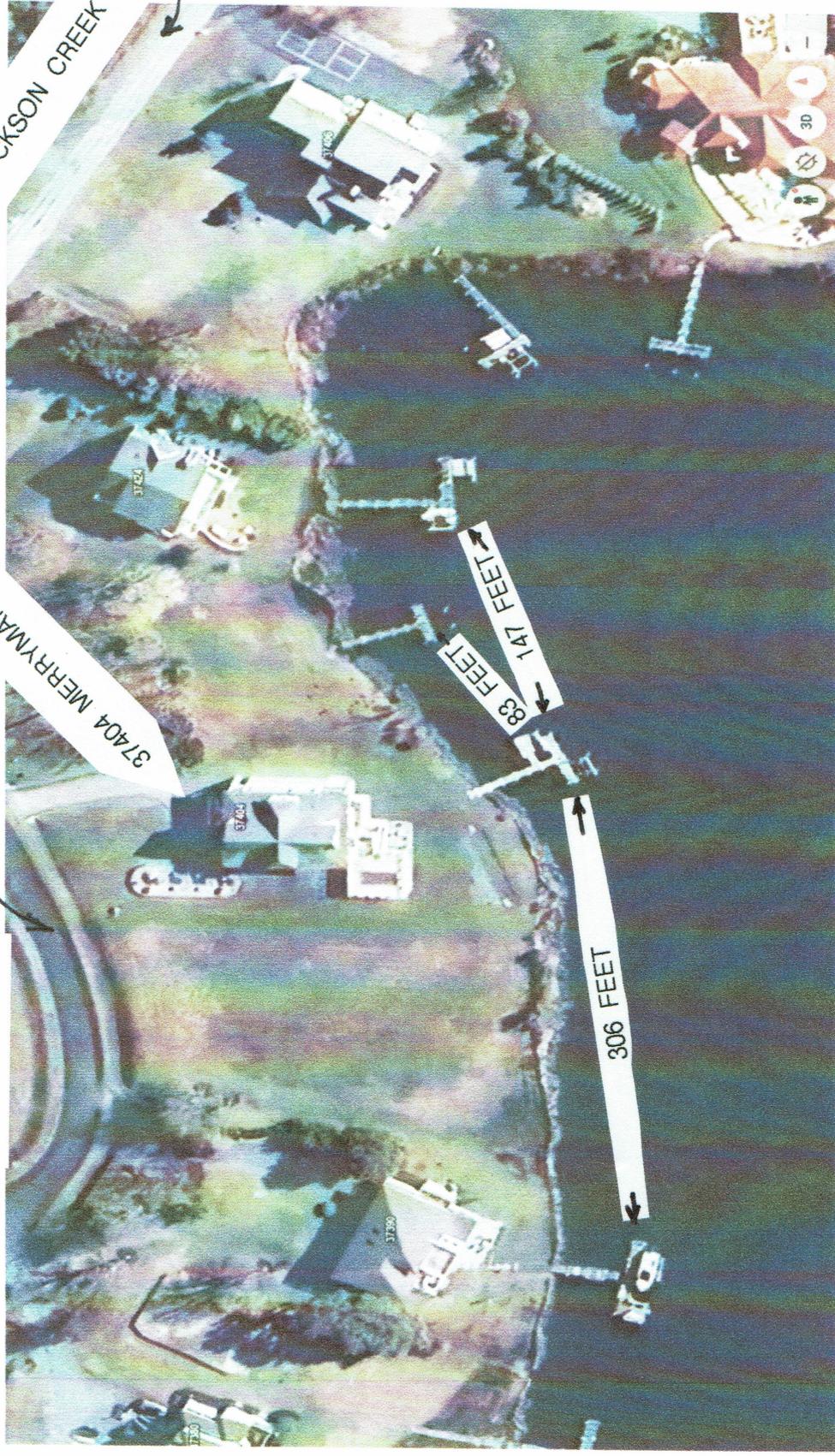


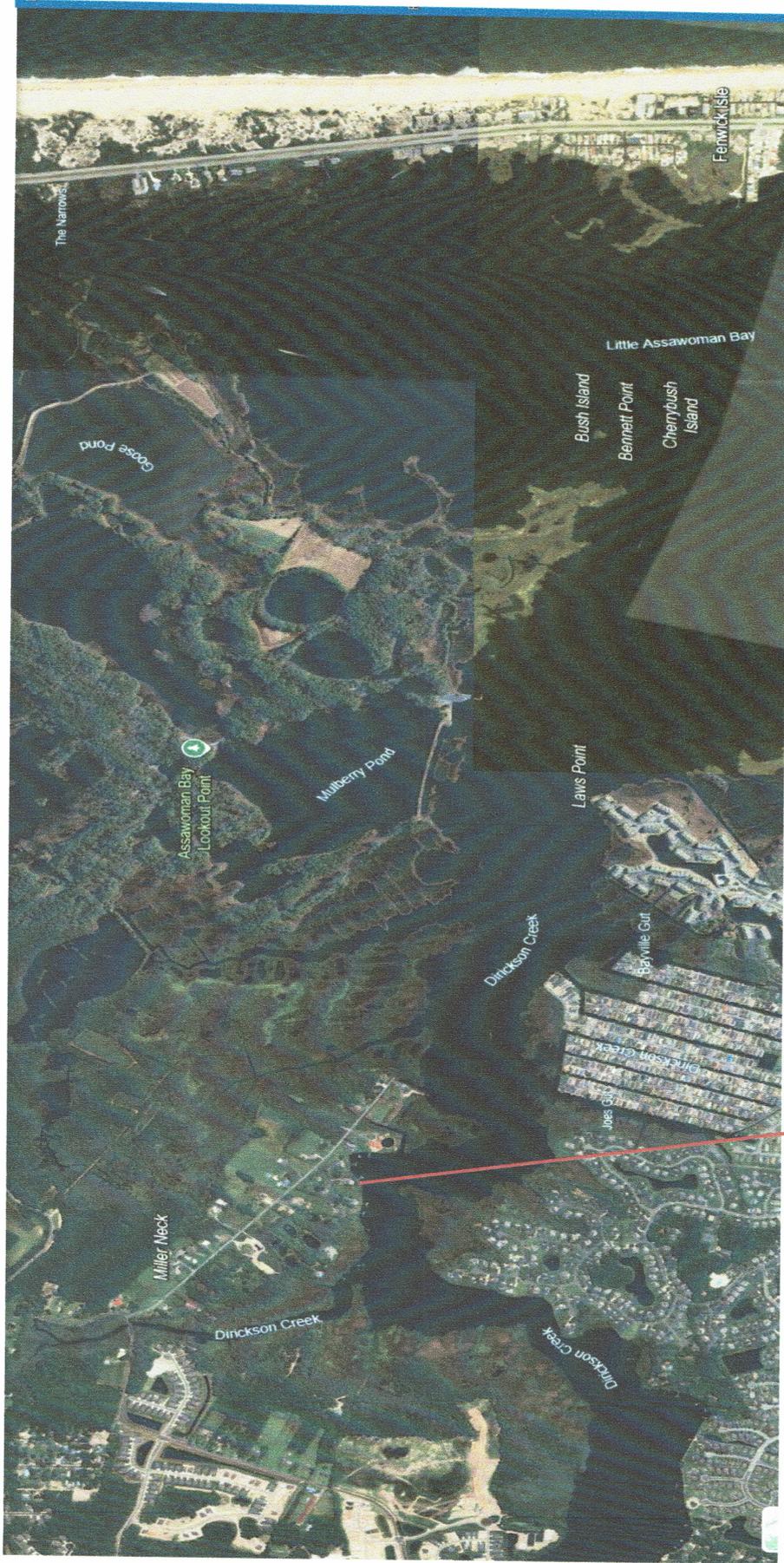


DIRICKSON CREEK RD

37404 MERRYMAN LANE

MERRYMAN LANE





AERIAL VIEW: 37404 MERRYMAN LANE FRANKFORD DE 19945

TAX MAP AND PARCEL #: 1-34
21.00 41.00
PREPARED BY & RETURN TO:
Law Office of Susan Pittard
Weidman, P.A.
307 Atlantic Avenue
PO Box 1131
Millville, DE 19970
File No. 14489/MLT

COPY

THIS DEED, made this 31st day of July, 2012,

- BETWEEN -

JAMES R. DUDINE and JANE C. DUDINE, of P.O. Box 1372, Bethany Beach, DE 19930, parties of the first part,

- AND -

PATRICK D. WELCH and MAJA W. WELCH, husband and wife, of 2302 Fort William Drive, Olney, MD 20832, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, parties of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain lot, piece or parcel of land situate, lying and being in Baltimore Hundred, Sussex County, Delaware, being more particularly described as LOT SIX (6) as shown on a plot of record entitled "DIRICKSON COVE", prepared by Simpler Surveying and Associate, P.L. S. dated March 14, 2000 and recorded in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 40, Page 267.

BEING the same property conveyed to JAMES R. DUDINE AND C. JANE DUDINE from MARY W. CURRAN AND MARY W. VENABLES, by Deed dated March 18, 2000, and recorded on March 22, 2000, in the Office of the Recorder of Deeds, in and for Sussex County at Georgetown, Delaware in Deed Book 2469, Page 258.

COPY

SUBJECT to any and all restrictions, reservations, conditions, covenants, easements and agreements of record in the office, aforesaid.

COPY

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:

[Signature]

[Signature] (SEAL)
James R. Dudine

[Signature]

[Signature] (SEAL)
Jane C. Dudine

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on July 30th, 2012, personally came before me, the subscriber, James R. Dudine and Jane C. Dudine, 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.

MARTHA L. TODD
Notary Public

[Signature]
Notary Public
Printed Name: _____

STATE OF DELAWARE
My Commission Expires 09-15-2013 My Commission Expires: _____

COPY

MARTHA L. TODD
Notary Public
STATE OF DELAWARE
My Commission Expires 09-15-2013

NOTES:

• Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property.

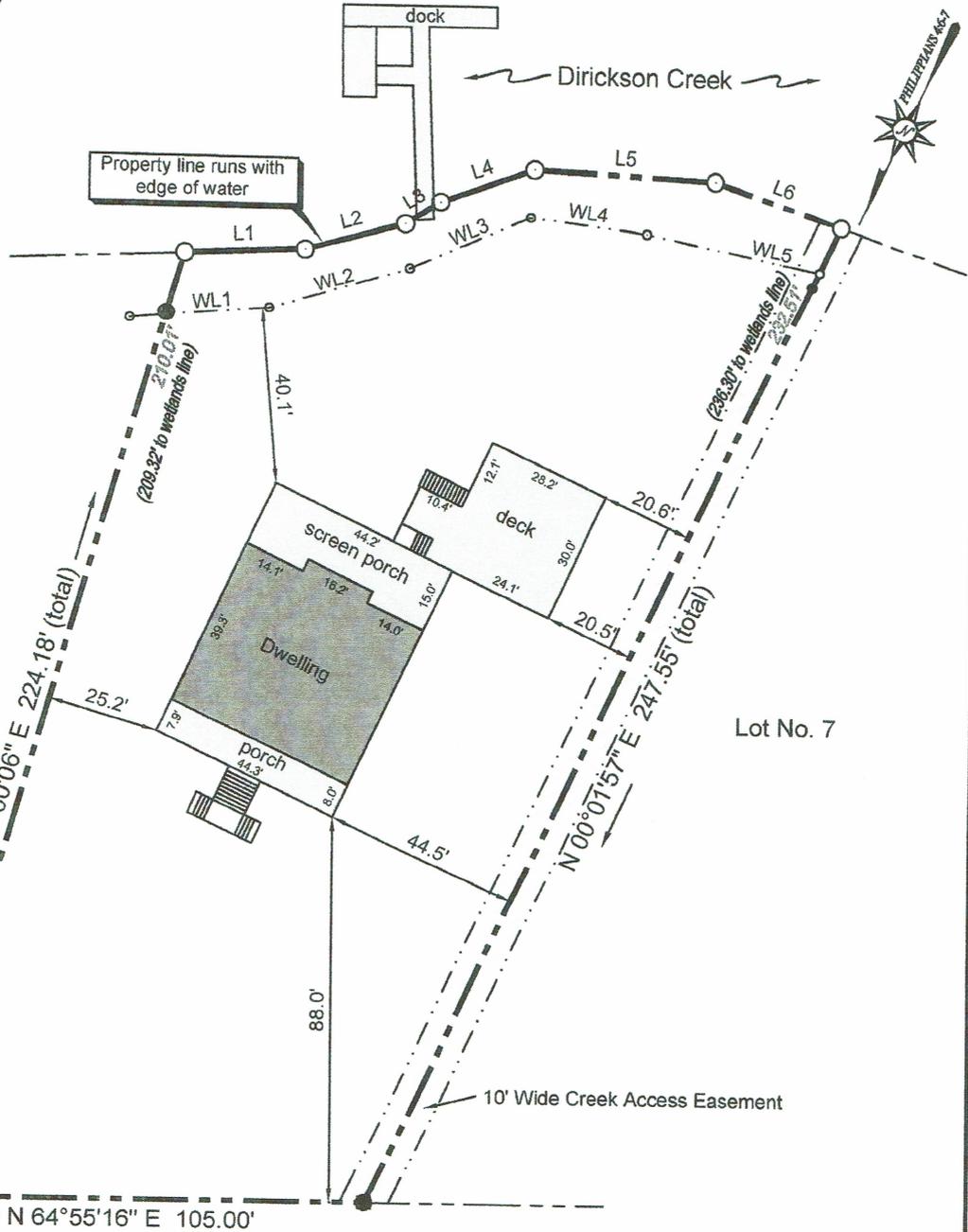
• No title search provided or stipulated.

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 62°05'47" W	27.25'
L2	S 49°36'32" W	23.53'
L3	S 31°57'58" W	9.29'
L4	S 45°00'09" W	22.50'
L5	S 67°29'52" W	40.65'
L6	S 83°44'16" W	30.11'

REFERENCE DATUM NOTES:

1. HORIZONTAL DATUM: NAD '83
(North American Datum of 1983)

WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
WL1	S 59°48'18" W	23.52'
WL2	S 47°51'28" W	33.12'
WL3	S 41°08'59" W	29.60'
WL4	S 71°51'33" W	26.48'
WL5	S 76°12'49" W	39.61'



- 3/4" PIPE (FD)
- 1/2" PIPE (FD)

○ POINT
SCALE: 1"= 40'

AREA: 28,507 SQ. FT.
PARCEL ID NO: 1-34-21-41

MERRYMAN LANE
(50' r/w)

Lands of PATRICK D. WELCH and MAJA W. WELCH. Being known as LOT NO. 6, DIRICKSON COVE. Ref: Plat Book 40, Page 267.

FIRM INFORMATION:
100029 - 0651 - K
MARCH 16, 2015
ZONE: "AE", B.F.E.= 4' & 5'
CLASS "B" SURVEY

HUNDRED: BALTIMORE
COUNTY: SUSSEX
STATE OF DELAWARE
DATE OF ORIGINAL: 08/13/2024
DRAWN BY: MATT LEVESQUE
REVIEWED BY: MICHAEL LOVELAND

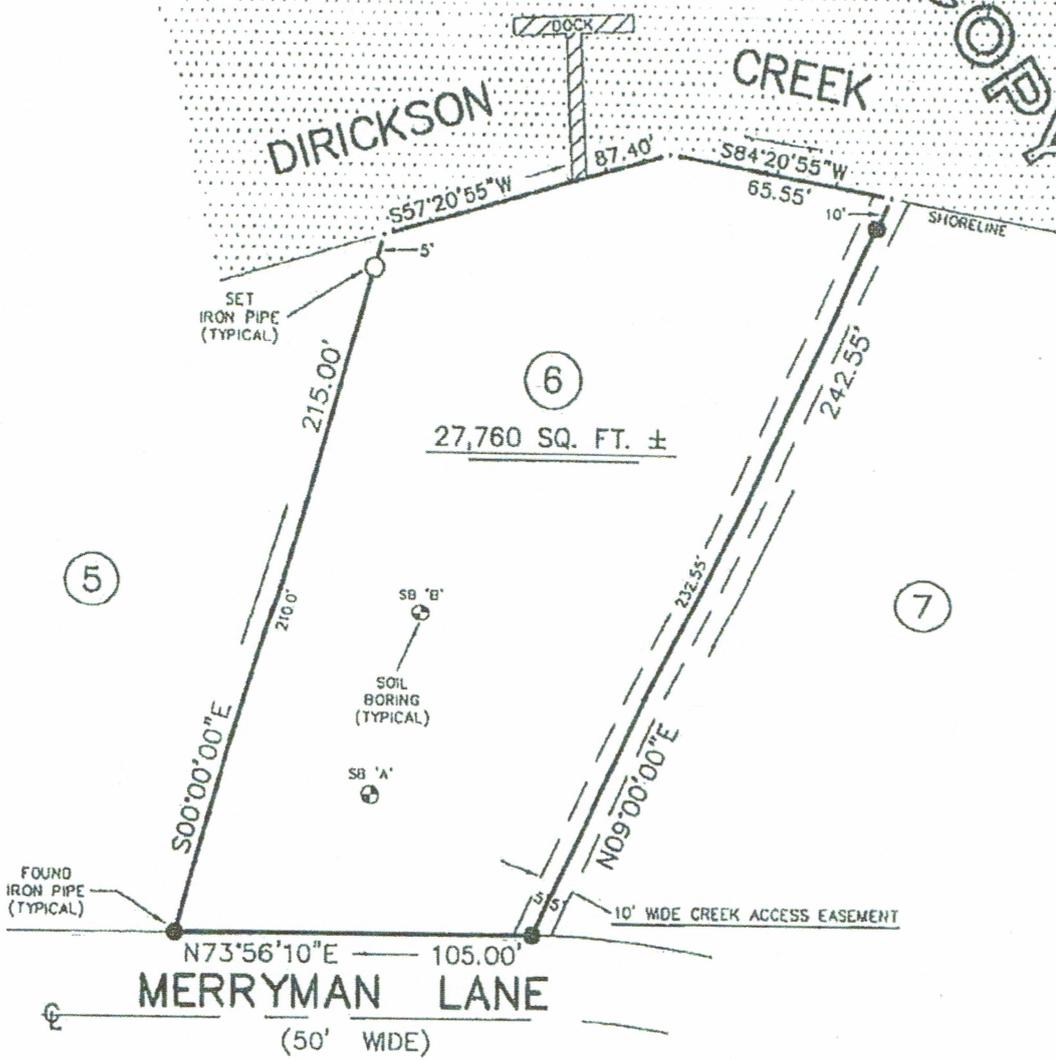
SIMPLER SURVEYING & ASSOCIATE, INC.
32486 POWELL FARM ROAD, FRANKFORD, DE 19945
www.delawaresurveyor.com
PHONE: (302) 539-7873



I, Gregory M. Hook, 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 as 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.



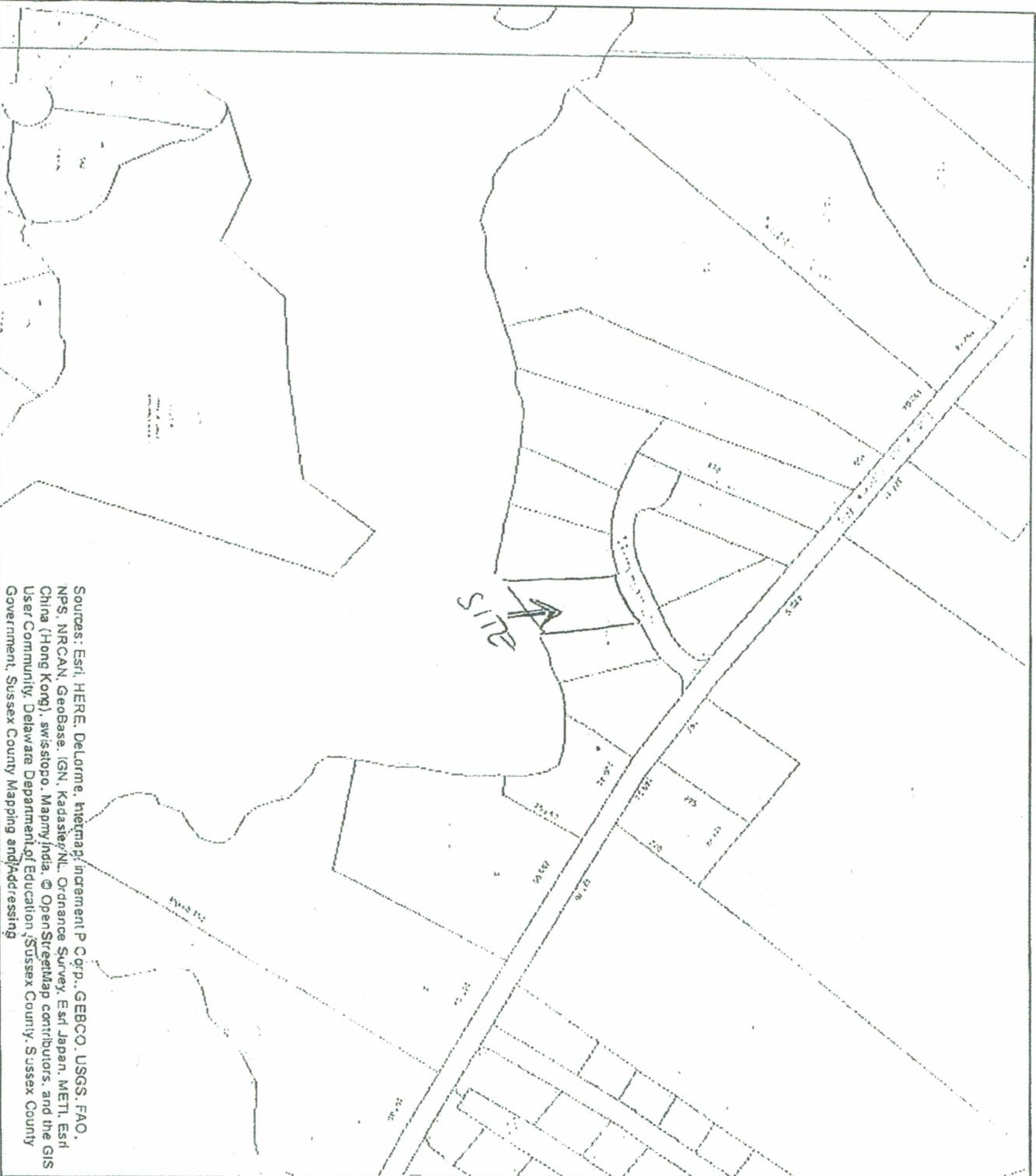
COPY



Maxwell J. Morris

COPY

DELAWARE SURVEYING SERVICES MAXWELL J. MORRIS, DE. PLS # 625 P.O. BOX 1121 OCEAN VIEW, DE. 19970 PHONE & FAX: (302)537-7094	DATE: JULY 26, 2012	DEED REF: D.B. 2469, P. 258 PLOT REF: P.B. 40, P. 287 TAX MAP #: 1-34-21.00-41.00 FLOOD ZONE: AE, EL 5
	SCALE: 1" = 50'	BOUNDARY SURVEY CLASS "B" SURVEY
DESCRIPTION: LOT 6, "DIRICKSON COVE" BALTIMORE HUNDRED * SUSSEX COUNTY * DELAWARE		DRAWING #: 12-036



Sussex County Map



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Delaware Department of Education, Sussex County, Sussex County Government, Sussex County Mapping and Addressing

- Addresses / Parcels
 - Tax/Parcels
- Council Districts
 - File Districts
 - County District 01
 - County District 02
 - County District 03
 - County District 04
 - County District 05
- Schools/Libraries
 - School Buildings (Various)
 - School Library
 - Public Library
 - Special Library
 - DOE School Districts
 - DOE VoTech School Districts
- Hydrology
 - Streams / Rivers
 - Lakes, Ponds, Bays
- Flood Zones
 - 0.2% Annual Chance
 - Flood Hazard
 - A
 - AE
 - AO
 - Open Water
 - VE
- Public Protected Lands
 - Municipalities
 - Communities
 - Boundaries State County