

November 25, 2025

ERI Project No. 0004-0540

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

**RE: Proposed Docking Facility
Farhat Property, Tax Map Parcel: 134-12.00-1536.00 (Kelley Estates Subdivision)
Baltimore Hundred, Town of Ocean View, Sussex County, Delaware**

Dear Mr. Jones,

Environmental Resource Insights (ERI) has been retained by Zene and Danielle Farhat to act as their agent in regard to the construction of a dock and pier over their private subaqueous lands. The project is located along an unnamed tidal tributary to White Creek (Tax Map Parcel 134-12.00-1536.00) in the Baltimore Hundred of Sussex County.

The applicants recently purchased this property for its waterfront location and the ability to access White Creek for recreational boating. The existing single-family home is undergoing renovations. The applicants will be purchasing a 25 foot pontoon boat as soon as the proposed dock is installed. A detailed plan set and project description is provided by the enclosed application.

Should you or your staff have any questions in regard to this proposal, I am available at your convenience.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS



Edward M. Launay
Senior Professional Wetland Scientist No. 875

Cc: Zene and Danielle Farhat

WETLANDS AND SUBAQUEOUS LANDS SECTION PERMIT APPLICATION FORM

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

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

Wetlands and Subaqueous Lands Section



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

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

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

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

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

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

Helpful Information:

1. Tax Parcel Information:

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

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

APPLICANT'S REVIEW BEFORE MAILING

DID YOU COMPLETE THE FOLLOWING?

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

Submit 3 complete copies of the application packet to:

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

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

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

Section 1: Applicant Identification

1. Applicant's Name: Zene and Danielle Farhat Telephone #: 717-834-3850
 Mailing Address: 275 Board Run Road, Newport, PA 17074 Fax #: _____
 _____ E-mail: Zene@FarhatExcavating.com

2. Consultant's Name: Edward M. Launay Company Name: Environmental Resource Insights
 Mailing Address: 1 Park Ave. Milford, DE 19963 Telephone #: 302-424-1441
 _____ Fax #: 302-424-0430
 _____ E-mail: elaunay@ericonsultants.com
3. Contractor's Name: Unknown Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____

Section 2: Project Description

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

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

The project purpose is to construct a 4' x 24' pier accessing a 4' x 32' dock. (See attached Section 2, Item 5 - Project Description)

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

<input checked="" type="checkbox"/>	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: 1 Tingle Street, County: N.C. Kent Sussex
Ocean View, DE 19970 Site owner name (if different from applicant): _____
 _____ Address of site owner: _____
8. Driving Directions: From the intersection of Atlantic Ave (Rte 26) and Woodland Ave, continue 0.2 miles northeast on Woodland Ave. Then turn left onto Hudson Ave. After 0.3 miles, turn right onto Tingle St and the project location is approximately 325 feet on the right.
 (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 134-12.00-1536.00 Subdivision Name: Kelley Estates

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

Zene and Danielle Farhat recently purchased tax map parcel 134-12.00-1536.00 located at 1 Tingle Street, Baltimore Hundred, Town of Ocean View, Sussex County Delaware. The 0.508-acre property encompasses part of an unnamed tidal tributary connected to White Creek. The existing home is under renovation, and the owners wish to construct a dock within their private subaqueous lands for the purpose of mooring a 25-foot recreational pontoon boat which will be purchased when the docking facility is installed.

The waterway at the dock location is 74 feet wide between mean low water lines of the creek and the dock will be 13.5 feet channel ward of the southwest mean low water line. No state regulated wetlands exist at the proposed dock location.

The proposed pier will span across uplands, a narrow fringe of Corps (federally) regulated wetlands and intertidal private subaqueous lands extending to a depth of approximately 2.5 feet NAVD 88. The pier will be 4 feet wide by 24 feet long accessing a dock in an "L" configuration. The dock will be 4 feet wide by 32 feet long.

The pier and dock will be supported by 10-inch diameter salt treated piles. The dock and pier will be of typical marine construction built with 2 inch by 6 inch decking, 2 inch by 10 inch stringers and headers secured with galvanized or stainless-steel hardware.

Section 3: Project Location (Continued)

10. Name of waterbody at Project Location: Unnamed waterbody is a tributary to: White Creek

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water 74'

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:
Zene and Danielle Farhat

(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):

Kelly Justice & Kent A Reynolds - 10 Tingle St. Ocean View, DE 19970
Joseph T Pearson IV TTEE & Jo Marie Pearson TTEE - 3 Tingle St. Ocean View, DE 19970
David J & Betty Jean Long Trustees - 5 Hudson Ave, Ocean View, DE 19970

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): _____

*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: February 7, 2025

Type 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, Zene and Danielle Farhat, hereby designate and authorize Environmental Resource Insights - Attn. Edward Launay
(Name of Applicant) (Name of Agent)

to act on my behalf in the processing of this application and to furnish any additional information requested by the Department.

Authorized Agent's Name: Edward M. Launay

Telephone #: 302-424-1441


Mailing Address: 1 Park Ave. Milford, DE 19963

Fax #: 302-424-0430

E-mail: elaunay@ericonsultants.com

20. Agent's Signature:

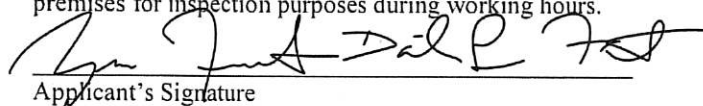
I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application.


Agent's Signature

11/30/2025
Date

21. Applicant's Signature:

I hereby certify that the information on this form and on the attached plans are true and accurate to the best of my knowledge and that I am required to inform the Department of any changes or updates to the information provided in this application. I further understand that the Department may request information in addition to that set forth herein if deemed necessary to appropriately consider this application. I grant permission to authorized Department representatives to enter upon the premises for inspection purposes during working hours.


Applicant's Signature

11/28/2025
Date

Zene and Danielle Farhat

Print Name

22. Contractor's Signature:

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

Contractor's Name

Date

Print Name

BOAT DOCKING FACILITIES

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

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

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

Construct 4' x 24' pier accessing a 4' x 32' dock (see 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
		Width ____ ft.	Length ____ ft.	Width ____ ft.	Length ____ ft.	
Dock, Pier, Lift, gangway						
Pier	6	4	15	4	9.5	New
Dock	8	4	32	4	32	New
Freestanding Pilings	Number 0					

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? 74 ft. (measured from MLW to MLW)
- 4. What will be the mean low water depth at the most channelward end of the mooring facility? 1.7 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 pilings and timber with galvanized or stainless steel 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? 10 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>Bennington Pontoon</u>	length	<u>25.0</u>	width	<u>8.0</u>	draft	<u>0.6</u>
Make/model	<u> </u>	length	<u> </u>	width	<u> </u>	draft	<u> </u>
Make/model	<u> </u>	length	<u> </u>	width	<u> </u>	draft	<u> </u>
Make/model	<u> </u>	length	<u> </u>	width	<u> </u>	draft	<u> </u>

9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above. Homeowner to purchase after dock construction

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. Portable Toilet

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? 203.3 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.

Document # 2024000022379 BK: 6128 PG: 40
On 7/1/2024 at 10:32:49 AM
RECORDER OF DEEDS Alexandra Reed Baker
Sussex County, DE
Consideration: \$725,000.00 County/Town: \$10,875.00
State: \$18,125.00 Total: \$29,000.00 Doc Surcharge Paid

1-34 12.00 1536.00
PREPARED BY & RETURN TO:
Sergovic Carmean Weidman
McCartney & Owens, P.A.
25 Chestnut Street
P.O. Box 751
Georgetown, DE 19947-0751
File No. RE-15355

THIS DEED, made this 21st day of June, 2024,

- BETWEEN -

CEDA JEANETTE MCGREW A/K/A CEDA MCGREW, TRUSTEE OF THE
CJM AND PM LIVING TRUST DATED DECEMBER 21, 2021, of 7452 Spring Village
Drive, Apt. 104, Springfield, VA 22150, party of the first part,

- AND -

ZENE FARHAT and DANIELLE L. FARHAT, of 275 Board Run Road, Newport, PA
17074, as tenants by the entirety, parties 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 parties of the second part, and their heirs and assigns:

ALL that certain lot, piece or parcel of land situate, lying and being in the Town of Ocean View, Baltimore Hundred, Sussex County, Delaware, being known and designated as LOT NO. 35 as shown on a certain plot entitled LOT 35, KELLY ESTATES & PART OF LANDS OF CLIFTON S. JUSTICE & MARGARET K. JUSTICE, as surveyed by Simpler Surveying & Associate, Dated October 13, 1999 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County at Georgetown, Delaware, in Plot Book 65, Page 311, and being more particularly described in accordance with a recent survey prepared by Cotton Engineering LLC, Michael Soule Cotten, Professional Engineer, June 19, 2024, as follows, to wit:

COMMENCING at an iron rebar found, said rebar being the point and place of **BEGINNING** and being a corner for the lands described herein and the lands now or formerly of Joseph & Jo Marie Pearson, Trustees and lying on the southeasterly right of way line of Tingle Street (50' wide), said rebar also being 300 feet plus or minus from the intersection of the southeasterly right of way line of Tingle Street and the northeasterly right of way line of Hudson Avenue, thence with the right of way line of Tingle Street, having the following 2 bearings and

distances: 1) thence having a bearing of North 27°01'09" East for a distance of 99.91 feet, to an iron pipe found; 2) thence having a bearing of North 25°57'46" East for a distance of 80.93 feet, to a point in a lagoon; thence running with the lands now or formerly of David & Betty Jean and with the waterline of said lagoon, having the following 2 bearings and distances: 1) thence having a bearing of South 32°56'06" East for a distance of 203.28 feet, to a point; 2) thence having a bearing of South 31°40'15" West for a distance of 76.23 feet, to an iron spike found in a pipe; thence with the lands now or formerly of Pearson, having a bearing of North 64°01'34" West for a distance of 168.32 feet, to the point and place of **BEGINNING, CONTAINING AREA** 22,142± square feet or 0.508± acres, more or less, together with all of the improvements located thereon.

BEING the same lands conveyed to Ceda McGrew and Palmer McGrew, Trustees of The CJM and PM Living Trust dated December 21, 2021 by Deed of Palmer McGrew and Ceda J. McGrew dated February 21, 2022 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County at Georgetown, Delaware, in Deed Book 5650, page 320.

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.

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

Signed, Sealed and Delivered in the presence of:

Ceda Jeanette McGrew (SEAL)
Ceda Jeanette McGrew a/k/a Ceda McGrew,
Trustee of the CJM and PM Living Trust dated
December 21, 2021

STATE OF VA, COUNTY OF Fairfax : to-wit

BE IT REMEMBERED, that on June 21, 2024, personally came before me, the subscriber, Ceda Jeanette McGrew, Trustee of the CJM and PM Living Trust dated December 21, 2021, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

Given under my Hand and Seal of office the day and year aforesaid.

Linda D James, Notary Public
Notary Public
Printed Name: Linda D James, Notary Public
My Commission Expires: 31 July 2025

Commonwealth Of Virginia
Linda D James - Notary Public
Commission No. 358881
My Commission Expires 7/31/2025

RECEIVED
 JUN 21 2024
 By *Jill C. Oliver*

Jill C. Oliver
 Town of Ocean View

I, MICHAEL S. COTTEN, REGISTERED AS A PROFESSIONAL ENGINEER 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.

LEGEND

- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- POINT
- PROPERTY LINE



wh

6/19/24

TINGLE STREET (50' WIDE)
 N 271.9" E
 N 647.34" W
 REBAR W CAP

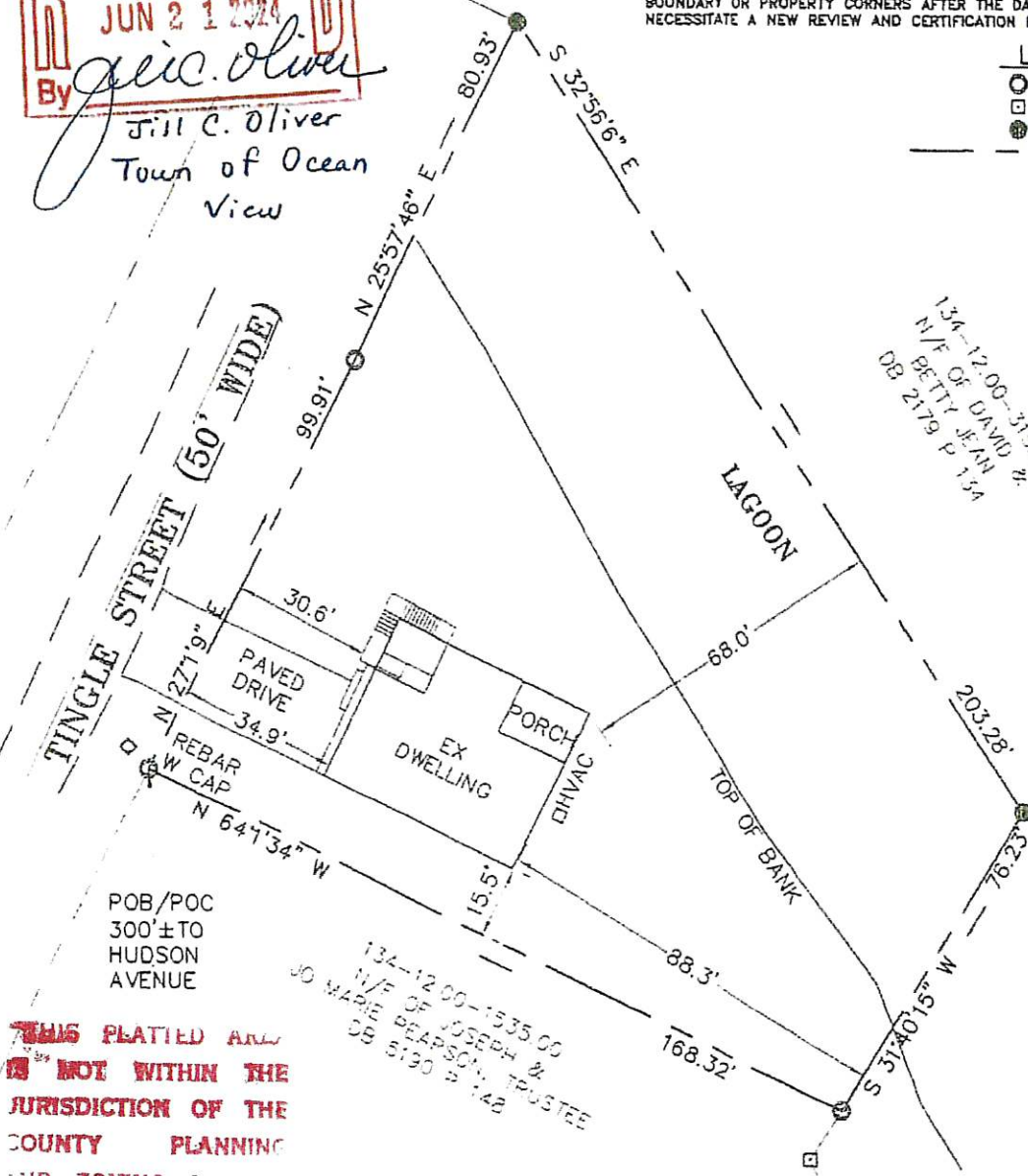
POB/POC
 300'± TO
 HUDSON
 AVENUE

THIS PLATTED AREA IS NOT WITHIN THE JURISDICTION OF THE COUNTY PLANNING AND ZONING

6-24-24
 1Sheet

134-12.00-1535.00
 N/E OF JOSEPH &
 JO MARIE BEARSON, TRUSTEE
 DB 8190 P 148

134-12.00-315.00
 N/E OF DAVID B.
 BETTY JEAN B.
 DB 2179 P 134



NOTES

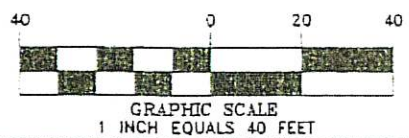
1. TITLE REFERENCED TO DEED BOOK 5650, PAGE 320.
2. "URBAN" SURVEY, TOWN OF OCEAN VIEW, DE.
3. SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS & AGREEMENTS OF RECORD IN THE OFFICE OF RECORDER OF DEEDS, SUSSEX COUNTY, DE. NO TITLE SEARCH PROVIDED.
4. THIS SURVEY DOES NOT CERTIFY AS TO THE EXISTENCE OR NON EXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS AFFECTING THIS PROPERTY.
5. FEMA FLOOD ZONE 'AE' ELEVATION 7.0 FEET PER FEMA PANEL 10005C0511K, EFFECTIVE 03/18/2015
6. THIS LOT MAY CONTAIN STATE AND/OR FEDERAL WETLANDS. NO DELINEATION WAS PERFORMED OR PROVIDED.

BOUNDARY SURVEY
 FOR ZENE & DANIELLE L. FARHAT
 OF LANDS N/F
 OF THE CJM AND PM LIVING TRUST
 LOT 35, KELLEY ESTATES SUBDIVISION
 1 TINGLE STREET
 OCEAN VIEW, DE 19970
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE
 TAX MAP #134-12.00-1536.00
 AREA: 22,142±SF / 0.508±ACRES

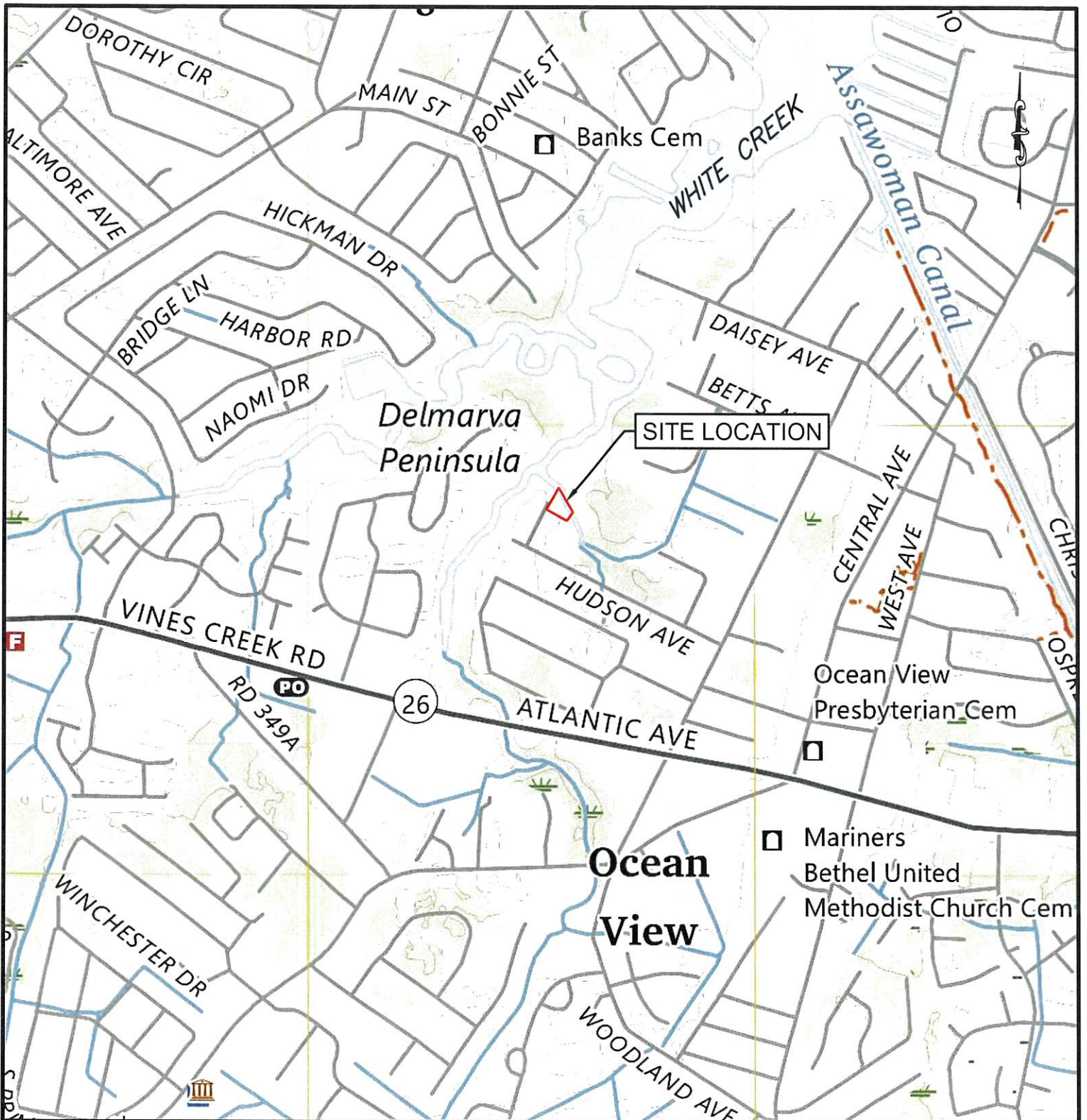
COTTEN ENGINEERING LLC

CIVIL ENGINEERS
 10087 CONCORD RD.
 SEAFORD DE 19973
 PHONE/FAX (302) 628-9164

THIS DRAWING, SPECIFICATIONS, AND WORK PRODUCED BY COTTEN ENGINEERING LLC FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR THIS PROJECT ONLY, AND REMAINS THE COPYRIGHTED PROPERTY OF COTTEN ENGINEERING LLC. REUSE OR REPRODUCTION OF ANY OF THE INSTRUMENTS OF SERVICE OF COTTEN ENGINEERING LLC BY THE CLIENT OR ASSIGNEES WITHOUT THE WRITTEN PERMISSION OF COTTEN ENGINEERING LLC WILL BE AT THE CLIENT'S RISK AND BE A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA AND THE RESPECTIVE STATE WITHIN WHICH THE WORK WAS COMPLETED.



DESIGNED BY: CE	REV:	JOB # 24-251
DRAWN BY: TDH	DATE: 06/19/2024	SHEET 1 OF 1
CHECKED BY: JCD	SCALE: AS-SHOWN	



BETHANY BEACH QUADRANGLE



Date:	NOV. 2025
Scale:	1" = 1000'
Dwn.By:	KWW
Proj.No.:	0004-0540
VICINITY MAP	
Dwg.No.:	1

**1 TINGLE STREET -
DOCKING FACILITY**
USGS TOPO. MAP
 TAX MAP PARCEL: 134-12.00-1536.00
 BALTIMORE HUNDRED
 CITY OF OCEAN VIEW, SUSSEX COUNTY, DE

ERI

ENVIRONMENTAL
RESOURCE
INSIGHTS

A DIVISION OF DAVIS, BOWEN & FRIEDEL, INC.

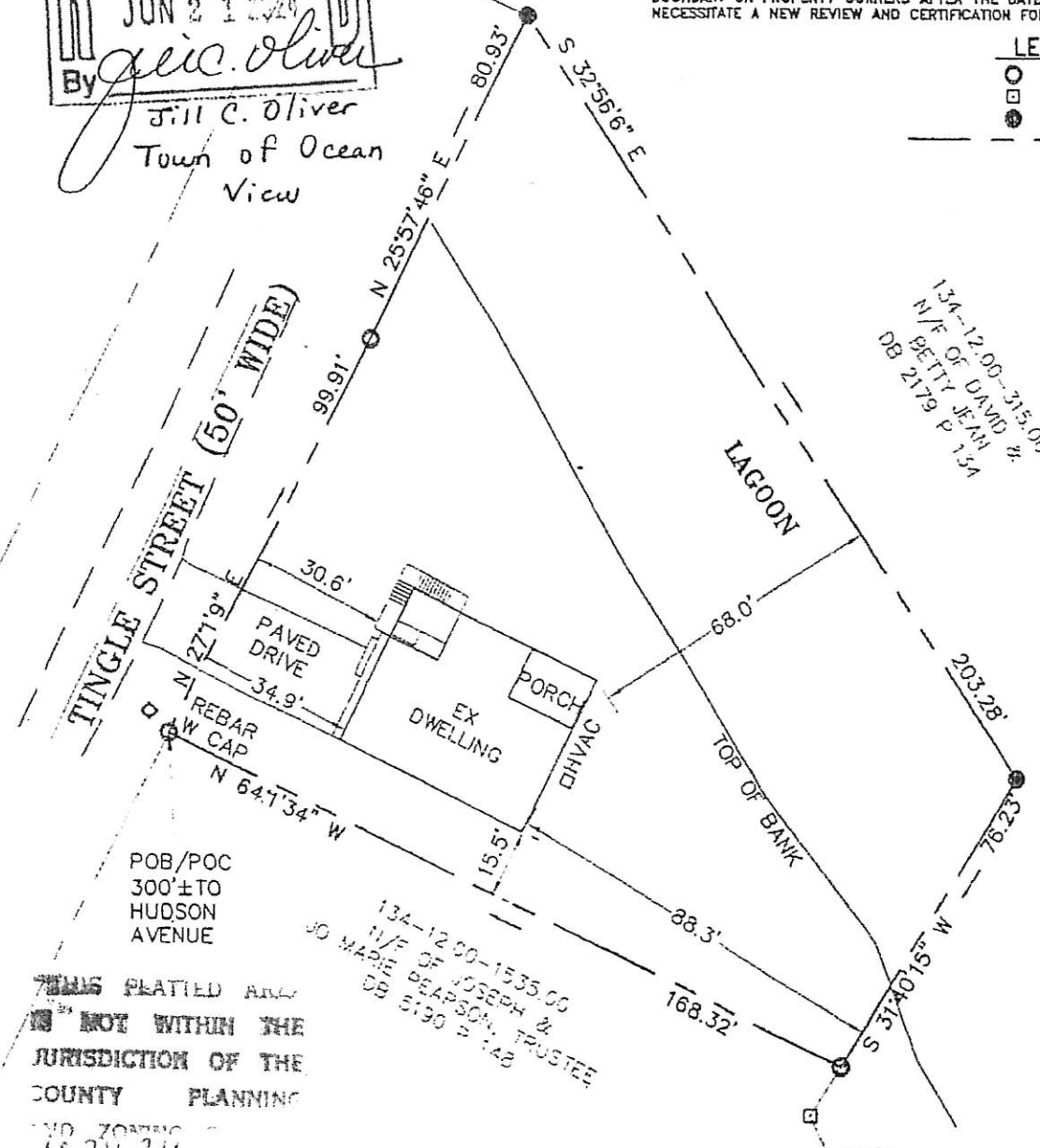
RECEIVED
 JUN 21 2024
 By *Jill C. Oliver*

Jill C. Oliver
 Town of Ocean View

I, MICHAEL S. COTTEN, REGISTERED AS A PROFESSIONAL ENGINEER 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.

LEGEND

- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- POINT
- PROPERTY LINE



134-12.00-315.00
 N/F OF DAVID &
 BETTY JEAN
 DB 2179 P 15A

134-12.00-1535.00
 N/F OF JOSEPH &
 JO MARIE PEARSON, TRUSTEE
 DB 5190 P 14B

wh
 6/19/24

THIS PLATED AND
 IS NOT WITHIN THE
 JURISDICTION OF THE
 COUNTY PLANNING

NO ZONING
 6-24-24
 1st

NOTES

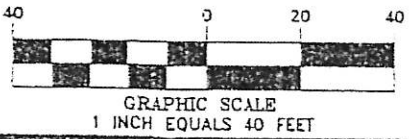
1. TITLE REFERENCED TO DEED BOOK 5650, PAGE 320.
2. "URBAN" SURVEY, TOWN OF OCEAN VIEW, DE.
3. SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS & AGREEMENTS OF RECORD IN THE OFFICE OF RECORDER OF DEEDS, SUSSEX COUNTY, DE. NO TITLE SEARCH PROVIDED.
4. THIS SURVEY DOES NOT CERTIFY AS TO THE EXISTENCE OR NON EXISTENCE OF ANY EASEMENTS OR RIGHT OF WAYS AFFECTING THIS PROPERTY.
5. FEMA FLOOD ZONE 'AE' ELEVATION 7.0 FEET PER FEMA PANEL 10005C0511K, EFFECTIVE 03/18/2015
6. THIS LOT MAY CONTAIN STATE AND/OR FEDERAL WETLANDS. NO DELINEATION WAS PERFORMED OR PROVIDED.

BOUNDARY SURVEY
 FOR ZENE & DANIELLE L. FARHAT
 OF LANDS N/F
 OF THE CJM AND PM LIVING TRUST
 LOT 35, KELLY ESTATES SUBDIVISION
 1 TINGLE STREET
 OCEAN VIEW, DE 19970
 BALTIMORE HUNDRED
 SUSSEX COUNTY, DELAWARE
 TAX MAP #134-12.00-1536.00
 AREA: 22,142±SF / 0.508±ACRES

COTTEN ENGINEERING LLC

CIVIL ENGINEERS
 10087 CONCORD RD.
 SEAFORD DE 19973
 PHONE/FAX (302) 628-9164

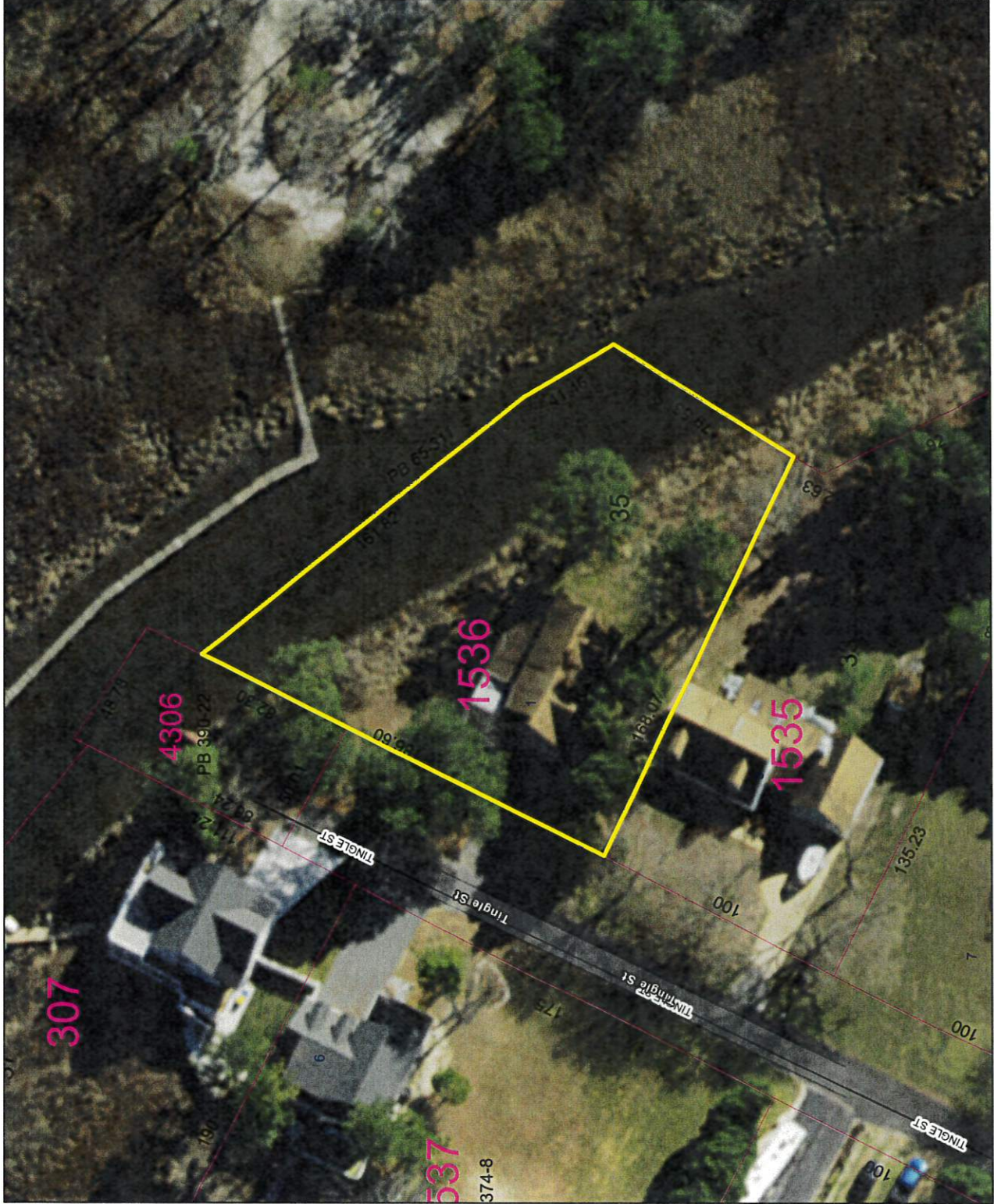
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DESIGNED BY: CE	REV:	JOB # 24-251
DRAWN BY: TDH	DATE: 06/19/2024	SHEET 2
CHECKED BY: JCB	SCALE: AS-SHOWN	



Parcel Details



AERIAL VIEW OF PROPOSED DOCK SITE
TAX MAP PARCEL 134-12.00-1536.00
BALTIMORE HUNDRED SUSSEX CO. DE

PIN: 134-12.00-1536.00

Owner Name FARHAT ZENE

Book 6128

Mailing Address 275 BOARD RUN RD

City NEWPORT

State PA

Description

Description 2

Description 3

Land Code

Tax Parcels

911 Address

TaxParcel

Encumbrance

Condo

Streets

County Boundaries

GIOLandRecords.PARCEL.FABRIC.Condo

World Imagery

Low Resolution 15m Imagery

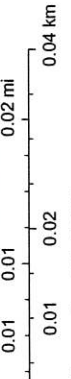
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

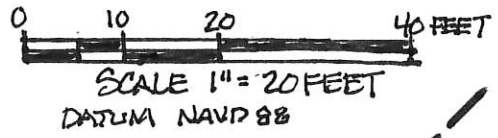
15cm Resolution Metadata

1:



November 25, 2025

SITE PLAN
PROPOSED DOCKING FACILITY
 TAX MAP PARCEL 134-12.00-1536.00
 BALTIMORE HUNDRED SUSSEX CO. DE
 NOV. 25 2025
 SHEET 4



TINGLE ST.
 50 FOOT ROW

PROJECT BENCHMARK
 ELEV +3.07

PROPERTY LINE



BOUNDARY OF ACCE
 FEDERALLY REGULATED
 WETLANDS
 A1 TO A10

UPLANDS

EXISTING 2STY.
 DWELLING

74'
 M.W. TO M.W.

CROSS SECTION A-A
 SHEET 5

x-2.00

x-2.40

x-2.20

x-2.40

x-2.80

x-2.30 7-2.90

A6

A7

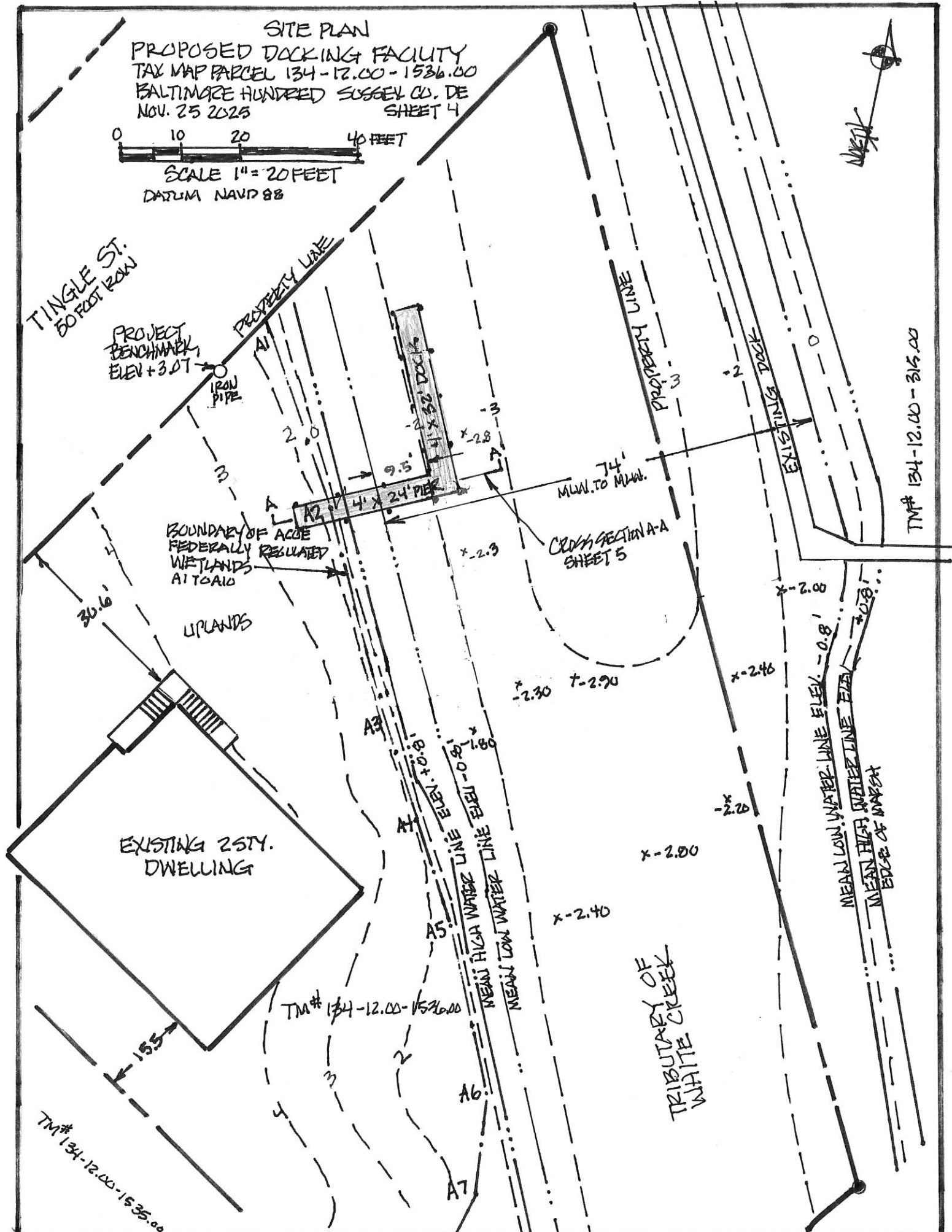
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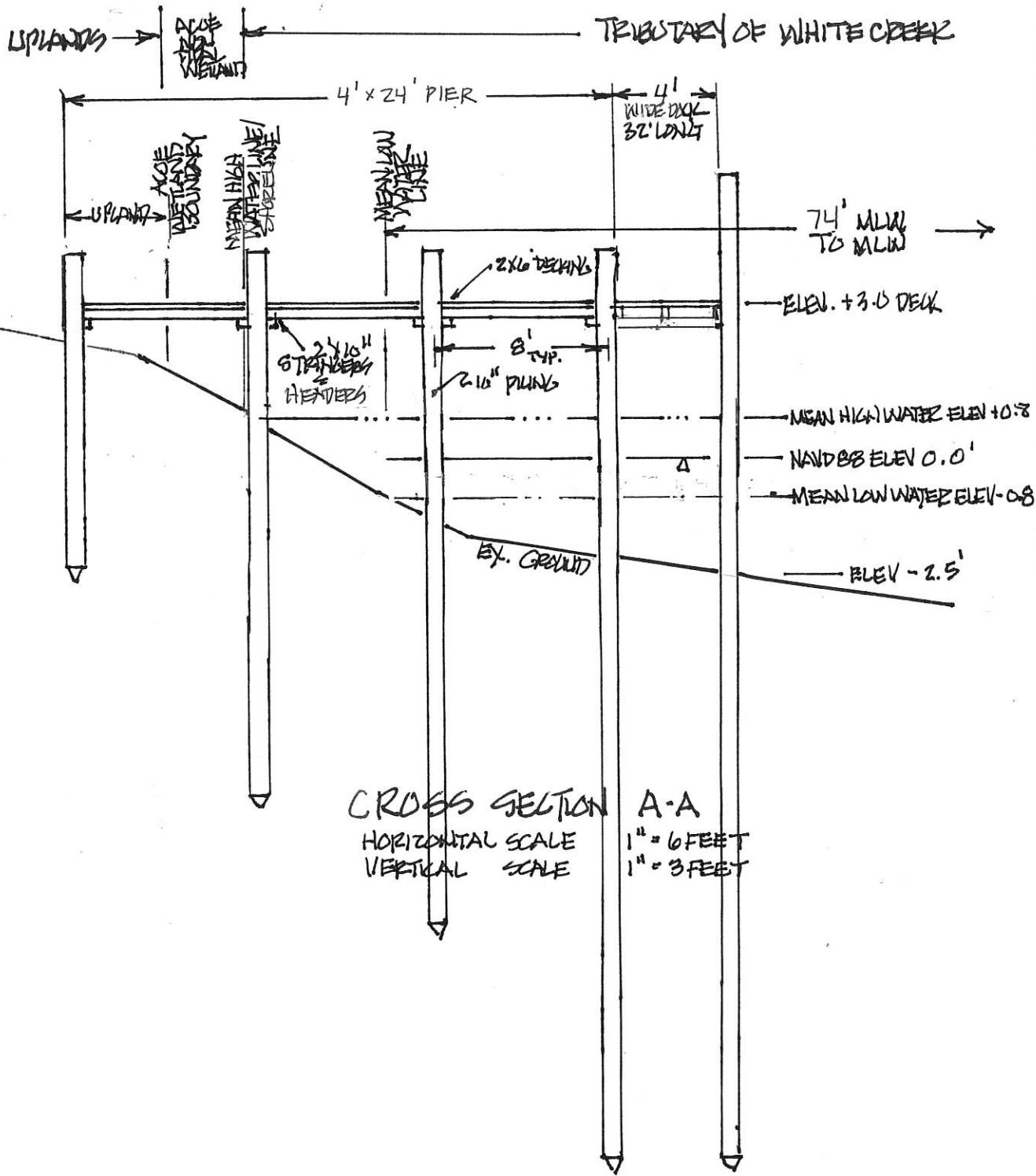
TM# 134-12.00-1535.00

TRIBUTARY OF
 WHITE CREEK

MEAN LOW WATER LINE ELEV. -0.8'
 MEAN HIGH WATER LINE ELEV. +0.8'
 EDGE OF MARSH

TM# 134-12.00-314.00





CROSS SECTION A-A
 HORIZONTAL SCALE 1" = 6 FEET
 VERTICAL SCALE 1" = 3 FEET

CROSS SECTION A-A
 PROPOSED DOCKING FACILITY
 TAX MAP PARCEL 134-12.00-1536.00
 BALTIMORE HUNDRED SUSSEX CO. DE.

NOV. 25, 2025

SHEET 5