

Section 1: Applicant Identification

1. Applicant's Name: WILLIAM YEMC + KAREN PASCALE Telephone #: 302-388-9422
 Mailing Address: 2741 GRUBB RD Fax #:
WILMINGTON DE 19810 E-mail: yemc@rlf.com

2. Consultant's Name: Company Name:
 Mailing Address: Telephone #:
 Fax #:
 E-mail:

3. Contractor's Name: JUSTIN WELSH Company Name: J&J BULKHEADING
 Mailing Address: Telephone #: 302-436-2800
PO BOX 600 Fax #:
SELBYVILLE DE 19975 E-mail: jib@jandj

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):
RENEWAL OF LEASE SL-037/03 SJ-141/13
REPLACE BOAT LIFT

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: 1010 N. SCHULZ RD County: N.C. Kent Sussex
FENWICK ISLAND DE 19944 Site owner name (if different from applicant):
 Address of site owner:

8. Driving Directions: INC

(Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 134-23.12-2.00 Subdivision Name:

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: LITTLE ASSAWOMAN BAY waterbody is a tributary to: ASSAWOMAN BAY

11. Is the waterbody: Tidal Non-tidal Waterbody width at mean low or ordinary high water 2000'

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):

1009 THOMAS + JUNE POWER 4721 MACARTHUR BLVD NW WASHINGTON DC 20007

1012 JANET + RAYMOND MCCABE 12 TREE LODGE BAHIA DEL MAR CIR. APT 569 ST. PETERSBURG FL 33715

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:

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-037/03 SU-141/13

*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, William A. Yemc Karen L. Pascale, hereby designate and authorize JUSTIN WELSH / J AND J BULKHEADING
(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: JUSTIN WELSH Telephone #: 302-436-2800
Mailing Address: PO BOX 603 Fax #: 302-436-2711
SELBYVILLE DE 19975 E-mail: jhw@jandjbulkheading.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.

[Signature] 9/19/25
Agent's Signature Date

21. Applicant's Signature:

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

William A. Yemc Karen L. Pascale 9-19-2025
Applicant's Signature Date
William A. Yemc Karen L. Pascale
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.

[Signature] 9/19/25
Contractor's Name Date
JUSTIN WELSH
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.)

REPLACE BOAT LIFT 2' OVER AND 2' OUT FROM EXISTING BOAT LIFT LOCATION

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	4	13'	12'	—	—	REPAIR BY REPLACE
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? 2000 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 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 WOOD
- 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? 300 ft.
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.
- | | | | |
|------------------|--------------|-------------|-------------|
| Make/model _____ | length _____ | width _____ | draft _____ |
| Make/model _____ | length _____ | width _____ | draft _____ |
| Make/model _____ | length _____ | width _____ | draft _____ |
| Make/model _____ | length _____ | width _____ | draft _____ |
9. Please provide a copy of the current state registration or Coast Guard Certificate of Documentation for each motorized vessel listed above.
10. Give the number and type of each Marine Sanitation Device (e.g. MSD III, Portable toilet) that will be used on vessels to be docked at the facility.
11. Is there currently a residence on the property? 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? 50 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.



The Town of Fenwick Island

800 Coastal Highway, Fenwick Island, DE 19944-4409

302-539-3011 ~ 302-539-1305 fax

www.fenwickisland.delaware.gov

OFFICE OF THE BUILDING OFFICIAL

PRELIMINARY CLEARANCE

Date: 9-12-2025

To Whom It May Concern:

The proposed construction work, lying within the Town of Fenwick Island, on Lot(s) Number 503 which lot(s) front on address 1010 N.Schulz Rd And Tax Map Number 1-34 23.12 2.00 to be constructed in accordance with a sketch/drawings prepared by J7J Bulkheading for Yemc- Replace existing Boat Lift has been reviewed by this office for compliance with Town ordinances.

Setbacks: Front Side Rear Flood Zone Requirements: _____

FAR: _____ Venting: _____ Breakaway Walls: _____ Utility Height: _____

By this letter, let it be know that said proposed construction work has preliminary clearance from the Town of Fenwick Island. Such preliminary clearance shall not be construed as permission to commence any work on the project.

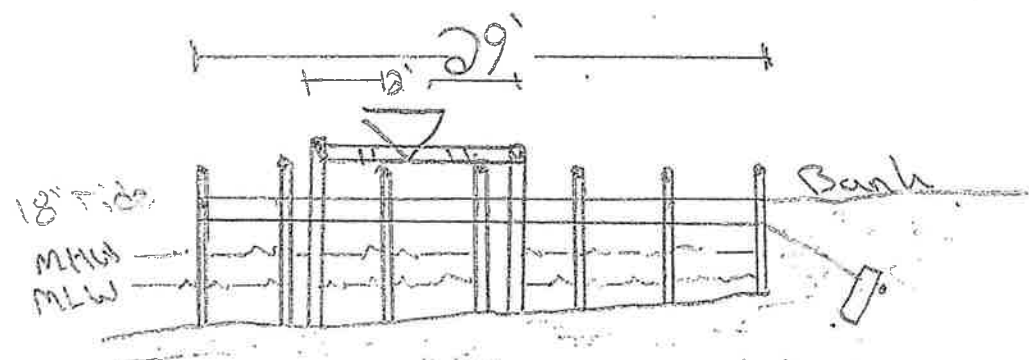
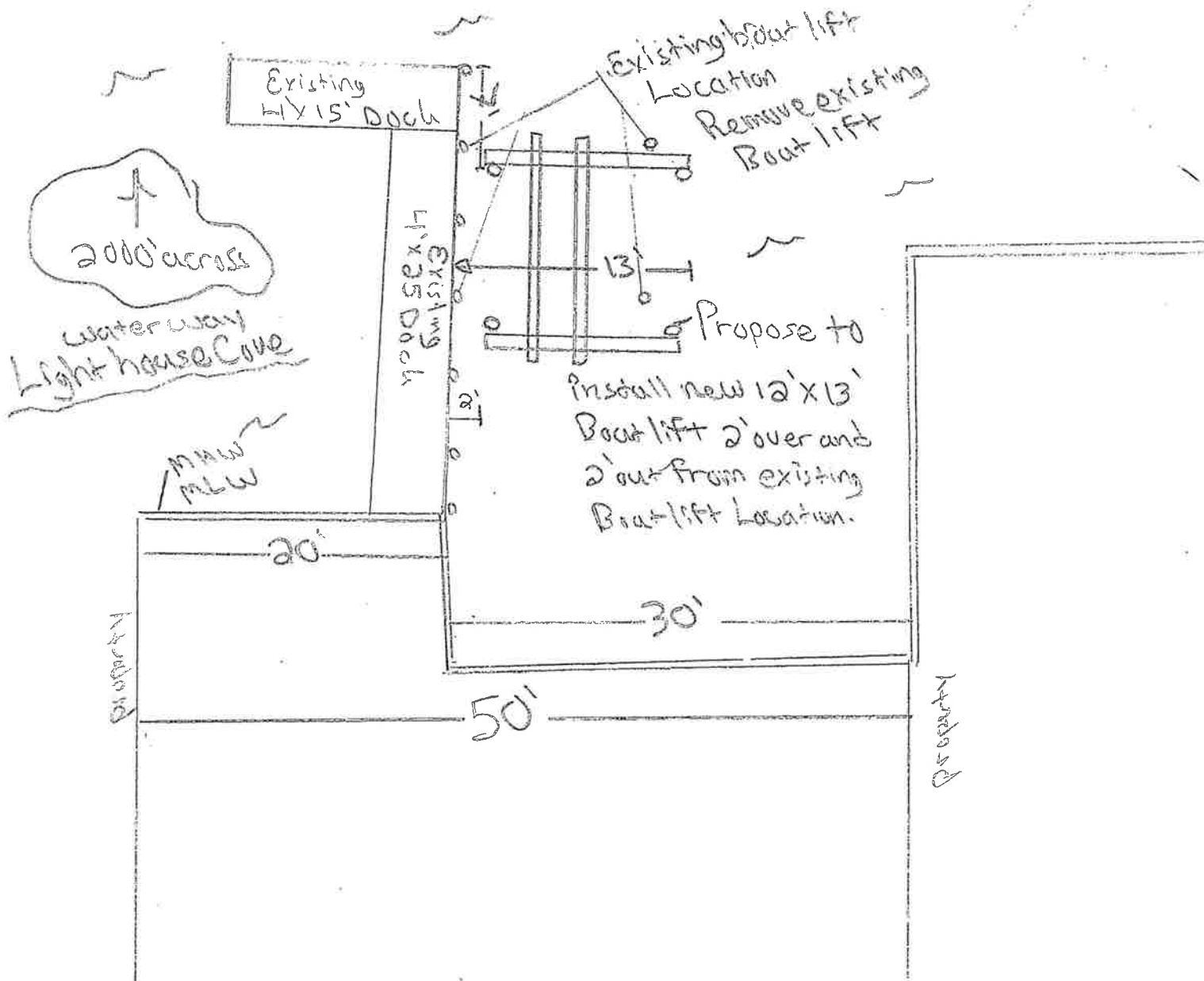
When the required permit(s) and/or authorization has been obtained from Sussex County and other applicable agencies, please submit copies of same to the Town of Fenwick Island for final review leading to issuance of a Building Permit.

Michael Locke

Michael L. Locke

Building Official – Public Works Manager

Town of Fenwick Island



Cross Section @ 10'

Yema Job

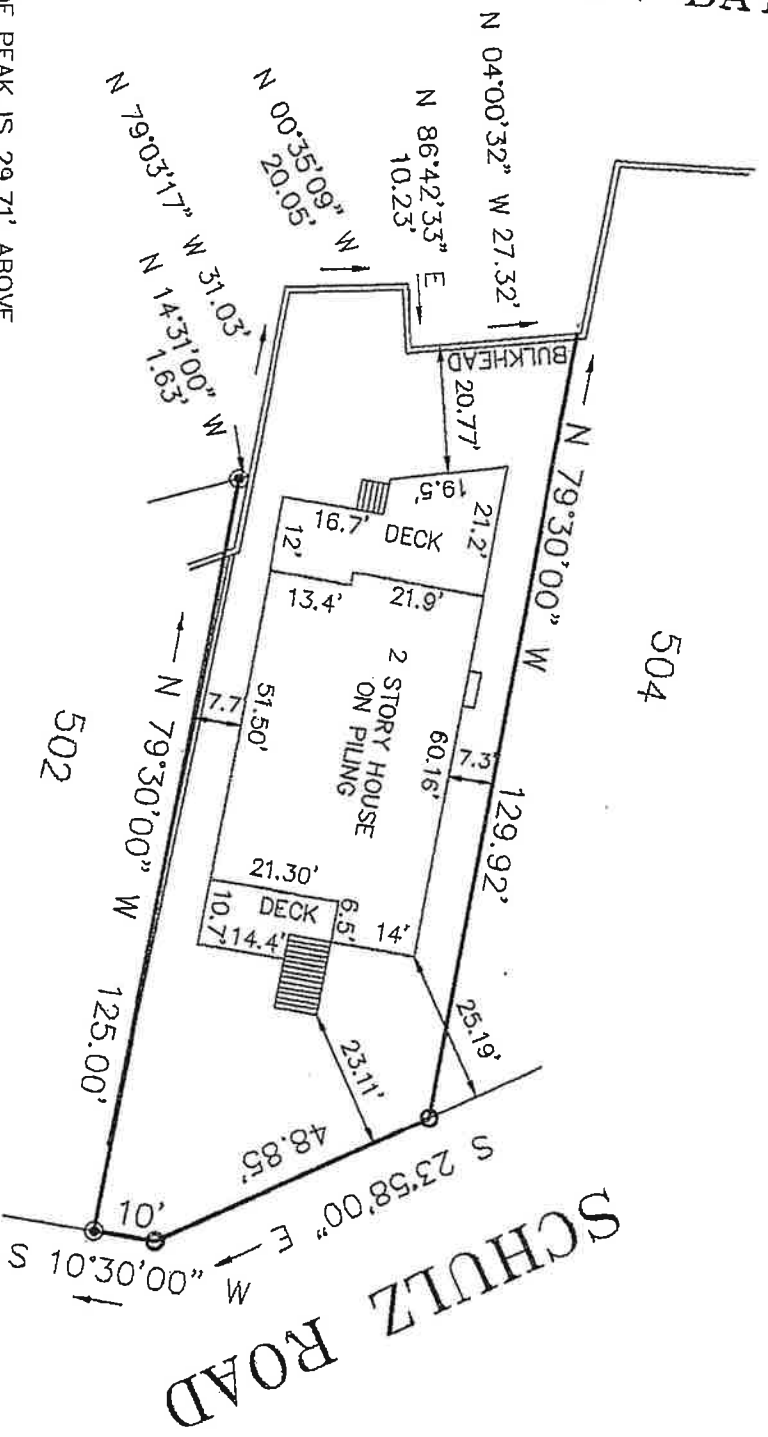
1010 N. Schutz Rd.

Ferwiche Island DE

19944

Scale 1"=10'

LITTLE ASSAWOMAN BAY



THE ROOF PEAK IS 29.71' ABOVE
THE CENTER OF THE ROAD

LOCATION SURVEY

- X = P.K. NAIL SET
- ⊙ = 1/2" IRON PIPE FOUND
- ⊙ = 3/4" IRON PIPE FOUND
- = 3/4" IRON PIPE SET
- ' URBAN SURVEY "
- FLOOD ZONE: AE 6'

AREA: 7,242 sq. ft. ±

LOTS 503 ISLE OF BALI HI SUBDIVISION 5

TOWN OF FENWICK ISLAND
BALTIMORE HUNDRED - SUSSEX COUNTY - DELAWARE

Scale: 1"=30' Date: 9-12-02



SURVEYORS, ENGINEERS, LANDSCAPE ARCHITECTS
ROUTE 1, BOX 17-B 118 ATLANTIC AVENUE OCEAN VIEW, DELAWARE 19870
PHONE: (302) 539-2366 FAX: (302) 539-2499

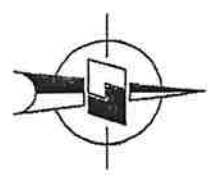
Drawn By: E.M.M.

JOB NO. 01015

F.B. NO. 273-37

T.M. 1-34-23.12-2

58B-44C
DRAWING NO.



58B-44C

This plot and survey does not verify the existence or non-existence of right-of-ways or easements on this property. *V*

[Handwritten signature]

Tax Parcel No. 1-34-23.12-2.00

BK: 4073 PG: 341

Prepared by/Return to:
Richards, Layton & Finger, P.A.
920 N King Street
Wilmington, DE 19801

THIS DEED, MADE this 13th day of December, 2012,

BETWEEN BERNARD A. YEMC and MARY L. YEMC, husband and wife, of New Castle County, State of Delaware, parties of the first part,

-and-

WILLIAM A. YEMC and KAREN L. PASCALE, husband and wife, of New Castle County, State of Delaware, parties the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said party of the second part, their heirs and assigns, as tenants by the entirety, all of their right, title and interest, in and to,

ALL that certain lot, piece and parcel of land, situate on the West side of Schultz Road at Fenwick Island, Baltimore Hundred, Sussex County, State of Delaware and being Lot No. 503 and Lot No. 504 as laid out on the Plot of Subdivision No. 5 of the Lands of George J. Schulz, Fenwick Island, Delaware, said Plot being of record in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware, in Plot Book No. 2, Page 52, and more particularly described in a recent survey prepared by Land Tech Inc., dated June 5, 2001, as follows, to wit:

BEGINNING at an iron pipe found on the westerly side of Schulz Road, a common corner for this parcel and Lot No. 505; thence along the southerly side of Lot No. 505, North 79° 30' 00" West, 107.50 feet to a PK nail in the bulkhead on the Little Assawoman Bay; thence meandering along the Little Assawoman Bay in a southerly direction to an iron pipe found; thence along the northerly side of Lot No. 502, South 79° 30' 00" East, 125.00 feet to an iron pipe found on the westerly side of Schulz Road; thence along the westerly side of Schulz Road by the two following coordinates: (1) North 10° 30' 00" East, 10.00 feet to another iron pipe; (2) North 23° 58' 00" West, 109.50 feet to the point and place of Beginning. Be the contents thereof what they may.

EXCEPTING THEREOUT AND THEREFROM ALL that certain lot, piece and parcel of land, situate on the West side of Schulz Road at Fenwick Island, Baltimore Hundred, Sussex County, Delaware, said lot having a frontage of fifty feet on said road and extending back a uniform width to Little Assawoman Bay, and being all of Lot No. 504 as laid out on the Plot of Subdivision No. 5 of the lands of George J. Schulz, Fenwick Island, Delaware, said Plot being of record in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware,

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in Plot Book 2, Page 52, being more particularly bounded and described in accordance with a survey prepared by LandTech, LLC, dated January 21, 2002, as follow, to wit:

BEGINNING at an iron pipe located on the southwesterly R.O.W. of Schulz Road, said iron pipe being a corner for this lot and Lot 505; thence by and with the southwesterly R.O.W. of Schulz Road, South 23 degrees 58 minutes 00 seconds East, a distance of 60.65 feet to an iron pipe; thence by and with Lot 503, North 79 degrees 30 minutes 00 seconds West, a distance of 129.92 feet to a point; thence by and with a bulkhead, and Little Assawoman Bay, North 04 degrees 00 minutes 32 seconds West, a distance of 0.65 feet to a point; thence North 78 degrees 57 minutes 31 seconds West, a distance of 28.22 feet to a point; thence North 04 degrees 11 minutes 27 seconds East, a distance of 22.45 feet to a point; thence South 86 degrees 24 minutes 18 seconds East, a distance of 19.90 feet to a point; thence North 08 degrees 36 minutes 00 seconds East, a distance of 24.41 feet to a point; thence by and with Lot 506, thru a P.K. Nail at 0.50 feet, South 79 degrees 30 minutes 00 seconds East, a distance of 107.50 feet to the point of Beginning. Containing 6,633 square feet, more or less.

SUBJECT to all restrictions, easements and agreements of record.

BEING the same lands and premises which Eugene D. McGee and Edna L. McGee by Deed dated July 16, 2001 and recorded in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware, in Deed Book 2612, Page 331, did grant and convey unto William A. Yemc and Karen L. Pascale, husband and wife, and Bernard A. Yemc and Mary L. Yemc, husband and wife, in fee.

By this Deed and deed recorded in Deed Book 2938, Page 125, title to the above-described property will be held entirely by the parties of the second part, as tenants by the entirety.

GRANTEE(S) ADDRESS:
2741 Grubb Road
Wilmington, DE 19810

Dover, Delaware 19904, US
to **1010 N Schulz Rd**

 **1 hr 15 min** (61.16 miles)

via SR-1



Start

Dover, Delaware 19904, US



Head toward S State St on W Lookerman St.

Go for 85 ft.



Continue on Lookerman Plz.

Go for 0.2 mi.



Continue on E Lookerman St.

Go for 0.4 mi.



Continue toward E Lookerman St.

Go for 62 ft.




Turn right onto S Dupont Hwy (US-13 S).


Go for 515 ft.





Keep left onto Bay Rd.


Go for 1.3 mi.


 Turn slightly right and take ramp onto SR-1 S toward Dover AFB/Beaches.
Go for 10.0 mi.


 Keep left onto Bay Rd (SR-1 S) toward Milford/Beaches.
Go for 5.8 mi.


 Keep left onto SR-1 S toward Milford/Georgetown.
Go for 19.8 mi.

 Keep middle onto Coastal Hwy (SR-1 S).
Go for 4.7 mi.

 Keep right onto Coastal Hwy (SR-1 S).
Go for 18.5 mi.

 Turn right onto W Dagsboro St.
Go for 0.3 mi.

 Turn right onto N Schulz Rd.
Go for 328 ft.

 End at
1010 N Schulz Rd
Fenwick Island, Delaware 19944-4564