

February 24, 2026

ERI Project No. 0004-0583

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

**RE: Modification of Existing Dock & Construction of New Dock and Lifts**  
**Tax Map Parcel: 334-19.00-37.00**  
**Lewes & Rehoboth Hundred, Sussex County, Delaware**  
**Applicant/Owner: Mr. Jon Horner (Formerly Carol Burn)**

Dear Mr. Jones,

Environmental Resource Insights (ERI) has been retained by Mr. Jon Horner to act as his agent regarding the modification of a longstanding existing dock and installation of a twin PWC lift, and the construction of a second 24 foot long by 6-foot-wide dock fitted with two boat lifts.

The subject property was occupied by a single-family home, now demolished and the applicant is in the process of constructing a new residence on the property. The property was purchased through an estate and previous records of DNREC Wetlands and Waterways Section approval are not available. The property is a longstanding canal front lot in the Rehoboth Yacht and Country Club, likely bulkheaded in the 1970's or early 1980's. An SAA approval (SA-107/25) was issued recently for bulkhead replacement.

As requested, enclosed with the application is a letter from The Great South Beach Improvement Company who may have a property interest in the lagoon where work is proposed, granting permission for the proposed improvements. This project will also require an Individual Department of the Army Permit which will be filed by my office during the week of March 2, 2026.

Should you or your staff have any questions regarding this Subaqueous Lands Permit request, I am available at your convenience.

Sincerely,

ENVIRONMENTAL RESOURCE INSIGHTS



Edward M. Launay  
Senior Professional Wetland Scientist No. 875

Cc: Mr. Jon Horner

# **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: Jonathan & Mary K. Horner Telephone #: 443-614-9447  
 Mailing Address: 25 West Side Drive Fax #: \_\_\_\_\_  
Rehoboth Beach DE 19971 E-mail: jon.horner@schellbrothers.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: \_\_\_\_\_ 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 modify the existing boat docking facility to accommodate the four (4) allowable mooring locations on this site. A proposed 6 foot wide by 24 foot long pier with a boat lift on either side is proposed on the north end and a twin personal watercraft (PWC) lift is proposed south of the existing boat docking facility. See attached description.

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: 25 West Side Drive County:  N.C.  Kent  Sussex  
Rehoboth Beach, DE 19971 Site owner name (if different from applicant): \_\_\_\_\_  
 Address of site owner: \_\_\_\_\_

8. Driving Directions: From the intersection of Coastal Hwy (Route 1) and Shuttle Road, head southwest towards Rd 273. Continue onto Rd 273 for 0.9 miles then at the circle, take the first exit onto West Side Dr and the project location is approximately 0.3 miles on the right.  
 (Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 334-19.00-37.00 Subdivision Name: Rehoboth Beach Yacht and Country Club

<b>WSLS Use Only:</b>		<b>Permit #s:</b> _____		_____		_____		_____	
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"/>
<b>Corps Permit:</b> SPGP 18 <input type="checkbox"/> 20 <input type="checkbox"/>		<b>Nationwide Permit #:</b> _____		<b>Individual Permit #</b> _____					
<b>Received Date:</b> _____		<b>Project Scientist:</b> _____							
<b>Fee Received?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		<b>Amt: \$</b> _____		<b>Receipt #:</b> _____					
<b>Public Notice #:</b> _____		<b>Public Notice Dates:</b> ON _____				OFF _____			

## Section 2, Item 5, Project Description

The proposed project is located at 25 West Side Drive, Rehoboth Beach, DE 19971 within the Lewes Rehoboth Hundred, Sussex County, Delaware. The property consists of 100 feet of existing bulkheaded shoreline along the frontage of White Oak Canal, a tributary to Rehoboth Bay. The property is identified as Sussex County tax map parcel 334-19.00-37.00.

The subject property was purchased by Jon and Mary Horner in June of 2025. Purchase was from the estate of Carol Burn and past records about the longstanding dock are unavailable. Due to the age of the existing home, the owners have decided to demolish the existing structure and build a new home. Due to the deteriorated condition of the existing timber bulkhead along the White Oak Canal frontage, after removal of the existing home, a new 100-foot-long vinyl bulkhead will be installed within the footprint of the existing timber bulkhead. This was authorized by the Department under SA-107 issued on August 6, 2025.

An existing docking facility consisting of a 4-foot wide by 8-foot-long pier and a 6.8 foot wide by 32.3-foot-long dock currently exists in the center of the lot extending into the White Oak Canal. This structure is in good condition.

The owners wish to maintain boats on lifts and two personal watercrafts (PWC, jet skis) on a lift at the property. This will involve modification of the existing dock and construction of a new 6 foot wide by 24-foot-long pier described as follows:

The proposed boat docking facility will remove the north portion of the existing dock (6.8' wide by 11.7' long) and will retain 20.6 feet of the 6.8-foot-wide existing dock and the existing 8 foot wide by 14-foot-long pier. Decking on the pier and dock will be refurbished as needed. A new 6 foot wide by 24-foot-long pier is proposed to the north of the existing pier to allow access to the two proposed boat lifts on either side of the proposed pier. The first boat lift is proposed to be between the existing pier structure and the proposed pier. The second boat lift is proposed on the north side of the proposed pier. The two proposed pile supported, 12,000-pound capacity boat lifts will be supported on four independent piles measuring 10 foot wide by 14 foot long. On the south side of the existing dock, a 12-foot wide by 14 foot long "Tidetamer" personal watercraft (PWC) lift is proposed. This lift consists of a platform which holds two PWCs. The PWC lift is supported on four independent piles and is constructed of aluminum and stainless-steel material.

The proposed docking facility will be constructed with typical marine construction materials consisting of salt treated piles and timbers secured with galvanized or stainless-steel hardware. Water and electric service is proposed on both pier docking structures.



**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

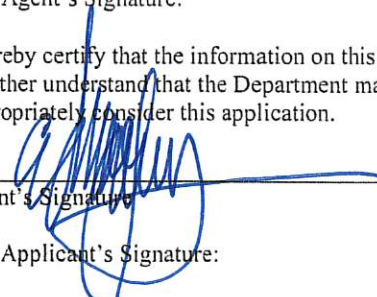
I wish to authorize an agent as indicated below

I, Jonathan & Mary K. Horner, 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

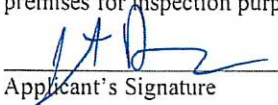
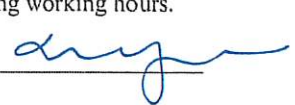
20. Agent's Signature:

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.

 12/18/2025  
 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.

  12/11/25  
 Applicant's Signature Date

Jonathan Horner Mary Horner  
 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.)

See basic application (Section 2, Item 5, Project Description)

2. Please provide numbers and dimensions as follows:

Structure Type	Number of Support Pilings	Dimensions (Channelward of MHW or OHW)		Dimensions (Channelward of MLW- n/a for non-tidal water)		New, repair or maintain
		Width _____ ft.	Length _____ ft.	Width _____ ft.	Length _____ ft.	
Dock, Pier, Lift, gangway						
Pier	4	8	14	8	14	Maintain
Dock	6	6.8	20.6	6.8	20.6	Maintain
Pier	6	6	24	6	24	New
Boat Lift	4	10	14	10	14	New
Boat Lift	4	10	14	10	14	New
Twin PWC Lift	4	12	16	12	16	New
Freestanding Pilings	Number					

Mooring Buoy: How many moorings will be installed? \_\_\_\_\_  
 What will be used for the anchor(s)? \_\_\_\_\_  
 Anchor/Mooring Block Weight \_\_\_\_\_  
 Anchor Line Scope (Length or Ratio) \_\_\_\_\_  
 Water Depth at Mooring Location \_\_\_\_\_

3. Approximately how wide is the waterway at this project site? 125 ft. (measured from MLW to MLW)

4. What will be the mean low water depth at the most channelward end of the mooring facility? -2.94 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 withgalvanized hardware, "Tidetamer" PWC lift is aluminum and stainless steel

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? 20 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  To be demolished
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? 100 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 GREAT SOUTH BEACH IMPROVEMENT COMPANY

202 WOODBRIDGE HILLS  
REHOBOTH BEACH, DELAWARE 19971

February 17, 2026

Environmental Resource and Insights  
Mr. Edward M. Lunay

RE Mr. Jon Horner  
TM 334-19.00-37.00

Dear Mr. Lunay

Please be advised that we have reviewed the proposed plans titled "25 West Side Drive Proposed Docking Facility" Dated OCT 2025 and as owner of the private underwater lands adjacent to Sussex County Delaware Tax Map 334-19.00-37.00, we have no objection to the activity provided all necessary Federal, State, County and local permits are obtained.

For the Great South Beach Improvement Company, I am,



Robert B Whitford

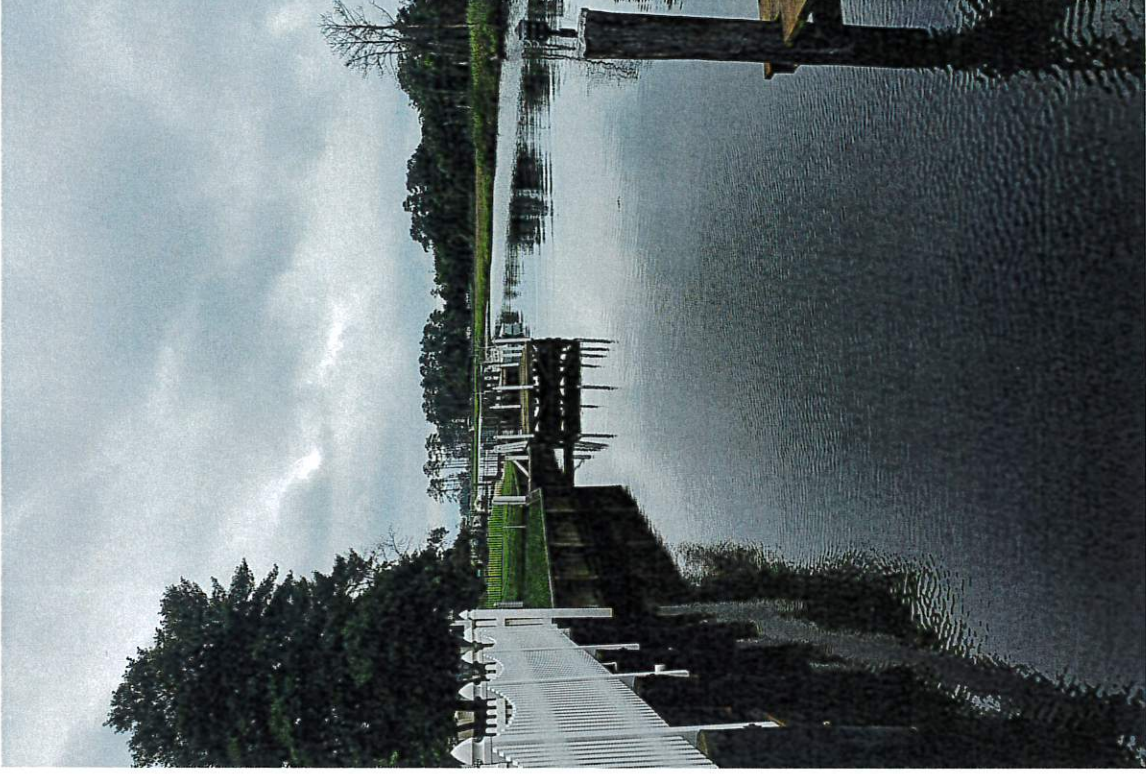
RBW/jk



View southward of existing deck and  
White Oak Canal



View of existing pier and dock-to  
opposite shore



View south from existing dock south  
along White Oak Canal



View from existing dock north along  
White Oak Canal

TAX MAP #: 3-34 19.00 37.00  
PREPARED BY & RETURN TO:  
Tunnell & Raysor, P.A.  
770 Kings Highway  
Lewes, DE 19958  
File No. HD29031/JCK

THIS DEED, made this 27<sup>th</sup> day of June, 2025,

- BETWEEN -

CAROL A. BURN TRUSTEE OF THE CAROL A. BURN REVOCABLE TRUST DATED JULY 26, 2005, AS AMENDED AND RESTATED, of 25 Kings Creek Circle, Rehoboth Beach, DE 19971, party of the first part,

- AND -

JONATHAN HORNER and MARY KATHERINE HORNER, his wife, of 25 West Side Dr., Rehoboth Beach, DE 19971, as tenants by the entireties, 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, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

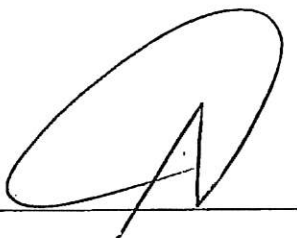
**ALL THAT CERTAIN** lot, piece, or parcel of land situate, lying and being in Lewes and Rehoboth Hundred, Sussex County, State of Delaware, being known and designated as **LOT NUMBER FOUR (4), BLOCK NUMBER NINETEEN (19)**, as the same is shown on a plot of Rehoboth Beach Yacht and Country Club, which plot is now of record in the Office of the Recorder of Deeds, in and for Sussex County, in Plot Book 5, Page 32, being more particularly described as follows, to wit:

**BEGINNING** at a point in the Westerly right-of-way line of West Side Drive, said point being a corner for these lands being conveyed and Lot No. 3, Block No. 19, Rehoboth Beach Yacht and Country Club; thence, South 13 degrees 20 minutes 00 seconds West, 100.00 feet to a point in the Westerly, right-of-way line of West Side Drive, being a corner for these lands being conveyed and Lot No. 5, Block No. 19, Rehoboth Beach Yacht and Country, Club; thence North 76 degrees 40 minutes 00 seconds West, 120.00 feet to a point in the Easterly line of a body of water known as White Oak Canal; thence, following a bulkhead along the Easterly line of said White Oak Canal, North 13 degrees 20 minutes 00 seconds East, 100.00 feet to a point in the Easterly line of White Oak Canal; thence South 76 degrees 40 minutes 00 seconds East, home to the place of beginning, be the contents therefore what they may, said premises being improved by a one-story Frame Dwelling.

**BEING** the same lands conveyed to Carol A. Burn, Trustee of the Carol A. Burn Revocable Trust dated July 26, 2025, as amended from Carol M. Burn a/k/a Carol A. Burn, by deed dated September 30, 2013, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on October 1, 2013, in Deed Book 4178, Page 234.

**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 its hand and seal the day and year first above written.



Witness

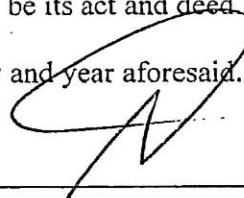
**THE CAROL A. BURN REVOCABLE TRUST DATED JULY 26, 2005, AS AMENDED AND RESTATED**

By: Carol A. Burn (SEAL)  
Carol A. Burn, Trustee

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

**BE IT REMEMBERED**, that on June 27, 2025, personally came before me, the subscriber, Carol A. Burn Trustee of the Carol A. Burn Revocable Trust dated July 26, 2005, as amended and restated, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be its act and deed.

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



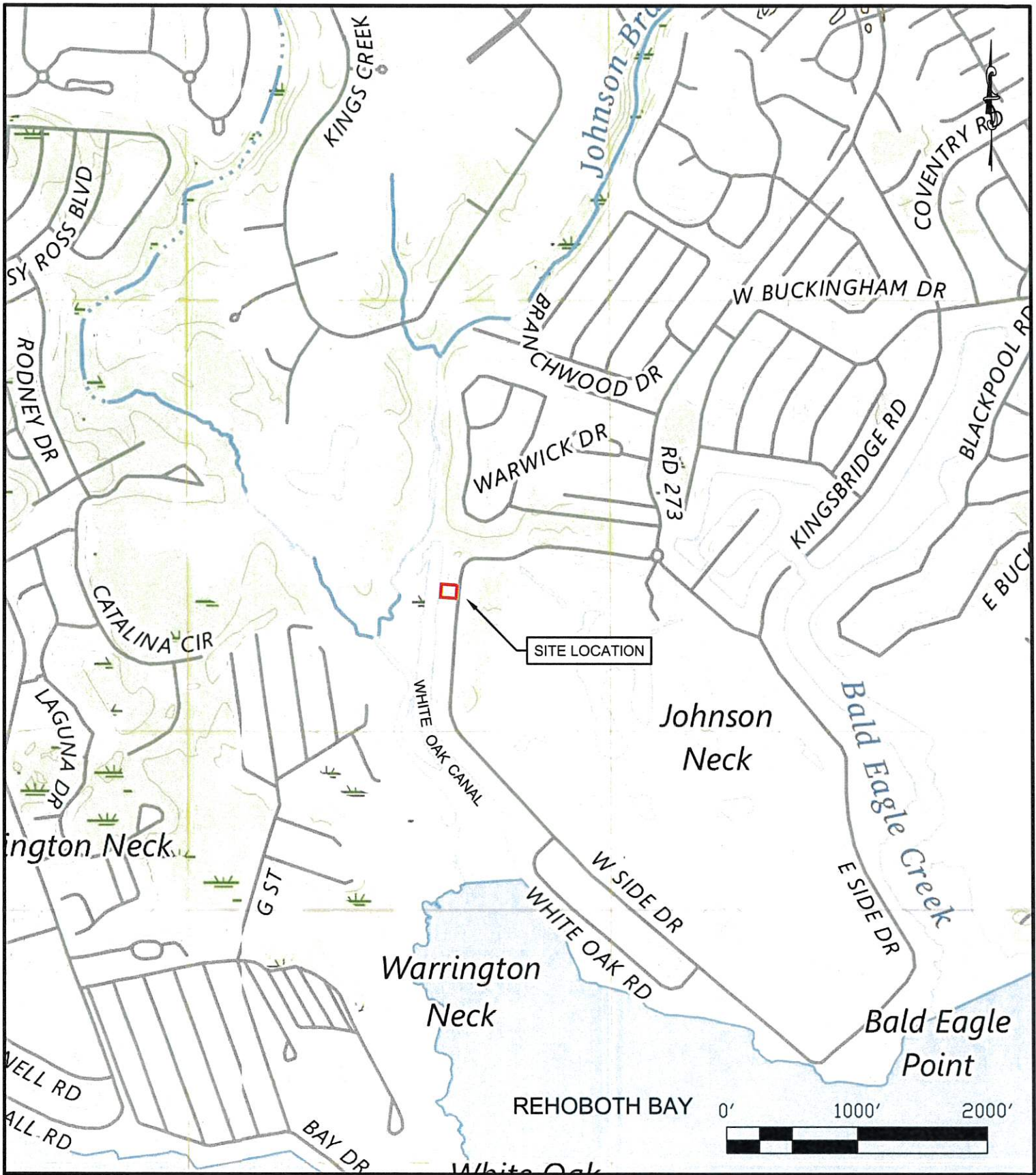
ADAM D. GELOF  
ATTORNEY AT LAW WITH  
POWER TO ACT AS NOTARY PUBLIC  
PER 29 DEL. C. SEC 4323 (A)3

Notary Public

ADAM D. GELOF  
ATTORNEY AT LAW WITH  
POWER TO ACT AS NOTARY PUBLIC  
PER 29 DEL. C. SEC 4323 (A)3

My Commission Expires:

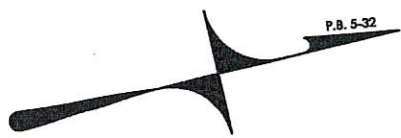
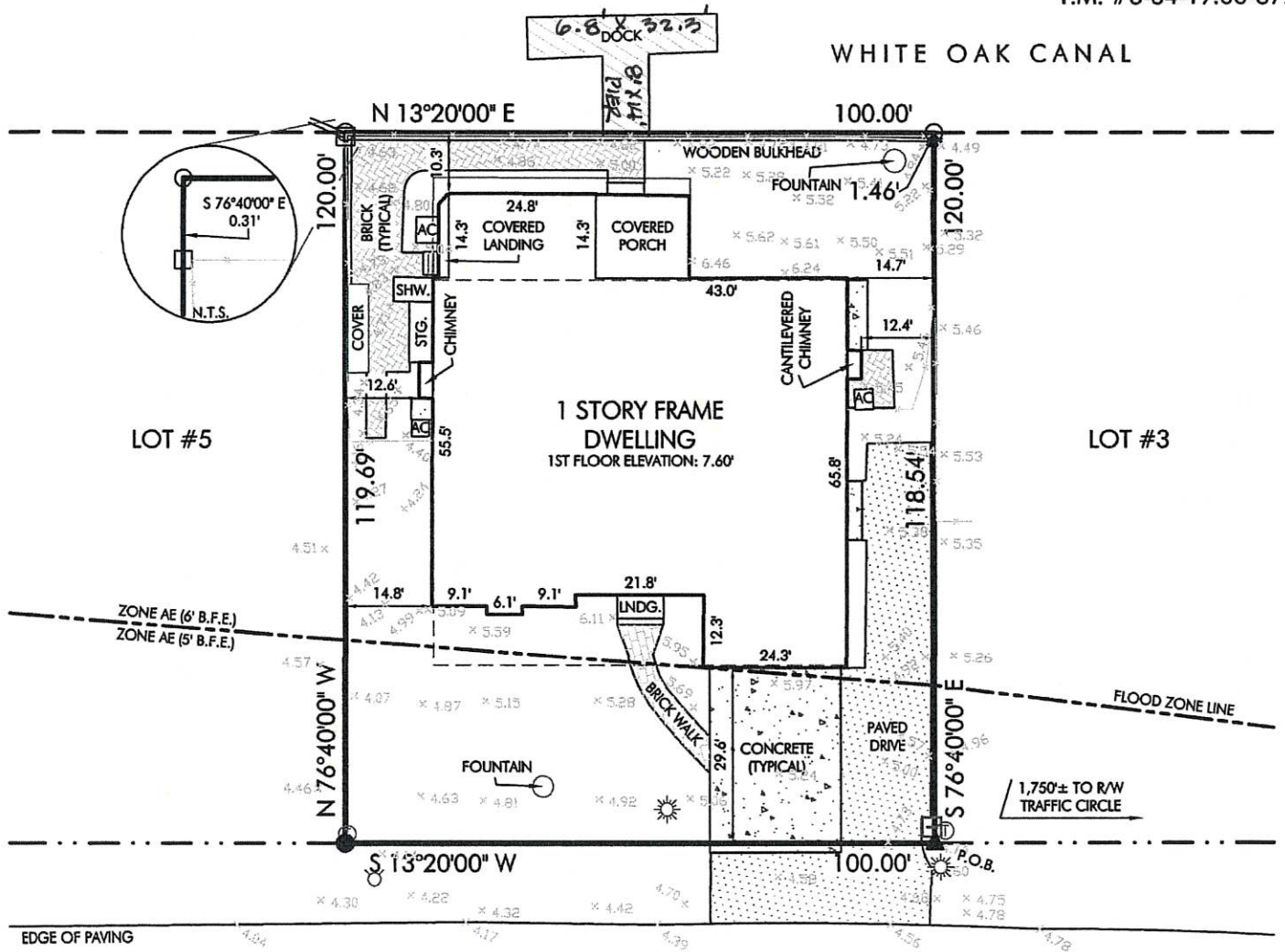
N/A



Date:	JULY, 2025
Scale:	1" = 1000'
Dwn.By:	KWW
Proj.No.:	0004-0583
REHOBOTH BEACH QUAD.	
Dwg.No.:	1

**25 WEST SIDE DRIVE**  
**USGS TOPO. MAP**  
 TMP: 334-19.00-37.00  
 LEWES & REHOBOTH HUNDRED  
 SUSSEX COUNTY, DELAWARE

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



REFERENCE BENCHMARK:  
"PK" NAIL IN CROWN OF ROAD  
ELEVATION: 4.56'

WEST SIDE DRIVE (50' R/W)

**EXISTING CONDITIONS  
TOPOGRAPHIC &  
BOUNDARY SURVEY PLAN FOR**

**JON HORNER**

TOTAL AREA: 12,000 SQ. FT., 0.2755 ACRES  
25 WEST SIDE DRIVE, REHOBOTH BEACH  
LOT #4, BLOCK #19 OF

"REHOBOTH BEACH YACHT & COUNTRY CLUB" SUBDIVISION  
LEWES & REHOBOTH HUNDRED SUSSEX COUNTY  
STATE OF DELAWARE

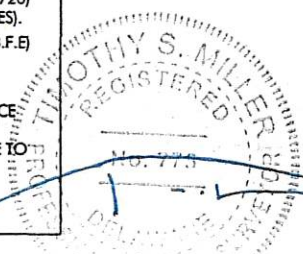
JUNE 12, 2025 SCALE: 1" = 30'

**SHEET 2**

**LEGEND:**

- IRON PIPE (FOUND)
- ◆ "PK" NAIL (FOUND)
- ▲ IRON ROD (FOUND)
- POINT IN EDGE OF FENCE POST
- POINT
- x ELEVATION SPOT SHOT (NAVD 88)

**NOTES:**  
ALL SETBACKS MUST BE VERIFIED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE DESIGNER. PLEASE CONTACT SUSSEX COUNTY (302-855-7720) AND THE H.O.A. (MORE RESTRICTIVE SUPERSEDES).  
PARCEL RESIDES IN FLOOD ZONES: AE (5' & 6' B.F.E.) F.I.R.M.: 10005C0353K, JUNE 20, 2018  
VERTICAL DATUM: NAVD 1988  
THIS DRAWING DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS OR EASEMENTS IN REFERENCE TO OR LOCATED ON THIS PROPERTY.  
NO TITLE SEARCH PROVIDED OR STIPULATED.  
SURVEY CLASS: SUBURBAN



Prepared by:

**FORESIGHT** Services

Surveying & Precision Measurement

WHITE OAK CANAL

125' TO MEAN LOW WATER LINE

125' TO MEAN LOW WATER LINE

12' x 14'  
"TIDETAMER"  
TWIN PWC  
LIFT

PORTION  
OF EXISTING  
DOCK TO BE  
REMOVED  
(6.8' X 11.7')

12,000 LB PILE  
SUPPORTED  
BOAT LIFT  
10' x 14'

EXISTING TO REMAIN  
6.8' X 20.6' DOCK

-2.94'

-2.34'

-1.80'

EXISTING  
8' X 14' PIER

PROPOSED  
6' X 24' PIER

MEAN HIGH &  
MEAN LOW  
WATER LINE  
AT BULKHEAD

100' OF VINYL SHEET PILE  
BULKHEAD WITH TWO 6'  
LONG UPLAND RETURNS  
SA-107/25 ISSUED 8/6/2025

LOT #5

LOT #3

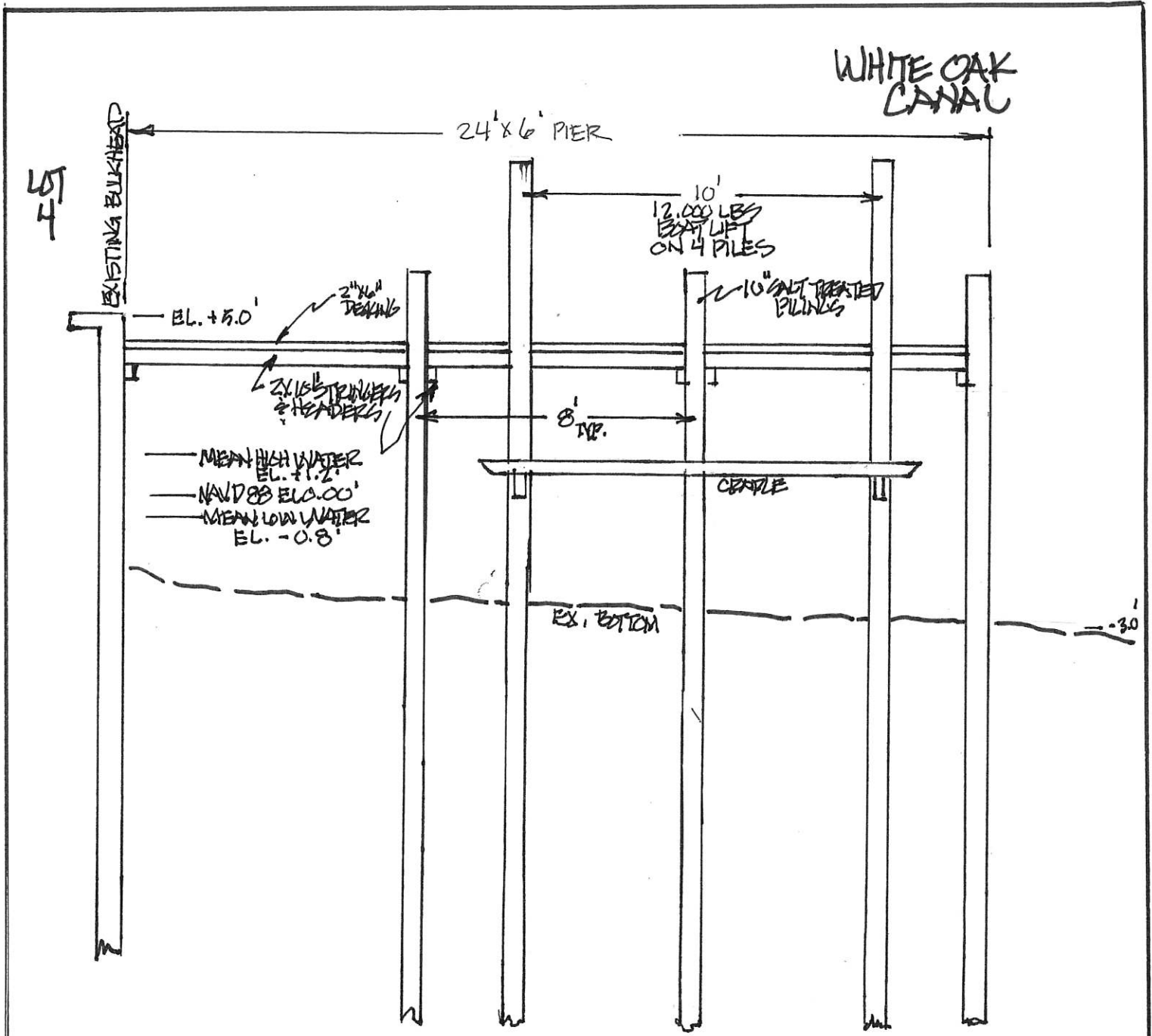
EXISTING  
1 STORY FRAME  
DWELLING  
(UNDER DEMOLITION  
TO BE REPLACED)



Date:	OCT, 2025
Scale:	1" = 20'
Dwn.By:	KWW
Proj.No.:	0004-0583
SITE PLAN	
Dwg.No.:	3

**25 WEST SIDE DRIVE**  
**PROPOSED DOCKING FACILITY**  
 TMP: 334-19.00-37.00  
 LEWES & REHOBOTH HUNDRED  
 SUSSEX COUNTY, DELAWARE

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



PIER & DOCK CROSS SECTION  
SCALE 1" = 4 FEET VERTICAL & HORIZONTAL

Date:	OCT, 2025
Scale:	NOTED ABOVE
Dwn.By:	KWW
Proj.No.:	0004-0583
SITE PLAN	
Dwg.No.:	4

**25 WEST SIDE DRIVE**  
**PROPOSED DOCKING FACILITY**  
 TMP: 334-19.00-37.00  
 LEWES & REHOBOTH HUNDRED  
 SUSSEX COUNTY, DELAWARE

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