

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**

Application Instructions (please read carefully):

Applicants and/or Agents **must** fill out the following thoroughly. Please note that incomplete or inaccurate applications will be returned.

1. Basic application
2. Appropriate appendices applicable to the project (must fill out all that apply):

A. Boat Docking Facilities	K. Jetties, Groins, Breakwaters
B. Boat Ramps	L. Section 401 - Water Quality Certification
C. Road Crossings	M. Activities in State Wetlands
D. Channel Modifications/Dams	N. Preliminary Marina Screening Checklist
E. Utility Crossings	O. Marinas
F. Intake or Outfall Structures	P. Stormwater Management
G. Bulkheads	Q. Ponds and Impoundments
H. Fill	R. Maintenance Dredging or Excavating
I. Rip-Rap	S. New Dredging
J. Vegetative Stabilization	

The following information **must** accompany the application and appendices:

1. Proof of ownership (deed and survey) or permitted land use agreement.
2. Scaled site plans and cross-section plans that show the location and design details of the proposed project. Full construction plans should be submitted for major projects.
3. List of adjacent property owners (As per item #10 A and B of this basic application form)
4. Original signature page of the application must be submitted.
5. Appropriate application fee and public notice fee (Checks should be prepared separately and made payable to the State of Delaware)

Submission Information:

1. Electronic Submission(only one copy is required through electronic submission) and Payment:

<https://epermitting.dnrec.delaware.gov/signin>

OR

Submission and Payment by Mail:

Submit an original and two (2) additional completed copies of the application (total of 3) with the appropriate application fee and \$85.00 public notice fee* prepared in separate checks to:

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

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

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

Additional Information:

1. Tax Parcel Information:

New Castle County	(302) 395-5400
	https://www.nccde.org/576/Tax-Assessment-Maps
Kent County	(302) 736-2010
	http://kent400.co.kent.de.us/PropInfo/PINAME.HTM
Sussex County	(302) 855-7878
	https://maps.sussexcountyde.gov/OnlineMap/Map.html
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 approval may be required through the Army Corps of Engineers. Applicants are strongly urged to contact the Corps for a determination of their permitting requirements. The contact number for the Regulator of the Day is (215) 656-6728.
<http://www.nap.usace.army.mil/Missions/Regulatory.aspx>
4. **For questions about this application or program contact the Wetlands and Subaqueous Lands Section at (302)739-9943.** Office hours are Monday through Friday, 8:00 AM to 4:30 PM except State Holidays. <https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/>

APPLICANT CHECKLIST

Did you complete the following?

_____ Yes	BASIC APPLICATION
_____ Yes	APPENDICES
_____ Yes	VICINITY MAP
_____ Yes	PLAN VIEW
_____ Yes	ELEVATION OR SECTION VIEW
_____ Yes	SIGNATURES (Pages 9) with Agent Authorization, if appropriate
_____ Yes	COPY OF PROPERTY DEED & SURVEY
_____ Yes	THREE (3) COMPLETE COPIES (only if submitted by mail)
_____ Yes	LIST OF ADJACENT PROPERTY OWNERS (See #10 A and B of this form)
_____ Yes	PROOF OF PRE-FILING MEETING REQUEST (See #12, needed for WQC only)
_____ Yes	APPROPRIATE APPLICATION FEE & PUBLIC NOTICE FEE

(Checks should be prepared separately and made payable to the State of Delaware)

BEFORE SIGNING AND MAILING YOUR APPLICATION, 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 construction. This will allow more fair and consistent enforcement of the conditions of the Permit or Lease by ensuring the proper liability of the Contractor.

If you have not yet chosen a contractor by the time of application, you may wish to do so prior to submitting the application for processing. If you choose to submit your application without the signature of your contractor, you will be held solely responsible for all of the terms and conditions relating to construction and which require that the permitted structure or activity be installed or conducted in accordance with the approved plans and permit conditions.

Section 1: Applicant Identification

Applicant's Name: _____ Telephone#: _____
 Mailing Address: _____ Fax #: _____
 _____ E-mail: _____

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

Contractor's Name: _____ Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____

Section 2: Project Description

1. Check those that apply:

☐ New Project/addition to existing project?

Repair/Replace existing structure? (complete #13)

2. Project Purpose (Attach additional sheets as necessary):

Check each Appendix that is enclosed with this application:

☐	A. Boat Docking Facilities	☐	H. Fill	☐	O. Marinas
☐	B. Boat Ramps	☐	I. Rip-Rap	☐	P. Stormwater Management
☐	C. Road Crossings	☐	J. Vegetative Stabilization	☐	Q. Ponds and Impoundments
☐	D. Channel Modifications/Dams	☐	K. Jetties, Groins, Breakwaters	☐	R. Maintenance Dredging
☐	E. Utility Crossings	☐	L. Section 401 – Water Quality Certification	☐	S. New Dredging
☐	F. Intake or Outfall Structures	☐	M. Activities in State Wetlands	☐	
☐	G. Bulkheads	☐	N. Preliminary Marina Checklist	☐	

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 _____

County: ☐ New Castle ☐ Kent ☐ Sussex

- *If the project is on private subaqueous lands, indicate the name of the subaqueous lands' owner: _____

(Written permission of the private subaqueous lands owner must be included with this application).

9. Present Zoning: ☐ Agricultural ☐ Residential ☐ Commercial ☐ Industrial ☐ Other

10. A. List the name and complete mailing address of the immediately adjoining property owners on all sides of the project. (Attach additional sheets as necessary):

- Last Revised on: July 21, 2021

11. Indicate the names of all representatives from DNREC and the Army Corps of Engineers with whom you have discussed the project:

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? _____

12. FOR WATER QUALITY CERTIFICATION ONLY: Has the applicant requested a pre-filing meeting from the DNREC, Wetlands and Subaqueous Lands Section (WSLS) at least thirty (30) days prior to submitting an application for Water Quality Certification? (Attach written documentation of the pre-filing meeting request.)

☐ Yes

Pre-filing Meeting Request Date? _____ Meeting Date? _____

☐ WSLS did not grant meeting

☐ No A pre-filing meeting is not required since the Water Quality Certification has been granted, granted with conditions, or waived based on the corresponding general Federal license or permit (e.g. NWP, SPGP). If applying for an individual Federal license or permit, and there is proposed discharge or fill associated with the project, the applicant must request a pre-filing meeting from the WSLS at least thirty (30) days prior to the Water Quality Certification application submission.

13. If there is any existing fill or structures in subaqueous lands at the project site, were the structures constructed or fill placed prior to 1969? Yes No

If no, provide a copy of any prior and/or current authorization(s) for projects at this site. If a copy is not available, provide the permit or lease number(s) if known.

14. Have you applied for or obtained a federal permit for the project from the Army Corps of Engineers?

☐ None

☐ Pending

☐ Issued

☐ Denied

Date: _____ Type of permit: _____

Federal Permit or ID #: _____

15. Has a Water Quality Certification already been issued for this project? ☐ Yes ☐ No

If so, when was it issued? _____ What is the authorization number? _____

16. Have you applied for permits from other Sections within DNREC?

☐ None

☐ Pending

☐ Issued

☐ Denied

Date: _____ Permit or ID #: _____

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

9. Applicant Signature and Certification

I hereby certify that the information on this form and the attached plans are true and accurate to the best of my knowledge. I understand that DNREC may request additional information as necessary to consider this application. I grant permission for the authorized DNREC representative(s) to enter upon the premises for the purpose of inspecting the leased structures during working hours. I will abide by all conditions of the reauthorized lease.

KID
Applicant Signature

December 6, 2021
Date

KEITH J. DELANEY
Applicant Name (Printed or Typed)

Co-Applicant Signature

Date

Co-Applicant Name (Printed or Typed)

10. Agent Authorization

If you elect to complete this section, all future correspondence may be signed by the duly authorized agent. In addition, the agent will become the primary point of contact for all correspondence from DNREC regarding this application.

I, _____, hereby designate and authorize _____,
Applicant Name of Agent

to act on my behalf in the processing of the application and to furnish any information that is requested.

Applicant Signature

Date

Agent Signature

Date

DRAWBRIDGE CLAYMONT LLC

34 E GERMANTOWN PIKE #203, NORRISTOWN PA 19403 OFFICE 484.322.5440

Via Email Only

DATE: February 20, 2025
TO: The Department of Natural Resources and Environmental Control (DNREC)
FROM: Keith J. Delaney, President, Drawbridge Claymont, LLC
RE: Written confirmation of authorized signatory for Drawbridge Claymont, LLC

To Whom It May Concern:

I, Keith J. Delaney, President, am duly authorized as a signatory f-or Drawbridge Claymont, LLC.

If you have additional questions, please feel free to contact me at 484.322.5440

Thank you,

A handwritten signature in black ink, appearing to read 'K.J. Delaney', with a stylized flourish at the end.

Keith J. Delaney

President

Drawbridge Claymont, LLC

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
Dock, Pier, Lift, gangway		Width ____ ft.	Length ____ ft.	Width ____ ft.	Length ____ ft.	
Pier	500	79	55			Lease
Breasting Dolphin No. 1 - 9	10 per Dolphin - 90 total	9	11			Lease
Loading Station #1		9	10			Lease
Loading Station #2		9	10			Lease
Sampling House		8	12			Lease
Freestanding Pilings	Number 80					Lease

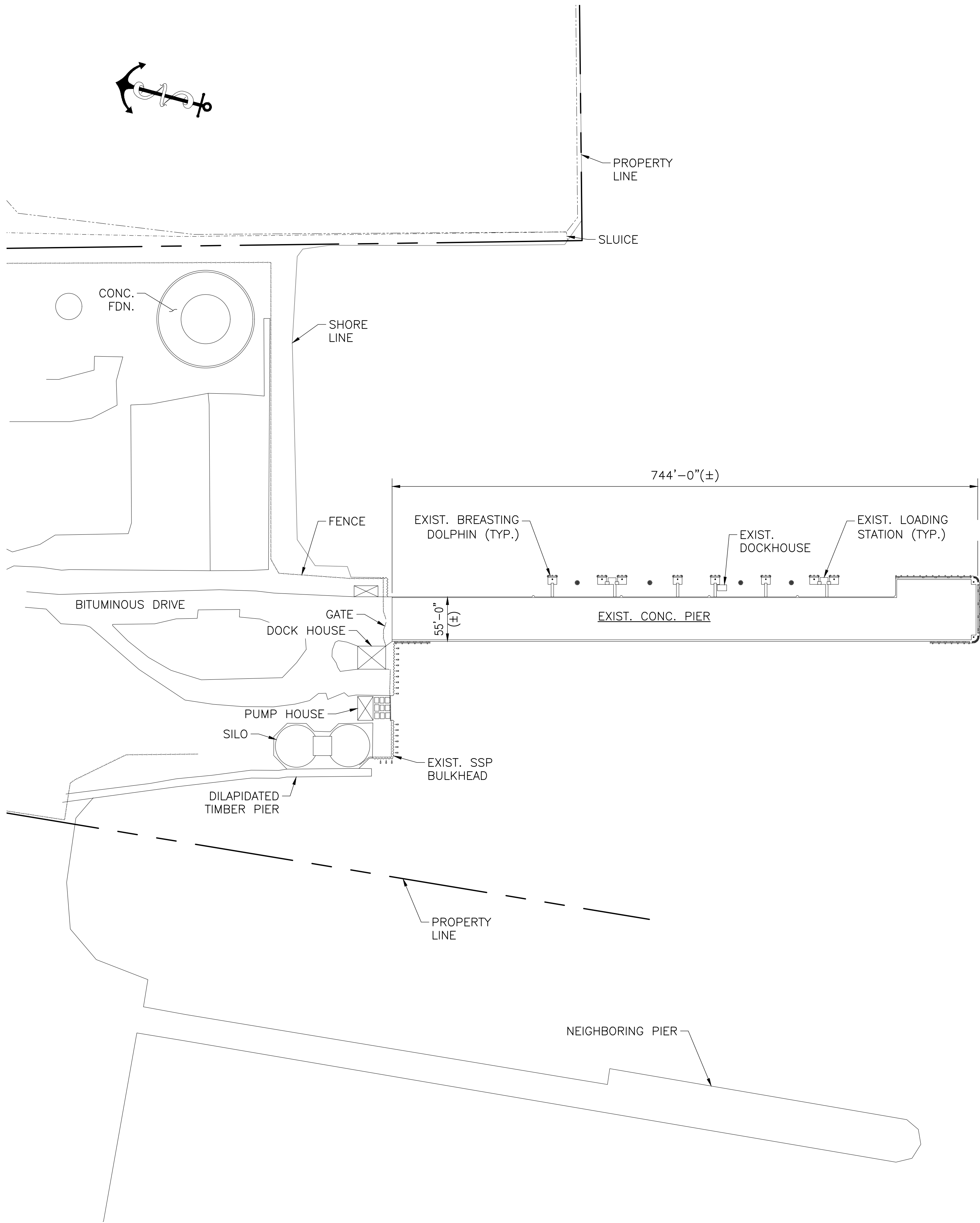
Mooring Buoy: How many moorings will be installed? _____
 What will be used for the anchor(s)? _____
 Anchor/Mooring Block Weight _____
 Anchor Line Scope (Length or Ratio) _____
 Water Depth at Mooring Location _____

- Approximately how wide is the waterway at this project site? 6,509 ft. (measured from MLW to MLW)
- What will be the mean low water depth at the most channelward end of the mooring facility? 29 ft.
- 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.
- 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? _____ 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? _____ 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.

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ISSUED FOR
PERMIT
DATE: 07-28-2026

OVERALL LAYOUT EXIST. DOCK PLAN

SCALE: 1" = 80'-0"
(ALL TOP SIDE FEATURES NOT SHOWN FOR CLARITY)

LEGEND:

— EXIST.
— NEW

NOTES:

1. DRAWING ISSUED FOR PERMIT ONLY.

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LLC**

CLIENT NAME:
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CLIENT LOCATION:
2833 W. GERMANTOWN PIKE, FAIRVIEW VILLAGE, PA 19403
PROJECT LOCATION
6300 PHILADELPHIA PIKE, CLAYMONT, DE 19703

DRAWBRIDGE CLAYMONT PLAN
OVERALL LAYOUT DOCK PLAN
SHEET: 1 OF 6
DRAWING NO.: **SK-1**

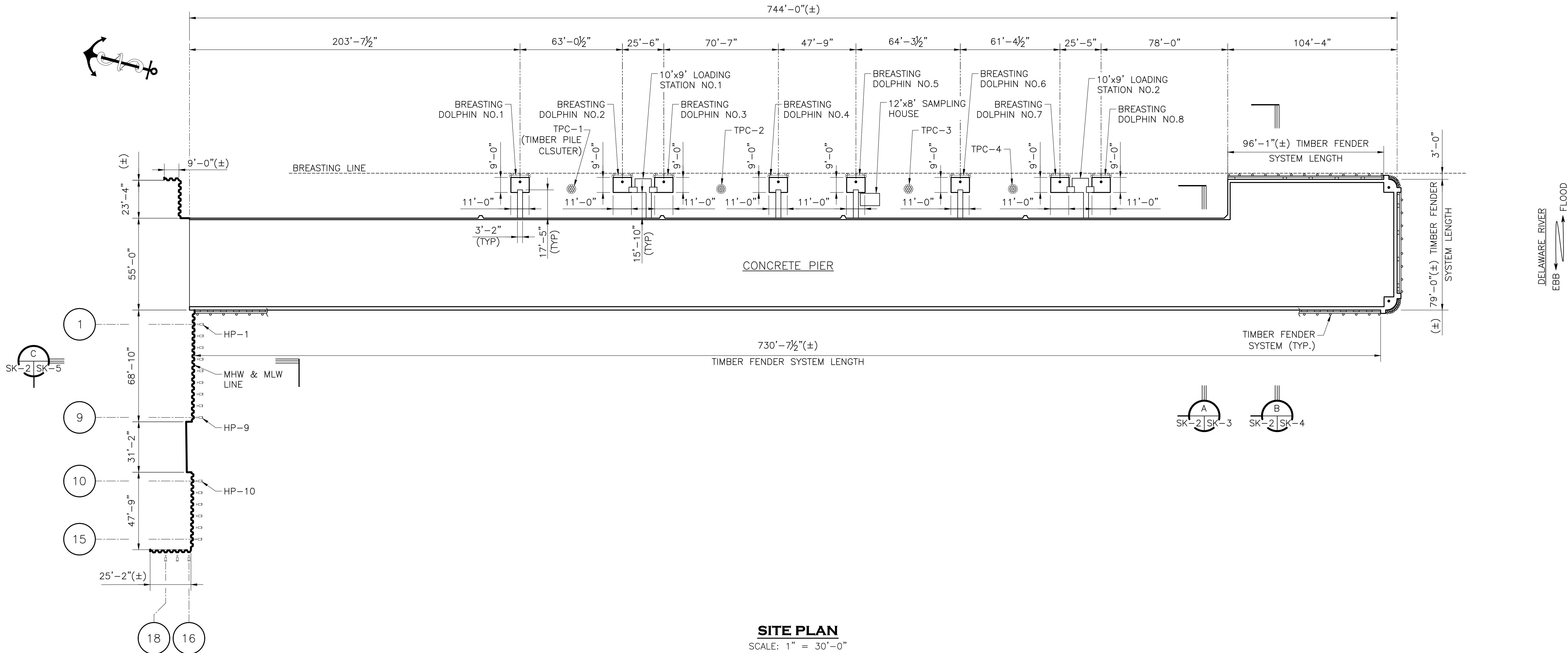
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APPROVED BY: DM
DRAWN BY: RIZ
SCALE: AS NOTED
DATE DRAWN: 7-24-2026
REVISION: A

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SITE PLAN
SCALE: 1" = 30'-0"

- LEGEND:**
- (X) PILE BENT DESIGNATION
 - HP-BATTER PILE
 - TPC-X TIMBER PILE CLUSTER

- NOTES:**
- DRAWING ISSUED FOR INFORMATION ONLY.

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CLAYMONT,
LLC**

CLIENT NAME:
DRAWBRIDGE CLAYMONT, LLC
CLIENT LOCATION:
2833 W. GERMANTOWN PIKE, FAIRVIEW VILLAGE, PA 19403
PROJECT LOCATION
6300 PHILADELPHIA PIKE, CLAYMONT, DE 19703

DRAWBRIDGE CLAYMONT PLAN
SITE PLAN
SHEET: 2 OF 6
DRAWING NO.: **SK-2**

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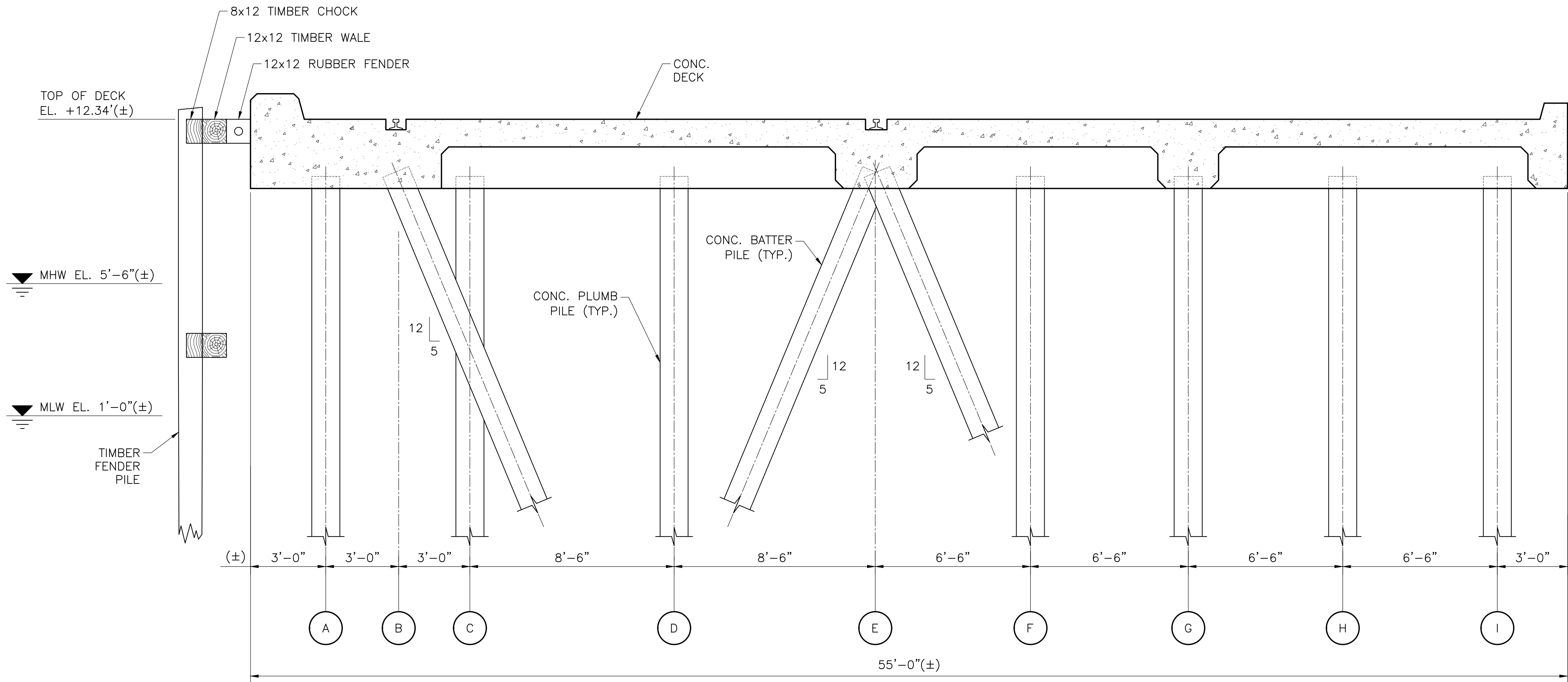
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APPROVED BY:	DM
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SCALE:	AS NOTED
DATE DRAWN:	7-24-2026
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SECTION
SK-2 | SK-3 SCALE: 3/8" = 1'-0"

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PROJECT LOCATION
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DRAWBRIDGE CLAYMONT PLAN

SECTION-A

SHEET: 3 OF 6

DRAWING NO.: **SK-3**

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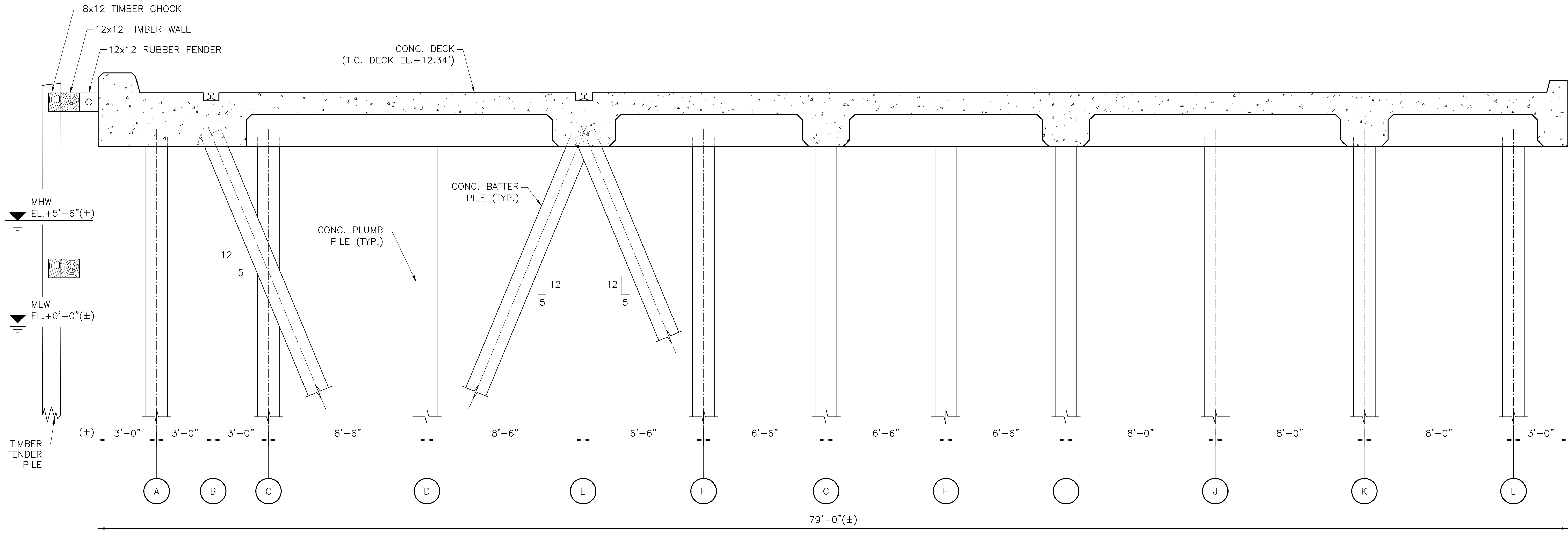
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DATE DRAWN:	7-24-2026
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SECTION
SK-2 | SK-4 SCALE: 1/2" = 1'-0"

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PROJECT LOCATION
6300 PHILADELPHIA PIKE, CLAYMONT, DE 19703

DRAWBRIDGE CLAYMONT PLAN
SECTION-B
SHEET: 4 OF 6 DRAWING NO.: **SK-4**

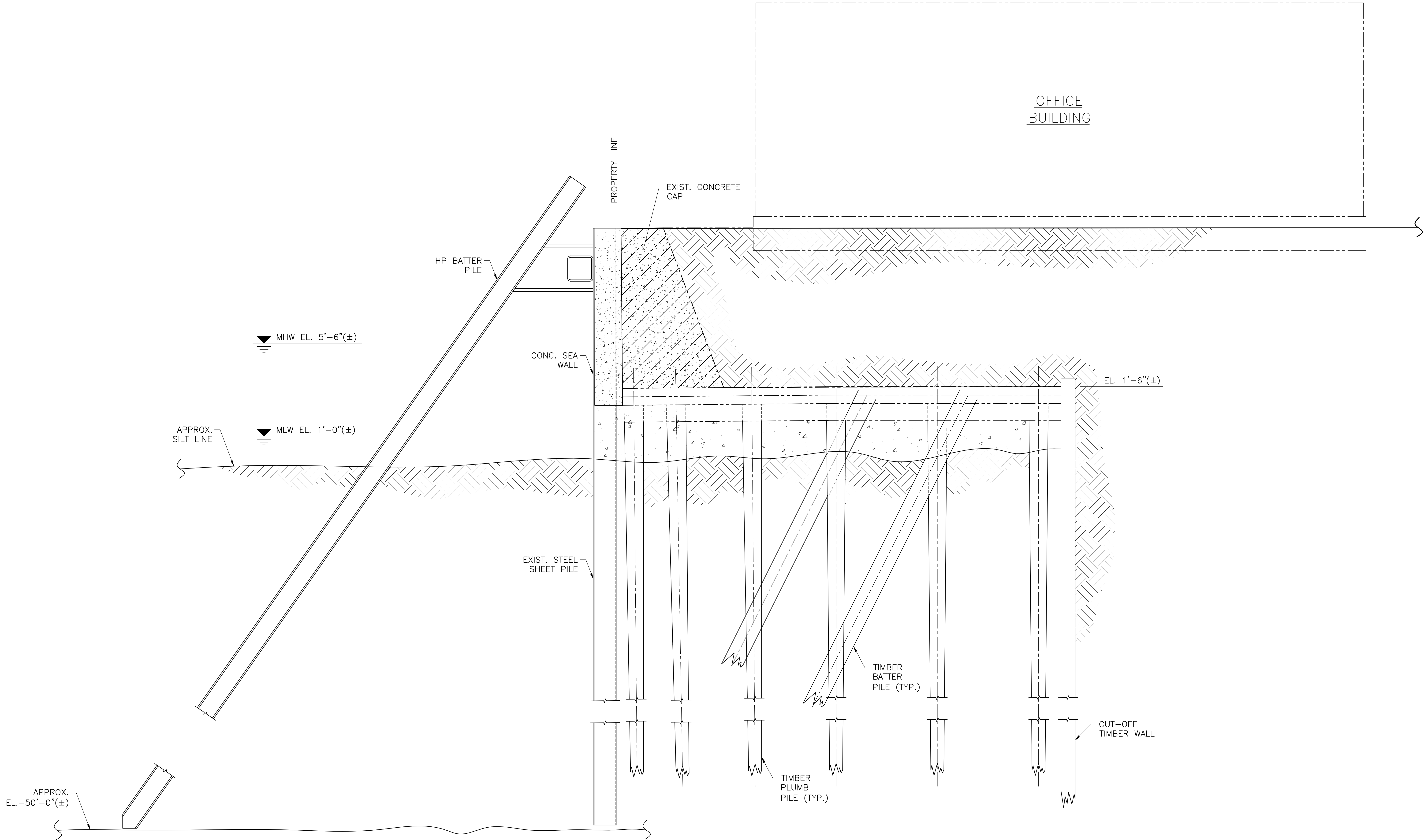
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FILE NO: N/A
DESIGNED BY: DM APPROVED BY: DM
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SECTION
SK-2 | SK-5 SCALE: 3/8" = 1'-0"

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DRAWBRIDGE CLAYMONT PLAN
ROOF R51-FOR DECK 5 EMBARK PLATFORM P51
SHEET: 5 OF 6 DRAWING NO.: **SK-5**

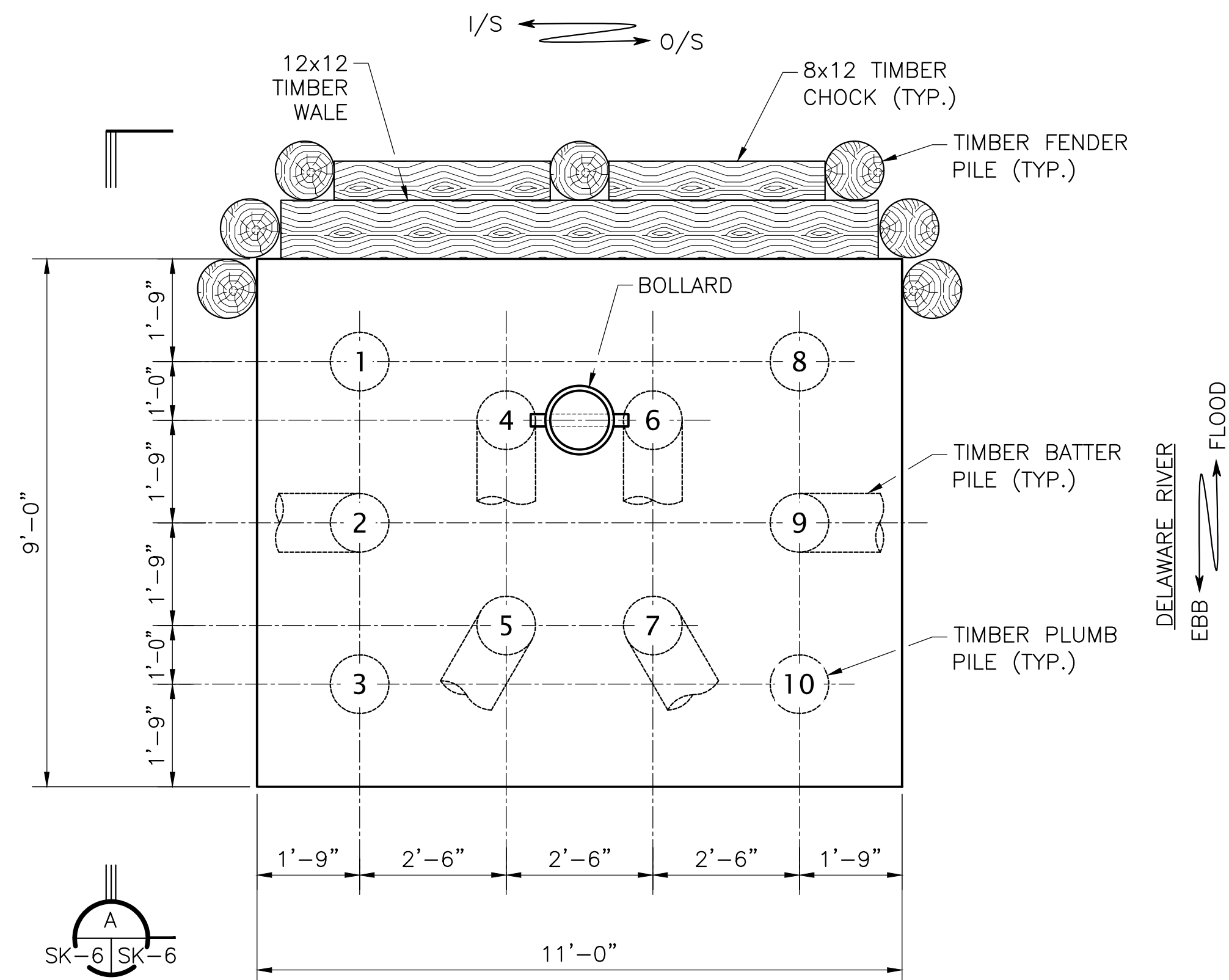
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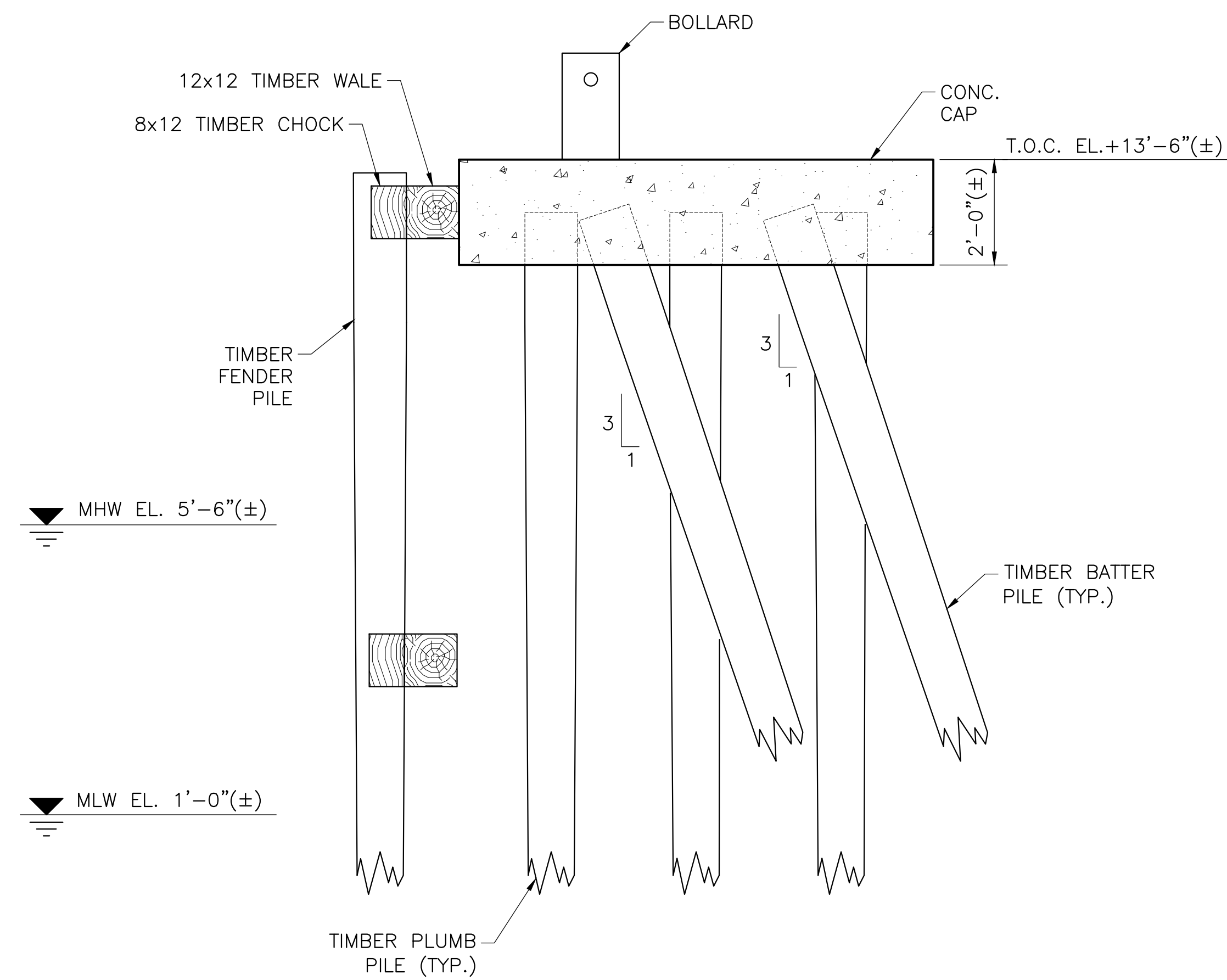
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PROJECT NO.: 270234	
FILE NO:	N/A
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DRAWN BY: RIZ	SCALE: AS NOTED
DATE DRAWN: 7-24-2026	REVISION: A

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TYP. BREASTING DOLPHIN - PLAN
SCALE: $\frac{1}{2}$ " = 1'-0"



SECTION
SCALE: $\frac{1}{2}$ " = 1'-0"

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PROJECT LOCATION
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DRAWBRIDGE CLAYMONT PLAN

TYPICAL BREASTING DOLPHIN

SHEET: 6 OF 6

DRAWING NO.: **SK-6**

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SEAL:

PROJECT NO.: 270234

FILE NO:	N/A
DESIGNED BY: DM	APPROVED BY: DM
DRAWN BY: RIZ	SCALE: AS NOTED
DATE DRAWN: 7-24-2026	REVISION: A

ISSUED FOR
INFORMATION
DATE: 07-28-2026



20160830-0043788

Pages: 3 F: \$78.00
08/30/16 11:16:22 AM

T20160029361

Michael E. Kozikowski
New Castle Recorder DEE

Tax Parcel No. 06-073.00-002

Prepared by and please return to:

Drinker Biddle & Reath, LLP
222 Delaware Avenue, Suite 1410
Wilmington, DE 19801
Attn: Michael A. DeNote

SPECIAL WARRANTY DEED

THIS DEED, MADE EFFECTIVE THE 26th DAY OF AUGUST, 2016

BETWEEN, CHEMTRADE SOLUTIONS LLC, a Delaware limited liability company, f/k/a General Chemical LLC, party of the first part;

AND

DRAWBRIDGE CLAYMONT, LLC, a Delaware limited liability company, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** in lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys to the party of the second part:

ALL THAT CERTAIN tract, piece or parcel of land situate in Brandywine Hundred, New Castle County, Delaware and shown as Parcel No. 6 on the Record Minor Subdivision Plan prepared by Vandemark & Lynch, Inc., dated August 30, 1986, revised through December 1, 1986, and recorded December 16, 1986 in the Office of the Recorder of Deeds in and for New Castle County in Microfilm No. 8433, and being bounded and described as follows:

BEGINNING at a point on the line of lands now or formerly of Texaco, Inc., said point being a corner for the herein described Parcel No. 6 and the Southwesterly right of way for Conrail (formerly Philadelphia, Baltimore and Washington Railroad Company, Claymont Branch); thence, from said point of Beginning and along the said Southwesterly right of way line for Conrail (formerly Philadelphia, Baltimore and Washington Railroad Company, Claymont Branch) the two following described courses and distances: (1) South 89 degrees 54 minutes 57 seconds East, 1,297.41 feet to a point of curvature; and (2) Northeasterly by a curve to the left having a radius of 1,487.70 feet, an arc distance of 36.70 feet to a point, said point being distant by a chord of North 89 degrees 52 minutes 50 seconds East, 36.70 feet from the last described point; thence, along a portion of the said Conrail right of way (formerly Philadelphia, Baltimore and Washington Railroad Company, Claymont Branch) and partially along lands now or formerly of Sunolin Chemical Company, South 03 degrees 25 minutes 57 seconds East, 436.32 feet to a point, a corner for Parcel No. 5; thence, along the various lines of Parcel No. 5, the six following described courses and distances: (1) North 89 degrees 42 minutes 55 seconds West, 509.79 feet to a point; (2) South 48 degrees 39 minutes 05 seconds West, 255.74 feet to a point; (3) South 07 degrees 27 minutes 35 seconds West, 224.57 feet to a point; (4) South 00 degrees 13 minutes 35 seconds West, 472.72 feet to a point; (5) South 51 degrees 31 minutes 25 seconds East, 23.03 feet to a point; and (6) South 89 degrees 51 minutes 30 seconds East, 767.43 feet to a point on the said

lands now or formerly of Sunolin Chemical Company; thence, partially along the Southwesterly line of said lands now or formerly of Sunolin Chemical Company, South 03 degrees 25 minutes 57 seconds East, 20.06 feet to a point on the approximate low water line for the Delaware River established March 1969; thence, in a general Northwesterly direction along the various meanderings of the said approximate low water line established March 1969, 1,900 feet, more or less to a point on the line of lands now or formerly of Texaco Inc.; thence thereby, North 09°-58'-42" East, 784.00 feet more or less to the point and place of Beginning.

CONTAINING within said metes and bounds 27.48 acres of land being the same, more or less.

BEING the same premises that General Chemical Corporation, by Limited Warranty Deed dated as of November 10, 2003 and recorded March 10, 2004 in the New Castle County, Delaware Recorder's Office at Instrument No. 20040310-0026774, conveyed unto party of the first part, in fee.

TOGETHER WITH all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the party of the first part, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described above, with hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, to and for the only proper use and behalf of the said party of the second part, forever.

SUBJECT TO the following restrictions in perpetuity:

(i) No portion of the property conveyed hereby shall be used or occupied, either temporarily or permanently, for any residential use of any kind or nature, including, without limitation, any use of the property by individuals or families for purposes of personal living, dwelling, or overnight accommodations, whether such uses are in single family residences, apartments, duplexes, or other multiple residential dwellings, trailers, trailer parks, camping sites, motels, hotels, or any other dwelling use of any kind.

(ii) Groundwater underneath the property conveyed hereby shall not be used for human consumption, irrigation, or other purposes that might bring it into contact with humans.

[signature page follows]

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

CHEMTRADE SOLUTIONS LLC

By: 
Name: Daniel Dietz
Title: Vice President of Water Chemicals

STATE OF NJ)
COUNTY OF MORRIS) SS:

On this, the 19th day of August, 2016, before me, a Notary Public, personally appeared Daniel Dietz who acknowledged himself to be the Vice President of Water Chemicals of Chemtrade Solutions LLC, a Delaware limited liability company, and that he, as such officer, executed the foregoing instrument for the purposes therein contained by signing his name on behalf of Chemtrade Solutions LLC.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Grantees Address:
34 E. Germantown Pike #203
Norristown, PA 19401


Notary Public

MARY F. CULVER
NOTARY PUBLIC
STATE OF NJ
MY COMM. EXP. 10-21-16

[Signature Page to Special Warranty Deed]

