

Section 1: Applicant Identification

1. Applicant's Name: Pamela Landis + Wendy Chiller Telephone #: 610-329-9637
 Mailing Address: 1645 SW Thornberry Circle Fax #: _____
Palm City, FL 34990 E-mail: _____
2. Consultant's Name: _____ Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____
3. Contractor's Name: Jordan Winterling Company Name: JLW Services LLC
 Mailing Address: 32183 Bixler Rd Telephone #: 410-251-6804
Selbyville, DE 19975 Fax #: _____
 E-mail: jlw.servicesllc@yahoo.com

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):

To Repair/Replace Existing Bulkhead with Retain Walls
To Install 4'x60' Pier with Boat Lift for Water Access

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

☒ 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: 28016 Possum Point Rd County: ☐ N.C. ☐ Kent ☒ Sussex
Millsboro, DE 19966 Site owner name (if different from applicant): _____
 Address of site owner: _____

8. Driving Directions: Head South 113 from Millsboro to Dagsboro. Turn Left on Dagsboro Rd.
Turn Left on Thorogood Rd. Turn Left on Iron Branch Rd. Turn Right on Possum Point Rd.
 (Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 233-1.00-28.00 Subdivision Name: Possum Point Park

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: Indian River waterbody is a tributary to: Indian River Bay11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water 2500' ±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):

<u>Leslie Warrick</u>	<u>Julianne Donath</u>
<u>T.M.# 233-1.00-27.00</u>	<u>T.M.# 233-1.00-29.00</u>
<u>28018 Possum Point Rd.</u>	<u>28014 Possum Point Rd.</u>
<u>Millsboro, DE. 19966</u>	<u>Millsboro, DE. 19966</u>

B. For wetlands and marina projects, list the names and complete mailing addresses of property owners within a 1,000 foot radius of the project (attach additional sheets as necessary):

N/A

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

N/A

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? N/A ☐ 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: _____

Wetlands and Subaqueous Lands Section Basic Application Form

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, Pamela Jo Landis hereby designate and authorize Jordan Winterling
(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: Jordan Winterling Telephone #: 410-251-6804
Mailing Address: 32183 Bixler Rd. Fax #: _____
Selbyville, DE. 19975 E-mail: jlw_services11c@yahoo.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]
Agent's Signature

1/21/26
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.

Pamela Jo Landis
Applicant's Signature
Pamela Jo Landis
Print Name

12/9/2025
Date

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]
Contractor's Name
Jordan Winterling
Print Name

1/21/26
Date

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, Wendy Chilla (Name of Applicant) hereby designate and authorize Jordan Winterling (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: Jordan Winterling Telephone #: 410-251-6804
 Mailing Address: 32183 Bixler Rd Fax #: _____
Selbyville, DE 19975 E-mail: jlw_services11c@yahoo.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 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]
 Agent's Signature

1/21/26
 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.

Wendy Chilla
 Applicant's Signature

12/8/25
 Date

Wendy Chilla
 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]
 Contractor's Name

1/21/26
 Date

Jordan Winterling
 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.)

To Install 4' wide x 60' Pier + 4 Piling Boat Lift

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	26	4'	60'	4'	56'	New
Lift	4	10'	12'	10'	12'	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? 2500 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
Galvanized or Aluminum Lift
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? 0 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>TBD</u>	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? 30 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.

BULKHEADS

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

1. Will the project be considered new construction or repair and replacement of an existing and currently serviceable bulkhead?

☐ New Construction
☒ Repair and Replacement

If repair and replacement, attach photos of entire length of project.

1. What is the current condition of the shoreline at the site of the proposed bulkhead?

Existing Bulkhead In Need of Repair

2. Please attach an analysis of all alternatives to bulkheading as a shoreline stabilization method for this project. Please examine options using vegetation and/or non-vertical walled structures. Include a justification of need, based on the extent of erosion and the rate of erosion. This application will not be reviewed if this answer is not completed.

Property Sits On A Hill & Needs A Vertical Structure
 Rip-Rap would Cover Existing Vegetation In Front of Waterside of Bulkhead so it is not a good alternative.

3. If this is a repair or replacement,

Do you intend to step out in front of existing bulkhead? ☐ Yes ☒ No

Is the current bulkhead creosote? ☒ Yes ☐ No

Will the new bulkhead be placed on or off the applicant's property?

☒ On ☐ Off Please indicate property lines on attached plans as well as MHW/MLW.

4. How many linear feet of shoreline are to be bulkheaded? 30 ft.

5. What will be the overall length of the bulkhead (including return walls)? 40 ft.

6. How many ends of the bulkhead will be tied into existing bulkheads which are in good repair?

☐ None ☐ One ☒ Two

7. Will the return walls be protected from out flanking with rip-rap?

☐ Yes ☒ No If your answer is "Yes", complete Appendix I.

8. Will the toe of your bulkhead be protected from undercutting with rip-rap?

☐ Yes ☒ No If your answer is "Yes" complete Appendix I.

9. What type of material(s) will be used for construction of the bulkhead (e.g. reinforced concrete, steel sheet pilings, treated tongue-and-groove timber, etc.)?

Treated Pilings & Walers
 Vinyl Sheeting or Treated T&G
 Galvanized Tie Rods

10. Will deadmen be utilized ☒ Yes ☐ No If your answer is "Yes", indicate the type and location on your drawings/ If your answer is "No", explain the method to be used to anchor the bulkhead.

11. Will wooden materials be: ☒ Salt Treated ☐ Other

12. Will all metal fittings, cables, or tie rods be galvanized? ☒ Yes ☐ No

13. Will the bulkhead be backfilled? ☐ Yes ☒ No If your answer is "Yes", complete Appendix H.

14. Will filter cloth be used? ☒ Yes ☐ No If your answer is "No", explain the method to be used to control seepage of backfill from behind the bulkhead.

15. Have you consulted an engineer or other professional to assure that the design of your bulkhead will be adequate? ☐ Yes ☒ No If your answer is "Yes", give the name and address of the party consulted.

Name:

Address:

Date:

2-33 1.00 28.00

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-15489

THIS DEED, made this 12th day of September, 2024,

- BETWEEN -

JONATHAN TYLER DAVIS, TRUSTEE OF THE CHERYL D. MEYER FAMILY TRUST, of 28024 Possum Pont Road, Millsboro, DE 19966, party of the first part,

- AND -

PAMELA JO LANDIS and **WENDY CHILLA**, of 1645 SW Thornberry Circle, Palm City, FL 34990, as tenants in common, 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 piece, parcel and tract of land lying and being known as Lot 5 of "Arthur Hudson's Lots of Possum Point" situate in Dagsboro Hundred, Sussex County and State of Delaware, and being more particularly described in accordance with a recent survey prepared by Cotten Engineering LLC, Michael Soule Cotten, Professional Engineer, September 6, 2024, as follows, to wit:

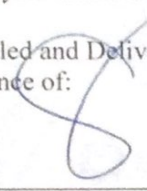
COMMENCING at an iron pipe found, said pipe being the point and place of **BEGINNING** and being a corner for the lands described herein and the lands now or formerly of Juleanna Donath and lying on the northwesterly right of way line of Possum Point Road (30' wide), said pipe also being 600 feet plus or minus from the intersection of the northeasterly right of way line of Possum Point Road and the northwesterly right of way line of Noreaster Drive, thence with the right of way line of Possum Point Road, having a bearing of South 57°13'46" West for a distance of 30.00 feet, to an iron rebar found, thence with the lands now or formerly of Leslie Warrick, having a bearing of North 32°35'00" West for a distance of 150.99 feet, passing over an iron rebar set at 122.85 feet, to a point at the waterline of Indian River, thence running with a bulkhead along said waterline, having a bearing of North 58°50'00" East for a distance of 30.01 feet, to a point, thence with the lands now or formerly of Donath, having a bearing of South 32°35'00" East for a distance of 150.15 feet, to the point and place of **BEGINNING, CONTAINING AREA 4,517± square feet or 0.104± acres, more or less, together with all of the improvements located thereon.**

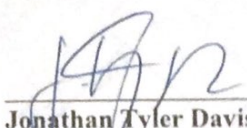
BEING the same lands conveyed to Jonathan Tyler Davis, Trustee of The Cheryl D. Meyer Family Trust by Deed of Cheryl D. Meyer dated June 19, 2015 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County at Georgetown, Delaware, in Deed Book 4411, page 168.

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 his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

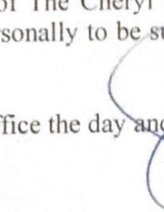


 (SEAL)
Jonathan Tyler Davis, Trustee of The Cheryl D. Meyer Family Trust

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on September 12, 2024, personally came before me, the subscriber, Jonathan Tyler Davis, Trustee of The Cheryl D. Meyer Family Trust, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

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

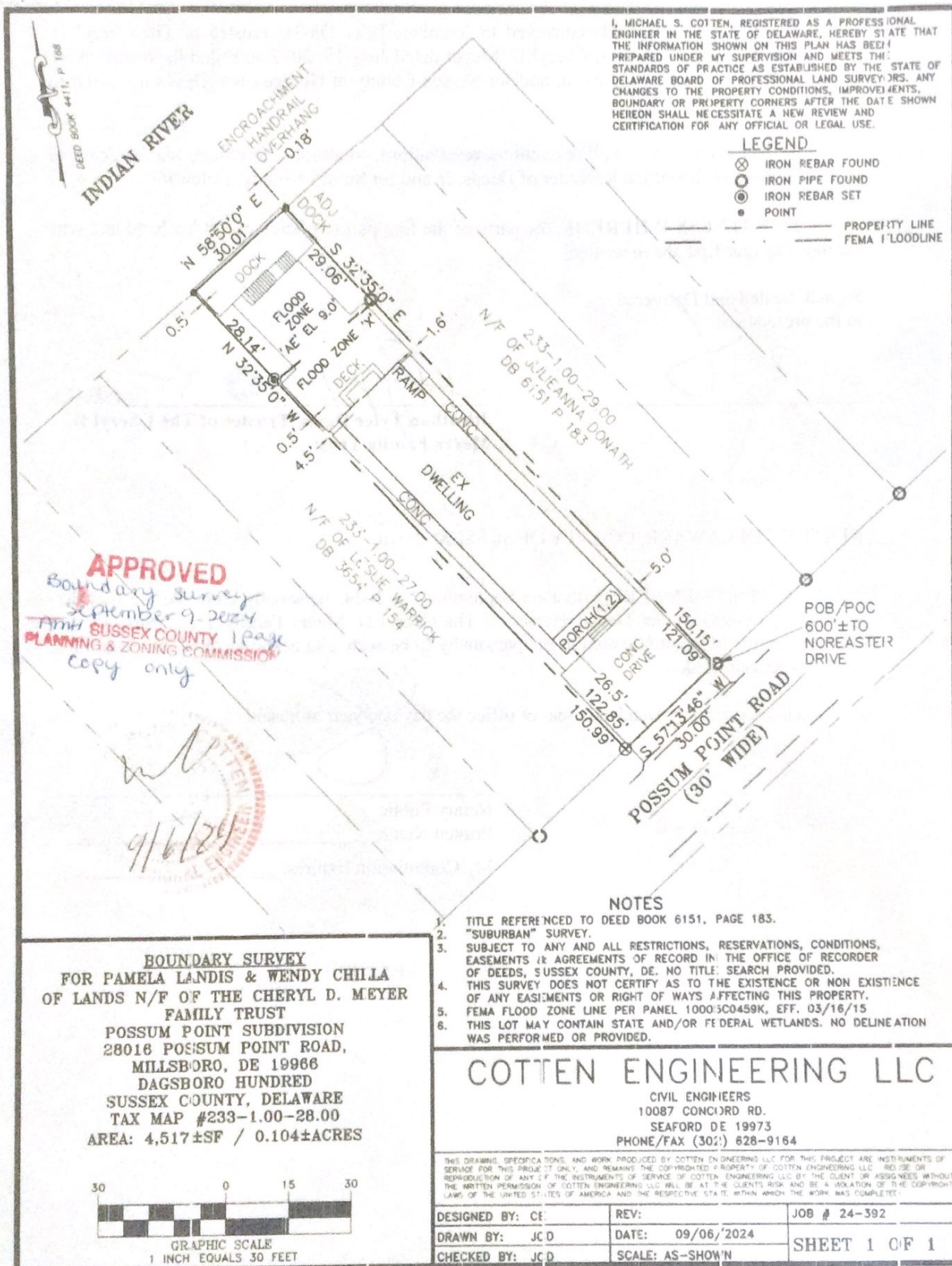


Notary Public

Printed Name: _____

My Commission Expires: _____

Shannon Carmean Burton
Attorney
Admitted to the Delaware Bar 12-15-03
Bar ID #004386
Uniform Law on Notarial Acts
Pursuant to 20 Del C Sec. 4323(a)(3)





Wawa Fuel

Millsboro

Millsboro Lanes

BJ's Gas

Lowe's

28016
Possum
Point
Rd.





Possum Point
Yacht Club

28016
Possum Point
Rd.
✱

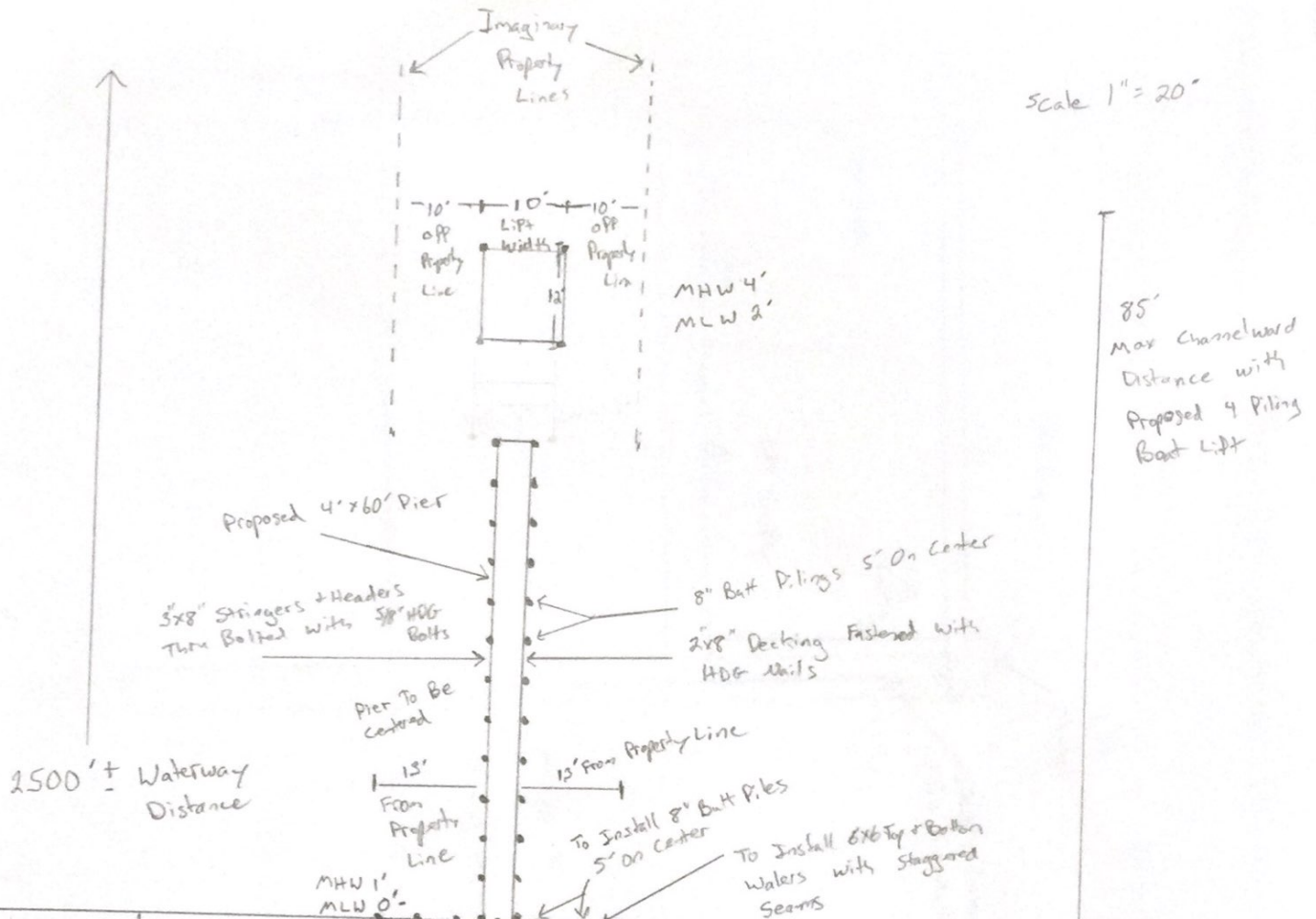
OSSUM POINT RD

Pamela Landis +
Wendy Chilla

Bulkhead, Pier, + Boat Lift
Overview

T.M.# 233-1.00-28.00

Scale 1" = 20'



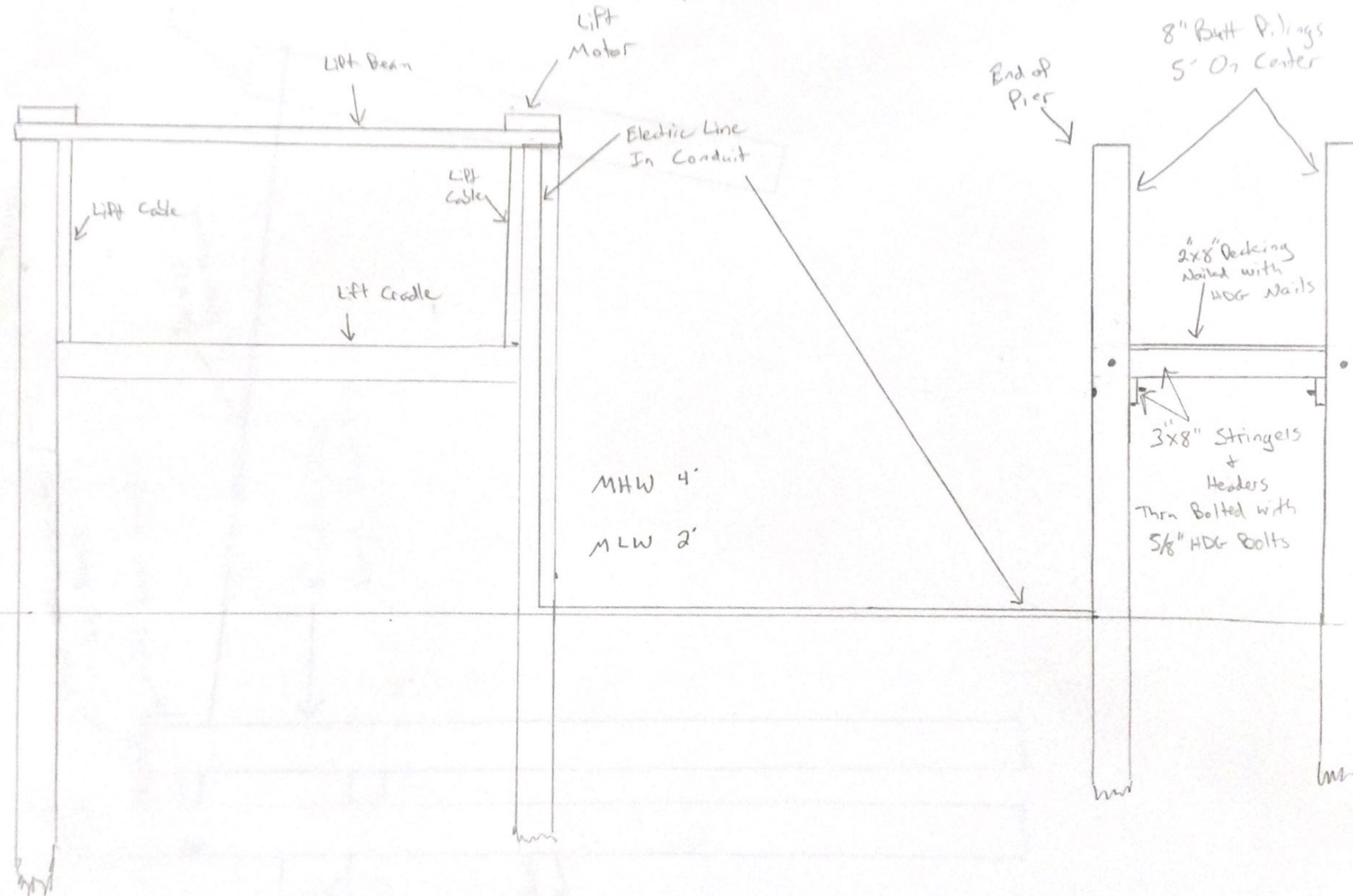
Leslie Warrick
T.M.#
233-1.00-27.00
28018
Possum
Point
Rd.

Pamela Landis
+
Wendy Chilla
T.M.#
233-1.00-28.00
28016
Possum
Point Rd.

Julianne
Donath
T.M.#
233-1.00-29.00
28014
Possum
Point
Rd.

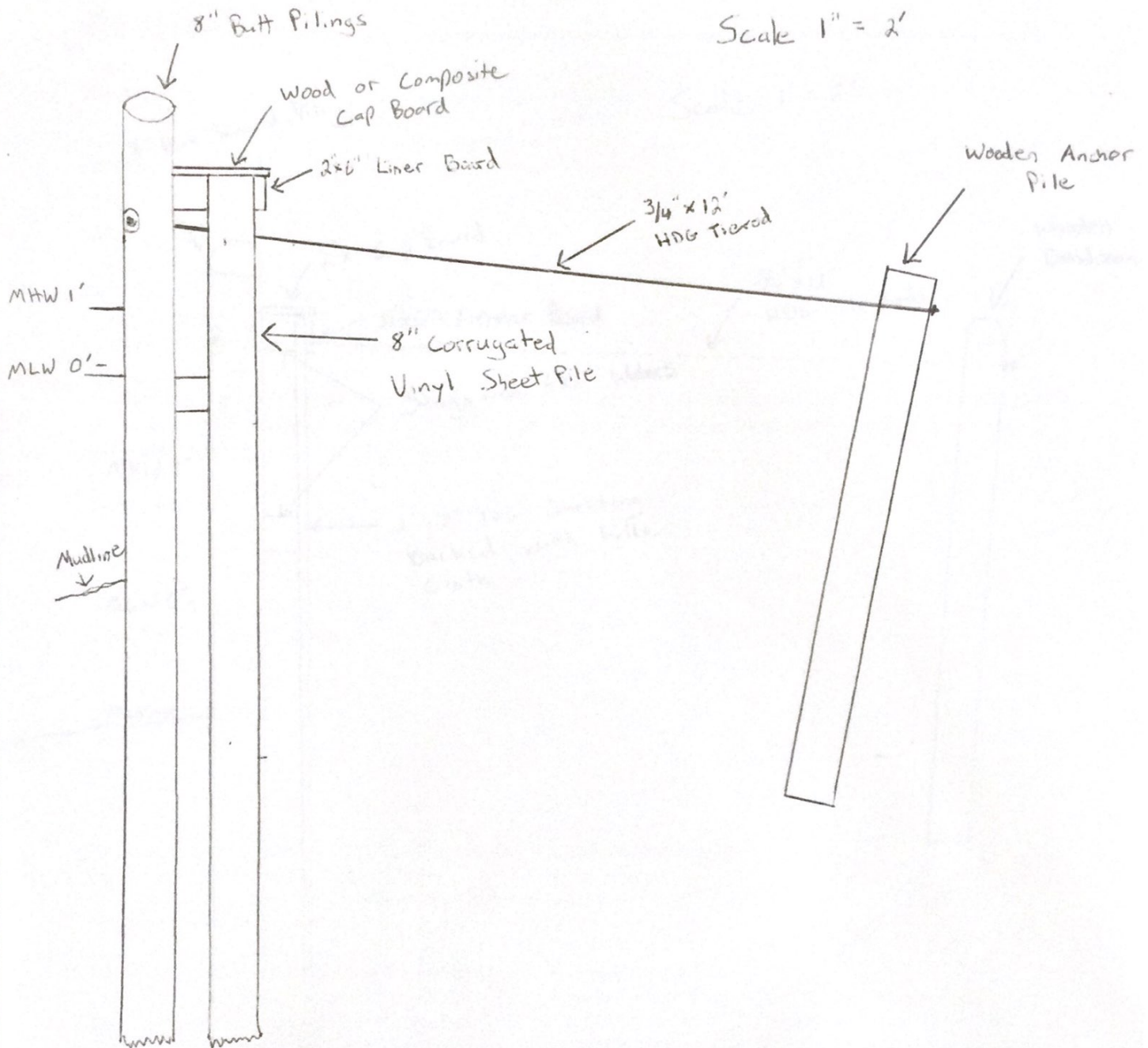
Ms. Wendy Chilla

T.M. # 233 - 1.00 - 28.00



Ms. Pamela Landis

Ms. Wendy Chilla Vinyl Bulkhead Cross Section T.M.# 233-1.00-28.00



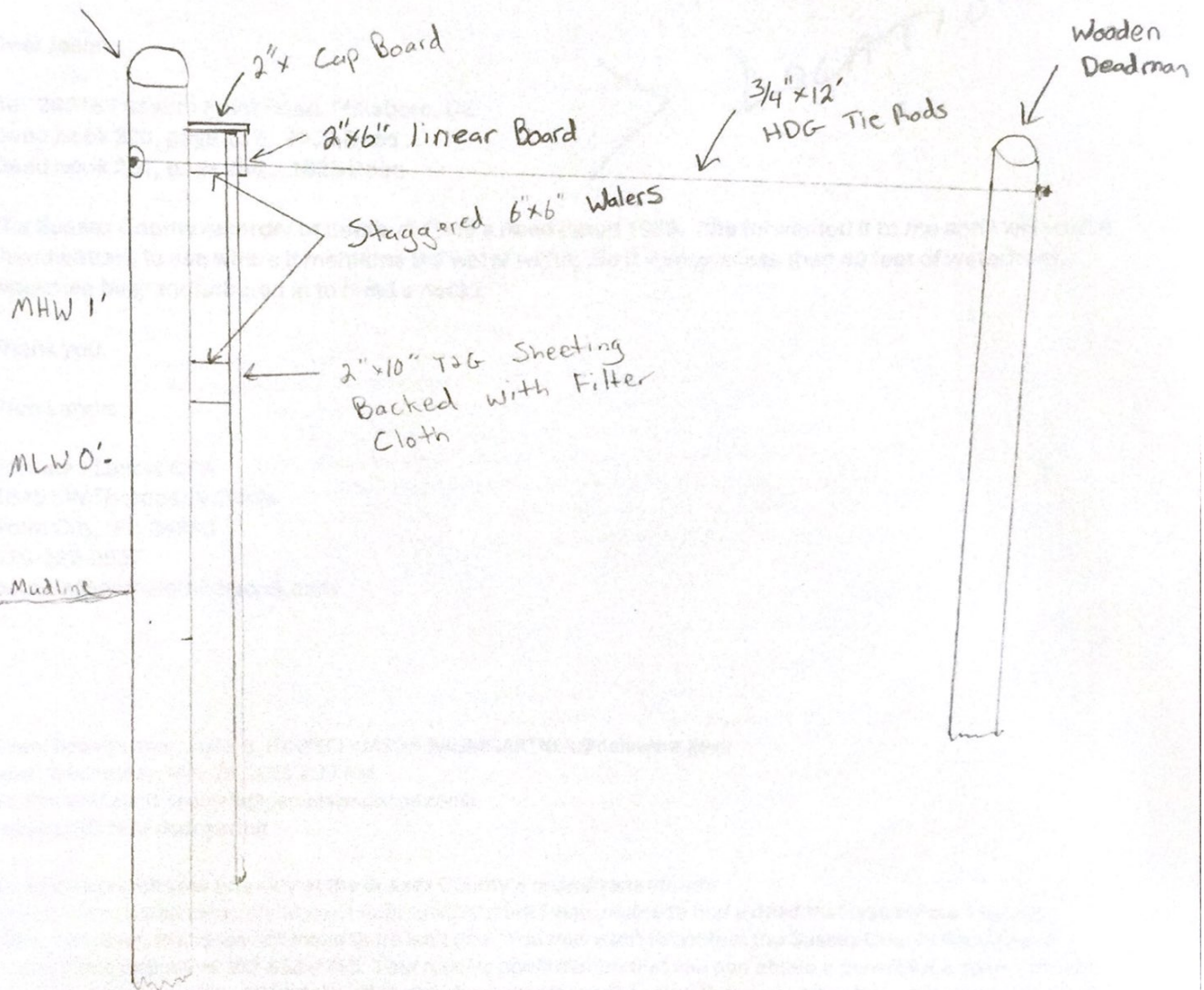
Ms. Pamela Landis

Ms. Wendy Chilla

Wood Bulkhead Cross Section T.M.# 233-1.00-28.00

8" Butt Round Piling

Scale 1" = 2'



Pamela Landis

From: Pamela Landis
Sent: Monday, June 2, 2025 10:29 AM
To: Baumgartner, Jason B. (DNREC)
Cc: 'wendychilla@msn.com'
Subject: RE: New dock permit

Dear Jason:

Re: 28016 Possum Point Road, Millsboro, DE
Deed book 320, page 232 1939 Deed
Deed book 251, page 265 1925 Deed

> LOCATION

The Sussex County recorder of deeds did find a deed dated 1939. She forwarded it to me and I will read it (handwritten) to see where it mentions the water width. So if it shows less than 40 feet of waterfront, would we be grandfathered in to build a dock?

Thank you,

Pam Landis

Pamela J Landis CPA
1645 SW Thornberry Circle
Palm City, FL 34990
610-329-9637
pamela@pamelalandiscpa.com

From: Baumgartner, Jason B. (DNREC) <JASON.BAUMGARTNER@delaware.gov>
Sent: Wednesday, May 28, 2025 2:27 PM
To: Pamela Landis <pamela@pamelalandiscpa.com>
Subject: RE: New dock permit

So, I did research your property at the Sussex County's records search site (<https://deeds.sussexcountyde.gov/LandmarkWeb>) but I was unable to find a deed that was before July 14th, 1969. However, that does not mean there isn't one. You may want to contact the Sussex County Recorder of Deeds office directly at 302-855-7785. I did receive confirmation that you can obtain a permit for a dock if the lot was recorded prior to the 1969 date. Also, the deed would need to show there was less than 40 ft of waterfront at that time.

Thanks,

acknowledged, hereby grant and convey unto the said party of the second part, all that certain lot, piece, parcel or tract of land lying and being situate in and on the land of Susan County, State of Delaware, more particularly described as follows, to-wit: the Indian River adjoining other lands of Arthur Hudson, one of these grantors, beginning at an iron post a corner for their lot and containing thirty two acres. But 100 feet to an iron post at the corner of a road, thence along said road South 57 degrees 45' West thirty feet, thence North 32 degrees 35' West 100 feet, thence North 57 degrees 45' East thirty feet to the place of beginning containing 300 square feet of land to the same more or less, being set out and designated as lot No. five (5) on a plot drawn by Morgan J. Gurn, Surveyor dated August 9, 1938, said plot being on record in the Office for the Recording of Deeds in and for Sussex County, in Deed Record, No. 308, Page 600, reference to which will more fully appear, and being a part of the same lands which were conveyed by Harley P. White to Arthur Hudson, one of these grantors, by deed dated July 2, 1930, and recorded in the Office for the Recording of Deeds in and for Sussex County, at Georgetown in Deed Record, H. G. Vol. 281, Page 55, etc. Also all that other certain lot, piece, parcel or tract of land lying between the above described lot No. 5 and the Indian River having for its boundaries the said lot No. 5, the lines formed by extending the lateral sides of said lot No. 5 to the western edge of the Indian River and the said Indian River to the contents say they may, also being a part of the same lands which were conveyed by Harley P. White to Arthur Hudson by deed dated July 2, 1930, and recorded in the Office for the Recording of Deeds in and for Sussex County, in Deed Record, H. G. Vol. 281, Page 55, etc. In Witness Whereof, the said parties of the first part have hereunto set their hands and seals, the day and year aforesaid.

Sealed and Delivered
in the presence of,
Minnie M. Friess.

Arthur Hudson (Seal)
Ellen J. Hudson, (Seal)

State of Delaware, ss. Be it Remembered That on this 21st day of August in the year of our Lord, one thousand nine hundred and thirty nine personally came before me, the undersigned, a Notary Public for the State of Delaware, Arthur Hudson and Ellen J. Hudson, his wife, Parties to this Indenture known to me personally to be such, and personally acknowledged this Indenture to be their Deed, and the said Ellen J. Hudson being at the same time privately

Sealed & Delivered

1/26 39

Minnie M. Friess
Notary Public
Georgetown, Del.
Commission Expires
1940