

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**

LEASE RENEWAL FOR SL-435/05

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?

☒ Yes	BASIC APPLICATION
☒ Yes	SIGNATURE PAGE (Page 3)
☒ Yes	APPLICABLE APPENDICES
☒ Yes	SCALED PLAN VIEW
☒ Yes	SCALED CROSS-SECTION OR ELEVATION VIEW PLANS
☒ Yes	VICINITY MAP
☒ Yes	COPY OF THE PROPERTY DEED & SURVEY
☐ Yes	THREE (3) COMPLETE COPIES OF THE APPLICATION PACKET
☒ 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: AL AND ANNE LARA
 Mailing Address: 23966 SUNDANCE LANE
LEWES, DE 19958

Telephone #: 302-547-1681
 Fax #: _____
 E-mail: ANNEELARA@GMAIL.COM

2. Consultant's Name: _____
 Mailing Address: N/A

Company Name: _____
 Telephone #: _____
 Fax #: N/A
 E-mail: _____

3. Contractor's Name: _____
 Mailing Address: N/A

Company Name: _____
 Telephone #: _____
 Fax #: N/A
 E-mail: _____

Section 2: Project Description

4. Check those that apply: THIS IS A LEASE RENEWAL SL-435/05
☐ New Project/addition to existing project? ☐ Repair/Replace existing structure? (If checked, must answer #16)

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

THIS IS A LEASE RENEWAL FOR SL-435/05

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: 23966 SUNDANCE LN. County: ☐ N.C. ☐ Kent ☒ Sussex
(LOT 45) Site owner name (if different from applicant): _____
LEWES, DE 19958 Address of site owner: _____

8. Driving Directions: RTE 24 TO CAMP ARROWHEAD RD. 3 MILES TO SKYLER DR. FOLLOW
SKYLER DRIVE TO SUNDANCE LANE
 (Attach a vicinity map identifying road names and the project location)

9. Tax Parcel ID Number: 2-34-18-00-378 Subdivision Name: VILLAGES AT HERRING CREEK

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: HERRING CREEK waterbody is a tributary to: REHOBETH BAY
11. Is the waterbody: ☒ Tidal ☐ Non-tidal Waterbody width at mean low or ordinary high water _____
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):

DONALD & M. YUNG SONTAG 23970 SUNDANCE LANE LEWES, DE 19958

WINFRED & GARNETTA SANDERS 23964 SUNDANCE LANE LEWES, DE 19958

- 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:

JASON BAUMGARTNER (DNREC) REBECCA BOBOLA (DNREC)

- 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-435/05

*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, _____, hereby designate and authorize _____
(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: _____ Telephone #: _____
Mailing Address: _____ Fax #: _____
_____ E-mail: _____

20. Agent's Signature:

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

Agent's Signature

Date

21. Applicant's Signature:

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

Applicant's Signature

1 - 9 - 2026

Date

ALAN ANNE LARA

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.)

THIS IS A LEASE RENEWAL FOR SL-435/05

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.	
DOCK		6	30	6	30	RENEWAL
						MAINTAIN
PIER		4	120	4	110	MAINTAIN
CATWALK/GANGWAY		2	13	2	13	MAINTAIN
SUPPORT PILINGS	2					MAINTAIN
BOAT LIFT	1					MAINTAIN
PWC LIFT	2	3	5	3	5	MAINTAIN
FLOATING DOCK		10	16	10	16	MAINTAIN
Freestanding Pilings	Number					

ADDED
TO LIST
2/4/26

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? 2.5 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. *NO NEW MATERIAL PLEASE SEE ORIGINAL APPLICATION SL-435/05*
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? 500 ft.
8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings. SEE ATTACHED REGISTRATION CARDS
- | | | | |
|------------------|--------------|-------------|-------------|
| 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. SEE ATTACHED
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. NONE
11. Is there currently a residence on the property? X Yes _____ No
12. Do you plan to reach the boat docking facility from your own upland property? X 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 X 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 X No
If yes, a letter of no objection from the adjacent property owner must be included with this application.

10'x16'
FLOATING

13'x12'
CONCRETE

5'x3'

PO 208

65'±
Rock Retention
SECTION

LOW PROFILE
Rock SILL SECTION
30'±

LOCKWOOD LOT

46

45

44

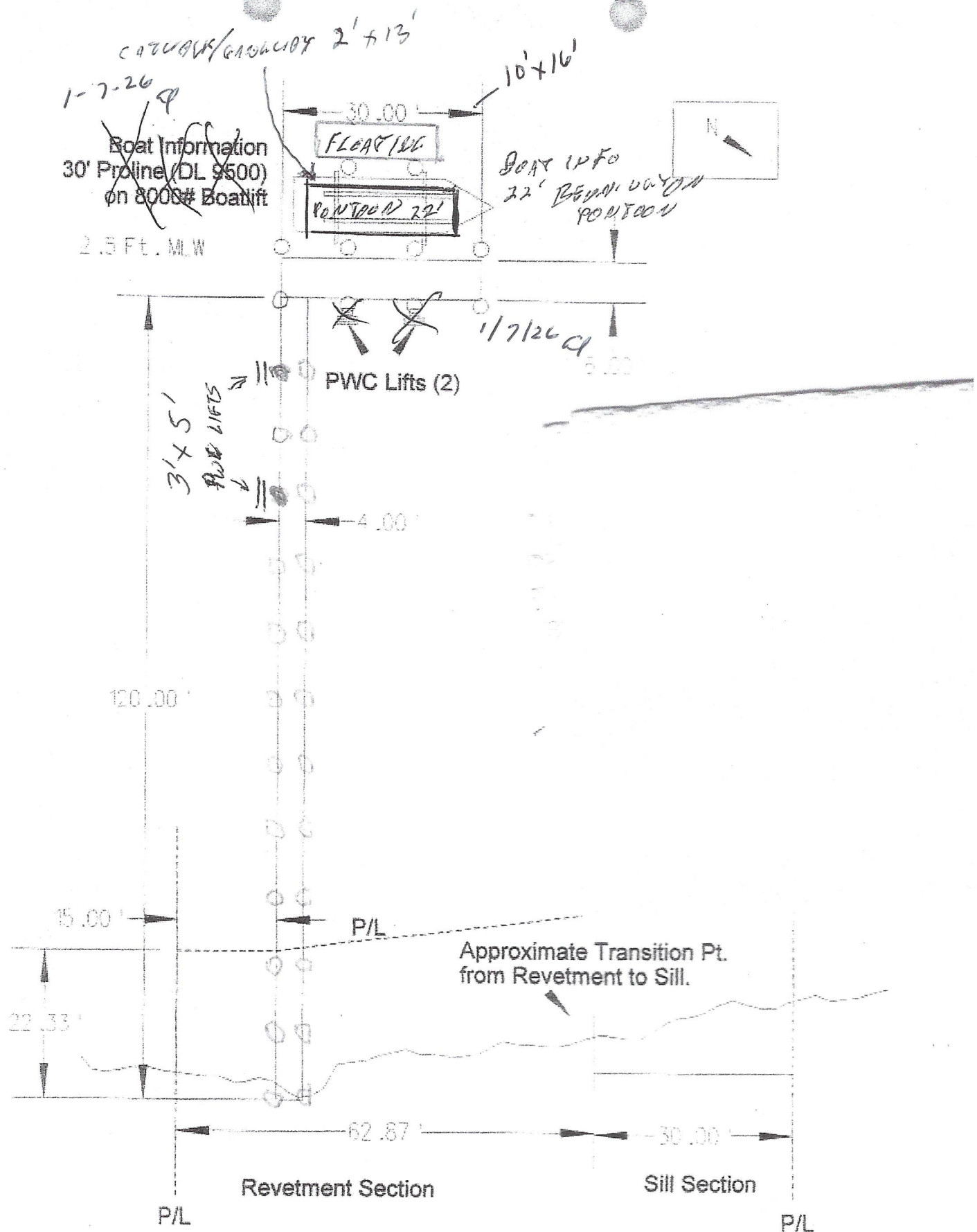
43

SS
396.00 LF 8" SDR-35 PVCPI @ 0.28%
(STA. 1+79.56)
(STA. 1+72.67)

SUNDANCE LANE

SS
(STA. 2+74.89)
(STA. 2+82.61)

PR. MH #23-
STA. 10+90
RIM = 6.85
INV. (IN) = 1.
INV. (OUT) =

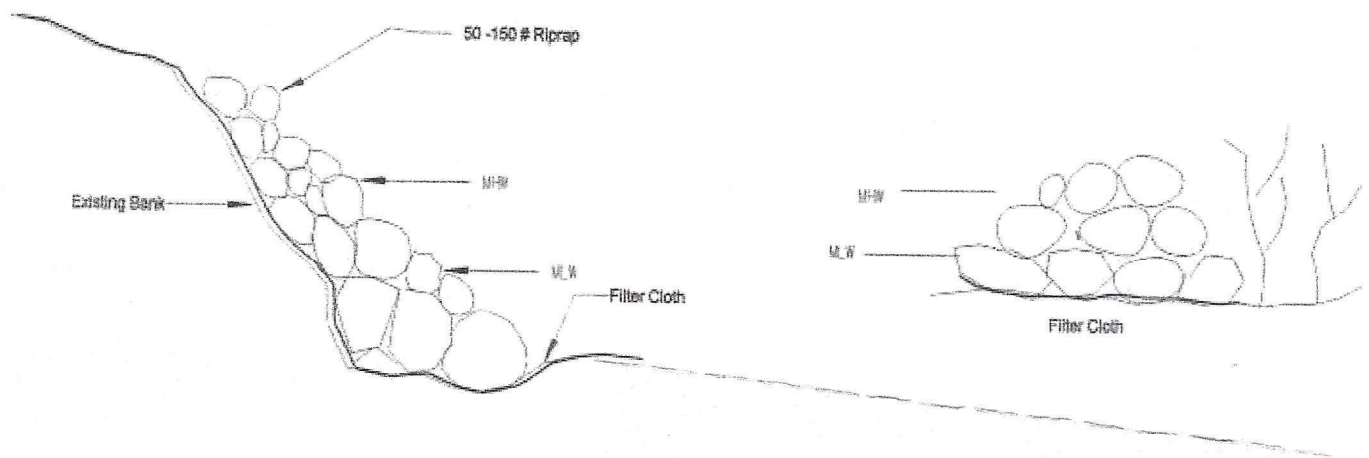
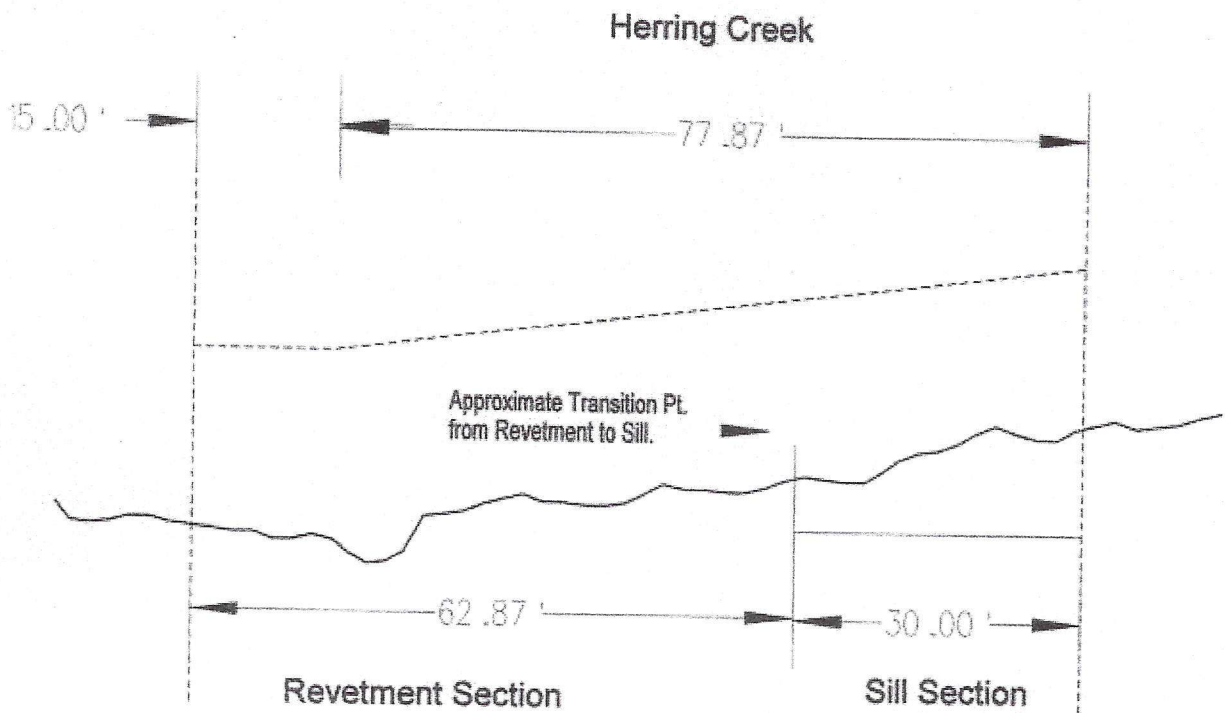


Revised Pier, Dock, Boatlifts
Don H. Lockwood
At: Lot 45 Villages at Herring Creek
In: Herring Creek
TM 2-34-18.00-376

PRECISION MARINE CONSTRUCTION INC.

2 Woodbridge Hills
Rehoboth Beach, DE 19971

Scale: 1" = 20' Date: 01-18-06 Number: 1.18.6.-7

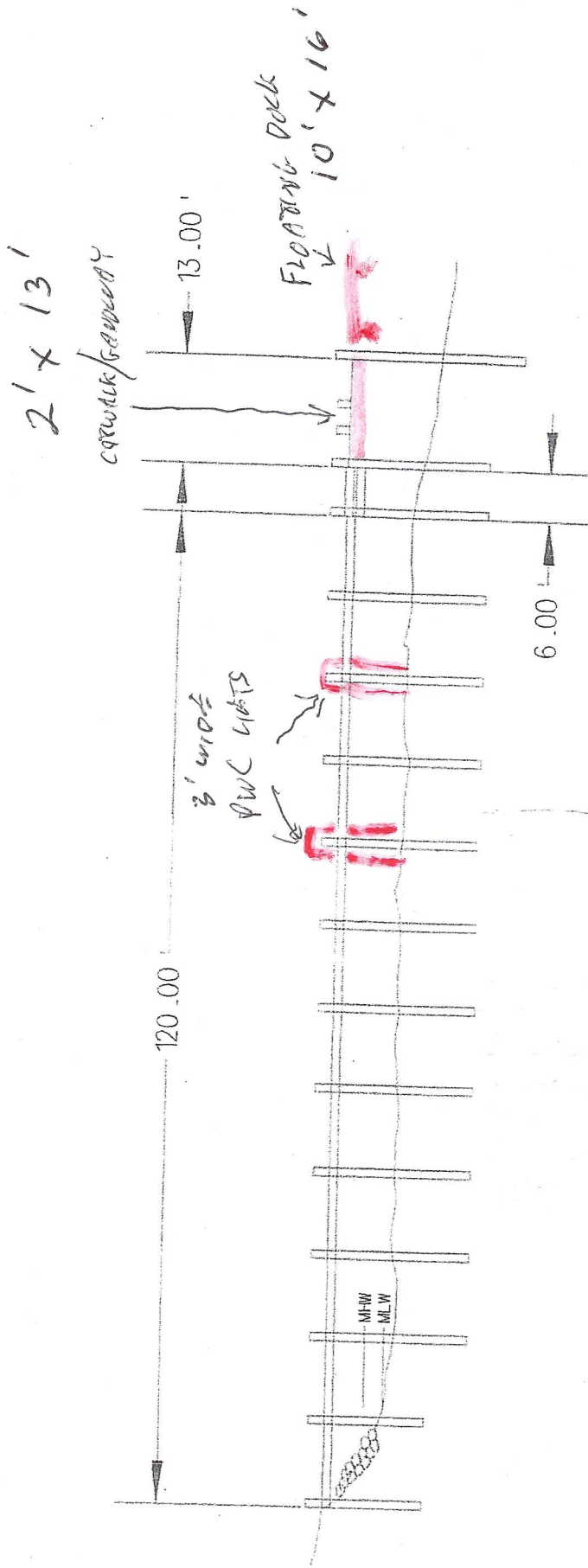


Revised Shoreline Protection Sections
 Don H. Lockwood
 At: Lot 45 Villages at Herring Creek
 In: Herring Creek
 TM 2-34-18.00-378

PRECISION MARINE CONSTRUCTION INC.

2 Woodbridge Hills
 Rehoboth Beach, DE 19971

Scale: 1" = 20' Date: 01-18-06 Number: 1.18.6.-8



Proposed Pier, Dock, Boatlifts, Riprap
 Donald H. Lockwood
 At: Lot 45 Villages at Herring Creek
 In: Herring Creek

PRECISION MARINE CONSTRUCTION INC.

2 Woodbridge Hills
 Rehoboth Beach, DE 19971

Scale: 1" = 20' Date: 11-22-05 Number: 112205-2

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
ETWD3109D616	DL6712AP	BENNINGTON MARINE	2016
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
21' 4"	Aluminum	Propeller	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Pontoon Boat	Gasoline	Outboard	2026
OWNER	BOAT NAME		
ALBERT LARA			
23966 SUNDANCE LN LEWES, DE 19958			

STATE OF DELAWARE

BOAT REGISTRATION CERTIFICATE

HULL ID NO	REG NO	MAKE	YEAR
YDV08596L617	DL550AL	SEADOO	2017
LENGTH	HULL MATERIAL	PROPULSION	OPERATION
12' 1"	Fiberglass	Water Jet	Pleasure
VESSEL TYPE	FUEL	ENGINE TYPE	EXPIRATION
Personal Watercraft	Gasoline	Stern Drive	2025
OWNER	BOAT NAME		
ALBERT LARA			
23966 SUNDANCE LN LEWES, DE 19958			

Note re: the adjacent properties

December 9, 2025 (ORIGINAL SUBMISSION)

JANUARY 9, 2026 (RE SUBMISSION)

Please note that the properties adjacent to the SL-435/05 property have been developed.

Both property owners have obtained their own subaqueous leases and constructed docks.

Don and Mi-Yung Sontag 23970 Sundance Lane, Lewes, DE 19958, 2-34-18.00-377.00;
SL-462/19

Winfred and Garnetta Sanders 23964 Sundance Lane, Lewes, DE 19958, 234-18.00-379.00
SL-103/22

Note re: Floating Dock and SL-435/05

December 9, 2025 (ORIGINAL SUBMISSION)
JANUARY 9, 2026

The floating dock was in place when we purchased the property on May 17, 2017.

Per the original property owner and subaqueous lease lessee, Donald Lockwood, the floating dock was approved a few months after the dock was completed. Mr. Lockwood shared that the "guy" from DNREC deemed it in order.

Mr. Lockwood does not have any written documentation of the inspection findings. (Phone conversation between Mr. Lara and Mr. Lockwood 12/8/2025)

Al and Anne Lara

1/9/2026

- FLOATING DOCK ADDED TO APPENDIX A, QUESTION #2
- LETTER OF NO OBJECTION FROM NEIGHBOR TO THE WEST
OBTAINED AND INCLUDED IN APPLICATION

Parcel #2-34-18.00-378.00
Prepared by & Return to:
Fuqua, Willard, Stevens & Schab, PA
9 Chestnut Street
Georgetown, DE 19947
File No. 170144CH

THIS DEED is made this 19th day of May, 2017, between:

Donald H. Lockwood, Sr. and Linda A. Lockwood, of 23966 Sundance Lane, Lewes, DE 19958, parties of the first part,

and

Albert Lara and Anne E. Lara, as tenants by the entirety, of 1818 Silverside Road, Wilmington, DE 19810, parties of the second part.

WITNESSETH: That the parties of the first part, for and in consideration of the sum of One Million Sixty Thousand and 00/100 Dollars (\$1,060,000.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the parties of the second part, the following described lands, situate, lying and being in Sussex County, State of Delaware;

ALL that certain lot, piece and parcel of land situate, lying and being in Indian River Hundred, Sussex County and State of Delaware, being known and designated as Lot 45, The Villages at Herring Creek, as shown on a plot prepared by Meridian Architects & Engineers, filed for record in the Office of the Recorder of Deeds in and for Sussex County at Georgetown, Delaware, in Plot Book 91, Page 3 through 7, together with any and all improvements located thereon.

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.

This site contains regulated wetlands, activities within these wetlands may require a permit from the US Army Corp of Engineers and / or the State of Delaware.

BEING the same land conveyed unto Donald H. Lockwood, Sr. and Linda A. Lockwood, by Deed of Donald H. Lockwood, a/k/a Donald H. Lockwood, Sr., dated June 3, 2008, and recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 3583, Page 191.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year written below.

T. Willard
Witness

T. Willard
Witness

Donald H. Lockwood, Sr. {SEAL}
Donald H. Lockwood, Sr.

Linda A. Lockwood {SEAL}
Linda A. Lockwood

State of Delaware)
 : S.S.
County of Sussex)

BE IT REMEMBERED, that on this 19th day of May, 2017, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Donald H. Lockwood, Sr. and Linda A. Lockwood, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

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

T. Willard
TIMOTHY G. WILLARD
Notary Public Attorney At Law
Printed Name: Timothy G. Willard
My Commission Expires Per 29 Del C §4323 (A)(3)

Fuqua, Willard, Stevens & Schab, P.A.*

Paynter House
26 The Circle or P.O. Box 250
Georgetown, Delaware 19947
phone 302-856-7777
fax 302-856-2128 onthecircle@fwsslaw.com

Rehoboth Office
20245 Bay Vista Road, Unit 203
Rehoboth Beach, DE
phone 302-227-7727
fax 302-227-2226

James A. Fuqua, Jr.
William Schab
Timothy G. Willard
Tasha Marie Stevens
Melissa S. Lofland
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Hart House/Real Estate Office
9 Chestnut Street
Georgetown, Delaware 19947
phone 302-856-9024
fax 302-856-6360
schabbarnett@comcast.net

Lewes Real Estate Office
16698 Kings Highway, Suite B
Lewes, Delaware
phone 302-645-6626
fax 302-645-6620
schabbarnett@comcast.net

May 17, 2017

DNREC
Wetland Division
89 Kings Highway
Dover, DE 19901

RE: Subaqueous Lands Lease: SL-435/05
Tax Parcel#: 2-34-18.00-378.00

Dear Ladies and Gentlemen:

Donald H. Lockwood and Linda A. Lockwood, the former owners of the property located at 23966 Sundance Lane, Lewes, DE 19958, wish to transfer and/or assign their Subaqueous Lands Lease which expires on January 21, 2026, to the new owners of the property, Albert Lara and Anne E. Lara, whose permanent address is 1818 Silverside Road, Wilmington, DE 19810.

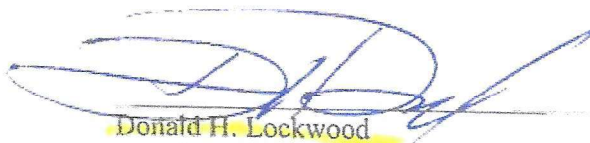
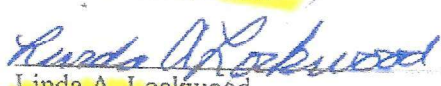
Enclosed is a copy of the signed deed conveying the property to the Laras and a copy of the present Lease with DNREC. By their signatures below, the Lockwoods acknowledge their desire to transfer and/or assign the Lease.

Please let me know if more information is needed. Thanks.

Sincerely yours,

William Schab

WS/ch
Encls.
Dated: May 19, 2017


Donald H. Lockwood

Linda A. Lockwood

DNREC – State of Delaware
Division of Water – Wetlands & Waterways Section
89 Kings Highway
Dover, DE 19901
www.de.gov/water

Winfred J. Sanders, PhD
23964 Sundance Lane
Lewes, Delaware 19958
Mobile: 609-377-7909
Email: winsan1@yahoo.com

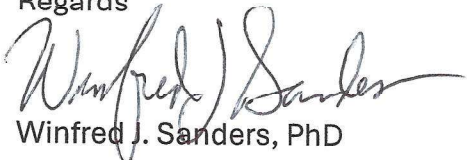
Dear Mr. Casula,

I am writing this letter at the request of the Lara family. We are their next-door neighbors, and our home and dock are located west of their property.

I have no objections to the floating dock in its current location. However, if any changes are required to its placement as part of the lease renewal process, please inform me. We recently constructed our dock, and I would like to understand whether any proposed modifications could affect our dock or property.

Thank you for your consideration.

Regards


Winfred J. Sanders, PhD