

Section 1: Applicant Identification

1. Applicant's Name: BONNIE V. MAY Telephone #: _____
 Mailing Address: 65 ANCHOR RD Fax #: _____
REHOBOTH BEACH, DE E-mail: _____
19971
2. Consultant's Name: _____ Company Name: _____
 Mailing Address: PRECISION MARINE Telephone #: _____
202 WOODBRIDGE HILLS Fax #: _____
REHOBOTH BEACH, DE 19971 E-mail: _____
3. Contractor's Name: _____ Company Name: _____
 Mailing Address: _____ Telephone #: _____
 _____ Fax #: _____
 _____ E-mail: _____

Section 2: Project DescriptionLEASE RENEWAL

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):

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: 65 ANCHOR RD County: ☐ N.C. ☐ Kent ☒ Sussex
REHOBOTH BEACH, DE Site owner name (if different from applicant): _____
19971 Address of site owner: _____
8. Driving Directions: SEE ATTACHED
- (Attach a vicinity map identifying road names and the project location)
9. Tax Parcel ID Number: 3-34-8.17 7400 Subdivision Name: NORTH SHORES

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 _____	

DIRECTIONS TO 65 ANCHOR RD, NORTH SHORE REHOBOTH BEACH DE
FROM DOVER DELAWARE

Follow RT 1 South to Rehoboth Ave Extended

At the Roundabout take the 3rd exit to Columbia St. Follow Columbia to end.

Turn left onto Surf Ave. At Stop sign turn right onto Ocean Ave.

Turn left onto Far View Ave, continue to Robbins Lane

Turn left onto Anchor Rd 65 will be on your right

Section 3: Project Location (Continued)10. Name of waterbody at Project Location: LER CONAL waterbody is a tributary to: REN A DE BAYS11. 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):

SEE DETACHED

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

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

A. Have you had a State Jurisdictional Determination performed on the property? ☐ Yes ☒ NoB. 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-347/05*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: _____

ADJACENT PROPERTY OWNERS

FOR BONNIE V MAY

FULLNAME KNOLL ALBERT & FRED MITZNER
MAILINGADDRESS 67 ANCHOR RD
CITY REHOBOTH BEACH
STATE DE 19971

FULLNAME HAYWARD KEVIN J
Second_Owner_Name KRISTA M HAYWARD
MAILINGADDRESS 565 BEAVER CRK
CITY HANOVER
STATE PA 17331

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, BONNIE V MAY, hereby designate and authorize PRECISION MARINE
(Name of Applicant) (Name of Agent) 202 WOODBRIDGE HILLS
REHOBOTH BEACH, DE
19971
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: PRECISION MARINE
Mailing Address: 202 WOODBRIDGE HILLS
REHOBOTH BEACH, DE
19971

Telephone #: _____
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.

[Signature]
Agent's Signature

10/30/25
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.

Bonnie V. May
Applicant's Signature
Bonnie V. May
Print Name

10/30/2025
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.

Contractor's Name: PRECISION MARINE
202 WOODBRIDGE HILLS
Print Name: REHOBOTH BEACH, DE
19971

Date

LEASE RENEWAL 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.)

LEASE RENEWAL

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	4	5	25	5	25	MAINTAIN
BOATLIFT	2	12	13	12	13	
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? 126 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.

N/A

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? 15+ ft.

8. Describe the vessels that will be berthed at the docking facility. Please draw proposed vessel locations on plans and drawings.

N/A LEASE RENEWAL

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? X Yes _____ No

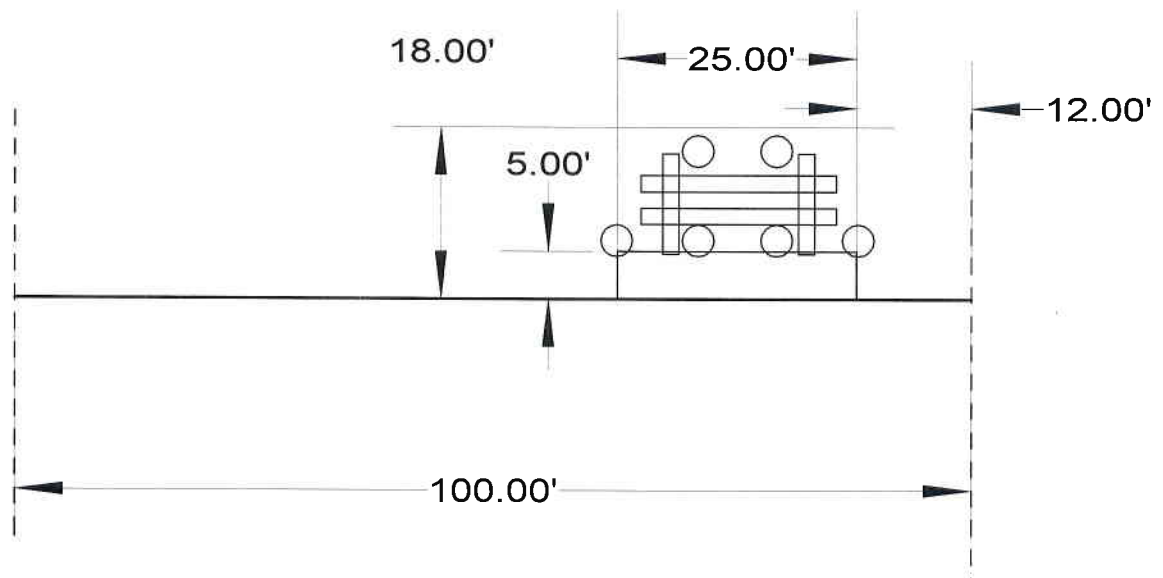
12. Do you plan to reach the boat docking facility from your own upland property? X Yes _____ No If "No", explain your proposed means of access and provide documentation of easement or documentation authorizing access if you intend to cross someone else's property.

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? 100 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.

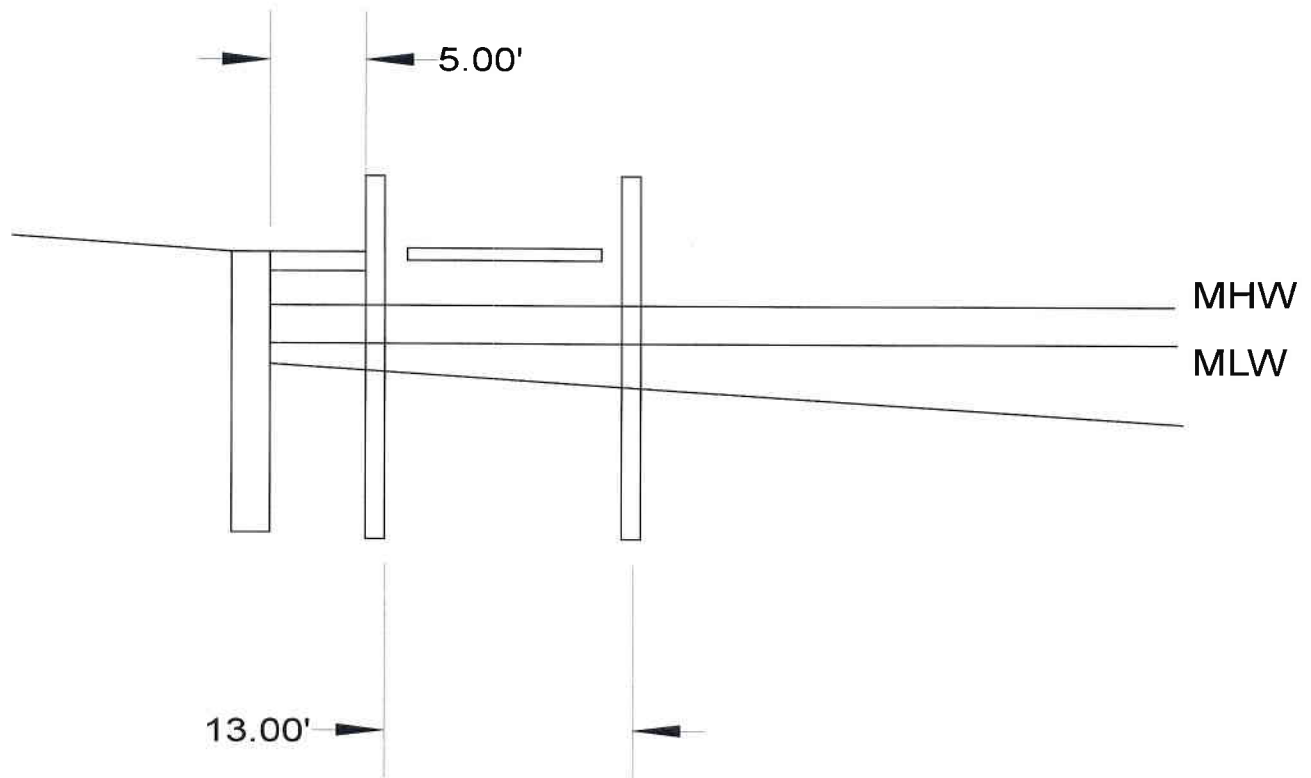
L & R Canal

Distance across L & R Canal is 126 Ft.
20% of 126 is 25.20



Lease Renewal
May Residence
365 Anchor Rd.
Rehoboth Beach, DE 19971

Precision Marine Construction, Inc.
202 Woodbridge Hills
Rehoboth Beach, DE 19971
1-15-26 Scale 1" = 20"

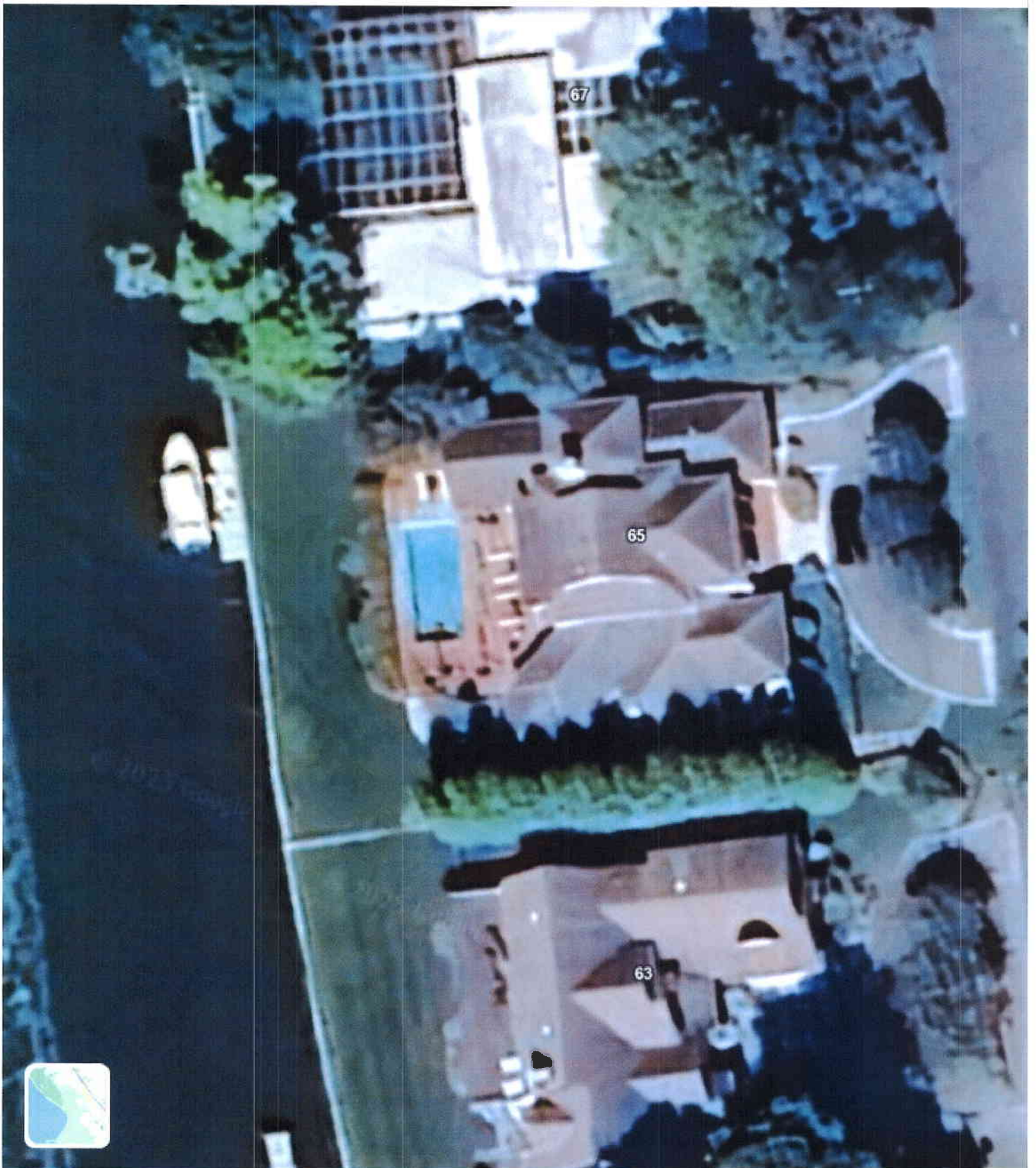


Lease Renewal
May Residence
65 Anchor Rd.
Rehoboth Beach, DE 19971

Precision Marine Construction, Inc.
202 Woodbridge Hills
Rehoboth Beach, DE 19971
Scale 1" = 10' 1-15-26



Search Google Earth



PARCEL ID NO.:
3-34 8.17 74.00
PREPARED BY & RETURN TO:
Morris James LLP
Cindy L. Szabo, Esq.
9 North Front Street
P.O. Box 574
Georgetown, DE 19947

NO TITLE EXAMINATION PERFORMED OR REQUESTED

THIS DEED, made this 1st day of March, 2018,

- BETWEEN -

JAMES C. MAY and **BONNIE V. MAY**, his wife, of 65 Anchor Road, P.O. Box 1176, Rehoboth Beach, Delaware 19971, parties of the first part,

- AND -

**JAMES COLLINS MAY AND BONNIE VEIT MAY, CO-TRUSTEES OF THE
JAMES COLLINS MAY AND BONNIE VEIT MAY JOINT REVOCABLE TRUST
DATED MARCH 1, 2018** of 65 Anchor Road, P.O. Box 1176, Rehoboth Beach, Delaware 19971, parties of the second part.

WITNESSETH: That the said parties 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 grant and convey unto the parties of the second part, their heirs and assigns, in fee simple, the following described land, situate, lying and being in Sussex County, Delaware.

ALL that certain lot, piece or parcel of land lying and being in Lewes and Rehoboth Hundred, County of Sussex, State of Delaware, and more particularly described as follows: **LOT NO EIGHTY-FIVE (85), ANCHOR ROAD**, of North Shores, and so designated upon a certain Revised Plot No. 1 of North Shores, as prepared by Wingate & Eschenbach. Surveyors. dated October 6, 1959, which is now of record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Plot Book 3, Page 20, together with all improvements thereon.

TOGETHER with all that perpetual easement and right-of-way to be enjoyed in common with all other present and future owners of any lot or lots situate in North Shores, aforesaid, as more particularly described in a certain Deed of Easement heretofore given by North Shores, Inc. unto "All Present and Future Owners of Any Lot or Lots Situate in North

5/11

Shores", dated August 15, 1956, and now of record in the Office, aforesaid, in Deed Book 463, page 526, &c., as reference thereto being had will more fully and at large appear.

PROVIDED HOWEVER, and it is hereby expressly stipulated and understood that the lands and premises above, described, as well as the title to and the property hereby conveyed therein, are subject to all those easements, rights-of-way, restrictive covenants, and remedial clauses, which are more fully set forth and referred to in SCHEDULE A in the deed of North Shores, Inc. to William C. Mott and Edith G. Mott, his wife, dated September 6, 1973, of record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 717, Page 780, as reference thereto being had will more fully and at large appear.

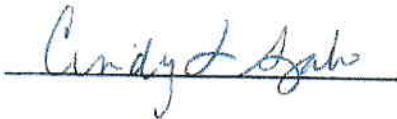
SUBJECT, however, to the reservations, restrictions, conditions, and covenants of record and subject to such state of facts as an accurate survey and/or inspection of the lands and premises will disclose; the operation and effect of any zoning laws, and building restrictions imposed by public authority, and easements and public utility grants of record.

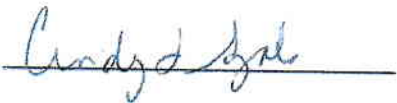
SUBJECT to any and all restrictions, reservations, conditions, easements, and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

BEING the same lands conveyed unto James C. May and Bonnie V. May, his wife, by a Deed of James C. D. Donald and Dawn M. Donald, his wife, dated January 10, 2005 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware, in Deed Book 3086, Page 347.

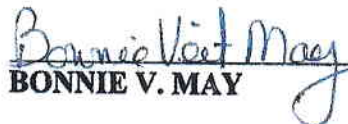
IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of:





 (SEAL)
JAMES C. MAY

 (SEAL)
BONNIE V. MAY

STATE OF DELAWARE :
: ss.
COUNTY OF SUSSEX :

BE IT REMEMBERED, that on March 1, 2018, personally came before me, the subscriber, JAMES C. MAY and BONNIE V. MAY, parties of the first part 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.

SUSAN LYNN GOFF
Notary Public
STATE OF DELAWARE
My Commission Expires 03-15-2020

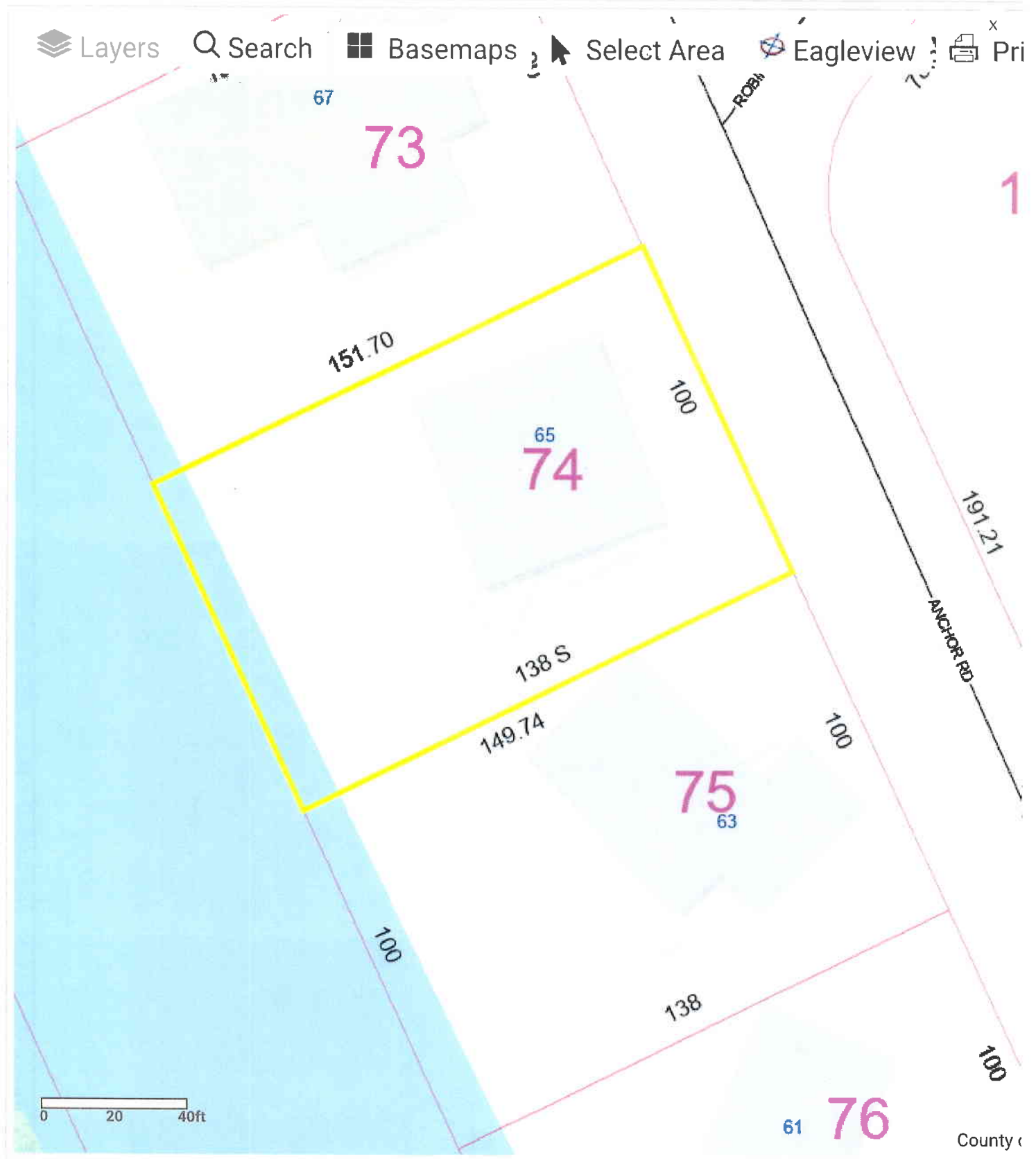

Notary Public Consideration: .00

County .00
State .00
Town Total .00
Received: Brittany B Mar 06, 2018

RECEIVED
Mar 06, 2018
ASSESSMENT DIVISION
OF SUSSEX COUNTY

Recorder of Deeds
Scott Dailey
Mar 06, 2018 10:32A
Sussex County
Doc. Surcharge Paid

SURVEY Map RESPONSE - From Sussex Co



59024

03225 2064



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES &
ENVIRONMENTAL CONTROL
DIVISION OF WATER RESOURCES
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

WETLANDS & SUBAQUEOUS
LANDS SECTION

TELEPHONE (302) 739-4691
FACSIMILE (302) 739-6304

*Ret to: DNREC
Wetlands Section
89 Kings Highway
Dover, DE 19901
Attn: Gayle Calder*

Subaqueous Lands Lease: SL-347/05
Date of Issuance: 11/2/05
Construction Expiration Date: 11/2/08
Amended Date:
Tax Parcel -3-34-8.17-74.00

**SUBAQUEOUS LANDS LEASE
GRANTED TO JAMES AND BONNIE MAY TO CONSTRUCT A DOCK 5 FEET WIDE
BY 25 FEET LONG, AND TWO PILING FOR A BOAT LIFT, IN THE LEWES AND
REHOBOTH CANAL, AT 65 ANCHOR ROAD, NORTH SHORES, REHOBOTH
BEACH, SUSSEX COUNTY, DELAWARE**

James and Bonnie May
6800 Melody Lane
Bethesda, MD 20817-2923

Pursuant to the provisions of 7 Del. C. 7203, and the Department's Regulations Governing the Use of Subaqueous Lands, permission is hereby granted on this 2nd day of November A.D. 2005, to construct the above-referenced project in accordance with the approved plans for this Lease (2 Sheets) as approved on 10/7/05, and the application dated 3/8/05 and received by this Division on 8/31/05.

WHEREAS, the State of Delaware is the owner of ungranted subaqueous lands lying beneath the waters of **The Lewes and Rehoboth Canal**; and

WHEREAS, **James and Bonnie May**, owner of certain adjoining lands to **The Lewes and Rehoboth Canal**, has applied for permission to construct a dock and boat lift, and

WHEREAS, pursuant to the provisions of 7 Del. C., 7203, the Secretary of the Department of Natural Resources and Environmental Control through his duly authorized representative finds that it is not contrary to the public interest if this project is approved subject to the terms and conditions herein set forth.

Delaware's good nature depends on you!

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This approval is in accordance with plans and application submitted to Department of Natural Resources and Environmental Control, a copy of which is attached hereto and made a part hereof.

This Lease shall be continued for a period of twenty (20) years or so long as the conditions attached to the lease are adhered to, whichever is the shorter in time. Upon the expiration of the twenty-year term, this lease shall expire and become null and void, unless prior thereto the lessee shall have applied for and received a renewal of this lease. A renewal may be denied if the State determines that the lease is no longer in the public interest.

THIS lease is issued subject to the following conditions:

SPECIAL CONDITIONS

1. **This Lease shall not be considered valid until it has been duly recorded in the office for the Recorder of Deeds in and for the appropriate County and a copy of the recorded lease is returned to, and has been received by, the Department.**
2. The current leased area of structure over public subaqueous lands is **127** square feet represented by a dock 5 feet by 25 feet, and a boat lift, channelward of the owner's property line.
3. The conditions contained herein shall be incorporated into any and all construction contracts and other ancillary documents associated with earth disturbance and any other activities directly or indirectly associated with construction which may impact subaqueous lands associated with this project. The lessee and contractor are responsible to ensure that the workers executing the activities authorized by this Lease have full knowledge of, and abide by, the terms and conditions of this Lease.
4. Construction shall be conducted so as not to violate the State of Delaware Department of Natural Resources and Environmental Control, "Surface Water Quality Standards" dated July 11, 2004.
5. The dock and boat lift shall be constructed and installed in a manner so as not to impair water access to the adjoining property and a minimum of ten (10) feet from the adjacent properties.
6. A copy of this Lease must be available on-site during all phases of construction activity.

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7. The structures on/or adjacent to subaqueous lands shall be for the explicit purpose of berthing one vessel as stated in the application.
8. Disturbance of wetlands and/or aquatic vegetation adjacent to the permitted construction by burning, cutting, herbicide treatments or other methods is prohibited. Disturbance of wetlands and/or aquatic vegetation in the path of construction shall be minimized.
9. All construction debris, excavated material, brush, rocks and refuse incidental to such work shall be placed above the influence of surface waters.
10. Construction of the dock and boat lift are subject to the terms and conditions of the Department of the Army Permit individual permit.
- 11. No portion of the decking on any dock authorized by this Lease shall exceed the width dimensions for that structure identified on Page one of this Lease.**
12. Prior to construction, a copy of the vessel registration, and the information regarding vessel dimensions required in the Application Appendix A, shall be submitted to this office. No construction shall begin until the Department has issued written authorization for the lessee to proceed. Prior to the issuance of this written authorization, revised plans reflecting modifications to the proposed design may be required if the vessel dimension information indicates that further structure minimization is possible. If the vessel information required in Application Appendix A, or if any requested revised plans are not submitted prior to the construction expiration date of this Lease, the Lease shall be considered null and void.

GENERAL CONDITIONS

1. The project is to be undertaken in accordance with the plans submitted and attached hereto. Any activities not specifically authorized herein may require a supplemental approval from this office prior to the initiation of construction. A determination on the need for a supplemental approval will be made by this office pursuant to the permittee submitting written notification and revised plans indicating project changes to this office.
2. Representatives of the Department of Natural Resources and Environmental Control may inspect such work during any phases of the construction and may collect any samples or conduct any tests that are deemed necessary.
3. This lease does not cover the structural stability of the project units.

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4. Prior to the expiration of this lease, the lessee shall remove all structures covered under this lease unless the lease has been renewed in accordance with its terms.
5. Any actions, operations or installations which are considered by the Department to be contrary to the best interests of the public shall constitute reason for the discontinuance and/or removal of said action, operation or installation.
6. The lessee shall notify the Department of Natural Resources and Environmental Control within ten (10) days of the date work will be commenced.
7. The lessee shall maintain any structure on public subaqueous lands in good and safe condition and will protect and save the State of Delaware harmless from any loss, cost or damage by reason of said structures.
8. The issuance of this lease does not imply approval of any other part, phase, or portion of any overall project the lessee may be contemplating.
9. This lease shall not be construed to grant or confer any right, title, easement, or interest in, to, or over any land belonging to the State of Delaware other than that of a tenant.
10. This lease is subject to the terms and conditions contained in any easement, license or lease that may have been granted by the State or any political subdivision, board, commission or agency of the State in the vicinity of the leased premises.
11. This lease and authorization are granted for the purposes as stated herein. Any other use without prior approval shall constitute reason for this lease being revoked.
12. This lease shall expire if the project has not been completed within three (3) years from the date of issuance.
13. If the lessee considers three (3) years insufficient for completion of the project, the lessee may submit a project time schedule for consideration by the Department. If the time schedule is approved it shall be attached hereto and made a part hereof.
14. This Lease is personal and may not be transferred without the prior written consent of the Department. Prior to the transfer of the adjacent upland property, the lessee shall obtain the written consent of the Department to transfer this Lease to the new upland property owner.

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Failure to obtain such written consent may result in the revocation of this Lease and the removal of all structures authorized by this Lease at the expense of the lessee.

15. The lessee shall at all times comply with all applicable laws and regulations of the Department of Natural Resources and Environmental Control.
16. The issuance of this lease does not constitute approval for any of the activities as may be required by any other local, state or federal governmental agency.
17. Application for renewal must be submitted six (6) months prior to the expiration date of this lease.
18. This lease may be revoked upon violation of any of the above conditions.

03225 2069

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IN WITNESS WHEREOF, We, James and Bonnie May., have caused this instrument to be executed on this 25th day of OCTOBER, 2005.

James May
James May (Lessee)

Bonnie May
Bonnie May (Lessee)

Karen V. Wright

Notary

My commission expires:

Karen V. Wright
Notary Public, District of Columbia
My Commission Expires 11-30-2008

(Notary Seal)

By the authority invested in me under 7 Del. C. §7203(a), I hereby grant this Lease for the use of the State owned subaqueous lands to the Lessee(s) by setting my hand on this 2nd day of November, 2005.

John A. Hughes
John A. Hughes,

Secretary, Department of Natural Resources
and Environmental Control

RECORDER OF DEEDS
JOHN F. BRADY

05 NOV -2 AM 11:04

SUSSEX COUNTY
DOC. SURCHARGE PAID